CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, September 18, 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. **PZTEMP2025-00014**
Temporary Use
Indian River Drive Parking Lot
Parcel ID(s): 2403-801-0024-000-6, 2410-503-0002-000-3, 2410-503-0001-000-6, 2403-705-0108-000-4, 2403-801-0023-000-9, 2403-705-0104-000-6

b. **PZTEMP2025-00015**
Temporary Use - Parking Lot
Parcel ID: 2403-801-0016-000-7

c. **PZTEMP2025-00012**
Savannah Lakes
Temporary Use - Model Home Parking Lot
63 Action Court

d. **PZANN2025-00005**
Annexation
Skylark Drive Duplex
Parcel ID: 2427-702-0115-000-1

e. **PZSUB2025-00006**
Minor Replat
709 S. 13th Street

f. **PZSITE2025-00035**
Minor Site Plan Amendment
Lazy Days/General RV
2398 Peters Road

g. **PZSITE2025-00037**
Minor Site Plan Amendment:
Safe Harbor Marinas
1926 Harbortown Drive

h. **PZCON2025-00010**
Conditional Use
Legacy Future Scholars Academy
510 Orange Avenue

i. **PZAH2025-00002**
Site Plan and Innovative Residential Development
Prado Duplex
1118 N. 16th Court

j. **PZSITE2025-00036**
Site Plan
Southern Tire Mart at Pilot
2800 S. Rock Road

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZTEMP2025-00014
Temporary Use
Indian River Drive Parking Lot
Parcel ID(s): 2403-801-0024-000-6, 2410-503-0002-000-3, 2410-503-0001-000-6, 2403-705-0108-000-4, 2403-801-0023-000-9, 2403-705-0104-000-6

SUMMARY

The owner and applicant of the six (6) subject parcels is requesting to continue to use his six (6) properties for commercial parking as a Temporary Use for up to 1 year. The City of Fort Pierce previously had a lease with the owner to use the subject six (6) parcels as temporary parking.

*** The applicant intends to only use the area that was previously used by the City and outlined in their application with a blue border. ***

LOCATION

Indian River Drive
Parcel ID(s): 2403-801-0024-000-6, 2410-503-0002-000-3, 2410-503-0001-000-6, 2403-705-0108-000-4, 2403-801-0023-000-9, 2403-705-0104-000-6

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 09/04/2025 01:21 PM
Final Approval Date: 09/04/2025


Avenue D
100.00
63.00
123.20
186.70
86.20
84.93
89.50
90.80
90.75
64.42
123.20
26.07
190.40
80.00
80.00
12G
90.00
50.00
50.00
235.90
171.80
90.00
97.00
56.00
140.40
97.51
158.34
100.28
45.00
95.00
141.56

N Indian River Dr
Avenue D
A E Backus Ave

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZTEMP2025-00015
Temporary Use - Parking Lot
Parcel ID: 2403-801-0016-000-7

SUMMARY

A temporary use application has been submitted applicant Marsha Commond on behalf of property owner, The City of Fort Pierce to expand a parking area. The property is located on approximately 0.44 acres, parcel ID: 2403-801-0016-000-7. It has a future land use designation of RH, High Density Residential and zoning classification of PD, Planned Development. Please review the attached file and provide comments at least two days before the meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Should you require additional information, you may contact me at 772-467-3739.

LOCATION

Address: N/A
Parcel ID: 2403-801-0016-000-7
Legal Description: INDIAN RIVER MEMORIAL PARK TRACTS P AND Q (MAP 24/10A) (OR 1400-1411; 4030-853)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 09/03/2025 04:23 PM
Final Approval Date: 09/05/2025

SCALE: 1" = 20'

AVENUE "E"

INDIAN RIVER DRIVE

BOLLARD & ROPE

STABILIZED PARKING 8

10'

20'

26'

COQUINA DRIVE AISLE

STABILIZED PARKING 5

20'

13'

STABILIZED PARKING 5

26'

COQUINA DRIVE AISLE

20'

15'

STABILIZED PARKING 6

26'

10'

24 TOTAL PARKING SPACES

Z:\Shared\4400 Engineering\Engineering CADD Files\Drawings\Facilities\Parks\Indian River Drive\Proposed Parking at Avenue E and Indian River Drive.dwg

THE SUNRISE CITY FORT PIERCE Florida ENGINEERING DEPARTMENT

PROPOSED PARKING AT AVENUE "E" AND INDIAN RIVER DRIVE

THE SUNRISE CITY
FORT PIERCE
Florida
PUBLIC WORKS
DEPARTMENT

MEMORANDUM

TO: Kerry Driver, Senior Planner

FROM: Marsha Commond, Special Projects Coordinator

RE: Parking Expansion on Ave E and Indian River Drive

DATE: 9/4/2025

Please be informed that a Temporary Use Application is being submitted for the establishment of temporary parking at the vacant lot situated at Avenue E and Indian River Drive. The City is currently working on a lease agreement with the property owners, which will span a two-year term with the option for a one-year renewal.

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZTEMP2025-00012
Savannah Lakes
Temporary Use - Model Home Parking Lot
63 Action Court

SUMMARY

This application is for a temporary parking lot in the Savannah Lakes community and a temporary model on lots 471 and 472.
The proposed model will be located on a 0.22-acre parcel.
This application pertains specifically to the Neptune Villa Design, which encompasses a total of 2,859 square feet.

LOCATION

63 ACTION CT
Savannah Lakes Development East US-1 South of Dickson Dr

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Please review and comment if appropriate: kfreeman@cityoffortpierce.com - upload to the EPL attachments folder or respond via email.

Attachments

Narrative
Site Plan
Landscape Plan
Construction Plan
Signature

Form Review

Form Started By: Kev Freeman Started On: 09/05/2025 11:15 AM
Final Approval Date: 09/05/2025

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

August 13, 2025

City of Fort Pierce
Planning Department
100 N U.S. Highway 1
Fort Pierce, Florida 34950

Preserve at Savannah Lakes
Model Row Site Plan
Narrative

To whom it may concern,

On behalf of Ryan Homes, we are pleased to submit the enclosed Model Row Site Plan Application for the Preserve at Savannah Lakes project. This model will be located on a 0.22-acre parcel. This application pertains specifically to the Neptune Villa Design, which encompasses a total of 2,859 square feet.

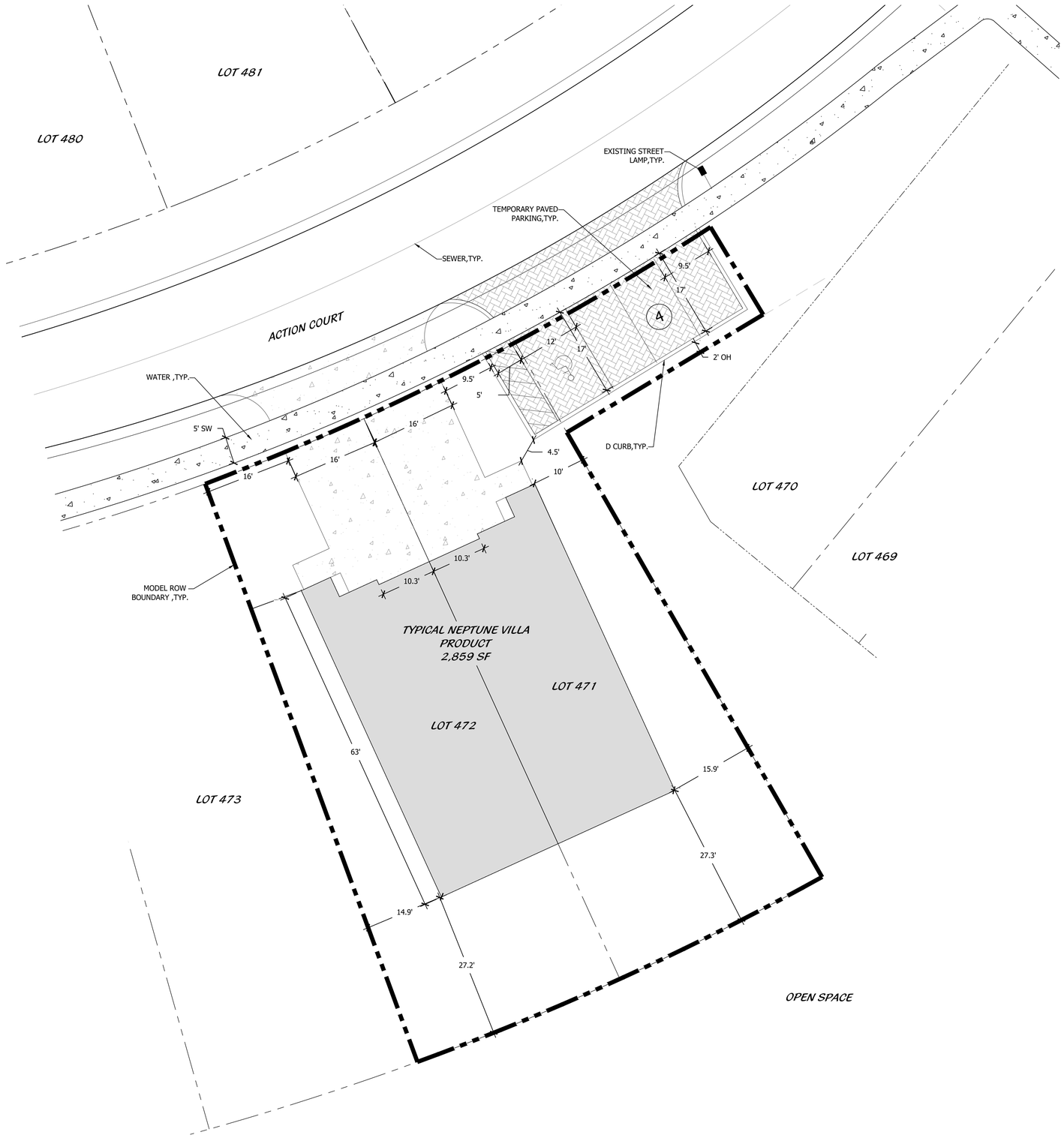
The attached Site Plan includes the required parking lot layout, featuring ADA-compliant parking spaces, and is accompanied by the Construction Plan and Landscape Plan. All submitted documents have been prepared in accordance with the applicable requirements and standards set forth by the City of Fort Pierce. Included in this submittal, please find the Site Plan, Landscape Plan, Construction Plan and Signature Page.

We respectfully request your review and approval for the model home in Savannah Lakes. Should you require any additional information or clarification, please do not hesitate to contact us. Thank you for your time and attention to this matter.

Sincerely yours,

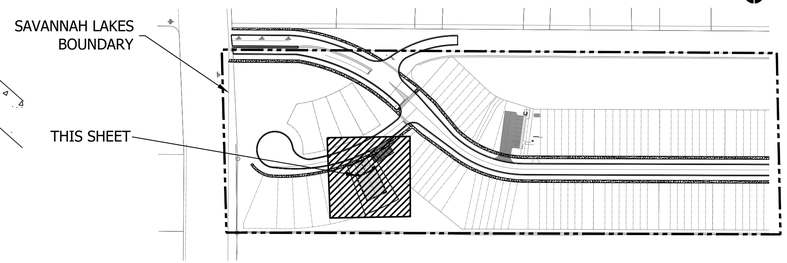


Leah Heinzelmann
Cotleur & Hearing
561-406-1007
Lheinzelmann@cotleur-hearing.com



KEY MAP

NTS



SITE DATA

	SF	AC	
TOTAL SITE AREA	**9,559**	**0.22**	
MAXIMUM BUILDING HEIGHT	**35'**		
BUILDING SETBACKS			
FRONT SETBACK	25'		
SIDE SETBACKS	10'		
REAR SETBACK	10'		

BUILDING CALCULATIONS			
MODELS	**AC SF**	**TOTAL SF**	**BUILDING COVERAGE SF**
BLOCK 38 UNIT 1 - "NEPTUNE"	2,859	2,859	2,859
SUB-TOTAL	**2,859.00**	**2,859**	**2,859**

PERVIOUS/IMPERVIOUS CALCULATIONS			
PERVIOUS	**ACRES**	**PERCENT**	**SF**
OPEN SPACE	0.11	49.01%	4,685.0
SUB-TOTAL	**0.11**	**49.01%**	**4,685.0**
IMPERVIOUS			
BUILDING COVERAGE	0.07	29.91%	2,859.0
PARKING	0.02	10.54%	1,008.0
DRIVEWAYS	0.02	10.53%	1,007.0
SUB-TOTAL	**0.11**	**50.99%**	**4,874.0**
TOTAL	**0.22**	**100%**	**9,559.00**

PARKING CALCULATIONS	**REQUIRED**	**PROVIDED**
	N/A	4*
		* +1 HC (INCLUDED IN TOTAL)

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE EAST L /2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, RUN SOUTH 89°15'56" EAST, 130 FEET; THENCE RUN SOUTH 02°04'47" WEST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27; 2,279.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°04'47" WEST, 373.59 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE RUN SOUTH 0°351 43" WEST IN SECTION 34, 1, 500.94 FEET; THENCE RUN SOUTH 89°271'30" EAST; THENCE RUN SOUTH 00°281 WEST, 80 FEET; THENCE RUN SOUTH 89°27'30" EAST, 1,369.20 FEET TO THE WEST LINE OF THE PROPERTY OWNED BY THE CITY OF FORT PIERCE; THENCE RUN NORTH 00°40' EAST ALONG SAID CITY PROPERTY LINE, 1,580.6 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE CONTINUE NORTH 00°40'EAST INTO SECTION 26, 364.16 FEET; THENCE RUN NORTH 89°15'56" WEST, A DISTANCE OF 2,743.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 120.686 ACRES, MORE OR LESS.

PARCEL 2:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR U.S. NO. 1.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY FLORIDA.

PARCELS 2 & 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN SECTIONS 27 AND 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4579, PAGE 2834; THENCE NORTH 89°39'10" WEST, A DISTANCE OF 1,369.65 FEET; THENCE NORTH 00°20'05" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°39'10" WEST, A DISTANCE OF 1,383.43 FEET; THENCE NORTH 00°27'48" EAST, A DISTANCE OF 1,501.33 FEET; THENCE NORTH 01°54'47" EAST, A DISTANCE OF 373.59 FEET; THENCE SOUTH 50°23'06" WEST, A DISTANCE OF 192.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 02°05.50" WEST, A DISTANCE OF 249.63 FEET; THENCE SOUTH 89°50'51" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°27'48" WEST, A DISTANCE OF 167.42 FEET; THENCE NORTH 89°50'51" WEST, A DISTANCE FO 1,256.57 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11,459.20 FEET, THE CHORD OF WHICH BEARS NORTH 01°00'52" WEST, 417.67 FEET; THENCE NORTHLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.70 FEET THROUGH A CENTRAL ANGLE FO 02°05'19"; THENCE SOUTH 89°48'57" EAST, A DISTANCE OF 1,259.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.010 ACRES, MORE OR LESS.

CONTAINING 132.696 TOTAL ACRES, MORE OR LESS.

MODEL ROW SITE PLAN

0' 5' 10' 20' 30' 40'

Scale: 1" = 10'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
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Lic# LC-C000239

SAVANNAH LAKES

Ft. Pierce, Florida

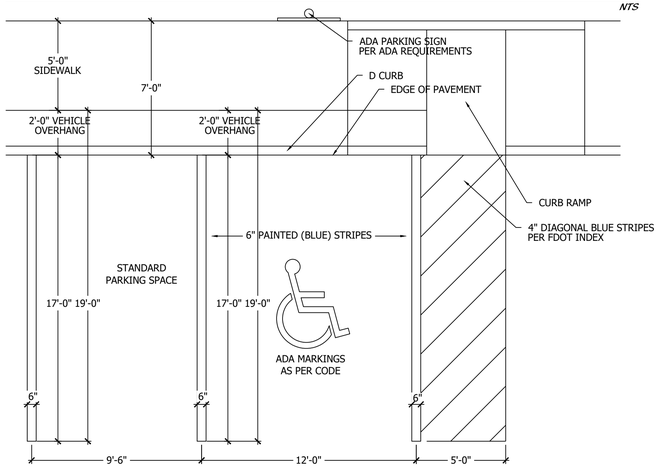
DESIGNED MJM
DRAWN MJM
APPROVED LAH
JOB NUMBER 24-0406
DATE 08-04-25
REVISIONS

SHEET 1 OF 2

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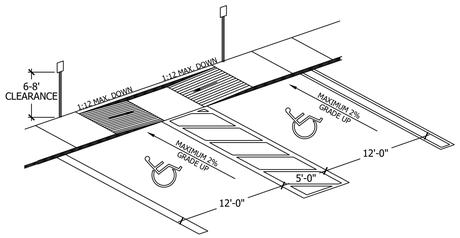
STANDARD AND ADA ON STREET PARKING DETAIL

NTS



ADA RAMP DETAIL

NTS

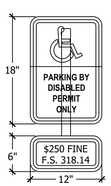


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL ADA SPACES

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

ADA SIGN DETAIL

NTS

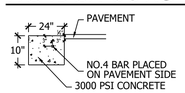


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HEADER CURB DETAIL

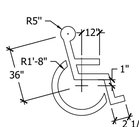
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

ADA SYMBOL DETAIL

NTS



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

MODEL ROW SITE DETAILS

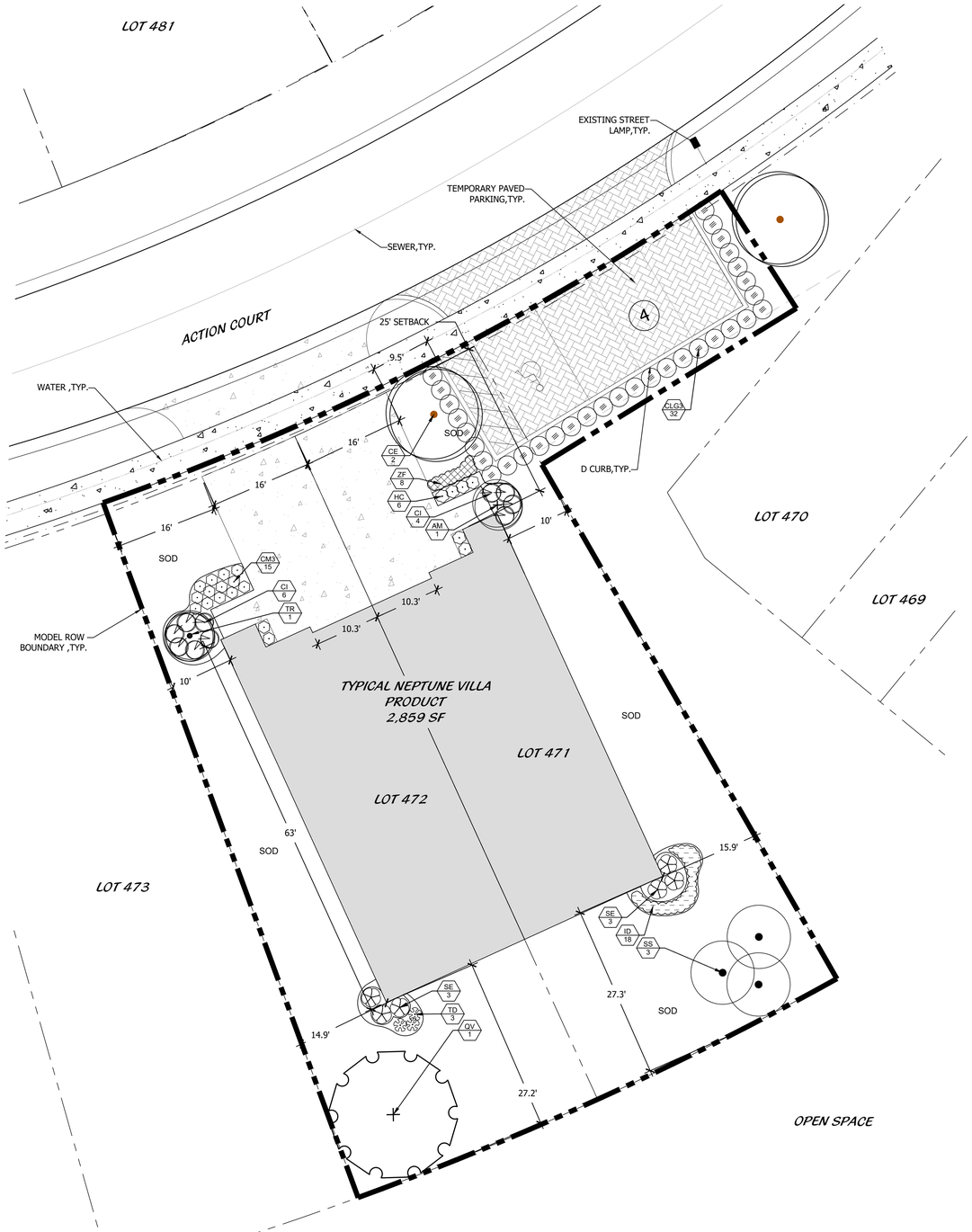
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SAVANNAH LAKES
Ft. Pierce, Florida

DESIGNED VEJ/MJM
DRAWN VEJ/MJM
APPROVED LAH
JOB NUMBER 24-0406
DATE 08-04-25
REVISIONS

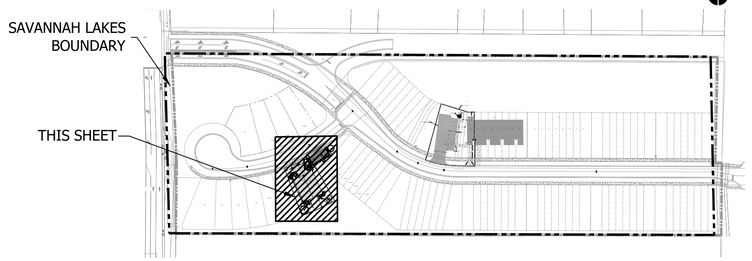
SHEET 2 OF 2

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KEY MAP

NTS



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
TREES								
AM	1	ADONIDIA MERRILLII	CHRISTMAS PALM	NA	NA	6` CT	N	FULL CANOPY, SINGLE TRUNK, FL#1
CE	2	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	65 GAL	2" DBH	12`-14` HT, 4`-6` SPRD	Y	FULL CANOPY
QV	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL	2" CAL	12`-14` HT, 6`-8` SPD	Y	FULL CANOPY, FL#1
SS	3	SABAL PALMETTO	CABBAGE PALM	NA	NA	14` CT	Y	FULL AND THICK, SLICK TRUNK, FL #1
TR	1	THRINAX RADIATA	FLORIDA THATCH PALM	NA	NA	6` CT	Y	FULL CANOPY, SLICK TRUNK

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
CM3	15	CARISSA MACROCARPA	NATEL PLUM	3 GAL	3` X 3`	2` OC	N	FULL AND THICK
CI	10	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCO PLUM	3 GAL	2` X 2`	2` OC	Y	FULL & THICK
CLG3	32	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	3 GAL	3` X 3`	3` OC	N	FULL & THICK
HC	6	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL	3` X 3`	2` OC	Y	FULL AND THICK
SE	6	SCHEFFLERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	3 GAL	3` X 3`	2` OC	N	FULL AND THICK
TD	3	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	1GAL	2` X 2`	1` OC	Y	FULL AND THICK
GROUND COVERS								
ID	18	ILEX VOMITORIA 'SHLIINGS DWARF'	SHILLINGS DWARF YAUPON HOLLY	1 GAL	1.5` X 1.5`	1.5` OC		FULL AND THICK
ZF	8	ZAMIA FLORIDANA	FLORIDA COONTIE	1 GAL	1.5` X 1.5`	1.5` OC	Y	FULL AND THICK

MODEL ROW LANDSCAPE PLAN

0' 5' 10' 20' 30' 40'

Scale: 1" = 10'-0"

North

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SAVANNAH LAKES

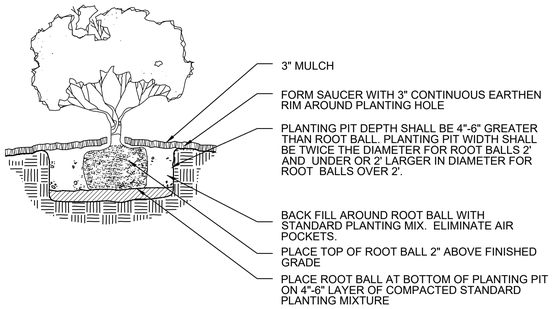
Ft. Pierce, Florida

DESIGNED VEJ/MJM
DRAWN VEJ/MJM
APPROVED LAH
JOB NUMBER 24-0401
DATE 08-04-25
REVISIONS

SHEET 1 OF 2

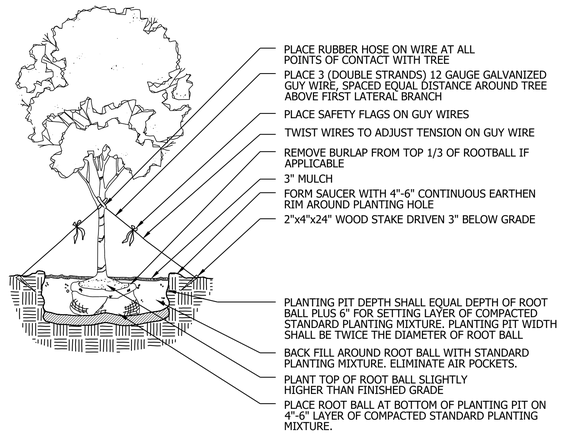
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PLANTING DETAILS



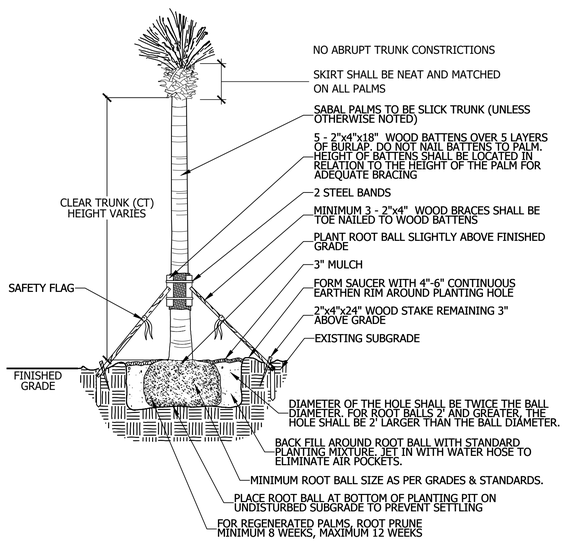
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

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 FT. PIERCE LAND DEVELOPMENT REGULATIONS. FT. 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 FT. PIERCE, 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 VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF FT. PIERCE CODE.
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.
ALL AREAS SHALL BE FULLY IRRIGATED BY AUTOMATIC MEANS IN ACCORDANCE WITH THE REQUIREMENTS OF FT. PIERCE . THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.
CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.
THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.
THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
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 DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE FT. 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.

LANDSCAPE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
www.cotleurhearing.com
Lic# LC-C000239

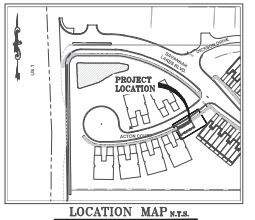
SAVANNAH LAKES

Ft. Pierce, Florida

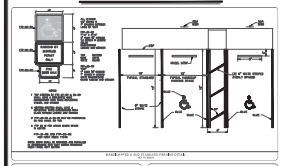
DESIGNED VEJ/MJM
DRAWN VEJ/MJM
APPROVED LAH
JOB NUMBER 24-0406
DATE 08-04-25
REVISIONS

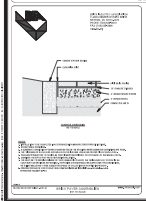
SHEET 2 OF 2

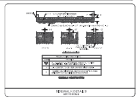
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

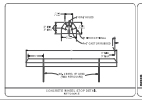


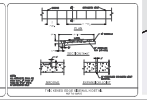
LOCATION MAP N.T.S.

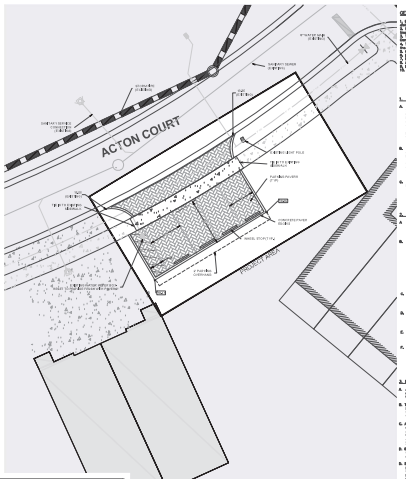












GENERAL NOTES

1. Grading shall be facilitated and finished in conformance with the approved landscape plan. All disturbed areas not ... shown to be planted, including any that may be existing, ... shall be finished with ... from the top of the curb to the front ... of adjacent ... slope.
2. The accuracy of existing utilities shown is approximate only and must be field verified by the ... before any ... is started.
3. These plans shall not be used for construction unless they are marked "approved for Construction" by ...
4. Contractor to obtain and review all permits prior to starting construction
5. All ... shall be ... in accordance with ...
6. All ... shall be in conformance with ... Specifications ...
7. Contractor shall ... all ... and ... with ... and ... after development.
8. Property ... shall ... as ... shown on the ...
9. Project road ... with Sections 110, 120, and 130 of the city of Fort Pierce Code of Ordinances.

1. GENERAL

A. Scope of Work. Contractor shall meet the requirements of FDOT Section 110 and shall be responsible for all ... required for the ... of the ... shown on the plans. This work shall include, but is not limited to, ... and ... of ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans.

B. Construction Surveying. The Owner shall provide ... control ... for the ... of the ... The Contractor shall ... all ... and ... for the ... of the ... shown on the plans. The Contractor shall be responsible for ... all ... and ... for the ... of the ... shown on the plans. The Contractor is responsible to protect these reference points during construction and shall ... the Owner. The Contractor shall bear the cost of any necessary ...

C. Soil Testing. Soil Testing shall be performed by a certified testing laboratory. The contractor shall be responsible for payment of any ... and inspections.

2. EARTHWORK AND GRADING

A. Materials and construction methods for earthwork, ... shall meet the requirements of FDOT Section 120 and shall be performed in ... with grades, elevations and typical sections as shown ... on the plans for the proposed ...

B. Clearing and Grubbing. Clearing and grubbing shall meet the requirements of FDOT Section 110 and shall be performed in ... within the limits of the project area. The work shall include, but is not limited to, the ... and ... of ... and ... as ... by the ... and ... shown on the plans. All ... shall be ... and ... in ... with the requirements of ... and ... Section 110. The ... shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans.

C. Excavation and Embankment. All ... shall be ... and ... in ... with the requirements of ... and ... Section 120 and shall be performed in ... with the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans.

D. Finish Grade. The Contractor shall grade the entire ... and ... and ... to ... the ... shown on the plans. The ... shall be ... and ... in ... with the requirements of ... and ... Section 120 and ... as shown on the plans.

E. Fine Grade. The Contractor shall fine grade the ... to ... the requirements of FDOT Section 110 and 120 and shall ... to the lines, grades and typical sections as shown on the plans.

F. Sod. Sod shall meet the requirements of FDOT Section 570, ... and shall be ... to ... adjacent to the curbing for a ... of ...

G. Sand and Mulch. Sand and ... shall meet the requirements of ... and ... Section 570 and shall be ... to ... all ... areas not otherwise addressed in plans provided by the ...

3. PAVING IMPROVEMENTS

A. All ... shall meet the requirements of AASHTO Specification ... and shall be constructed to the typical sections as shown on the plans.

B. The Contractor shall coordinate the ... of ... Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... Specifications. All ... shall be ... in ... with the requirements of ... and ... Section 110 and the Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans.

C. Asphalt Overlay. Asphalt ... shall meet the requirements of ... and ... Section 334 and shall be ... to ... the ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans.

D. Base. The base course shall be as shown in the typical sections on the plans. The base shall be constructed to the ... of the ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans.

E. Subgrade. The subgrade shall be as shown in the typical sections of the ... and shall extend ... from the edge of the base course. ... the limits shown on the plans, Contractor shall be ... to ... the ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans. The Contractor shall ... all ... and ... and ... all ... and ... as ... by the ... and ... shown on the plans.

F. Curbing Type. Curbing ... shall meet the requirements of ... and ... Section 520 and shall be constructed to the typical ... as ... on the plans.

G. Concrete Sidewalk. Concrete ... shall meet the ... of FDOT Section 522 and shall be constructed to the ... as ... on the plans.

H. Striping. Striping shall meet the requirements of FDOT Section 711, and shall be as shown in the plans. Crosswalks ... shall be ... and ... as ... on the plans.

I. Signs. Signs and ... shall meet the requirements of FDOT Section 700, and shall be as shown in the plans. Crosswalk ... shall be ... and ... as ... on the plans.

J. Pipe. Pipe and ... shall meet the requirements of FDOT Section 430, and shall be as shown in the plans. Storm ... shall be ... and ... as ... on the plans.

K. Striping. Striping shall meet the requirements of FDOT Section 711, and shall be as shown in the plans. Crosswalks ... shall be ... and ... as ... on the plans.

L. Signs. Signs and ... shall meet the requirements of FDOT Section 700, and shall be as shown in the plans. Crosswalk ... shall be ... and ... as ... on the plans.

M. Pipe. Pipe and ... shall meet the requirements of FDOT Section 430, and shall be as shown in the plans. Storm ... shall be ... and ... as ... on the plans.

N. Striping. Striping shall meet the requirements of FDOT Section 711, and shall be as shown in the plans. Crosswalks ... shall be ... and ... as ... on the plans.

O. Signs. Signs and ... shall meet the requirements of FDOT Section 700, and shall be as shown in the plans. Crosswalk ... shall be ... and ... as ... on the plans.

P. Pipe. Pipe and ... shall meet the requirements of FDOT Section 430, and shall be as shown in the plans. Storm ... shall be ... and ... as ... on the plans.

Q. Striping. Striping shall meet the requirements of FDOT Section 711, and shall be as shown in the plans. Crosswalks ... shall be ... and ... as ... on the plans.

R. Signs. Signs and ... shall meet the requirements of FDOT Section 700, and shall be as shown in the plans. Crosswalk ... shall be ... and ... as ... on the plans.

S. Pipe. Pipe and ... shall meet the requirements of FDOT Section 430, and shall be as shown in the plans. Storm ... shall be ... and ... as ... on the plans.

T. Striping. Striping shall meet the requirements of FDOT Section 711, and shall be as shown in the plans. Crosswalks ... shall be ... and ... as ... on the plans.

U. Signs. Signs and ... shall meet the requirements of FDOT Section 700, and shall be as shown in the plans. Crosswalk ... shall be ... and ... as ... on the plans.

V. Pipe. Pipe and ... shall meet the requirements of FDOT Section 430, and shall be as shown in the plans. Storm ... shall be ... and ... as ... on the plans.

W. Striping. Striping shall meet the requirements of FDOT Section 711, and shall be as shown in the plans. Crosswalks ... shall be ... and ... as ... on the plans.

X. Signs. Signs and ... shall meet the requirements of FDOT Section 700, and shall be as shown in the plans. Crosswalk ... shall be ... and ... as ... on the plans.

Y. Pipe. Pipe and ... shall meet the requirements of FDOT Section 430, and shall be as shown in the plans. Storm ... shall be ... and ... as ... on the plans.

Z. Striping. Striping shall meet the requirements of FDOT Section 711, and shall be as shown in the plans. Crosswalks ... shall be ... and ... as ... on the plans.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

LEGEND





REVISIONS	BY	DATE

	BY	DATE
DESIGNED	TJS	7/5/05
DRAWN	JCM	
CHECKED	JCM	7/5/05
REVISED	JCM	7/5/05
REVISED	JCM	7/5/05
ENGINEER	TJS	7/5/05
APPROVED		

CULPEPPER & TERPENING INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
4111 SOUTH DIXIE DRIVE • FORT PIERCE, FLORIDA 34982 • (772) 464-1179

RYAN MODEL HOMES PARKING

SITE PLAN

SCALE: 1" = 10'
DATE: MARCH, N/A
JOB NO. 04-100.001
SHEET 1 of 1

SURVEY DATA
BENCH MARK:
FIELD BK./PG.

SPECIAL NOTICE
(PLEASE READ BEFORE SIGNING ACKNOWLEDGMENTS BELOW)

Submission of this application does not constitute the granting of approval. All appropriate requirements must be met prior to this project being presented for approval to the appropriate authority. St. Lucie County reserves the right to request additional information to ensure a complete review of this project.

ACKNOWLEDGMENTS

Applicant Information:

Business Name: Ryan Homes - NVR
Name: Jeff Clemens
Address: 1450 Centrepark Blvd, Suite 340
West Palm Beach, Florida 33401

Relation to Ownership: Land Development Mana

Phone: 615-418-3451
Fax:
Email: Jclemens@nvrinc.com

Agent/Representative Information:

Business Name: Cotleur & Hearing
Name: Leah Heinzelmann
Address: 1934 Commerce Lane, Suite 1
Jupiter, Florida 33458

Phone: 561-406-1007
Fax:
Email: Lheinzelmann@cotleur-hearing.com

Please note: Contacts registered on Energov will have access to files and logged correspondence.

Property Owner Information:

This application and any application supplement will not be considered complete without the notarized signature of **all property owners of record**, which shall serve as an acknowledgment of the submittal of this application for approval. The property owner's signature below shall also serve as authorization for the above applicant or agent to act on behalf of said property owner.

Property Owner Signature

James P. Harvey
Property Owner Name (Printed - Inlcuding Signer)

Mailing Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

Phone: 813-615-1244
If more than one owner, please submit additional pages

STATE OF FLORIDA **, COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12th day of August, 20 25

by James P. Harvey who is personally known to me or who has produced

as identification.

Signature of Notary

Bryon T. LoPreste
Type or Print Name of Notary

HH456133 Commission Number (Seal)

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

Please note, applications warranting Traffic Impact Report Review and Public Hearing Notice will incur additional application fees for reimbursement of services and actual costs.

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZANN2025-00005
Annexation
Skylark Drive Duplex
Parcel ID: 2427-702-0115-000-1

SUMMARY

The applicant is proposing to annex the subject vacant property into the City of Fort Pierce to develop a residential duplex.

LOCATION

Skylark Drive - Parcel ID: 2427-702-0115-000-1

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 09/04/2025 11:40 AM
Final Approval Date: 09/04/2025

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Judy O. Jurcak
Prime Title Services, LLC
1775 S.W. Gatlin Boulevard #105
Port St. Lucie, FL 34953
Our File No.: **23-205**
Property Appraisers Parcel Identification (Folio) Number: **2427-702-0115-000-1**

Florida Documentary Stamps in the amount of **$350.00** have been paid hereon.

Space above this Line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the **16th** day of **October, 2023** by **Stephanie C. Daniel, a married woman, Melanie L. Biles, a married woman, Mark D. Traynor, a married man, Joel R. Traynor, a married man, Brian S. Traynor, a married man and Amy L. Raczkoski a/k/a Amy L. Reeves, a married woman**, whose post office address is 879 NE Whistling Duck Way, Port St. Lucie, FL 34982, herein called the Grantors, to **Commercial Equity LLC a Foreign Limited Liability Company** whose post office address is 12153 Persimmon Blvd, West Palm Beach, FL 33411, 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 Grantors, 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 SAINT LUCIE County, State of Florida, viz.:

The East 20 feet of Lot 32 and all of Lot 31, Block 3, Wagner Subdivision, according to the Plat thereof, recorded in Plat Book 9, Page(s) 74, of the Public Records of Saint Lucie County, Florida.

GRANTOR HEREIN EXPRESSLY WARRANTS THIS IS NOT AND HAS NEVER BEEN HOMESTEAD PROPERTY, OR CONTIGUOS THERETO. SUBJECT PROPERTY IS IN FACT VACANT, UNIMPROVED LAND.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Melanie L. Biles (Seal)
Melanie L. Biles

Amy L. Raczkoski Amy L. Reeves (Seal)
Amy L. Raczkoski a/k/a Amy L. Reeves

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 16th day of October, 2023 by Melanie L. Biles and Amy L. Raczkoski a/k/a Amy L. Reeves who appeared by ☒ physical presence or ☐ online notarization and have produced drivers license as identification and who ☐ did ☒ did not take an oath.

SEAL

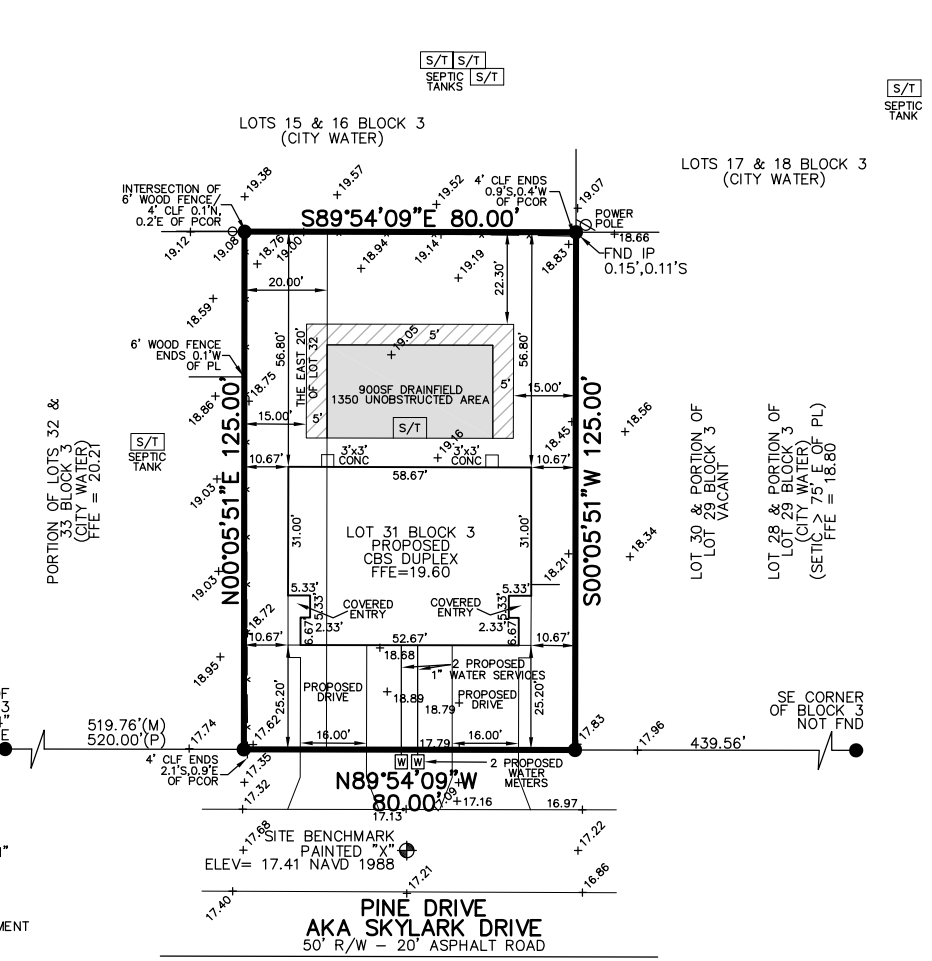
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Commission # HH 443589
Expires September 13, 2027

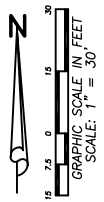
Notary Public

Printed Notary Name

My commission expires:

LTF





LEGAL DESCRIPTION:

LOT 31 AND THE EAST 20 FEET OF LOT 32 IN BLOCK 3 OF WAGNER S/D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 74, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
2. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
3. UNDERGROUND IMPROVEMENTS, UNDERGROUND ENCROACHMENTS, FOUNDATIONS AND/OR UTILITIES IF EXISTING WERE NOT LOCATED AS A PART OF THIS SURVEY.
4. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0189 K, EFFECTIVE DATE FEBRUARY 19, 2020.
5. 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.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 31 ASSUMED TO BEAR S00°05'51"W.
7. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
8. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
9. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. 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.

LEGEND:

(C) = CALCULATED
(D) = DEED
(M) = MEASURED
(P) = PLATTED
CMP = CORRUGATED METAL PIPE
CNS = COULD NOT SET
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
IR = 5/8" IRON REBAR "NO INDENTIFICATION"
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
PCOR = PROPERTY CORNER
PCP = PERMANENT CONTROL POINT
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
R = RADIUS OF CURVE
L = LENGTH OF CURVE
SF = SQUARE FOOT
Δ = DELTA OF CURVE
● = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

906 SKYLARK DRIVE

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	11-22-23	12-05-23			

LAST FIELD DATE: 11-21-23

CERTIFIED TO:

BERNARD JONES

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

CAD	K:\BUILDERS\DWG2023\23-1753.DWG				
REF	K:\				
FLD	MS/DG	FB. 000	PG. 00	JOB	23-1753
OFF	LW			DATE	11-22-23
CKD	AJP	SHEET 1	OF 1	DWG	C-2469

ALEXANDER J. PIAZZA
License Number 6330
STATE OF FLORIDA
ALEXANDER J. PIAZZA
Professional Surveyor & Mapper
Florida Certificate No.: 6330

K:\BUILDERS\DWG2023\23-1753.dwg, 12/6/2023 9:51:23 AM

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZSUB2025-00006
Minor Replat
709 S. 13th Street

SUMMARY

Project #: PZSUB2025-00006

Applicant Fat Robasson has submitted a Subdivision Application on behalf of Lavitha Tanelus for the splitting of CHASE`S S/D LOTS 49 AND 50. The property is located at 709 S 13th Street., Parcel ID: 2409-821-0048-000-0.

Please review and provide comments at least two days before the meeting date. Please send all comments to bromer@cityoffortpierce.com and planning@cityoffortpierce.com or upload on the Tyler Portal. Should additional information be required, please do not hesitate to contact me directly, 772-467-3099.

LOCATION

709 S. 13th Street
Parcel ID: 2409-821-0048-000-0

RESPONSIBLE STAFF

Bridgette Romer - Planner

RECOMMENDATION

N/A

Attachments

TRC Review Package

Form Review

Form Started By: Bridgette Romer Started On: 09/03/2025 04:04 PM
Final Approval Date: 09/05/2025

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4416417 OR BOOK 4112 PAGE 1848, Recorded 03/26/2018 03:20:03 PM Doc Tax: $532.00

Prepared by and Return to Sue Meitner,
an employee of First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984
File No.: 117130-40

WARRANTY DEED

This indenture made on March 23, 2018, by **Grant Spencer Gilreath,** hereinafter called the "grantor", to **Lavitha Tanelus,** whose address is: 709 S 13th St., Fort Pierce, FL 34954 hereinafter called the "grantee":

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, **Florida,** to-wit:

Lots 49 and 50, CHASES SUBD'N, according to the Plat thereof, recorded in Plat Book 4, Page(s) 78 and 78B of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2409-821-0048-000/0

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

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

Grant Spencer Gilreath

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Kimberly Cordisco

Witness Signature

Print Name: Susan Whitney

State of Florida

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on **this 23rd day of March, 2018** by **Grant Spencer Gilreath,** who is/are personally known to me or who has/have produced a valid Drivers License as identification.

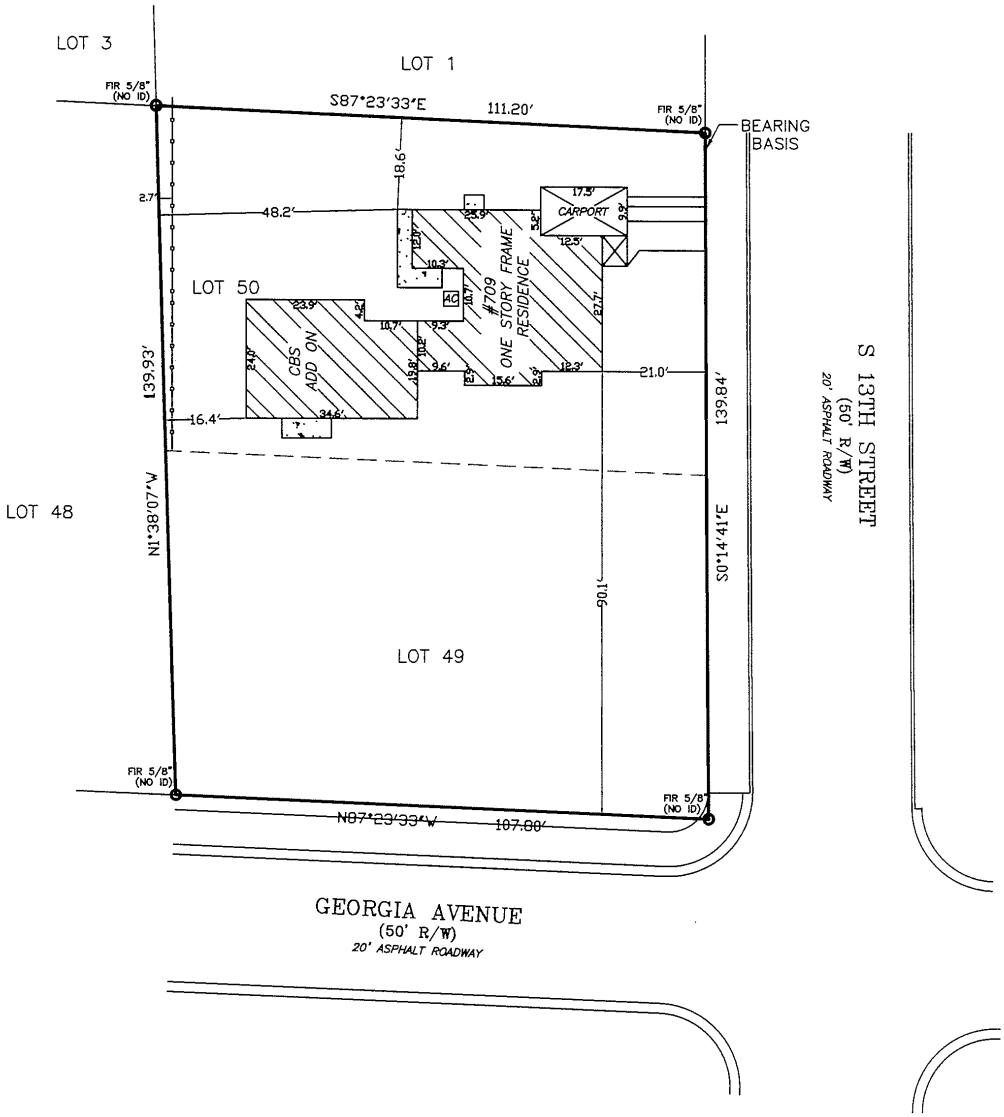
Notary Public

Printed Name:

My Commission expires:

Notary Public State of Florida
Kimberly Cordisco
My Commission FF 126368
Expires 05/26/2018

MAP OF BOUNDARY SURVEY PREPARED FOR ARPRIS 1 LLC



NOTES:
ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT.
BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE EASTERLY PROPERTY LINE OF LOT 50.

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

EXISTING ELEVATION= 20.00 PROPOSED ELEVATION= 20.00 DRAINAGE ARROW =

NORTH ARROW & GRAPHIC SCALE

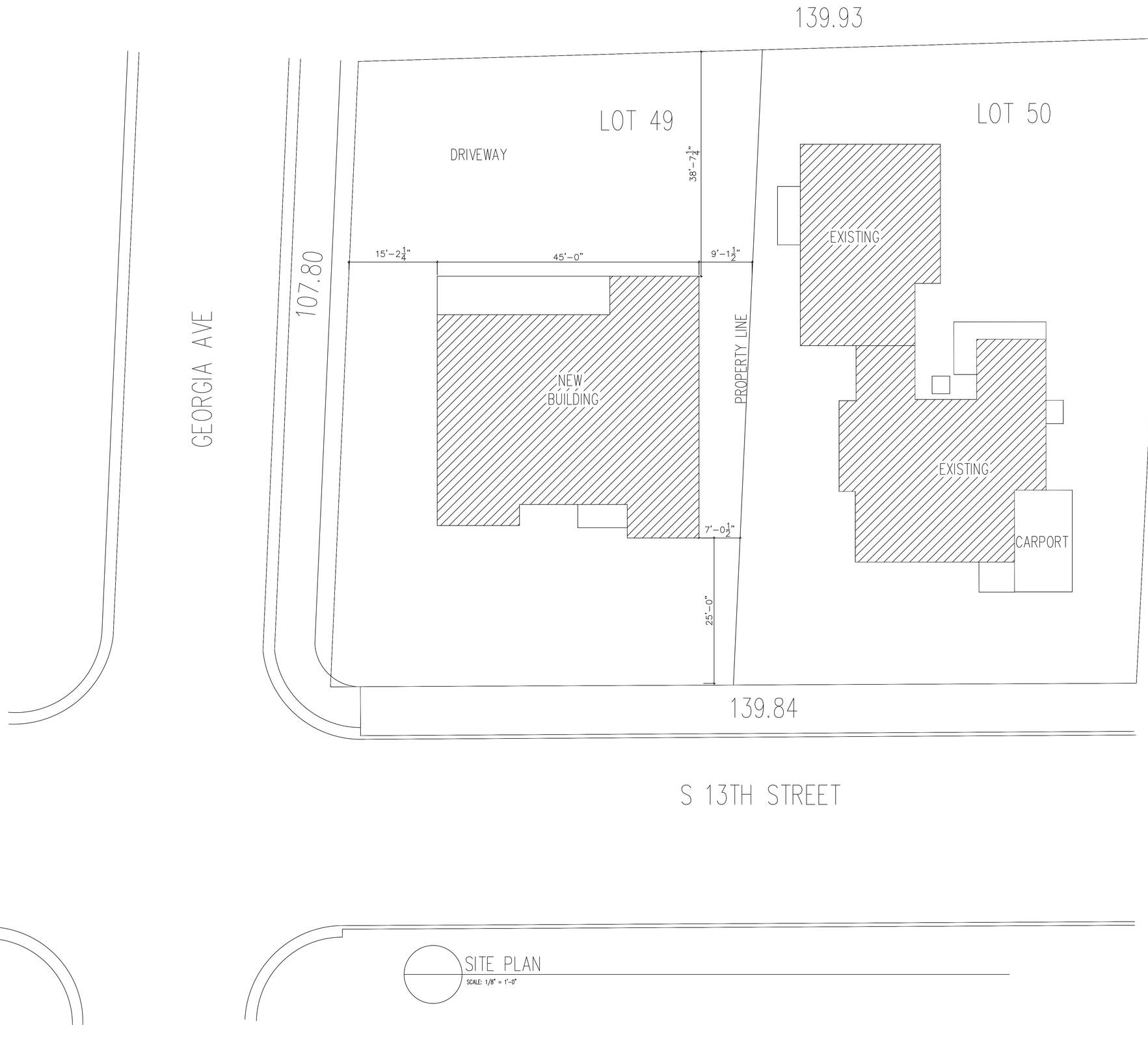
0' 30'
1" = 30'

PERMIT NUMBER AND CONTACT
N/A

JOB # - 2108-471	REVISION -
FIELD DATE - 09/07/2021	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

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



SITE PLAN

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

ENGINEERING NOTES ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION
MEETS TRUSS ENGINEERING ASSUMPTIONS PER ANSI/TPI 1-2007
CONSTRUCTION 160MPH ULTIMATE WIND SPEED 2 BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
FL. P.E. LIC. NO. 52101
7619 GRAMERCY DR
ORLANDO, FL 32818
407-454-1690
JOESIMMONS8@GMAIL.CO

13TH STEET
FORT PIERCE , FL 34950

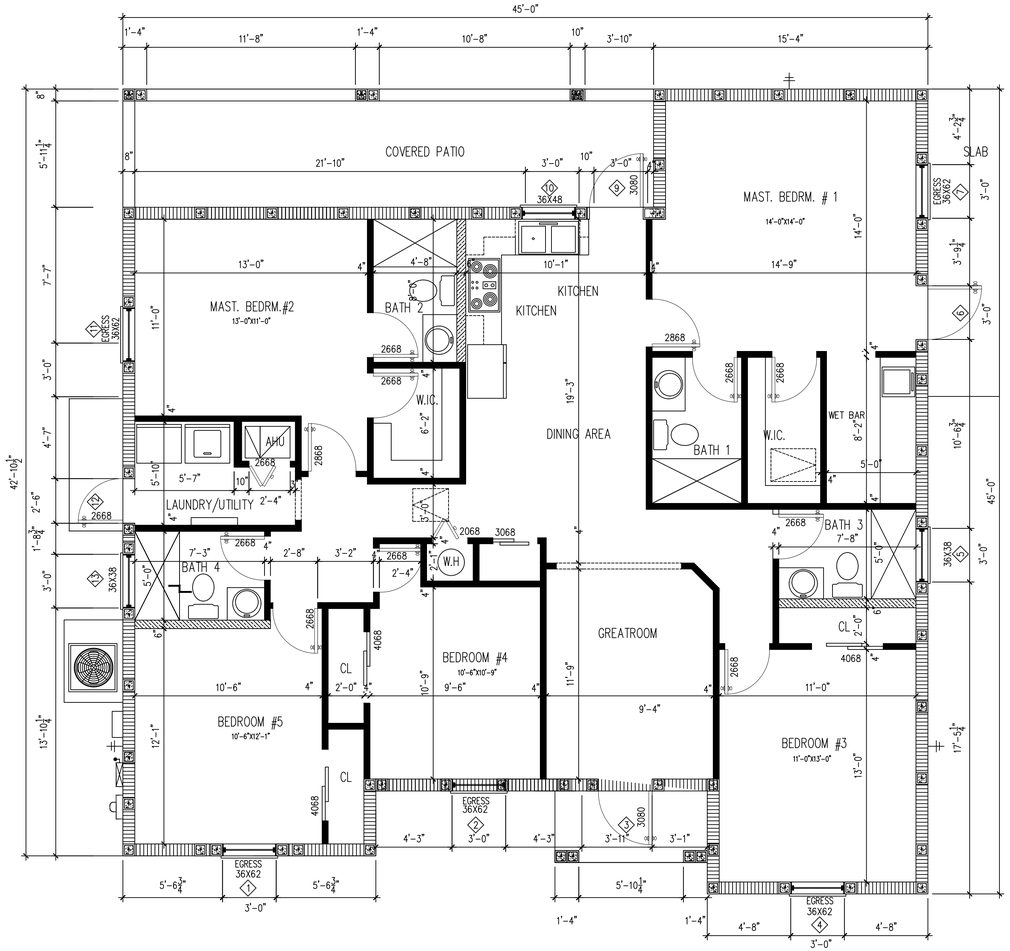
DREAM DESIGN

DATE:	REVISIONS
DRAWN BY: FR	
CHK BY: JS	
SCALE: AS SHOWN	

JOSEPH SIMMONS, III
LICENSE
No. 52101
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO
S1

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSEPH SIMMONS, ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



PROPOSED FLOOR PLAN

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

LOT: 7,521 SF
BUILDING: 1,922 SF
TOTAL USAGE: 25.5%

AREA BREAKDOWN

LIVING AREA =	1,692 SQ. FT
ENTRY AREA =	34 SQ. FT.
PATIO =	196 SQ. FT.
TOTAL AREA =	1,922 SQ. FT.

VENTILATION OF ATTIC SPACE

PER 2020 FBC 2326.3.2

RATIO OF NET FREE VENTILATION TO CEILING	= 1/150
ATTIC SPACE TO BE VENTILATED	1,985 SQ. FT.
NET AREA OF SCREEN VENTILATION REQUIRED 1,985 S.F. / 150	= 13.23 SQ. FT.
SIZE AND SPACING OF SCREEN VENTS	7"x22" (1.06 S.F.) @ 8'-0" O.C.
MIN. NUMBER OF REQUIRED SCREEN VENTS	13.23 / 1.06 = 13 SCREEN VENTS
LINEAR FT OF EAVE (SOFFIT) AVAILABLE	190'-4" Ln. Ft.
NUMBER OF SCREEN VENTS PROVIDED	190'-4" / 8' = 24 SCREEN VENTS

SEE "TYP. WALL SECTION" ON SAME SHT. FOR SREEN VENT LOCATION

WALL LEGEND

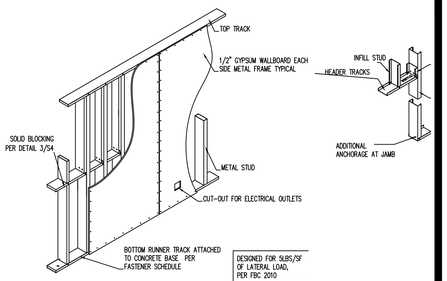
- 8" CMU BRG WALL
- 4" INTERIOR NON-BEARING PARTITION
- 6" INTERIOR NON-BEARING PARTITION

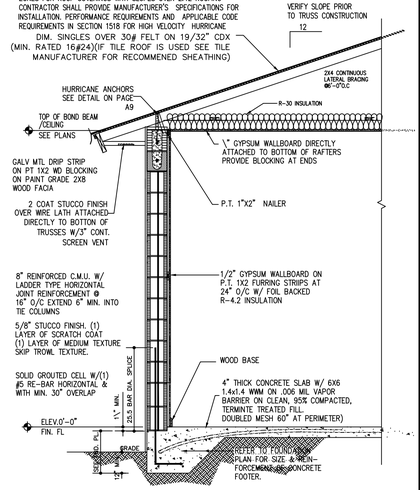
GENERAL NOTES:

1. EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL LUMBER SHALL BE #2 YELLOW PINE, OR S.P.F.
3. WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS.- SEE SPECIFICATION REGARDING MEAN OF EGRESS BELOW.
4. ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" x 2" WOOD FRAMING.
5. PROVIDE OUTLET AND SWITCHED LIGHT AT ALL ATTIC ACCESS
6. ALL INTERIOR DOOR SHALL BE HOLLOW CORE
7. ALL SHOWER ENCLOSURE GLASS TO BE SAFETY GLAZING.
8. ALL WINDOW FRAMES TO BE SET IN CAULK BEDS.
9. EXTERIOR DOORS & FRAMES TO HAVE WEATHER STRIPPING.
10. EXTERIOR SOFFITS & CLG. SHALL BE CLAD WITH STUCCO OVER EXP. METAL LATH APPLIED PER FBC 2020 CHAPTER 25, SECTION 2508.
11. GENERAL CONTRACTOR SHALL VERIFY ALL MASONRY OPENINGS WITH MANUFACTURER'S LITERATURE

SPECIFICATIONS REGARDING MEANS OF EGRESS

THE MODE OF OPERATION OF EGRESS WINDOWS SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, 5.7 SQ. FT. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.





WALL SECTION

SCALE: NTS

City Of Port Saint Lucie Building Department PRODUCT Approval Submittal Affidavit

Permit # Building Address: Contractor

Opening schedule: Swing Doors, Overhead Doord, Sliding Doors, Fixed Glass, Windows & Skylights

FL # or Miami Dade	Product	Model #	Manufacturer	Glass Description	Attachment Method Type, Size, Spacing & Embedment	Building Design Pressure	Product Design Pressure
FL 14569.6 FL 14095.1	Window	6100 Series	JELD-WEN	IMPACT	FRAME HEAD - 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACED MAX 13 3/4" O/C. FRAME JAMBS 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 9 1/4" O.C. FRAME SILL - NONE	+55 -55	+68 -68
FL 15216.1	Underlayment	-	Owens cornings	N/A	TIN TABS @6" O.C. @ LAPS & 2 ROWS	+55 -55	n/a
FL 14569.6	Door	Steel	JELD-WEN	Impact	FRAME HEAD - 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS FRAME JAMBS 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 14" O.C.	+55 -55	N/A
Noa 20-0901.11	French Door	LAPORTE	Lowson	Impact	5/16" TAPCON W/1 1/2" MIN. EMBED. 2X (F.T) WOOD BUCK 1 1/4" MIN. EDGE DISTANCE & 1/4" MAX. SHIM SPACE	+55 -55	+88 -86

Product	Model #	Manufacturer	Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.	Building Design Pressure	Product Design Pressure
Mullions	Noa 20-0814.10	Lowson	5/16" TAPCON W/1 1/2" MIN. EMBED.WOOD PENETRATION. MIN. EDGE DISTANCE 2 3/16" CONCRETE OR HOLLOW BLOCK		
Roof	FL 10124	Gaf	INSTALLED PER MANUFACTURES SPECS. NAILING: USE GALVANIZED 1-1/4" ROOFING ROOFING NAILS, 11 OR 12 GAUGE, WITH MINIMUM 3/8" DIAMETER HEADS, LONG ENOUGH TO PENETRATE THROUGH PLYWOOD OR 3/4" INTO BOARDS. USE 4 NAILS PER SHINGLE PLACED 6-1/8" ABOVE THE BUTT EDGE APPROX. 1" AN 13" FROM EACH END AND 1/2" ABOVE EACH CUT OUT		
Siding					
Soffit	Stucco				
Hurricane Panels Less than 6' span			Gauge of Steel		
Hurricane Panels 6' span or more			Gauge of Steel		

I have reviewed the above components or cladding and I have approved their use in this structure. These products provide adequate resistance to the wind loads and forces specified by current code provisions

Name: Wayne Gandy
Signature:

Certification Number: 33134
Date:

Please customize the size of this form for your specific structure. It is not intended that you fit the product approval information into the provided spaces. This form is provided as a template.

revised 07/12/2016 tv

13TH STEET
FORT PIERCE , FL 34950

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION
ASCE 7-16 ULTIMATE DESIGN WIND SPEED 140 MPH (ULT) 115 MPH (ASD) RISK CATEGORY II
OCEAN PLUMBING & BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
FL. P.E. LIC. NO. 52101
7619 GRAMERCY DR
ORLANDO, FL 32818
407-454-1890
JOESIMMONS@GMAIL.COM

DREAM DESIGN

DATE:	REVISIONS
DRAWN BY	
FR	
CHK BY	
JS	
SCALE	
AS SHOWN	

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSEPH SIMMONS, ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

JOSEPH SIMMONS III LICENSE No. 52101 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET NO
A2



PROPOSED FRONT ELEVATION

SCALE: NOT TO SCALE

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION
MECH,PLUMB,ENERGY,ACCESSIBILITY,LIFE SAFETY, FIRE CODE AND NEC 2017
CONSTRUCTION 160MPH WIND SPEED,2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

ENGINEER OF RECORD
JOSEPH SIMMONS, III, P.E.
FL. P.E. LIC. NO. 52101
7619 GRAMERCY DR
ORLANDO, FL 32818
407-464-1890
JOESIMMONS3@GMAIL.CO

13TH STEET
FORT PIERCE , FL 34950

DREAM DESIGN

DATE:		REVISIONS:	
	DRAWN BY		
	FR		
	CHK BY		
SCALE	JS		
AS SHOWN			

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSEPH SIMMONS, ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.
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JOSEPH SIMMONS III
LICENSE
No. 52101
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO
A3

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZSITE2025-00035
Minor Site Plan Amendment
Lazy Days/General RV
2398 Peters Road

SUMMARY

Minor Site Plan Amendment application for existing Lazy Days site (previously Project Hurricane).

The total proposed site area is 26.16 acres, all within the General Commercial(CG) zoning district and designated Commercial (COM) by the Future Land Use Map (FLUM).Since the original application (PZSITE2025-00003), the owner has shifted the project direction. The project was initially submitted as an accessory component of the Kings Highway Commerce Park,

LOCATION

2398 Peters Road

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Please review and comment if appropriate: kfreeman@cityoffortpierce.com - upload to the EPL attachments folder or respond via email

Attachments

Cover Letter
Narrative
Authorization
Design Narrative
General Location Map
Property Appraiser Card
Site Plan
Landscape Plan
Drainage Plan
Traffic Impact Report

Environmental Impact Report
Concurrency Review
Survey
Warranty Deed
Photos 1
Photos 2
Signage Hustification
Signs Rendering

Form Review

Form Started By: Kev Freeman
Started On: 09/05/2025 11:16 AM
Final Approval Date: 09/05/2025

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

July 30, 2025

City of Fort Pierce
Kevin Freeman – Director of Planning
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE: General RV Fort Pierce – Inventory and Lot Display

Dear Kev:

On behalf FL St. Lucie 95, LLC, we are pleased to submit the following application materials for the above referenced project. The project is located east of Peters Road and west of the I-95 ramp in Fort Pierce. In addition to the digital submittal, please find two (2) paper copies of the following materials for your review:

1. Color Board – Not applicable
2. Color Rendering Elevations Materials - Not applicable
3. Conceptual Drainage Plan and Report
4. Concurrency Review Submittal
5. Contextual Photos – Neighborhood
6. Contextual Photos – Subject Property
7. Design Review Narrative
8. Environmental Impact Report
9. General Location Map
10. Justification Statement
11. Landscape Plan
12. Lighting Plan – to be submitted at a later date
13. Rendering of Sings
14. Scaled Floor Plan – Not applicable
15. Site Plan
16. St. Lucie County Property Records
17. Survey
18. Traffic Impact Report
19. Warranty Deed and Legal Description
20. Written Narrative
21. Authorization Letters

We look forward to working with you to complete this project. If you have any questions or need any additional information, please do not hesitate to contact our office at 772-678-7200. Thank you.

Sincerely,

Erika Beitler

Erika Beitler
Project Manager, HJA Design Studio, LLC

CC: FL St. Lucie 95 LLC
Kimley Horn

HJA Design Studio
3500 SW Corporate Parkway, Suite 203, Palm City, Florida 34990 T 772-678-7200

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

General RV Fort Piece (FKA Lazy Days RV)
Project Description & Narrative

The project site is located east of Peters Road and west of the I-95 northbound on-ramp in Fort Pierce, Florida, and is comprised of two contiguous parcels:

- North Parcel (PIN: 2324-123-0000-000-9): 18.25 acres (after 0.29-acre ROW dedication) former Lazy Days facility
- South Parcel (PIN: 2324-132-0001-000-4): 7.91 acres (after 0.13-acre ROW dedication) vacant parcel

Together, the total proposed site area is 26.16 acres, all within the General Commercial (CG) zoning district and designated Commercial (COM) by the Future Land Use Map (FLUM).

Since the original application (PZSITE2025-00003), the client has shifted the project direction. The project was initially submitted as an accessory component of the Kings Highway Commerce Park, however our client has now acquired the former Lazy Days RV parcel, and the vacant site will instead be integrated directly into the existing operation of the existing RV Sales and Service facility already existing on the north parcel. Adding the proposed additional RV parking, display, and inventory area on the south parcel is a minor site plan amendment to the former Lazy Days site plan of record. No additional building square footage or intensity is proposed as a part of the requested minor site plan amendment.

The previously approved intended use, layout, and restricted-access operational model remain unchanged from the former Lazy Days facility. The proposed project will now serve as a direct expansion of the former Lazy Days RV facility, consolidating inventory and display functions under a unified minor site plan amendment. Striping and curb improvements are proposed for the former Lazy Days Facility, however the general layout and use remains the same.

Site Program and Use

The proposed development of the south parcel will function as a secure RV inventory and display lot. It will include internal drive aisles and striped display spaces.

Its placement along I-95 offers high visibility, making it ideal for signage that serves the broader General RV operation. Additional Signage will be incorporated utilize existing entitlements and allotment of the added site plan area and frontage.

Approval Approach

To reflect the revised ownership and operational integration, our team is seeking clarification from staff on the best path forward for approval. Specifically, we are evaluating whether it is more appropriate to process this site with the existing site plan

HJA Design Studio
3500 SW Corporate Parkway, Suite 203, Palm City, Florida 34990 T 772-678-7200

application number previously assigned or as a minor site plan amendment to the former Lazy Days RV approval, thereby formally incorporating the 7.91-acre (south parcel into the larger RV sales and service operation.

While the original intent was to permit the south parcel independently—due to previous ownership and timeline considerations—the recent acquisition and unified operations under General RV present an opportunity for a more consolidated approach. Our goal is to ensure the approval strategy aligns with City expectations while supporting project continuity and timely development.

The proposed additional RV inventory and display lot remains a critical component of the new General RV overall master plan vision and will be developed in coordination with the revised site planning efforts for the main facility to the north. Whether pursued as an amendment or a separate approval, the project is designed to support cohesive and efficient site operations across both parcels.

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

November 25, 2024

City of Fort Pierce
Kevin Freeman – Director of Planning
100 N. U.S. Highway 1
Fort Pierce, FL 34950

FL St Lucie 95, LLC
Loren Baidas – Manager
25000 Assembly Park Dr
Wixom, MI 48393

RE: General RV Inventory and Display Lot

Please be advised that Loren Baidas of FL St Lucie 95, LLC hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

Signature

Loren Baidas
Print Name

Manager
Title

12/13/2024
Date

To be filled out by Notary:

The foregoing instrument was acknowledged before me this 16th day of December 2024 by Loren Baidas (Representative Name), as manager (Title) of FL St Lucie 95, LLC (Company Name), a Michigan (State) Limited Liability Company, on behalf of the company who is X personally known to me *or* ☐ has produced proper identification.

Signature

Print Name Raelene J St Clair

Notary Public-State of Michigan

My Commission Expires 10/05/2026

(Notary Seal or Stamp)

RAELENE J STCLAIR
Notary Public - State of Michigan
County of Genesee
My Commission Expires Oct 5, 2026
Acting in the County of Oakland

HJA Design Studio
3500 SW Corporate Parkway, Suite 203, Palm City, Florida USA 34990 T 772-678-7200

AGENT OF RECORD LETTER

TO WHOM IT MAY CONCERN:

I , Loren Baidas. Manager of FL St Lucie 95, LLC, hereby designate and appoint the following:

Jordan L. Haggerty, PE, Kimley-Horn and Associates, Inc. the Agent of Record for the purpose of representing us during the Zoning and Development Review and Permitting Process with The City of Fort Pierce, South Florida Water Management District, Florida Department of Transportation, North St Lucie River Water Control District, and Florida Department of Environmental Protection, and other agencies as required pertaining to the project located at 2650 Peters Road, Fort Pierce, FL 34945 and further identified as Parcel number 2324-132-0001-000-4.

The Agent of Record is hereby vested with authority to make any representations, agreement, or promises which are necessary in conjunction with the said application/project. The Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 12/13/24

APPLICANT/OWNER

FL St Lucie 95, LLC
PRINTED NAME OF APPLICANT/OWNER

Jordan L. Haggerty, Kimley-Horn & Associates, Inc.
PRINTED NAME OF REPRESENTATIVE

1615 S Congress Avenue, Suite 201
ADDRESS

Delray Beach, FL 33445
CITY, STATE, ZIP CODE

(561) 270-6983 / Jordan.haggerty@kimley-horn.com
TELEPHONE NUMBER / EMAIL

STATE OF ~~FLORIDA~~ Michigan
COUNTY OF Oakland

I HEREBY CERTIFY that on this day personally appeared before me, the officer duly qualified to administer oaths and take acknowledgments, to me known to be the person described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of December, 2024.

NOTARY PUBLIC
State of ~~Florida~~ at Large

My Commission Expires: 10/05/2026 Michigan

RAELENE J STCLAIR
Notary Public - State of Michigan
County of Genesee
My Commission Expires Oct 5, 2026
Acting in the County of Oakland

July 29th, 2024
City of Fort Pierce Planning Department
100 N US Highway 1
Fort Pierce, Florida 34950

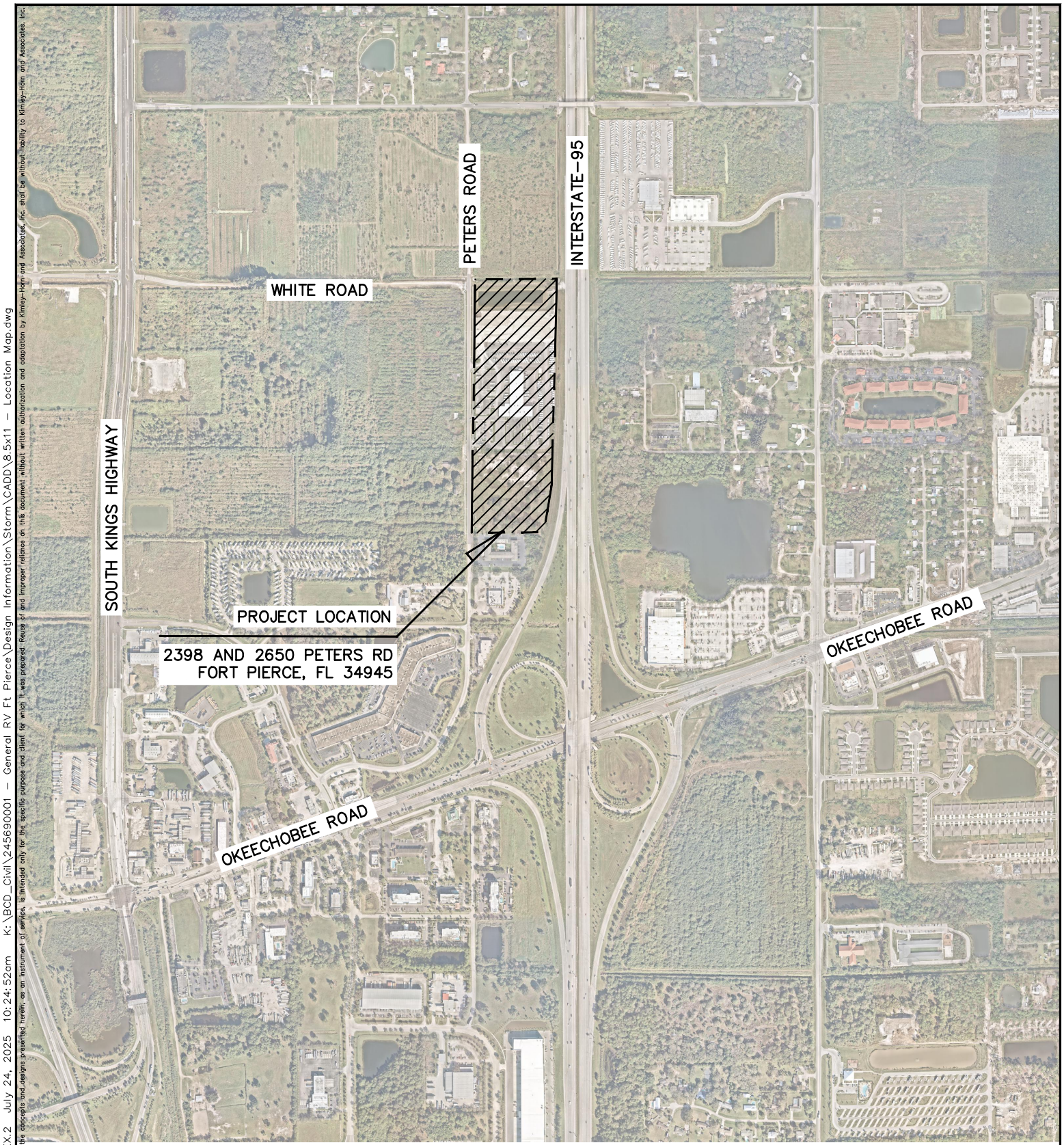
RE: General RV Fort Pierce

The General RV Fort Pierce project is located on two parcels with a gross total area of 26.58-acre (ac) property located in Fort Pierce, Florida. The project includes a northern parcel with a total permitted area of 18.54 acre (ac), which is an existing Lazy Days RV Park and southern vacant parcel with a total gross area of 8.04 acre (ac). The southern parcel includes a proposed 10-foot wide right of way dedication along Peters Road, reducing the southern parcel to 7.91 acre (ac). The two properties Parcel Identification #s (PINs) are 2324-123-0000-000-9 and 2324-132-0001-000-4, respectively. The project includes the development of a recreation vehicle (RV) inventory parking, restriping, and display lot with associated paving and stormwater management system meeting the requirements set by the City of Ft. Pierce, South Florida Water Management District (SFWMD), and North St Lucie River Water Control District (NSLRWCD).

The project's stormwater management utilizes both dry retention and detention area along with an existing wet retention pond for quality and attenuation. The stormwater runoff from the 7.91-ac southern parcel will be routed through a proposed storm water system into the northern parcel's existing stormwater system permitted under South Florida Water Management Environmental Resource Permit (ERP) #56-106709-P. All the nutrient removal will take place prior to discharging to the Peter's Road Drainage System. The southern parcel's control structure will limit the quantity of stormwater discharged into the existing Lazy Days RV Park drainage system. The quantity of stormwater discharge from Lazy Days RV Park to North St Lucie River Water Control District (NSLRWCD) Canal 37 is controlled by an existing control structure as approved in ERP #56-106709-P.

Onsite dewatering is anticipated on site for the stormwater treatment area, and the storm water conveyance system. Dewatering is expected to last less than 90 days and it is anticipated that the No-Notice FDEP Generic Permit will be utilized.

The previously approved water use permit #56-112740-W, can be found in Appendix 6, from SFWMD will be used for landscape irrigation. No public utilities (water and wastewater) will be needed for the project as no building structure is proposed.



NORTH

LOCATION MAP

SCALE: 1" = 1000'

Plotted By: Cavalieri, Jessica Layout: EX.2 July 24, 2025 10:24:52am K:\BCD_Civil\245690001 - General RV Ft Pierce\Design Information\Storm\CADD\8.5x11 - Location Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn

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1615 S. CONGRESS AVE, SUITE 201,
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

FL ST LUCIE 95, LLC

GENERAL RV FT PIERCE

SHEET NUMBER

EX-A

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 12/23/2024, 3:55 PM

Property Identification

Site Address: 2650 PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-132-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 14238
Map ID: 23/24N
Zoning: General Co

Ownership

RV Development LLC

c/o Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110-4971

Legal Description

24 35 39 THAT PART OF SW 1/4 OF NE 1/4 LYG WLY OF WLY RD R/W LI OF I-95-LESS RD AND CANAL R/W AND LESS AS IN OR 665-1614 AND LESS AS IN OR 715-1355- (8.12 AC) (OR 2553-1730)



Current Values

Just/Market Value:	$1,857,000
Assessed Value:	$226,003
Exemptions:	$0
Taxable Value:	$226,003

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):	8.12
Land Size (SF):	353,707

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
May 4, 2006	2553 / 1730	XX01	SPWD	Rodriguez Carlos A	$100
Apr 28, 2006	2553 / 1728	XX01	WD	Copley Oliver Jr	$2,350,000
May 30, 2003	1724 / 1151	XX00	WD	Orange Public Storage Inc	$380,000
Jan 20, 2000	1278 / 0722	XX00	WD	Khuddus Aqueela	$200,000
Jun 12, 1995	0961 / 2438	XX01	QC	S A Khuddus	$100
Sep 9, 1992	0836 / 2321	XX01	QC	Richard Stern	$100
Dec 10, 1984	0451 / 1498	XX00	CV		$396,000

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:	$1,857,000
Just/Market:	$1,857,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$1,630,997
Assessed:	$226,003
Exemption(s):	$0
Taxable:	$226,003

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	25.4	Fort Pierce Stormwater Charge	$1,752.60
Start Year	AssessCode	Units	Description	Amount
2013	0054	8.12	North St. Lucie Water Management District	$194.88

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	$1,857,000	$226,003	$0	$226,003
2023	$928,500	$205,458	$0	$205,458
2022	$928,500	$186,780	$0	$186,780
2021	$169,800	$169,800	$0	$169,800

Permits

Number	Issue Date	Description	Amount	Fee
M200415	Jun 2, 2005	Commercial New Construction	$500,000	$11,358

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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Ownership

FL St Lucie 95 LLC
25000 Assembly Park DR
Wixom, MI 48393-0019

Current Values

Just/Market value:	$2,614,400
Assessed value:	$2,614,400
Exemption value:	$0
Taxable value:	$2,614,400

Important

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.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Property Identification

Site Address:	2398 PETERS RD
Sec/Town/Range:	24/35S/39E
Parcel ID:	**2324-123-0000-000-9**
Jurisdiction:	Fort Pierce
Land Use Code:	2700 - AUTO SALS
Account #:	**14232**
Map ID:	23/24N
Zoning:	General Co



Legal Description

24 35 39 THAT PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG WLY OF W R/W I-95-LESS W 25 FT PETERS ROAD R/W AND LESS E 10 FT OF W 35 FT ADDITIONAL PETERS ROAD R/W IN OR 4907-348 AND LESS N 40.5 FT- (18.41 AC - 801,851 SF)

Total Areas

Finished/Under Air (SF):	39,246
Gross Sketched Area (SF):	47,950
Land Size (acres):	18.41
Land Size (SF):	801,851

Map

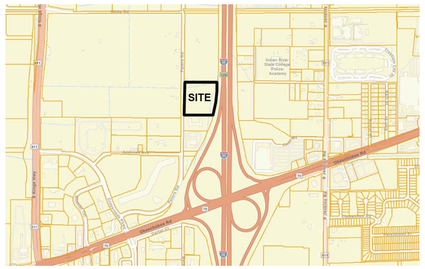


Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Location Map



Project Team

LAND OWNER / DEVELOPER
FL St Lucie 95, LLC
25000 Assembly Park Drive
Wixom, MI 48393
Contact: Loren Baidas

PLANNER/LANDSCAPE ARCHITECT
HJA Design Studio
3500 SW Coorporate Prkwy. Suite 203
Palm City, Florida 34990
Phone: (772) 678-7200
Contact:Erika Beitler, ASLA

CIVIL & TRAFFIC ENGINEER
Kimley-Horn and Associates, Inc.
1615 South Congress Ave. Suite 201
Delray Beach, Florida 33445
Phone: (561) 270-6983
Contact: Jordan L. Haggerty, P.E.

SURVEYOR
Caufield & Wheeler, Inc.
7900 Glades Road. Suite 100
Boca Raton, Florida 33434
Phone: (561) 392-1991
Contact: Ronnie L. Furniss, PSM.

Site Data

Zoning	Commercial General (C-3)
Future Land Use	General Commercial (GC)
Existing Use	Lazy Days RV & Vacant
Proposed Use	RV Sales / Storage / Display and Inventory Lot
Maximum Building Height	65'
Parcel Control Number	2324-123-0000-000-9 & 2324-132-0001-000-4

NORTH PARCEL (PIN: 2324-123-0000-000-9)	
GROSS SITE AREA	18.54 ACRES
10' ROW DEDICATION	0.29 ACRES
TOTAL SITE AREA	18.25 ACRES
SOUTH PARCEL (PIN: 2324-132-0001-000-4)	
GROSS SITE AREA	8.04 ACRES
10' ROW DEDICATION	0.13 ACRES
TOTAL SITE AREA	7.91 ACRES

PROPOSED SITE (ACRES)	
TOTAL SITE AREA	**26.16**
IMPERVIOUS AREA	**19.53**
BUILDING	0.90
ASPHALT PAVEMENT	18.57
CONCRETE	0.06
PERVIOUS AREA	**6.62**
OPEN SPACE	3.47
LAKE AREA	1.90
DRY DETENTION AREA	1.26

EXISTING BUILDING SETBACKS

C-3 (GENERAL COMMERCIAL)

FRONT BUILDING SETBACK (25')
SIDE BUILDING SETBACK (15')
REAR BUILDING SETBACK (15')

EXISTING BUILDING DATA

OFFICE/SALES AREA = 19,200 S.F.
SERVICE/REPAIR AREA = 16,000 S.F.
BODY SHOP AREA = 4,000 S.F.
GROSS FLOOR AREA = 39,200 S.F.

EXISTING BUILDING HEIGHT

MAX BUILDING HEIGHT = 65'
BUILDING HEIGHT = 65'

Parking Data

NORTH PARCEL

19,200 S.F.OFFICE/SALES AREA (1 SPACE / 200 S.F.)
19,200 / 200 = 96 SPACES
16,000 S.F. SERVICE/REPAIR AREA (1 SPACE / 200 S.F.)
16,000 / 200 = 80 SPACES
4,000 S.F. BODY SHOP AREA (1 SPACE / 200 S.F.)
4,000 / 200 = 20 SPACES

PARKING REQUIRED = 196 SPACES (6 H C)
PARKING PROVIDED = 148 SPACES (6 HC)

PARKING FOR OFFICE/SALES = 123 SPACES (9.5' x 19')
R/V PARKING 15 SPACES (15' x 40')
EMPLOYEE 10 SPACES (9.5' x 19')
148 SPACES
RV INVENTORY/DISPLAY = 129 SPACES (15' x 40')
144 SPACES (15' x 30')
RV STAGING FOR REPAIR = 60 SPACES (15' x 40')
GOLF CART PARKING = 8 SPACES (8' x 11')

TOTAL PARKING SPACES = 489 SPACES

SOUTH PARCEL

Vehicles Displayed Outdoors (1 spaces per each vehicle)

(14' x 35') 54 Spaces
(14' x 40') 96 Spaces
(14' x 45') 84 Spaces

Total Parking Spaces = 234 Spaces

Legal Description

NORTH PARCEL:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD AND CANAL RIGHTS OF WAY FOR I-95; WHITE ROAD AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHTS OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE, FLORIDA.

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.
AND
LESS AND EXCEPT THE PARCEL FOR PUBLIC RIGHT OF WAY PURPOSES CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4907, PAGE 348, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.548 ACRES OF LAND MORE OR LESS. SUBJECT TO RIGHTS OF WAY, EASEMENTS, AND RECORDS.

SOUTH PARCEL:

That part of the Southwest 1/4 of the Northeast 1/4 lying Northerly (Westerly observed in field) of I-95 right-of-way in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, less rights-of-way for canal and public roads, and easements of record.

Less and excepting the following:

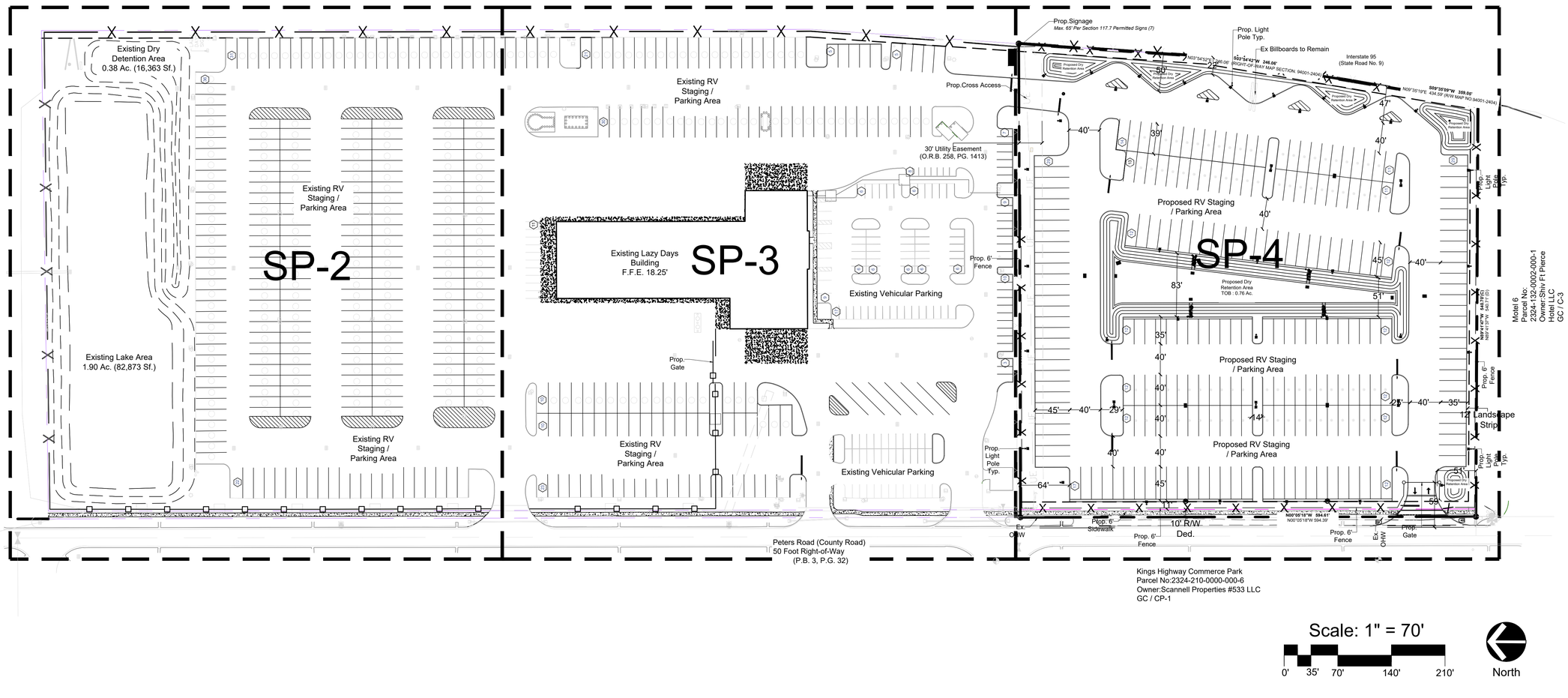
Being that part of the North 380.00 feet of the South 424.50 feet of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Westerly of the West Limited Access right-of-way line of Interstate 95, Less the West 25 feet, for road right-of-way, and being more particularly described as follows:

Commence at the Southwest corner of Northeast 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, thence run N00°05'13"W, a distance of 44.50 feet, thence run S89°41'47"E, a distance of 25.00 feet, to the Point of Intersection of the North Right-of-Way Line of the North St. Lucie River Water Control District Canal No. 38 with the East Right-of-Way line of Peters Road, said point being the Point of Beginning, thence run N00°05'13"W, along the said East Right-of-Way Line of Peters Road, a distance of 380.01 feet, thence run S89°41'37"E, a distance of 444.80 feet, to the West right-of-way line of Interstate 95 (I-95); thence run S20°56'11"W, along the said West right-of-way of I-95, a distance of 202.82 feet, thence run S26°36'34W, along the said West right-of-way of I-95, a distance of 212.15 feet, to the said North right-of-way line of the North St. Lucie River Water Control District Canal No. 38; thence run N89°41'37"W, along the said North Canal right-of-way, a distance of 276.80 feet, to the Point of Beginning, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

And Less and Excepting the following:

Being that part of the North 291.46 feet of the South 715.96 feet of the Northeast 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Westerly of the West Limited Access right-of-way line of Interstate 95, less the West 25.00 feet thereof for road right-of-way and being more particularly bounded and described as follows:

Commence at the Southwest corner of said Northeast 1/4 of Section 24; thence North 00°05'13" West, along the West line of said Northeast 1/4 of Section 24 (bearing basis), a distance of 424.51 feet, thence South 89°41'37" East, along the south line of said North 291.46 feet of the South 715.96 feet of the Northeast 1/4 of Section 24, a distance of 25.00 feet to the Point of Beginning, thence continue South 89°41'37" East, along the said South line of the North 291.46 feet of the South 715.96 feet of the Northeast 1/4 of Section 24, a distance of 444.88 feet to the Westerly right-of-way line of Interstate 95 (State Road No. 9); thence North 20°56'08" East, along said Westerly right-of-way line of Interstate 95, a distance of 231.76 feet, thence North 09°35'19" East, along said Westerly right-of-way line of Interstate 95, a distance of 75.55 feet, thence North 89°41'37" West, along the North line of the said South 715.96 feet of the Northeast 1/4 of Section 24, a distance of 540.71 feet to the East Right-of-Way line of Peters Road, thence South 00°05'13" East, along said East right-of-way line parallel with and 25.00 feet East of, as measured at right angles, said West line of the Northeast 1/4 of Section 24, a distance of 291.47 feet to the Point of Beginning.



Scale: 1" = 70'

0' 35' 70' 140' 210'

North

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

3500 SW Corporate Parkway, Suite 203
Palm City, Florida 34990

T 772.678.7200
www.hjadesignstudio.com
LA 0000905

General RV Ft. Pierce Florida

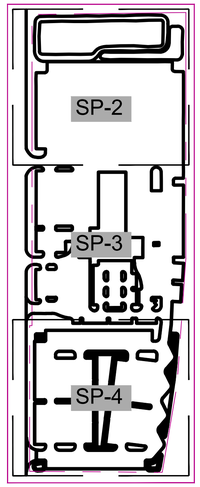
City of Fort Pierce
Overall Site Plan

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Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	07-30-2025
Revision Dates	

SP-1

SITE KEY



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LANDSCAPE ARCHITECTURE

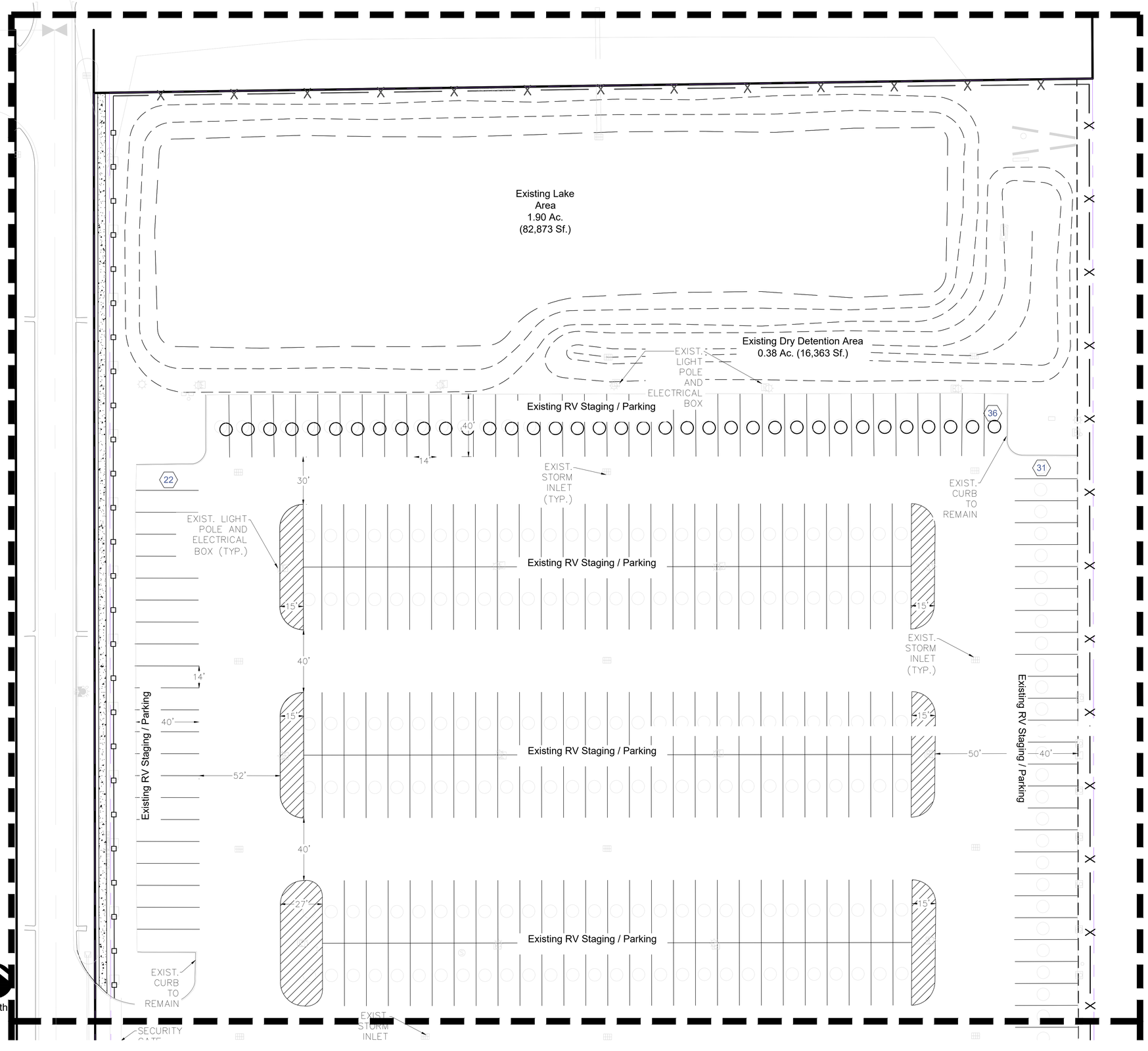
3500 SW Corporate Parkway, Suite 203
Palm City, Florida 34990

T 772.678.7200
www.hjadesignstudio.com
LA 0000905

General RV Ft. Pierce

City of Fort Pierce Florida

Site Plan



Scale: 1" = 30'

0' 15' 30' 60' 90'

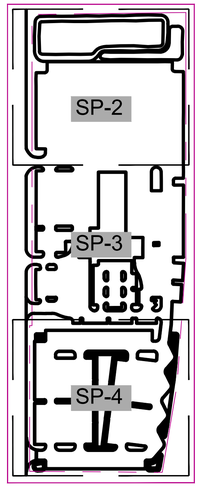
North

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Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	07-30-2025
Revision Dates	

SP-2

SITE KEY



REMAIN

SECURITY GATE TO REMAIN

EXIST. STORM INLET (TYP.)

Peters Road (County Road)
50 Foot Right-of-Way
(P.B. 3, P.G. 32)

Existing RV Staging / Parking Area

EXIST. CONCRETE SIDEWALK

Existing Lazy Days Building
F.F.E. 18.25'

EXIST. FUEL TANK

±50'

Existing RV Staging / Parking Area

±35'

50'

Existing Vehicular Parking

Existing Vehicular Parking

EXIST. GOLF CART PARKING

SECURITY GATE TO REMAIN

EXIST. CONCRETE SIDEWALK

EXIST. STORM INLET (TYP.)

10' Landscape Strip

30' Utility Easement

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

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LANDSCAPE ARCHITECTURE

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Palm City, Florida 34990

T 772.678.7200
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General RV Ft. Pierce

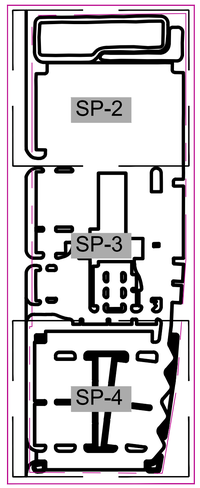
City of Fort Pierce
Florida
Site Plan

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Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	07-30-2025
Revision Dates	

SP-3

SITE KEY



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LA 0000905

General RV Ft. Pierce

City of Fort Pierce
Florida

Site Plan

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Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	07-30-2025
Revision Dates	

SP-4

Scale: 1" = 30'
0' 15' 30' 60' 90'

North

Motel 6
Parcel No: 2324-132-0002-000-1
Owner:Shiv Ft Pierce Hotel LLC

Existing Tree Chart

Tag #	Common Name	DBH	Height of Clear Trunk	Mitigation Required	Status
1	Laurel oak	14		Yes	Remove
2	Laurel oak	18		Yes	Remove
3	Cabbage palm		17	Yes	Remove
4	Laurel oak	32		Yes	Remove
5	Laurel oak	12		No	Remove
6	Laurel oak	7		No	Remove
7	Laurel oak	17		Yes	Remove
8	Laurel oak	21		Yes	Remove
9	Laurel oak	14		Yes	Remove
10	Laurel oak	12		No	Remove
11	Laurel oak	16		Yes	Remove
12	Laurel oak	9		No	Remove
13	Laurel oak	12		No	Remove
14	Laurel oak	9		No	Remove
15	Laurel oak	37		Yes	Remove
16	Laurel oak	10		No	Remove
17	Laurel oak	22		Yes	Remove
18	Laurel oak	10		No	Remove
19	Laurel oak	6		No	Remove
20	Laurel oak	6		No	Remove
21	Laurel oak	20		Yes	Remove
22	Laurel oak	12		No	Remove
23	Laurel oak	16		Yes	Remove
24	Laurel oak	12		No	Remove
25	Laurel oak	8		No	Remove
26	Laurel oak	8		No	Remove
27	Laurel oak	10		No	Remove
28	Laurel oak	10		No	Remove
29	Laurel oak	6		No	Remove
30	Laurel oak	6		No	Remove
31	Laurel oak	6		No	Remove
32	Laurel oak	16		Yes	Remove
33	Laurel oak	11		No	Remove
34	Laurel oak	16		Yes	Remove
35	Laurel oak	7		No	Remove
36	Laurel oak	14		Yes	Remove
37	Laurel oak	9		No	Remove
38	Laurel oak	10		No	Remove
39	Laurel oak	12		No	Remove
40	Laurel oak	12		No	Remove
41	Laurel oak	8		No	Remove
42	Laurel oak	24		Yes	Remove
43	Laurel oak	14		Yes	Remove
44	Laurel oak	12		No	Remove
45	Laurel oak	6		No	Remove
46	Laurel oak	32		Yes	Remove
47	Laurel oak	17		Yes	Remove
48	Laurel oak	10		No	Remove
49	Laurel oak	18		Yes	Remove
50	Oak	9		No	Remove
51	Laurel oak	6		No	Remove
52	Laurel oak	20		Yes	Remove
53	Laurel oak	12		No	Remove
54	Laurel oak	24		Yes	Remove
55	Laurel oak	24		Yes	Remove
56	Laurel oak	16		Yes	Remove
57	Laurel oak	12		No	Remove
58	Laurel oak	18		Yes	Remove
59	Laurel oak	10		No	Remove
60	Laurel oak	24		Yes	Remove
61	Laurel oak	8		No	Remove
62	Laurel oak	6		No	Remove
63	Laurel oak	14		Yes	Remove
64	Laurel oak	38		Yes	Remove
65	Laurel oak	38		Yes	Remove
66	Oak	41		Yes	Remove
67	Laurel oak	22		Yes	Remove
68	Oak	10		No	Remove
69	Laurel oak	8		No	Remove
70	Laurel oak	8		No	Remove
71	Laurel oak	14		Yes	Remove
72	Laurel oak	14		Yes	Remove
73	Laurel oak	6		No	Remove
74	Laurel oak	41		No	Remove
75	Laurel oak	30		Yes	Remove
76	Oak	7		No	Remove
77	Oak	14		Yes	Remove
78	Laurel oak	8		No	Remove
79	Laurel oak	8		No	Remove
80	Oak	19		Yes	Remove
81	Laurel oak	8		No	Remove
82	Laurel oak	8		No	Remove
83	Laurel oak	8		No	Remove
84	Laurel oak	6		No	Remove
85	Laurel oak	8		No	Remove
86	Laurel oak	9		No	Remove
87	Laurel oak	6		No	Remove
88	Laurel oak	19		Yes	Remove
89	Laurel oak	22		Yes	Remove
91	Laurel oak	19		Yes	Remove
92	Laurel oak	14		Yes	Remove
93	Laurel oak	11		No	Remove
94	Laurel oak	22		Yes	Remove
95	Laurel oak	12		No	Remove
96	Oak	27		Yes	Remove

Tag #	Common Name	DBH	Height of Clear Trunk	Mitigation Required	Status
97	Laurel oak	16		Yes	Remove
98	Laurel oak	7		No	Remove
99	Laurel oak	8		No	Remove
100	Laurel oak	8		No	Remove
101	Oak	10		No	Remove
102	Oak	8		No	Remove
103	Laurel oak	8		No	Remove
104	Laurel oak	8		No	Remove
105	Oak	10		No	Remove
106	Laurel oak	6		No	Remove
107	Laurel oak	9		No	Remove
108	Laurel oak	9		No	Remove
109	Laurel oak	6		No	Remove
110	Laurel oak	10		No	Remove
111	Laurel oak	7		No	Remove
112	Laurel oak	10		No	Remove
113	Laurel oak	12		No	Remove
114	Oak	26		Yes	Remove
115	Laurel oak	18		Yes	Remove
116	Laurel oak	7		No	Remove
117	Laurel oak	41		Yes	Remove
118	Laurel oak	12		No	Remove
119	Laurel oak	16		Yes	Remove
120	Laurel oak	12		No	Remove
121	Laurel oak	32		Yes	Remove
122	Laurel oak	17		Yes	Remove
123	Laurel oak	27		Yes	Remove
124	Laurel oak	32		Yes	Remove
125	Laurel oak	10		No	Remove
126	Laurel oak	7		No	Remove
127	Laurel oak	20		Yes	Remove
128	Laurel oak	21		Yes	Remove
129	Laurel oak	12		No	Remove
130	Laurel oak	27		Yes	Remove
131	Laurel oak	41		Yes	Remove
132	Laurel oak	30		Yes	Remove
133	Laurel oak	18		Yes	Remove
134	Laurel oak	20		Yes	Remove
135	Laurel oak	16		Yes	Remove
136	Laurel oak	7		No	Remove
137	Laurel oak	19		Yes	Remove
138	Laurel oak	17		Yes	Remove
139	Laurel oak	6		No	Remove
140	Laurel oak	6		No	Remove
141	Laurel oak	14		Yes	Remove
142	Laurel oak	7		No	Remove
143	Laurel oak	14		Yes	Remove
144	Laurel oak	14		Yes	Remove
145	Laurel oak	12		No	Remove
146	Laurel oak	14		Yes	Remove
147	Laurel oak	17		Yes	Remove
148	Laurel oak	10		No	Remove
149	Laurel oak	12		No	Remove
150	Laurel oak	16		Yes	Remove
151	Laurel oak	11		No	Remove
152	Laurel oak	32		Yes	Remove
153	Laurel oak	11		No	Remove
154	Laurel oak	11		No	Remove
155	Laurel oak	11		No	Remove
156	Laurel oak	11		No	Remove
157	Laurel oak	9		No	Remove
158	Laurel oak	6		No	Remove
159	Laurel oak	32		Yes	Remove
160	Laurel oak	22		Yes	Remove
161	Laurel oak	19		Yes	Remove
162	Laurel oak	11		No	Remove
163	Laurel oak	11		No	Remove
164	Laurel oak	11		No	Remove
165	Laurel oak	22		Yes	Remove
166	Laurel oak	7		No	Remove
167	Laurel oak	12		No	Remove
168	Laurel oak	14		Yes	Remove
169	Oak	32		Yes	Remove
170	Laurel oak	10		No	Remove
171	Laurel oak	17		Yes	Remove
172	Laurel oak	22		Yes	Remove
173	Laurel oak	7		No	Remove
174	Laurel oak	10		No	Remove
175	Laurel oak	12		No	Remove
176	Laurel oak	6		No	Remove
177	Laurel oak	22		Yes	Remove
178	Laurel oak	12		No	Remove
179	Laurel oak	19		Yes	Remove
180	Laurel oak	6		No	Remove
181	Laurel oak	7		No	Remove
182	Laurel oak	10		No	Remove
183	Laurel oak	10		No	Remove
184	Laurel oak	10		No	Remove
185	Laurel oak	10		No	Remove
186	Laurel oak	7		No	Remove
187	Laurel oak	12		No	Remove
188	Laurel oak	14		Yes	Remove
189	Laurel oak	10		No	Remove
190	Laurel oak	8		No	Remove
191	Laurel oak	12		No	Remove

Tree Mitigation Calculations

TREES REMOVED

Palms: 1 Palm

Hardwoods: 1,722 DBH

TREES PLANTED

Palms: 87 Palms

Hardwoods: 557.5 DBH

MITIGATION REQUIRED

Removed - (Credits + Planted)

Palms:

1 - (0 + 87) = No Mitigation for Palms Required

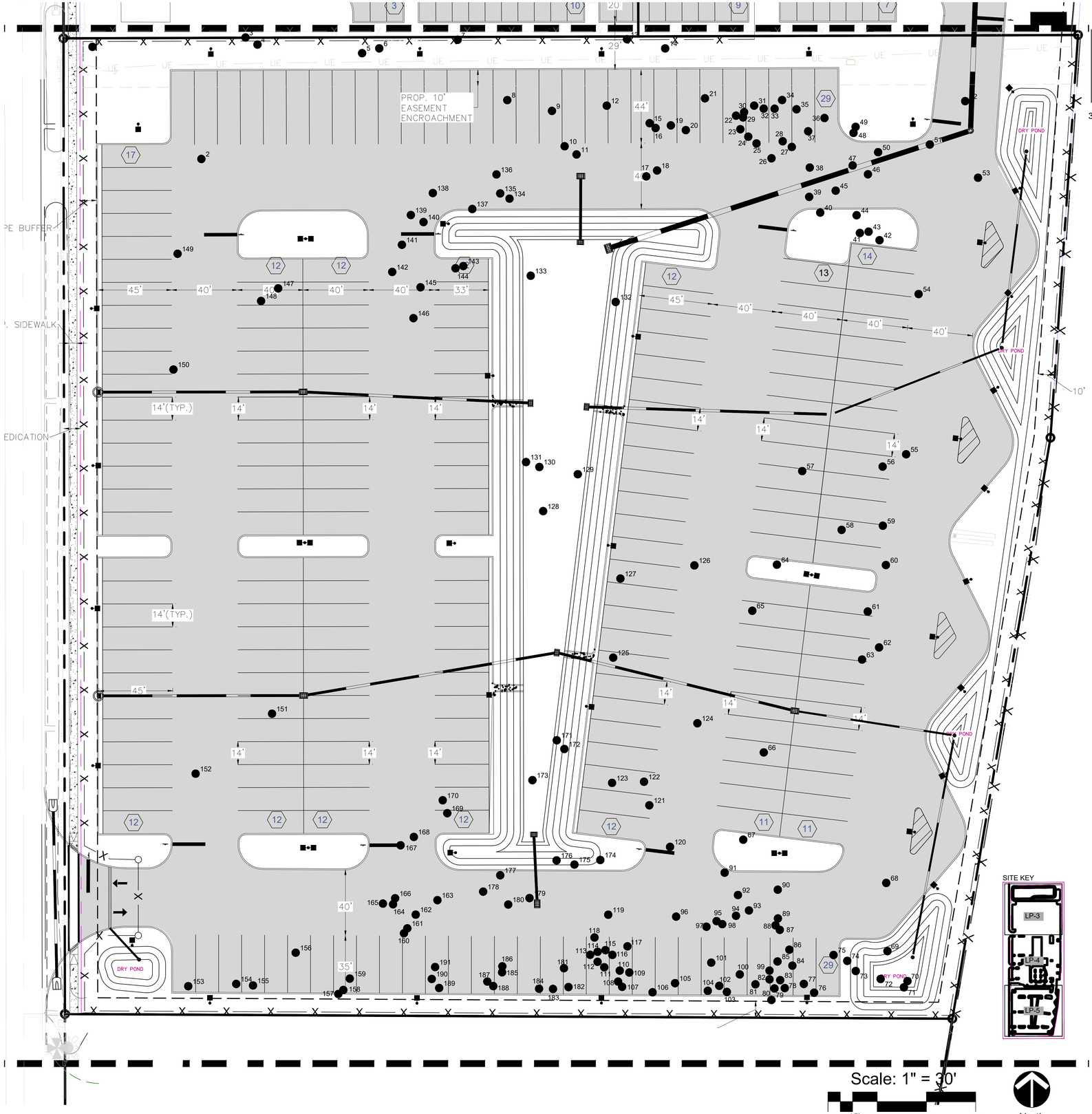
Hardwoods:

1,722 - (532.5) = 1,189.5 DBH Mitigation Required

Fort Pierce Mitigation Notes

Per Artical III, Sec. 123-66. - Tree protection and mitigation.D.5:
When the property being developed is not suitable for on-site mitigation, the applicant's plan, may, with city approval, provide for use of a site on city public lands providing that the applicant furnishes all necessary services incident to such mitigation on public property, including, but not limited to, funding of plant materials and labor.

Alternatively, the applicant may contribute a fee established by the city commission by resolution per inch DBH required for mitigation to the city to be used by the city for acquisition, maintenance or planting of native trees on publicly owned lands. Any such monies contributed in satisfaction of the applicant's mitigation requirement shall be placed in a specially designated fund entitled the City of Fort Pierce Tree Preservation Funds, the use of which is limited as provided in this section.



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General RV Park - Ft. Pierce

City of Fort Pierce Florida

Existing Tree & Removal Plan - Expansion Site

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Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	07-30-2025
Revision Dates	

LP-1

Landscape Data

Existing Lazy Days Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 1,269.20'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,269.20 l.f. x 10' = 12,692 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,269.20 l.f. / 2' o.c. = 635 Shrubs
Provided = 635 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 1,275.74'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,275.74 l.f. x 10' = 12,757.4 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,275.74 l.f. / 2' o.c. = 638 Shrubs
Provided = 638 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 637.28'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
637.28 l.f. x 10' = 6,372.8 s.f. / 200 = 32 Trees
Provided = 32

Shrubs Required = Continuous Hedge @ 2' o.c.
637.28 l.f. / 2' o.c. = 319 Shrubs
Provided = 319 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 616.16'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
616.16 l.f. x 10' = 6,161.6 s.f. / 200 = 31 Trees
Provided = 31

Shrubs Required = Continuous Hedge @ 2' o.c.
616.16 l.f. / 2' o.c. = 308 Shrubs
Provided = 308 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (81,166.92 s.f./15 = 5,411.12 s.f.)
Landscape Area Provided = 10,554.20 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
81,166.92 s.f./15 = 5,411.12 s.f. / 100 = 54 Trees
Trees Provided = 54

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 203 Trees
Maximum Palms Allowed = 102 (203 / 2 = 101.5)
Total Palms Provided = 0 (0%)

Total Trees Required = 203 Trees
Total Trees Provided = 203 Trees
203 Trees + 0 Palms @ 3:1 = 0 Trees = 203 Trees

Total Trees Required = 203 Trees
Total Native Trees Provided = 203 (100%)

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

Total Shrubs Required = 1,924
Total Native Shrubs Provided = 1,289 (67%)

Proposed Expansion Lot Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Peters Road (West) : 594.61 LF x 10 = 5,946.1 SF

Trees Required: (5,946.1 SF / 300) = 20 Trees
Trees Provided: = 21 Trees
(18 Trees + 9 Palms (3:1))

Interstate I-95 (East): 605.11 LF x 10 = 6,051.1 SF

Trees Required: (6,051.1 SF / 300) = 20 Trees
Trees Provided: = 20 Trees

Landscape Strip Adjacent to Other Property

Vehicular use, building, retention/detention areas adjacent to other property

Motel 6 (South) : 540.70 LF x 10 = 5,407 SF

Trees Required: (5,407 SF / 300) = 18 Trees
Trees Provided: = 18 Trees

Interior Vehicular Use Areas

Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area.

Vehicular Use Area: 247,887 SF

Landscape Area Required: (247,887 SF / 15 SF) = 16,525.8 SF
Landscape Area Provided: = 74,610.8 SF

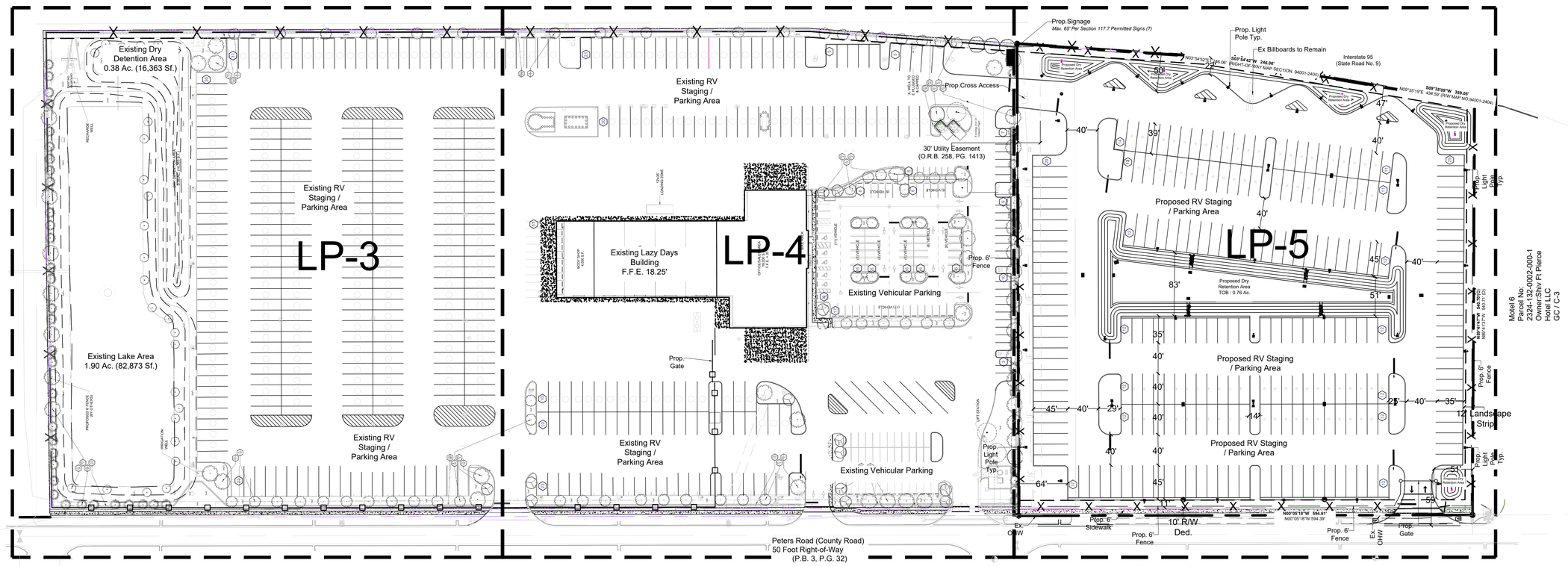
Trees Required: (16,525.8 SF / 100) = 165 Trees
Trees Provided: = 168 Trees
(142 Trees + 78 Palms (3:1))

Overall Trees Required

Total Trees Required: = 223 Trees
Total Trees Provided: = 231 Trees
(202 Trees + 87 Palms (3:1))

Fort Pierce Landscape Notes

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department.
6. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.
7. All landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks.These protected devices shall have a minimum height of six (6) inches above grade.
8. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10.Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way
11. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'. For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.
A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
18. Mitigation shall be required for the loss of any native tree at least 14 inches DBH (except for palms which shall have a minimum clear trunk of ten feet) and shall include the following:
(1)The replacement trees, either preserved, relocated or newly planted, shall be of the same or other native species as the tree approved for removal;
(2)The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least 12 feet tall and 2½ inches DBH except for palms which shall have a minimum clear trunk of ten feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:a.Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;b.Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.
(3)The replanting design shall provide adequate space for root and crown development;
(4)The property owner shall be responsible for maintenance of the mitigation trees, such responsibility to include replacement of unhealthy and dead trees. The property owner shall submit to an on-site inspection of the planted/preserved vegetation 12 months after the issuance of the final development order or permit approval. If it is determined that the planted vegetation is dead, diseased or otherwise not in compliance with provisions of this Code and the original approved mitigation plan, the property owner shall be provided notice and directed to correct any such deficiencies and replace all noncompliant materials within 60 days;



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General RV Ft. Pierce

City of Fort Pierce
Overall Site Plan

Florida

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Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	07-30-2025
Revision Dates	

LP-2

PROPOSED 6' FENCE (BY OTHERS)

RECHARGE WELL

EXISTING BILLBOARD

Existing Lake Area 1.90 Ac. (82,873 Sf.)

IRRIGATION WELL

Existing Dry Detention Area 0.38 Ac. (16,363 Sf.)

EXIST. LIGHT POLE AND ELECTRICAL BOX

Existing RV Staging / Parking

EXIST. STORM INLET (TYP.)

EXIST. CURB TO REMAIN

EXIST. LIGHT POLE AND ELECTRICAL BOX (TYP.)

Existing RV Staging / Parking

EXIST. STORM INLET (TYP.)

Existing RV Staging / Parking

EXIST. STORM INLET (TYP.)

Existing RV Staging / Parking

Existing RV Staging / Parking

EXIST. CURB TO REMAIN

SECURITY GATE TO

EXIST. STORM INLET (TYP.)

MATCHLINE LP-3

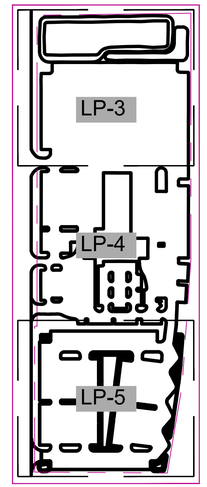
MATCHLINE LP-4

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

SITE KEY



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Landscape Plan

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LP-3

MATCHLINE LP-3

MATCHLINE LP-4

SECURITY GATE TO REMAIN

EXIST. STORM INLET (TYP.)

Peters Road (County Road)
50 Foot Right-of-Way
(P.B. 3, P.G. 32)

Existing RV Staging / Parking Area

EXIST. CONCRETE SIDEWALK

BODY SHOP
4,000 S.F.

SERVICE BAYS
16,000 S.F.

Existing Lazy Days Building
F.F.E. 18.25'

12'x35' LOADING ZONE

OFFICE/SALES AREA
19,200 S.F.
F.F.E. = 20.0

BIKE RACK

EXIST. FUEL TANK

Existing RV Staging / Parking Area

Existing Vehicular Parking

(5) VEHICLE

(6) VEHICLE

(17) VEHICLE

EXIST. GOLF CART PARKING

EXIST. STORM INLET (TYP.)

LIFT STATION

Existing tree to remain (Typ)

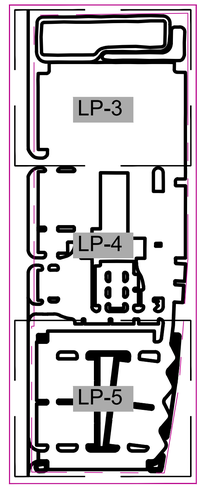
MATCHLINE LP-4

MATCHLINE LP-5

10' Landscape Strip

30' Utility Easement
(O.R.B. 258, PG. 1413)

SITE KEY



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Checked By	MH
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Submittal Dates	07-30-2025
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Scale: 1" = 30'

0' 15' 30' 60' 90'

North

LP-4

MATCHLINE LP-4

MATCHLINE LP-5

10' Landscape Strip

30' Utility Easement
(O.R.B. 258, PG. 1413)

PROP. 10' EASEMENT ENCROACHMENT

10' LANDSCAPE BUFFER

PROP. SIDEWALK

10' R/W Ded.

10' ROW DEDICATION

Proposed Dry Retention Area
TOB : 0.76 Ac.

Proposed Dry Retention Area

Proposed Dry Retention Area

Proposed Dry Retention Area

Proposed Dry Retention Area

Proposed Dry Retention Area

Prop. Light Pole T

Ex Billboards t

10' Landscape Strip

12' Landscape Strip

Interstate 95
(State Road No. 9)

Peters Road (County Road)
50 Foot Right-of-Way
(P.B. 3, P.G. 32)

Kings Highway Commerce Park
Parcel No:2324-210-0000-000-6
Owner:Scannell Properties #533 LLC
GC / CP-1

N00°05'18"W 594.61'
N00°05'18"W 594.39'

N89°41'47"W 540.70'(C)
N89°41'37"W 540.71' (D)

S03°54'42"W 246.06'
(RIGHT-OF-WAY MAP SECTION 94001-2404)

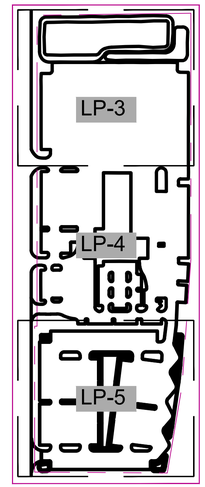
N03°54'52"E 246.06'

S09°35'09"W 359.05'
434.59' (R/W MAP NO.94001-2404)

N09°35'19"E

Motel 6
Parcel No: 2324-132-0002-000-1
Owner:Shiv Ft Pierce Hotel LLC
GC / C-3

SITE KEY



North

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Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	07-30-2025
Revision Dates	

LP-5

Landscape Notes / Specifications

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS INCLUDING ADDENDA AS MAY BE ISSUED BY THE OWNER.

2. THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND IRRIGATION INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.

4. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE EXECUTION OF THEIR WORK.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS PARKING LOTS, CURBS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS.

10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZE LOCAL PRACTICES.

11. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND THE PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE AGRONOMIC EVALUATION OF SOIL CHARACTERISTICS. EVALUATION MUST INCLUDE CHEMICAL ANALYSIS BY A QUALIFIED AGRICULTURAL SOILS TESTING LABORATORY (CERTIFIED IN THE STATE OF FLORIDA). SOILS SAMPLE SHOULD BE TAKEN IMMEDIATELY FOLLOWING COMPLETION OF ROUGH GRADING ACTIVITIES AND SHOULD BE COLLECTED AT A RATE ON ONE SAMPLE FOR EACH 5,000 SQUARE FEET OF IMPACTED AREA, OR A TOTAL OF SIX, WHICHEVER IS GREATER. AT A MINIMUM THE CHEMICAL ANALYSIS OF THE SOIL SHOULD CONSIDER THE FOLLOWING:

- A. PERCENTAGE OF ORGANIC MATTER
- B. SALINITY
- C. PH
- D. LIME CONTENT
- E. MINERAL NUTRIENTS INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, ZINC, MANGANESE, COPPER, SULFUR, AND MOLYBDENUM.
- F. POTENTIAL HAZARDS OR IMPEDIMENTS FOR PLANT GROWTH INCLUDING SALINITY, SODIUM CHLORIDE, BORON, IMPAIRED SOIL STRUCTURE OR DRAINAGE.
- F. SAND FRACTION ANALYSIS AS A PERCENTAGE PASSING THROUGH 1", ½", AND NO. 200 SIEVES
- H. PERCOLATION RATE IN INCHES PER HOUR.

THE ANALYSIS SHOULD ALSO INCLUDE SPECIFIC RECOMMENDATIONS TO THE OWNER FOR ANY AMENDMENTS AND BACKFILL MIXES FOR OPTIMAL PLANT GROWTH TO BE MADE TO THE SOILS PRIOR TO PLANTING. THE CONTRACTOR SHOULD INCLUDE THE COST FOR SOIL AMENDMENTS. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH COPIES OF ALL SOIL TESTING RESULTS. SUBMITTAL DOCUMENTATION MUST ALSO CONTAIN A GRAPHIC SITE PLAN DEPICTING LOCATIONS FROM WHICH EACH SAMPLE WAS DRAWN.

14. THE LANDSCAPE CONTRACTORS BASE BID FOR SOIL PREPARATION IS TO INCLUDE THE FOLLOWING WITH THE UNDERSTANDING THAT MIX DESIGN MAY NEED TO BE ADJUSTED BASED ON OUTCOME OF AGRONOMIC TESTING.

- A. TREES: 100% SITE SOIL WITH 5LB. TRIPLE SUPER PHOSPHATE PER CU. YD.
- B. SHRUBS: 100% SITE SOIL WITH OSMOCOTE CONTROLLER RELEASE FERTILIZER (14-14-14) PER MANUFACTURER'S RECOMMENDATION.
- C. THE SOILS TEST RESULTS TAKE PRECEDENCE OVER THE ITEMS NOTED IN A AND B ABOVE.

15. SHOULD OWNER AND LANDSCAPE CONTRACTOR AGREE WITH THE RECOMMENDATION OF THE TESTING AGENCY TO FURTHER AMEND THE SOILS THE CONTRACTOR'S CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES OF AMENDED SOILS TO BE RE-TESTED TO CONFIRM COMPLIANCE WITH RECOMMENDATIONS FOLLOWING THE SAME PROCEDURES AS THE ORIGINAL TESTS.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH PLANT MATERIAL REQUIRED TO ADEQUATELY COVER THE AREA SHOWN ON THE LANDSCAPE PLANS AT THE PRESCRIBED SPACING AND NOTIFYING THE OWNER IMMEDIATELY OF ANY PERCEIVED DISCREPANCIES FOR RESOLUTION. THE PLANT SPACING CONTROLS BED LAYOUT, NOT THE PLAN QUANTITY FOR THAT PARTICULAR BED.

FINE GRADING NOTES

1. FINISHED GRADE IN PLANTING AREAS SHALL BE HELD 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL ADJACENT HARDSCAPE SURFACES.

2. ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS AND BRANCHES, ETC.

3. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

INSTALLATION NOTES

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
5. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
6. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE E UAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
7. WETLAND BUFFERS, BUFFER PROTECTION AREAS, AND UPLAND PRESERVE AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION, AND OTHER BUILDING MAINTENANCE ACTIVITIES.
8. TREES TO REMAIN DURING CONSTRUCTION SHALL BE PROTECTED AND BARRICADED. SEE TREE PROTECTION NOTE.
9. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+1MG FOR PALMS ONLY)
10. TREES AND PALMS ARE TO BE PLANTED IN ACCORDANCE TO LANDSCAPE PLAN. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.
11. TREES AND PALMS ARE TO BE PLANTED IN THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.
12. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (2 INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL OUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

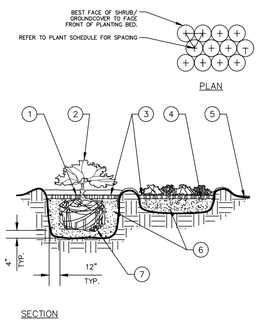
    IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THIS ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOLID SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER) CREATED SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

    WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOT BALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.
13. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISHED LANDSCAPE GRADES AND PLUMB THE TREE SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND WORK EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS PLANTED. PROVIDE APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.
14. PROVIDE A 2-3" HIGH SOIL BERM AROUND THE EDGE OF ROOT BALL TO FORM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, COBRA EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.
15. BROADCAST OVER THE ROOT BALL AND BACKFILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.
16. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1LB. NITROGEN PER 1000 FT2, PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.
17. ON TREES UP TO 4" CALIPER, APPLY A THREE (3) -INCH LAYER OF MULCH TO AN EIGHT (8) -FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) -FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE.
18. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER AS SHOWN IN EXHIBITS A-C. (NOTE: STAKING IS OPTIONAL FOR MORE PROTECTED LOCATIONS).
19. A REPRESENTATIVE WILL INSPECT TREES AND PALMS DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.
20. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
22. REMOVE ALL STRING OR WIRE WRAPPED AROUND THE TRUNK. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

ACCEPTANCE NOTES

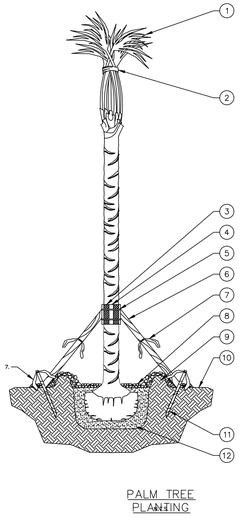
1. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

    PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE IN A HEALTHY, VIGOROUS CONDITION.
2. THE CUSTOMER REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" – 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES– PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND– COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING



PALM TREE PLANTING

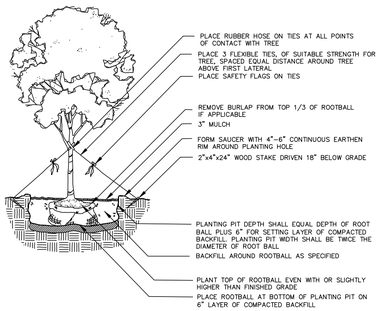
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

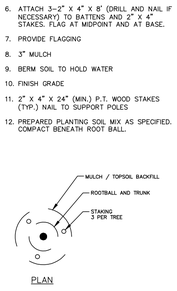
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GROLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

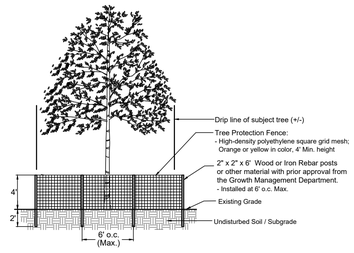
1. MINIMUM OF NINE (9) GOOD PALM FRONDS
2. PRUNE AND TIE FRONDS WITH HEMP TWINE, CABBAGE PALMS TO BE "HURRICANE CUT"
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS.
5. SECURE BATTENS WITH 2–3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. ATTACH 3–2" X 4" X 8' (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING
8. 3" MULCH
9. BERM SOIL TO HOLD WATER
10. FINISH GRADE
11. 2" X 4" X 24" (MIN.) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES
12. PREPARED PLANTING SOIL MIX AS SPECIFIED. COMPACT BENEATH ROOT BALL.



TREE PLANTING DETAIL
N.T.S.



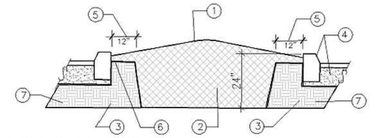
PLAN



Tree Barricade Detail
N.T.S.

Tree Protection Notes

1. Existing trees that are to be preserved shall be barricaded according to Martin County regulations.
2. Tree Protection Barricades shall be erected prior to the commencement of any work. All barricades must be maintained intact for the duration of construction.
3. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
4. During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be:
    A. No trenching or cutting of roots
    B. No fill, compaction or removal of soil; and
    C. No use of concrete, paint, chemicals or other foreign substances
5. Barricades shall be constructed of a yellow or orange high density polyethylene square grid mesh fence with a min. height of 4 feet. Fencing shall be secured to posts with nylon cable ties at the top middle and bottom of each post. Posts shall be a 2"x 2" x 6' wood or iron rebar or other material with prior approval from Martin County's Growth Management Department. Posts shall be spaced a max. of 6' o.c.



1. CROWN MEDIANS @ 4:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING SOIL MIX. BOTTOM OF PIT TO BE NATIVE SOIL.
3. PROVIDE CONTINUOUS 'DEEP ROOT'/ ROOT BARRIER. (WHEN SPECIFIED).
4. PROTECT AND RETAIN ALL CURBS AND BASE.
5. PROVIDE 12" DEAD ZONE @ CURB EDGES.
6. PROVIDE 2" FROM TOP OF CURB TO FINISH GRADE TO ALLOW FOR MULCH OR SOD. PROVIDE 4" MINIMUM TOPSOIL ABOVE COMPACTED SUBGRADE FOR SOD (TYP).
7. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

GENERAL NOTES
A. VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION ACTIVITY.
B. EXCAVATE ENTIRE AREA UNDER ALL SHRUBS/GROUNDCOVER/TREES.
C. ALL MEDIANS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS OR DO NOT MEET LOCAL REQUIREMENTS.

TYPICAL LANDSCAPE MEDIAN
SECTION
N.T.S.

EXPANSION LOT PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL.	NATIVE	QTY
TREES					
	CD	Cocoloba diversifolia / Pigeon Plum	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	15
	CE2	Conocarpus erectus / Green Buttonwood	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	34
	CS3	Conocarpus erectus sericeus / Silver Buttonwood	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	24
	ED	Elaeocarpus decipiens TM / Japanese Blueberry Tree	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	No	5
	IC	Ilex cassine / Dahoon Holly	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	20
	IE	Ilex x attenuata `Eagleston` / Eagleston Holly	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	75
	MG	Magnolia grandiflora `D.D. Blanchard` / Southern Magnolia	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes	29
PALMS					
	SS	Sabal palmetto / Cabbage Palmetto	30% @ 12` ct., 35% @ 15` ct., 35% @ 18` ct., Stagger Hts. within groups	Yes	81

Existing Lazy Days Landscape Plan

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
81	*IE**	*ILEX x ATTENUATA 'EAGLESTON'*	*EAGLESTON HOLLY*	*12' x 5', 2.5" D.B.H.*	*A.S.*	*FULL CANOPY, 5' C.T. MIN.*
22	*MG**	*MAGNOLIA GRANDIFLORA*	*D D BLANCHARD MAGNOLIA*	*12' x 5', 2.5" D.B.H.*	*A.S.*	*FULL CANOPY, 2.5' C.T. MIN.*
82	*PE**	*PINUS ELLIOTTI*	*SLASH PINE*	*12' x 5', 2.5" D.B.H.*	*A.S.*	*FULL CANOPY, 5' C.T. MIN.*
5	*QL**	*QUERCUS LAURIFOLIA*	*LAUREL OAK*	*12' x 5', 2.5" D.B.H.*	*A.S.*	*FULL CANOPY, 5' C.T. MIN.*
45	*QV**	*QUERCUS VIRGINIANA*	*LIVE OAK*	*12' x 5', 2.5" D.B.H.*	*A.S.*	*FULL CANOPY, 5' C.T. MIN.*
26	*TD**	*TAXODIUM DISTICHUM*	*BALD CYPRESS*	*12' x 5', 2.5" D.B.H.*	*A.S.*	*FULL CANOPY, 5' C.T. MIN.*
SHRUBS / GROUNDCOVERS						
28	*MYR-1**	*MYRICANTHES FRAGRANS*	*SIMPSON STOPPER*	*#7, 4' x 2'*	*2' O.C.*	*FULL & THICK*
1,265	*MYR**	*MYRICANTHES FRAGRANS*	*SIMPSON STOPPER*	*#3, 2' x 2'*	*2' O.C.*	*FULL & THICK*
490	*VIS*	*VIBURNUM SUSPENSUM*	*SANDANKWA VIBURNUM*	*#3, 2' x 2'*	*2' O.C.*	*FULL & THICK*
	SOD-1	*PASPALUM NOTATUM*	*BAHIA SOD*			*SEE SPECS*
	SOD	*STENOTAPHRUM SECUNDATUS*	*ST. AUGUSTINE SOD*			*SEE SPECS*
		** = Florida Native*				
		NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE				

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General RV Ft. Pierce
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City of Fort Pierce
Landscape Specifications

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Job No. 2024-44
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 07-30-2025

Revision Dates

LP-6

CONSTRUCTION DOCUMENTS

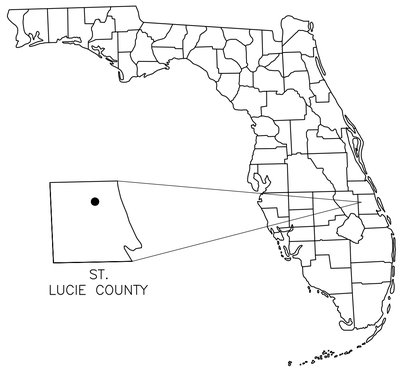
FOR

GENERAL RV

PREPARED FOR

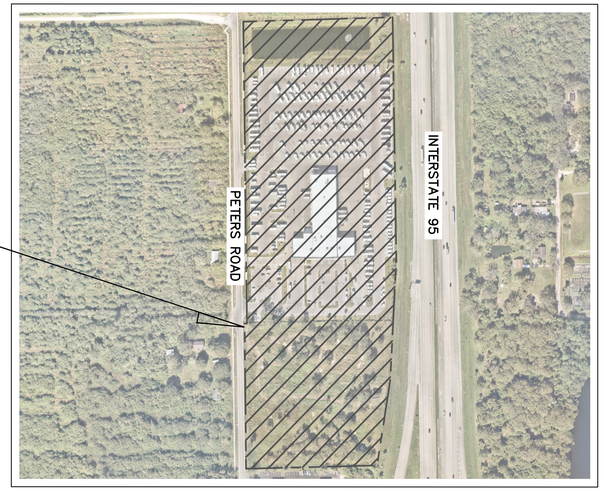
FL ST LUCIE 95 LLC

JULY 2025



VICINITY MAP

SCALE: N.T.S.



PROJECT LOCATION
2398 AND 2650 PETERS ROAD
FORT PIERCE, FL 34945

VICINITY MAP

NOT TO SCALE

SECTION: 24 TOWNSHIP: 35S RANGE: 39E

PCN: 2324-132-0000-000-4
PCN: 2324-123-0000-000-9

NORTH

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CITY OF FORT PIERCE
CITY OF FORT PIERCE ENGINEERING
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LEGAL DESCRIPTION(FROM SURVEY):

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD AND CANAL RIGHTS OF WAY FOR I-95; WHITE ROAD AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHTS OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE, FLORIDA.

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

AND

LESS AND EXCEPT THE PARCEL FOR PUBLIC RIGHT OF WAY PURPOSES CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4907, PAGE 348, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING NORTHERLY (WESTERLY OBSERVED IN FIELD) OF I-95 RIGHT-OF-WAY IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHTS-OF-WAY FOR CANAL AND PUBLIC ROADS, AND EASEMENTS OF RECORD.

LESS AND EXCEPTING THE FOLLOWING:

BEING THAT PART OF THE NORTH 380.00 FEET OF THE SOUTH 424.50 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WESTERLY OF THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, LESS THE WEST 25 FEET, FOR ROAD RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN N00°05'13"W, A DISTANCE OF 44.50 FEET, THENCE RUN S89°41'47"E, A DISTANCE OF 25.00 FEET, TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 38 WITH THE EAST RIGHT-OF-WAY LINE OF PETERS ROAD, SAID POINT BEING THE POINT OF BEGINNING, THENCE RUN N00°05'13"W, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF PETERS ROAD, A DISTANCE OF 380.01 FEET, THENCE RUN S89°41'37"E, A DISTANCE OF 444.80 FEET, TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (I-95); THENCE RUN S20°58'11"W, ALONG THE SAID WEST RIGHT-OF-WAY OF I-95, A DISTANCE OF 202.82 FEET, THENCE RUN S28°36'34"W, ALONG THE SAID WEST RIGHT-OF-WAY OF I-95, A DISTANCE OF 212.15 FEET, TO THE SAID NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 38, THENCE RUN N89°41'37"W, ALONG THE SAID NORTH CANAL RIGHT-OF-WAY, A DISTANCE OF 278.80 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND LESS AND EXCEPTING THE FOLLOWING:

BEING THAT PART OF THE NORTH 291.46 FEET OF THE SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WESTERLY OF THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, LESS THE WEST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 24; THENCE NORTH 00°05'13" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 24 (BEARING BASIS), A DISTANCE OF 424.51 FEET, THENCE SOUTH 89°41'37" EAST, ALONG THE SOUTH LINE OF SAID NORTH 291.46 FEET OF THE SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°41'37" EAST, ALONG THE SAID SOUTH LINE OF THE NORTH 291.46 FEET OF THE SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 444.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9); THENCE NORTH 20°56'08" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 231.76 FEET, THENCE NORTH 09°30'19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 75.55 FEET, THENCE NORTH 89°41'37" WEST, ALONG THE NORTH LINE OF THE SAID SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 540.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF PETERS ROAD, THENCE SOUTH 00°05'13" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE PARALLEL WITH AND 25.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 291.47 FEET TO THE POINT OF BEGINNING.

PLANS ARE IN NAVD DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.49' = (NGVD 1929)

FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION: X###-###
SFWMD APPLICATION NUMBER: 241029-47036

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Kimley»Horn

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1615 S. CONGRESS AVE, SUITE 201,
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE: ——

KHA PROJECT
245690001
DATE
JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

COVER SHEET

GENERAL RV
FT PIERCE
PREPARED FOR
FL ST LUCIE 95 LLC
FT. PIERCE FL

SHEET NUMBER
C-000

Plotted By: Castro, Roy Sheet Set: GENERAL RV FT PIERCE Layout: C-000 COVER SHEET July 29, 2025 09:23:59am K:\bcd_civil\245690001 - general rv ft pierce\CADD\plansheets\C-000 COVER SHEET.dwg
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF ANY IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING BIDDING. IN THE EVENT OF DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS.
20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE FT. PIERCE STANDARD DETAILS

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

UTILITIES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

WATER AND SEWER UTILITY NOTES

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE LOCAL WATER AND SEWER REQUIREMENTS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.
2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES AND GRAVITY SEWER LINES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS IN THE COATING OR LINING, WHICH, IN THE OPINION OF THE ENGINEER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE AS-BUILT BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS OR JURISDICTIONAL AGENCY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.
11. ALL WATER DISTRIBUTION SYSTEM MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL WATER PROVIDER AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFICATION MANUALS PRIOR TO BIDDING THE PROJECT.
12. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(21)(B)3, USING BLUE AS THE 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 WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING AND AFTER INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS STRIPE 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 OR 24" OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP. BELL AND SPIGOT PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
13. ALL WATER MAINS ARE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI, HAVE COMPRESSION TYPE BELL JOINTS AND BE EITHER ANSI/AWWA C-151/A21.51-02 DUCTILE IRON PIPE (D.I.P.), CLASS 50 FOR 6" DIAMETER PIPE AND LARGER AND CLASS 51 IF PIPE DIAMETER IS SMALLER THAN 6" OR ANSI/AWWA C-900-97, PVC PIPE WITH A MAXIMUM SDR OF 18. ALL D.I.P. WATER MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARDS. ALL D.I.P. FORCE MAINS SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING APPROXIMATELY ONE MIL THICK IN ACCORDANCE WITH ANSI 21.51-81. CEMENT MORTAR LINING IS NOT EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PROCEDURES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
14. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER(OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING VACUUM-TYPE GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER,WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
16. THE WATER SYSTEM SHALL BE CLEANED OF DEBRIS, FLUSHED AND TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE ALLOWABLE GAL/HR IN ACCORDANCE WITH THE ANSI/AWWA C-600-05 STANDARD SECTION 4.2.2.

    (EQUATION L = SD√P) / 148,000

    L = ALLOWABLE LEAKAGE, GALLONS/HOUR
    S = LENGTH OF PIPE TESTED, FEET
    D = NOMINAL DIAMETER, INCHES
    P = AVERAGE TEST PRESSURE, LB/IN GAUGE
17. AFTER THE PRESSURE TEST, THE SYSTEM SHALL BE DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD. BACTERIOLOGICAL TESTS SHALL BE TAKEN TWO (2) CONSECUTIVE DAYS, AT LEAST 24 HOURS APART AND SHALL BE AT LEAST ONE SAMPLE PER 1,200 FEET OF MAIN IN THE SYSTEM. THE SAMPLE SHALL HAVE A HETEROTROPHIC PLATE COUNT (HPC) LESS THAN 500 CFU/ML AND SHALL BE FREE OF COLIFORM BACTERIA.
18. AT THE TIME OF BACTERIOLOGICAL SAMPLING, CHLORINE RESIDUAL DETERMINATION SHALL BE MADE TO INSURE THAT CHLORINE CONCENTRATION IN THE MAIN IS NO HIGHER THAN THAT GENERALLY IN THE SYSTEM (4.0 MG/L FREE OR 4.0 MG/L COMBINED MAXIMUM), OR LESS THAN 0.2 MG/L FREE OR 0.6 MG/L COMBINED. THE RESULT SHALL BE REPORTED ALONG WITH THE BACTERIOLOGICAL TEST RESULTS. ALL TESTING SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR.

INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED TO HOUSE THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
21. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PROCEDURES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
22. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR O

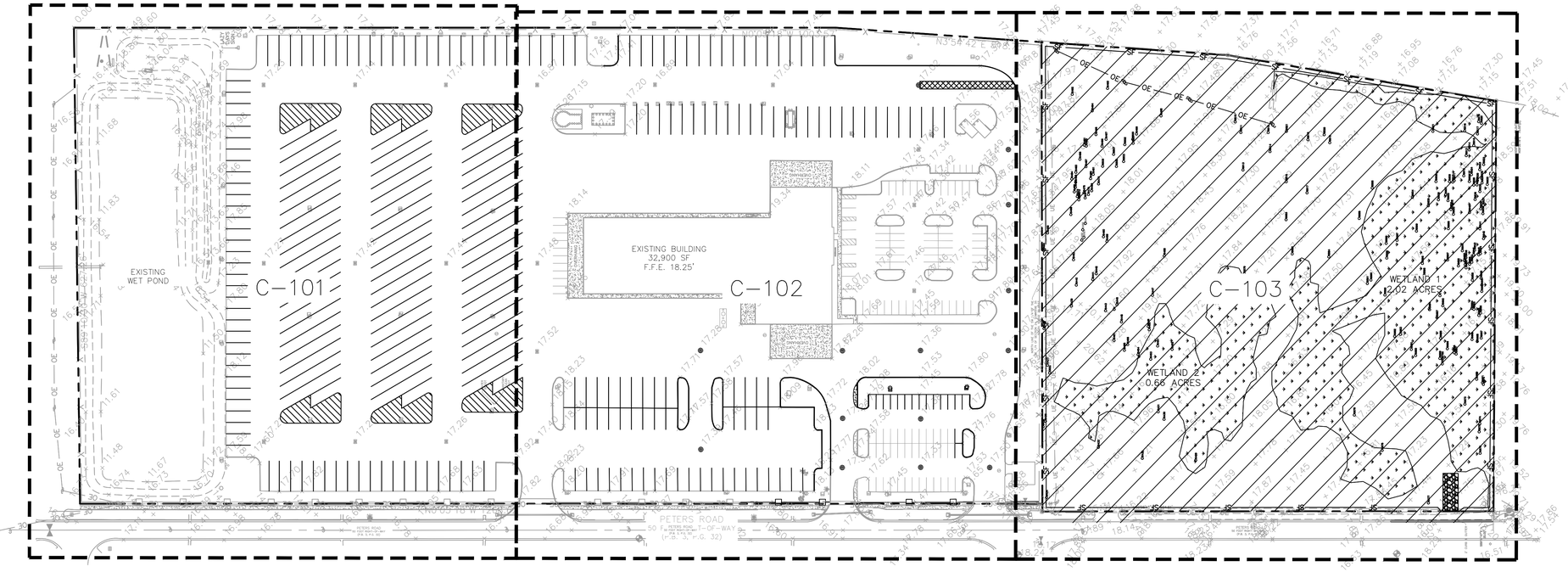
Plotted By: Castro, Roy Sheet Set: GENERAL RV FT PIERCE Layout: C-100 OVERALL DEMOLITION AND EROSION PLAN July 29, 2025 10:26:11am K:\ved_civil\245690001 — general rv ft pierce\CADD\plansheets\C-100 DEMOLITION AND EROSION PLAN.dwg
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LEGEND

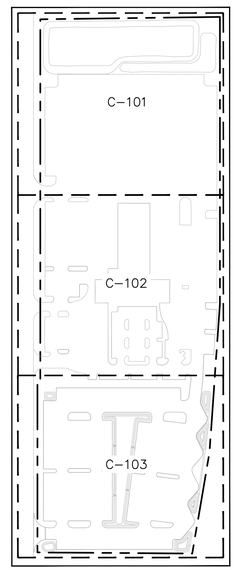
- PROPERTY LINE
- EXIST. CHAIN LINK FENCE TO REMAIN
- EXIST. ALUMINUM FENCE TO REMAIN
- SILT FENCE
- EXIST. WETLAND TO BE FILLED/DREDGED MITIGATION AND REMOVAL APROVED PER ERP
- CONSTRUCTION ENTRANCE
- FULL DEPTH REMOVAL OF EXISTING PAVEMENT AND CURB
- LIMITS OF CLEARING AND GRUBBING
- FILTER SACK

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160



KEY MAP
1"=250'



LAND CLEARING NOTES

1. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
2. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.
3. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
4. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
5. PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
6. APLICATIONS FOR LAND CLEARING SHALL REQUIRE A LAND CLEARING PLAN THAT INCLUDES, AT A MINIMUM, PROPOSED DATES FOR CLEARING, THE PROPOSED METHOD OF EROSION AND SEDIMENT CONTROL, THE PROPOSED METHOD OF DEBRIS DISPOSAL AND SOIL SITE STABILIZATION PROCEDURES TO BE IMPLEMENTED AFTER LAND CLEARING. SITE CLEARING, VEGETATION REMOVAL AND/OR BUILDING DEMOLITION SHALL BE PHASED CONCURRENT WITH CONSTRUCTION PRACTICES SUCH AS BUT NOT LIMITED TO SEEDING, WETTING AND MULCHING THAT MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED BY CONSTRUCTION ACTIVITY SHALL BE COMPLETELY PROGRESSIVELY AND ACTIVELY MAINTAINED AS VEGETATION REMOVAL OCCURS WHEN A GIVEN AREA OF A SITE. BUILDING OR INFRASTRUCTURE CONSTRUCTION SHALL COMMENCE NO LATER THAN 30 DAYS AFTER VEGETATION REMOVAL AND SITE CLEARANCE IS COMPLETED. WHERE OFF-SITE SILTATION BECOMES A PROBLEM, WORK ON THE PROJECT SHALL STOP UNTIL AN AMENDED PLAN IS APROVED AND IMPLEMENTED.
7. DURING CONSTRUCTION ACTIVITIES, EXIST. NATIVE VEGETATION SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USE PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE AND AIR POLLUTION. THIS REQUIREMENT SHALL BE A CONDITION OF ALL DEVELOPMENT APROVALS. BARRICADES SHALL BE USED ON-SITE TO PRESERVE THE VEGETATION TO BE RETAINED. AREAS ESPECIALLY VULNERABLE TO WIND OR WATER EROSION, SUCH AS SHORELINES OR BLUFFS, SHALL RETAIN EXIST. VEGETATION DURING CONSTRUCTION AND BE THE LAST AREA OR PART OF THE FINAL PHASE OF A PHASED CLEARING PLAN TO BE CLEARED.

DEMOLITION NOTES

1. ALL AREAS WITHIN THE LIMITS OF DEMOLITION SHALL BE CLEARED AND GRUBBED.
2. ALL DEMOLITION SHALL BE WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
3. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
4. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL POSTED ON THE SITE IN THE PERMIT BOX, IT'S LOCATION SHOWN ELSEWHERE ON THIS PAGE.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
6. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXIST. IMPROVEMENTS INDICATED ON PLAN.
7. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
8. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.
9. LOCATE EXIST. ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPORT AND PROTECTION DURING DEMOLITION OPERATION.
10. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
11. DEMOLISH AND COMPLETELY REMOVE FROM SITE, MATERIAL INDICATED ON PLAN OR NOTES.
12. THE USE OF EXPLOSIVES IS NOT PERMITTED.
13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
14. CONTRACTOR IS TO PROVIDE APROVED EROSION CONTROL/SEDIMENTATION BARRIERS TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL AS NEEDED ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE.
15. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF DEMOLITION SHALL BE RE-LANDSCAPED AND IRRIGATION SYSTEMS REPAIRED TO PREVIOUS WORKING CONDITIONS.
16. ALL UTILITIES LOCATED WITHIN THE LIMITS OF DEMOLITION SHALL BE REMOVED TO THE LIMITS OF DEMOLITION AND/OR R/W AND CAPED IF UNUSED (WHERE APLICABLE) UNLESS OTHERWISE NOTED.
17. ALL EXIST. CURBING AND ASPHALT PAVEMENT WITHIN THE LIMITS OF DEMOLITION SHALL BE SAW CUT AND REMOVED UNLESS OTHERWISE NOTED.
18. CONTRACTOR TO FIELD VERIFY PRESENCE OF ALL ASPHALT OR CONCRETE PAVEMENT WITHIN THE LIMITS OF DEMOLITION IF APLICABLE.
19. CONTRACTOR IS TO OBTAIN PROPER PERMITS PRIOR TO DEMOLITION OF EXIST. STRUCTURES
20. CONTRACTOR TO INSTALL SAFETY FENCE AND PROPERLY SIGN/MARK AROUND WORK AND STAGING AREA TO PREVENT PEDESTRIAN TRAFFIC FROM ENTERING.
21. CONTRACTOR SHALL PROVIDE ADEQUATE MAINTENANCE OF TRAFFIC AROUND WORK AND STAGING AREA.
22. CONTRACTOR SHALL USE CAUTION WHEN WORKING AROUND, REMOVING, AND/OR RELOCATING EXIST. UTILITIES AND COORDINATE WITH UTILITY PROVIDER AS NEEDED.
23. CONTRACTOR TO COORDINATE WITH OWNER ON LOCATION OF CONSTRUCTION ENTRANCE.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TREE PROTECTION FENCING (T.P.F.) FULLY EXTENDS TO TREE DRIPLINE.
25. T.P.F. MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. UPON COMPLETION OF EXIST. CONDITIONS DEMOLITION, CONTRACTOR SHALL ADJUST T.P.F. SO THAT TREES TO REMAIN ARE FULLY PROTECTED DURING CONSTRUCTION
26. EXIST. TREES SHALL BE PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST AS DIRECTED BY OWNER'S REPRESENTATIVE.
27. CONTRACTOR SHALL COORDINATE PHASING OF TREE MITIGATION PLANS TO ENSURE THAT TREES TO REMAIN ARE FULLY PROTECTED.
28. CONTRACTOR SHALL REMOVE ALL INVASIVE PLANT MATERIALS LOCATED ONSITE.
29. EXIST. WELL(S) TO BE PLUGGED AND ABANDONED BY A FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2)
30. EXIST. SITE BENCHMARKS SHALL BE RELOCATED BY A LICENSED SURVEYOR PRIOR TO BEGINNING OF CONSTRUCTION.
31. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING 100-YEAR STORM EVENTS.
32. NOT CLEARING, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES, IS AUTHORIZED UNTIL THE PERMIT FOR THE INSTALLATION OF EROSION CONTROL DEVICES AND PRESERVE AREA BARRICADE HAS BEEN ISSUED.
33. NO ADDITIONAL LAND CLEARING SHALL BE AUTHORIZED UNTIL PERMIT IS OBTAINED FROM THE GROWTH MANAGEMENT DEPARTMENT AND POSTED, FOLLOWING SATISFACTORY INSPECTION OF REQUIRED CONTROL STRUCTURES AND BARRICADES.
34. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND MONITORED FOR COMPLIANCE BY PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
35. BOUNDARY MARKERS WILL BE PLACED AT THE CORNERS OF PROPERTY ABUTTING PRESERVED AREAS. ALL SIGNS AND BOUNDARY MARKERS WILL BE APROVED BY THE ST. LUCIE COUNTY ENVIRONMENTAL PLANNING ADMINISTRATOR AND WILL BE PLACED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR CONSTRUCTION ON THIS SITE.
36. FOLLOWING CERTIFICATION OF OCCUPANCY FOR THE DEVELOPMENT, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
37. RELOCATION UTILITY LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
38. CONTRACTOR MUST USE SITE STABILIZATION METHODS, SUCH AS, BUT NOT LIMITED TO, SEEDING, WETTING, AND MULCHING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED BY CONSTRUCTION ACTIVITY. SUCH METHODS SHALL BE COMPLETED PROGRESSIVELY AND ACTIVELY MAINTAINED AS VEGETATION REMOVAL OCCURS WITHIN A GIVEN AREA OF A SITE. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL INFORM THE COUNTY WHICH VEGETATION REMOVAL METHODS WILL BE CONDUCTED AND THE PLAN TO MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS.
39. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. STABILIZATION TO CONSIST OF PLACEMENT OF SOD OR SEED/MULCH (3" MIN.) OF ALL DISTURBED AREAS.

PLANS ARE IN NAVD DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION: X###-###
SFWMD APPLICATION NUMBER: 241029-47036

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No.	REVISIONS	DATE	BY

Kimley»Horn

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1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FLORIDA, 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE: ——

KHA PROJECT	DESIGNED BY:	DRAWN BY:	CHECKED BY:
245690001	RAC	JMC	JLH
DATE			
JULY 2025			
SCALE: AS SHOWN			

OVERALL DEMOLITION AND EROSION PLAN

GENERAL RV FT PIERCE

PREPARED FOR
FL ST LUCIE 95 LLC

FL

FT. PIERCE

SHEET NUMBER
C-100

Plotted By:Castro, Roy Sheet Set:GENERAL RV FT PIERCE Layout:C-101 DEMOLITION AND EROSION PLAN July 29, 2025 10:30:09am K:\fpd_civil\245690001 - general rv ft pierce\CADD\plansheets\C-100 DEMOLITION AND EROSION PLAN.dwg
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EXIST. POWER POLE TO REMAIN

N.S.L.R.D.D. CANAL NO. 37
81.00' RIGHT-OF-WAY
(OR 249 PG 1318)

EXIST. OVERHEAD ELECTRIC TO REMAIN

SET 5/8" IRON ROD & CAP STAMPED "C&W LB 3591"

S89°10'30"W 627.26'

FND 5/8" IRON ROD & CAP STAMPED "LB 8098"

CONTROL STRUCTURE 32" CORRUGATED METAL OUTFALL PIPE

EDGE OF WATER

BILLBOARD SIGN & POLE

EXISTING POND

CONTROL STRUCTURE

EDGE OF WATER

EXISTING DRY POND

LAZY DAYS SIGN

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

PAINT ASPHALT BLACK TO REMOVE EXISTING STRIPING

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

EXIST. CATCH BASIN TO REMAIN(TYP.)

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

PAINT ASPHALT BLACK TO REMOVE EXISTING STRIPING

EXIST. LIGHT POLE AND ELECTRIC BOX TO REMAIN (TYP.)

EXIST. ELECTRICAL BOX TO REMAIN (TYP.)

EXIST. ELECTRICAL OUTLET TO REMAIN

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

POWER POLE TO REMAIN (TYP.)

EXIST. WATER SPIGOT TO REMAIN

EXIST. SANITARY CLEAN TO REMAIN

PAINT ASPHALT BLACK TO REMOVE EXISTING STRIPING

PETERS ROAD
50 FOOT RIGHT-OF-WAY
(P.B. 3, PG. 32)

SWALE

S00°05'18"E 1268.62'

N0°05'18"W 1003.57'

MITERED END SECTION
15" CONCRETE PIPE
S INV: 14.30'

MITERED END SECTION
15" CONCRETE PIPE

SANITARY CLEAN

EXIST. STRIPING

MATCHLINE SEE SHEET C-102

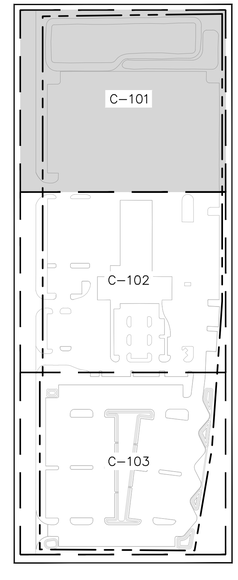
LEGEND

- PROPERTY LINE
- EXIST. CHAIN LINK FENCE TO REMAIN
- EXIST. ALUMINUM FENCE TO REMAIN
- SILT FENCE
- EXIST. WETLAND TO BE FILLED/DREDGED MITIGATION AND REMOVAL APROVED PER ERP
- CONSTRUCTION ENTRANCE
- FULL DEPTH REMOVAL OF EXISTING PAVEMENT AND CURB
- LIMITS OF CLEARING AND GRUBBING
- FILTER SACK

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KEY MAP
1"=250'



PLANS ARE IN NAVD DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION: X###-###
SFWMD APPLICATION NUMBER: 241029-47036

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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KHA PROJECT 245690001	DATE JULY 2025	SCALE: AS SHOWN	DESIGNED BY: RAC
			DRAWN BY: JMC
			CHECKED BY: JLH

DEMOLITION AND EROSION PLAN

GENERAL RV FT PIERCE

PREPARED FOR

FL ST LUCIE 95 LLC

FL

FT. PIERCE

SHEET NUMBER
C-101

MATCHLINE SEE SHEET C-101

MATCHLINE SEE SHEET C-103

SITE BENCHMARK#2
SET NAIL & DISC
ELEVATION=16.57'
N=1123560'
E=853739'

MITERED END SECTION
15" CONCRETE PIPE
N INV:14.37'

12" CONC. PIPE

MITERED END SECTION
15" CONCRETE PIPE
S INV:14.27'

MITERED END SECTION
15" CONCRETE PIPE
S INV:14.31'

MITERED END SECTION
12"X18" CONCRETE PIPE
S INV:15.45'
18X12 CONC. PIPE

POWER POLE TO REMAIN

POWER POLE TO REMAIN

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

EXIST. CURB TO BE REMOVED (TYP.)

EXIST. CURB TO BE REMOVED (TYP.)

EXIST. STRIPING TO BE REMOVED (SEE SHEETS C-201-203)

EXIST. STRIPING TO REMAIN

EXIST. LIGHT POLE AND ELECTRICAL BOX TO BE RELOCATED (TYP.)

EXIST. SIDEWALK TO BE REMOVED

EXIST. SIDEWALK TO REMAIN

START SAW CUT AND REMOVE EXIST. CURB

FINISH SAW CUT AND REMOVE OF EXIST. CURB

FINISH SAW CUT AND REMOVE EXIST. CURB

START SAW CUT AND REMOVE EXIST. CURB

FINISH SAW CUT AND REMOVE EXIST. CURB

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

EXIST. STRIPING TO BE REMOVED & RESTRIPED (SEE SHEETS C-201-203)

EXIST. STRIPING TO REMAIN

EXIST. STRIPING TO REMAIN

FULL DEPTH REMOVAL OF EXIST. PAVEMENT

5.0' 5.0'

EXIST. PROPANE TANK

EXIST. FUEL TANK

ELECTRIC PANELS

ELECTRIC PANELS

IRRIGATION CONTROL VALVE

IRRIGATION CONTROL VALVE

EXIST. LIGHT POLE AND ELECTRICAL BOX (TYP.)

EXIST. STORM INLET

SANITARY CLEAN OUT

SANITARY CLEAN OUT

OVERHANG

OVERHANG

OVERHANG

EXISTING BUILDING
FFE: 18.25'

GREASE TRAP

SWITCH CABINET

A/C

GENERATOR

GAS REGULATOR

WATER METER

ELEC. TRANSFORMER

DUMPSTER BINS AND CONCRETE PAD

BACK FLOW PREVENTER

SIGN

SWALE

SWALE

10' UE
(ORB 5086, PG 1520)

N0°05'18"W 1003.57'

N3°54'42"E 518.75'

N0°35'45"E 246.06'
(RIGHT-OF-WAY MAP SECTION: 94001-2404)

S89°48'34"W 618.19'

LEGEND

- PROPERTY LINE
- EXIST. CHAIN LINK FENCE TO REMAIN
- EXIST. ALUMINUM FENCE TO REMAIN
- SILT FENCE
- EXIST. WETLAND TO BE FILLED/DREDGED MITIGATION AND REMOVAL APROVED PER ERP
- CONSTRUCTION ENTRANCE
- FULL DEPTH REMOVAL OF EXISTING PAVEMENT AND CURB
- LIMITS OF CLEARING AND GRUBBING
- FILTER SACK

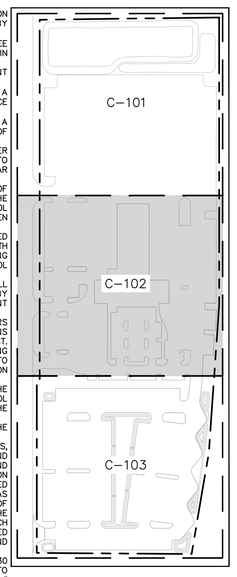
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

DEMOLITION NOTES

1. ALL AREAS WITHIN THE LIMITS OF DEMOLITION SHALL BE CLEARED AND GRUBBED.
2. ALL DEMOLITION SHALL BE WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
3. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
4. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL POSTED ON THE SITE IN THE PERMIT BOX, IT'S LOCATION SHOWN ELSEWHERE ON THIS PAGE.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
6. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXIST. IMPROVEMENTS INDICATED ON PLAN.
7. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
8. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.
9. LOCATE EXIST. ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPORT AND PROTECTION DURING DEMOLITION OPERATION.
10. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
11. DEMOLISH AND COMPLETELY REMOVE FROM SITE, MATERIAL INDICATED ON PLAN OR NOTES.
12. THE USE OF EXPLOSIVES IS NOT PERMITTED.
13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
14. CONTRACTOR IS TO PROVIDE APROVED EROSION CONTROL/SEDIMENTATION BARRIERS TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL AS NEEDED ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE.
15. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF DEMOLITION SHALL BE RE-LANDSCAPED AND IRRIGATION SYSTEMS REPAIRED TO PREVIOUS WORKING CONDITIONS.
16. ALL UTILITIES LOCATED WITHIN THE LIMITS OF DEMOLITION SHALL BE REMOVED TO THE LIMITS OF DEMOLITION AND/OR R/W AND CAPED IF UNUSED (WHERE APLICABLE) UNLESS OTHERWISE NOTED.
17. ALL EXIST. CURBING AND ASPHALT PAVEMENT WITHIN THE LIMITS OF DEMOLITION SHALL BE SAW CUT AND REMOVED UNLESS OTHERWISE NOTED.
18. CONTRACTOR TO FIELD VERIFY PRESENCE OF ALL ASPHALT OR CONCRETE PAVEMENT WITHIN THE LIMITS OF DEMOLITION IF APLICABLE.
19. CONTRACTOR IS TO OBTAIN PROPER PERMITS PRIOR TO DEMOLITION OF EXIST. STRUCTURES
20. CONTRACTOR TO INSTALL SAFETY FENCE AND PROPERLY SIGN/MARK AROUND WORK AND STAGING AREA TO PREVENT PEDESTRIAN TRAFFIC FROM ENTERING.
21. CONTRACTOR SHALL PROVIDE ADEQUATE MAINTENANCE OF TRAFFIC AROUND WORK AND STAGING AREA.
22. CONTRACTOR SHALL USE CAUTION WHEN WORKING AROUND, REMOVING, AND/OR RELOCATING EXIST. UTILITIES AND COORDINATE WITH UTILITY PROVIDER AS NEEDED.
23. CONTRACTOR TO COORDINATE WITH OWNER ON LOCATION OF CONSTRUCTION ENTRANCE.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TREE PROTECTION FENCING (T.P.F.) FULLY EXTENDS TO TREE DRIPLINE.
25. T.P.F. MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. UPON COMPLETION OF EXIST. CONDITIONS DEMOLITION, CONTRACTOR SHALL ADJUST T.P.F. SO THAT TREES TO REMAIN ARE FULLY PROTECTED DURING CONSTRUCTION
26. EXIST. TREES SHALL BE PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST AS DIRECTED BY OWNER'S REPRESENTATIVE.
27. CONTRACTOR SHALL COORDINATE PHASING OF TREE MITIGATION PLANS TO ENSURE THAT TREES TO REMAIN ARE FULLY PROTECTED.
28. CONTRACTOR SHALL REMOVE ALL INVASIVE PLANT MATERIALS LOCATED ONSITE.
29. EXIST. WELL(S) TO BE PLUGGED AND ABANDONED BY A FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2)
30. EXIST. SITE BENCHMARKS SHALL BE RELOCATED BY A LICENSED SURVEYOR PRIOR TO BEGINNING OF CONSTRUCTION.
31. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING 100-YEAR STORM EVENTS.
32. NOT CLEARING, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES, IS AUTHORIZED UNTIL THE PERMIT FOR THE INSTALLATION OF EROSION CONTROL DEVICES AND PRESERVE AREA BARRICADE HAS BEEN ISSUED.
33. NO ADDITIONAL LAND CLEARING SHALL BE AUTHORIZED UNTIL PERMIT IS OBTAINED FROM THE GROWTH MANAGEMENT DEPARTMENT AND POSTED, FOLLOWING SATISFACTORY INSPECTION OF REQUIRED CONTROL STRUCTURES AND BARRICADES.
34. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND MONITORED FOR COMPLIANCE BY PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
35. BOUNDARY MARKERS WILL BE PLACED AT THE CORNERS OF PROPERTY ABUTTING PRESERVED AREAS. ALL SIGNS AND BOUNDARY MARKERS WILL BE APROVED BY THE ST. LUCIE COUNTY ENVIRONMENTAL PLANNING ADMINISTRATOR AND WILL BE PLACED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR CONSTRUCTION ON THIS SITE.
36. FOLLOWING CERTIFICATION OF OCCUPANCY FOR THE DEVELOPMENT, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
37. RELOCATION UTILITY LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
38. CONTRACTOR MUST USE SITE STABILIZATION METHODS, SUCH AS, BUT NOT LIMITED TO, SEEDING, WETTING, AND MULCHING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED BY CONSTRUCTION ACTIVITY. SUCH METHODS SHALL BE COMPLETED PROGRESSIVELY AND ACTIVELY MAINTAINED AS VEGETATION REMOVAL OCCURS WITHIN A GIVEN AREA OF A SITE. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL INFORM THE COUNTY WHICH VEGETATION REMOVAL METHODS WILL BE CONDUCTED AND THE PLAN TO MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS.
39. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. STABILIZATION TO CONSIST OF PLACEMENT OF SOD OR SEED/MULCH (3" MIN.) OF ALL DISTURBED AREAS.

KEY MAP
1"=250'



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(NAVD 1988) + 1.49' = (NGVD 1929)

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FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION: X###-###
SFWMD APPLICATION NUMBER: 241029-47036

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SCALE:	AS SHOWN
DESIGNED BY:	RAC
DRAWN BY:	JMC
CHECKED BY:	JLH

DEMOLITION AND EROSION PLAN

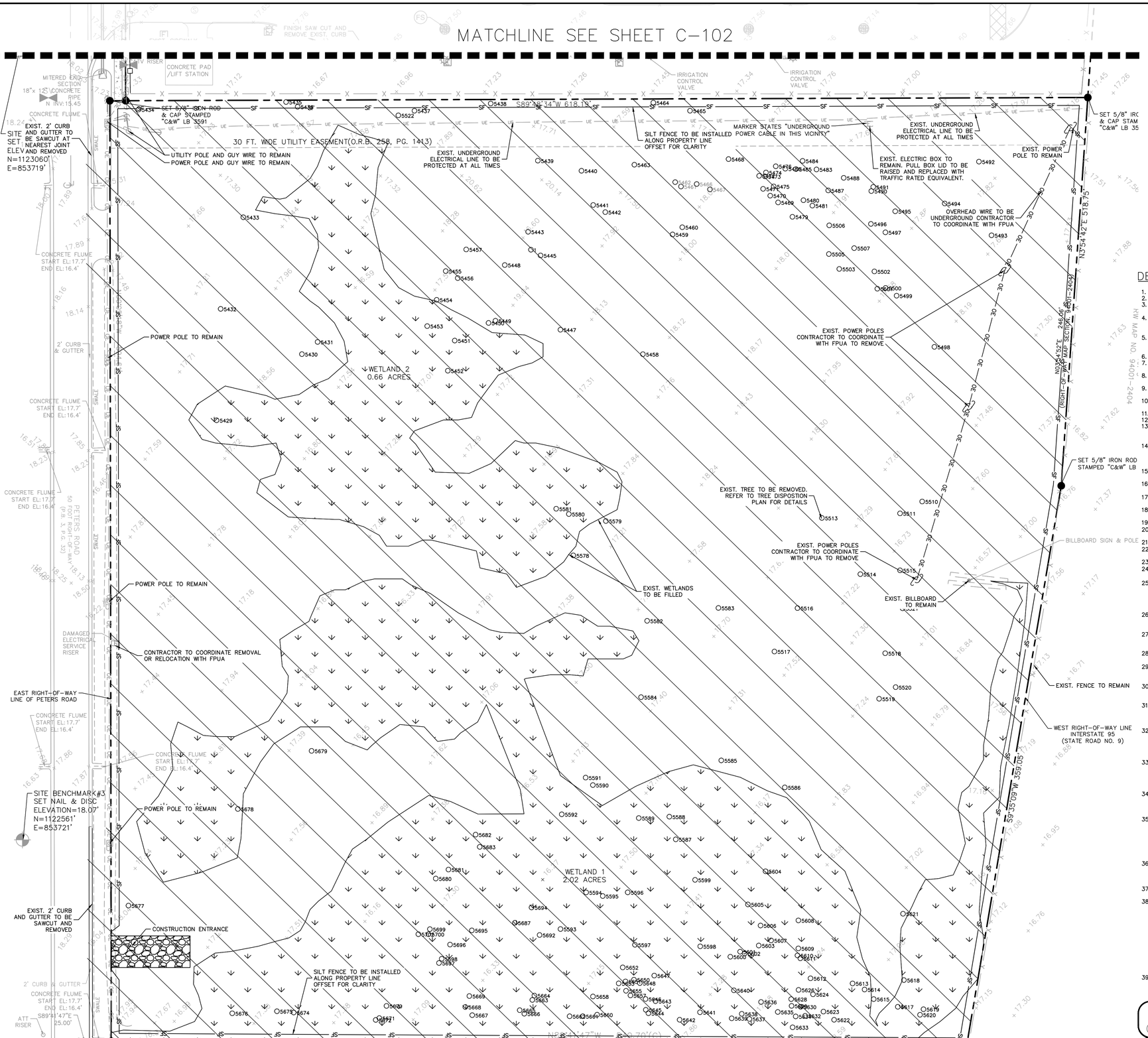
GENERAL RV FT PIERCE

PREPARED FOR
FL ST LUCIE 95 LLC
FL
FT. PIERCE

SHEET NUMBER
C-102

Posted By:Castro, Roy Sheet Set:GENERAL RV FT PIERCE Layout:C-102 DEMOLITION AND EROSION PLAN July 29, 2025 10:32:46am K:\bca_civil\245690001 general rv ft pierce\CAD\Xlsheets\C-100 DEMOLITION AND EROSION PLAN.dwg
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Plotted By: Castro, Roy Sheet Set: GENERAL RV FT PIERCE Layout: C-103 DEMOLITION AND EROSION PLAN July 29, 2025 10:37:53am K:\bca_civil\245690001 - general rv ft pierce\CAD\Plans\sheets\C-100 DEMOLITION AND EROSION PLAN.dwg
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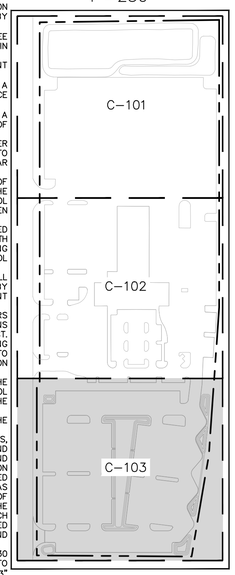
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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29. EXIST. WELL(S) TO BE PLUGGED AND ABANDONED BY A FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2)
30. EXIST. SITE BENCHMARKS SHALL BE RELOCATED BY A LICENSED SURVEYOR PRIOR TO BEGINNING OF CONSTRUCTION.
31. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING 100-YEAR STORM EVENTS.
32. NOT CLEARING, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES, IS AUTHORIZED UNTIL THE PERMIT FOR THE INSTALLATION OF EROSION CONTROL DEVICES AND PRESERVE AREA BARRICADE HAS BEEN ISSUED.
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35. BOUNDARY MARKERS WILL BE PLACED AT THE CORNERS OF PROPERTY ABUTTING PRESERVED AREAS. ALL SIGNS AND BOUNDARY MARKERS WILL BE APROVED BY THE ST. LUCIE COUNTY ENVIRONMENTAL PLANNING ADMINISTRATOR AND WILL BE PLACED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR CONSTRUCTION ON THIS SITE.
36. FOLLOWING CERTIFICATION OF OCCUPANCY FOR THE DEVELOPMENT, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
37. RELOCATION UTILITY LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
38. CONTRACTOR MUST USE SITE STABILIZATION METHODS, SUCH AS, BUT NOT LIMITED TO, SEEDING, WETTING, AND MULCHING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED BY CONSTRUCTION ACTIVITY. SUCH METHODS SHALL BE COMPLETED PROGRESSIVELY AND ACTIVELY MAINTAINED AS VEGETATION REMOVAL OCCURS WITHIN A GIVEN AREA OF A SITE. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL INFORM THE COUNTY WHICH VEGETATION REMOVAL METHODS WILL BE CONDUCTED AND THE PLAN TO MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS.
39. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. STABILIZATION TO CONSIST OF PLACEMENT OF SOD OR SEED/MULCH (3" MIN.) OF ALL DISTURBED AREAS.

KEY MAP
1"=250'



PLANS ARE IN NAVD DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION: X####-###
SFWMD APPLICATION NUMBER: 241029-47036

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
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1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER 80511
DATE: —

KHA PROJECT 245690001
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

DEMOLITION AND EROSION PLAN

GENERAL RV FT PIERCE

PREPARED FOR
FL ST LUCIE 95 LLC
FL
FT. PIERCE

SHEET NUMBER
C-103

GENERAL NOTES

1. A REGISTERED LAND SURVEYOR SHALL REPLACE SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, UPON COMPLETION OF WORK.
2. ALL CURBS WILL HAVE A RADIUS OF 5' OR 15' UNLESS OTHERWISE NOTED
3. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF ST. LUCIE COUNTY.
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6. ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING (EXCEPT WHERE SHOWN).
7. PARKING STALLS TO BE MARKED WITH WHITE PAINT.
8. LIGHTING TO BE NON-GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
9. MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED PERSON. MOT SHALL BE PER FDOT INDEX 102 SERIES.
10. AS-BUILT PLANS ARE REQUIRED FROM CONTRACTOR AT TIME OF COMPLETION.
11. ALL CURBING SHALL BE PER FDOT INDEX 520-001.
12. ALL SIGNAGE SHALL COMPLY WITH WITH CITY OF FORT PIERCE ORDINANCES.
13. SITE CONSTRUCTION SHALL BE PER ST. LUCIE COUNTY SPECIFICATIONS.
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15. THESE CONSTRUCTION DOCUMENTS ARE CONSISTENT WITH THE APPLICABLE ST. LUCIE COUNTY AND CITY OF FORT PIERCE PLAN STANDARDS AND PROVISIONS.

SIGN LEGEND

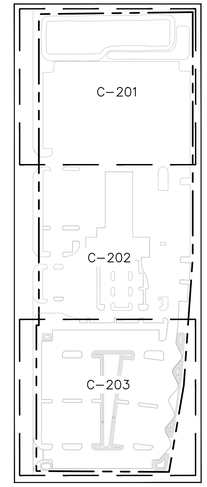
STOP R1-1 (30"X30")

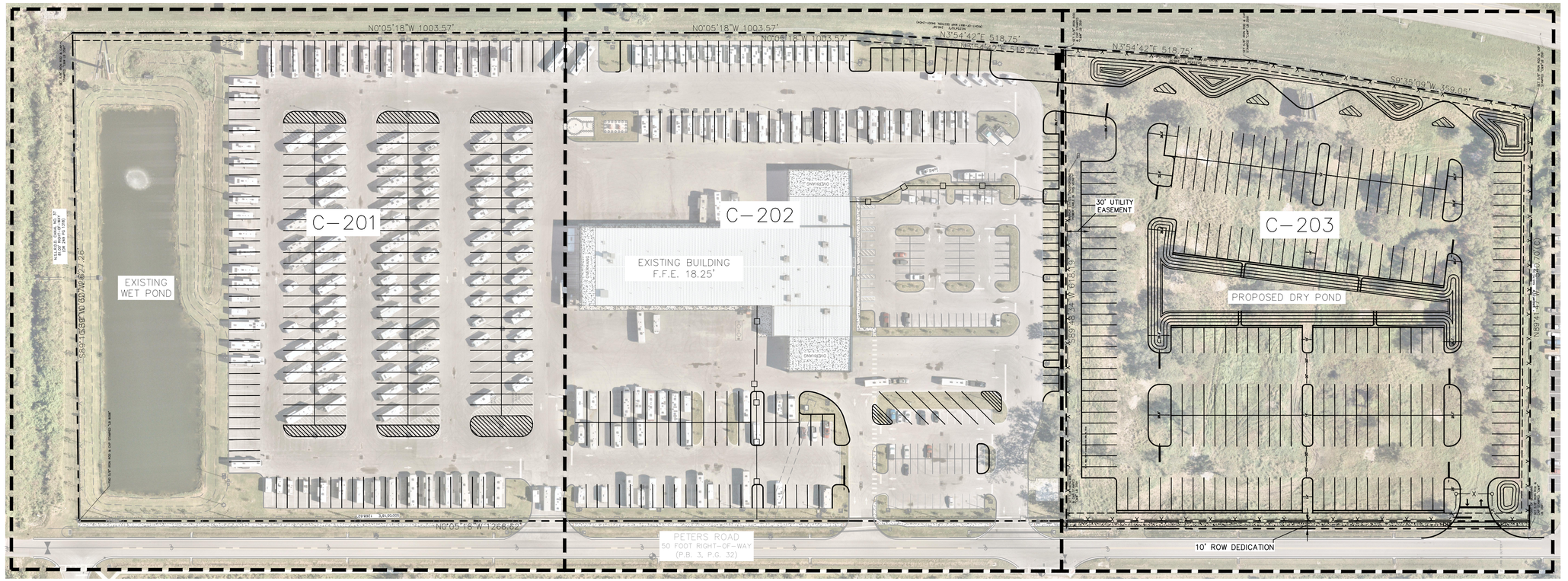
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED ALUMINUM FENCE
- EXISTING ALUMINUM FENCE

NORTH

GRAPHIC SCALE IN FEET
0 35 70 140

KEY MAP
1"=250'





PLANS ARE IN NAVD DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION NUMBER: X###-###
SFWMD APPLICATION NUMBER: 241029-47036

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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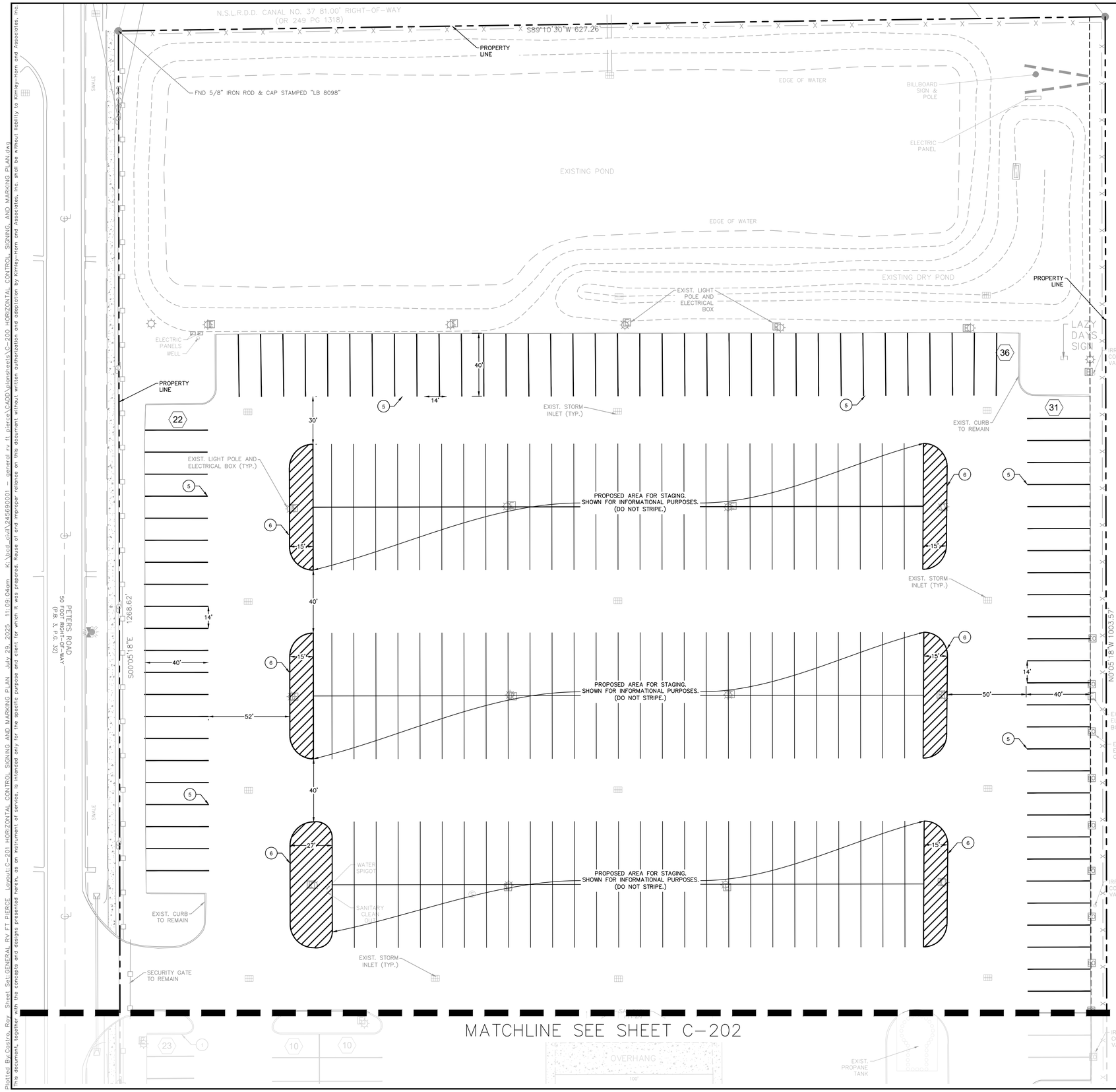
KHA PROJECT
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

OVERALL AERIAL SITE PLAN

GENERAL RV FT PIERCE
PREPARED FOR
FL ST LUCIE 95 LLC
FT. PIERCE FL

SHEET NUMBER
C-200

Plotted By:Castro, Roy Sheet Set:GENERAL RV FT PIERCE Layout:C-200 OVERALL AERIAL SITE PLAN July 29, 2025 11:09:01am K:\bcd_civil\245690001 — general rv ft pierce\CADD\plansheets\C-200 HORIZONTAL CONTROL SIGNING AND MARKING PLAN.dwg
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KEYNOTES

10	PARKING COUNT
1	TYPE F CURB PER FDOT INDEX 520-001
2	TYPE E CURB PER FDOT INDEX 520-001
4	2' WHITE STOP BAR WITH R1-1 SIGN
5	6" WHITE PAINT STRIPE
6	6" WHITE GORE STRIPING
7	MATCH EXISTING TYPE D CURB FDOT INDEX 520-001

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

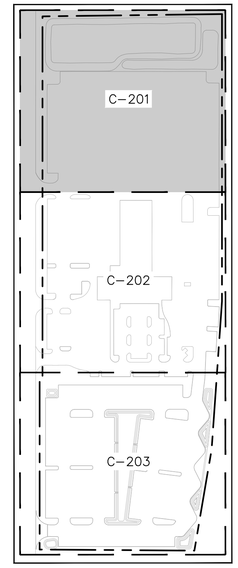
SIGN LEGEND

STOP	R1-1 (30"X30")
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED CHAIN LINK FENCE
	EXISTING CHAIN LINK FENCE
	PROPOSED ALUMINUM FENCE
	EXISTING ALUMINUM FENCE

GENERAL NOTES

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KEY MAP
1"=250'



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NSLRWCD APPLICATION: X####-###
SFWMD APPLICATION NUMBER: 241029-47036

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No.	REVISIONS	DATE	BY

Kimley»Horn

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LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT 245690001
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

HORIZONTAL CONTROL SIGNING AND MARKING PLAN

GENERAL RV FT PIERCE

PREPARED FOR
FL ST LUCIE 95 LLC
FL
FT. PIERCE

SHEET NUMBER
C-201

Plotted By:Castro, Ray Sheet Set:GENERAL RV FT PIERCE Layout:C-201 HORIZONTAL CONTROL SIGNING AND MARKING PLAN July 29, 2025 11:09:04am K:\fpt_civil\245690001 - general rv ft pierce\CAD\sheets\C-200 HORIZONTAL CONTROL SIGNING AND MARKING PLAN.dwg
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MATCHLINE SEE SHEET C-201

MATCHLINE SEE SHEET C-203

SITE BENCHMARK#2
SET NAIL & DISC
ELEVATION=16.57'
N=1123560'
E=853739'

PROPERTY LINE

PETERS ROAD
50 FOOT RIGHT-OF-WAY
(P.B. 3, P.G. 32)

SWALE

CONNECT PROPOSED FENCE TO EXIST. FENCE

PROPOSED ALUMINUM FENCE

PROPOSED GATE

10' UE (ORB 5086, PG 1520)

BACK FLOW PREVENTER

SIGN

SECURITY GATE TO REMAIN

EXIST. CONCRETE SIDEWALK

PROPERTY LINE

SECURITY GATE TO REMAIN

FDC RISER

CONCRETE PAD /LIFT STATION

CONNECT TO EXIST. SIDEWALK

EXIST. STORM INLET (TYP.)

OVERHANG

SANITARY CLEAN OUT

EXIST. CONCRETE SIDEWALK

SINGLE STORY BUILDING
FFE: 18.25'

GREASE TRAP

ELEC. TRANSFORMER

WATER METER

SWITCH CABINET

A/C

GENERATOR

GAS REGULATOR

EXIST. PROPANE TANK

EXIST. FUEL TANK

EXIST. FUEL TANK

ELECTRIC PANELS

ELECTRIC PANELS

IRRIGATION CONTROL VALVE

EXIST. LIGHT POLE AND ELECTRICAL BOX

EXIST. LIGHT POLE AND ELECTRICAL BOX (TYP.)

PROPOSED ALUMINUM FENCE

IRRIGATION CONTROL

DUMPSTER BINS AND CONCRETE PAD

EXIST. GOLF CART PARKING

TRANSITION FROM MATCHING EXIST. TYPE D CURB TO TYPE B CURB

PROPOSED GATE

EXIST. STORM INLET (TYP.)

PROPERTY LINE (TYP.)

EXIST. LIGHT POLE AND ELECTRICAL BOX (TYP.)

PROPOSED PYLON SIGN

N03°54'42"E 518.75'

N03°54'52"E 246.06'
(RIGHT-OF-WAY MAP SECTION 94001-2404)

N00°05'18"W 1003.57'

S89°48'44"W 618.19'
(RIGHT-OF-WAY MAP SECTION 94001-2404)

SET 5/8" IRON ROD & CAP STAMPED "C&W LB 4591"

MARKER STATES "UNDERGROUND POWER CABLE IN THIS VICINITY"

KEYNOTES

10	PARKING COUNT
1	TYPE F CURB PER FDOT INDEX 520-001
2	TYPE E CURB PER FDOT INDEX 520-001
4	2' WHITE STOP BAR WITH R1-1 SIGN
5	6" WHITE PAINT STRIPE
6	6" WHITE GORE STRIPING
7	MATCH EXISTING TYPE D CURB FDOT INDEX 520-001

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SIGN LEGEND

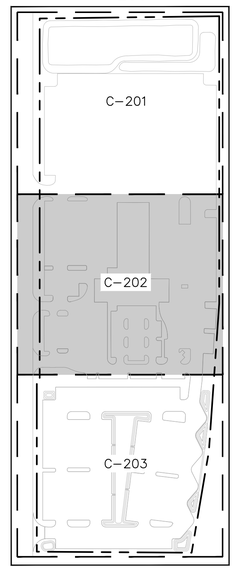
STOP R1-1 (30"X30")

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED ALUMINUM FENCE
- EXISTING ALUMINUM FENCE
- PROPOSED ASPHALT (SEE SHEET C-410 FOR DETAILS)

GENERAL NOTES

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KEY MAP
1"=250'



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FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION NUMBER: X###-###
SFWMD APPLICATION NUMBER: 241029-47036

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KHA PROJECT 245690001
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

HORIZONTAL CONTROL SIGNING AND MARKING PLAN

GENERAL RV FT PIERCE
PREPARED FOR
FL ST LUCIE 95 LLC
FT. PIERCE FL

SHEET NUMBER
C-202

Plotted By: Castro, Roy Sheet Set: GENERAL RV FT PIERCE Layout: C-202 HORIZONTAL CONTROL SIGNING AND MARKING PLAN July 29, 2025 11:09:06am K:\fpd_civil\245690001 — general rv ft pierce\CAD\xlsheets\C-200 HORIZONTAL CONTROL SIGNING AND MARKING PLAN.dwg
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MATCHLINE SEE SHEET C-202

SECURITY GATE TO REMAIN

CONNECT TO EXIST. SIDEWALK

SET 5/8" IRON ROD & CAP STAMPED "C&W" LB 3591

SITE BENCHMARK#1
SET NAIL & DISC
ELEVATION=18.11'
N=1123060'
E=853719'

PROP. FENCE

30' FT. WIDE UTILITY EASEMENT (O.R.B. 258, PG. 1413)

N89°48'34"E 648.19'

608.19'

MARKER STATES "UNDERGROUND POWER CABLE IN THIS VICINITY"

PROP. 10' EASEMENT ENCROACHMENT

CONNECT PROPOSED FENCE TO EXIST. FENCE

SET 5/8" IRON ROD & CAP STAMPED "C&W" LB 3591

EXIST. STORM INLET (TYP.)

TRANSITION FROM MATCHING EXIST. TYPE D CURB TO TYPE B CURB

EXIST. LIGHT POLE AND ELECTRICAL BOX (TYP.)

PROPOSED PYLON SIGN

CATV RISER

CONCRETE PAD /LIFT STATION

IRRIGATION CONTROL

PROPOSED GATE

DRY POND

EAST RIGHT-OF-WAY LINE PETERS ROAD

PETERS ROAD
50 FOOT RIGHT-OF-WAY
(P.B. 3, P.G. 32)

10' LANDSCAPE BUFFER

5' PROP. SIDEWALK

PROPERTY LINE

10' ROW DEDICATION

S89°48'34"W 120.00'

S89°48'34"W 218.94'

S89°48'34"W 120.93'

N0°05'18"W 534.81'

28.6'

36.2'

32.4'

18.3'

45'

40'

33'

14'(TYP.)

14'

20'

PROPOSED CONCRETE FLUME SEE SHEET C-210 FOR DETAIL (TYP.)

PROP. DRY POND

N0°05'18"W 441.63'

N0°05'18"W 442.66'

DAMAGED ELECTRICAL SERVICE RISER

SITE BENCHMARK#3
SET NAIL & DISC
ELEVATION=18.07'
N=1122561'
E=853721'

ADA RAMP W/ DETECTABLE WARNING PER FDOT INDEX 522-002

NORTHING: 1122502.36
EASTING: 853777.34
STARTING POINT

PROP. CROSSWALK

PROPOSED GATE

2' CURB N GUTTER

ATT. RISER

S89°41'47"E 25.00'

POINT OF BEGINNING
SET 5/8" IRON ROD & CAP STAMPED "C&W" LB 3591

N89°41'47"W 85.20'

N89°41'47"W 120.00'

N89°41'47"W 164.39'

N89°41'47"W 120.80'

PROP. STRIPPING

PROPERTY LINE

N89°41'47"W 540.70'(C)

N89°41'37"W 540.71' (D)

10' LANDSCAPE BUFFER

SET 5/8" IRON ROD & CAP STAMPED "C&W"LB 3591

SET 5/8" IRON ROD & CAP STAMPED "C&W"LB 3591

WEST RIGHT-OF-WAY LINE INTERSTATE 95 (STATE ROAD NO. 9)

INTERSTATE 95 (I-95)
S.R. NO. 9
RW MAP NO. 94001-2404

N3°54'42"E 580.75'

N3°54'42"E 580.75'

N3°54'42"E 580.75'

N5°54'45"E 447.51'

N5°54'45"E 448.56'

S0°35'09"W 359.05'

KEYNOTES

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GRAPHIC SCALE IN FEET
0 15 30 60

SIGN LEGEND

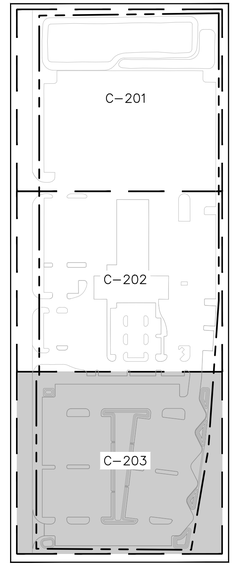
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- EXISTING CHAIN LINK FENCE
- PROPOSED ALUMINUM FENCE
- EXISTING ALUMINUM FENCE
- PROPOSED ASPHALT (SEE SHEET C-410 FOR DETAILS)
- PROPOSED SIDEWALK (SEE SHEET C-410 FOR DETAILS)

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7. PARKING STALLS TO BE MARKED WITH WHITE PAINT.
8. LIGHTING TO BE NON-GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
9. MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED PERSON. MOT SHALL BE PER FDOT INDEX 102 SERIES.
10. AS-BUILT PLANS ARE REQUIRED FROM CONTRACTOR AT TIME OF COMPLETION.
11. ALL CURBING SHALL BE PER FDOT INDEX 520-001.
12. ALL SIGNAGE SHALL COMPLY WITH WITH CITY OF FORT PIERCE ORDINANCES.
13. SITE CONSTRUCTION SHALL BE PER ST. LUCIE COUNTY SPECIFICATIONS.
14. UNLESS OTHERWISE NOTED ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT STANDARD PLANS FOR CURRENT YEAR, AND CITY OF FORT PIERCE TRAFFIC STANDARDS.
15. THESE CONSTRUCTION DOCUMENTS ARE CONSISTENT WITH THE APPLICABLE ST. LUCIE COUNTY AND CITY OF FORT PIERCE PLAN STANDARDS AND PROVISIONS.

KEY MAP
1"=250'



PLANS ARE IN NAVD DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION: X###-###
SFWMD APPLICATION NUMBER: 241029-47036

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No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT	245690001
DATE	JULY 2025
SCALE:	AS SHOWN
DESIGNED BY:	RAC
DRAWN BY:	JMC
CHECKED BY:	JLH

HORIZONTAL CONTROL SIGNING AND MARKING PLAN

GENERAL RV FT PIERCE

PREPARED FOR
FL ST LUCIE 95 LLC

FT. PIERCE FL

SHEET NUMBER
C-203

Plotted By:Costo, Roy Sheet Set:GENERAL RV FT PIERCE Layout:C-203 HORIZONTAL CONTROL SIGNING AND MARKING PLAN July 29, 2025 11:08:11am K:\bcd_civil\245690001 — general rv ft pierce\CADD\plansheets\C-200 HORIZONTAL CONTROL, SIGNING, AND MARKING PLAN.dwg
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EROSION AND SILTATION CONTROL:

1. GENERAL: ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, CLEARED AREAS SHALL BE COVERED BY MULCHES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND MODIFIED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.

2. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES: FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS THAT PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.

3. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.

4. SEDIMENT BASINS AND SEDIMENT TRAPPING MEASURES: PERIMETER BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF WATER, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BERMS, EARTH FILTERS, DAMS OR DIKES SHALL BE STABILIZED AND PROTECTED FROM DRAINAGE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.

5. SWALES, DITCHES AND CHANNELS: CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITH ARGENTINE BAHIA WITHIN THREE (3) DAYS OF EXCAVATION.

6. UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME;
   B. EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES AS LONG AS SAFETY AND SPACE CONSIDERATION ALLOW. TRENCH MATERIAL SHALL NOT BE CAST INTO, (OR ONTO THE SLOPE OF) ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.

7. ALL EROSION AND SILTATION CONTROL DEVICES: SHALL BE REGULARLY INSPECTED AND MAINTAINED, (ESPECIALLY AFTER EACH RAINFALL) AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.

8. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO RAIN SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE STORMWATER SYSTEM.

9. APPLICATION RATES AND METHODS FOR USE OF FERTILIZERS AND PESTICIDES AT THE CONSTRUCTION SITE SHALL CONFORM WITH ALL LOCAL AND STATE ORDINANCES. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION SUCH THAT DISCHARGES WILL NOT CAUSE OR CONTRIBUTE TO VIOLATIONS OF STATE SURFACE OR GROUNDWATER QUALITY STANDARDS.

10. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED BY CONTRACTOR.

SECTION 1 GENERAL EROSION CONTROL:

1. GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE FAILURES. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

2. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY USED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY AND/OR OVERSEEDED AND SUFFICIENTLY WATERED TO STABILIZE THE TEMPORARY GROUNDCOVER.

3. BANKS OF RETENTION/DETENTION PONDS SHALL NOT BE CONSTRUCTED STEEPER THAN 4H:1V FROM TOP OF BANK TO TWO FEET BELOW THE CONTROL ELEVATION.

4. A 1-FOOT WIDE STRIP OF SOD SHALL BE PLACED ALONG ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

5. THE CONTRACTOR WILL STABLIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING COMPLETION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER REGARDING THE TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:

1. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

3. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
   A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
   B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN IN FDOT INDEX 102. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

4. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENTSUMPS WITHIN SUCH AREAS TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

5. SILT BARRIERS: ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

6. PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE BY INSTALLING A TEMPORARY SEDIMENT SUM AS REQUIRED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

SECTION 3 CONTROL OF WIND EROSION:

1. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
   A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
   B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION BARE EARTH AREAS SHALL BE VEGETATED.
   C. ANY TIME DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR THE TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 102, EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

DEWATERING NOTES (IF NECESSARY):

1. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE WETLANDS PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.

2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE DEWATERING BE DIRECTLY INTO ON-SITE WETLANDS.

3. DURING EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER IF PRESENT. IF THE CONTRACTOR ENCOUNTERS THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2 FEET OF SANDY MATERIAL OVER THE CLAY AND TERMINATE THE DEPTH OF THE EXCAVATION.

4. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH A CHEMICAL ADDITIVE SUCH AS ALUM IN ORDER TO PROMOTE THE COAGULATION AND SETTLEMENT OF THE PARTICLES FOR THE WATER TO BECOME LESS TURBID. IF TURBID WATER IS ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OFACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBITY AND ALLOW DISCHARGE THAT MEETS AFTER QUALITY STANDARDS.

5. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY TO ENSURE THE WATER WITHIN THE SEDIMENT BASIN BECOMES NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

BEST MANAGEMENT PRACTICES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF LOCAL, STATE, AND FEDERAL REGULATIONS. THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS,PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVEDWITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.

4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.

5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

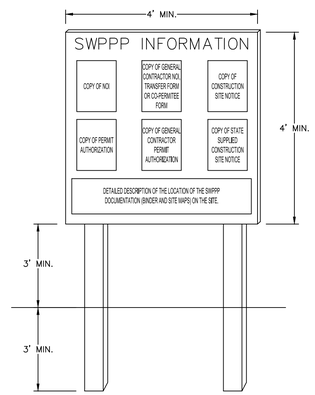
8. THE CONTRACTOR SHALL REMOVE ALL VEGETATION, SURPLUS SOIL, DEMOLITION RUBBLE, AND OTHER UNDESIRABLE MATERIALS. SUCH MATERIALS SHALL BE PROMPTLY HAULED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH GOVERNING LAWS AND CODES.

CLEARING AND GRUBBING

THE CONTRACTOR WILL NOT CLEAR AND GRUB ANY SITE WITHOUT PRIOR CONFIRMATION OF WETLAND AND UPLAND PRESERVATION REQUIREMENTS. ALL PRESERVATION AREAS WILL BE FENCED TO AVOID ENCROACHMENT AND WILL BE STRICTLY ENFORCED. KIMLEY-HORN WILL NOT BE RESPONSIBLE FOR ENCROACHMENT BY CONTRACTOR WITHIN WETLAND AREAS. CONTRACTOR IS CAUTIONED TO REVIEW ALL PERMITS AND CONSTRUCTION DOCUMENTS PRIOR TO CLEARING/GRUBBING PHASE.

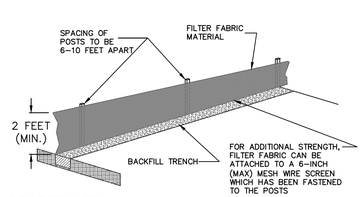
SOIL STABILIZATION NOTES

1. THE GENERAL CONTRACTOR IS REQUIRED TO, AT A MINIMUM, INITIATE SOIL STABILIZATION MEASURES IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT LIKELY RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS .
2. THE GENERAL CONTRACTOR HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GENERAL CONTRACTOR ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
3. ALL DISTURBED AREAS MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES APPROPRIATE FOR SITE SOIL AND CLIMATE CONDITIONS. MULCH IS REQUIRED FOR ALL SEEDING APPLICATIONS, AND ALL MULCH APPLICATIONS MUST INCLUDE A SUITABLE FORM OF MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND OR WATER.
4. ALTERNATIVE STABILIZATION MEASURES TO SEEDING, SUCH AS ANCHORED MULCH APPLICATION (WITHOUT SEEDING), MAY BE UTILIZED DURING PERIODS WHEN VEGETATIVE GROWTH IS UNLIKELY (E.G. WINTER MONTHS).
5. IT IS NOT ACCEPTABLE TO ALLOW BARE SOIL TO REMAIN EXPOSED AT ANY TIME DURING THE YEAR, REGARDLESS OF WEATHER/TEMPERATURE/SITE CONDITIONS.
6. ALTERNATIVE STABILIZATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ANCHORED STRAW/HAY MULCH, WOOD CELLULOSE FIBER MULCH, SPRAY-ON SOIL GLUES/BINDERS, AND ROLLED EROSION CONTROL PRODUCTS.
7. ALL ROLLED EROSION CONTROL PRODUCTS SHALL HAVE CURRENT QDOR(TM) STATUS ISSUED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ECTC) PLUS ANY STATE OR AGENCY-SPECIFIC REQUIREMENTS. EVIDENCE OF QDOR(TM) APPROVAL SHALL ACCOMPANY THE PRODUCT SHIPPED TO THE JOBSITE FOR READY IDENTIFICATION BY THE CONTRACTOR OR AGENCY INSPECTOR.
8. ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF REINFORCED MATES) AND VEGETATED AREAS NOT MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY. RILING, RUTTING AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR INSTALLED PROPERLY AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.

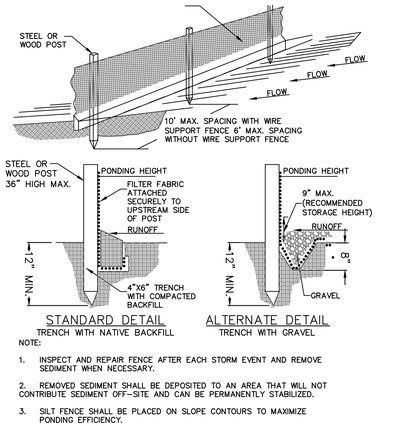


NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
NOT TO SCALE

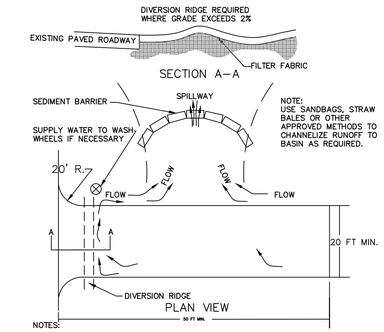


SILT FENCE INSTALLATION DETAIL



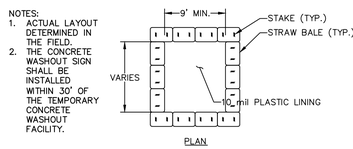
NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAIL

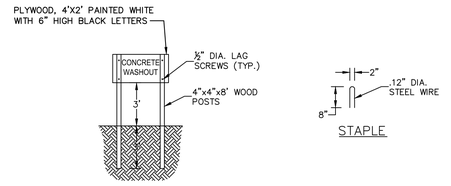


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



CONCRETE & STUCCO
WASTE MANAGEMENT
NOT TO SCALE



PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION: X###-##
SFWMD APPLICATION NUMBER: 241029-47036

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY
1.	AGENCY COMMENTS	03/07/25	D.S.
2.	AGENCY COMMENTS	04/01/25	D.S.

Kimley»Horn
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LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511

KHA PROJECT: 245690001
DATE: JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH
DATE:

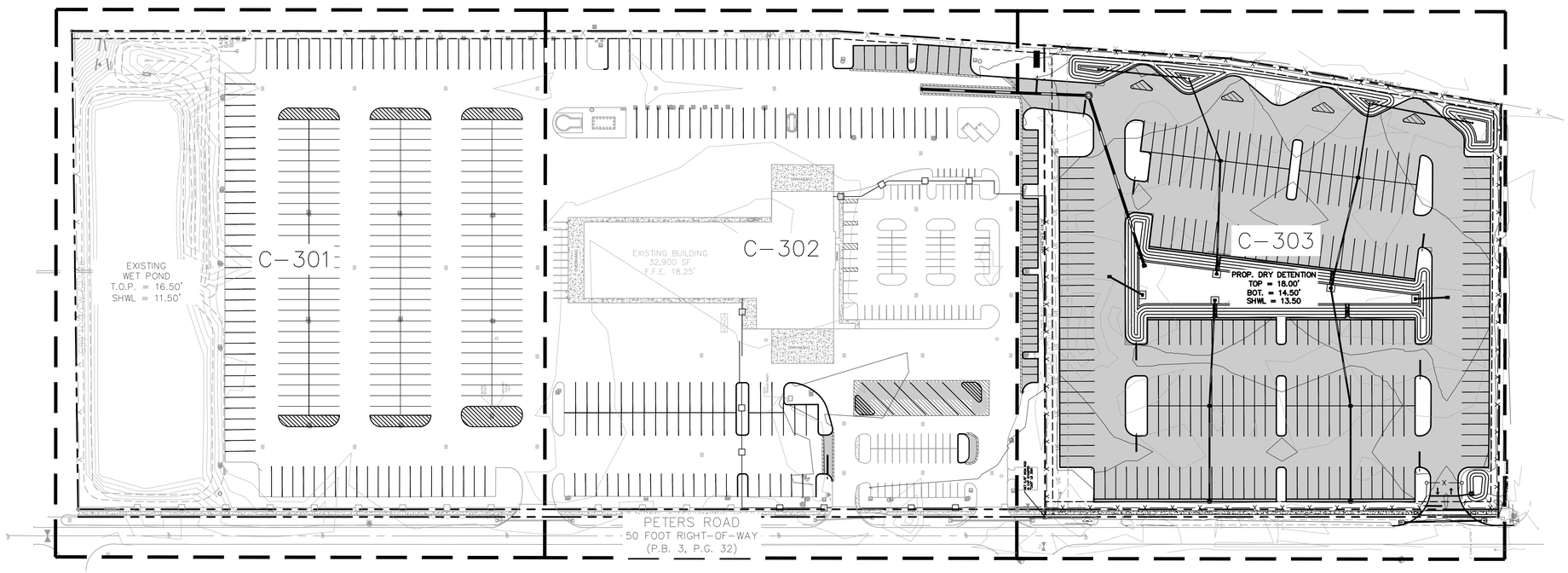
EROSION CONTROL DETAILS

GENERAL RV FT PIERCE
PREPARED FOR
FL ST LUCIE 95 LLC

FL
FT. PIERCE

SHEET NUMBER
C-210

Plotted By:Castro, Ray Sheet Set:GENERAL RV FT PIERCE Layout:C-210 EROSION CONTROL DETAILS July 29, 2025 10:08:35am K:\bcd_civil\245690001 - general rv ft pierce\CADD\plansheets\C-210 EROSION CONTROL DETAILS.dwg
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GRAPHIC SCALE IN FEET
0 40 80 160

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED STORM PIPE
- 20.82 — PROPOSED SPOT GRADE ELEVATION
- 20.22 M.E. — MATCH EXISTING ELEVATION
- FLOW ARROW
- PROPOSED SIDEWALK (SEE SHEET C-410 FOR DETAILS)
- PROPOSED ASPHALT (SEE SHEET C-410 FOR DETAILS)
- PROPOSED MILLING AND RESURFACING (SEE SHEET C-410 FOR DETAILS)

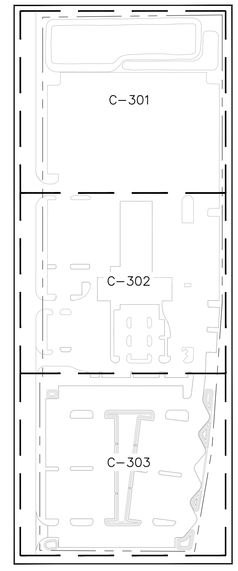
FLOOD PROTECTION:

MINIMUM ROAD ELEVATION: 18.00' NAVD
MINIMUM BERM ELEVATION: 19.00' NAVD

PAVING, GRADING AND DRAINAGE NOTES

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON [NAVD] NORTH AMERICAN VERTICAL DATUM OF 1988.
2. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN EIGHTEEN INCH (18") (VERIFY WITH THE DETAILS) VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE.
3. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING U.S. PRECAST (USP) U.S. FOUNDRY (USF) OR FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH THE FT. PIERCE DETAILS AND REGULATIONS.
4. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   A. HP (HIGH PERFORMANCE) STORM PIPE FOR PIPES 18" AND LARGER.
   B. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 JOINTS SHALL BE WATER TIGHT
   C. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
5. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
6. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
7. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
8. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. MATCH EXISTING GRADES AT TIE-IN LOCATIONS AT PROPERTY LINES.

KEY MAP
1"=250'



PLANS ARE IN NAVD DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION: X###-###
SFWMD APPLICATION NUMBER: 241029-47036

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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No.	REVISIONS	DATE	BY

Kimley»Horn
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1615 S. CONGRESS AVE, SUITE 201,
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT
245690001
DATE
JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

OVERALL PAVING, GRADING, AND DRAINAGE PLAN

GENERAL RV FT PIERCE

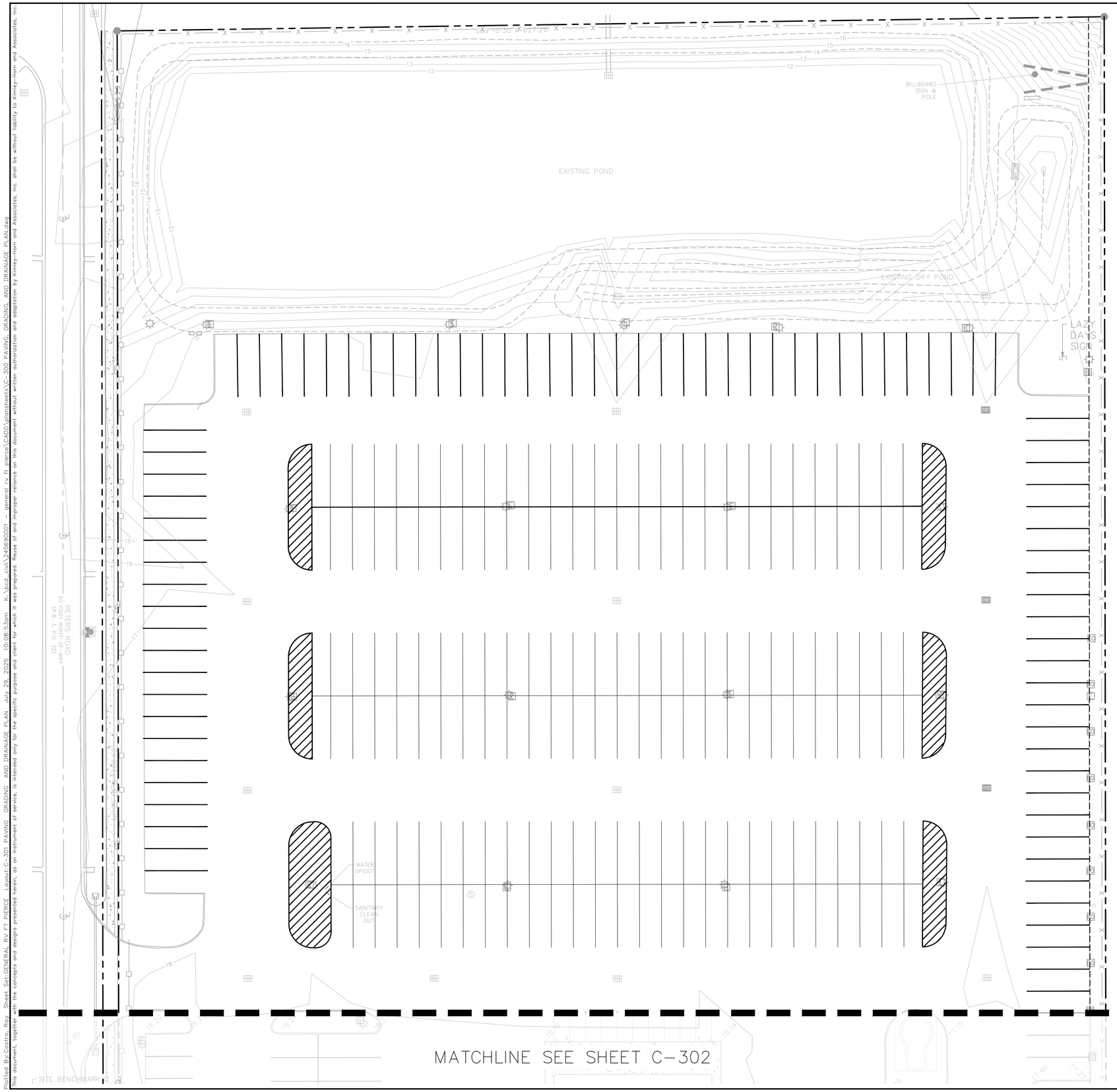
PREPARED FOR
FL ST LUCIE 95 LLC

FT. PIERCE FL

SHEET NUMBER
C-300

Plotted By: Castro, Roy Sheet Set: GENERAL RV FT PIERCE Layout: C-300 OVERALL PAVING GRADING AND DRAINAGE PLAN July 29, 2025 10:08:48am K:\bcd_civil\245690001 - general rv ft pierce\CADD\planSheets\C-300 PAVING, GRADING, AND DRAINAGE PLAN.dwg
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Plotted By: Castro, Roy Sheet Set: GENERAL RV FT PIERCE Layout: C-301 PAVING GRADING AND DRAINAGE PLAN July 29, 2025 10:08:53am K:\Ved_civil\245690001 - general rv ft pierce\CADD\plansheets\C-300 PAVING, GRADING, AND DRAINAGE PLAN.dwg
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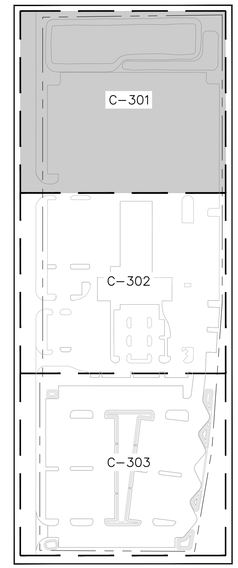
LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED STORM PIPE
- (20.82) PROPOSED SPOT GRADE ELEVATION
- (20.22 M.E.) MATCH EXISTING ELEVATION
- FLOW ARROW
- PROPOSED SIDEWALK (SEE SHEET C-410 FOR DETAILS)
- PROPOSED ASPHALT (SEE SHEET C-410 FOR DETAILS)
- PROPOSED MILLING AND RESURFACING (SEE SHEET C-410 FOR DETAILS)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KEY MAP
1"=250'



PLANS ARE IN NAVD DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.49' = (NGVD 1929)

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FORT PIERCE PROJECT NUMBER: PZSITE2025-00003
NSLRWCD APPLICATION: X####-###
SFWMD APPLICATION NUMBER: 241029-47036

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DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

PAVING, GRADING, AND DRAINAGE PLAN

GENERAL RV
FT PIERCE
PREPARED FOR
FL ST LUCIE 95 LLC
FT. PIERCE FL

SHEET NUMBER
C-301

MATCHLINE SEE SHEET C-301

MATCHLINE SEE SHEET C-303

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED STORM PIPE
- 20.82 — PROPOSED SPOT GRADE ELEVATION
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- PROPOSED ASPHALT (SEE SHEET C-410 FOR DETAILS)
- PROPOSED MILLING AND RESURFACING (SEE SHEET C-410 FOR DETAILS)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SITE BENCHMARK
SET NAIL & DISK
ELEVATION=16.57
N=1123560
E=653739

PETERS ROAD
50' PETERS ROAD
50 FOOT RIGHT-OF-WAY
(P.B. 3, PG. 32)
(T-OF-WAY - - -

MATCHLINE SEE SHEET C-302

MATCHLINE SEE SHEET C-304

30.0' FPUA UTILITY EASEMENT (O.R.B. 258, PG. 141.3)

PROPOSED MILLING AND RESURFACING (SEE PAVEMENT DETAILS)

MATCH DETAIL ON SHEET C-410

SITE BENCHMARK#1
SET NAIL & DISC
ELEVATION=18.51'
N=1123060.
E=853719'

SITE BENCHMARK#2
SET NAIL & DISC
ELEVATION=18.05'
N=1122561
E=853721'

PETERS ROAD
50 FOOT RIGHT-OF-WAY
(P.B. 3, PG. 32)

EAST RIGHT-OF-WAY LINE OF PETERS ROAD

WEST RIGHT-OF-WAY LINE INTERSTATE 95 (STATE ROAD NO. 9)

INTERSTATE 95 (I-95)
R/W MAP NO. 94001-2404

S89°48'34"E 618.19'

N89°41'47"W 540.70'(C)

S89°41'47"E 25.00'

S35°09'35"W 359.85'

PROPOSED SIGN

UNDERGROUND ELECTRIC
EXISTING GRADE: 18.13'
PROPOSED GRADE: 19.16'
TOP OF CONDUIT: 15.63'

UNDERGROUND ELECTRIC
EXISTING GRADE: 17.38'
PROPOSED GRADE: 18.27'
TOP OF CONDUIT: 13.48'

UNDERGROUND ELECTRIC
EXISTING GRADE: 17.36'
PROPOSED GRADE: 19.17'
TOP OF CONDUIT: 14.46'

UNDERGROUND ELECTRIC
EXISTING GRADE: 17.44'
PROPOSED GRADE:19.33'
TOP OF CONDUIT: 15.04'

PERIMETER BERM: 19.00'

10.0' LANDSCAPE BUFFER

10.0' PROP. ROW DEDICATION

ST-01
RIM: 19.05
N: 1122972.01
E: 854328.74

ST-02
RIM: 18.32
N: 1122627.72
E: 853922.34

ST-03
RIM: 18.20
N: 1122618.37
E: 854221.67

ST-04
RIM: 18.20
N: 1122944.30
E: 854091.27

ST-05
RIM: 18.11
N: 1122627.53
E: 853797.34

ST-06
RIM: 18.08
N: 1122812.61
E: 853797.06

ST-07
RIM: 18.03
N: 1122812.79
E: 853922.06

ST-08
RIM: 18.00
N: 1122799.05
E: 854243.58

ST-09
RIM: 18.00
N: 1122500.84
E: 854064.73

ST-BU-11
RIM: 15.00
N: 1122543.03
E: 854062.69

ST-BU-12
RIM: 0.00
N: 1122900.96
E: 854067.41

ST-BU-13
RIM: 15.00
N: 1122653.87
E: 854076.68

ST-BU-14
RIM: 15.00
N: 1122803.64
E: 854094.78

ST-BU-15
RIM: 15.00
N: 1122805.95
E: 854060.63

CS-100
RIM: 17.88
N: 1122898.53
E: 854105.64

YD-01
RIM: 16.00
N: 1122959.33
E: 854362.78

YD-02
RIM: 15.50
N: 1122840.53
E: 854351.46

YD-03
RIM: 15.50
N: 1122603.39
E: 854318.97

YD-04
RIM: 15.50
N: 1122468.20
E: 854293.49

MES-01
RIM: 16.10
N: 1122564.29
E: 853769.74

MES-02
RIM: 15.59
N: 1122448.65
E: 853772.19

MES-03
RIM: 17.20
N: 1122468.81
E: 853807.23

221 LF OF 36" HP STORM @ 0.00%

235 LF OF 36" HP STORM @ 0.00%

49 LF OF 18" HP STORM @ 2.02%

119 LF OF 12" HP STORM @ 0.00%

116 LF OF 12" HP STORM @ 0.00%

98 LF OF 12" HP STORM @ 0.00%

138 LF OF 12" HP STORM @ 0.00%

125 LF OF 18" HP STORM @ 1.00%

139 LF OF 18" HP STORM @ 1.44%

149 LF OF 18" HP STORM @ 0.67%

157 LF OF 18" HP STORM @ 1.28%

125 LF OF 18" HP STORM @ 1.00%

116 LF OF 18" HP STORM @ 0.43%

42 LF OF 18" HP STORM @ 2.37%

17 LF OF 12" HP STORM @ 2.88%

FLUME PER FDOT INDEX 520-010 (TYP.)

PROPOSED DRY DETENTION POND
TOP: 18.00'
BOT: 14.50'
SHWL: 13.50'

LEGEND

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- PROPOSED FENCE
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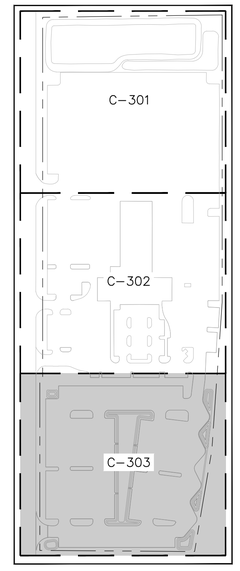
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

STRUCTURE TABLE

STRUCTURE NAME:	TYPE:	RIM:	BOTTOM:	INV.:
CS-100	TYPE 'E' INLET	17.88	11.50	11.50 (E)
MES-01	18" MES	16.10	14.60	14.38 (S)
MES-02	18" MES	15.59	14.09	13.88 (N)
MES-03	12" MES	17.20	16.20	16.00 (N)
ST-01	STORM MANHOLE	19.05	11.50	11.50 (W) 11.50 (N)
ST-02	TYPE 'F' INLET	18.32	14.00	14.00 (E) 14.50 (W)
ST-03	TYPE 'F' INLET	18.20	13.00	13.00 (E) 13.00 (W)
ST-04	TYPE 'F' INLET	18.20	13.00	13.00 (SW)
ST-05	CURB INLET TYPE 'S'	18.11	15.75	15.75 (E)
ST-06	CURB INLET TYPE 'S'	18.08	15.75	15.75 (E)
ST-07	TYPE 'F' INLET	18.03	14.00	14.00 (E) 14.50 (W)
ST-08	TYPE 'F' INLET	18.00	13.00	13.00 (W) 13.00 (E)
ST-09	TYPE 'F' INLET	18.00	13.00	13.00 (N)
ST-10	NULL STRUCTURE	16.57	???	16.50 (S)
ST-BU-11	TYPE 'C' INLET	15.00	11.33	12.00 (S)
ST-BU-12	TYPE 'C' INLET	0.00	-4.43	12.00 (NE)
ST-BU-13	TYPE 'C' INLET	15.00	10.79	12.00 (E) 12.00 (W)
ST-BU-14	TYPE 'C' INLET	15.00	10.01	12.00 (E)
ST-BU-15	TYPE 'C' INLET	15.00	12.24	12.00 (W)
YD-01	YARD INLET - (RECT)	16.00	13.00	13.00 (S)
YD-02	YARD INLET - (ROUND)	15.50	13.00	13.00 (W) 13.00 (N)
YD-03	YARD INLET - (ROUND)	15.50	13.00	13.00 (W) 13.00 (S)
YD-04	YARD INLET - (ROUND)	15.50	13.00	13.00 (N)

KEY MAP
1"=250'



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DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511

KHA PROJECT 245690001
DATE: JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

GENERAL RV FT PIERCE

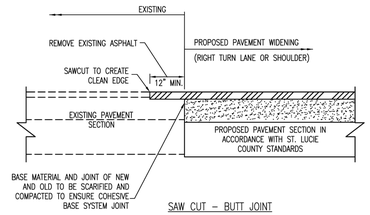
PREPARED FOR
FL ST LUCIE 95 LLC

FT. PIERCE FL

PAVING, GRADING AND DRAINAGE PLAN

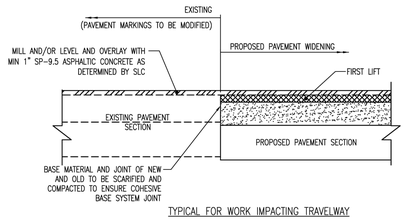
SHEET NUMBER
C-303

Plotted By: Castro, Roy Street Set: GENERAL RV FT PIERCE Layout: C-303 PAVING, GRADING AND DRAINAGE PLAN July 29, 2025 11:30:05am K:\Ped_civil\245690001 — general rv ft pierce\CADD\plansheets\C-300 PAVING, GRADING, AND DRAINAGE PLAN.dwg
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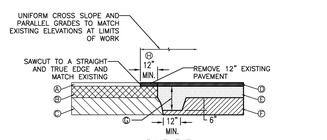
SAW CUT – BUTT JOINT

TYPICAL FOR WORK NOT IMPACTING TRAVELWAY

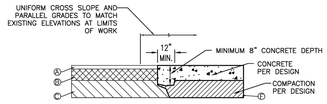


TYPICAL FOR WORK IMPACTING TRAVELWAY

St Lucie County	LAND DEVELOPMENT DETAILS	DETAIL LD-3
	PAVEMENT WIDENING / CONNECTION	DATE: 10/12/20



PAVEMENT



CONCRETE

NOTES:

Ⓐ EXISTING ASPHALT

Ⓑ EXISTING BASE

Ⓒ EXISTING SUBGRADE

Ⓓ PROPOSED ASPHALT PER PLANS.

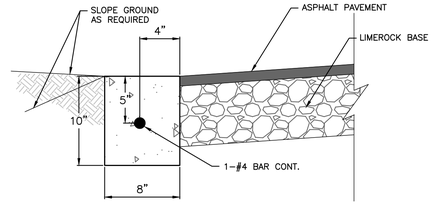
Ⓔ PROPOSED BASE PER PLANS.

Ⓕ PROPOSED SUBGRADE/SUBBASE PER PLANS.

Ⓖ BASE BUTT JOINT TO BE COMPACTED TO 98% MAXIMUM DENSITY PER A.A.S.H.T.O. T-180 WITH A MINIMUM DEPTH OF 12".

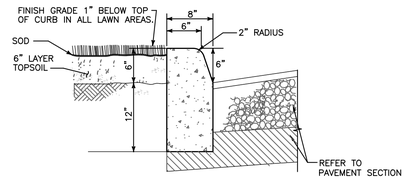
Ⓗ 12" PAVEMENT EXTENSION NOT TO EXTEND INTO TRAVEL WAY.

St Lucie County	LAND DEVELOPMENT DETAILS	DETAIL LD-8
	NON RESIDENTIAL DRIVEWAY CONNECTION	DATE: 11/22/21



CONCRETE HEADER CURB

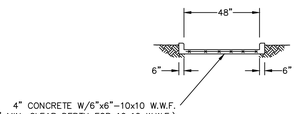
NOT TO SCALE



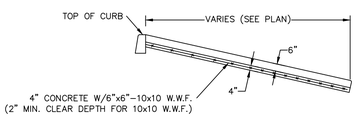
TYPE "D" CURB

NOT TO SCALE

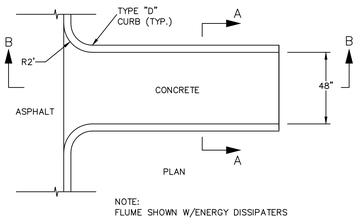
K-H



SECTION A-A



SECTION B-B

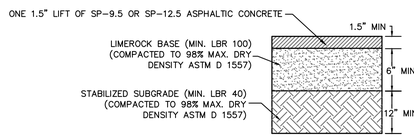


NOTE:
FLUME SHOWN W/ENERGY DISSIPATERS

CONCRETE FLUME

NOT TO SCALE

K-H

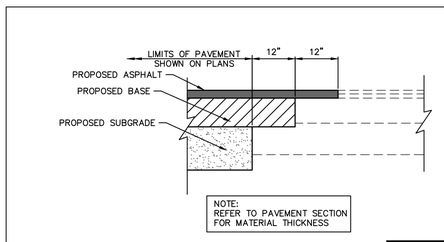


NOTE:
THIS IS USED FOR ALL DRIVE AISLES, FIRE LANES, ETC.

STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT SECTION

NOT TO SCALE

K-H

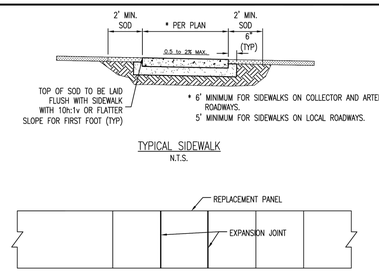


NOTE:
REFER TO PAVEMENT SECTION FOR MATERIAL THICKNESS

PAVEMENT MATCHING DETAIL

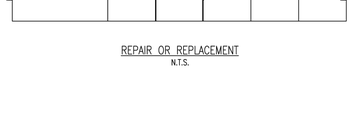
NOT TO SCALE

K-H



TYPICAL SIDEWALK

N.T.S.



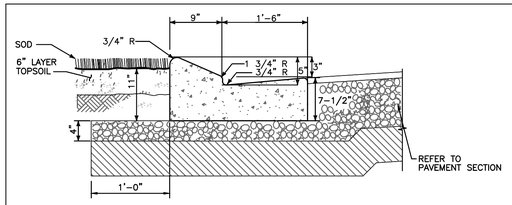
REPAIR OR REPLACEMENT

N.T.S.

NOTES:
ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE LATEST FDOT INDICES AND AS FOLLOWS:

1. CONCRETE TO BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. TEST A MINIMUM OF THREE (3) COMPRESSIVE STRENGTH CYLINDERS PER 50 CY OR PER LOT, WHICHEVER IS GREATER. COMPRESSIVE STRENGTH SHALL BE REPORTED AT 28 DAYS.
3. ONLY FIBER REINFORCEMENT TO BE USED IN COUNTY RIGHT OF WAY AT A MINIMUM OF 1.5 LB/CY. STEEL REINFORCEMENT NOT ALLOWED.
4. ALL DELETERIOUS MATERIALS TO BE REMOVED 6 INCHES BELOW BOTTOM OF SIDEWALK AND 6 INCHES BEYOND ALL EDGES.
5. CONCRETE SHALL BE A MINIMUM OF 4 INCHES THICK FOR ALL SIDEWALKS.
6. SIDEWALKS THROUGH DRIVEWAYS SHALL BE 6" THICK MINIMUM.
7. SOD TO BE LAID WITHIN THREE (3) DAYS OF FINAL GRADING IN PUBLIC RIGHT OF WAY.
8. ENTIRE SIDEWALK SLAB BETWEEN CONTRACTION/EXPANSIONS JOINTS SHALL BE RECONSTRUCTED WHEN RESTORING EXISTING SIDEWALKS.
9. PRE-POUR INSPECTIONS ARE REQUIRED AND MUST BE ACCEPTED PRIOR TO POURING THE SIDEWALK.
10. FOR REPAIRS, REMOVE EXISTING SIDEWALK TO THE FULL WIDTH FROM CONTROL JOINT TO CONTROL JOINT (I.E. ONE "SECTION")

St Lucie County	LAND DEVELOPMENT DETAILS	DETAIL LD-6
	SIDEWALK	DATE: 11/22/21

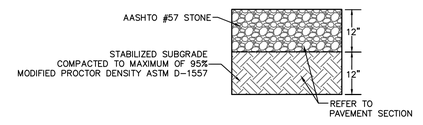


NOTES:
1. GUTTER SLOPE IS TO MATCH THE PAVEMENT SLOPE WHEN USED ON THE HIGH SIDE OF THE PAVEMENT.

TYPE "E" CURB

NOT TO SCALE

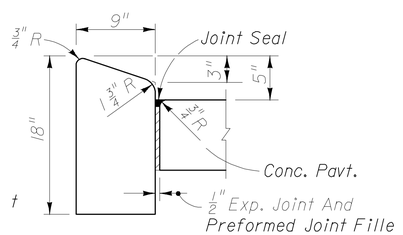
K-H



GRAVEL SECTION

NOT TO SCALE

K-H



TYPE B

K-H

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NSLRWCD APPLICATION: X####-###
SFWMD APPLICATION NUMBER: 241029-47036

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No.	REVISIONS	DATE	BY

Kimley»Horn

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LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

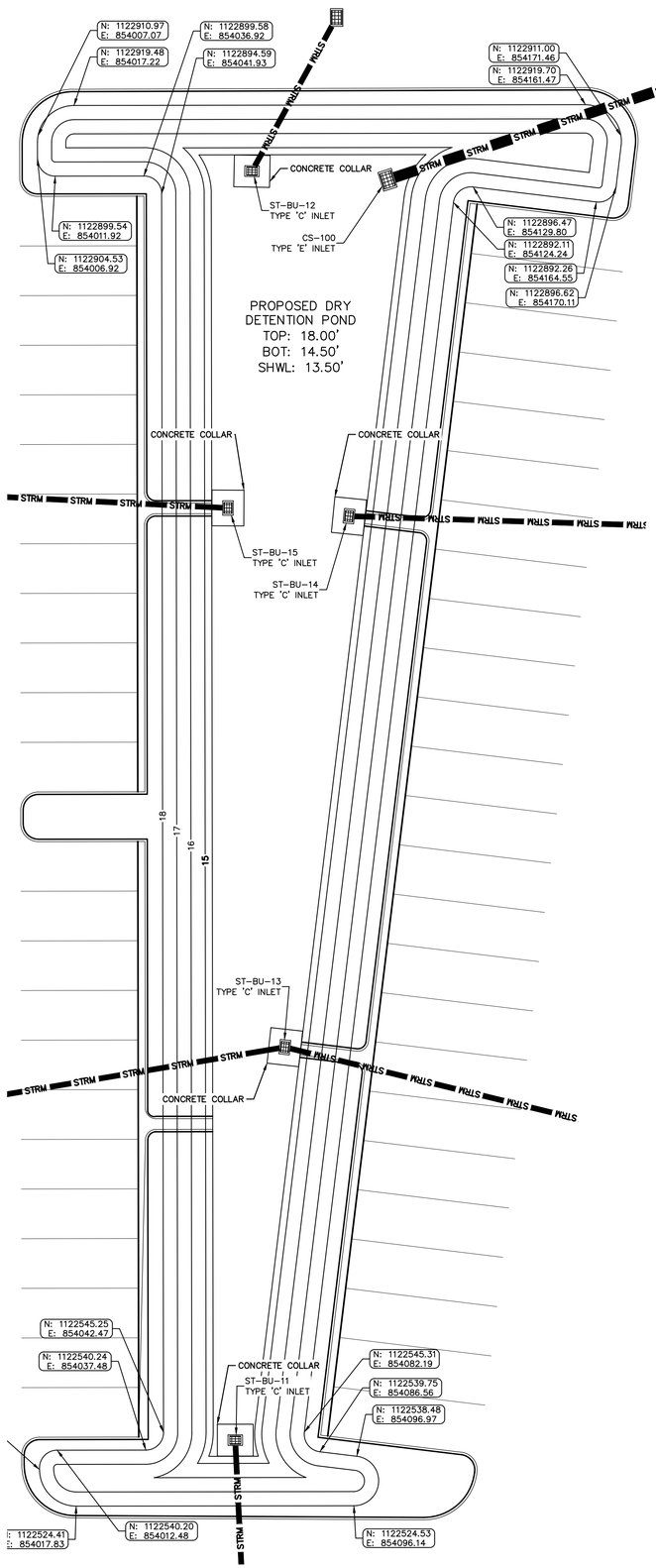
KHA PROJECT 245690001
DATE JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

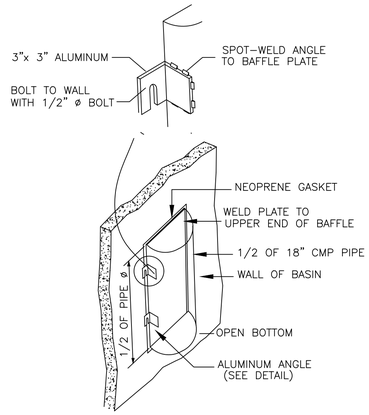
CONSTRUCTION DETAILS

GENERAL RV FT PIERCE
PREPARED FOR
FL ST LUCIE 95 LLC
FT. PIERCE FL

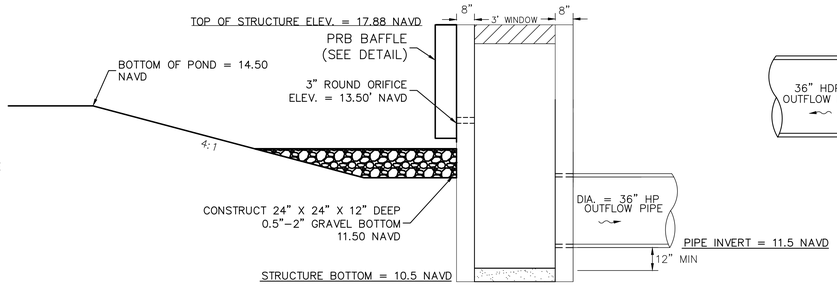
SHEET NUMBER
C-304

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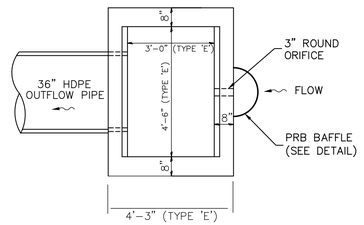




POLLUTION RETARDANT BAFFLE (PRB)



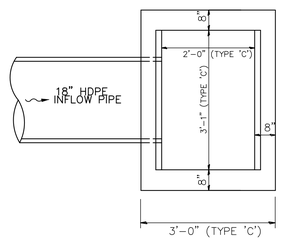
SIDE VIEW



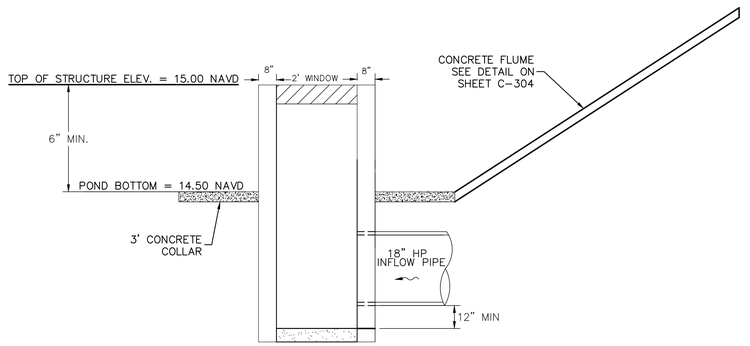
PLAN VIEW

TYPE E CONTROL STRUCTURE

INLET TYPES PER FDOT STANDARD PLANS LATEST EDITION (N.T.S.)



PLAN VIEW



PLAN VIEW

TYPE C - BUBBLE UP STRUCTURE

INLET TYPES PER FDOT STANDARD PLANS LATEST EDITION (N.T.S.)

NOTE:
1. CONTRACTOR IS TO GRADE AROUND CONTROL STRUCTURE TO ALLOW FOR 6" MINIMUM BETWEEN BOTTOM OF SKIMMER AND SLOPE OR BOTTOM OF POND.

2. A CONCRETE PAD SHALL BE INSTALLED UNDER THE SKIMMER WHERE SEPARATION BETWEEN THE SKIMMER AND POND BOTTOM/BERM IS LESS THAN 12". THE CONCRETE PAD SHALL EXTEND FROM THE CONTROL STRUCTURE TO 12" BEYOND THE SKIMMER.

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CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

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NSLRWCD APPLICATION: X###-###
SFWMD APPLICATION NUMBER: 241029-47036

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PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT
245690001
DATE
JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

POND GEOMETRY AND CONTROL STRUCTURE DETAILS

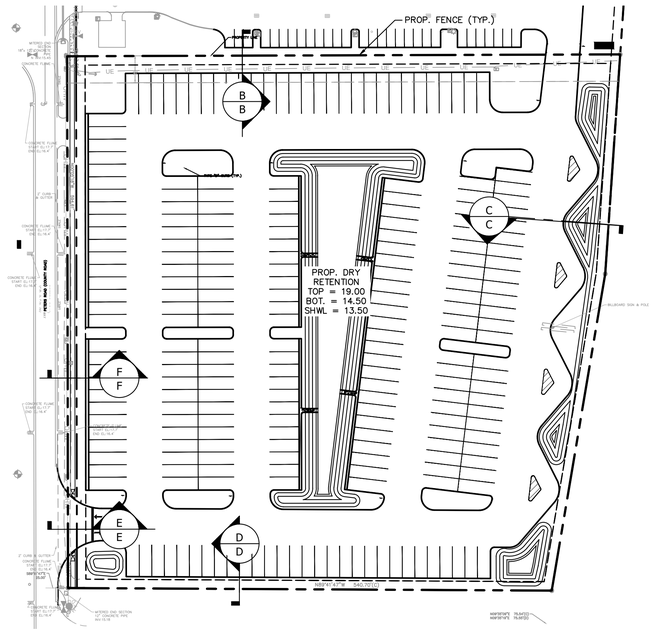
GENERAL RV FT PIERCE

PREPARED FOR
FL ST LUCIE 95 LLC

FT. PIERCE FL

SHEET NUMBER
C-305

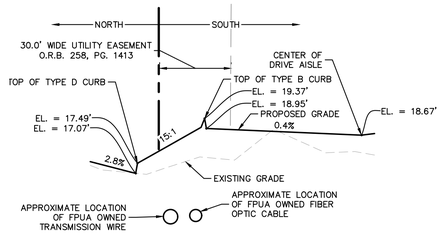
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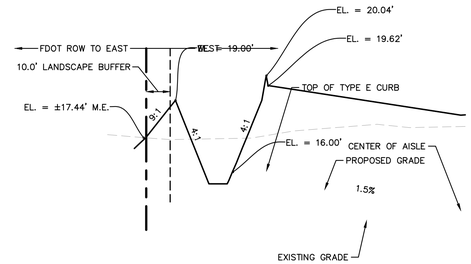
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GRAPHIC SCALE IN FEET
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HORIZONTAL

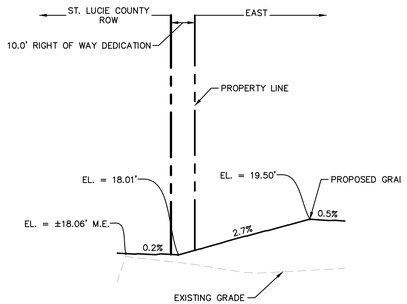
0 1.5 3 6
VERTICAL



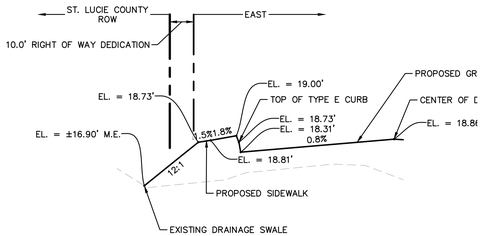
NORTH PROPERTY LINE
CROSS SECTION B



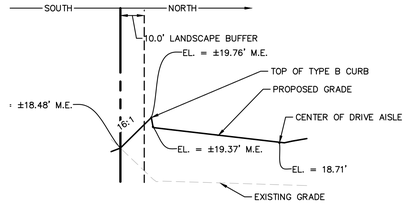
EAST PROPERTY LINE
CROSS SECTION C



SOUTH DRIVEWAY
CROSS SECTION E



WEST PROPERTY LINE
CROSS SECTION F



SOUTH PROPERTY LINE
CROSS SECTION D

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JULY 2025
SCALE: AS SHOWN
DESIGNED BY: RAC
DRAWN BY: JMC
CHECKED BY: JLH

CROSS SECTIONS

GENERAL RV FT PIERCE
PREPARED FOR
FL ST LUCIE 95 LLC

FT. PIERCE, FL

SHEET NUMBER
C-310

Plotted By:Castro, Roy Sheet Set:GENERAL RV FT PIERCE Layout:C-452 CROSS SECTIONS July 29, 2025 10:09:25am K:\brd_civil\245690001 - general rv ft pierce\CAD\Sheetsets\CROSS SECTIONS.dwg
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TRAFFIC IMPACT ANALYSIS

GENERAL RV – 2650 PETERS
FORT PIERCE, FL

PREPARED FOR:
FL ST LUCIE 95, LLC

Kimley»Horn

December 10, 2024
Revised July 28, 2025
KH # 245690000
Registry No. 35106
Kimley-Horn and Associates, Inc.
477 South Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561/845-0665 TEL

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West Palm Beach, Florida 33401
561/845-0665 TEL

THIS IS TO CERTIFY THAT THE ENCLOSED ENGINEERING CALCULATIONS WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

Digitally signed by
Stephanie A Guerra
Date: 2025.07.28
16:09:43 -04'00'

STEPHANIE A. GUERRA, P.E.
Florida Registration Number #84302
Registry No. 35106

DATE: JULY 28, 2025

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INTRODUCTION

The site on the east side of Peters Road, north of Crossroads Parkway, in Fort Pierce, Florida is proposed to be developed with a parking lot to serve the existing General RV site. This overall site currently contains 39,200 SF of recreational vehicle sales and the proposed project site is proposed to store existing recreational vehicle inventory. Figure 1 illustrates the site location.

The project site plan is included in Appendix A.

Kimley-Horn and Associates, Inc. was retained to prepare a traffic impact analysis for the proposed development. This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the St. Lucie County Concurrency Guidelines. A buildout year of 2029 was analyzed for the proposed development. Because the proposed outdoor storage is intended to serve the existing General RV business and does not result in an increase in building square footage, the proposed outdoor storage was considered ancillary to the existing use.

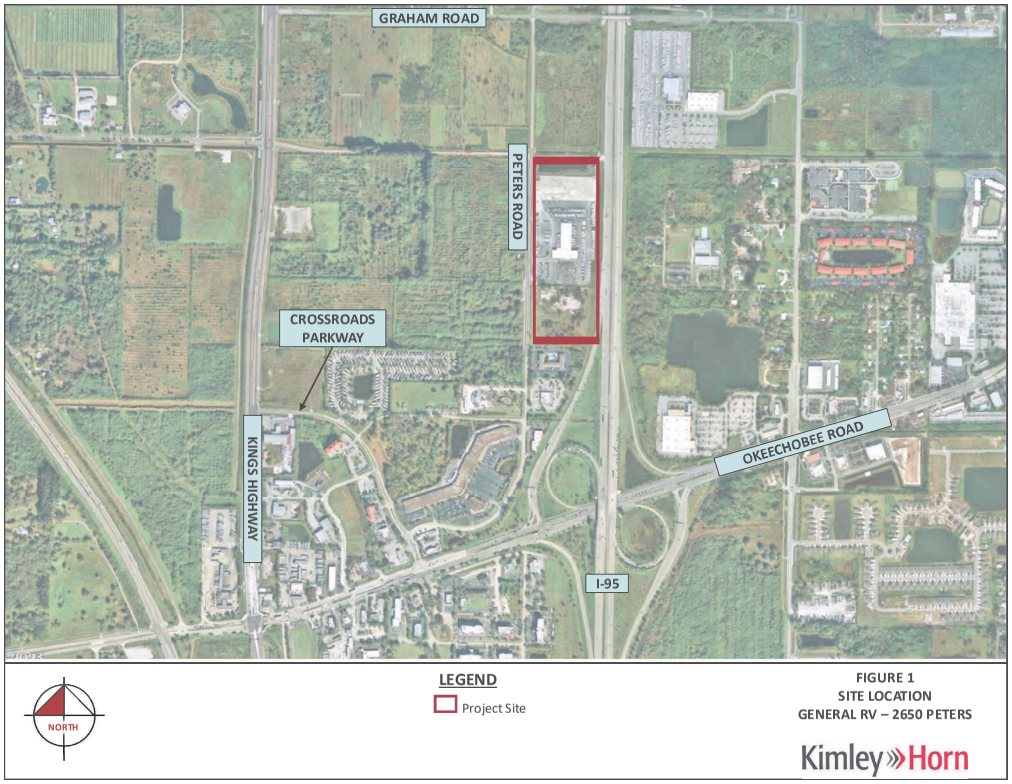


FIGURE 1
SITE LOCATION
GENERAL RV – 2650 PETERS

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The north parcel of the site currently contains recreational vehicle sales. The south parcel of the site is currently vacant and is proposed to be developed with a gated parking area to serve as inventory storage for the recreational vehicle sales site.

Trip Generation

The trip generation potential for the proposed development program was calculated using trip generation rates and equations published by the Institute of Transportation Engineers' (ITE) Trip Generation Report, Eleventh Edition. ITE Land Use Code (LUC) 842 (Recreational Vehicle Sales) was used to calculate the trip generation potential for the existing and proposed uses on site.

As indicated in Table 1, the existing development is projected to generate 196 net external daily trips, 18 net external AM peak hour trips (15 in, 3 out), and 30 net external PM peak hour trips (9 in, 21 out). Because the proposed outdoor storage is intended to serve the existing General RV business and does not result in an increase in building square footage, the proposed outdoor storage was considered ancillary to the existing use and does not result in an increase to the existing trip generation.

Table 1: Trip Generation Calculations

Land Use	ITE LUC	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 and Proposed Scenario									
Recreational Vehicle Sales	842	39.200 KSF	196	18	15	3	30	9	21
		Subtotal	*196*	*18*	*15*	*3*	*30*	*9*	*21*
Driveway Volumes			**196**	**18**	**15**	**3**	**30**	**9**	**21**
Net External Trips			**196**	**18**	**15**	**3**	**30**	**9**	**21**
Radius of Development Influence:			**Directly Accessed Links**						

Land Use	Daily	AM Peak Hour	PM Peak Hour	LUC
Recreational Vehicle Sales	5 trips per KSF	0.46 trips per KSF (85% in, 15% out)	0.77 trips per KSF (31% in, 69% out)	842

Traffic Distribution and Assignment

A projected traffic distribution plan was developed based on a review of the uses near the project site. Figure 2 illustrates the proposed roadway link assignment. Using these percentages, project traffic was then assigned to the surrounding roadway network projected to be in place by 2029.



FIGURE 2
TRIP DISTRIBUTION
GENERAL RV – 2650 PETERS

SITE CIRCULATION AND TURN LANE REQUIREMENTS

Access to the overall site is proposed to be maintained via three full-access driveways. One additional full-access gated driveway on Peters Road is proposed to provide access to the outdoor storage but will not be accessible to the public. Using the project distribution illustrated in *Figure 2*, project traffic volumes were projected at the subject driveway connections. These driveway volumes are shown in *Figure 3.* Based on the proposed driveway volumes, no turn lanes are anticipated to be needed at the project driveways.

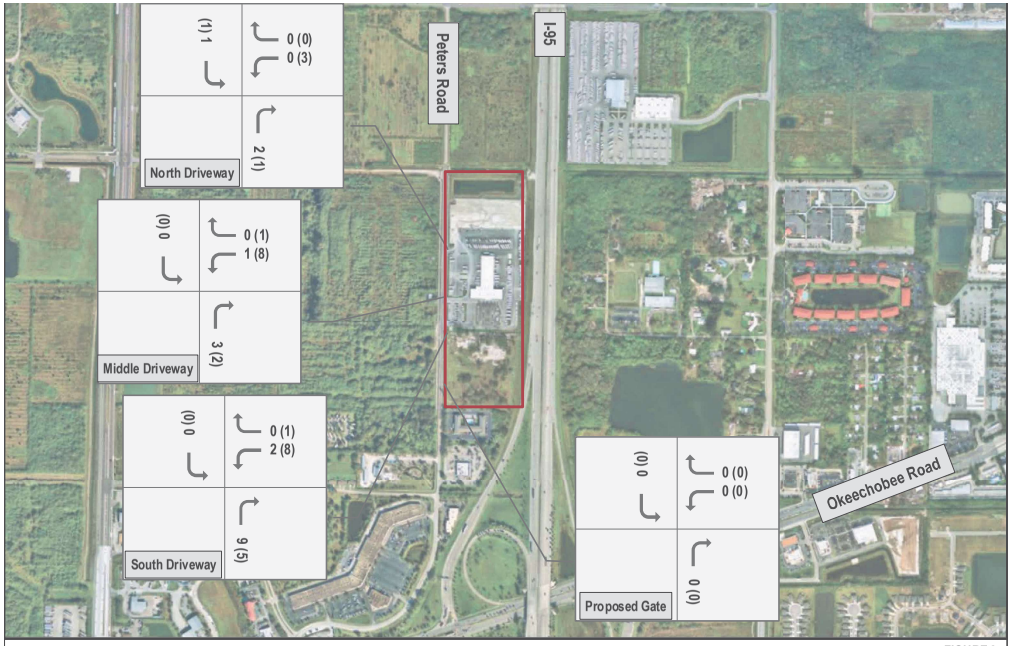


FIGURE 3
Driveway Volumes
General RV – 2650 Peters Rd

CONCLUSION

The site on the east side of Peters Road, north of Crossroads Parkway, in Fort Pierce, Florida is proposed to be developed with a parking lot to serve the existing General RV site. The proposed buildout date is the end of 2029.

Because the proposed outdoor storage is intended to serve the existing General RV business and does not result in an increase in building square footage, the proposed outdoor storage was considered ancillary to the existing use and does not result in an increase to the existing trip generation.

Access to the overall site is proposed to be maintained via three full-access driveways. One additional full-access gated driveway on Peters Road is proposed to be provided to the outdoor storage but will not be accessible to the public. No turn lanes are anticipated to be needed at the project driveways.

APPENDIX A: SITE PLAN

Location Map



Site Data

Zoning	Commercial General (C-1)
Future Land Use	General Commercial (GC)
Existing Use	Lazy Days RV & Vacant
Proposed Use	RV Sales / Storage / Display and Inventory Lot
Maximum Building Height	65'
Parcel Control Number	2324-123-0009-0040 & 2324-132-0001-0000

BUILDING SETBACKS

C-1 GENERAL COMMERCIAL

FRONT BUILDING SETBACK	(25)
REAR BUILDING SETBACK	(10)
SIDE BUILDING SETBACK	(10)

BUILDING HEIGHTS

OFFICE/SALES AREA = 19,200 SQ.	
RETAIL/CONVENIENCE AREA = 10,000 SQ.	
BODY SHOP AREA = 4,800 SQ.	
SERVICE/LOCKER AREA = 15,000 SQ.	

BUILDING HEIGHT

MAX. BUILDING HEIGHT = 65'
PROPOSED BUILDING HEIGHT = 45'

NORTH PARCEL (PIN: 2324-123-0000-000-9)	
GROSS SITE AREA	18.54 ACRES
1/2 ROW DEDICATION	0.29 ACRES
TOTAL SITE AREA	18.25 ACRES
SOUTH PARCEL (PIN: 2324-132-0001-000-4)	
GROSS SITE AREA	8.04 ACRES
1/2 ROW DEDICATION	0.13 ACRES
TOTAL SITE AREA	7.91 ACRES

PROPOSED SITE (ACRES)	
TOTAL SITE AREA	**26.16**
IMPERVIOUS AREA	**19.53**
BUILDING	0.96
ASPHALT PAVEMENT	18.57
CONCRETE	0.06
PERVIOUS AREA	**6.62**
OPEN SPACE	3.47
LAKE AREA	1.96
DRY DETENTION AREA	1.26

Parking Data

NORTH PARCEL

SOUTH PARCEL

Use	No. Dock	Loading Stalls	Parking Spaces per each Unit
1 RV / 40 ft		100 Stalls	
1 RV / 40 ft		102 Stalls	
1 RV / 40 ft		166 Stalls	
Total Parking Spaces =		468 Stalls	

Legal Description

[illegible]

THE WEST 50 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHTS OF WAY FOR SAID ROADS AND CANAL AND ALSO LESS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LESS ROAD RIGHTS OF WAY FOR SAID ROAD AND ALSO LESS THE SOUTH 200 FEET OF THE WEST 200 FEET THEREOF, ALL IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

AND

BEGIN AT THE NE CORNER OF THE SW 1/4 OF SE 1/4 OF NE 1/4 OF SEC 24 TWP 43 S RGE 26 E, THENCE RUN SOUTH 330 FEET, THENCE WEST 330 FEET, THENCE NORTH 330 FEET, THENCE EAST 330 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL LANDS NOW OR HERETOFORE USED FOR PUBLIC ROAD AND DRAINAGE CANALS ALL IN LEE COUNTY, FLORIDA.

AND

LESS AND EXCEPT THE PARCEL CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4, PAGE 940, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CONTAINING 18.540 ACRES OF LAND MORE OR LESS, SUBJECT TO RIGHTS OF WAY, EASEMENTS AND RESERVES.

SOUTH PARCEL:

That part of the Southwest 1/4 of the Northeast 1/4 lying Northerly (Westerly, observed in Public Right-Away) in Section 24, Township 43 South, Range 26 East, SL, Lee County. TOGETHER WITH the Grant, limited Access right-of-way, for canal, ingress, egress, and easements of record.

Lands and everything from Bearing:

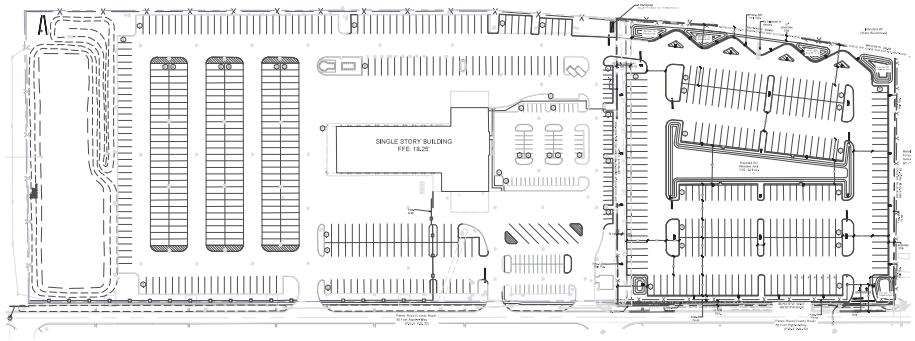
Being that part of the North 200.00 feet of the South 424.00 feet of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 43 South, Range 26 East, SL, Lee County, Florida, lying Easterly of the Westerly limited Access right-of-way line of Interstate 75, Less the West 33 feet, for road right-of-way, and being more particularly described as follows:

Commence at the Southwest corner of Northeast 1/4 of Section 24, Township 43 South, Range 26 East, SL, Lee County, Florida; thence run N89°36'17"E, a distance of 2629.94 feet, to the Point of Intersection of the North Right-Of-Way Line of the North SL Lucie River Water Control District Canal C-43 (Having a 200 foot wide Right-Of-Way) and the Westerly limited Access right-of-way line of Interstate 75, (State Road No. 93) (Section 03070-1101), Florida Project Road, a distance of 2652.4 feet; thence run S00°41'12"E, a distance of 1442.82 feet, to the West right-of-way line of Interstate 75, (S.R.93), thence run S27°09'11"E, along the said West right-of-way of I-75, a distance of 2052.60 feet, thence run S27°38'19"W, along the said West right-of-way of I-75, a distance of 77.34 feet, to the said North Right-Of-Way Line of the North SL Lucie River Water Control District Canal C-43, thence run N89°36'17"W, along the said North Right-Of-Way, a distance of 2174.49 feet, to the Point of Beginning, Lying and being in Section 24, Township 43 South, Range 26 East, SL, Lee County, Florida.

And Less and Excepting the following:

Being that part of the North 224.40 feet of the South 771.40 feet of the Northeast 1/4 of Section 24, Township 43 South, Range 26 East, SL, Lee County, Florida, lying Easterly of the Westerly limited Access right-of-way line of Interstate 75, from the West 75.00 feet thereof for road right-of-way, and being more particularly described and described as follows:

Commence at the Southeast corner of said Northeast 1/4 of Section 24, thence North 00°36'17" West, along the West line of said Northeast 1/4 of Section 24 (bearing basis), a distance of 2629.94 feet; thence South 89°23'17" East, along the South line of said North 224.40 feet of the South 771.40 feet of the Northeast 1/4 of Section 24, a distance of 2629.94 feet to the Point of Beginning, thence run thence North 89°36'17" East, along the said South line of the North 224.40 feet of the South 771.40 feet of the Northeast 1/4 of Section 24, a distance of 2174.49 feet, to the said West Right-Of-Way Line of the North SL Lucie River Water Control District Canal C-43 (Having a 200 foot wide Right-Of-Way) of Interstate 75, a distance of 75.00 feet; thence North 89°36'17" East, along said Westerly limited Access right-of-way line of Interstate 75, a distance of 75.00 feet; thence North 00°41'12" West, along the South line of the said South 771.40 feet of the Northeast 1/4 of Section 24, a distance of 546.71 feet to the East Right-Of-Way line of Florida Road, thence Southwesterly along the said East Right-Of-Way line of Florida Road, a distance of 1442.82 feet; thence South 00°41'12" East, along the said West line of the Northeast 1/4 of Section 24, a distance of 224.40 feet to the Point of Beginning.



3590 SW Corporate Parkway, Suite 203
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LA 0000995

General RV
City of Fort Pierce
Conceptual Site Plan
Florida

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Job No.	2023-041
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Date	04/24/2024
Revised Dates	05/24/2024

SP-1

General RV Fort Pierce

2650 Peters Road

Environmental Impact Report

July 2025

Introduction

The General RV 2650 Peters Road project was previously permitted through (ERP Permit No. 56-11925-P) as a single parcel, ±8.0 Acres (PIN: 2324-132-0001-000-4). The north parcel ±18.25 Acres (PIN: 2324-123-0000-000-9) former Lazy Days facility, has now been acquired and integrated directly into the operation of the existing recreational vehicle (RV) Sales and Service facility. The updated 2650 Peters Road project will only include additional RV parking, display, and inventory area as no additional building square footage or intensity is proposed, outside of what has already been permitted. The previously approved intended use, layout, and restricted-access operational model remain unchanged from the former Lazy Days facility. The proposed project will now serve as a direct expansion of the former Lazy Days RV facility, consolidating inventory and display functions under a unified site plan amendment. The additional project site is approximately 18.25 acres (ac.) and is located near the northwest intersection of I-95 and FL 70 in Section 24, Township 35 South, Range 39 East, in Fort Pierce, Florida. A Project Location Map is attached as ***Appendix A***, ***Figure 1 – Project Location Map***.

Existing Conditions

No wetlands are present within the additional project site (northern parcel). While wetlands are located within the previously permitted area (ERP Permit No. 56-11925-P southern parcel), appropriate mitigation has already been determined and completed.

A portion of the U.S. Geological Service (USGS) 7.5-Minute Florida quadrangle map depicting the location of the project site is attached as ***Appendix A, Figure 2 – USGS 7.5 Minute Quadrangle Map***. Elevations on the project site are approximately 25 feet. Based on the *Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida*, maps the following non-hydric soils on the property: (25) Nettles and Oldsmar Sands, (38) Riviera Fine Sand, 0 to 2 percent slopes, (48) Wabasso Sand, 0 to 2 percent slopes, (55) Winder loamy sand. A copy of the digital USDA/NRCS soils mapping data is illustrated in ***Appendix A, Figure 3 – NRCS Soils Map***.

Using the Florida Land Use, Cover, and Forms Classification System (FLUCFCS), a land use map was created and is included in ***Appendix A, Figure 4 – FLUCFCS Map***. The following summarizes existing land uses and cover types within the project study area:

FLUCFCS 140 – Commercial and Services

This cover type encompassed the entire 18.25 acres of the project site and consisted of the former FKA Lazy Days RV lot composed of paved surfaces, landscaped and general areas previously used for RV parking, storage, and maneuvering.

Fish, Wildlife, Listed Species and their Habitats

A review of available databases identified state and federally listed species that may occur in the vicinity of the project area; however, the additional project site is entirely paved and developed, providing no suitable habitat. As such, no impacts to any listed species are anticipated. No critical habitats are present within the project area, and the proposed activities will not adversely affect the functions and values provided to fish, wildlife, or listed species pursuant to Section 10.2.2 of the Applicant's Handbook Volume I (AH Vol. I).

Historical and Archeological Resources

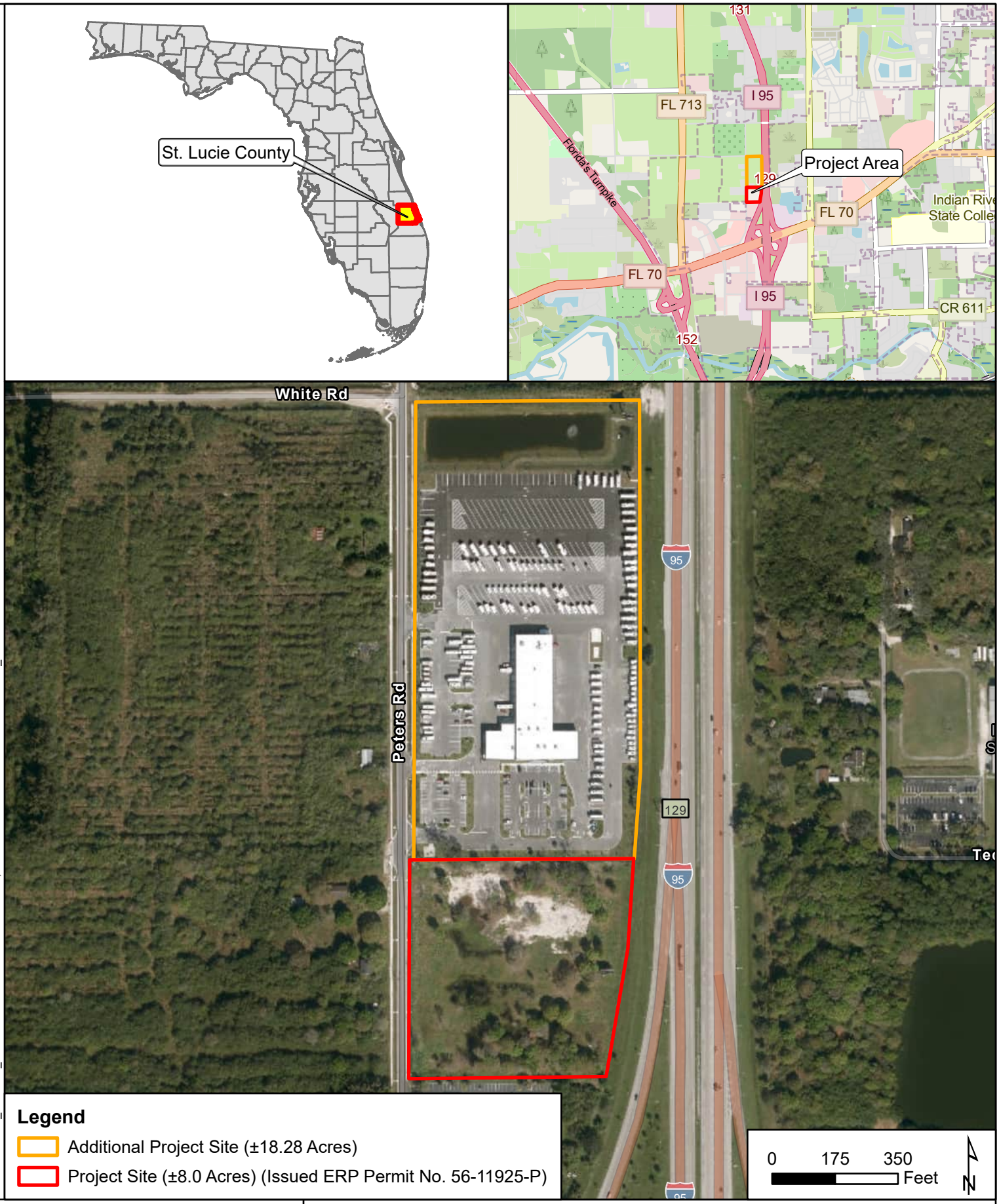
A search of the Florida Master Site File (FMSF) data revealed no previously recorded archaeological resources within or adjacent to the archaeological Area of Potential Effect (APE). While five (5) standing structures and one (1) resource group are located within a 0.25-mile radius of the project area, none are situated within the project site. Therefore, the development of the project site is not expected to impact any historic or archaeological resources.

Secondary impacts

No secondary impacts are proposed with this project, as no wetlands found within the additional project site. While wetlands are located within the previously permitted area ERP Permit No. 56-11925-P (southern parcel), appropriate mitigation has already been determined and completed. Therefore, there are no secondary impacts required for this project.

Mitigation Plan

While wetlands are located within the previously permitted area ERP Permit No. 56-11925-P (southern parcel), appropriate mitigation has already been determined and completed. No wetlands are present within the additional project area; therefore, no mitigation plan is required for this project.



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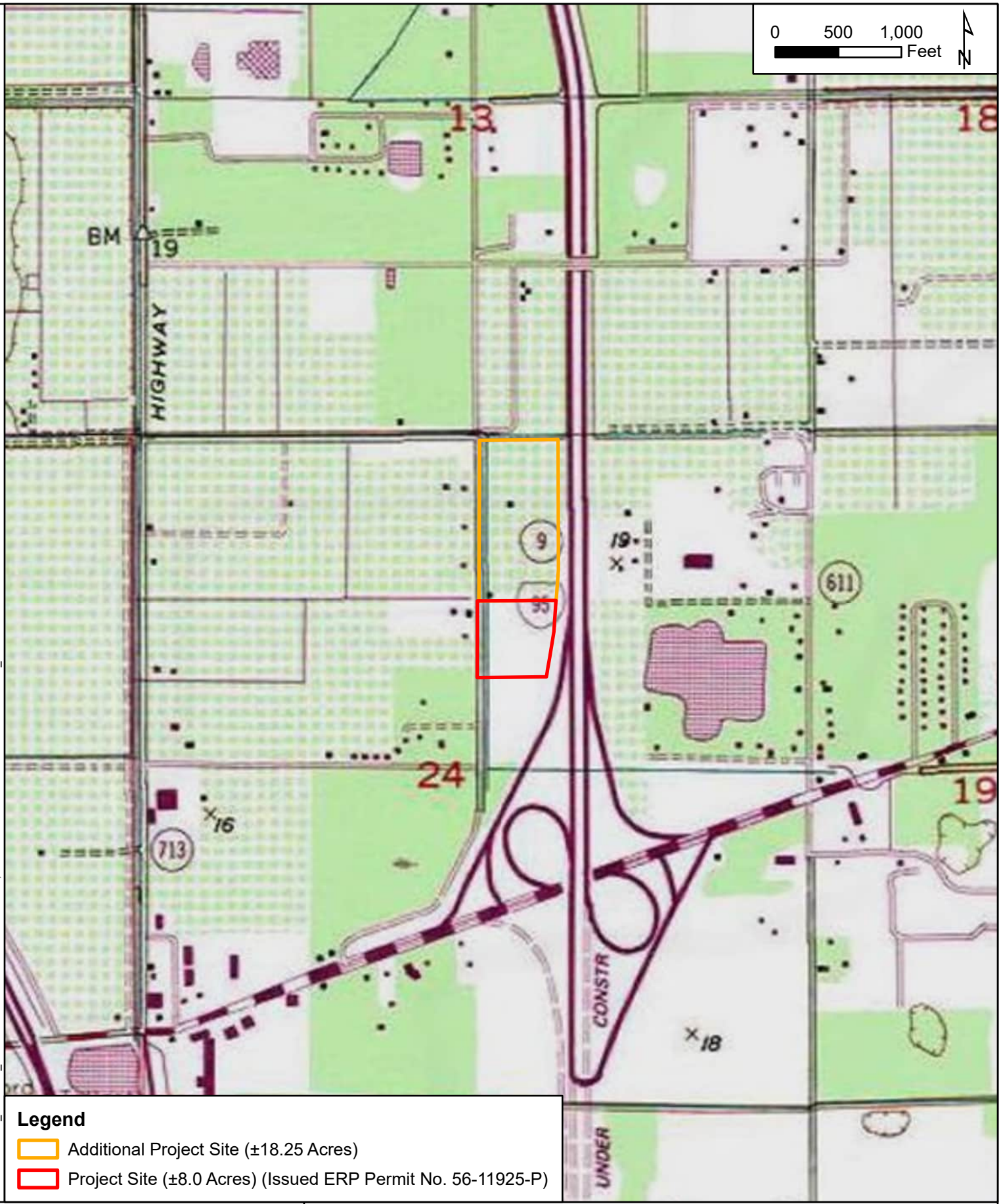
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Palm Beach Gardens, Florida
Phone (561) 421 1995
www.kimley-horn.com

Project Location Map

General RV, 2650 Peters Road
St. Lucie County, Florida

1 IN = 350 FT	PROJECT NUMBER: 245690000	JULY 2025	FIGURE 1



Legend

- Additional Project Site (±18.25 Acres)
- Project Site (±8.0 Acres) (Issued ERP Permit No. 56-11925-P)

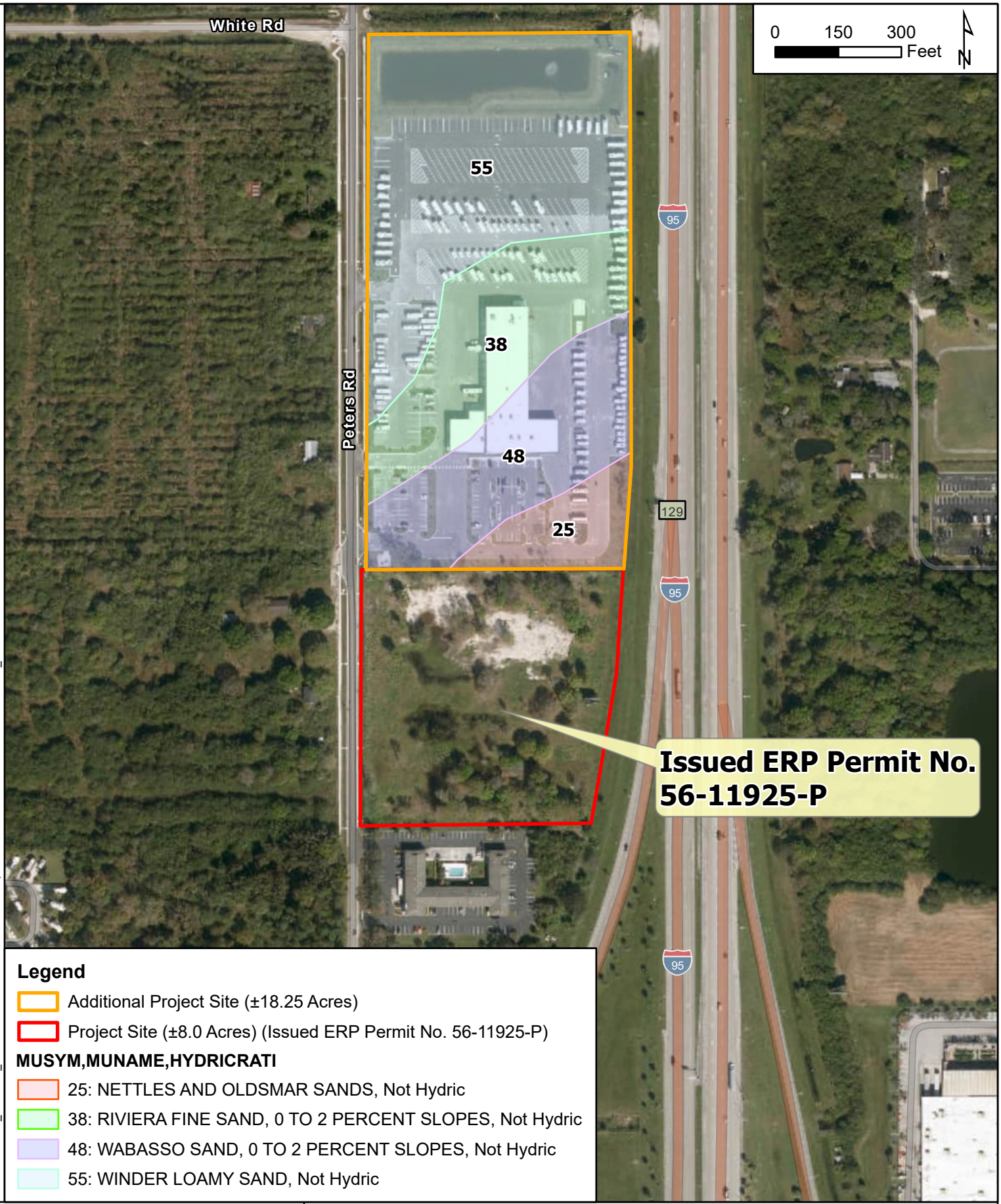
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USGS 7.5 Minute Quadrangle Topographic Map

General RV, 2650 Peters Road
St. Lucie County, Florida

1 IN = 1,000 FT	PROJECT NUMBER: 245690000	JULY 2025	FIGURE #



Legend

- Additional Project Site (±18.25 Acres)
- Project Site (±8.0 Acres) (Issued ERP Permit No. 56-11925-P)

MUSYM,MUNAME,HYDRICRATI

- 25: NETTLES AND OLDSMAR SANDS, Not Hydric
- 38: RIVIERA FINE SAND, 0 TO 2 PERCENT SLOPES, Not Hydric
- 48: WABASSO SAND, 0 TO 2 PERCENT SLOPES, Not Hydric
- 55: WINDER LOAMY SAND, Not Hydric

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Kimley»Horn

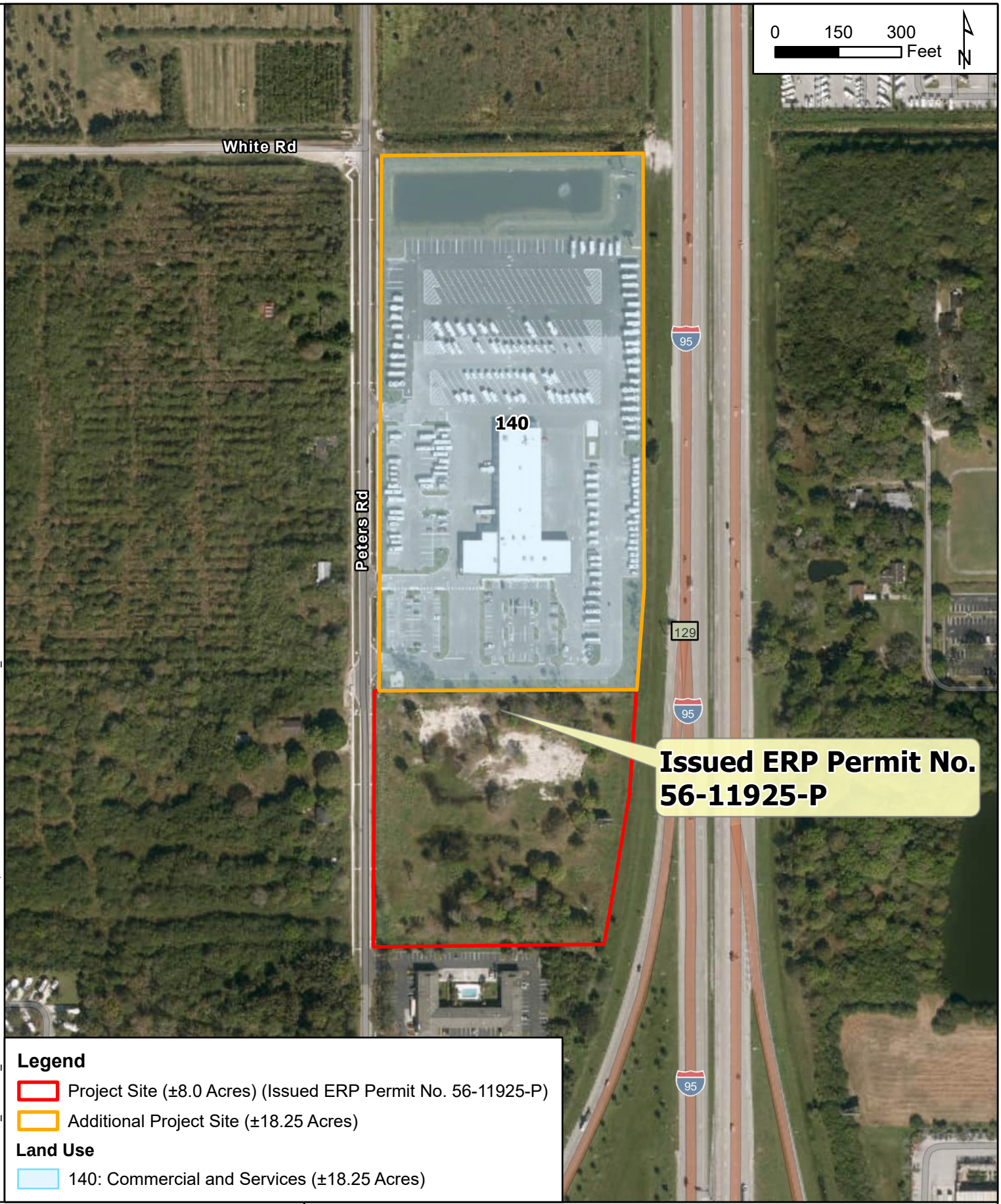
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West Palm Beach, Florida
Phone (561) 421 1995
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NRCS Soils Map

General RV, 2650 Peters Road
St. Lucie County, Florida

1 IN = 300 FT	PROJECT NUMBER: 245690000	JULY 2025	FIGURE 3



Legend

- Project Site (±8.0 Acres) (Issued ERP Permit No. 56-11925-P)
- Additional Project Site (±18.25 Acres)

Land Use

- 140: Commercial and Services (±18.25 Acres)

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Florida Land Use, Cover, and Forms Classification System Map

General RV, 2650 Peters Road
St. Lucie County, Florida

1 IN = 300 FT	*PROJECT NUMBER: 245690000*	*JULY 2025*	*FIGURE 4*

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

July 29, 2025

Deborah Menna, CNRP
Kimley-Horn | 1615 S Congress Ave #201, Delray Beach, FL 33445
Direct: 561-484-5774 | Mobile: 954-826-6691

Florida Master Site File

In response to your inquiry of July 28, 2025, the Florida Master Site File lists one resource group and five standing structures recorded, within 0.25-mile buffer, for General RV subject property in St. Lucie County, Fla.

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

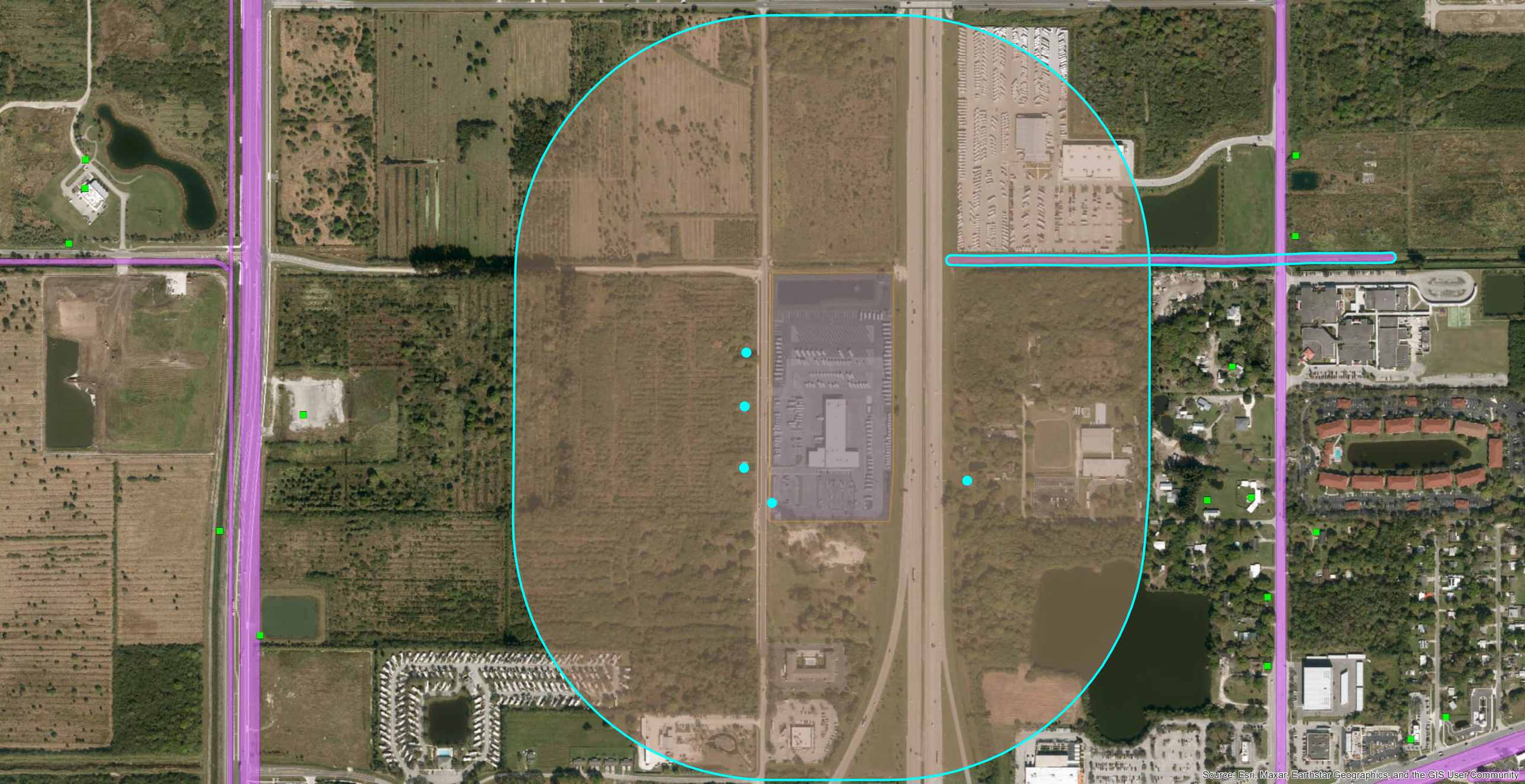
Sincerely,

Eman M. Vovsi
Historical Data Analyst/Records Specialist
Florida Master Site File
EMVovsi@DOS.MyFlorida.com

AR=0
SS=5
CM=0
RG=1
BR=0
Total=6

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL01399	SS	2398 Peter Road	2398 Peter RD, Fort Pierce G.V.	1941 Masonry Vernacular		
SL01774	SS	6105 Tedder Road	6105 Tedder RD W, Ft Pierce	c1958 Masonry Vernacular	Not Eligible	
SL03140	RG	Canal No. 37	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	
SL03348	SS	2261 Peters Road	2261 Peters RD, Fort Pierce	c1966 Masonry Vernacular		
SL03349	SS	2315 Peters Road	2315 Peters RD, Fort Pierce	c1956 Ranch		
SL03350	SS	2371 Peters Road	2371 Peters RD, Fort Pierce	c1957 Ranch		


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

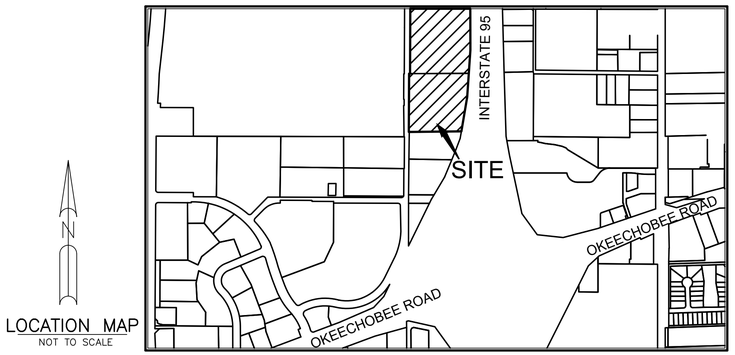
B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition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

ALTA LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY

LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

DESCRIPTION:

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD AND CANAL RIGHTS OF WAY FOR I–95; WHITE ROAD AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHTS OF WAY FOR I–95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE, FLORIDA.

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

AND

LESS AND EXCEPT THE PARCEL FOR PUBLIC RIGHT OF WAY PURPOSES CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4907, PAGE 348, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING NORTHERLY (WESTERLY OBSERVED IN FIELD) OF I–95 RIGHT–OF–WAY IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHTS–OF–WAY FOR CANAL AND PUBLIC ROADS, AND EASEMENTS OF RECORD.

LESS AND EXCEPTING THE FOLLOWING:

BEING THAT PART OF THE NORTH 380.00 FEET OF THE SOUTH 424.50 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WESTERLY OF THE WEST LIMITED ACCESS RIGHT–OF–WAY LINE OF INTERSTATE 95, LESS THE WEST 25 FEET, FOR ROAD RIGHT–OF–WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN N00°05'13"W, A DISTANCE OF 44.50 FEET, THENCE RUN S89°41'47"E, A DISTANCE OF 25.00 FEET, TO THE POINT OF INTERSECTION OF THE NORTH RIGHT–OF–WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 38 WITH THE EAST RIGHT–OF–WAY LINE OF PETERS ROAD, SAID POINT BEING THE POINT OF BEGINNING, THENCE RUN N00°05'13"W, ALONG THE SAID EAST RIGHT–OF–WAY LINE OF PETERS ROAD, A DISTANCE OF 380.01 FEET, THENCE RUN S89°41'37"E, A DISTANCE OF 444.80 FEET, TO THE WEST RIGHT–OF–WAY LINE OF INTERSTATE 95 (I–95); THENCE RUN S20°56'11"W, ALONG THE SAID WEST RIGHT–OF–WAY OF I–95, A DISTANCE OF 202.82 FEET, THENCE RUN S26°36'34W, ALONG THE SAID WEST RIGHT–OF–WAY OF I–95, A DISTANCE OF 212.15 FEET, TO THE SAID NORTH RIGHT–OF–WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 38; THENCE RUN N89°41'37"W, ALONG THE SAID NORTH CANAL RIGHT–OF–WAY, A DISTANCE OF 276.80 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND LESS AND EXCEPTING THE FOLLOWING:

BEING THAT PART OF THE NORTH 291.46 FEET OF THE SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WESTERLY OF THE WEST LIMITED ACCESS RIGHT–OF–WAY LINE OF INTERSTATE 95, LESS THE WEST 25.00 FEET THEREOF FOR ROAD RIGHT–OF–WAY AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 24; THENCE NORTH 00°05'13" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 24 (BEARING BASIS), A DISTANCE OF 424.51 FEET, THENCE SOUTH 89°41'37" EAST, ALONG THE SOUTH LINE OF SAID NORTH 291.46 FEET OF THE SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°41'37" EAST, ALONG THE SAID SOUTH LINE OF THE NORTH 291.46 FEET OF THE SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 444.88 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9); THENCE NORTH 20°56'08" EAST, ALONG SAID WESTERLY RIGHT–OF–WAY LINE OF INTERSTATE 95, A DISTANCE OF 231.76 FEET, THENCE NORTH 09°35'19" EAST, ALONG SAID WESTERLY RIGHT–OF–WAY LINE OF INTERSTATE 95, A DISTANCE OF 75.55 FEET, THENCE NORTH 89°41'37" WEST, ALONG THE NORTH LINE OF THE SAID SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 540.71 FEET TO THE EAST RIGHT–OF–WAY LINE OF PETERS ROAD, THENCE SOUTH 00°05'13" EAST, ALONG SAID EAST RIGHT–OF–WAY LINE PARALLEL WITH AND 25.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 291.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.591 ACRES OF LAND MORE OR LESS.

SUBJECT TO RIGHTS OF WAY, EASEMENTS, AND RECORDS.

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II–EXCEPTIONS OF STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NUMBER: 20240331, WITH A COMMITMENT DATE OF AUGUST 27, 2024 AT 8:00 A.M.

SCHEDULE B, PART II–EXCEPTIONS (TOGETHER WITH PORTION)

5. Easement granted to Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, as more fully set forth in the document recorded in Official Records Book 258, Page 1413, of the Public Records of St. Lucie County, Florida.

(AFFECTS PLOTTED)

6. Covenants, conditions, easements and restrictions recorded in Official Records Book 715, Page 1357, of the Public Records of St. Lucie County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national orgin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(AFFECTS NOTHING TO PLOT)

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II–EXCEPTIONS OF STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NUMBER: 20250130, WITH A COMMITMENT DATE OF MARCH 27, 2025 AT 8:00 A.M.

SCHEDULE B, PART II–EXCEPTIONS

5. Ordinance No. 86–31 recorded May 22, 1986 in Official Records Book 501, Page 642, of the Public Records of St. Lucie County, Florida.

(AFFECTS–NOTHING TO PLOT)

6. Resolution No. 90–80 recorded April 10, 1990 in Official Records Book 686, Page 58, of the Public Records of St. Lucie County, Florida.

(AFFECTS–NOTHING TO PLOT)

7. Ordinance No. J–104 recorded May 20, 1994 in Official Records Book 901, Page 1459; as corrected by Ordinance No. J–122 recorded October 24, 1994 in Official Records Book 926, Page 56, of the Public Records of St. Lucie County, Florida.

(AFFECTS–NOTHING TO PLOT)

8. Board of Adjustment Resolution 97–003 recorded November 20, 1998 in Official Records Book 1185, Page 2299, of the Public Records of St. Lucie County, Florida.

(AFFECTS–NOTHING TO PLOT)

9. Board of Adjustment Resolution 97–008 recorded November 20, 1998 in Official Records Book 1185, Page 2309,of the Public Records of St. Lucie County, Florida.

(AFFECTS–NOTHING TO PLOT)

10. Ordinance No. 04–027 recorded September 18, 2004 in Official Records Book 2061, Page 339, of the Public Records of St. Lucie County, Florida.

(DOES NOT AFFECT)

11. Ordinance No. 04–028 recorded September 18, 2004 in Official Records Book 2061, Page 347, of the Public Records of St. Lucie County, Florida.

(DOES NOT AFFECT)

12. Ordinance No. 21–004 recorded May 18, 2021 in Official Records Book 4612, Page 1524, of the Public Records of St. Lucie County, Florida.

(AFFECTS–NOTHING TO PLOT)

13. Declaration of Unity of Title recorded December 13, 2021 in Official Records Book 4738, Page 343; together with Corrective Declaration of Unity of Title recorded June 3, 2022 in Official Records Book 4836, Page 2275; and Partial Release of Declaration of Unity of Title recorded August 2, 2022 in Official Records Book 4867, Page 2920, of the Public Records of St. Lucie County, Florida.

(AFFECTS–PLOTTED)

14. Recorded Notice of Environmental Resource Permit recorded April 22, 2022 in Official Records Book 4812, Page 1803, of the Public Records of St. Lucie County, Florida.

(AFFECTS–NOTHING TO PLOT)

15. Utility Easement in favor of the City of Fort Pierce, Florida, for the use and benefit of the Fort Pierce Utilities Authority recorded December 21, 2023 in Official Records Book 5086, Page 1520, of the Public Records of St. Lucie County, Florida.

(AFFECTS–PLOTTED)

16. Amended and Restated Road Impact Fee Agreement recorded July 12, 2024 in Official Records Book 5177, Page 1146, of the Public Records of St. Lucie County, Florida.

(AFFECTS–NOTHING TO PLOT)

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS APRIL 21, 2025.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NO: 20250130, WITH AN COMMITMENT DATE: MARCH 27, 2025, AT 08:00 AM, AND ABSTRACTED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NO: 20240331, WITH AN COMMITMENT DATE: AUGUST 27, 2024, AT 08:00 AM, AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.
5. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT. ELEVATIONS FOR THIS SURVEY DERIVED BY CONVENTIONAL DIFFERENTIAL LEVELING LOOP USING NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATION – I95 F 14 WITH A PUBLISHED ELEVATION OF 46.99' FEET AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND SET CONTROL BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK REFERENCED ABOVE WITH CIRCUIT LENGTH MEASURED IN THE APPLICABLE UNITS FOR THIRD–ORDER ACCURACY.
8. BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF NORTH 00° 05' 18" WEST ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE 95 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
9. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); FIRM PANEL ID. 12111C0167J CITY OF FORT PIERCE, COMMUNITY NO. 120286; PANEL NO. 0167 SUFFIX J; DATED FEBRUARY 15, 2012.
10. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
12. PUBLIC ACCESS TO THE SUBJECT PROPERTY IS PROVIDED THROUGH PETERS ROAD.
13. THE PROPERTY DEPICTED ON THIS SURVEY IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.
14. DRAINAGE ELEVATION DATA (RIMS, INVERTS, AND CONTROL STRUCTURES) SHOWN ON THIS SURVEY WERE OBTAINED FROM THE RECORD SURVEY PROVIDED BY CLIENT AND COMPLETED BY EDC HAVING A PROJECT NUMBER #20–298 AND A DATE OF JANUARY 17, 2024.

CERTIFIED TO:

KIMLEY HORN
COMERICA BANK, A TEXAS BANKING ASSOCIATION
STEWART TITLE GUARANTY COMPANY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 30, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17.050, 5J–17.051, 5J–17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES.

THE FIELDWORK WAS COMPLETED ON APRIL 21, 2025.

_____

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272 STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATION OF AUTHORIZATION NO. LB 3591

BY	DATE	REVISIONS
BP	07–21–25	ADD DRAINAGE/SEWER DATA
		FILE NAME 11396–2BNDY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA BOUNDARY & TOPOGRAPHIC SURVEY
LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH,
RANGE 39 EAST, ST. LUCIE COUNTY FLORIDA

DATE 07/16/2025
DRAWN BY BP
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 11396
SHT.NO. 1
OF 3 SHEETS

ALTA LAND TITLE BOUNDARY SURVEY

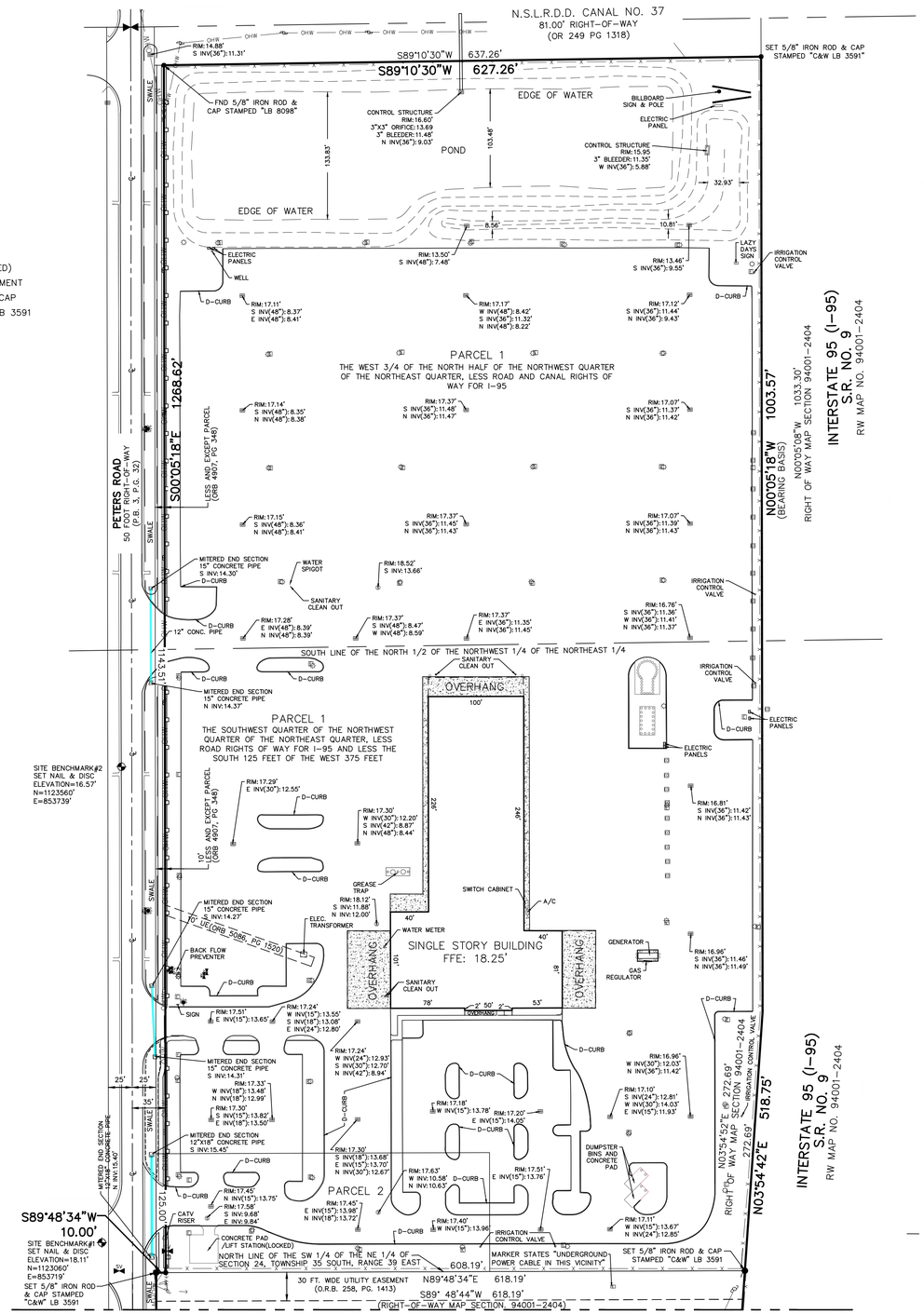
LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA

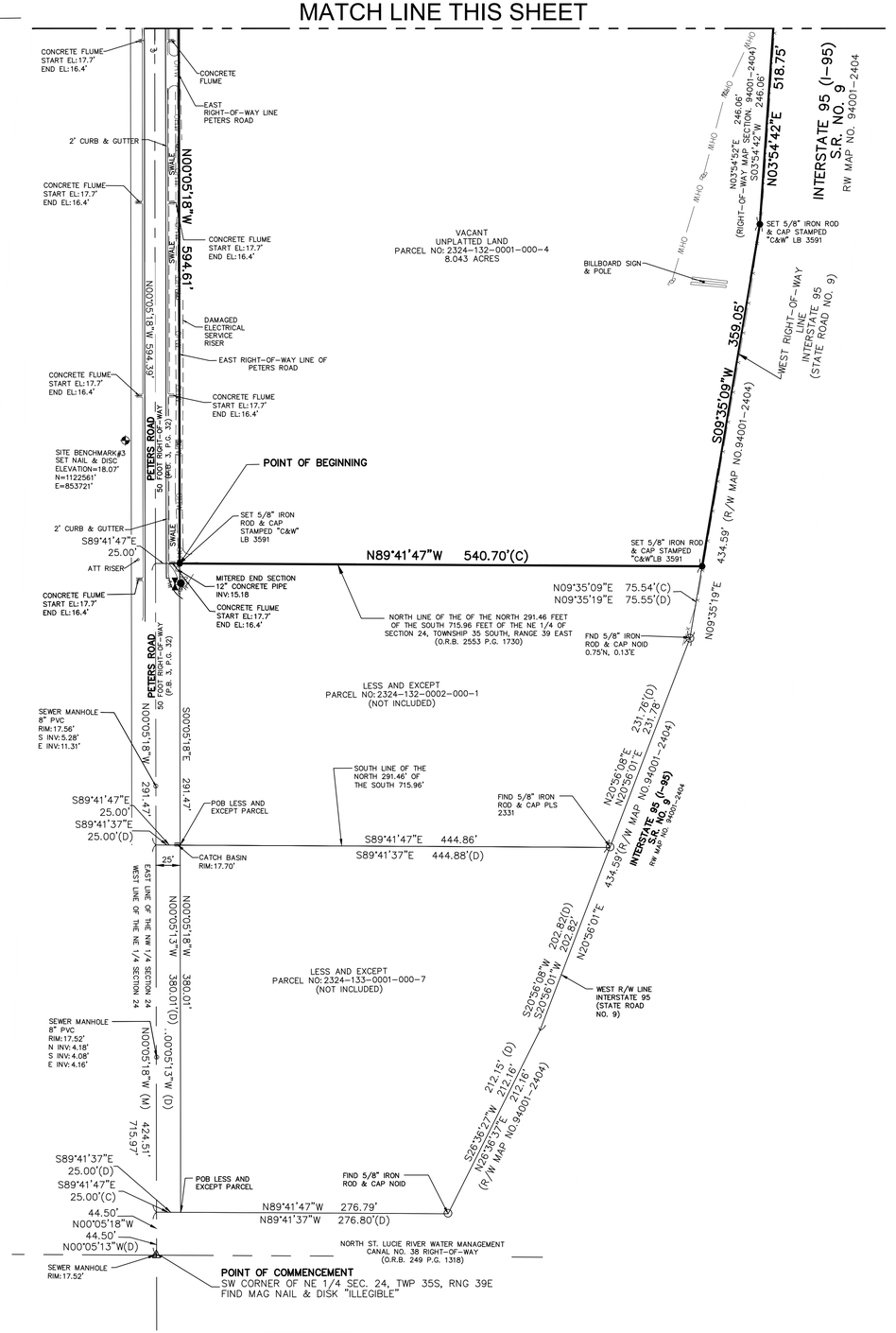
NORTH

GRAPHIC SCALE
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(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 70 FEET

LEGEND

C – CALCULATED
BM – BENCHMARK
D – DEED
M – MEASURED
CONC – CONCRETE
ELEV – ELEVATION
L – ARC LENGTH
LB – LICENSE BUSINESS
MON – MONUMENT
O.R.B. – OFFICIAL RECORD BOOK
(P) – PLAT
PB – PLAT BOOK
PG. – PAGE
R – RADIUS
(R) – RADIAL
Δ – DELTA (CENTRAL ANGLE)
– ANCHOR
– CONCRETE POWER POLE
– EXISTING ELEVATION
OHW OHW – OVERHEAD WIRES
– SURVEY MARKER/CONTROL POINT
– WOOD POWER POLE (UNLESS NOTED)
– DENOTES FOUND CONCRETE MONUMENT
– DENOTES FOUND SURVEY ROD & CAP
– DENOTES SET IRON ROD & CAP LB 3591
– SEWER VALVE
– FIRE HYDRANT
– ELECTRICAL SERVICE
– WATER VALVE
– CATCH BASIN
x x x x x – 6 FOOT CHAIN LINK FENCE
– ALUMINUM FENCE
– DENOTES NAIL & SURVEY DISK
– LIGHT POLE
– SANITARY MANHOLE
– ELECTRIC HAND HOLE
– ELECTRIC OUTLET
– BOLLARD (NTS)
– MITERED END SECTION





REVISIONS	DATE	BY

FILE NAME 11396-BND1-TOPO

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LAND PLANNING ● SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA BOUNDARY & TOPOGRAPHIC SURVEY
LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH,
RANGE 39 EAST, ST. LUCIE COUNTY FLORIDA

DATE	07/16/25
DRAWN BY	BP
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB #	11396
SHT.NO.	2
OF	3 SHEETS

TOPOGRAPHIC SURVEY

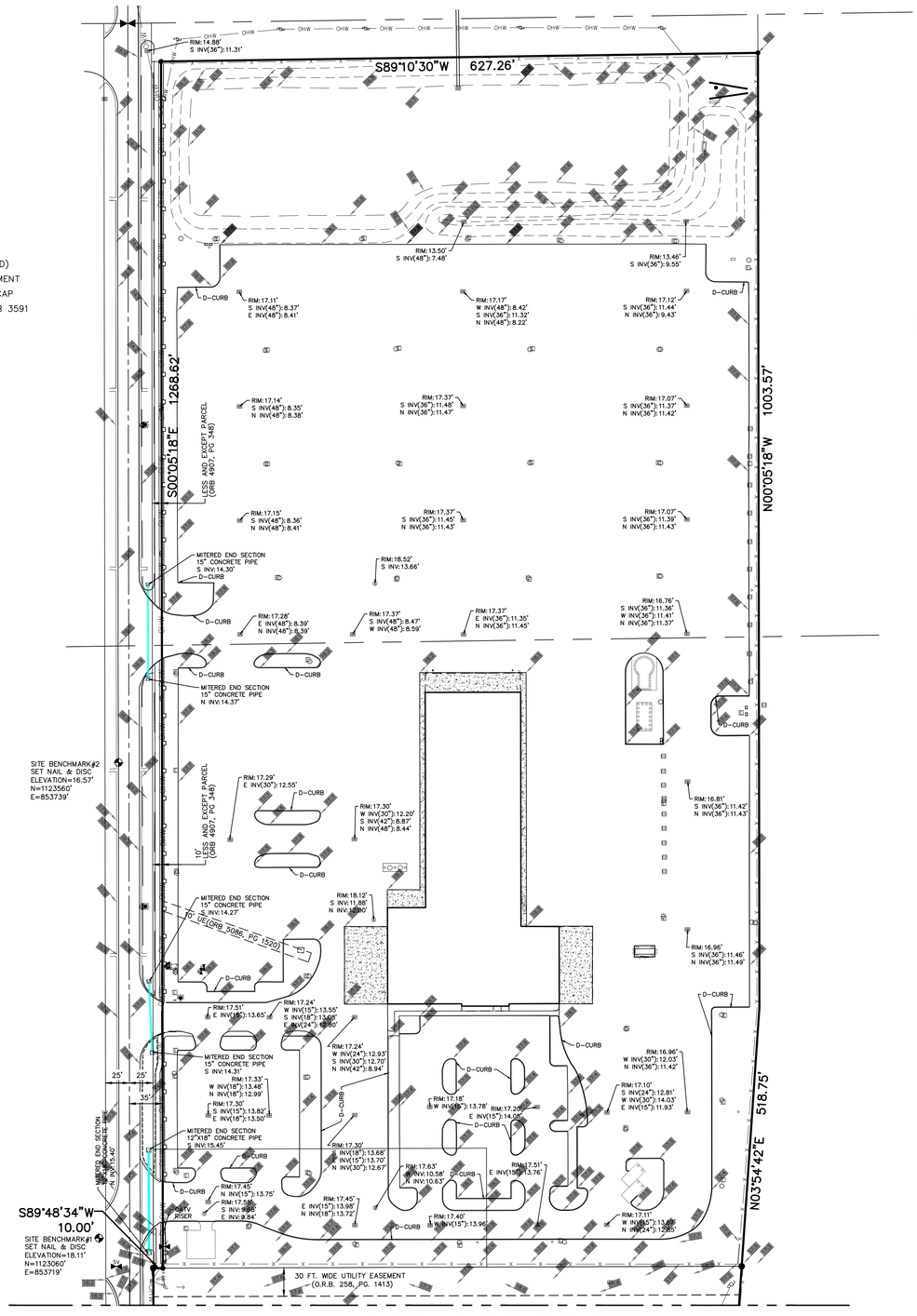
LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA

NORTH

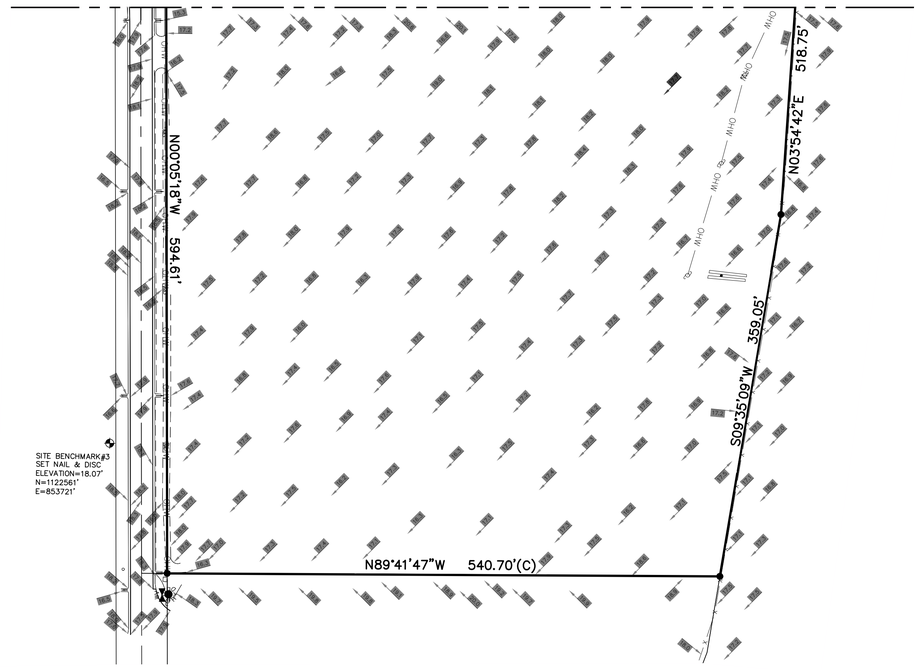
GRAPHIC SCALE
70 0 35 70 140
(IN FEET)
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1 INCH = 70 FEET

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– DENOTES NAIL & SURVEY DISK
– LIGHT POLE
– SANITARY MANHOLE
– ELECTRIC HAND HOLE
– ELECTRIC OUTLET
– BOLLARD (NTS)
– MITERED END SECTION



MATCH LINE THIS SHEET



MATCH LINE THIS SHEET

REVISIONS	DATE	BY

FILE NAME 11396-BNDY-TOPO

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA BOUNDARY & TOPOGRAPHIC SURVEY
LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH,
RANGE 39 EAST, ST. LUCIE COUNTY FLORIDA

DATE 07/16/25
DRAWN BY BP
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 11396
SHT.NO. 3
OF 3 SHEETS

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5419410 OR BOOK 5245 PAGE 894, Recorded 12/12/2024 11:48:51 AM Doc Tax: $26600.00

This instrument was prepared by:
John H Adair III, Esq.
Doumar, Allsworth, et al
1177 Southeast Third Avenue
Fort Lauderdale, Florida 33316-1197

Return to:
Drew Melville, Esq.
Clark Hill, PLC
101 NE 3rd Avenue, Suite 1500
Fort Lauderdale, Florida 33301

Parcel ID Number: 2324-132-0001-000-4

WARRANTY DEED

THIS INDENTURE, Made effective on December 11, 2024 A.D., **Between** R.V. DEVELOPMENT, LLC, a Florida limited liability company, whose address is 547 Wash Roberts Ln., Mc Minnville, TN 37110, **Grantor**, and FL St Lucie 95, LLC, a Michigan limited liability company, whose address is: 25000 Assembly Park Dr., Wixom, MI 48393, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN & NO/100 ($10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of ST. LUCIE, State of Florida, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

SUBJECT TO:

(1) Comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by governmental authority;
(2) public utility easements of record; and
(3) Taxes for the 2025 tax year and subsequent years.

AND the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor nor any member of the household of the Grantor reside thereon. Grantor's address is listed above.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

R.V. DEVELOPMENT, LLC,
a Florida limited liability company

Witness #1 Signature
Printed Name: Christian M. Sarceno Robles
Address: 12 SE 7th Street, Suite 820
Fort Lauderdale, FL 33301

By: James A Wynne III
James A. Wynne, III, Manager

Witness #2 Signature
Printed Name: Madline Gilice
Address: 12 SE 7th Street, Suite 820
Fort Lauderdale, FL 33301

STATE OF FLORIDA)
SS
COUNTY OF BROWARD)

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☐ physical presence or ☑ online notarization on December 10, 2024, by James A. Wynne, III, Manager of R.V. DEVELOPMENT, LLC, a Florida limited liability company.

CHRISTIAN M. SARCENO ROBLES
Notary Public - State of Florida
Commission # HH 426115
Expires on July 26, 2027

NOTARY PUBLIC:
Print: Christian M. Sarceno Robles
State of Florida at Large (Seal)
My Commission Expires: 07/26/2027

_____ Personally Known or ✓ Identification Produced
Type of identification produced: driver's license.

Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING WESTERLY OF I-95 RIGHT-OF-WAY IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR PETERS ROAD.

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 24; THENCE NORTH 00° 05'18" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 24 (BEARING BASIS), A DISTANCE OF 715.97 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°41'47" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°05'18"W, ALONG THE EAST RIGHT-OF-WAY LINE OF PETERS ROAD, A DISTANCE OF 594.61 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY NORTH 89°48'34" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, A DISTANCE OF 618.19 FEET; THENCE SOUTH 03°54'42" WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95(I-95), A DISTANCE OF 246.06 FEET; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95(I-95), SOUTH 09°35'09" WEST, A DISTANCE OF 359.05 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°41'47" WEST ALONG SAID NORTH LINE OF THE SOUTH 715.96 FEET, A DISTANCE OF 540.70 FEET TO THE POINT OF BEGINNING.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5490997 OR BOOK 5324 PAGE 2015, Recorded 06/09/2025 02:49:57 PM Doc Tax: $147000.00

Prepared by, and after recording
return to:

Stephanie Kane, Esq.
c/o Bradley Arant Boult Cummings LLP
1001 Water Street, Suite 1000
Tampa, FL 33602

Special Warranty Deed

LD Real Estate, LLC, a Delaware limited liability company ("**Grantor**"), whose post office address is c/o Lazydays Holdings, Inc., 4042 Park Oaks Boulevard, Suite 350, Tampa, Florida 33610, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid to Grantor by FL ST LUCIE 95, LLC, a Michigan limited liability company ("**Grantee**"), whose post office address is 25000 Assembly Park Dr., Wixom, Michigan 48393, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, AND SELL to Grantee the real property described in ***Exhibit A*** attached hereto and made a part hereof, together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor (if any) in and to adjacent streets, alleys and rights-of-way, subject only to the encumbrances described in ***Exhibit B*** attached hereto and made a part hereof (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the herein described property in fee simple, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises 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 against no other, subject, however, to the Permitted Encumbrances.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of June 4, 2025.

Signed, sealed, and delivered in the presence of:

Witness #1:

Sign: _____

Print Name: Kat Kearney

Witness #1 Address:

4042 Park Oaks Blvd Suite 350
Tampa FL 33610

Witness #2:

Sign: _____

Print Name: Andrea Neeper

Witness #2 Address:

4042 Park Oaks Blvd. Suite 350
Tampa, FL 33610

GRANTOR:

LD Real Estate, LLC,
a Delaware limited liability company

By: LDRV Holdings Corp., its manager

By: _____
Its: Ronald K. Fleming
Title: Interim Chief Executive Officer

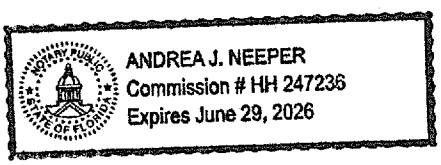
[Acknowledgement Appears on the Following Page]

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2025, by Ronald K. Fleming, as Interim Chief Executive Officer of LDRV Holdings Corp., the Manager of LD REAL ESTATE, LLC, on behalf of said entities, who ☒ is personally known to me or ☐ has produced _____ as identification.

[SEAL]



Andrea J. Neeper

NOTARY PUBLIC, State of Florida
Name: Andrea J. Neeper
Serial No. HH247236

Exhibit A

Legal Description

PARCEL 1

The West 3/4 of the North half of the Northwest quarter of the Northeast quarter, **LESS** Road and Canal Rights of Way for I-95; White Road, and also the Southwest quarter of the Northwest quarter of the Northeast quarter, **LESS** road rights of way for I-95 and **LESS** the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

PARCEL 2

Begin at the SW corner of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to the Point of Beginning, **LESS AND EXCEPTING** therefrom all existing rights of way for public road and drainage canals. all lying and being in St. Lucie County, Florida.

AND

LESS AND EXCEPT the parcel for public right of way purposes conveyed in that certain Special Warranty Deed recorded in Official Records Book 4907, Page 348, of the Public Records of St. Lucie County, Florida.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.

2. Ordinance No. 86-31 recorded May 22, 1986 in Official Records Book 501, Page 642, of the Public Records of St. Lucie County, Florida.

3. Resolution No. 90-80 recorded April 10, 1990 in Official Records Book 686, Page 58, of the Public Records of St. Lucie County, Florida.

4. Ordinance No. J-104 recorded May 20, 1994 in Official Records Book 901, Page 1459; as corrected by Ordinance No. J-122 recorded October 24, 1994 in Official Records Book 926, Page 56, of the Public Records of St. Lucie County, Florida.

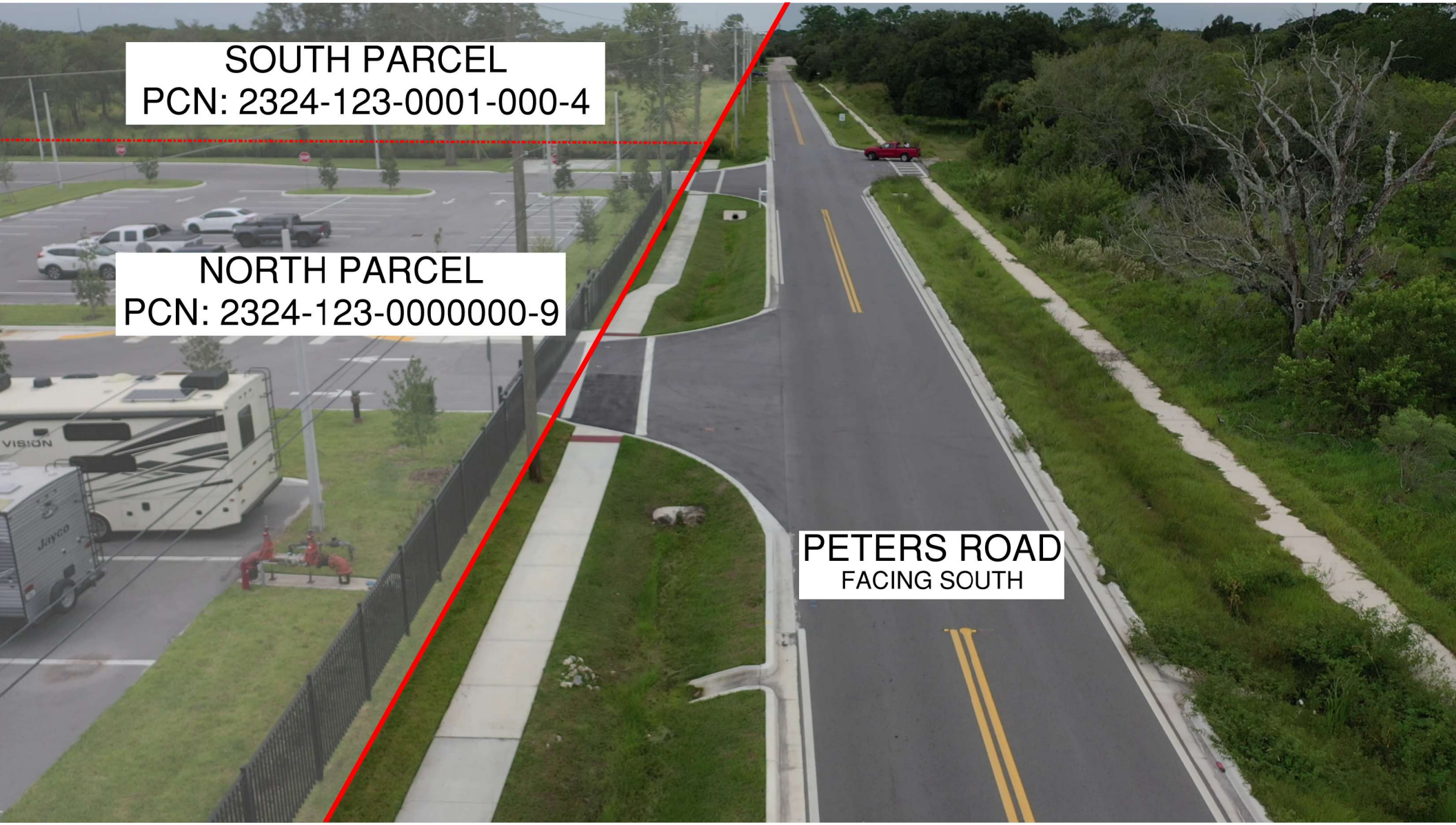
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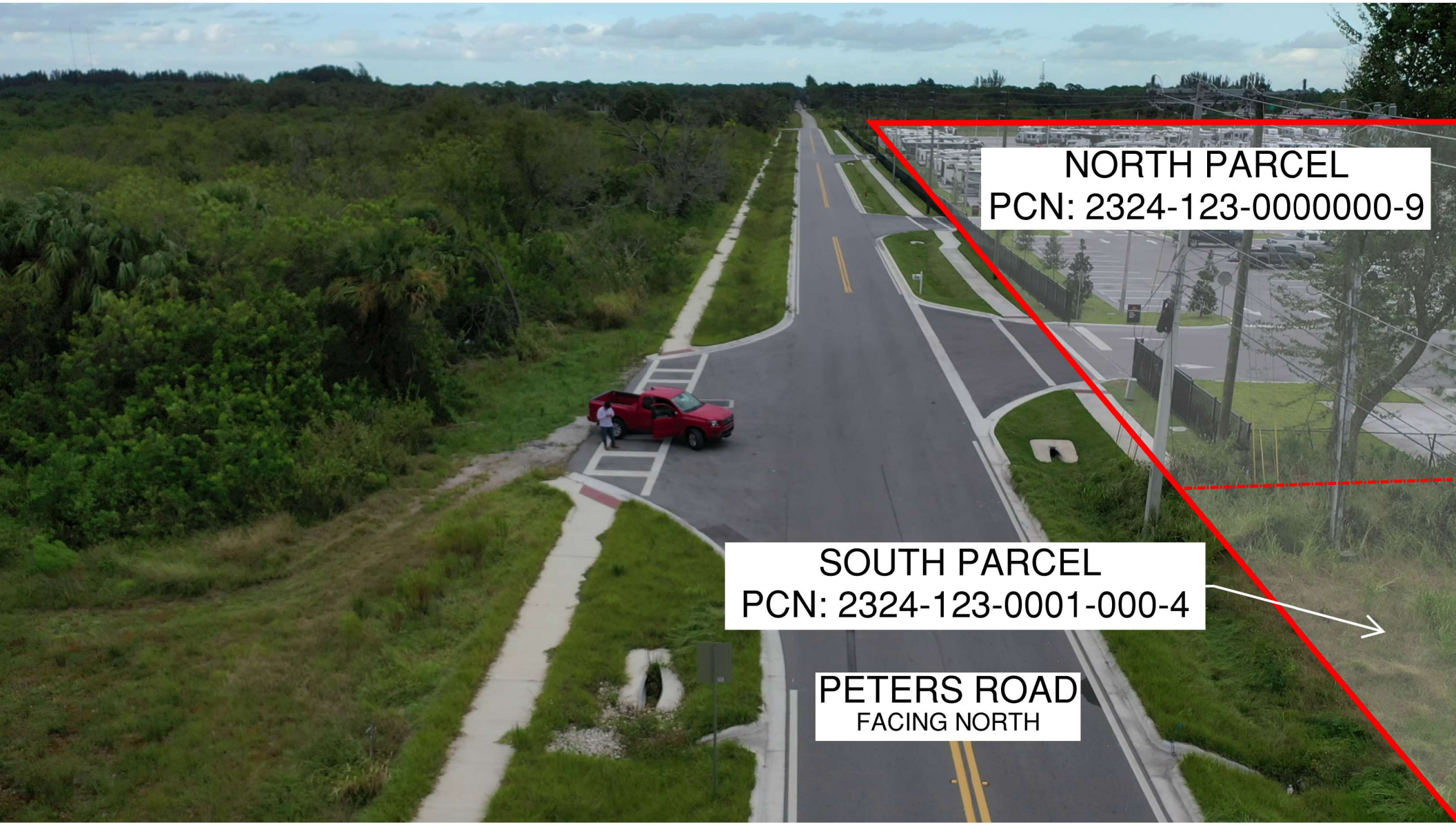
6. Declaration of Unity of Title recorded in Official Records Book 4738, Page 343, as corrected by the Corrective Declaration of Unity of Title recorded in Official Records Book 4836, Page 2275, as affected by the Partial Release of Declaration of Unity of Title recorded in Official Records Book 4867, Page 2920, in the Public Records of St. Lucie County Florida.

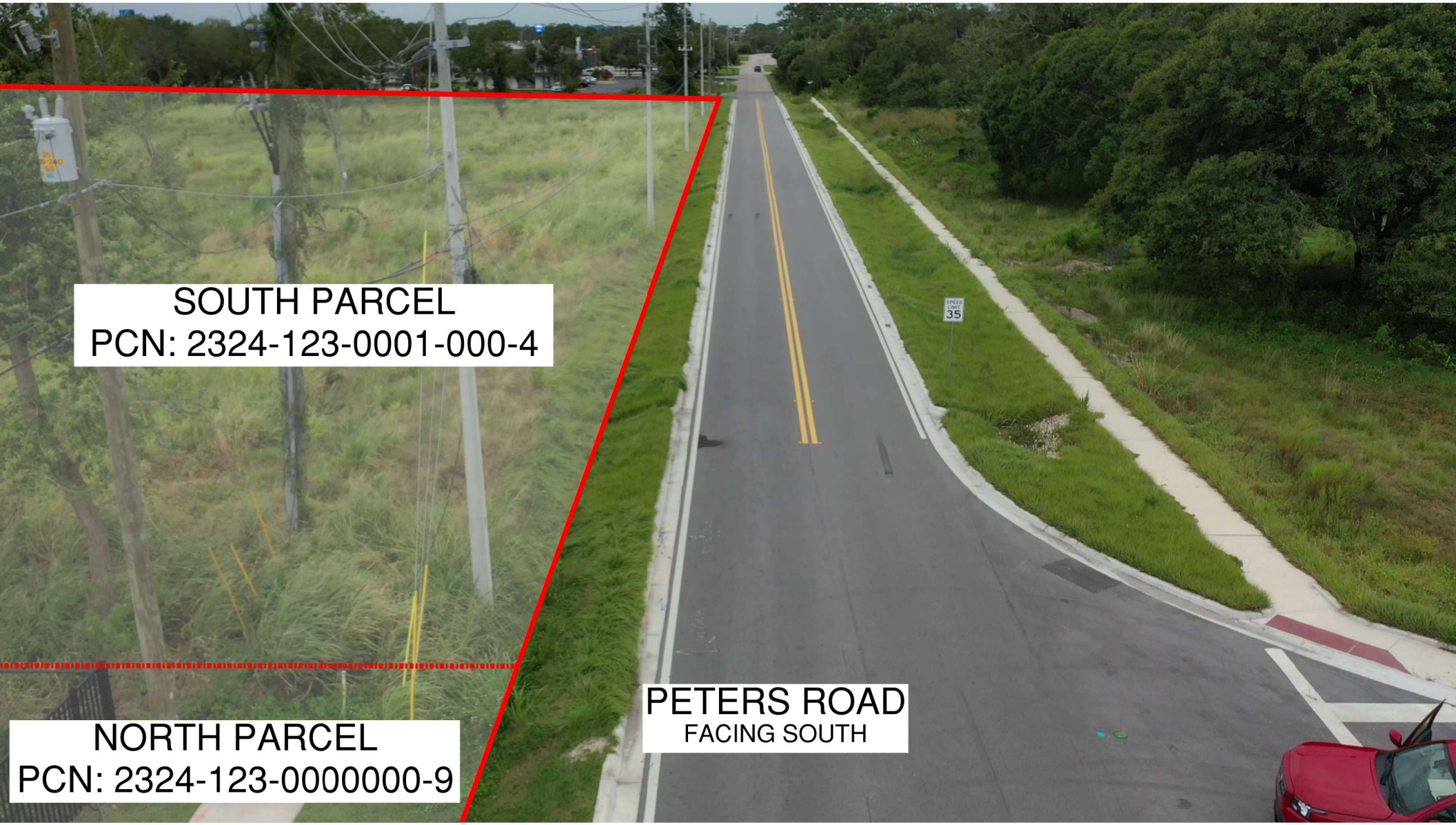
7. Notice of Environmental Resource Permit recorded in Official Records Book 4812, Page 1803, of the Public Records of St. Lucie County, Florida.

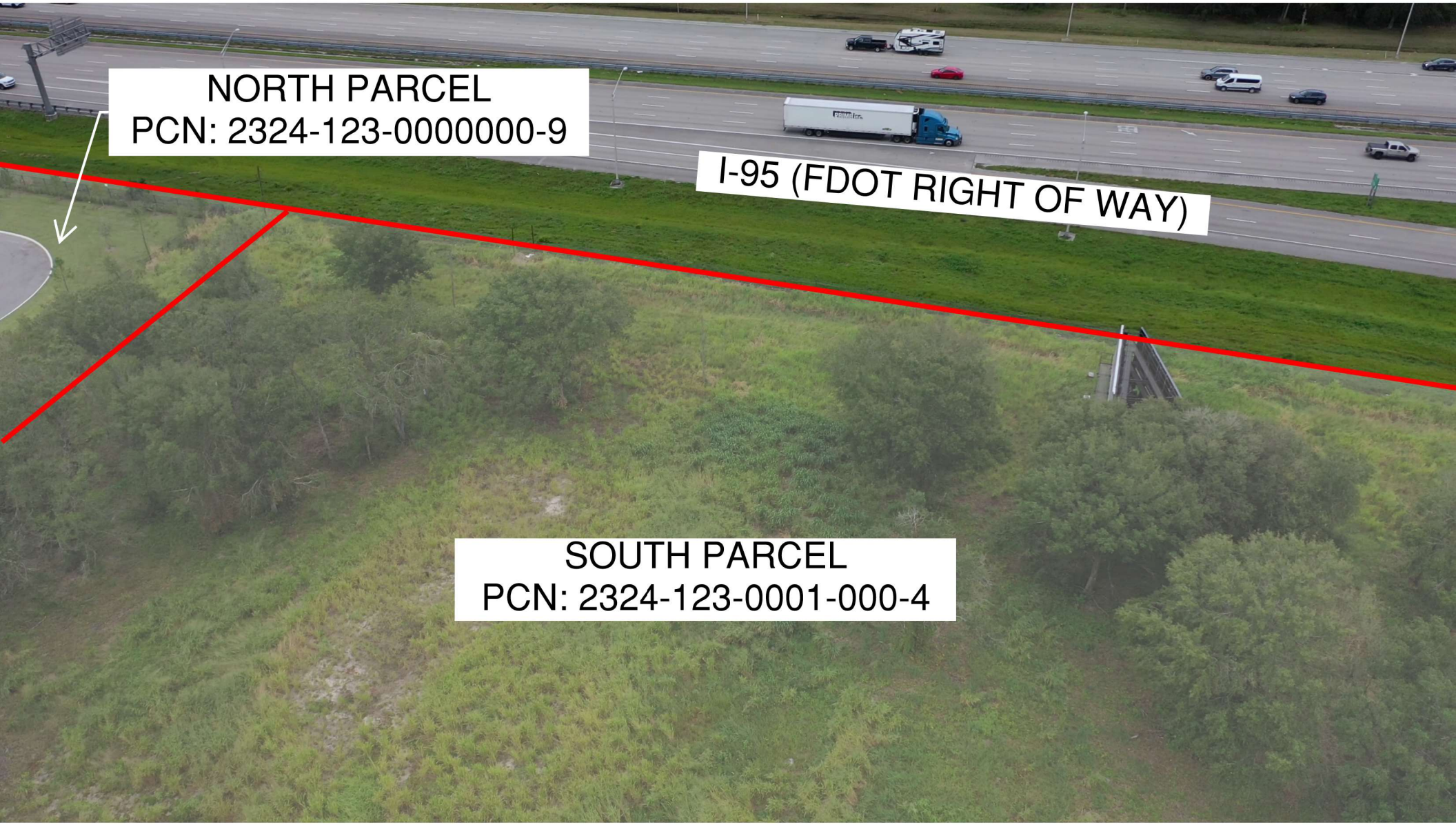
8. Utility Easement recorded in Official Records Book 5086, Page 1520, of the Public Records of St. Lucie County, Florida.

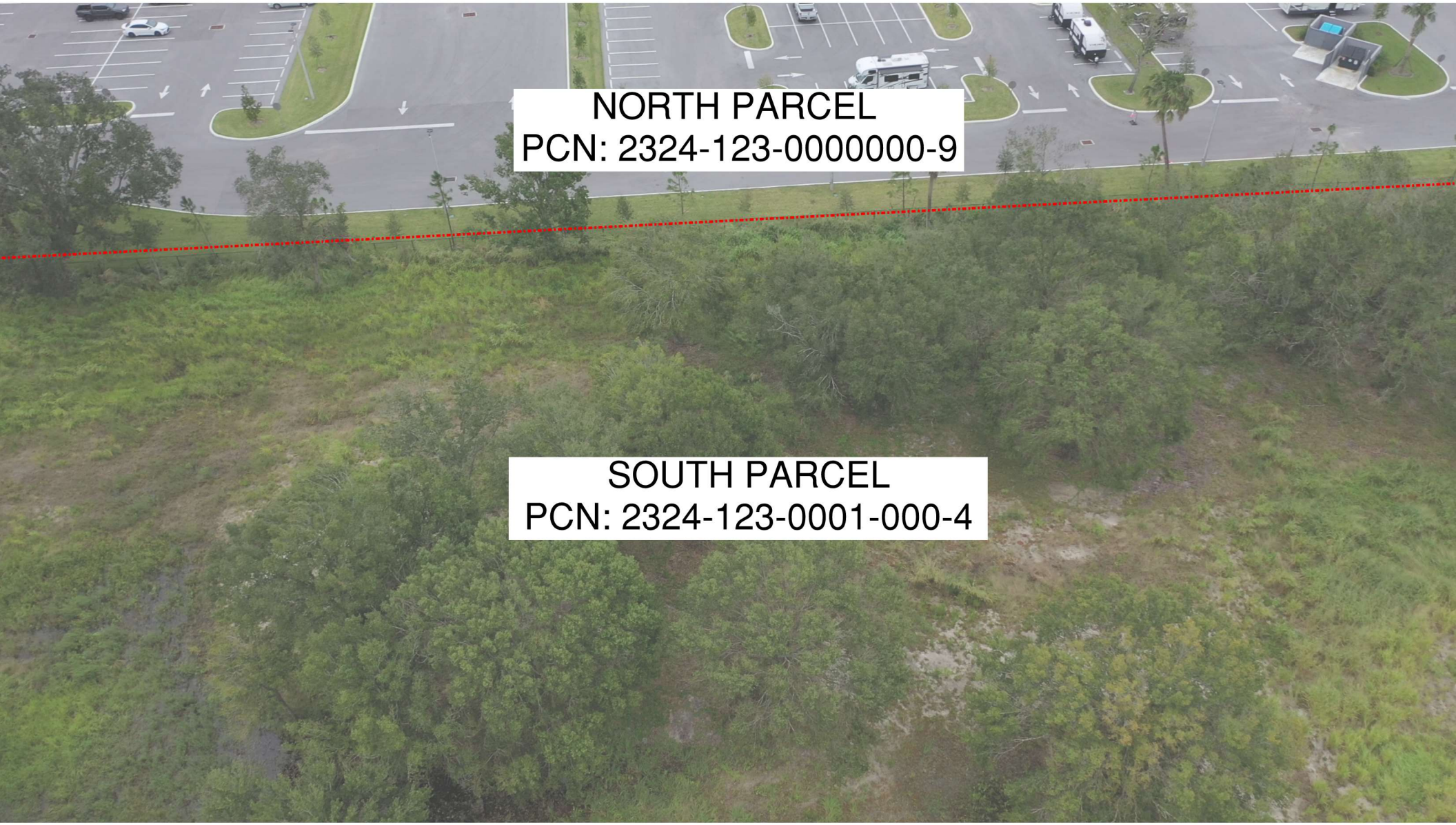
9. Amended and Restated Road Impact Fee Agreement recorded July 12, 2024 in Official Records Book 5177, Page 1146, of the Public Records of St. Lucie County, Florida.


SOUTH PARCEL
PCN: 2324-123-0001-000-4
NORTH PARCEL
PCN: 2324-123-0000000-9
PETERS ROAD
FACING SOUTH

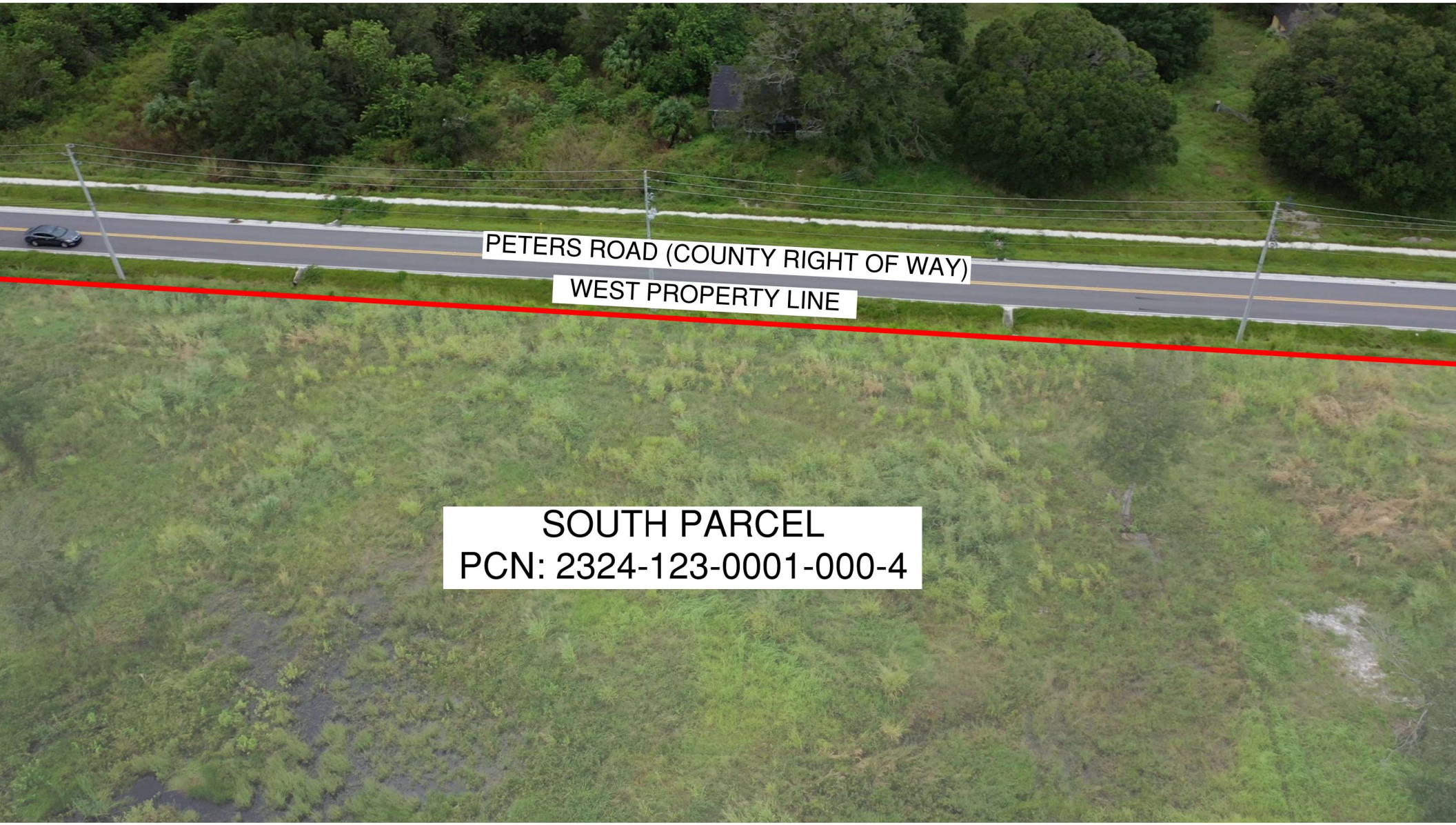

NORTH PARCEL
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SOUTH PARCEL
PCN: 2324-123-0001-000-4
PETERS ROAD
FACING NORTH

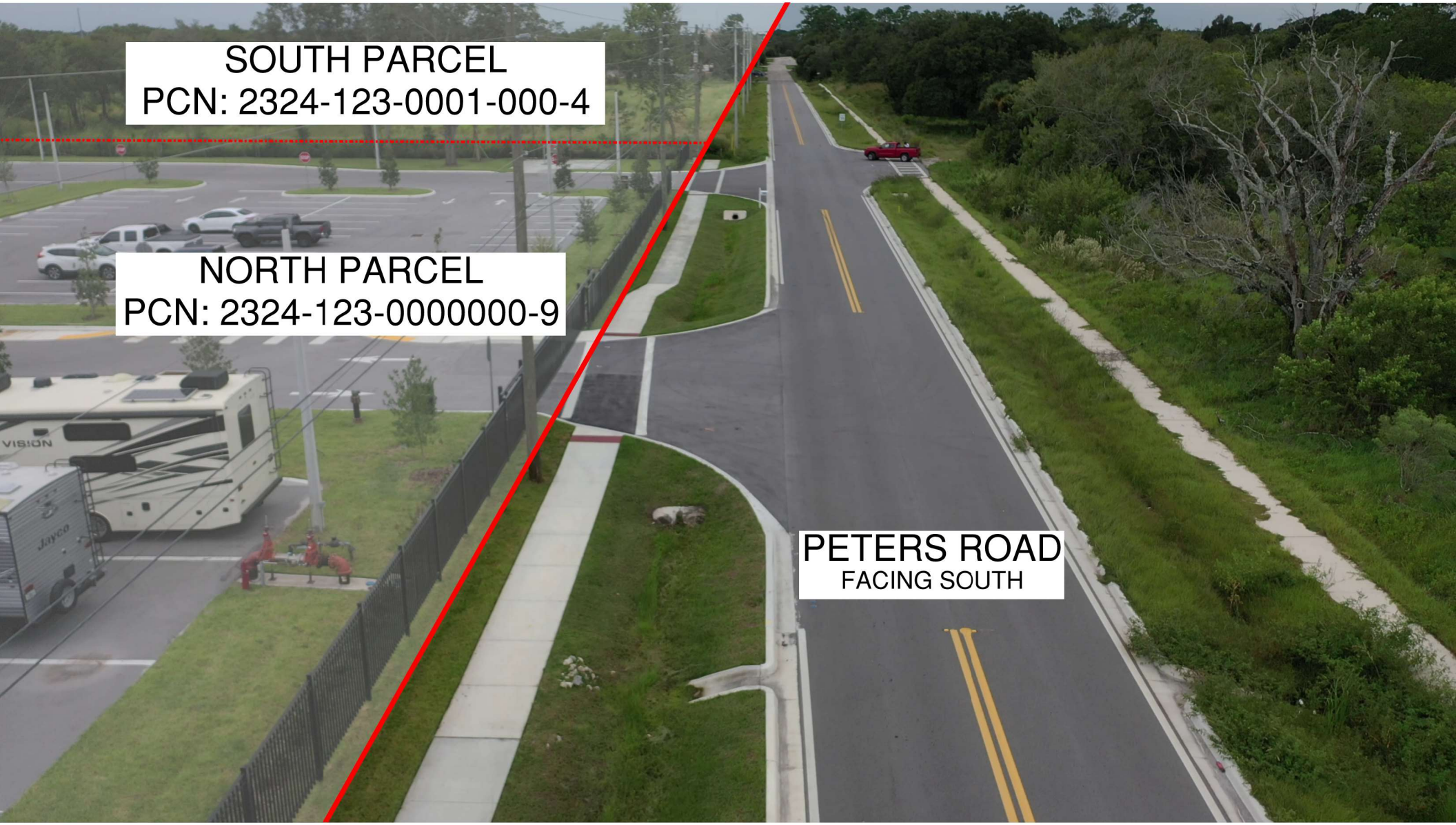

SOUTH PARCEL
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NORTH PARCEL
PCN: 2324-123-0000000-9
PETERS ROAD
FACING SOUTH
SPEED LIMIT 35

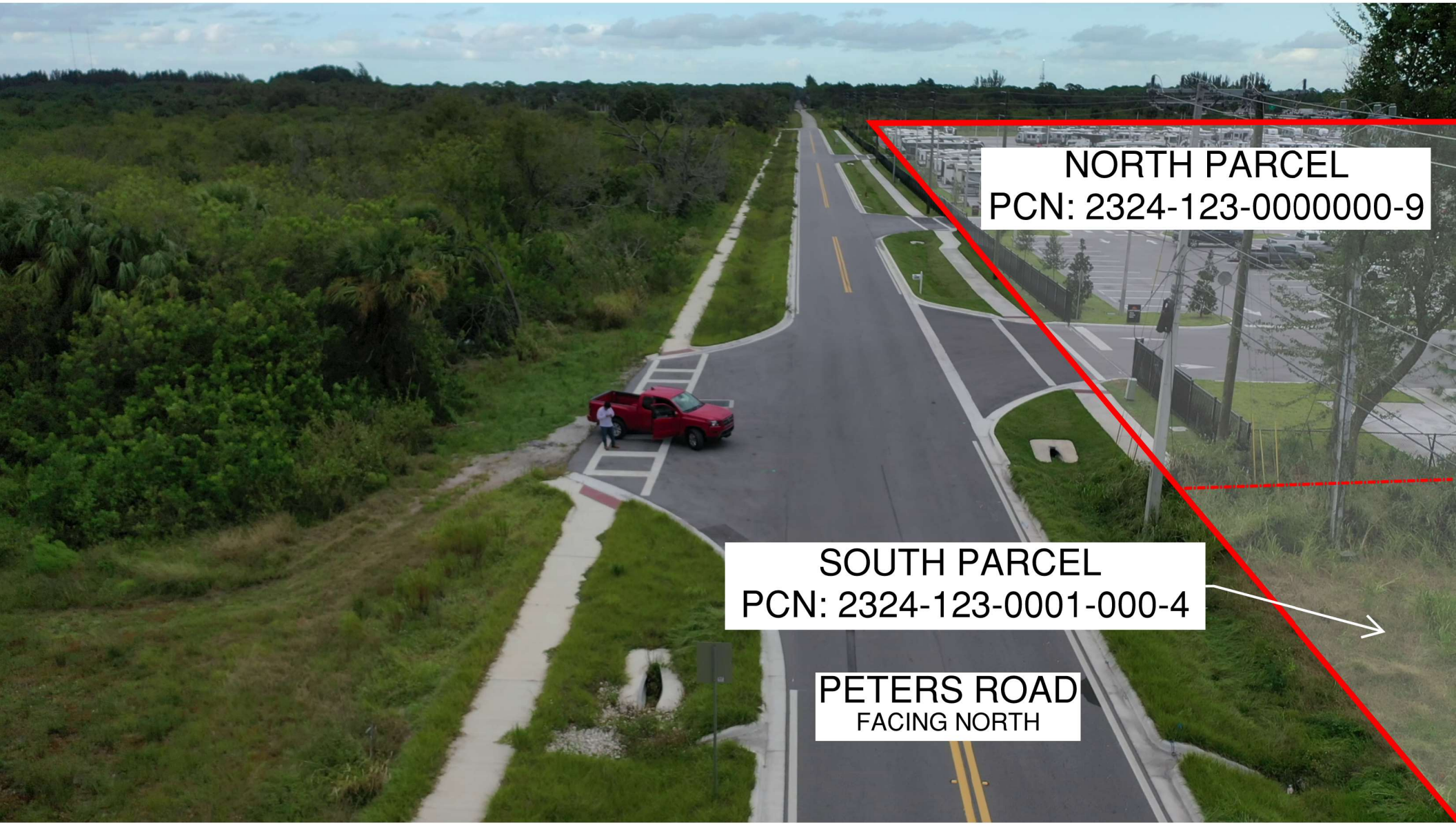

NORTH PARCEL
PCN: 2324-123-0000000-9
I-95 (FDOT RIGHT OF WAY)
SOUTH PARCEL
PCN: 2324-123-0001-000-4

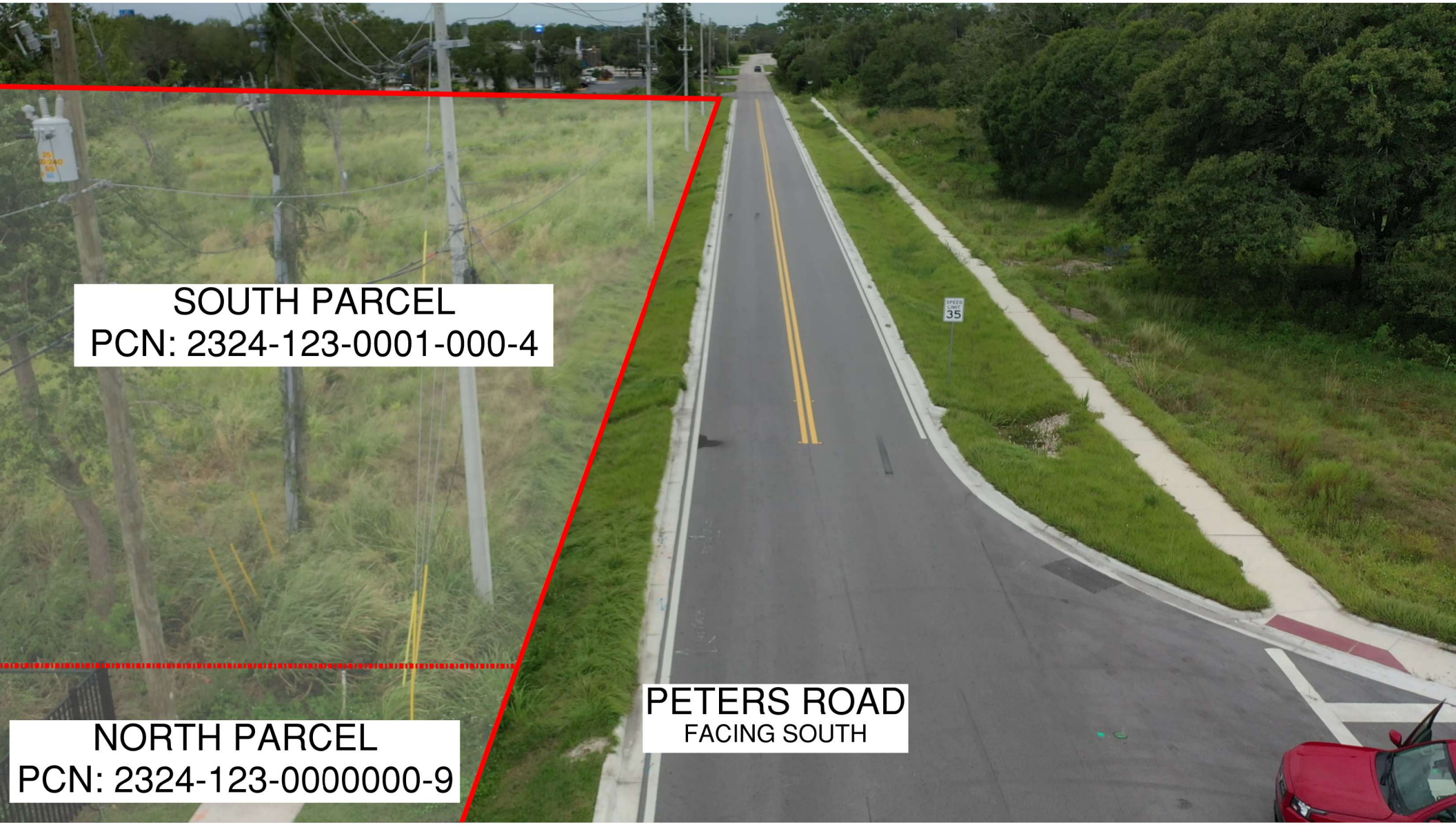

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SOUTH PARCEL
PCN: 2324-123-0001-000-4

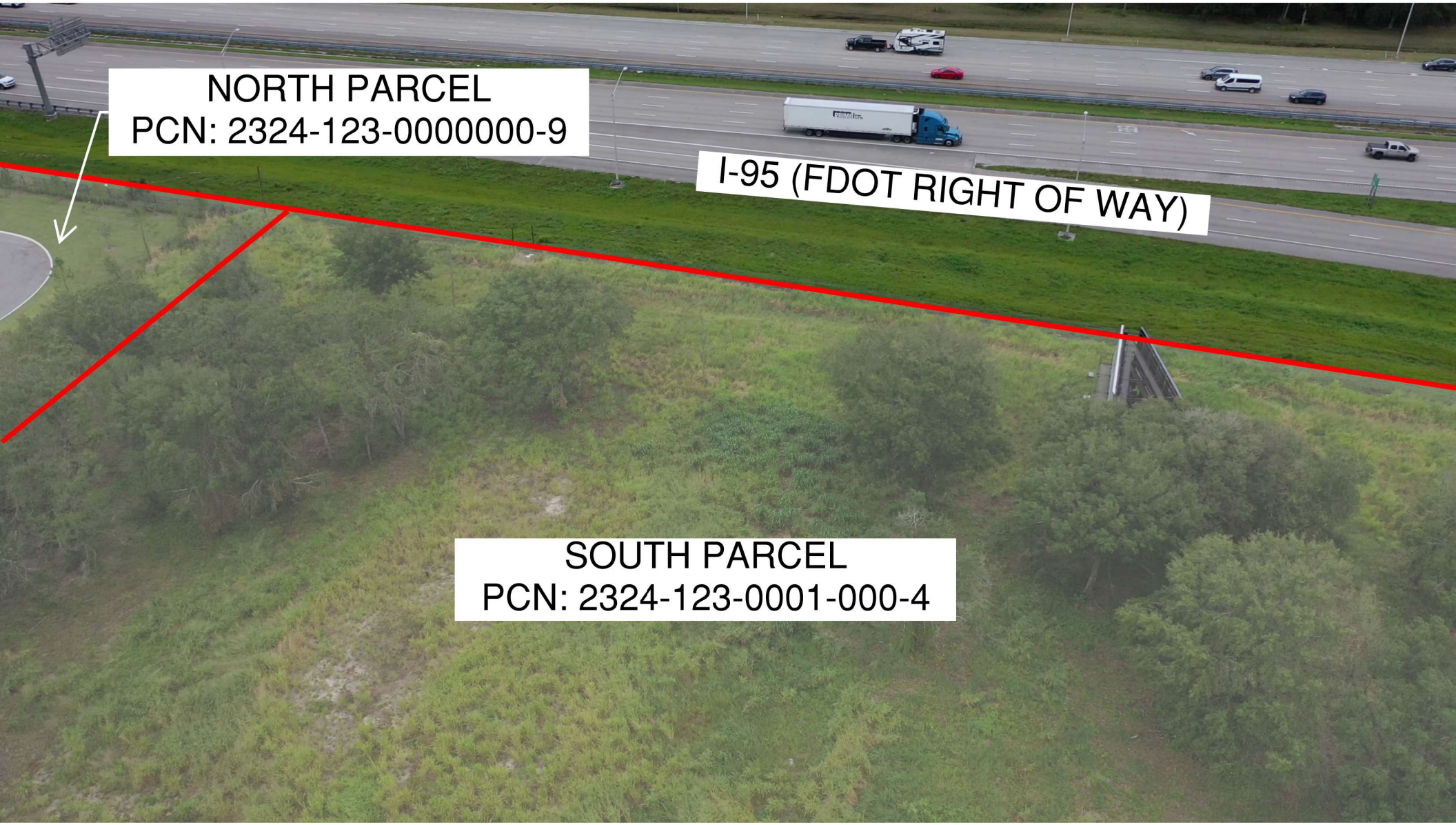

SOUTH PROPERTY LINE
PETERS ROAD (COUNTY ROW)
SOUTH PARCEL
PCN: 2324-123-0001-000-4

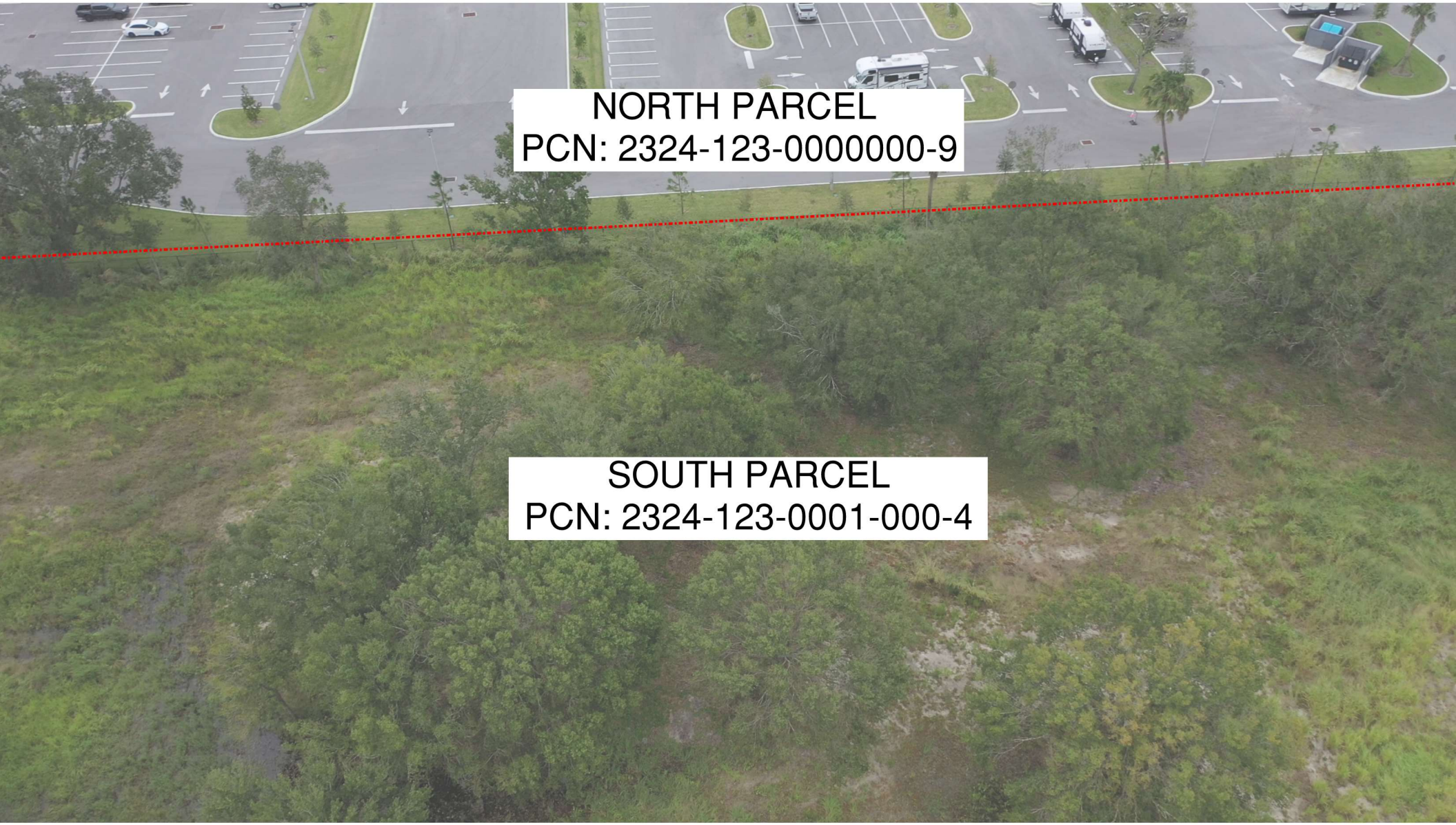

PETERS ROAD (COUNTY RIGHT OF WAY)
WEST PROPERTY LINE
SOUTH PARCEL
PCN: 2324-123-0001-000-4


SOUTH PARCEL
PCN: 2324-123-0001-000-4
NORTH PARCEL
PCN: 2324-123-0000000-9
PETERS ROAD
FACING SOUTH

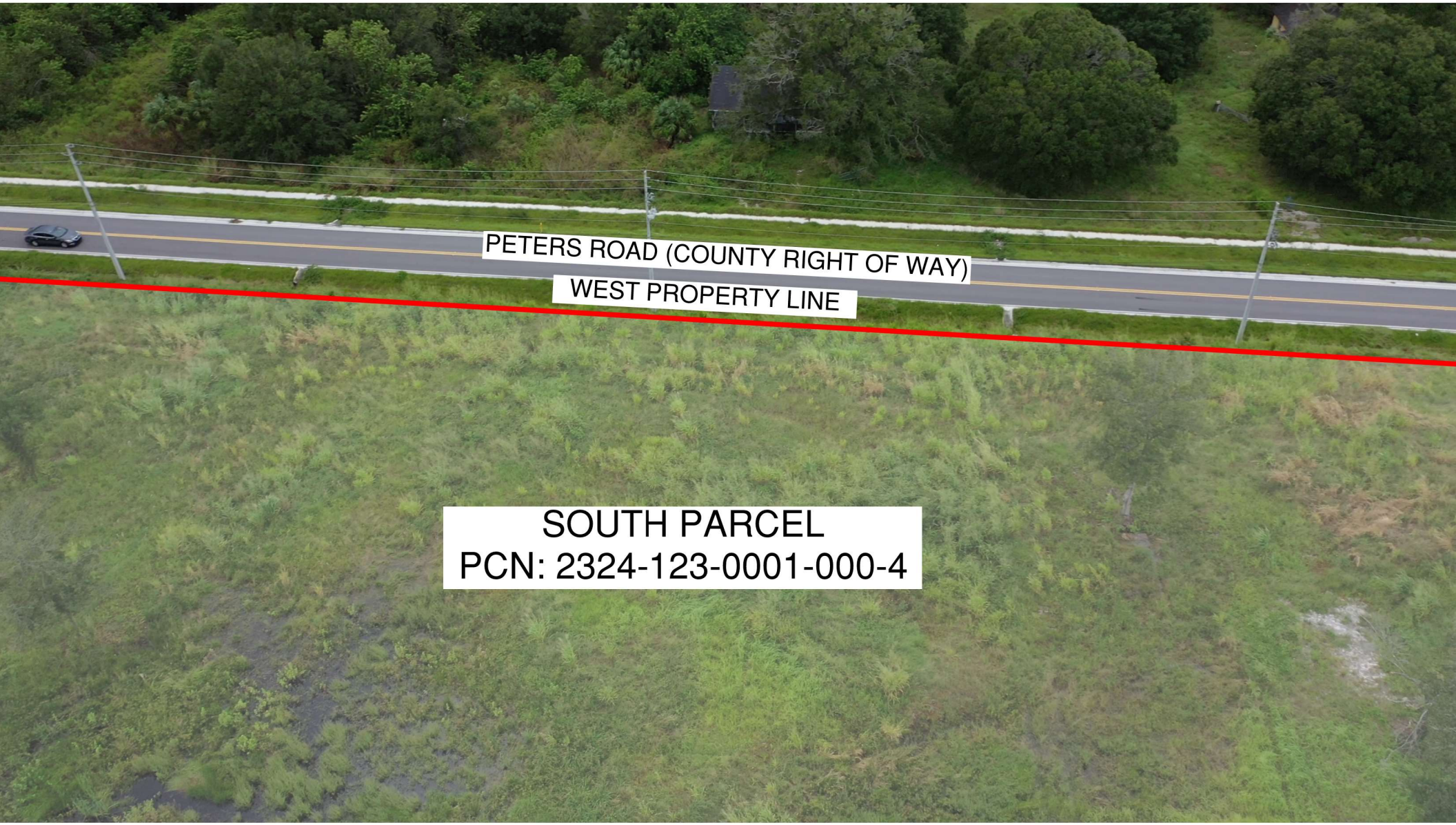

NORTH PARCEL
PCN: 2324-123-0000000-9
SOUTH PARCEL
PCN: 2324-123-0001-000-4
PETERS ROAD
FACING NORTH


SOUTH PARCEL
PCN: 2324-123-0001-000-4
NORTH PARCEL
PCN: 2324-123-0000000-9
PETERS ROAD
FACING SOUTH
SPEED LIMIT 35


NORTH PARCEL
PCN: 2324-123-0000000-9
I-95 (FDOT RIGHT OF WAY)
SOUTH PARCEL
PCN: 2324-123-0001-000-4


NORTH PARCEL
PCN: 2324-123-0000000-9
SOUTH PARCEL
PCN: 2324-123-0001-000-4


SOUTH PROPERTY LINE
PETERS ROAD (COUNTY ROW)
SOUTH PARCEL
PCN: 2324-123-0001-000-4


PETERS ROAD (COUNTY RIGHT OF WAY)
WEST PROPERTY LINE
SOUTH PARCEL
PCN: 2324-123-0001-000-4

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

General RV Fort Pierce – Inventory and Lot Display (2650 Peters Rd)

Project Signage Justification Statement

The project, located east of Peters Road and west of the I-95 ramp, encompasses 8.04 acres and is designed as a gated, restricted-access RV display and inventory lot for the existing RV facility directly to the north.

The proposed signage, situated on the east side of the site, will be positioned close to the I-95 Right-of-Way in the north east corner of the property. The new sign will stand approximately 50 feet tall, which is below the maximum height allowed under the City of Fort Pierce's zoning code for signage.

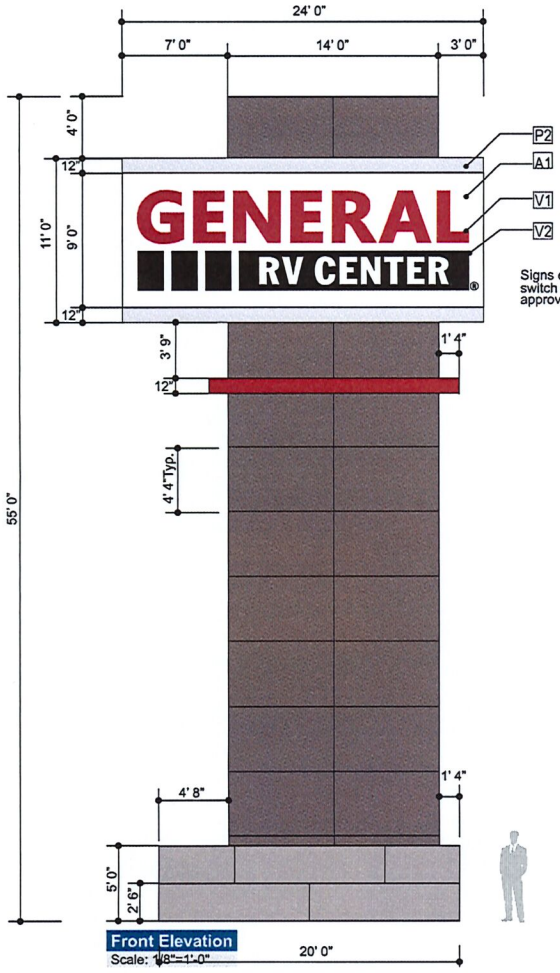
As the site lies within the I-95 and Turnpike Interchange District, and in compliance with Chapter 117, Section 117.7 of the Fort Pierce Code (Permitted Signs for the I-95 and Turnpike Interchange District), this project meets the criteria for signage. Specifically, the ordinance allows establishments with at least 60 linear feet of main street frontage to erect one ground sign, with a sign area not exceeding one square foot for every three linear feet of frontage, up to a maximum of 300 square feet. The maximum allowable height for such signage is 65 feet, and the proposed sign height of 50 feet complies with this regulation.

This signage update will ensure enhanced visibility of the RV display and inventory lot, supporting the overall success of the RV Sales and Service operations while remaining compliant with the city's signage codes.

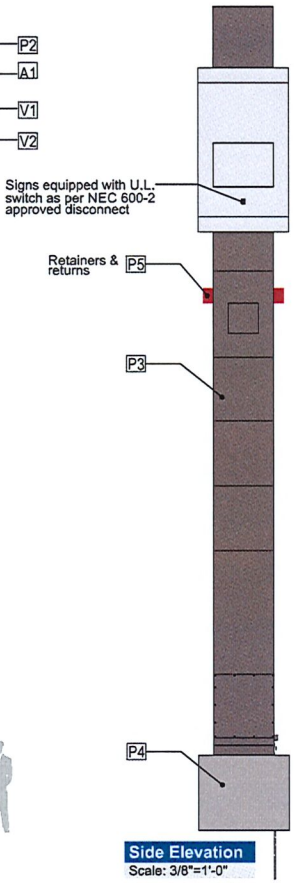
HJA Design Studio
3500 SW Corporate Parkway, Suite 203, Palm City, Florida 34990 T 772-678-7200

N01 D/F Lighted Pylon

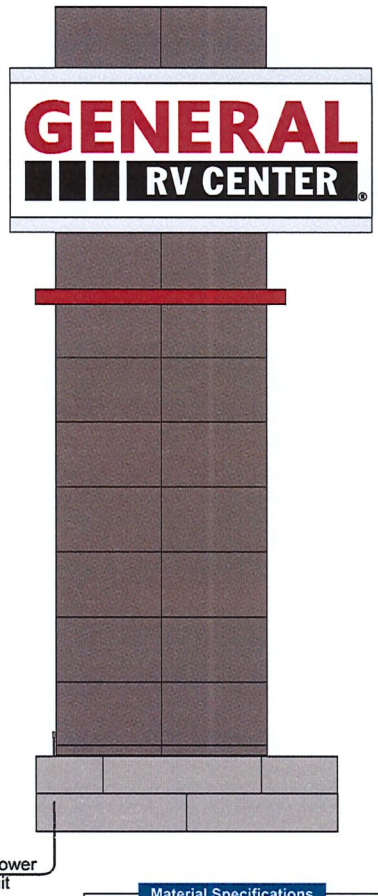
Internally lighted

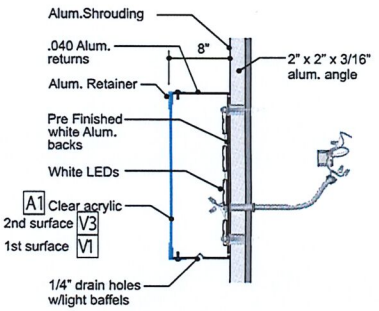


Front Elevation
Scale: 1/8"=1'-0"

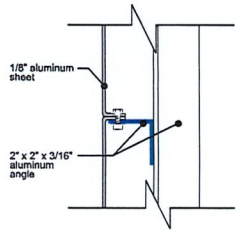


Side Elevation
Scale: 3/8"=1'-0"





Section-Red bar Detail - nts



Shroud panel mounting
Scale: 3"=1'-0"

Material Specifications

A1	3M Panaflex
A2	clear acrylic

Vinyl Specifications

V1	3M 3630-53 Cardinal Red
V2	3M 7725-12 Black
V3	3M 3635-70 white diffuser
V4	3M 3635-210 Perf white painted to match P2

Paint Specifications

P5	PMS 200 C
P4	PMS 5C Warm Gray
P3	PMS 410C
P2	Akzo Nobel Brushed Aluminum

All paint finishes to be Satin unless otherwise specified

General Specifications

- Shroud built in pieces for shipping
- Shroud panels to be laid out as shown, bent edges at all joints
- Cabinet - Sign comp extrusion with bleed retainers-Flex faces
- Spreader bars in flex face frame as needed

Quantity: (1) D/F High Rise Sign

Allen Industries FILE NUMBER:E212503 | Listed ETL E212503 Electric Sign Complies with UL48 | THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | GROUNDED ELECTRICAL CONNECTIONS

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

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Client: General RV

Address: East Ritchie Road, Salisbury, NC 28146

Date:	Estimate #:	Job #:	Page #:
02/19/24	E6791	J0008003	3 of 24

File Name: GRV-J0008003_Salisbury, NC_301

Sales:	Design:	PM:
DB	SK	SS

#	Date	Description	Initial
1	03/14/24	changed size of N4	SK
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: | Approval Date:

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZSITE2025-00037
Minor Site Plan Amendment:
Safe Harbor Marinas
1926 Harbortown Drive

SUMMARY

A minor site plan amendment for a commercial site application has been submitted by applicant Logan Wellmeier of Dean, Mead, Minton & Moore on behalf of owner, Safe Harbor Marinas. to place nine (9) 20ft. containers on the property. The property is located on approximately 8.05 acres, parcel ID: 1434-330-0004-000-8. It has a future land use of Marine Commercial (MC) and zoning classification Marine Commercial (C-6).

Please review the attached file and provide comments at least two day before the meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Should you require additional information, you may contact me at 772-467-3739.

LOCATION

Address: 1926 Harbortown Drive
Parcel ID: 1434-330-0004-000-8
Legal Description: 34 34 40 FROM NW COR OF SEC 3-35-40, TH S 89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO ELY R/W OF FEC RR, TH NELY ALG SD E R/W 327.40 FT TO S R/W ST RD A-1-A, TH ELY ALG SD S R/W 249.55 FT TO POB, TH CONT ALG SD S R/W 112.04 FT, TH S 21 DEG 08 MIN 13 SEC E 97.23 FT, TH S 68 DEG 51 MIN 47 SEC W 20 FT, TH S 21 DEG 08 MIN 13 SEC E 150 FT, TH N 68 DEG 51 MIN 47 SEC E 100 FT, TH N 21 DEG 08 MIN 13 SEC W 150 FT, TH N 68 DEG 51 MIN 47 SEC E 71.06 FT TO A PT ON A CURVE CONC NWLY, R 1737.28 FT, CA 13 DEG 46 MIN 46 SEC, TH ELY ALG ARC 417.81 FT, TH N 68 DEC 51 MIN 47 SEC E ALG TANG OF SD CURVE 170.86 FT, TH S 60 DEG 47 MIN 30 SEC E 492.74 FT, TH S 15 DEG 47 MIN 30 SEC E 244.15 FT M/L TO S LI SD SEC 34, TH WLY ALG SD S LI 1222 FT M/L, TH N 20 DEG 24 MIN W 340 FT M/L TO SLY R/W ST RD A1A AND POB (9.18 AC) (OR 3792-2820)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

Form Review

Form Started By: Kerry Driver
Started On: 08/26/2025 04:23 PM
Final Approval Date: 08/27/2025

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4116429 OR BOOK 3792 PAGE 2820, Recorded 09/30/2015 at 09:20 AM
Doc Tax: $112700.00

This instrument prepared by
and return to:

Duane Morris LLP
30 South 17th Street
Philadelphia, PA 19103
Attn: Gregory P. Duffy, Esq.

MAIL TAX STATEMENTS TO:

SHM Harbortown, LLC
c/o Safe Harbor Marinas, LLC
950 Tower Lane, Suite 800
Foster City, CA 94404
Attn: Ryan Barnes

Tax Identification Parcel Nos.
1434-330-0004-010-1
1434-330-0004-020-4
1434-330-0004-000-8
2403-601-0002-000-2
2403-211-0000-000-1
2403-221-0000-000-2
2403-221-0002-000-6
2403-212-0001-000-1

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 29th day of September 2015, by RIVERFRONT DEVELOPMENT, LC, a Florida limited liability company, whose address is 1936 Harbortown Drive, Fort Pierce, Florida 34946 (hereinafter called the "**Grantor**"), to SHM HARBORTOWN, LLC, a Delaware limited liability company, whose address is c/o Safe Harbor Marinas, LLC, 950 Tower Land, Suite 800, Foster City, CA 94404 (hereinafter called the "**Grantee**").

W I T N E S S E T H:

The Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in St. Lucie County, Florida (the "**Property**"), described on Exhibit "A" attached hereto and made a part hereof.

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

SUBJECT to reservations, restrictions, easements and rights of way of record, if any, provided however, this reference shall not operate to reimpose the same.

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

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor; and that said land is free of all encumbrances made by Grantor, except taxes accruing subsequent to December 31, 2015.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

WITNESSES

Signature

Signature

RIVERFRONT DEVELOPMENT, LC, a Florida limited liability company

By: Raincross Holdings, LLC, a Florida limited liability company, its sole Member and Manager

By: _____
Name: William Cooley
Title: Manager

STATE OF Florida

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 25th day of September 2015 by William Cooley, as Manager of Raincross Holdings, LLC, in its capacity as the sole Member and Manager of Riverfront Development, LC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

HOPE R. POTTER
Commission # EE 207136
Expires July 8, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC:

Sign _____
Print _____

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

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

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 degrees 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 degrees 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 degrees 45' 11" East along said South right of way line, a distance of 361.59 feet; thence South 21 degrees 08' 13" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68 degrees 51' 47" West, a distance of 20.00 feet; thence South 21 degrees 08' 13" East, a distance of 150.00 feet; thence North 68 degrees 51' 47" East, a distance of 100.00 feet; thence North 21 degrees 08' 13" West, a distance of 150.00 feet; thence South 68 degrees 51' 47" West, a distance of 80.00 feet to the Point of Beginning.

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 Section 3; thence South 89 degrees 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 degrees 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 degrees 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 degrees 45' 11" East along said South right-of-way line, a distance of 112.04 feet; thence South 21 degrees 08' 13" East, a distance of 97.23 feet; thence South 68 degrees 51' 47" West, a distance of 20.00 feet; thence South 21 degrees 08' 13" East, a distance of 150.0 feet; thence North 68 degrees 51' 47" East, a distance of 100.0 feet; thence North 21 degrees 08' 13" West, a distance of 150.00 feet; thence North 68 degrees 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 degrees 21' 27" West) said curve concave to the Northwest having a radius of 1737.28 feet and a central angle of 13 degrees 46' 46"; thence Southeasterly along the arc of said curve, a distance of 417.81 feet; thence North 68 degrees 51' 47" East along the tangent of said curve, a distance of 170.86 feet; thence South 60 degrees 47' 30" East, a distance of 492.74 feet; thence South 15 degrees 47' 30" East, a distance of 974.15 feet; thence South 74 degrees 12' 30" West, a distance of 450.0 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, Public Records of St. Lucie County, Florida; (the next two described courses being the South Boundary Line of said plat) thence North 87 degrees 55' 00" West, a distance of 312.70 feet; thence North 79 degrees 13' 00" West, a distance of 163.78 feet; thence North 20 degrees 24' 00" West, a distance of 299.94 feet; thence North 89 degrees 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 degrees 24' 00" West along said parallel line, a distance of 899.85 feet to the POINT OF BEGINNING.

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 Records Book 513, Page 701, Public Records of St. Lucie County, Florida.

PARCEL X:

A parcel of land lying 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 Northwest corner of Section 3, Township 35 South, Range 40 East; thence run South 89 degrees 37' 30" East along the Township line for a distance of 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 Northwest along said right-of-way 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 the Northwest with a radius of 173 7.28 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.

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 degrees 37'30" East along the township line 628.90 feet; thence run South 20 degrees 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 Beginning run South 89 degrees 44' East 200 feet; thence South 20 degrees 24' East 453.50 feet; thence North 89 degrees 44' West 200.00 feet to the aforementioned right-of-way; thence North 20 degrees 24' West, along said right of way 453.50 feet to the Point of Beginning.

All lying and being in St. Lucie County, Florida.

Property Identification



Site Address:	1945 HARBORTOWN DR
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-212-0001-000-1**
Jurisdiction:	Fort Pierce
Land Use Code:	2000 - AIRPT/MARINA
Account #:	**15802**
Map ID:	24/03N
Zoning:	Marine Com

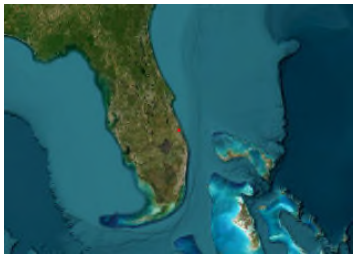
Legal Description

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)

Total Areas

Finished/Under Air (SF):	48,244
Gross Sketched Area (SF):	51,604
Land Size (acres):	3.5
Land Size (SF):	152,460

Map



Earthstar Geographics

Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value:	$3,793,900
Assessed value:	$2,399,958
Exemption value:	$0
Taxable value:	$2,399,958

Important

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.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	$16,100,000
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	$29,954,000
Sep 1, 1986	0513/0684	XX00	CV		$0

Special Features and Yard Items

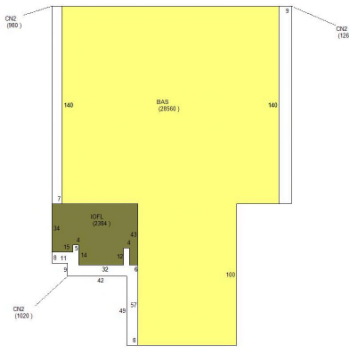
Type	Qty	Units	Year Blt
MEZZANINE	1	11144	1970
CONC DOCK	1	896	1970
SEAWALL CONC	1	350	1970
LOADING DOCK	1	11144	1970
CONCRETE LOW	1	5200	1970
ASP1 HIGH	1	3000	1970
SEAWALL CONC	1	82	2021
CHAINLINK 6'	1	890	1979
BOILER	1	368	1950

Building Information

Prev **(1 of 3)** Next

Finished Area: 30,944 SF
Gross Area: 34,204 SF





Exterior

Building Type:	INDW
Quality:	Y_D
Number of Units:	2
Year Built:	1947
Effective Year:	1947
Story Height:	1 Story
Roof Structure:	Monitor
Roof Cover	Cor Asbestos
Primary Wall:	Corr Asb
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	25%
Electric:	AVERAGE
Heat Type:	
Heat Fuel:	
Heated %:	0%
Primary Int Wall:	NO INT WALL
Primary Floors:	CONC GRD

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	28,560	28,560	788
CN2	CANOPY	3,260	0	880

Sub Area	Description	Area	Fin. Area	Perimeter
IOFL	INTERIOR OFFICE LOW QUALITY	2,384	2,384	242

Values Breakdown

2024

Building and SFYI	$1,735,700
Land	$2,058,200
Just/Market	$3,793,900
Ag Credit	$0
Save Our Homes or 10% Cap	$1,393,942
Assessed	$2,399,958
Exemptions	$0
Taxable	$2,399,958

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2019	60.9	Fort Pierce Stormwater Charge	$4,202.10

This does not necessarily represent the total Special Assessments 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**

Permits

Number	Issue Date	Description	Amount	Fees
F89000770D	Jul 1, 1989	Demolition	$1,000	$1,000
BP17-1058	May 18, 2017	Electric	$40,000	$0
BP17-1649	Jun 13, 2017	Air Conditioning Only	$4,990	$0
BP17-1757	Jun 21, 2017	Electric	$1,200	$0
BP21-4177	Aug 25, 2021		$251,454	$0
24-1293	Apr 23, 2024	Air Conditioning Only	$19,873	$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**

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Property Identification

Site Address:	N OLD DIXIE HWY
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-221-0002-000-6**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**15815**
Map ID:	24/03N
Zoning:	Marine Com



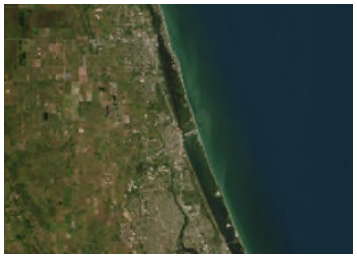
Legal Description

03 35 40 FROM NW COR RUN S 89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO E R/W FEC RR, TH S 20 DEG 24 MIN E ALG SD ELY R/W 107.6 FT, TH S 89 DEG 44 MIN E 200 FT TO POB, TH CONT S 89 DEG 44 MIN E 53.43 FT, TH S 20 DEG 24MIN E 453.50 FT, TH N 89 DEG 44 MIN W 53.20 FT M/L, TH N 20 DEG 24 MIN W 453.50 FT TO POB (0.55 AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.55
Land Size (SF):	23,958

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Earthstar Geographics

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value:	$323,400
Assessed value:	$291,095
Exemption value:	$0
Taxable value:	$291,095

Important

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.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	$16,100,000
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	$29,954,000
Sep 1, 1986	0513/0684	XX02	CV		$1,800,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

Finished Area: 0 SF
Gross Area: 0 SF



Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Values Breakdown

2024

Building and SFYI	$0
Land	$323,400
Just/Market	$323,400
Ag Credit	$0
Save Our Homes or 10% Cap	$32,305
Assessed	$291,095
Exemptions	$0
Taxable	$291,095

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2019	10.4	Fort Pierce Stormwater Charge	$717.60

This does not necessarily represent the total Special Assessments 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**

Permits

Number	Issue Date	Description	Amount	Fees

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**

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Property Identification

Site Address:	2010 HARBORTOWN DR
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-601-0002-000-2**
Jurisdiction:	Fort Pierce
Land Use Code:	2000 - AIRPT/MARINA
Account #:	**15871**
Map ID:	24/03N
Zoning:	Marine Com



Legal Description

TAYLOR HARBOR FISHING PORT S/D LOTS 2 TO 12 INCL-LESS THAT PART OF LOT 2 AS IN OR 488-452 (2.18AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF):	1,933
Gross Sketched Area (SF):	8,385
Land Size (acres):	1.65
Land Size (SF):	71,874

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

State of Florida, Maxar

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value:	$1,292,500
Assessed value:	$546,197
Exemption value:	$0
Taxable value:	$546,197

Important

Property taxes are subject to change upon change of ownership.

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- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	$16,100,000
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	$29,954,000
Jan 1, 1900	/				$0

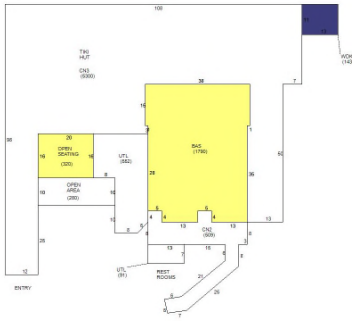
Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	8060	1988
SINGLE LIGHT	2	30	1988
CONCRETE LOW	1	6084	1988
CEMENT CURB	1	108	1988
SEAWALL CONC	1	80	2023
WOOD DOCK	1	11254	2023

Building Information

Finished Area: 1,933 SF
Gross Area: 8,385 SF





Exterior

Building Type:	REST
Quality:	Y_D
Number of Units:	1
Year Built:	1988
Effective Year:	1988
Story Height:	1 Story
Roof Structure:	Wood Truss
Roof Cover	Metal
Primary Wall:	Wood/Sheath
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Terrazo

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1,790	1,790	184
CN2	CANOPY	509	0	177
CN3	CANOPY	5,300	0	516
UTL	UTILITY ROOM	643	0	150
WDK	WOOD DECK	143	143	48

Values Breakdown

2024

Building and SFYI	$904,800
Land	$387,700
Just/Market	$1,292,500
Ag Credit	$0
Save Our Homes or 10% Cap	$746,303
Assessed	$546,197
Exemptions	$0
Taxable	$546,197

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2019	7.8	Fort Pierce Stormwater Charge	$538.20

This does not necessarily represent the total Special Assessments 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**

Permits

Number	Issue Date	Description	Amount	Fees
F89001030B	Oct 1, 1989	Commercial New Construction	$35,796	$35,796
F89001030M	Oct 1, 1989	Heat and Air Conditioning	$3,000	$3,000
F98-000058	Feb 2, 1998	Alterations/Remodeling	$1,000	$1,000
BP18-2011	Jun 18, 2018	Roof	$27,331	$0
BP19-0280	Feb 6, 2019	Demolition	$3,200	$0
BP19-3243	Nov 25, 2019	Roof	$18,799	$0
BP20-2142	Jul 15, 2020	Electric	$7,640	$0
BP22-0529	Feb 25, 2022	Electric	$1,767	$0
BP22-1140	Apr 12, 2022	Demolition	$289,757	$0
BP22-2968	Aug 31, 2022	Dock	$2,932,027	$0
BP22-03555	Oct 20, 2022	Dock	$127,075	$0
23-1754	Jun 2, 2023	Dock	$0	$0
23-4375	Nov 22, 2023	Deck	$70,062	$0
CBLDG-2024-00321	Dec 27, 2024	Repairs	$15,000	$0
CBLDG-2024-00023	Mar 27, 2025	Gazebo/Greenhouse	$138,000	$0

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

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Property Identification

Site Address:	1926 HARBORTOWN DR 1
Sec/Town/Range:	34/34S/40E
Parcel ID:	**1434-330-0004-000-8**
Jurisdiction:	Fort Pierce
Land Use Code:	2000 - AIRPT/MARINA
Account #:	**12094**
Map ID:	14/34S
Zoning:	Marine Com

Image or Sketch unavailable for display

Legal Description

34 34 40 FROM NW COR OF SEC 3-35-40, TH S 89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO ELY R/W OF FEC RR, TH NELY ALG SD E R/W 327.40 FT TO S R/W ST RD A-1-A, TH ELY ALG SD S R/W 249.55 FT TO POB, TH CONT ALG SD S R/W 112.04 FT, TH S 21 DEG 08 MIN 13 SEC E 97.23 FT, TH S 68 DEG 51 MIN 47 SEC W 20 FT, TH S 21 DEG 08 MIN 13 SEC E 150 FT, TH N 68 DEG 51 MIN 47 SEC E 100 FT, TH N 21 DEG 08 MIN 13 SEC W 150 FT, TH N 68 DEG 51 MIN 47 SEC E 71.06 FT TO A PT ON A CURVE CONC NWLY, R 1737.28 FT, CA 13 DEG 46 MIN 46 SEC, TH ELY ALG ARC 417.81 FT, TH N 68 DEC 51 MIN 47 SEC E ALG TANG OF SD CURVE 170.86 FT, TH S 60 DEG 47 MIN 30 SEC E 492.74 FT, TH S 15 DEG 47 MIN 30 SEC E 244.15 FT M/L TO S LI SD SEC 34, TH WLY ALG SD S LI 1222 FT M/L, TH N 20 DEG 24 MIN W 340 FT M/L TO SLY R/W ST RD A1A AND POB (9.18 AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.05
Land Size (SF):	350,658

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Map



State of Florida, Earthstar Geographics

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value:	$1,796,700
Assessed value:	$1,310,236
Exemption value:	$0
Taxable value:	$1,310,236

Important

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Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	$16,100,000

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	$29,954,000
Jan 1, 1900	/				$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	770	1999

no building data available

Values Breakdown

2024

Building and SFYI	$6,500
Land	$1,790,200
Just/Market	$1,796,700
Ag Credit	$0
Save Our Homes or 10% Cap	$486,464
Assessed	$1,310,236
Exemptions	$0
Taxable	$1,310,236

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2019	7.7	Fort Pierce Stormwater Charge	$531.30

This does not necessarily represent the total Special Assessments 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**

Permits

Number	Issue Date	Description	Amount	Fees
F93-001528	Dec 14, 1993	Pool	$20,000	$20,000
F93-01528A	Dec 22, 1993	Fence	$500	$500

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**

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Property Identification



Site Address:	TBD
Sec/Town/Range:	34/34S/40E
Parcel ID:	**1434-330-0004-010-1**
Jurisdiction:	Fort Pierce
Land Use Code:	4000 - VCNT INDUS
Account #:	**12095**
Map ID:	14/34S
Zoning:	Marine Com

Legal Description

34 34 40 FROM NW COR OF SEC 3-35-40, TH S 89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO ELY R/W OF FEC RR, TH NELY ALG SDE R/W 327.40 FT TO S R/W ST RD A-1-A, TH ELY ALG SD S R/W 361.59 FT TO POB, TH S 21 DEG 08 MIN 13 SEC E 97.23 FT, TH N 68 DEG 51 MIN 47 SEC E 151.06 FT TO PT ON A CURVE CONC TO NWLY, R 1737.28 FT, CA 13 DEG 46 MIN 46 SEC, TH WLY ALG ARC 78.64 FT, TH NLY ALG ST RD A1A R/W 48.32 FT, TH WLY ALG SD S R/W 96.28 FT TO POB (0.20 AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.11
Land Size (SF):	4,886

Map



State of Florida, Maxar, Microsoft

Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value:	$87,900
Assessed value:	$85,742
Exemption value:	$0
Taxable value:	$85,742

Important

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Links

Taxes for this parcel: SLC Tax Collector's Office
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View associated Tax Map.
Report Homestead Fraud on this parcel.

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Property Identification



Site Address:	TBD
Sec/Town/Range:	34/34S/40E
Parcel ID:	**1434-330-0004-020-4**
Jurisdiction:	Fort Pierce
Land Use Code:	2000 - AIRPT/MARINA
Account #:	**12096**
Map ID:	14/34S
Zoning:	Marine Com

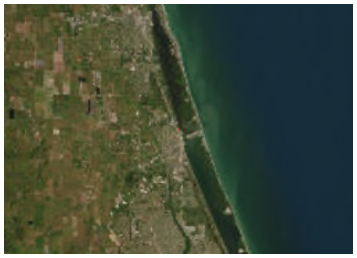
Legal Description

34 34 40 FROM NW COR OF SEC 3-35-40, TH S 89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO ELY R/W OF FEC RR, TH NELY ALG SD E R/W 327.40 FT TO S R/W ST RD A-1-A, TH ELY ALG SD S R/W 361.59FT TO POB, TH S 21 DEG 08 MIN 13 SEC E 97.23 FT, TH S 68 DEG 51 MIN 47 SEC W 20 FT, TH S 21 DEG 08 MIN 13 SEC E 150 FT, TH N 68 DEG 51 MIN 47 SEC E 100 FT, TH N 21 DEG 08 MIN 13 SEC W 150 FT, TH S 68 DEG 51 MIN 47 SEC W 80 FT TO POB (0.34 AC) (OR 3792-2820)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.34
Land Size (SF):	15,000

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Earthstar Geographics

Powered by Esri

Ownership

SHM Harbortown LLC
14785 Preston RD Ste 975
Dallas, TX 75254-6878

Current Values

Just/Market value:	$220,300
Assessed value:	$220,300
Exemption value:	$0
Taxable value:	$220,300

Important

Property taxes are subject to change upon change of ownership.

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Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2015	3792/2820	0205	SPWD	Riverfront Development LC	$16,100,000
Feb 23, 2005	2175/1060	XX02	SPWD	Old Park Investment Inc	$29,954,000
Jan 1, 1900	/				$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	12331	1985
CHAINLINK 6'	1	500	1985
CEMENT CURB	1	25	1985
SINGLE LIGHT	1	4	1985

Building Information

Finished Area: 0 SF
Gross Area: 0 SF



Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Values Breakdown

2024

Building and SFYI	$17,800
Land	$202,500
Just/Market	$220,300
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$220,300
Exemptions	$0
Taxable	$220,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2019	0.9	Fort Pierce Stormwater Charge	$62.10

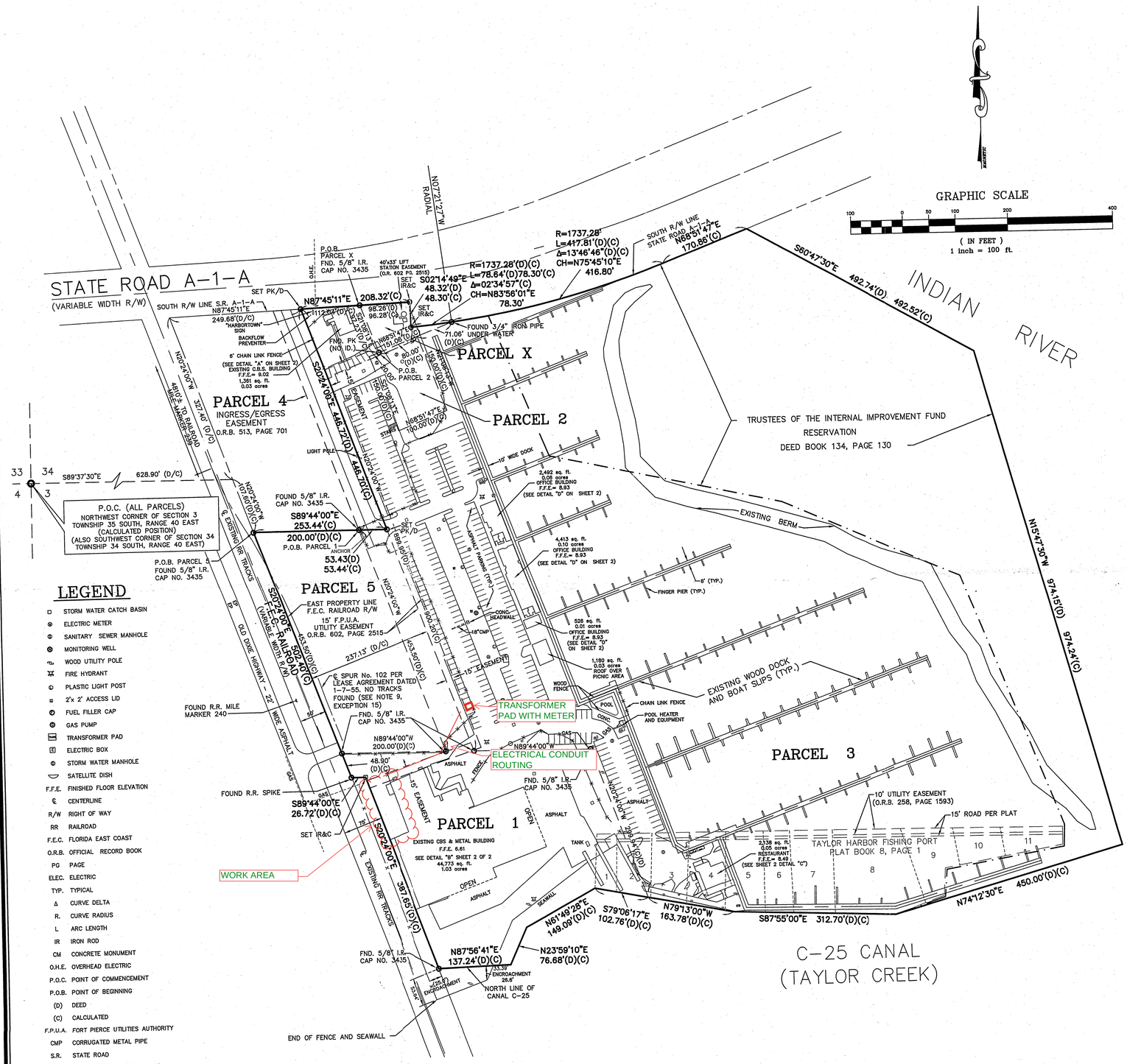
This does not necessarily represent the total Special Assessments that could be charged against this property.
The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees

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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LEGEND

- STORM WATER CATCH BASIN
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- MONITORING WELL
- WOOD UTILITY POLE
- FIRE HYDRANT
- PLASTIC LIGHT POST
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- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (D) DEED
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- F.P.U.A. FORT PIERCE UTILITIES AUTHORITY
- 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 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		

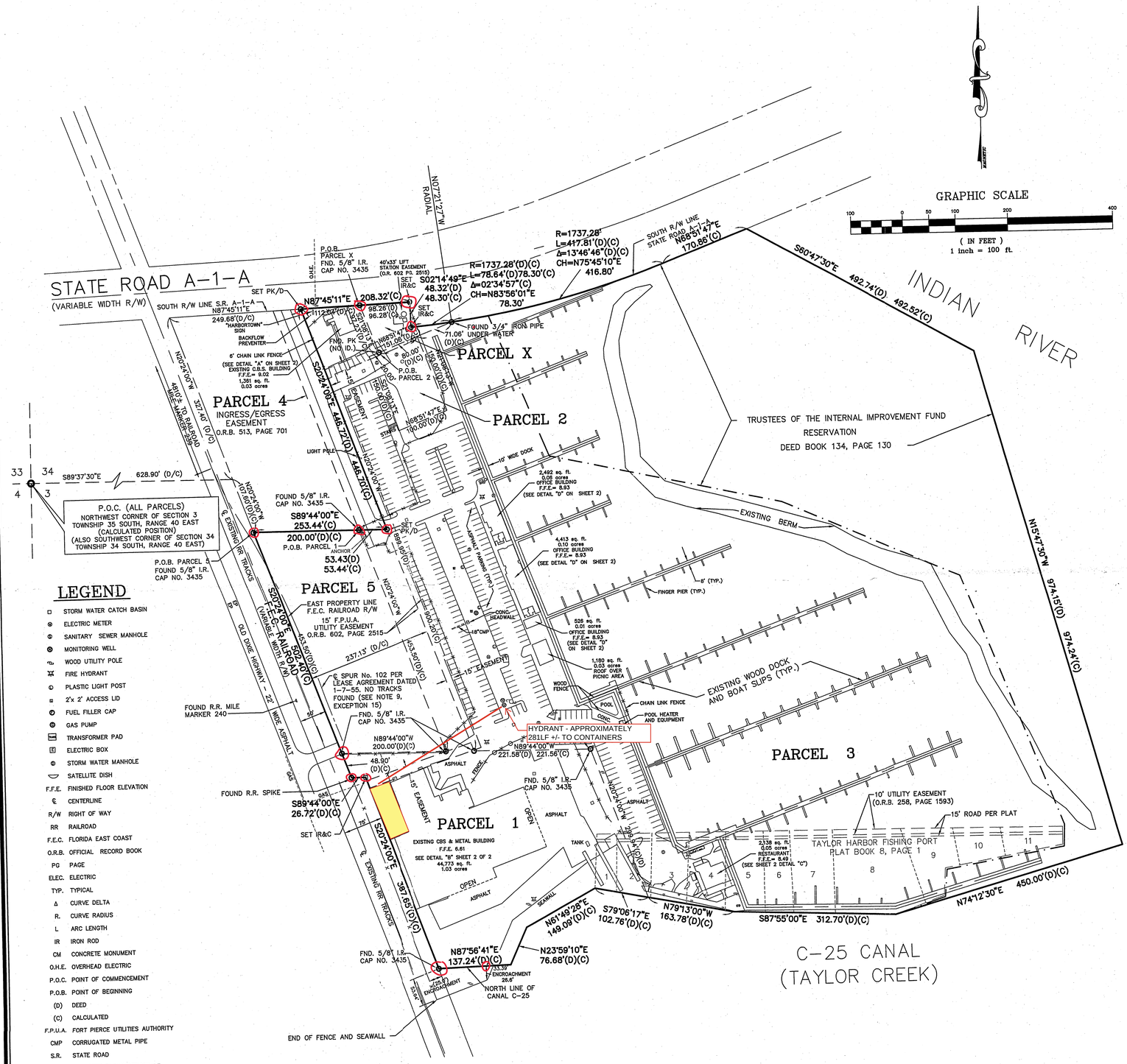
BOUNDARY SURVEY

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



LEGEND

- STORM WATER CATCH BASIN
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- MONITORING WELL
- WOOD UTILITY POLE
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DESCRIPTION

(CONTINUED)

TOGETHER WITH

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SEACOAST NATIONAL BANK
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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

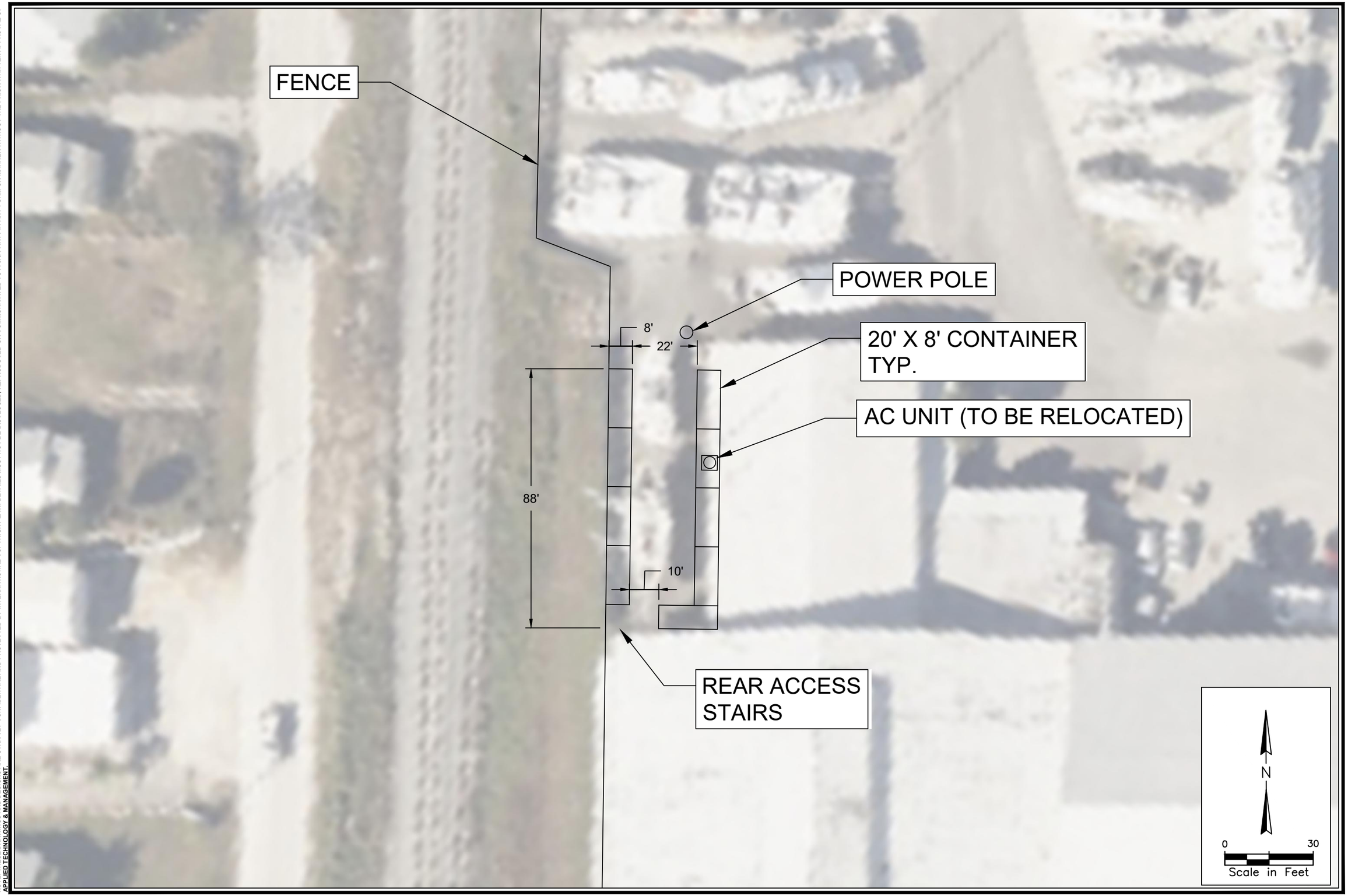
FOR

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

C:\Users\ethan.ross\OneDrive - Geosyntec\Desktop\Harborton Ft. Pierce\Shearwater Expansion.dwg Layout 1 6/2/23
NOTE: 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.

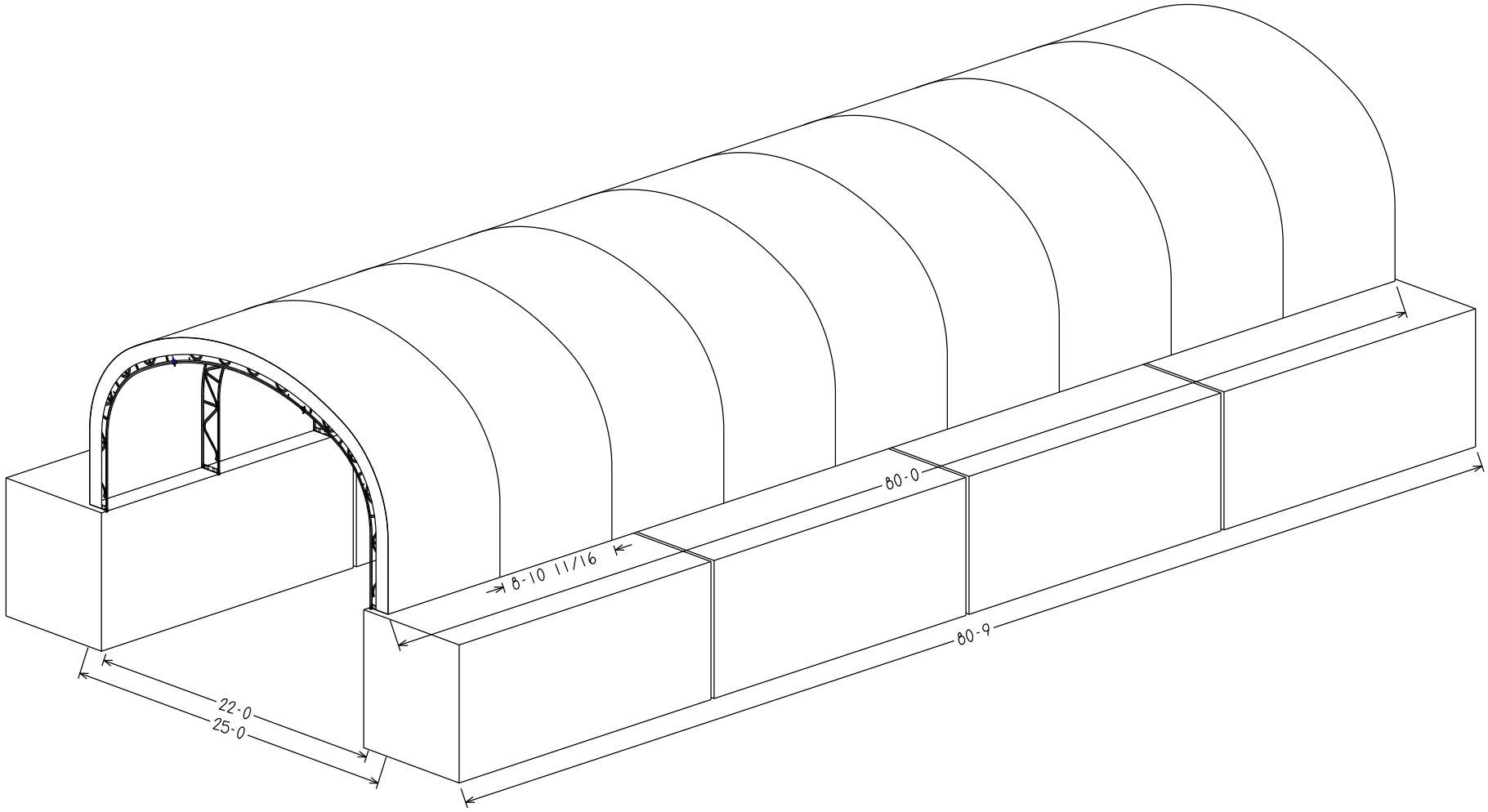


ATM
A Geosyntec Company

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

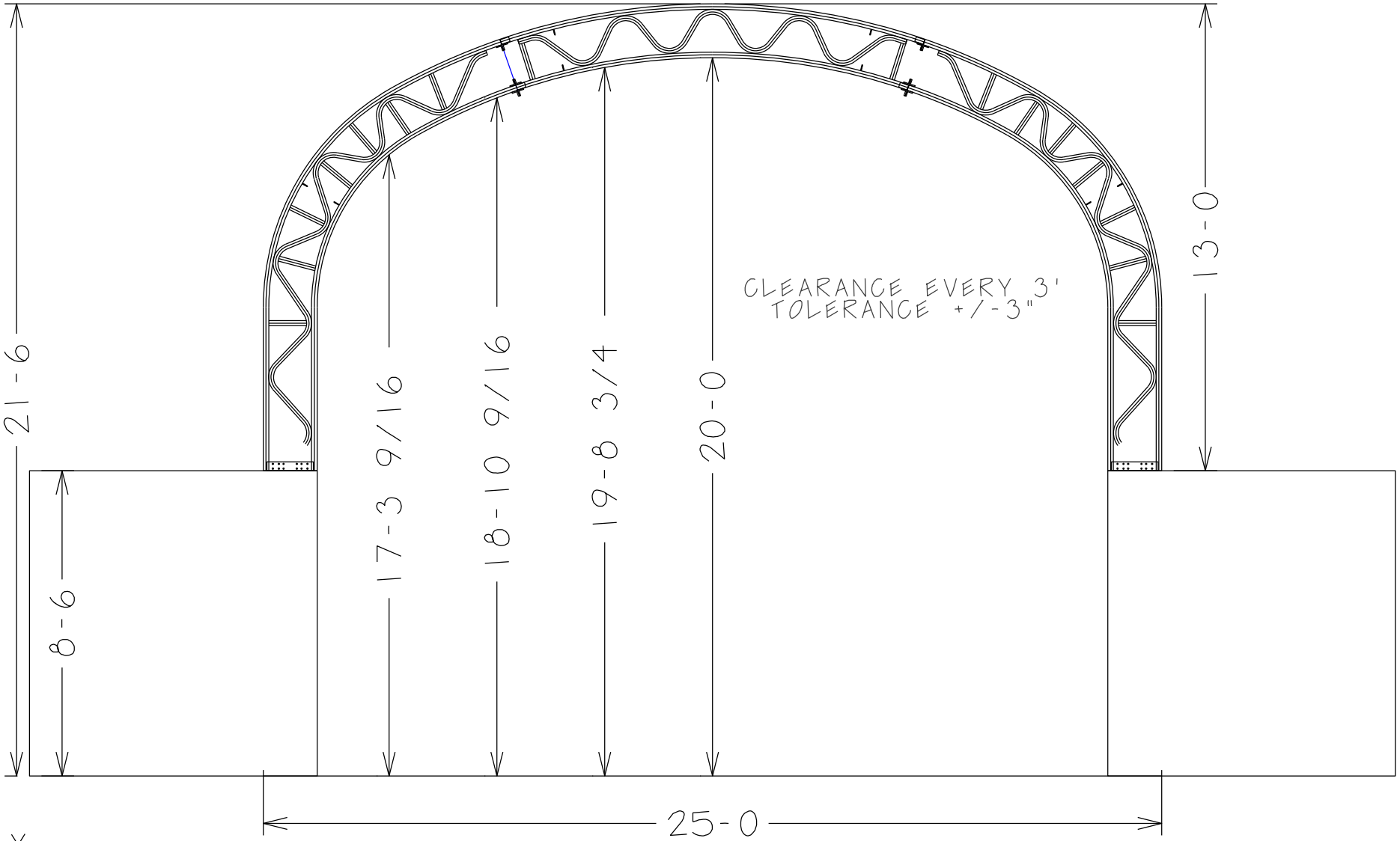
25X80X13

*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!

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

SAFE HARBOR
HARBORTOWN

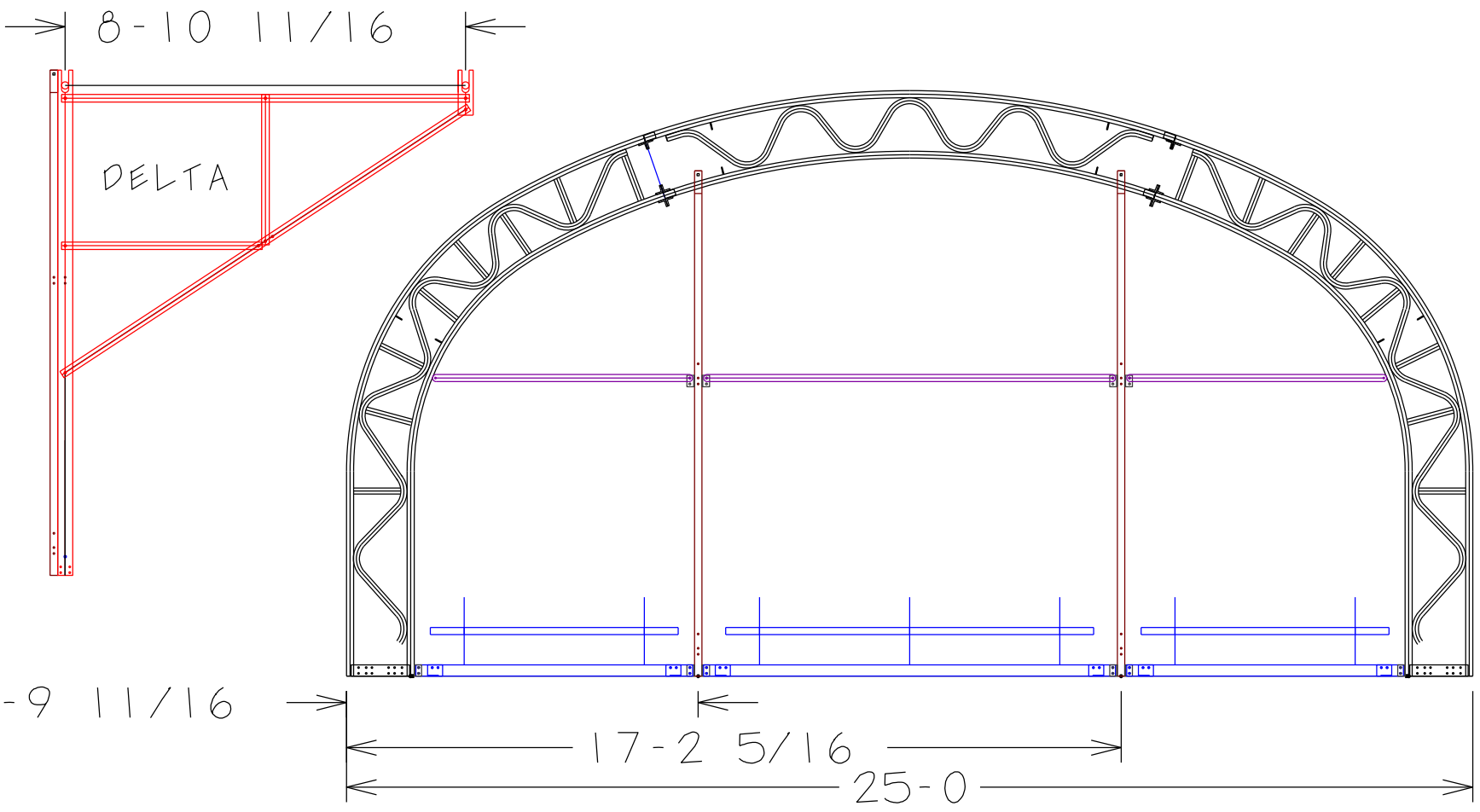
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SHELTER ENDPANEL



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

X

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

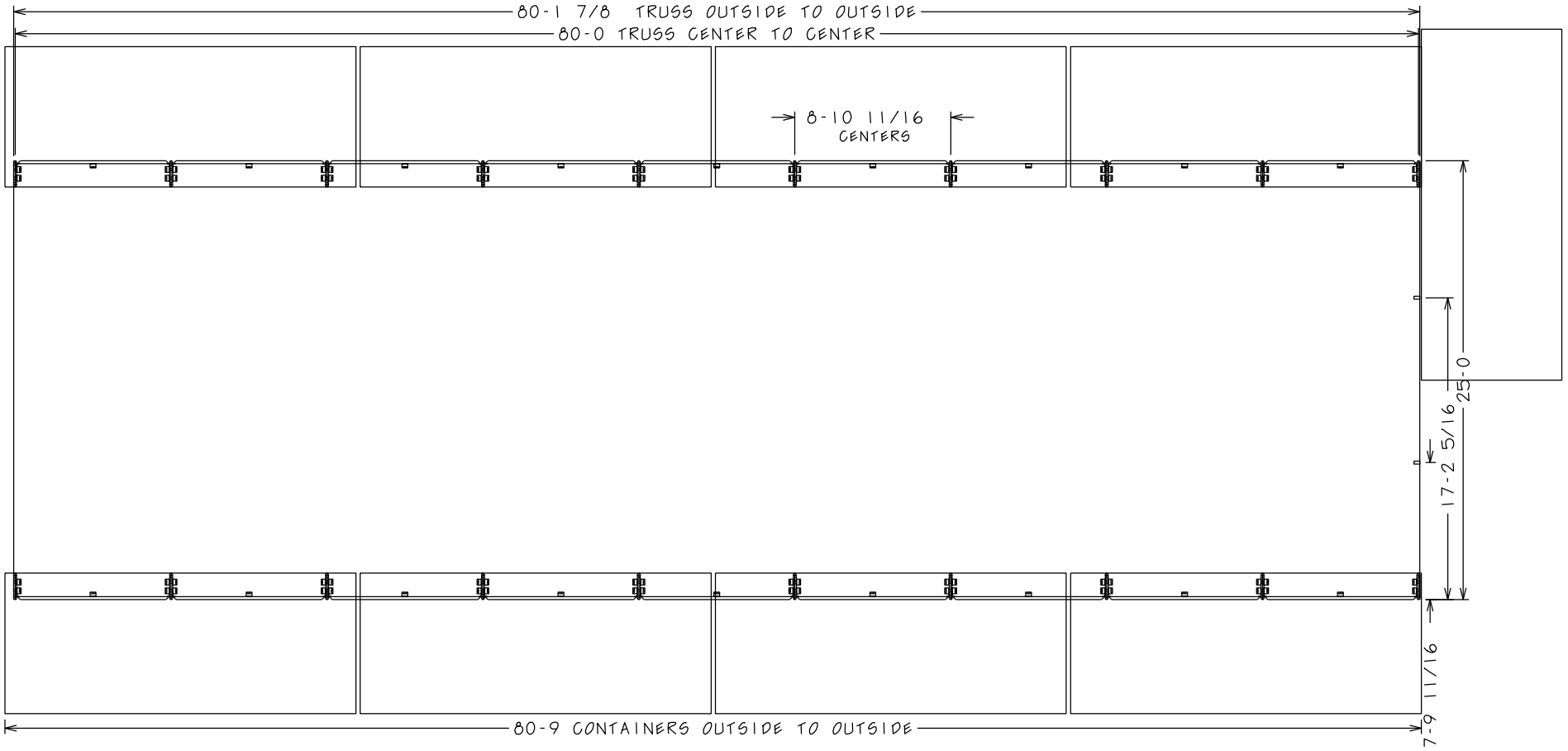
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SHELTER FOOTPRINT



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

X _____

PLEASE SIGN ABOVE

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

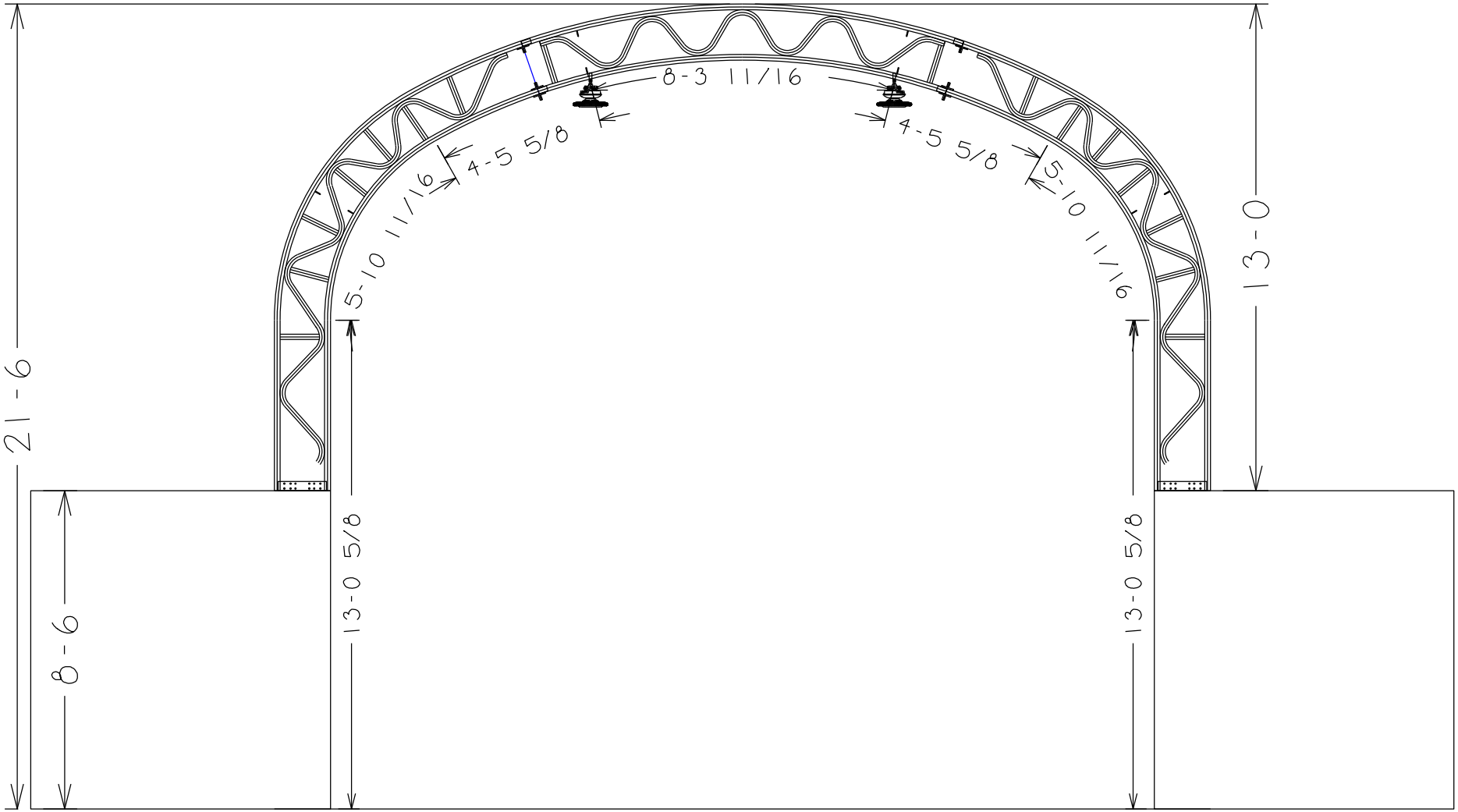
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X

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ENGINEER:	

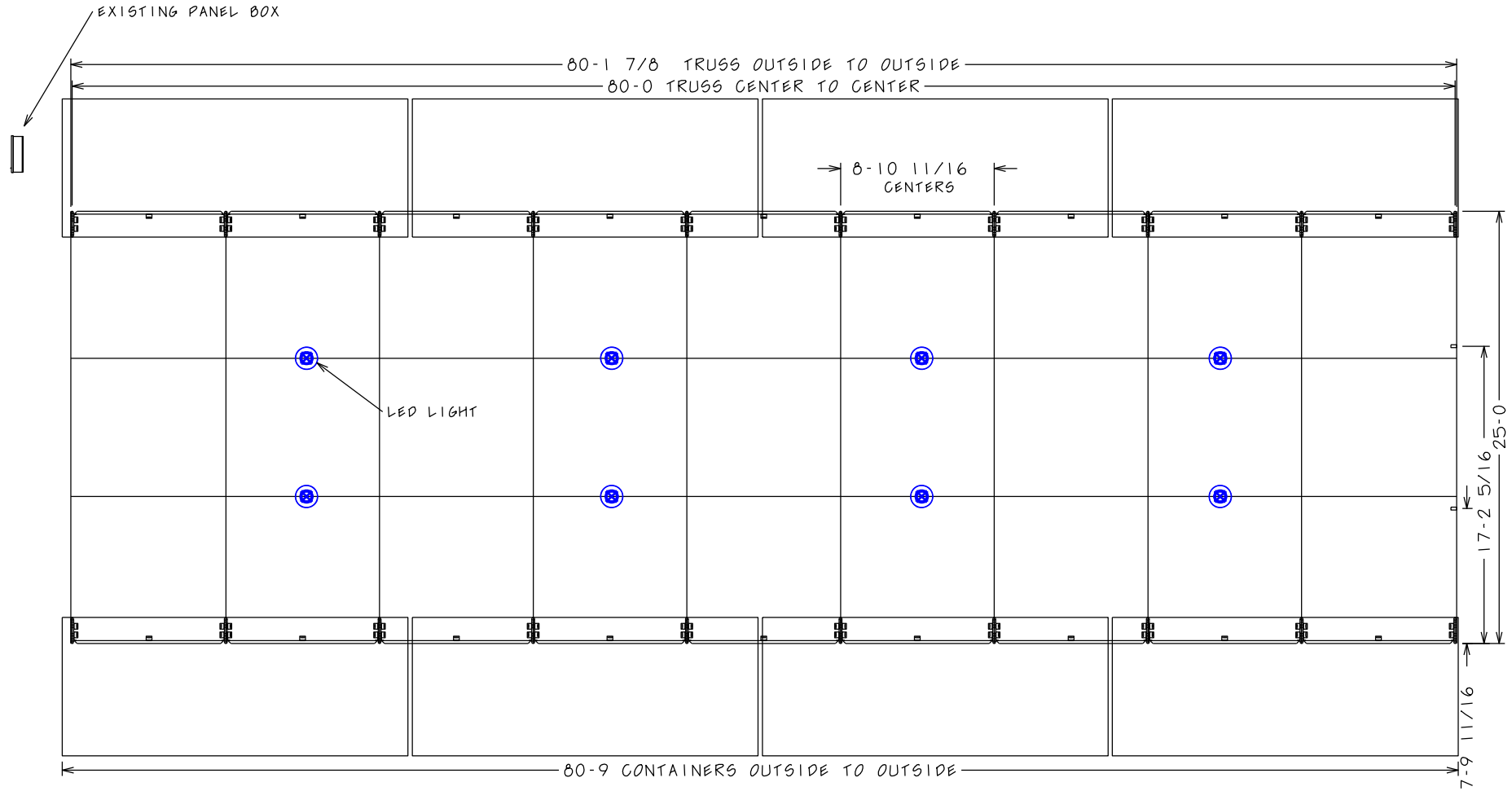
SAFE HARBOR HARBORTOWN

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

X
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VIEW:	
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ENGINEER:	

SAFE HARBOR
HARBORTOWN

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FAX (850)584-7713
E-MAIL:
sales@bigtopshelters.com

Inspection Status Detail

Use Back button to select another inspection or select Options Menu to choose another building permits option.

Parcel ID:
2403-212-0001-000/1

Address:
1945 HARBORTOWN DR

Application Date:
08/24/23

Owner:
SHM HARBORTOWN LLC

Application Number:
23 - 3428

Application Type:
ELECTRIC MISCELLANEOUS

Inspections for Permit Number: 000 000 ELC 00 - ELECTRICAL - COMMERCIAL

Inspection Type/Sequence:
ELEC, FINAL/0004

Inspector Assigned:
MILES KELLER

Schedule Date:
06/06/24

Results Date:
06/06/24

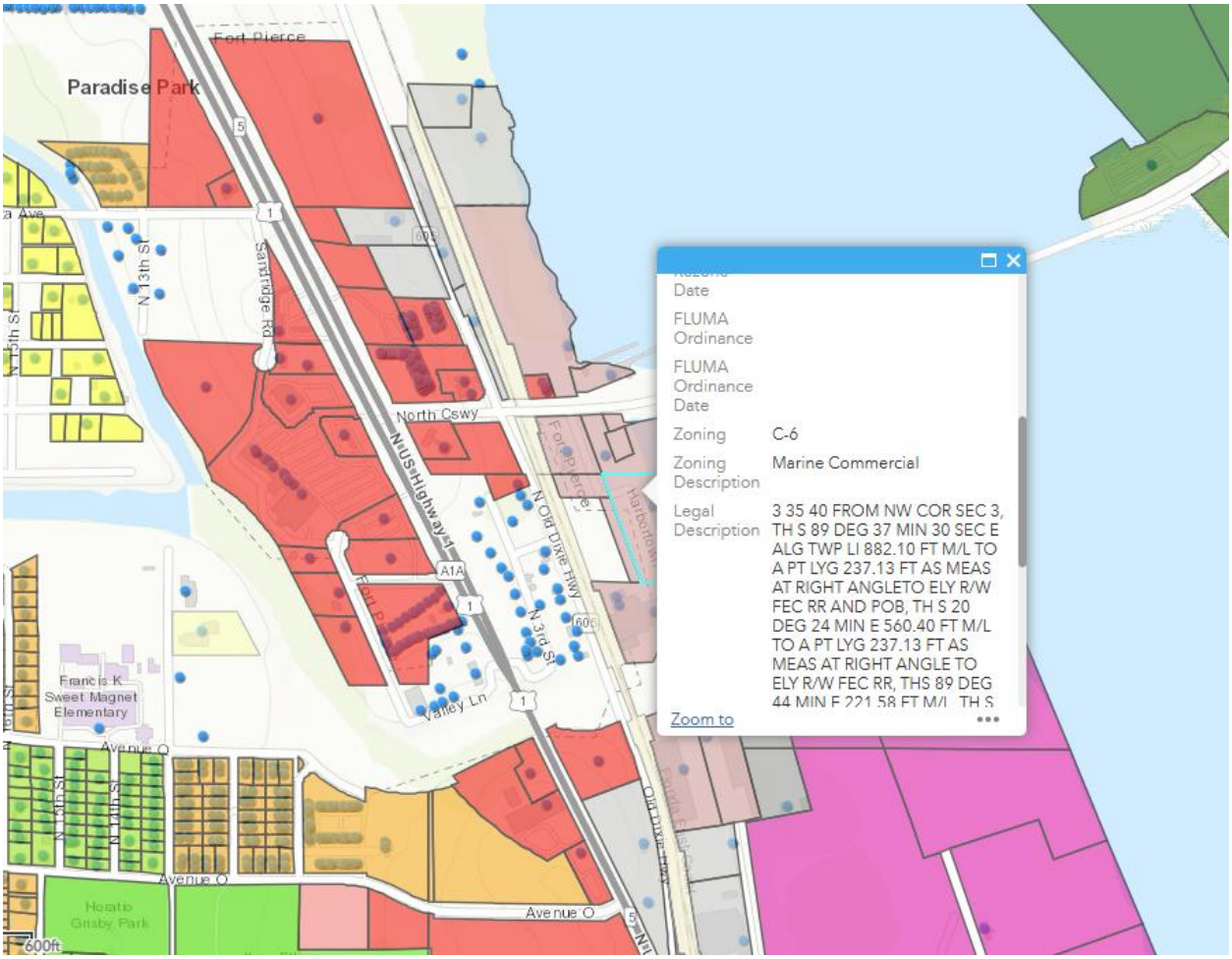
Results Status:
APPROVED

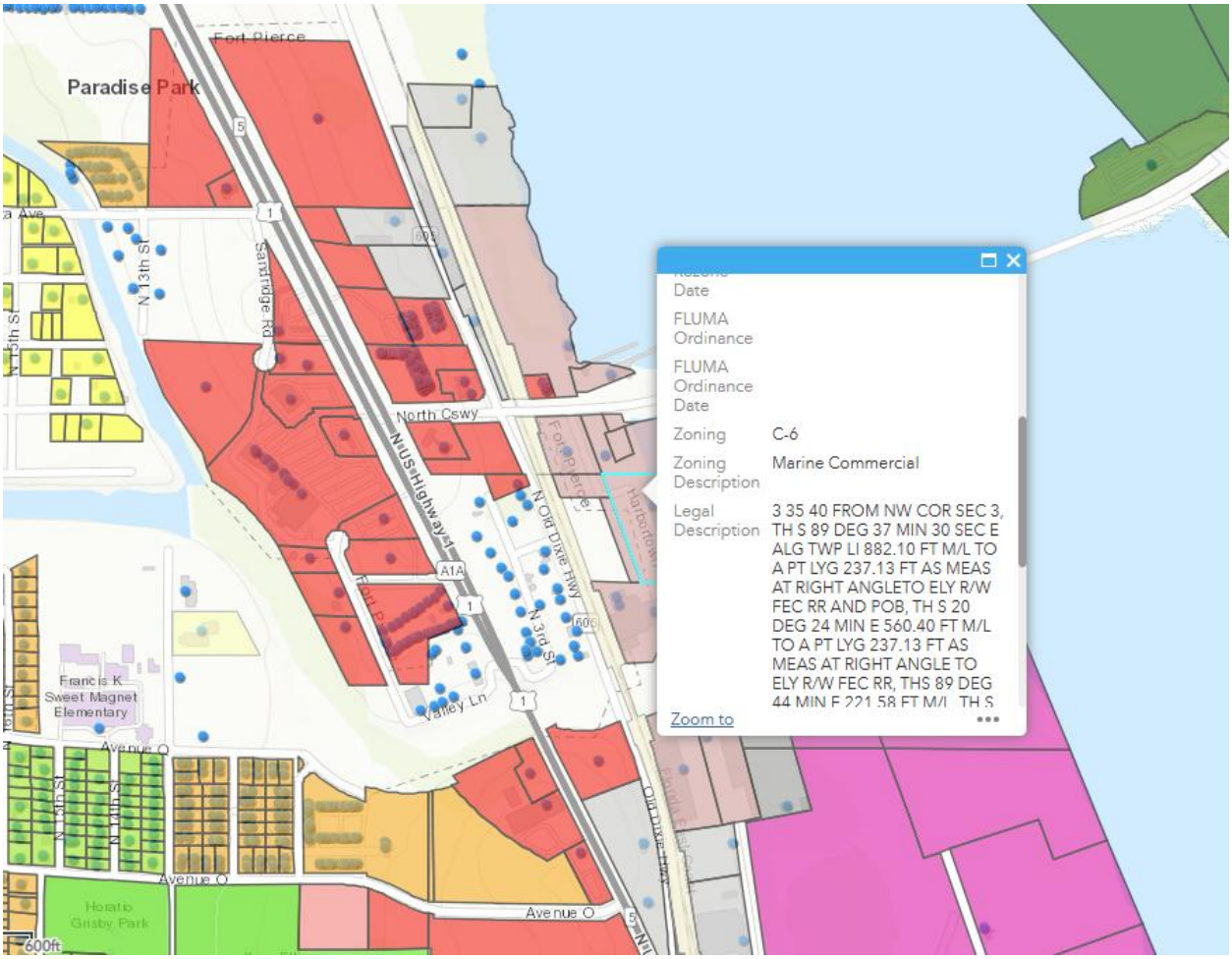
Request Comments:

Contact is Ron Foertmeyer 561-512-0210
The revised plans are on the panel cover by the Conex.

Inspection Status List


N Old Dixie Hwy
N US Highway 1
Shorewinds Dr
N Causeway Dr
N Old Dixie Hwy
Seaway Dr
N US Highway 1
S Ocean Dr
A1A
Orange Ave


Fort Pierce
Paradise Park
N 13th St
Savannah Rd
North Cswy
N US Highway 1
A1A
N Old Dixie Hwy
N 3rd St
Valley Ln
Francis K Sweet Magnet Elementary
Avenue Q
Avenue O
Horatio Grisby Park
600ft
Old Dixie Hwy
Date
FLUMA Ordinance
FLUMA Ordinance Date
Zoning C-6
Zoning Description Marine Commercial
Legal Description 3 35 40 FROM NW COR SEC 3, TH S 89 DEG 37 MIN 30 SEC E ALG TWP LI 882.10 FT M/L TO A PT LYG 237.13 FT AS MEAS AT RIGHT ANGLETO ELY R/W FEC RR AND POB, TH S 20 DEG 24 MIN E 560.40 FT M/L TO A PT LYG 237.13 FT AS MEAS AT RIGHT ANGLE TO ELY R/W FEC RR, THS 89 DEG
Zoom to


Fort Pierce
Paradise Park
N 13th St
Savannah Rd
North Cswy
N US Highway 1
A1A
N Old Dixie Hwy
N 3rd St
Valley Ln
Francis K Sweet Magnet Elementary
Avenue Q
N 14th St
Horatio Grisby Park
600ft
Date
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Zoom to

Josh Powers
General Manager
Safe Harbor Marinas
1945 Harbortown Drive
Fort Pierce, FL 34946
(561) 617-3524
JPowers@shmarinas.com

Date: July 22, 2025

City of Fort Pierce
Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

RE: Request for Minor Site Plan Amendment for Use of (9ea – 20') Conex Containers – Renovation Support at Harbortown Marina

To Whom It May Concern,

We respectfully submit this request to the City of Fort Pierce for approval of an amendment to the current site plan to permit the use of twenty (9 individual 20') temporary conex containers on our property located at 1945 Harbortown Drive for the purposes of **secure material storage** and **temporary office/workspace accommodations** during ongoing renovations. We are in the process of applying for and securing a Building Permit for the project.

The following **timeline** outlines the expected duration and usage:

Project Timeline and Use of Conex Units

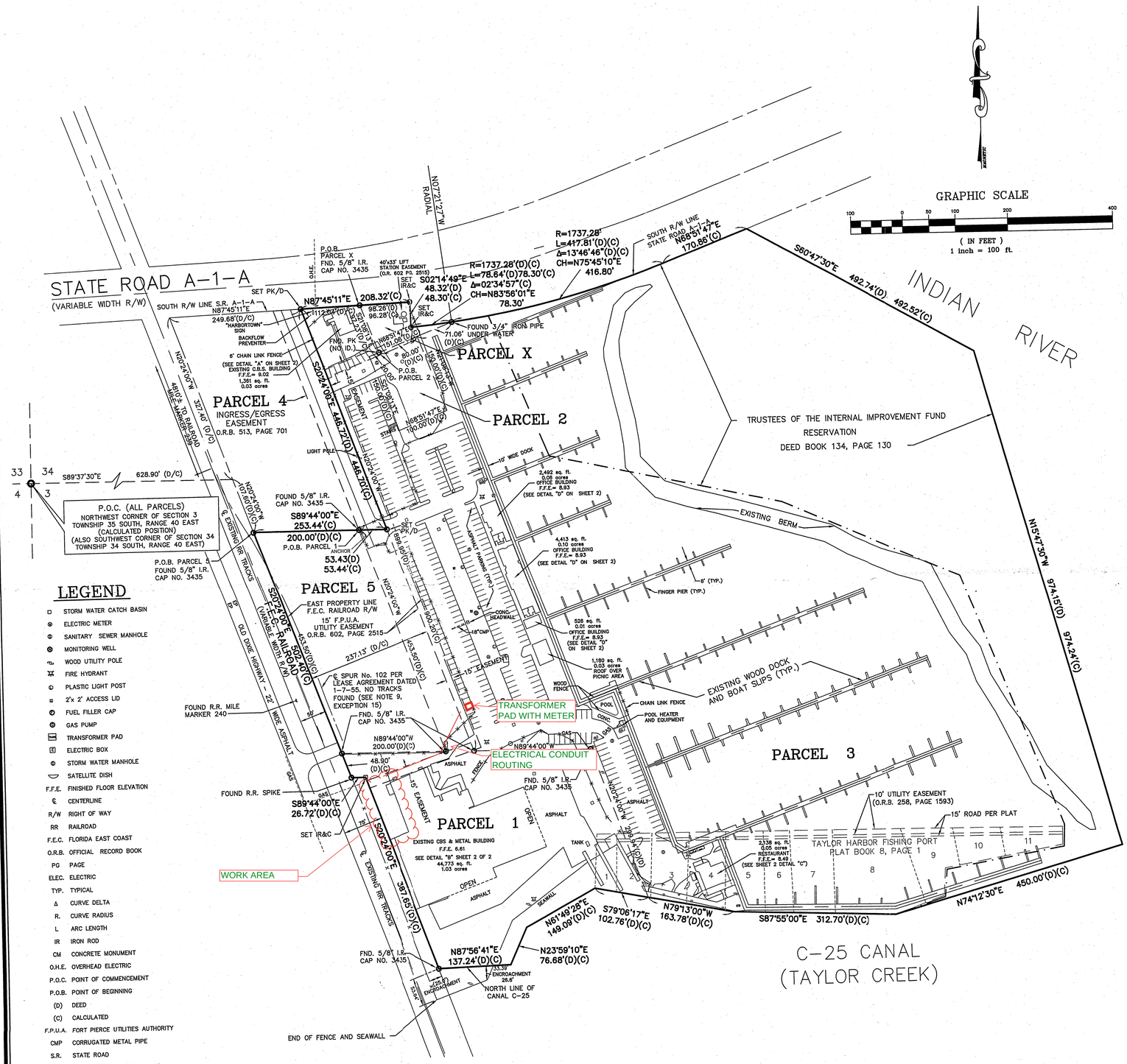
- **June 2024 – Initial Setup**
  - Delivery and staged placement for (9) conex containers in designated non-public access areas.
  - Containers to be clearly marked and secured, complying with local safety and aesthetic standards.
  - Electrical permit issued and final inspection completed.
- **August 2025 to March 2030 – Active Construction Phase**
  - Conex containers to be actively used for:
    - Temporary office space for tenants, subcontractors, and consultants.
    - Secure storage of tools, materials, and equipment essential to daily operations while renovations occur within their current facilities.
  - Placement designed to avoid interference with pedestrian or vehicular traffic.
  - Routine inspections, if desired, to ensure continued compliance with safety and site regulations.

- **April 2030 – Demobilization Phase**
    - Gradual removal of conex containers as interior spaces become operable and permanent facilities are restored.
    - Full removal of all temporary units expected no later than **April 30, 2030**.

All containers will remain **temporary**, movable, and comply with any guidelines or conditions set forth by the City. We are committed to maintaining the appearance, safety, and accessibility of the property throughout this process.

We sincerely appreciate your consideration and are happy to provide additional site plans, container layout diagrams, or answer any questions your department may have. Thank you for your ongoing support of our efforts to improve and invest in our property and the Fort Pierce community.

Sincerely,
Josh Powers
Safe Harbor Marinas



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
- GAS PUMP
- TRANSFORMER PAD
- ELECTRIC BOX
- STORM WATER MANHOLE
- SATELLITE DISH
- F.F.E. FINISHED FLOOR ELEVATION
- ℄ CENTERLINE
- R/W RIGHT OF WAY
- RR RAILROAD
- F.E.C. FLORIDA EAST COAST
- O.R.B. OFFICIAL RECORD BOOK
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- ELEC. ELECTRIC
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- Δ CURVE DELTA
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- L ARC LENGTH
- IR IRON ROD
- CM CONCRETE MONUMENT
- O.H.E. OVERHEAD ELECTRIC
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (D) DEED
- (C) CALCULATED
- F.P.U.A. FORT PIERCE UTILITIES AUTHORITY
- 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 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		

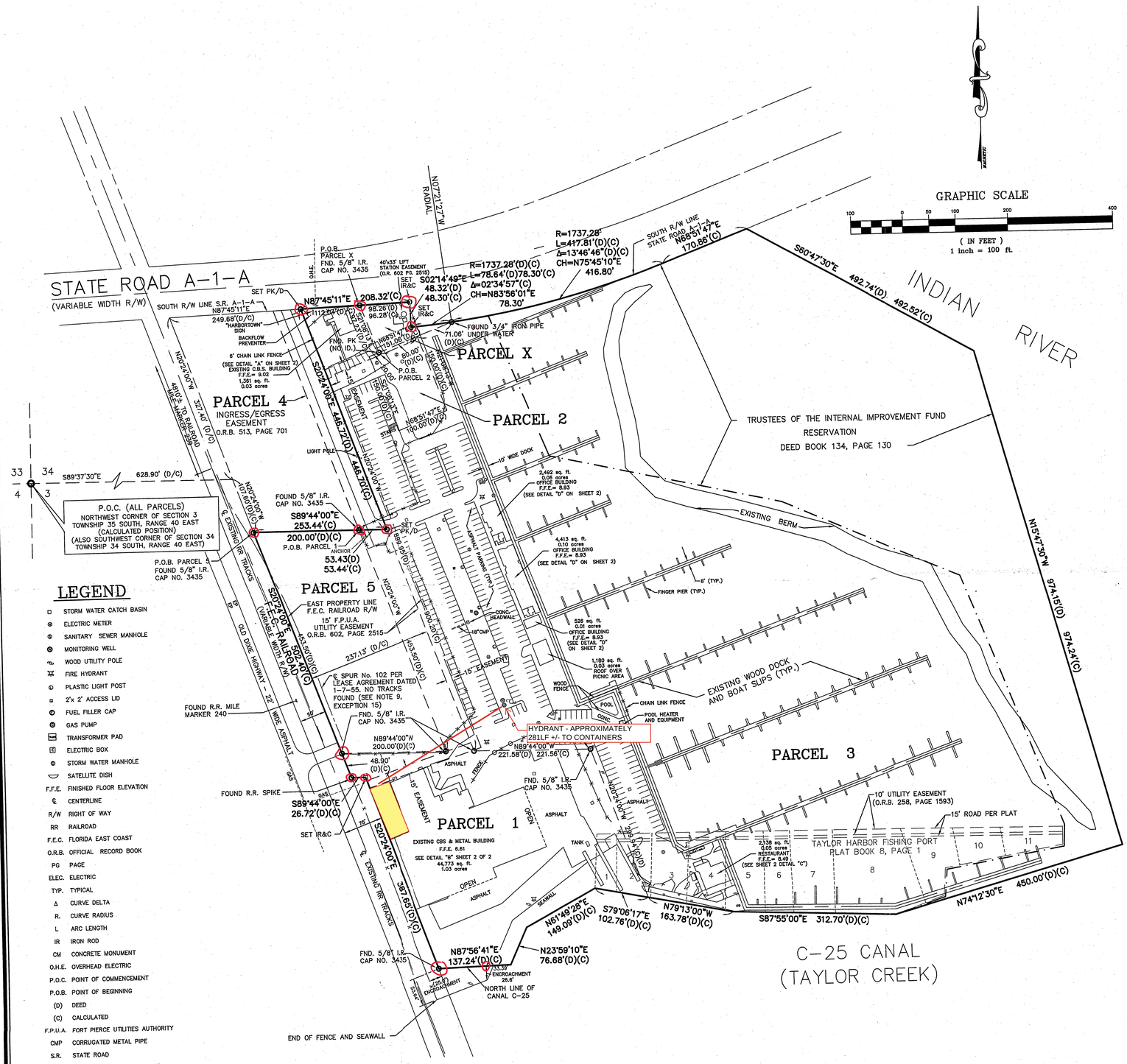
BOUNDARY SURVEY

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



LEGEND

- STORM WATER CATCH BASIN
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- MONITORING WELL
- WOOD UTILITY POLE
- FIRE HYDRANT
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- 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 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

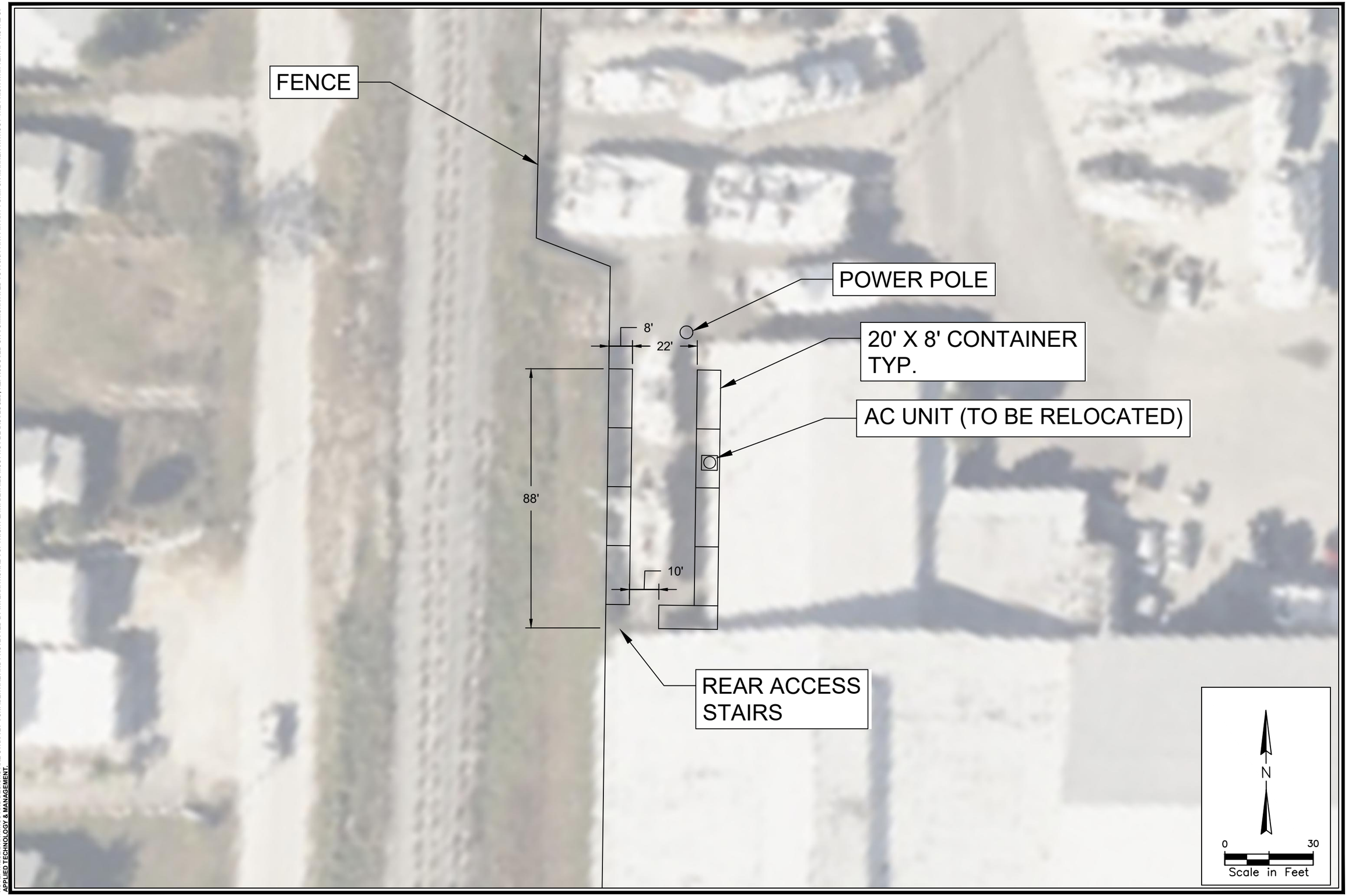
FOR

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

C:\Users\ethan.ross\OneDrive - Geosyntec\Desktop\Harborton Ft. Pierce\Shearwater Expansion.dwg Layout 1 6/2/23
NOTE: 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.

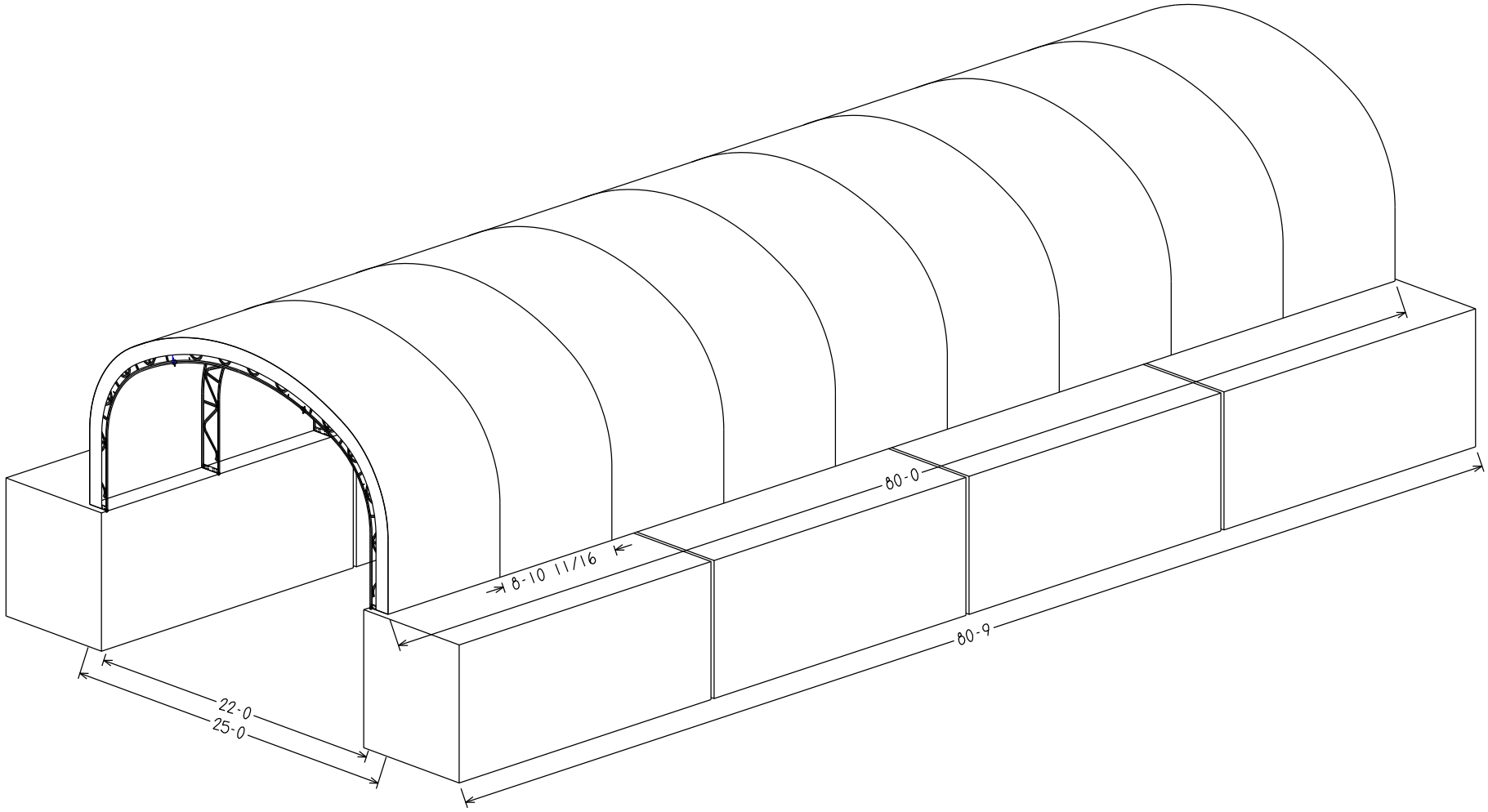


ATM
A Geosyntec Company

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

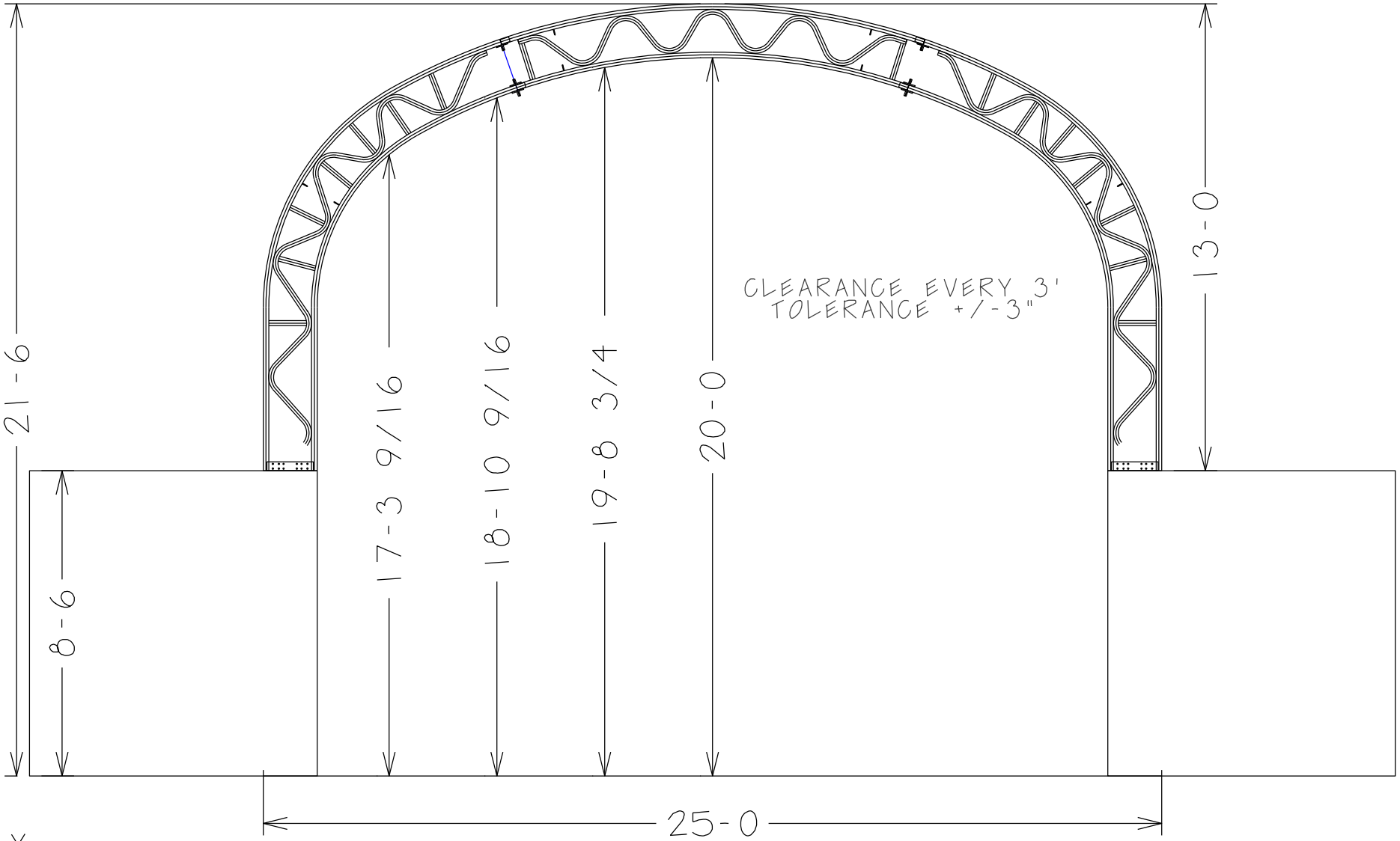
25X80X13

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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!

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

SAFE HARBOR
HARBORTOWN

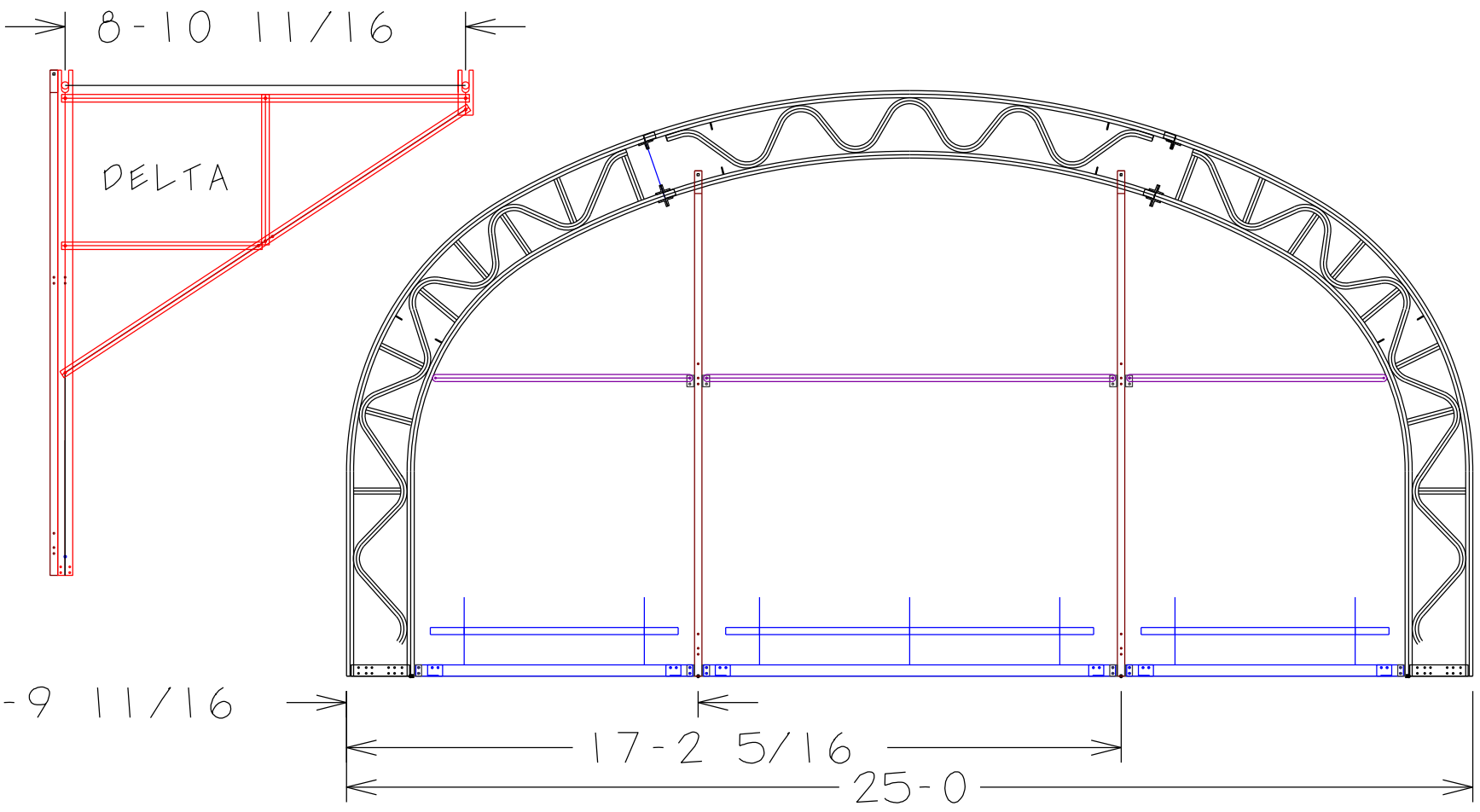
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SHELTER ENDPANEL



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

X

PLEASE SIGN ABOVE

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

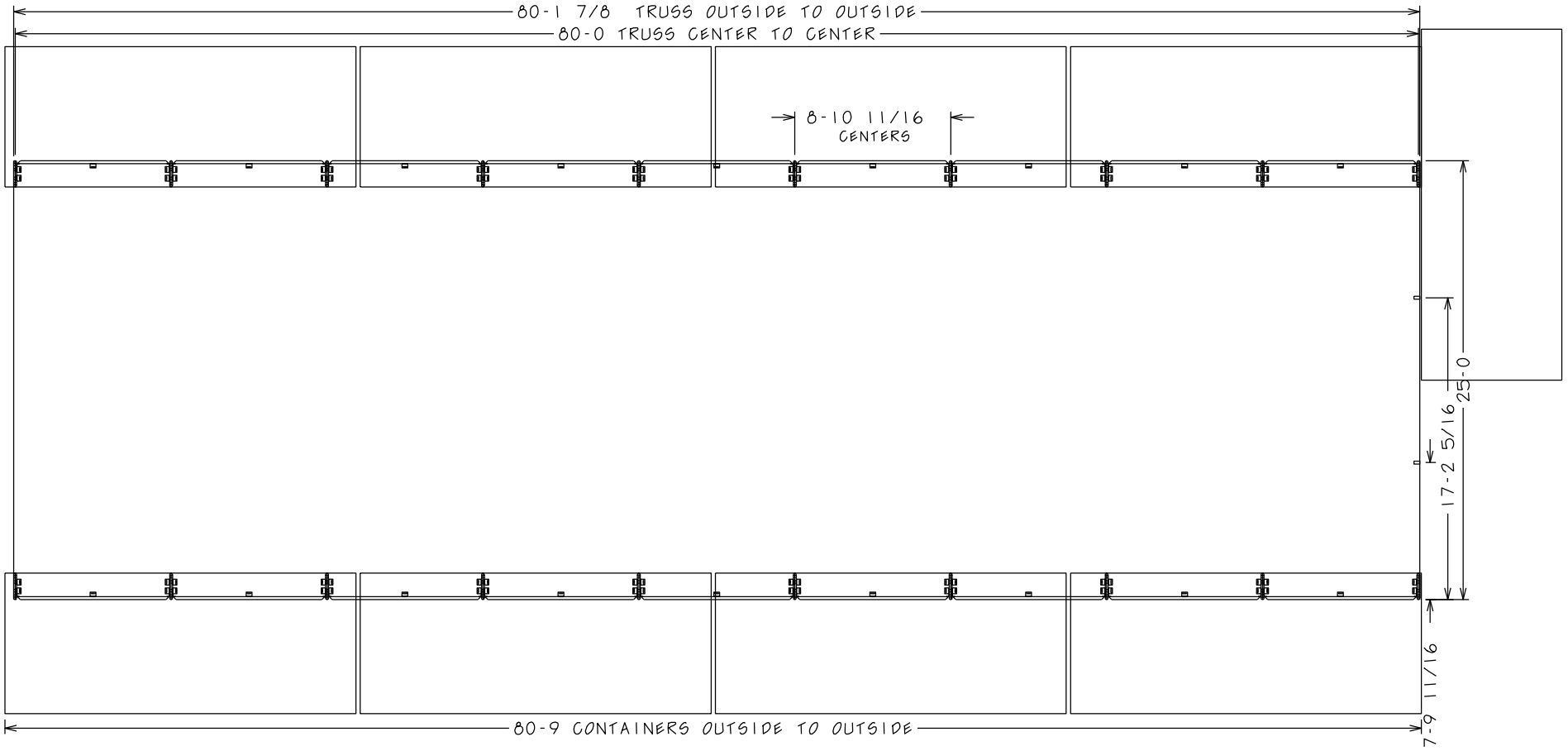
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SHELTER FOOTPRINT



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

X _____

PLEASE SIGN ABOVE

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

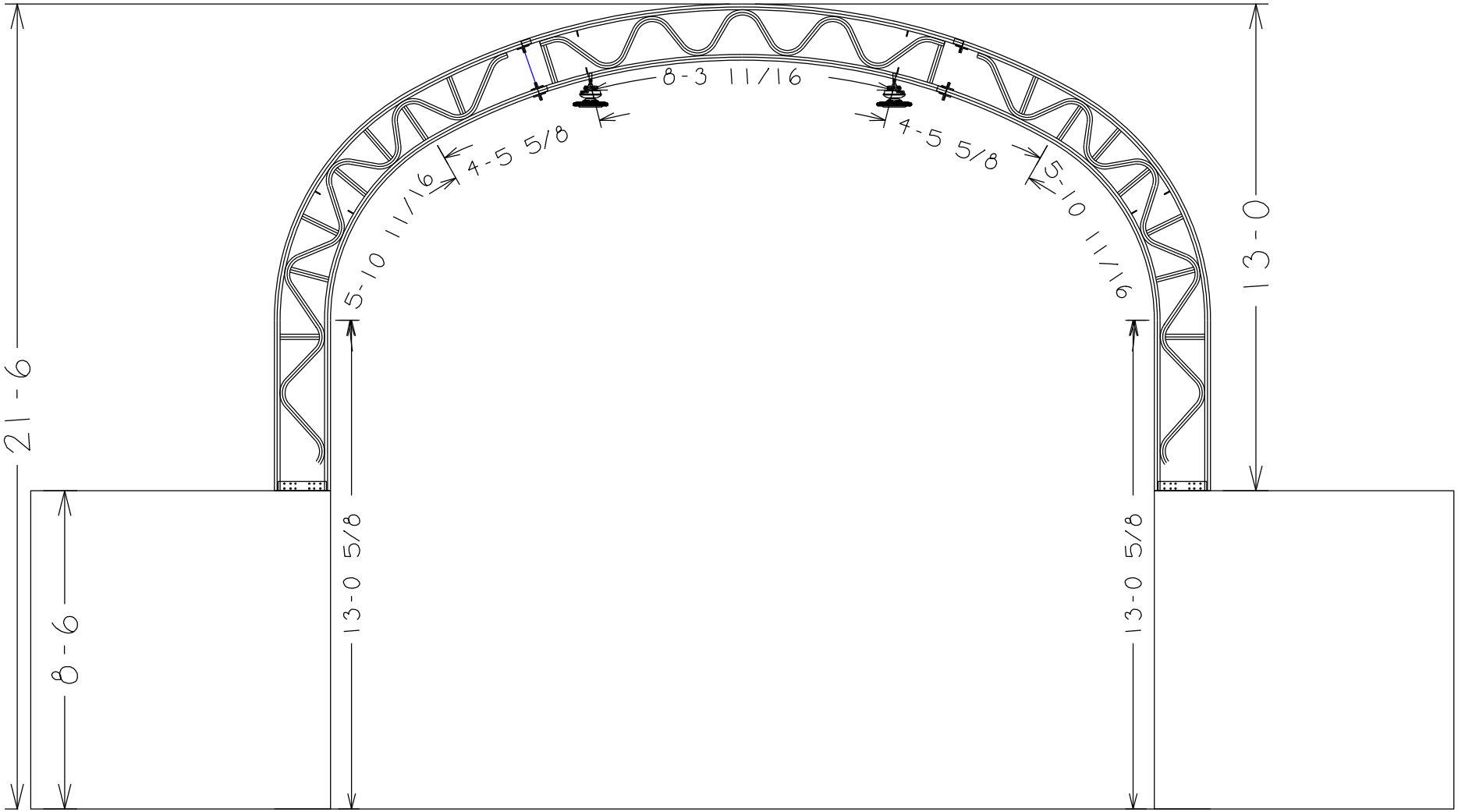
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X

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

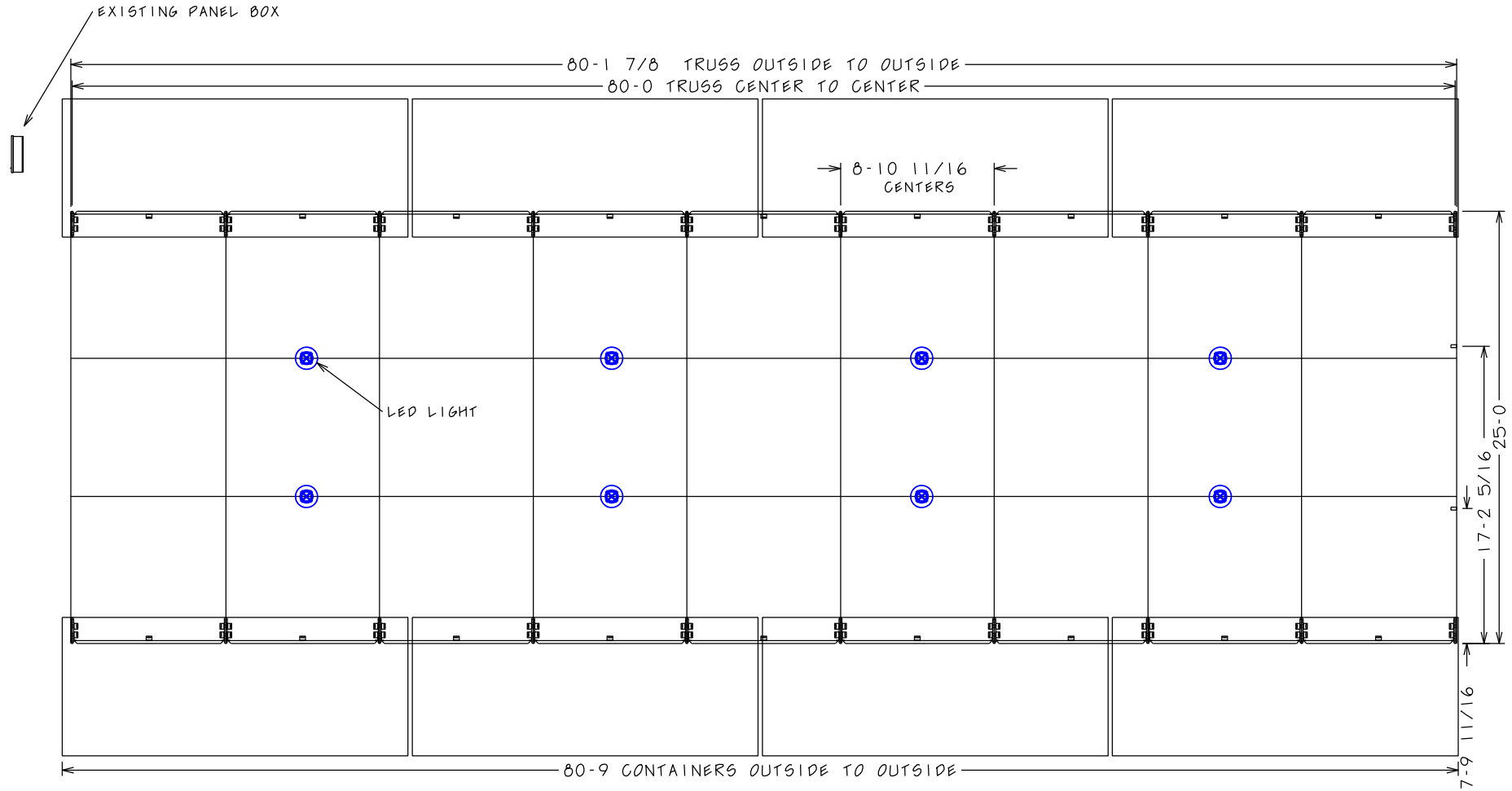
SAFE HARBOR HARBORTOWN

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X
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REQUESTED BY:	DUSTIN M.
ENGINEER:	

SAFE HARBOR
HARBORTOWN

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sales@bigtopshelters.com

Inspection Status Detail

Use Back button to select another inspection or select Options Menu to choose another building permits option.

Parcel ID:
2403-212-0001-000/1

Address:
1945 HARBORTOWN DR

Application Date:
08/24/23

Owner:
SHM HARBORTOWN LLC

Application Number:
23 - 3428

Application Type:
ELECTRIC MISCELLANEOUS

Inspections for Permit Number: 000 000 ELC 00 - ELECTRICAL - COMMERCIAL

Inspection Type/Sequence:
ELEC, FINAL/0004

Inspector Assigned:
MILES KELLER

Schedule Date:
06/06/24

Results Date:
06/06/24

Results Status:
APPROVED

Request Comments:

Contact is Ron Foertmeyer 561-512-0210
The revised plans are on the panel cover by the Conex.

Inspection Status List

Please see survey/site plan attachment for design of temporary structures.

It is our understanding that because this change involves temporary structures with no actual change to any hardscapes, there isn’t a need for color rendering elevation and materials.

If this is incorrect, please let us know what documentation is needed and we will generate same for submission.

It is our understanding that because this change involves temporary structures, there isn’t a need for a color board.

If this is incorrect, please let us know and we will generate one for submission.

Please see survey/site plan attachment.

It is our understanding that a rendering of signs in color is not necessary, as the requested amendment to the existing site plan will not include any signage.

It is our understanding that a landscape plan is not necessary, as the requested amendment to the existing site plan will not have a landscaping component.

It is our understanding that lighting plans are not necessary, as the requested amendment to the existing site plan will not include permanent lighting (structures are temporary in nature).

A conceptual drainage plan is not necessary, as the requested amendment will not modify the drainage for the existing site plan.

It is our understanding that concurrency review submittals are not necessary, as the requested amendment will not modify the concurrency for the existing site plan.

It is our understanding that a traffic impact report is not necessary, as the requested amendment to the existing site plan will not have an impact on the traffic generated at the site.

We respectfully submit this request to the City of Fort Pierce for approval of an amendment to the current site plan to permit the use of twenty (9 individual 20') temporary conex containers on our property located at 1945 Harbortown Drive for the purposes of **secure material storage** and **temporary office/workspace accommodations** during ongoing renovations. We are in the process of applying for and securing a Building Permit for the project.

All containers will remain **temporary**, movable, and comply with any guidelines or conditions set forth by the City. We are committed to maintaining the appearance, safety, and accessibility of the property throughout this process.

We sincerely appreciate your consideration and are happy to provide additional site plans, container layout diagrams, or answer any questions your department may have. Thank you for your ongoing support of our efforts to improve and invest in our property and the Fort Pierce community.

It is our understanding that an environmental impact report is not necessary, as the requested amendment to the existing site plan will not impact the environment.

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZCON2025-00010
Conditional Use
Legacy Future Scholars Academy
510 Orange Avenue

SUMMARY

The applicant is seeking to convert an existing commercial building, located at 510 Orange Avenue, to a K-8 School. The name of the proposed school is Legacy Future Scholars Academy.

The school plans to undergo thoughtful improvements throughout the building, which will be designed to reflect the heart of the community and meet the highest standards of safety and aesthetics: - Installation of prominent school signage, identifying the building as Legacy Future Scholars Academy “Home of the Peacocks” - Window coverings for enhanced security and visual appeal. - Landscaping upgrades to beautify the site and create a welcoming presence. - Repaving of the parking lot and improved lighting for greater safety and accessibility. These upgrades will transform the property into a modern, safe, and community-centered hub for learning.

LOCATION

510 Orange Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 09/04/2025 12:20 PM
Final Approval Date: 09/04/2025

Legacy Future Scholars Academy respectfully seeks county approval to operate at 510 Orange Avenue, bringing to the community a values-driven, innovative, and sustainable private school option for families in St. Lucie county, specifically those in the Fort Pierce community.

Families across the region have expressed a growing desire for high-quality educational alternatives that blend academic rigor with a strong moral foundation. Legacy Future Scholars Academy answers this call by offering a hands-on, multisensory learning environment designed to develop core competencies in reading and mathematics, while instilling lifelong values of leadership, gratitude, service, and excellence. The school will serve PreK through 8th grade students, with capacity for up to 325 students, providing much-needed educational seats in an accessible location.

The Legacy Team

The school is guided by a diverse and highly accomplished leadership team uniquely equipped to ensure both operational stability and academic excellence. At the helm of its financial operations is a seasoned business leader who has successfully run a thriving company in the St. Lucie area for over ten years, bringing unmatched expertise in financial projections, budget management, and sustainable growth. Complementing this perspective is a dedicated parent advocate with hands-on experience in homeschooling and strong community ties, providing an authentic voice for parental choice and individualized learning. The academic leadership is driven by a former principal and academic director with extensive experience as a teacher, instructional coach, assistant principal, and principal. Holding a graduate degree in educational leadership and actively pursuing doctoral research in school improvement and transformation, this leader brings a proven track record of elevating student achievement, driving school turnaround initiatives, and cultivating cultures of academic rigor and continuous improvement. Rounding out the team is a facilities manager with over 25 years of expertise in construction, maintenance, and safety oversight, ensuring the learning environment remains safe, secure, and efficient. Together, this leadership team combines business acumen, educational expertise, community advocacy, and operational excellence to guarantee that the school will be financially stable, academically rigorous, and deeply connected to the community it serves.

Facility and Community Parternships

The proposed building at 510 Orange Avenue is well suited for the Academy's facility requirements—spanning classrooms, administrative space, a multipurpose room, and a designated play area. In addition to these core spaces, the school has secured strategic community partnerships to ensure safe and effective operations:

Shared Playground: First United Methodist Church has agreed to allow shared use of its playground for students, expanding opportunities for physical activity and recreation.

Shared Parking: The neighboring property at 500 Orange Avenue has agreed to shared parking access. The school will repave both the lot at 510 Orange Avenue and the area connecting to 500 Orange Avenue, ensuring smooth traffic flow and safe pedestrian pathways during arrival and dismissal.

Arrival and Dismissal Plan

To further minimize congestion along Orange Avenue, the school will stagger student start and dismissal times:

- Start Times/Arrival Times:

- Kindergarten & 1st Grade – 8:30 a.m.
- 2nd through 5th Grade – 8:00 a.m.
- 6th through 8th Grade – 7:30 a.m.

- Dismissal Times:

- Kindergarten & 1st Grade – 1:50 p.m.
- Middle School (6th–8th) – 2:30 p.m.
- 2nd through 5th Grade – 3:00 p.m.

This staggered schedule ensures smooth traffic management, limits overlap between groups, and reduces the impact on local roads during peak hours.

Renovations and Safety Enhancements

The school plans to undergo thoughtful improvements throughout the building, that will be designed to reflect the heart of the community and meet the highest standards of safety and aesthetics:

- Installation of prominent school signage, identifying the building as Legacy Future Scholars Academy "Home of the Peacocks"
- Window coverings for enhanced security and visual appeal.
- Landscaping upgrades to beautify the site and create a welcoming presence.
- Repaving of the parking lot and improved lighting for greater safety and accessibility.

These upgrades will transform the property into a modern, safe, and community-centered hub for learning.

Educational Model and Student Impact

Legacy Future Scholars Academy is designed to go beyond traditional instruction. Its Florida Standards–aligned curriculum will be delivered through inquiry, exploration, and problem-solving, supported by:

- A 1:1 student-to-device ratio.
- Smart boards and modern instructional tools in every classroom.
- Frequent progress monitoring with targeted interventions to ensure growth for every student.

As a school, our goal is to set and uphold high standards for student achievement. We

aim for 90% of students in the early grades to reach proficiency in reading and mathematics, while ensuring that all students demonstrate measurable growth in higher-order thinking, STEM skills, and college and career readiness by the end of grade 8.

The school plans to take full advantage of our proximity to the Fort Pierce Inlet and the St. Lucie County Aquarium by incorporating marine science into our academic program. Students will have the unique opportunity to engage in hands-on, place-based learning experiences that connect classroom instruction with the rich natural and scientific resources of our community. By integrating marine science into our curriculum, we will spark curiosity, promote environmental stewardship, and prepare students for future studies and careers in STEM fields closely tied to the economic and ecological life of Fort Pierce.

Family and Community Engagement

Legacy Future Scholars Academy is built on the principle that schools and families must be partners. Parents will be expected to participate in conferences, family nights, and at least 65% of school-wide involvement activities. Partnerships with local businesses, organizations, and higher education institutions will extend learning opportunities, reinforce workforce readiness, and further embed the school within the county's fabric. Legacy Future Scholars Academy's vision is to be an integral part of the community and participate in all community events and initiatives.

As a school, our vision centers on offering families a meaningful parental choice—a distinct alternative to existing educational models that emphasizes personalized learning, moral values, and academic excellence. To ensure this choice is accessible to all families, we intend to participate fully in Florida's Step Up For Students scholarship programs. These state-funded initiatives provide a wide array of opportunities for students to attend private schools without financial barriers. The Florida Tax Credit and Family Empowerment Scholarship for Educational Options provide tuition support of approximately $8,000 annually for a broad range of students, regardless of income. The Personalized Education Program offers families an Education Savings Account to cover tuition, curriculum, tutoring, and instructional materials. Additionally, the Family Empowerment Scholarship for Unique Abilities provides an average of $10,000 per student to support not only tuition but also therapies and other individualized services for students with special needs. By aligning with these programs, our school will ensure that families—regardless of income or learning needs—can access a values-driven, academically rigorous education that reflects parental choice.

Conclusion

At its core, Legacy Future Scholars Academy is more than a school—it is a promise to the children and families of Fort Pierce. It is a commitment to provide a safe, welcoming, and academically rigorous environment where students can thrive and families feel supported. By blending tradition with innovation, we will prepare students not only for success in the

classroom but also for meaningful contributions to their community and beyond. With the county's approval, we are ready to transform 510 Orange Avenue into a vibrant center of learning, leadership, and opportunity. Together, we can ensure that every child who walks through our doors is empowered to honor the past, embrace the present, and shape a brighter tomorrow.

The opening of Legacy Future Scholars Academy at 510 Orange Avenue will serve as a catalyst for revitalizing a key downtown property, transforming it into a vibrant center of learning and community pride. Beyond its educational mission, the school will contribute directly to the local economy by creating teaching, administrative, and support staff positions, as well as engaging local contractors and service providers for renovations, maintenance, and ongoing operations. With enrollment projected at over 250 students, the school will bring in at least 250 families who will be part of the Fort Pierce downtown community on a daily basis. This consistent presence will provide an economic boost to nearby restaurants, shops, and businesses, while fostering stronger ties between families and the neighborhood. In this way, the school not only addresses the educational needs of children but also strengthens the social and economic fabric of downtown Fort Pierce.

IN WITNESS WHEREOF, the parties have executed this Shared Parking Agreement as of the date set forth below.

LESSOR:

4616 Investment, LLC dba **500 ORANGE EVENT CENTER**

By: _____
Name: Stanley A. Synkoski
Title: Owner

Mailing address: 2005 Coconut Drive Fort Pierce, FL 34949
Date: 07/16/2025

LESSEE:

Legacy Consortium LLC

By: _____
Name: Bryan Vargas
Title: CEO
Date: 07/16/2025

RENTAL AGREEMENT

This Rental Agreement ("Agreement") is entered into as of [Date], by and between **Legacy Consortium LLC**, a limited liability company organized and existing under the laws of Florida, with its principal office located at 510 Orange Avenue, Fort Pierce, FL 34950 ("Lessee"), and **First United Methodist Church of Fort Pierce**, a religious organization with its principal office located at 616 Orange Avenue Fort Pierce, FL 34950 ("Lessor").

RECITALS

WHEREAS, Lessor owns and operates the property located at 515 Avenue A, Fort Pierce, FL 34950, which includes a playground area (the "Premises");

WHEREAS, Lessee desires to rent the playground space on the Premises for educational and recreational purposes for its students; and

WHEREAS, Lessor agrees to rent the playground space to Lessee under the terms and conditions set forth in this Agreement.

AGREEMENT

1. **Leased Premises**
   Lessor agrees to lease to Lessee the playground area located on the Premises at 515 Avenue A, Fort Pierce, FL 34950 ("Leased Premises") for use by Lessee and its students, subject to the terms and conditions of this Agreement.
2. **Term of Lease**
   The term of this lease shall begin on **March 1, 2026** and shall continue for a period of **five (5) years**, ending on **February 28, 2031**, unless terminated earlier pursuant to the terms herein.
3. **Rental Payment**
   Lessee agrees to pay Lessor a monthly rental fee of **$350.00** for the use of the playground space. The monthly rental payment shall be due on the first day of each month and payable to First United Methodist Church of Fort Pierce at the address specified above or at another location designated by the Lessor.
4. **Maintenance and Repairs**
   Lessee agrees to maintain the playground area in good repair throughout the term of this lease. The initial maintenance will include filling the playground with mulch and performing necessary repairs to ensure the safety and usability of the playground at the start of the school year. Lessee shall be responsible for routine maintenance and repairs as needed during the term of the lease to maintain the playground's condition, including but not limited to the periodic replenishment of mulch and any other repairs necessary to keep the playground in a safe condition for use by Lessee and its students.
5. **Shared User Agreement**
   The playground space shall be used by both **Lindsay School of the Arts** and Legacy Consortium LLC ("Shared Use"). Both schools shall collaborate on a usage schedule for the playground, ensuring that both parties have access to the Premises in a manner that is

mutually beneficial. The scheduling arrangement shall be agreed upon by the representatives of both Lessee and Lindsay School of the Arts.

6. **Liability Insurance**
   Lessee shall obtain and maintain a **$1,000,000 umbrella liability insurance policy** for the duration of the lease, **First United Methodist Church of Fort Pierce must be added as an additional insured** for any incidents that occur on the playground. Lessee shall provide proof of such insurance to Lessor prior to the commencement of this lease and upon renewal of the policy.
7. **Indemnification**
   Lessee agrees to indemnify, defend, and hold harmless Lessor and its officers, employees, agents, and volunteers from and against any and all claims, demands, actions, losses, damages, liabilities, and expenses, including reasonable attorneys' fees, arising out of or in connection with the use of the Premises by Lessee, its students, agents, employees, or invitees.
8. **Use of Premises**
   The Premises shall be used for educational and recreational purposes only, consistent with the purposes outlined herein, and for no other purpose without prior written consent of the Lessor.
9. **Termination**
   This Agreement may be terminated by either party by providing **60 days written notice** to the other party. Upon termination, Lessee shall return the Premises to Lessor in the condition in which it was received, reasonable wear and tear excepted.
10. **Other Terms**
    - Any notices or communications under this Agreement shall be in writing and sent to the addresses listed above for each party.
    - This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements, whether written or oral, related to the subject matter of this lease.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth below.

LESSOR:

First United Methodist Church of Fort Pierce
By: _____
Name:
Title:
Date:

LESSEE:

Legacy Consortium LLC
By: _____
Name:

Title:
Date:

At our core, we are a community-centered school—deeply rooted in the vibrant fabric of our local neighborhood and committed to being a place of learning, connection, and pride. As we continue to grow and establish ourselves as the "Home of the Peacocks," we are embracing the unique identity of our downtown location and making meaningful investments to create a school environment that reflects the heart and soul of the community we serve.

We are excited to announce a series of key renovations that will enhance the appearance, safety, and overall functionality of our campus. These upgrades are not just about improving a building—they're about uplifting a space that so many of our students, families, and staff call home during the school day. They are a reflection of our belief that every child deserves to walk into a school that is safe, beautiful, and filled with a sense of purpose and belonging.

One of our first major improvements will be the installation of school signage on the building itself—clearly and proudly identifying who we are. This visible statement of identity will ensure that our students know they belong here and that our community can recognize and support the important work happening inside our walls.

We are also adding custom graphic coverings to the school windows. These coverings will not only enhance the visual appeal of our building but also provide an added layer of safety. The material allows those inside to see out while preventing visibility from the outside in—offering privacy, security, and peace of mind for students and staff alike.

In addition, we are investing in thoughtful landscaping upgrades to beautify our campus and create a welcoming first impression. The landscape surrounding the school will be refreshed and consistently maintained, with new greenery and design features added to both the front of the building and along the side area by the parking lot. These enhancements will provide a more inviting atmosphere for families at arrival and dismissal and help foster pride in our school among students and neighbors.

Our parking lot will also be completely repaved, addressing wear and tear to ensure a smoother, safer experience for both drivers and pedestrians. This improvement, coupled with the addition of upgraded exterior lighting, will make early morning drop-offs and evening events more accessible, secure, and enjoyable for everyone.

Together, these upgrades are much more than physical improvements—they are a tangible representation of our commitment to excellence, safety, and community. As we make these changes, we are building more than just a school; we are building a beacon of hope, pride, and possibility for our students and families.

We are incredibly grateful for the opportunity to serve this community, and we look forward to continuing to grow and thrive—together.

Gmail Legacy Consortium <legacyconsortiumllc@gmail.com>

Orange Ave Private School

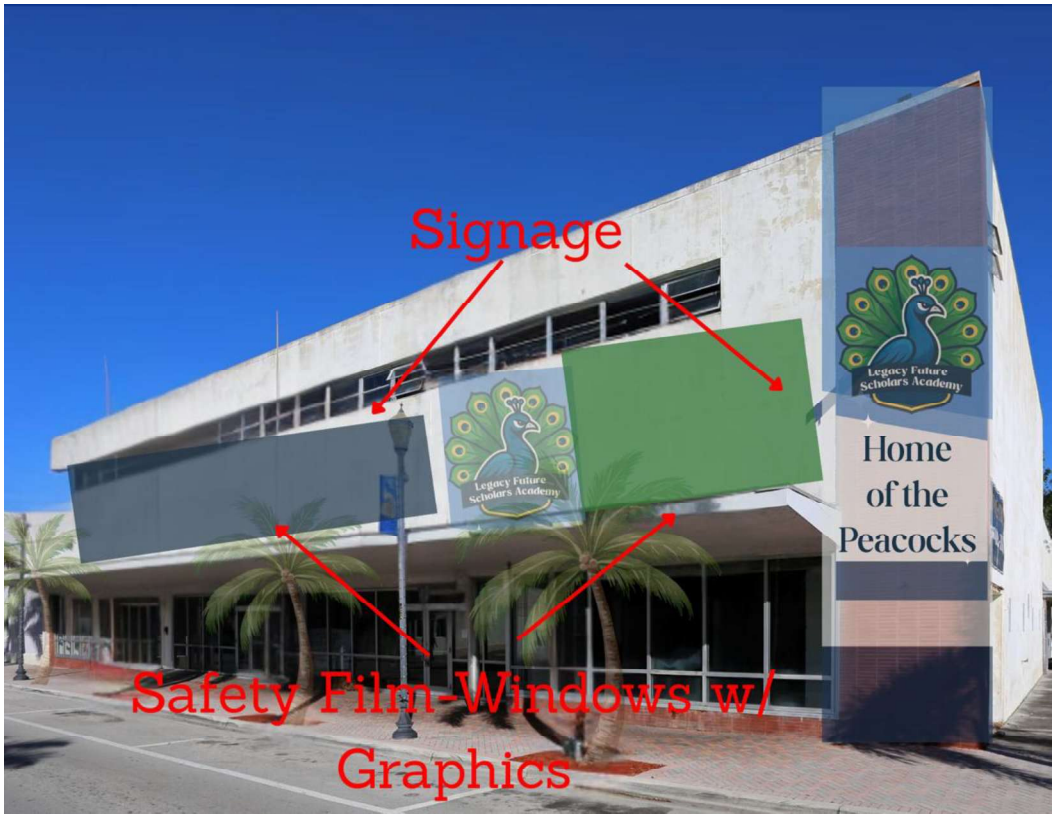
Tim Barton <rev.tim.barton@gmail.com> Mon, Jun 2, 2025 at 11:24 AM
To: Legacy Consortium <legacyconsortiumllc@gmail.com>

Hi Yanira!

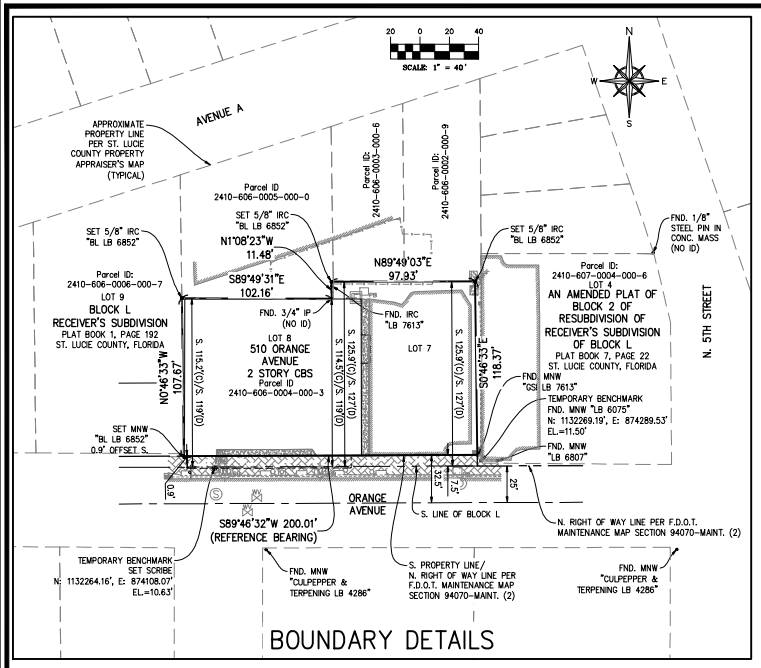
I wanted to let you know that we are willing to enter into a rental agreement with you for the playground space at $350 per month.

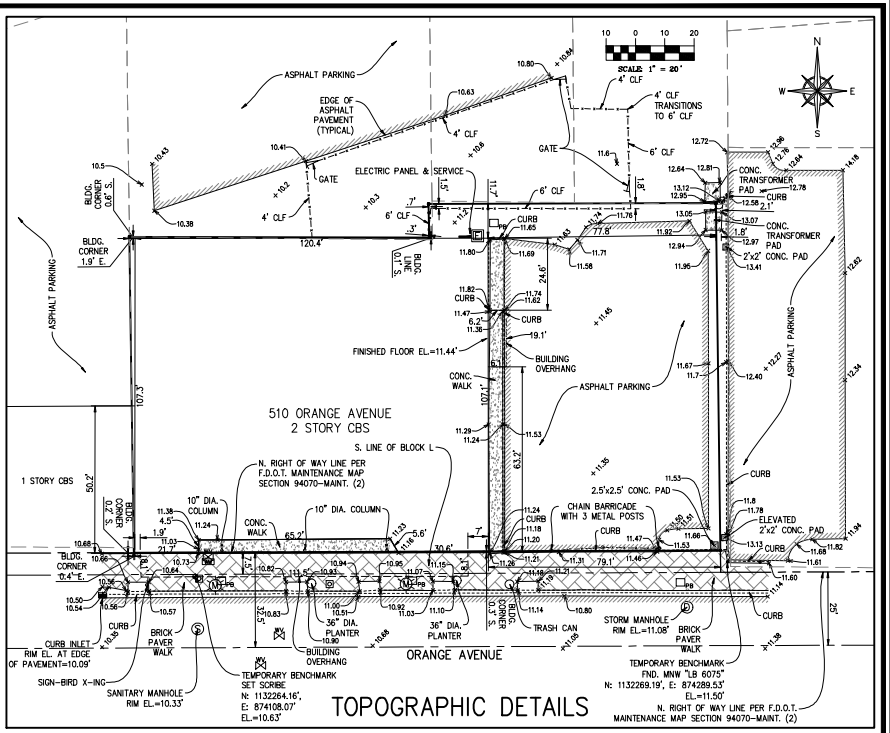
Thank you so much and we look forward to hearing from you. May God bless all of the steps in this process for you.

[Quoted text hidden]


Signage
Legacy Future Scholars Academy
Home of the Peacocks
Legacy Future Scholars Academy
Safety Film-Windows w/ Graphics


Building improvements
Hedges
Fence
Repave



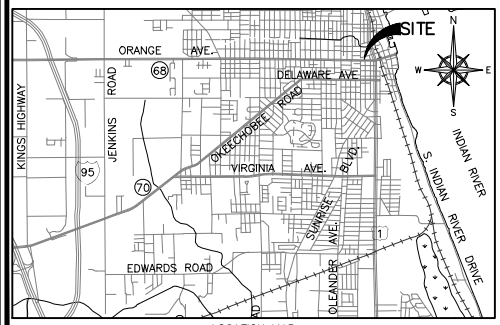


ABBREVIATIONS

BL	BETSY LINDSAY, INC.
BLDG.	BUILDING
(C)	COMPUTED PER FOUND MONUMENTATION
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAINLINK FENCE
CONC.	CONCRETE
(D)	PER DEED
DIA.	DIAMETER
EL.	ELEVATION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	FOUND
IP	IRON PIPE
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
MNW	MAG NAIL & WASHER
NO.	NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

× 15.25	FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
× 15.2	FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)
	SANITARY CLEANOUT
	WATER VALVE
WM	WATER METER
	WIRE PULL BOX
	UTILITY RISER (TYPE UNKNOWN)
	METAL LIGHT POLE
	WOOD POWER POLE



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF S89°46'32"W ALONG THE SOUTH PROPERTY LINE.
2. ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D 88), REFERENCE NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "M 350", ELEVATION = 17.51 FEET. THE TEMPORARY BENCHMARKS AS SHOWN THIS SURVEY ARE BASED ON A CLOSED LEVEL LOOP FROM "M 350" TO "M 350", WITH A VERTICAL CLOSURE OF 0.00 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 FEET.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
5. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
6. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
7. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
8. THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.) ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR IS 0.99999578.
9. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120286, PANEL 0179, SUFFIX K, EFFECTIVE DATE FEBRUARY 19, 2020. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
10. LAST DATE OF FIELD DATA ACQUISITION WAS CARRIED OUT ON JULY 30, 2025.

LEGAL DESCRIPTION

THE SOUTH 127 FEET OF LOT 7 AND THE SOUTH 119 FEET OF LOT 8, BLOCK L, RECEIVER'S SUBDIVISION IN FORT PIERCE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 192, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; EXCEPT THE SOUTH 2 FEET THEREOF CONVEYED TO THE CITY OF FORT PIERCE, FLORIDA, FOR STREET RIGHTS-OF-WAY OR OTHER PUBLIC USE AND THE RIGHT OF THE PUBLIC IN THE CONCRETE SIDEWALK LOCATED UPON THE NORTH 5 FEET OF THE SOUTH 7 FEET THEREOF.

CONTAINING 22,549 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE FROM JULY 16, 2025 THROUGH JULY 30, 2025 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" 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.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

ROBERT J. MELLIS, P.L.S.
FLORIDA REGISTRATION NO. 5214

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT J. MELLIS, P.L.S. 5214 ON July 30, 2025

ROBERT J. MELLIS CERTIFICATE NO. 5214 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7987 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5783 (772)286-5633 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

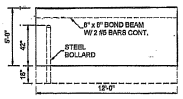
DATE 07/16/2025
SCALE AS SHOWN
FIELD BK. FP 20
DRAWN BY DJB
CHECKED BY R.J.M.

A PORTION OF LOT'S 7 & 8, BLOCK L, RECEIVER'S SUBDIVISION
510 ORANGE AVENUE, FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

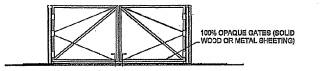
BOUNDARY & TOPOGRAPHIC SURVEY

BUNWIN INC.

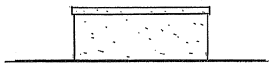
SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 2012485.001 (25-88)



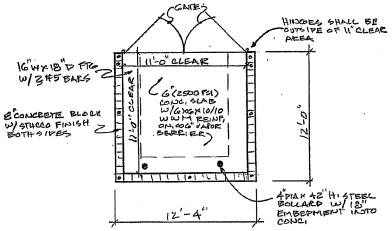
SIDE ELEVATION
OTHER SIDE SIMILAR 3/16"



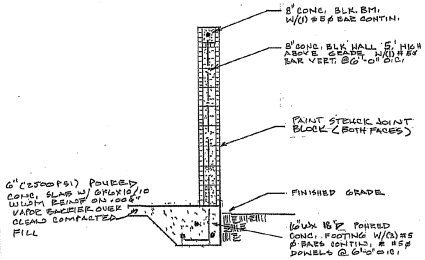
FRONT ELEVATION 3/16"



REAR ELEVATION 3/16"



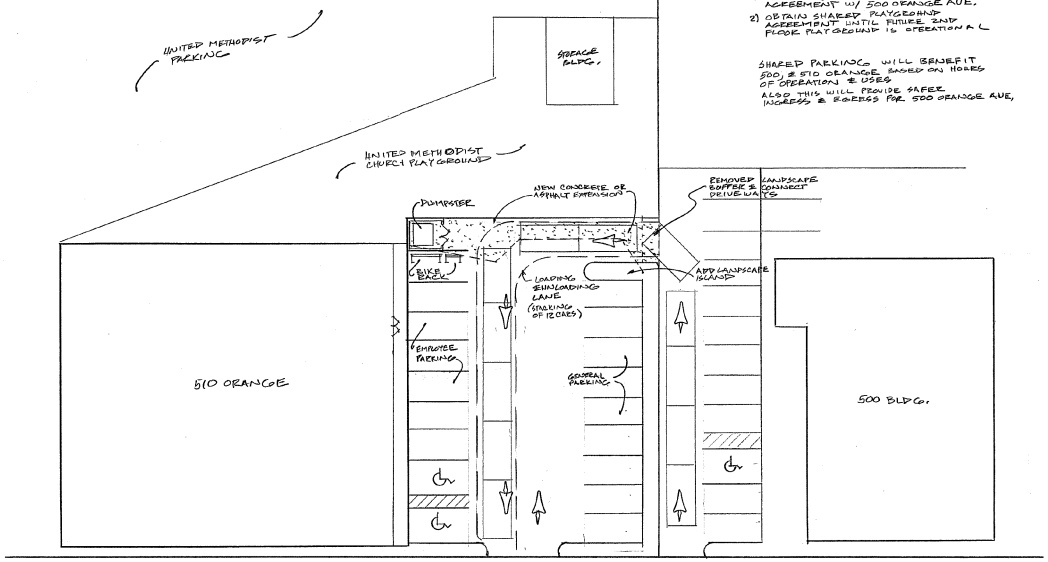
FLOOR PLAN 3/16"



WALL SECTION 1½"

NOTES:
1) OBTAIN SHARED PARKING AGREEMENT W/ 500 ORANGE AVE.
2) OBTAIN SHARED PLAYGROUND AGREEMENT UNTIL FUTURE 2ND FLOOR PLAYGROUND IS OPERATIONAL

SHARED PARKING WILL BENEFIT 500 & 510 ORANGE BASED ON HOURS OF OPERATION & USES
ALSO THIS WILL PROVIDE SAFER INGRESS & EGRESS FOR 500 ORANGE AVE.



PLOT PLAN NORTH ↑ 1"=20'

Certification for Design Load Compliance

1. DESIGN CODE: Florida Residential code 2023 Edition w/20___ supplements using ASCE 7-22
2. Structure Design is: ____ Enclosed X Partially Enclosed ____ Open Building
3. Risk Category: X I ____ II ____ III ____ IV Exposure Category: X B ____ C ____ D Adjustment coefficient 1.0
4. Design Wind Velocity 180 mph ___ ASD ___ LRFD End Zone Width 4 ft.
5. Mean Roof Height: 5' ft. Roof Pitch: N/A/12 Parapet ___ ft.
6. Components & Cladding Design Pressure used: (PSF, based on Actual sq. ft. @ 30' MRH (worst case)
   Zone 1: N/A Zone 2: N/A Zone 3: N/A Zone 4: 227 Zone 5: 255 Garage: N/A
7. Design Loads: Floor 100 PSF Roof/Deck N/A PSF Roof/Live N/A PSF Balcony: N/A PSF
   Deck: N/A PSF Deck: N/A PSF Stairs: N/A PSF Fence: N/A PSF Railing: N/A PSF
8. Wave Shear Walls Considered for Structure? X Yes ___Not Applicable Explain Why Not:
9. Is a Continuous Load Path provided? X Yes ___Not applicable Explain Why Not:

STRUCTURAL NOTES:

1. STRUCTURAL LUMBER TO BE HEM-FIR #2 GRADE OR BETTER WITH 1000 P.S.I. MIN. FIBER STRESS VALUE.
2. CONCRETE TO BE 3000 P.S.I. MIN. FOR BEAMS, COLUMNS, AND FILLED CELLS, CONCRETE SLABS AND FOOTINGS TO BEAR 2 P.S.I. MIN.
3. REINFORCING STEEL SHALL BE GRADE 60 OR BETER WITH 24" MIN. LAP.
4. CONCRETE COVER OVER REINFORCING STEEL:
   FOOTINGS 3"
   BEAMS 1-1/2"
   COLUMNS 1-1/2"
5. FILL (SOIL) SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY.
6. ALL COMPONENTS OF THIS STRUCTURE HAVE BEEN DESIGNED AND SELECTED TO WITHSTAND WIND FORCES PER THE FLORIDA BUILDING CODE 2023 EDITION.
7. MORTAR FOR MASONRY CONSTRUCTION SHALL CONFORM TO ARTICLES 2.1 AND 2.6 A OF TMS 602/ACI 530.1/ASCE5

SITE DATA

PROJECT NAME:	LEGACY CONSORTIUM
LOCATION:	510 ORANGE AVE.
LAND ZONING:	C3 GENERAL COMMERCIAL
UTILITIES:	FT. PIERCE UTILITIES AUTHORITY

SITE TABULATION

SITE AREA 22,592.53 S.F. OR .518 ACRES
BUILDING FOOTPRINT 12,716 S.F. 56% LOT COVERAGE

PARKING CALCULATION

15 CLASSROOMS AT 2 SPACES PER CLASSROOM = **30 SPACES REQUIRED**
17 SPACES ON SITE
14 SPACES ON ADJACENT SITE WITH PARKING AGREEMENT
FOR A TOTAL OF 31 SPACES PROVIDED
3 ADA SPACE PROVIDED & 2 BIKE RACKS PROVIDED

PLAYGROUND SHARED WITH UNITED METHODIST CHURCH PER AGREEMENT

ARCHITECT

Architectonic Inc

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

WWW.ARCHITECTONICINC.COM

STATE REG #AR96898

COPYRIGHT 2024

PROJECT

LEGACY CONSORTIUM
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

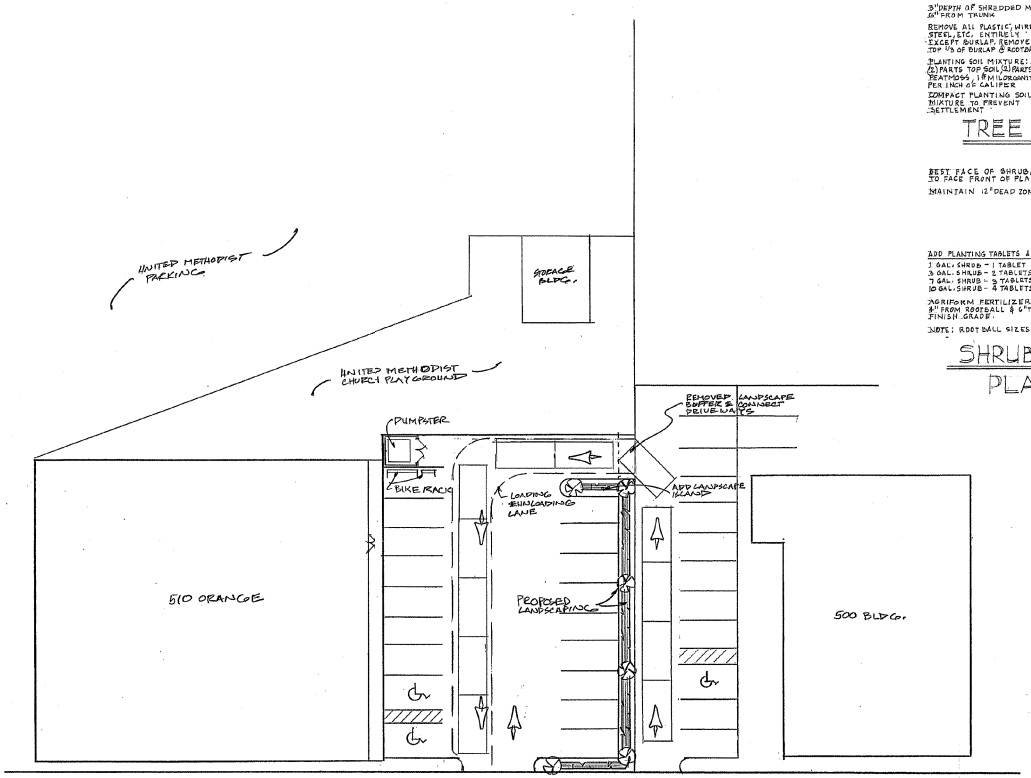
KEY PLAN

SHEET TITLE / SHEET NUMBER

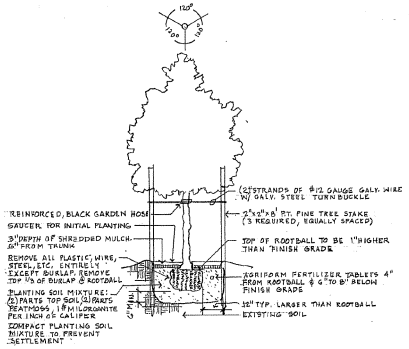
P-1 OF 1

PROJECT NUMBER C25019

DATE

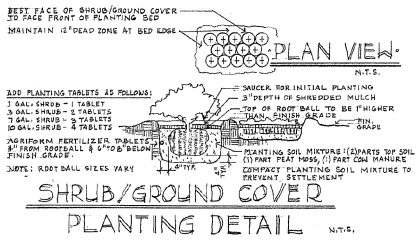


LANDSCAPE PLAN NORTH ↑ 1"=20'



TREE PLANTING DETAIL

N.T.S.



SHRUB/GROUND COVER PLANTING DETAIL N.T.S.

TREE LEGEND

LIVE OAK

LIGUSTRUM HEDGE

ARCHITECT

Architectonic Inc

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

WWW.ARCHITECTONICINC.COM

STATE REG #AR96898

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PROJECT

LEGACY CONSORTIUM
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

L-1 OF 1

PROJECT NUMBER C25019

DATE



FIRST FLOOR PLAN

3/16"=1'

SQUARE FOOTAGE

FIRST FLOOR	12,716 S.F.
SECOND FLOOR	5,712 S.F.
TOTAL UNDER ROOF	18,428 S.F.

FIRST FLOOR STUDENT COUNT	204
SECOND FLOOR STUDENT COUNT	124
TOTAL NUMBER OF STUDENTS	**328**
FACULTY	26
TOTAL OCCUPANT LOAD	**354**

ARCHITECT

Architectonic Inc

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

WWW.ARCHITECTONICINC.COM

STATE REG #AR96898

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PROJECT

LEGACY CONSORTIUM
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

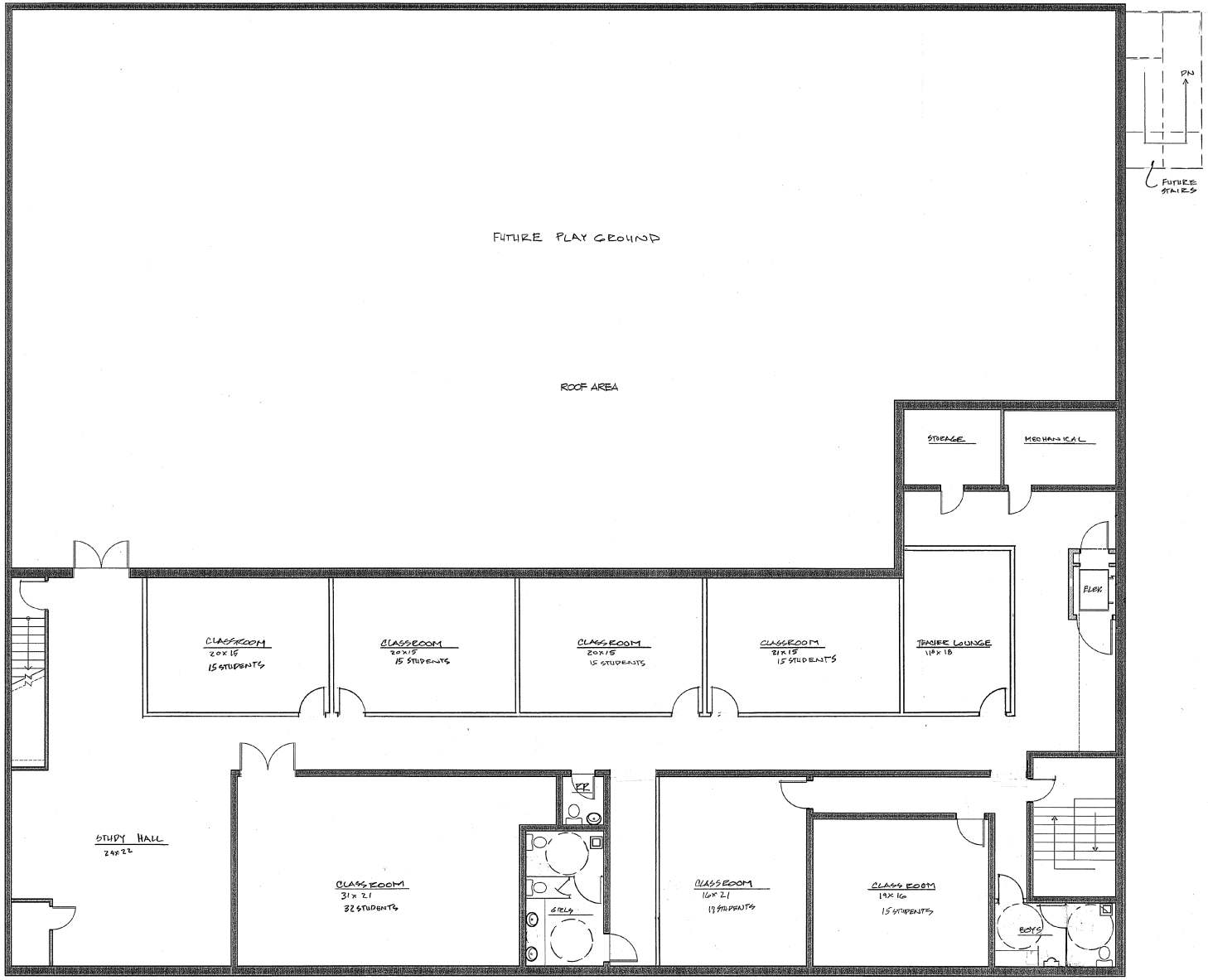
KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF 2

PROJECT NUMBER C25019

DATE



SECOND FLOOR PLAN
(FUTURE SCHOOL EXPANSION)

3/16"

ARCHITECT

Architectonic Inc

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

WWW.ARCHITECTONICINC.COM

STATE REG #AR96898

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PROJECT

LEGACY CONSORTIUM
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF 2

PROJECT NUMBER C25019

DATE

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZAH2025-00002
Site Plan and Innovative Residential Development
Prado Duplex
1118 N. 16th Court

SUMMARY

A site plan for development of duplexes/quadraplex has been submitted by applicant Franco Pardo or Martin & Sons. The property is located on approximately 0.14 acres, parcel ID: 2404-811-0006-000-8. It has a future land use designation of RM. Medium Density and zoning classification of R-4, Medium Density Residential. Please review the attached file and provide comments at least two days before the meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Should you require additional information, you may contact me at 772-467-3739.

LOCATION

Address: 1118 N 16th Court
Parcel ID: 2404-811-0006-000-8
Legal Description: HIGHSIDE S/D LOT 6

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 08/27/2025 04:34 PM
Final Approval Date: 09/04/2025

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5439202 OR BOOK 5266 PAGE 1415, Recorded 02/05/2025 10:36:56 AM Doc Stamp: $109.20

Tax Deed File No. 24-005
Property Identification No. 2404-811-0006-000/8
Original Owners of Record: JOHN CRAWFORD

TAX DEED

State of Florida

ST. LUCIE COUNTY

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered **2017/1345** issued on **6/1/17,** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **3rd day of February, 2025**, offered for sale as required by law for cash to the highest bidder and was sold to **DKO LAND COMPANY LLC** whose address is **1000 RIVER REACH DR APT 209 FORT LAUDERDALE, FL 33315**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this **3rd day of FEBRUARY, 2025**, in the County of St. Lucie, State of Florida, in consideration of the sum of **($15,600.00) FIFTEEN THOUSAND SIX HUNDRED DOLLARS ONLY**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

HIGHSIDE S/D LOT 6 (OR 3031-892)

Witness:

CINDY FOWLER
201 S. Indian River Drive
Fort Pierce, FL 34950

CALLIE JONES
201 S. Indian River Drive
Fort Pierce, FL 34950

SHARON MANGALSINGH, Deputy Clerk
MICHELLE R. MILLER, Clerk & Comptroller
ST. LUCIE COUNTY, Florida

State of Florida

ST. LUCIE COUNTY

The foregoing instrument was, by **SHARON MANGALSINGH** sworn to or affirmed and subscribed before **ANGELA RIGGINS** by means of (✓) physical presence or (___) online notarization on this **4th day of FEBRUARY, 2025.**

Witness my hand and office seal date aforesaid.

ANGELA RIGGINS, Notary Public

Angela Riggins
Comm.: HH 452150
Expires: Oct. 12, 2027
Notary Public - State of Florida

DKO Land Company LLC
1000 River Reach DR Apt 209
Fort Lauderdale, FL 33315-1167

OWNER CONSENT FORM

Project Name: 1118 N 16th Court
Parcel ID: 2404-811-0006-000-8 Address: 1118 N 16th Court, Fort Pierce, FL 34950

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

I hereby give CONSENT to Franco Prado to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.
The foregoing instrument was acknowledged before me this 19th day of JUNE, 2025 by JONATHAN OCAMPO (Name of Person Acknowledging) who is personally known to me or who has produced DRIVER'S LICENSE (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Cynthia Hosein
Printed Name of Notary

NOTARY PUBLIC STATE OF FLORIDA
CYNTHIA HOSEIN
Commission # HH 384160
Expires July 29, 2027

My commission expires

Owner's Signature

JONATHAN OCAMPO OBO DKOM LAND COMPANY LLC
Owner's Name

1000 RIVER RANCH DR Apt 209
Street Address

FORT LAUDERDALE, FL 33315-1167
City, State, Zip

DKOMLLC@GMAIL.COM
Telephone/Email

DKO Land Company LLC
1000 River Reach DR Apt 209
Fort Lauderdale, FL 33315-1167

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FURTHER AFFIANT SAYETH NOT.
The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____ (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

_____ _____
Notary Signature Owner's Signature

_____ _____
Printed Name of Notary Owner's Name

_____
Street Address

_____
City, State, Zip

_____ _____
My commission expires Telephone/Email

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/21/2025, 5:03 PM

Property Identification

Site Address: 1118 N 16TH CT
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-811-0006-000-8
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 155349
Map ID: 24/04S
Zoning: Medium Den

Ownership

DKO Land Company LLC

1000 River Reach DR Apt 209
Fort Lauderdale, FL 33315-1167

Legal Description

HIGHSIDE S/D LOT 6



Current Values

Just/Market Value:	$17,000
Assessed Value:	$4,781
Exemptions:	$0
Taxable Value:	$4,781

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):	0.14
Land Size (SF):	5,940

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
Feb 4, 2025	5266 / 1415	0111	TXDEED	Crawford John	$15,600
Oct 2, 2008	3031 / 0892	XX01	SPWD	JPMorgan Chase Bank (TR)	$15,000
Feb 12, 2008	2949 / 0671	XX01	CertTtle	Picardi Robert	$100
Nov 23, 2005	2430 / 2154	XX00	WD	Helping Hands Inve Group Inc	$125,000
Dec 22, 2004	2132 / 1431	XX02	WD	Gordon Michael	$77,500
Nov 12, 2004	2132 / 1396	XX00	SPWD	Southtrust Inc	$162,000
Nov 12, 2004	2102 / 0614	XX02	WD	Dickson Daniel W	$120,600
Mar 1, 1990	0728 / 2109	XX00	WD	D AND P INVESTMENTS INC	$75,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI:	$0
Land:	$17,000
Just/Market:	$17,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$12,219
Assessed:	$4,781
Exemption(s):	$0
Taxable:	$4,781

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.2	Fort Pierce Stormwater Charge	$82.80

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
2024	$17,000	$4,781	$0	$4,781
2023	$13,900	$4,347	$0	$4,347
2022	$10,500	$3,952	$0	$3,952
2021	$8,800	$3,593	$0	$3,593

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-372	May 11, 2006	Roof	$5,600	$56
BP15-1978	Aug 19, 2015	Demolition	$0	$293

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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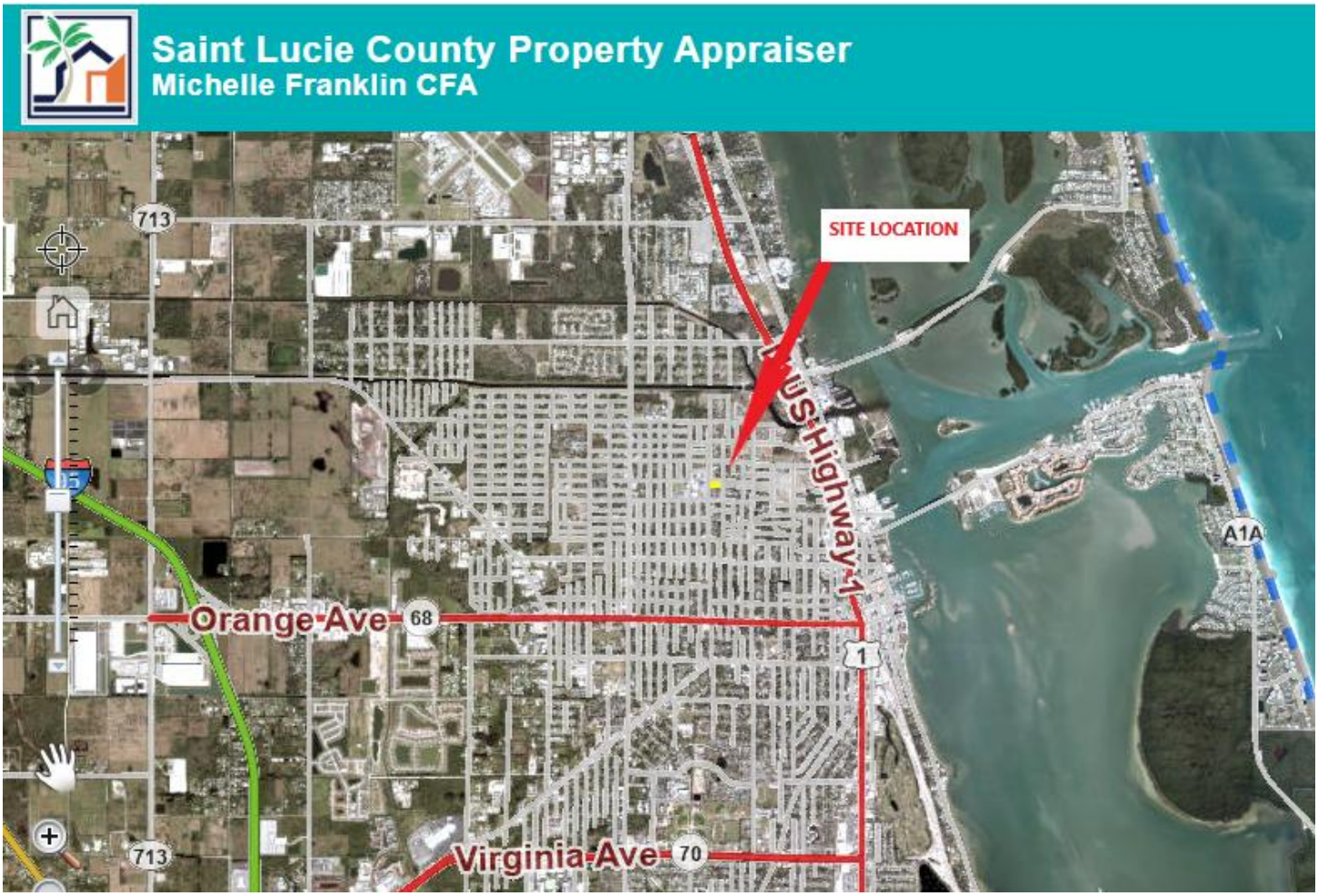
Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

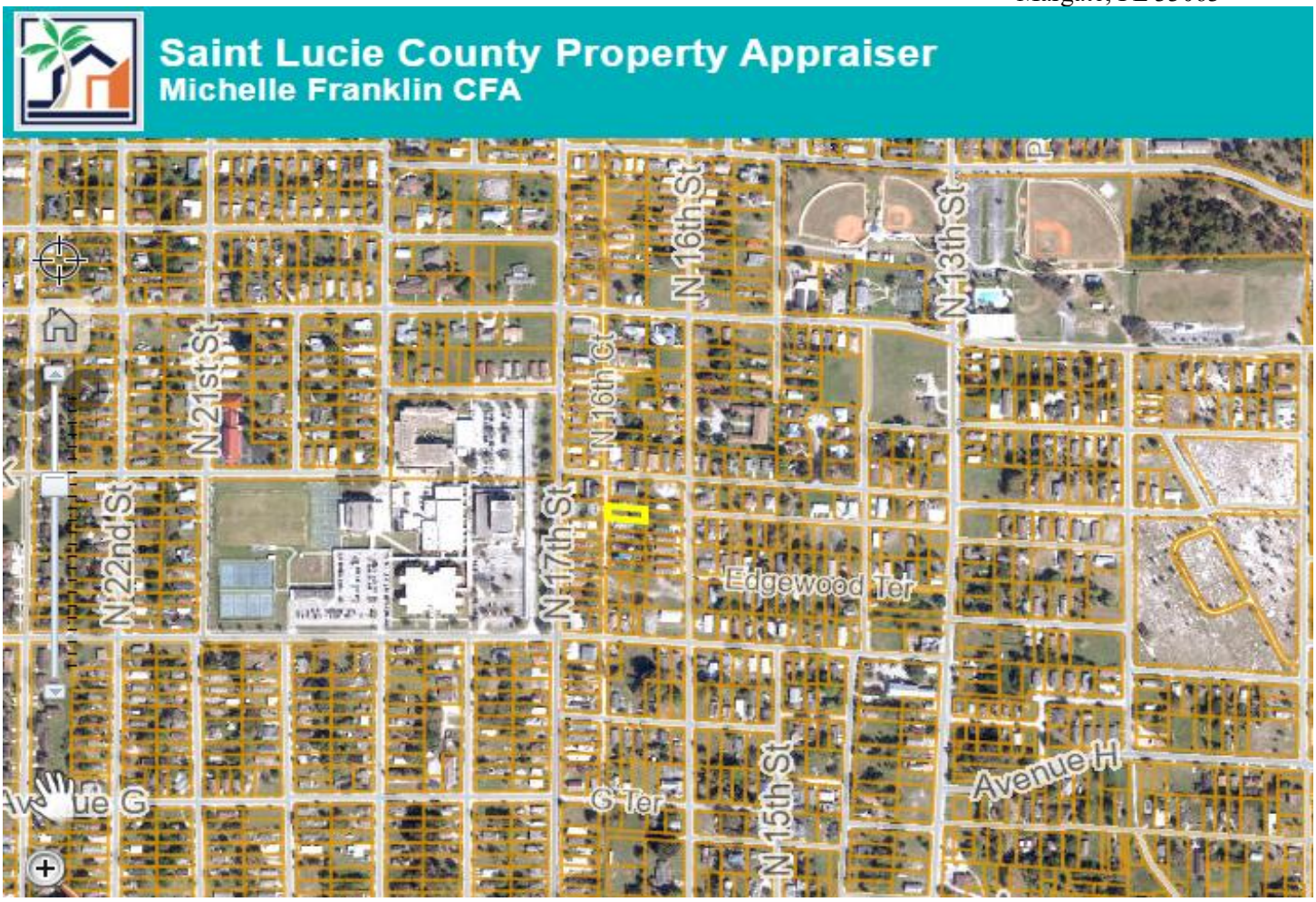
City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Maps and Photos

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950



Franco Prado
559 NW 70th Way
Margate, FL 33063

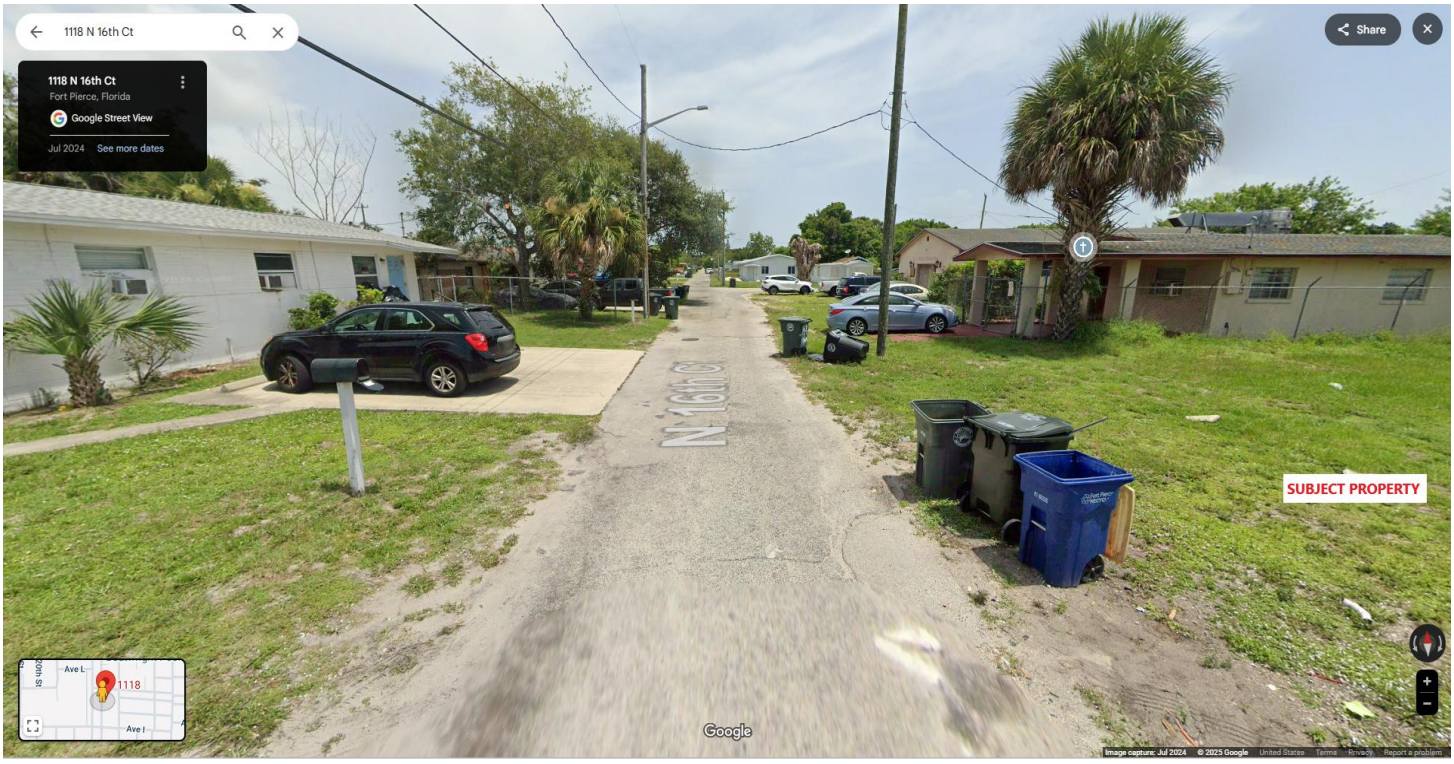


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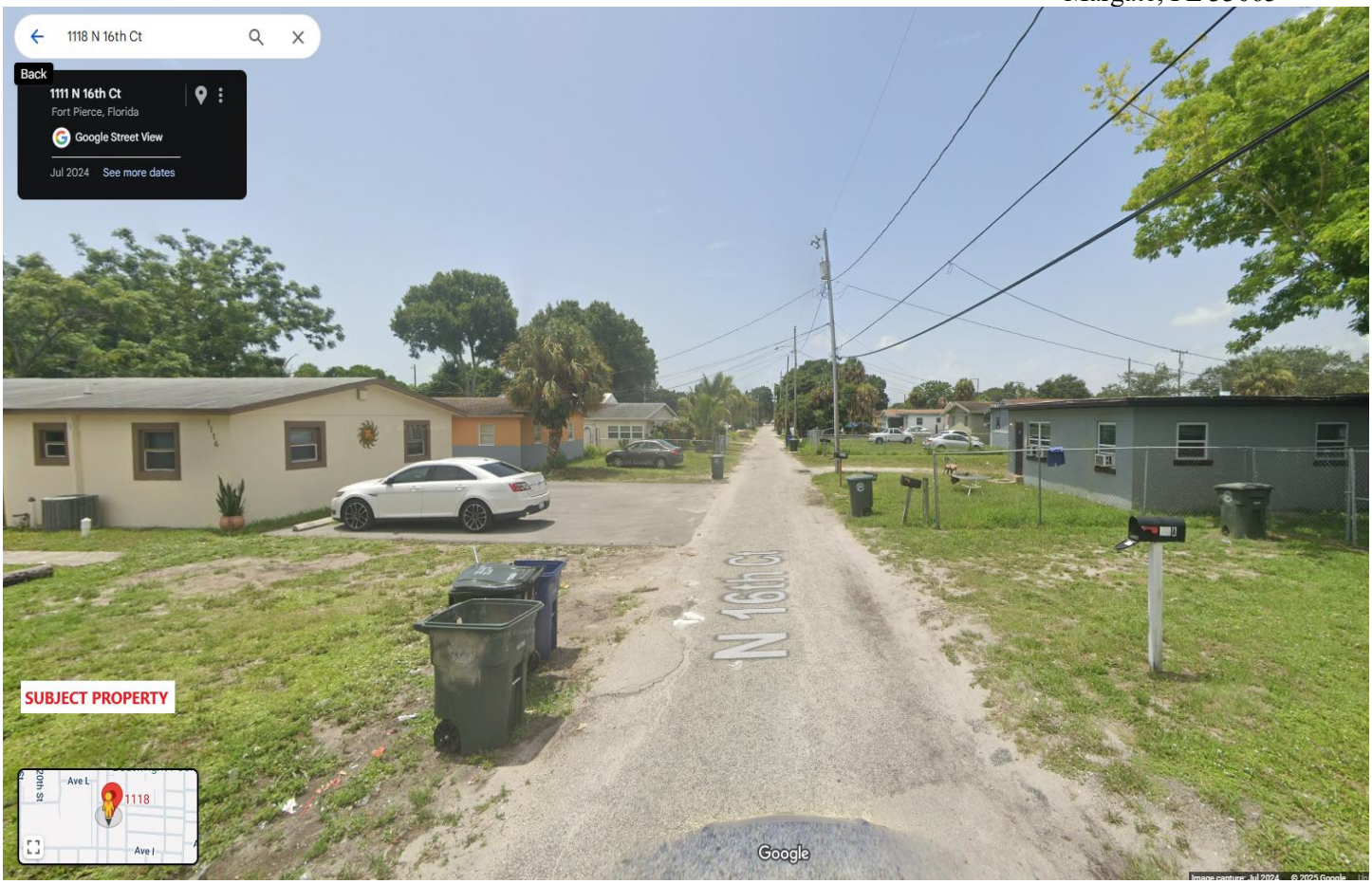


Franco Prado
559 NW 70th Way
Margate, FL 33063





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Margate, FL 33063



Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Contextual Photos Subject Property

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

This information is provided as part of the "1118 Maps and Photos" attachment.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

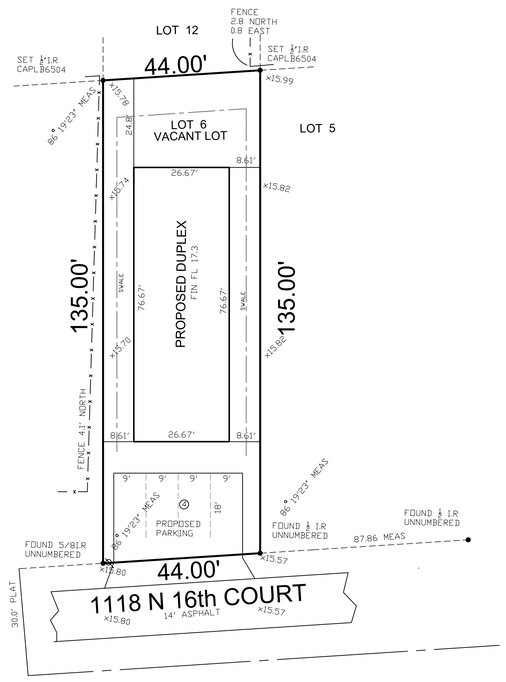
Contextual Photos Neighborhood

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

This information is provided as part of the "1118 Maps and Photos" attachment.

Sincerely,

Franco Prado



scale 1"=20'

PROPERTY CONTAINS 5940 SQUARE FEET
BUILDING CONTAINS 2045 SQUARE FEET 34.4 %
PARKING NON PERVIOUS 850 SQUARE FEET 14.3 %
PERVIOUS AREA 3045 SQUARE FEET 51.4%

1) BEARINGS SHOWN HEREON ARE ASSUMED

2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.

3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREON ARE RELATIVE THERETO

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

O.R.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.C.P. = permanent control point
P.O.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
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P.I. = point of intersection
P.T. = point of tangency
M = not field measured
WPF = wood privacy fence
CHATT = chattahoochee
ELEV = elevation

P.B. = plat book
TYP. = typical
R/W = right-of-way
Δ = central angle
⊕ = bearing basis line
ASPH = asphalt
MH. = manhole
U/E = utility easement
CLF = chain link fence
P.R.M. = permanent reference monument

P = plat
= power pole
M = MEASURED
I.P. = IRON PIPE
RP = radius point
L = ARC LENGTH
CL = centerline
ALUM. = aluminum
P.C. = point of curvature

P.G. = page
I.R. = iron rod
R = radius
D = deed
O/S = offset
CONC. = concrete
ESMT. = easement
CALC. = calculated



NORTH
NOT TO SCALE
NORTH VICINITY MAP

Renner Burgess LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

CERTIFIED TO:

FLOOD ZONE: X
MAP NO.: 12111C0179K
MAP DATE: 2-19-2020

DATE: 6-16-2025
JOB NO. 6-25-022
REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Written Narrative

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

I am building two duplexes in the city of Fort Pierce. It is a 3 bedroom 2 bath comfortable and spacious home. It consists of many upgrades like granite countertops and stainless steel appliances. Each unit will have a washer and dryer also. These units surpass the typical duplex.

Sincerely,

Franco Prado

1118 N 16 COURT - AFFORDABILITY ANALYSIS

https://www.bankrate.com/mortgages/historical-mortgage-rates/

1995	7.86	0.0786
1996	7.76	0.0776
1997	7.57	0.0757
1998	6.91	0.0691
1999	7.46	0.0746
2000	8.08	0.0808
2001	7.01	0.0701
2002	6.57	0.0657
2003	5.89	0.0589
2004	5.88	0.0588
2005	5.93	0.0593
2006	6.47	0.0647
2007	6.4	0.064
2008	6.23	0.0623
2009	5.38	0.0538
2010	4.86	0.0486
2011	4.65	0.0465
2012	3.88	0.0388
2013	4.18	0.0418
2014	4.31	0.0431
2015	3.99	0.0399
2016	3.79	0.0379
2017	4.14	0.0414
2018	4.7	0.047
2019	4.13	0.0413
2020	3.37	0.0337
2021	3.15	0.0315
2022	5.53	0.0553
2023	7	0.07
2024	6.9	0.069
2025	6.9	0.069
30-year average	5.488928571	0.054889286
30-year/current (2025) avg	6.194464286	0.061944643

https://www.bankrate.com/mortgages/fha-loan-rates/?mortgageType=Purchase&partnerId=br3&pid=br3&pointsChanged=false&purchaseDownPayment=70000&purchaseLoanTerms=30yr%2C5-1arm%2C5-6arm&purchasePoints=All&purchaseF

current competitive FHA loan rate	5.369	0.05369

https://www.floridahomeinsurance.com/rates/property-insurance-rates-in-34950.php

insurance

$ 150.25

properties next door and across the street taxes paid per unit of roughly 1500, 1600 and 800, average = 1300

taxes

$ 108.33

utilities estimate from speaking to FPU and neighbors

$ 275.00

https://censusreporter.org/profiles/04000US12-florida/

Median Household income

$ 73,888.00

https://www.bls.gov/data/inflation_calculator.htm

Inflation Jan-23 to May-25

$ 79,394.34

Affordable housing Median Household Income Calculation

$ 95,273.21

Monthly income

$ 7,939.43

affordable rental pmt	$ 2,106.83

affordable mortgage pmt	$ 1,848.25
Max home value current 2025 rate	$350,790.79
Max home value 30yr avg rate	$407,393.89
Max home value 30y/current (2025) avg	$377,433.68
Max home value current FHA loans competitive	$412,852.03

https://www.census.gov/quickfacts/fact/table/FL/INC110223

Median Household income

$ 71,711.00

https://www.bls.gov/data/inflation_calculator.htm

Inflation Jan-23 to May-25

77,055.11

Median Household income (inflation adjusted)

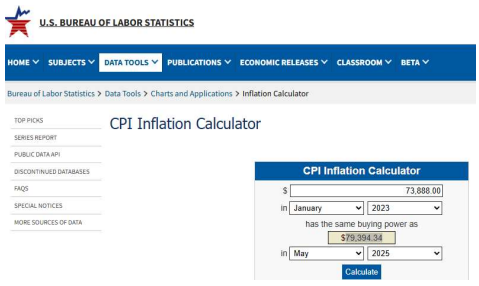
$ 92,466.13

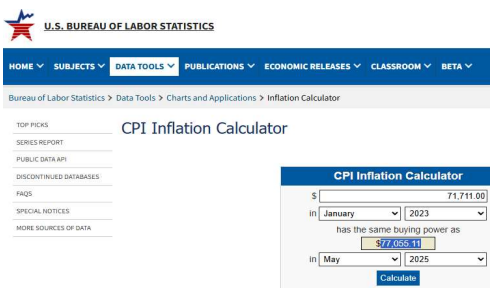
Monthly income

$ 7,705.51

affordable rental pmt	$ 2,036.65

affordable mortgage pmt	$ 1,778.07
Max home value current 2025 rate	$337,471.46
Max home value 30yr avg rate	$391,925.37
Max home value 30y/current avg	$363,102.74
Max home value current FHA loans comp	$397,176.27





Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Affordability Statement

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

Affordable housing is defined as monthly rents or monthly mortgage payments including taxes, insurance, and utilities that do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households.

According to the source:

https://censusreporter.org/profiles/04000US12-florida/

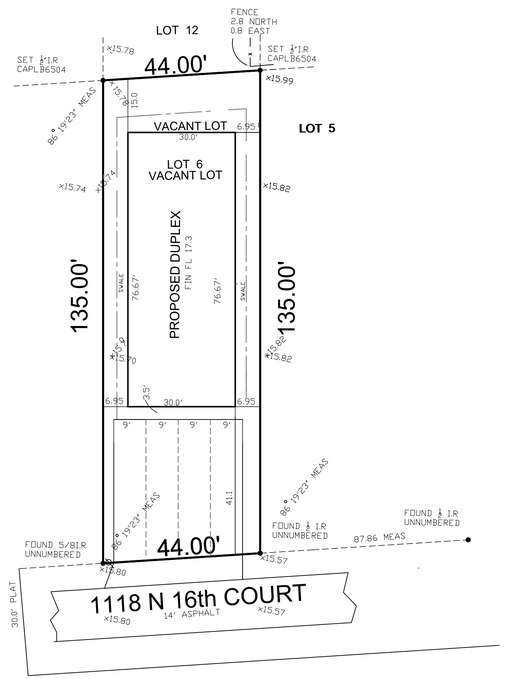
A median household income of $73,888.00 in 2023 when adjusted for inflation today would equal a median household income of $79,392.66 without accounting for any growth in the underlying median income. This equates to a monthly affordable housing budget of $2,381.79.

With an estimated utility cost of $275 per month, 100% of the units will be for affordable housing as both rentals at $2,106.79 max per month, and mortgaged fee simple homes at a maximum home value of $412,840.74 (which also makes each unit FHA 503(b) eligible). These affordable housing price ceilings are well above the current market rate for this type of housing for this neighborhood.

A detailed Affordability Analysis for the figures used above is provided separately as part of this application.

Sincerely,

Franco Prado



scale 1"=20'

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D = deed
O/S = offset
CONC. = concrete
ESMT. = easement
CALC. = calculated



NORTH
NOT TO SCALE
VICINITY MAP

Renner Burgess LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624

AUTHORIZATION NUMBER LB6504

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HARRY A BURGESS PLS 5089

CERTIFIED TO:

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MAP NO.: 12111C0179K
MAP DATE: 2-19-2020

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REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

Franco Prado
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Margate, FL 33063

May 21, 2025

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

Floorplan

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

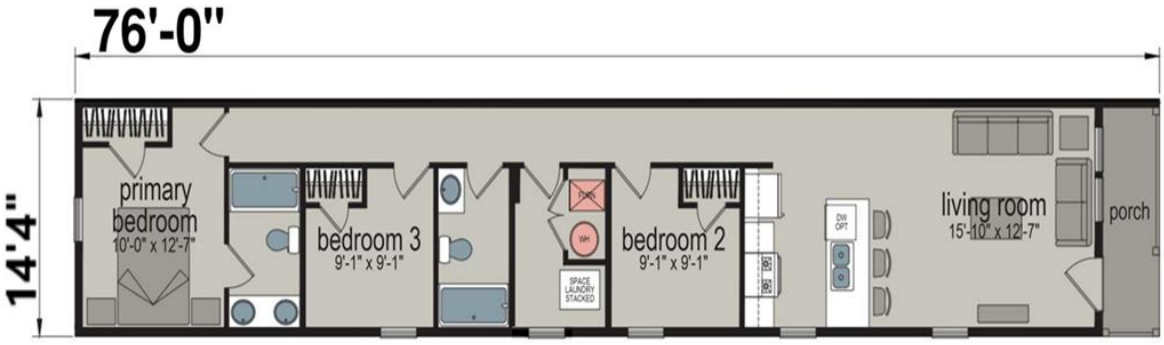
Three Bed | Two Bath | 960 SQ. FT.

Typical ground floor unit



Three Bed | Two Bath | 960 SQ. FT.

Typical 2nd floor unit

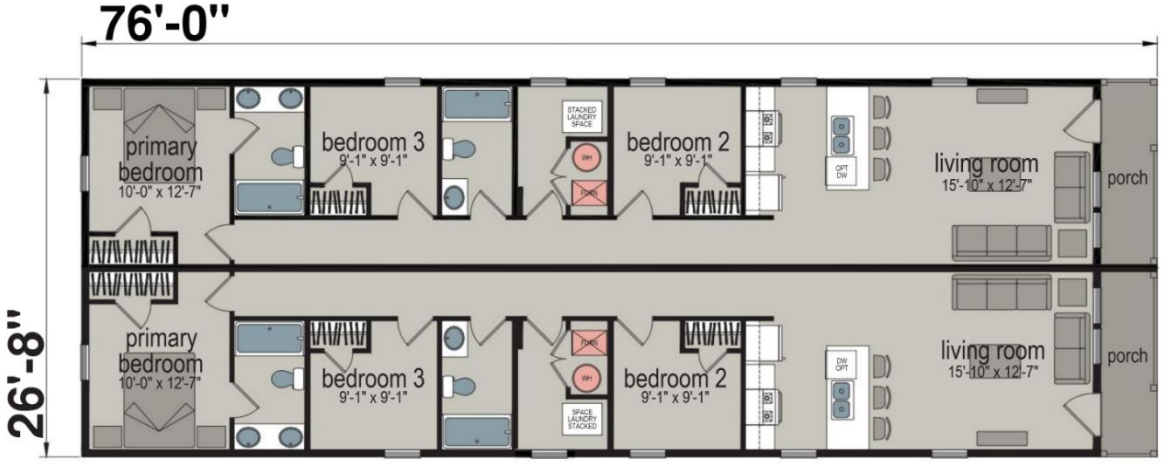


Franco Prado
559 NW 70th Way
Margate, FL 33063

Three Bed | Two Bath | 960 SQ. FT.
Ground floor layout



Three Bed | Two Bath | 960 SQ. FT.
Second Floor Layout



Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Design Review Narrative

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

I am building two duplexes in the City of Fort Pierce. Garbage cans will be provided by my management company. If the city does not pick up trash in the area, I will subcontract with a trash company in the area. The duplexes will be illuminated with lighting every 6 feet around the entire duplex in the fascia area. I will also have solar lighting in the front of the property and along the side of the driveway. If you have any questions or concerns please call or email me. Thank you again.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

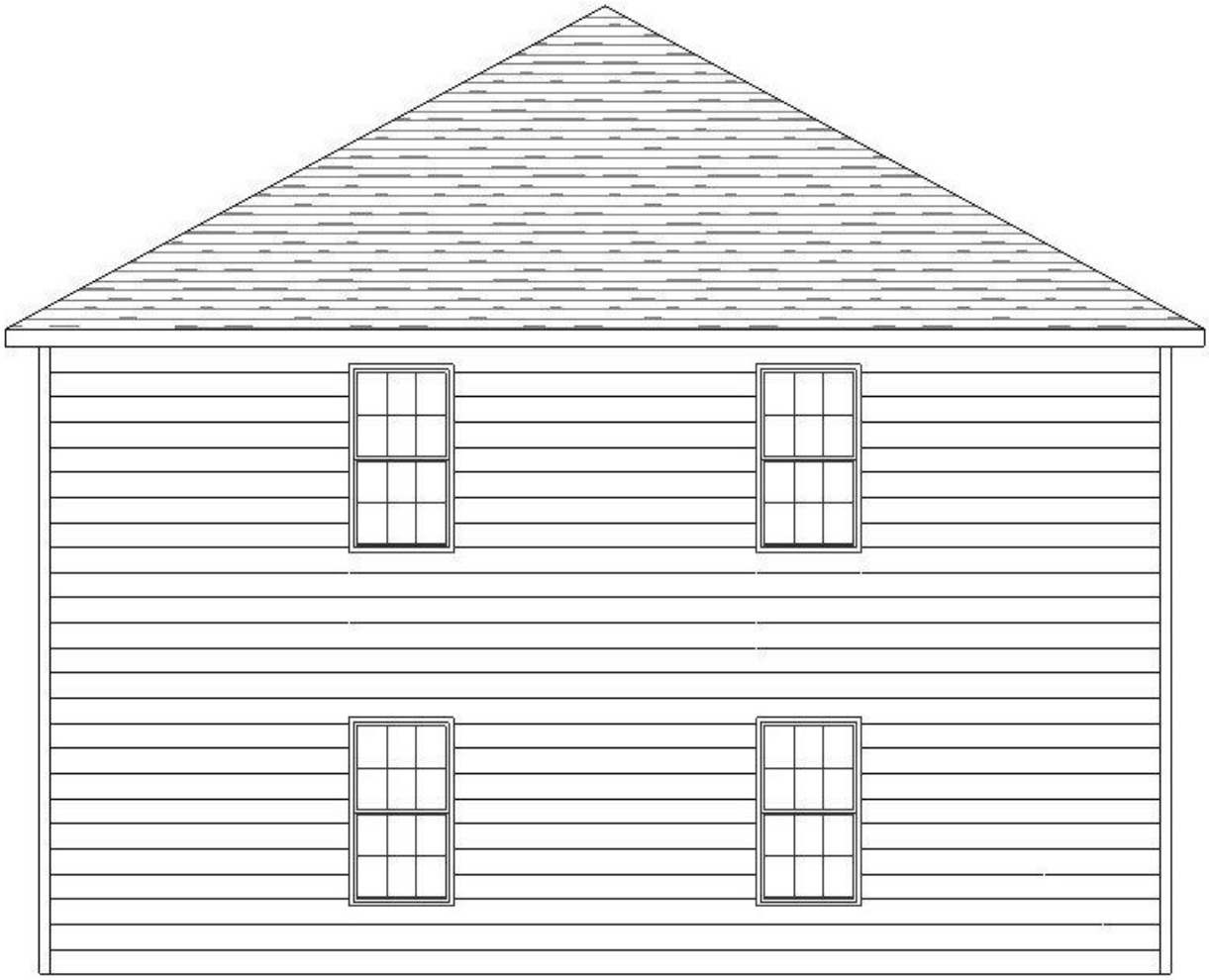
City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Elevation

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950



Franco Prado
559 NW 70th Way
Margate, FL 33063



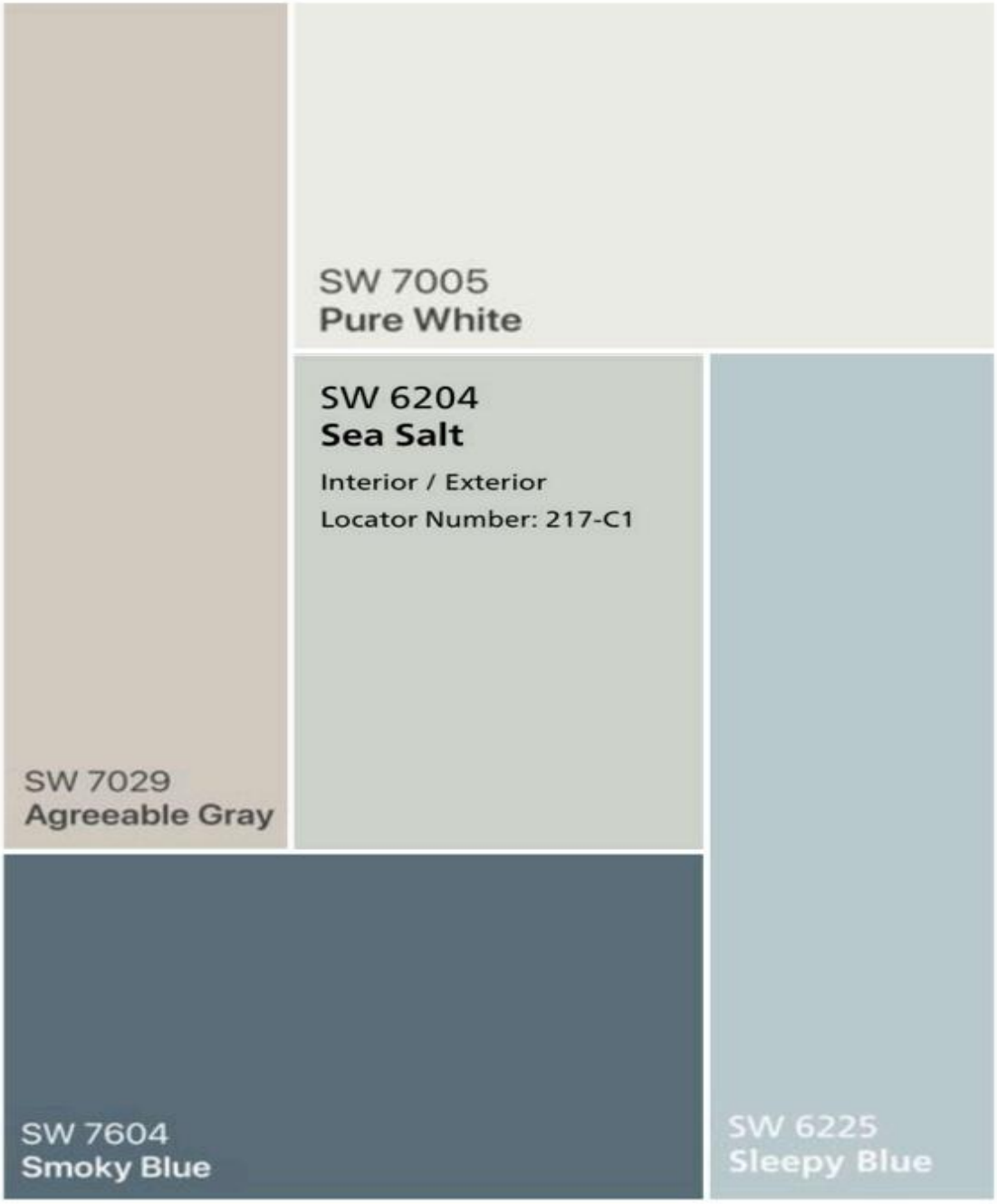
Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Color Board

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950



Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Landscape Plan

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

Landscape Details:

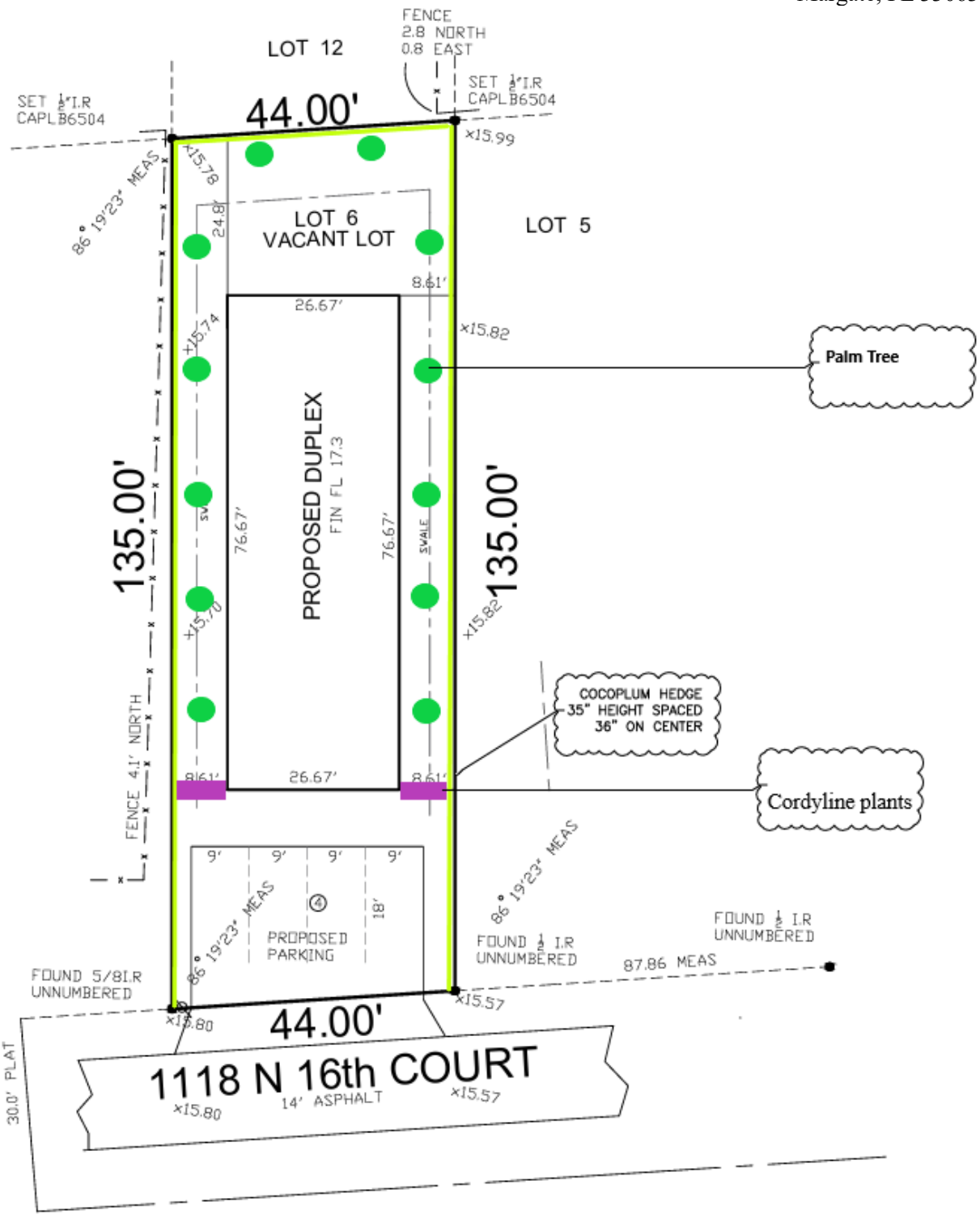
12 Plam Tree

Cordyline Plants

Cocoplum Hedge

Ground Cover – Grass/Sod all areas

Franco Prado
559 NW 70th Way
Margate, FL 33063



Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Lighting Plan

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

Each unit will have lighting underneath the fascia going around the entire perimeter of the units installed every 6 feet.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Rendering of Signs In Color

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

n/a

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Justification Statement

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

I would love to construct these beautiful duplexes in the city of Fort Pierce. As you know, we have an affordable housing shortage. I would love to provide a solution to your city. I want to be an asset to your city. I secured private funding to build affordable housing in your city. You will be very pleased with my work. If you have any questions or concerns, please reach out to me.

Sincerely,

Franco Prado

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

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Traffic Impact Report

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

Building a duplex does not change the impact of the traffic on 19th Street.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Environmental Impact Report

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

Building a duplex does not change the impact of the environment on 19th Street.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Conceptual Drainage

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

The proposed development meets all the yard setbacks and building lot coverage development standards for the R-4 zone. It is expected to meet the criteria for stormwater management for the Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

May 21, 2025

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

Lawn Maintenance

Property Address: 1118 North 16th Court, Fort Pierce, FL 34950

I am building two duplexes in the City of Fort Pierce. I will be doing my own lawn maintenance. I take pride on all of my properties lawn care. My management company has all of the equipment to take care of the maintenance. If you have any questions or concerns, please call or email me. Thank you again.

Sincerely,

Franco Prado

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

Meeting Date: 09/18/2025

REQUESTED ACTION

PZSITE2025-00036
Site Plan
Southern Tire Mart at Pilot
2800 S. Rock Road

SUMMARY

A major site plan application has been submitted by applicant Ross French on behalf of owner, Duff Real Estate, LLC to develop a 32,540 sq. ft. tire shop. The property is located on approximately 6.34 acres, parcel ID: 2323-501-0061-000-1. It has a future land use of General Commercial (GC) and zoning classification General Commercial (C-3).

Please review the attached file and provide comments at least two day before the meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Should you require additional information, you may contact me at 772-467-3739.

LOCATION

Address: 2800 S. Rock Road
Parcel ID: 2323-501-0061-000-1
Legal Description: MODEL LAND CO`S S/D 23 35 39 W 171.47 FT OF LOT 9 IN SE 1/4 AND THAT PART OF LOTS 10 AND 15 LYG E OF TRNPK FRONTAGE RD AND THAT PART OF W 171.47 FT OF LOT 16 N OF OKEE RD AND E OF TRNPK FRONTAGE RD-LESS AS IN OR 630-1633- (6.34AC)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 08/26/2025 03:33 PM
Final Approval Date: 08/27/2025

0E RECORDED DOCUMENT
Official Records Book 5175 Page 2901 of the Public Records of St. Lucie County, Florida
Date: July 10 , 2024 Time: 11:55 a.m.
Documentary stamps: $11,084.50 Int. Tax:0.00
CFN: 5360354 Page 1 of 5

Prepared by and return to:
Christopher C. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 Highway A1A Suite 110
Vero Beach, FL 32963
File Number: 23-375.v

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **8th** day of **July, 2024** between **B. Adam Berlin, a/k/a Brian Adam Berlin, individually and as Trustee of the B. Adam Berlin 2009 Irrevocable Trust dated December 29, 2009; and B. Adam Berlin, a/k/a Brian Adam Berlin, individually and as Trustee of the B. Adam Berlin Revocable Trust dated 4/11/07; Susan Berlin Green, a/k/a Susan Esther Berlin, individually and as Trustee of the Susan Berlin Green 2009 Irrevocable Trust dated December 29, 2009; and Charles L. LaFevers, Jr., individually and as Trustee of the Charles L. LaFevers, Jr., Trust dated 1/6/95** whose post office address is **P.O. Box 1002, Vero Beach, FL 32961**, Grantor, and **Duff Real Estate, LLC , a Mississippi limited liability company** whose post office address is **800 US Hwy. 98, Columbia, MS 39429**, 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 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, subject to those matters as set forth on **Exhibit A** attached hereto, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

The West 171.47 feet of Lot 9 in the SE 1/4 and that part of Lots 10 and 15, lying East of Turnpike Frontage Road and that part of the West 171.47 feet of Lot 16 North of Okeechobee Road and East of Turnpike Frontage Road, Model Land Co's Subdivision, according to the Plat there of recorded in Plat Book 2, Page 10, Public Records of St. Lucie County, Florida. Less as in O.R. Book 630, Page 1633, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2323-501-0061-000-1

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 claiming by, through or under grantors.

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

Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution. Grantor hereby represents that the property described above is unimproved vacant land.

Warranty Deed
Page Two

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

Signed, sealed and delivered in our presence:

Witness Name: Christopher C. Campione
Witness Address: 4445 Highway A1A, Ste. 110
Vero Beach, FL 32963

B. Adam Berlin, a/k/a Brian Adam Berlin, individually, as Trustee of the B. Adam Berlin 2009 Irrevocable Trust dated December 29, 2009, as Trustee of the B. Adam Berlin Revocable Trust dated 4/11/07

Witness Name: Christine Stenback
Witness Address: 4445 Highway A1A, Ste. 110
Vero Beach, FL 32963

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 3rd day of July, 2024 by B. Adam Berlin, a/k/a Brian Adam Berlin, individually, as Trustee of the B. Adam Berlin 2009 Irrevocable Trust dated December 29, 2009, and as Trustee of the B. Adam Berlin Revocable Trust dated 4/11/07, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

CHRISTINE STENBACK
Commission # HH 432539
Expires December 10, 2027

Notary Public

Printed Name: _____

My Commission Expires: _____

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:

Tyler Stokes
Witness Name: Tyler Stokes
Witness Address: 10735 Kingston Pike
Knoxville, TN 37934

Susan Berlin Green
Susan Berlin Green, a/k/a Susan Esther Berlin, Individually and as Trustee of the Susan Berlin Green 2009 Irrevocable Trust dated December 29, 2009

Farimah Behzadi
Witness Name: Farimah Behzadi
Witness Address: 10735 Kingston pike
Knoxville TN 37934

State of TN
County of Knox

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 8 day of July, 2024 by Susan Berlin Green, a/k/a Susan Esther Berlin, individually and as Trustee of the Susan Berlin Green 2009 Irrevocable Trust dated December 29, 2009, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

VIRGINIA L SHARP
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

Virginia L Sharp
Notary Public

Printed Name: Virginia L. Sharp

My Commission Expires: 11-24-2024

Warranty Deed
Page Four

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

Signed, sealed and delivered in our presence:

Witness Name: BORYS KOPCZYNSKI
Witness Address : 362 N PARK AVE
GLENCOE IL 60022

Witness Name: SADIA SIDDIQUI
Witness Address : 362 PARK AVE
GLENCOE, IL- 60022

Charles L. LaFevers, Jr., individually and as Trustee of the Charles L. LaFevers, Jr. Trust Dated 1/6/95

State of ILLINOIS
County of COOK

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 5th day of July, 2024 by Charles L. LaFevers, Jr., individually and as Trustee of the Charles L. LaFevers, Jr., Trust dated 1/6/95, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

"OFFICIAL SEAL"
BORYS KOPCZYNSKI
Notary Public - State of Illinois
My Commission Expires April 29, 2026

Notary Public

Printed Name: BORYS KOPCZYNSKI

My Commission Expires: 4-29-26

Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Subject to Easements as set forth in Order of Taking recorded in O.R. Book 3867, Page 2021, Public Records of Saint Lucie County, Florida.

2. Easement Grant recorded in Deed Book 244, Page 597, Public Records of Saint Lucie County, Florida.

3. Easement in favor of the City of Fort Pierce recorded in O.R. Book 1109, Page 349, as affected by Subordination Agreement for Temporary Easements recorded in O.R. Book 3985, Page 2581, Public Records of Saint Lucie County, Florida.

4. All matters contained on the Plat of Model Land Co's Subdivision, according to the Plat thereof recorded in Plat Book 2, Page 10, Public Records of St. Lucie County, Florida.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

1 TITLE DESCRIPTION

THE WEST 171.47 FEET OF LOT 9 IN THE SE 1/4 AND THAT PART OF LOTS 10 AND 15, LYING EAST OF TURNPIKE FRONTAGE ROAD AND THAT PART OF THE WEST 171.47 FEET OF LOT 16 NORTH OF OKEECHOBEE ROAD AND EAST OF TURNPIKE FRONTAGE ROAD, MODEL LAND CO'S SUBDIVISION, ACCORDING TO THE PLAT THERE OF RECORDED IN PLAT BOOK 2 PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AS IN O.R. BOOK 630, PAGE 1633, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL 1111~E INSURANCE COMPANY FILE NO: 1449467 WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2023 AT 11:00 PM

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL 1111~E INSURANCE COMPANY FILE FILE NO: 1449467 WITH AN EFFECTIVE DATE OFSEPTEMBER 25, 2023 AT 11:00 PM

4 SURVEYOR CERTIFICATION

To: CDS - COMMERCIAL DUE DILIGENCE SERVICES; OLD REPUBLIC NATIONAL 1111~E INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(R), 8, 9, 13, 14 (DISTANCE TO NEAREST RIGHT OF WAY ALONG FRONTAGE ROAD), 16, 17, 19 AND 20 CAD FILE, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/23/2023.

DATE:_____(SIGNED)_____(SEAL)
REGISTRATION NO._LS6721_

Date of Plat or Map: 12/11/23

JUAN C. MELENDEZ
8865 NW 102ND CT.
DORAL FL 33178
ORTHOTEK@OTEKMAP.COM

JUAN CARLOS MELENDEZ — Licensed — 6721 — STATE OF FLORIDA — Professional Surveyor and Mapper

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0167J, WHICH BEARS AN EFFECTIVE DATE OF 2/15/2012 4:00 PM AND IS LOCATED IN NOT A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO LOMA'S WERE NOTED ON THE PROPERTY.

FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

12 PARKING INFORMATION

PARKING ON SITE

HANDICAP PARKING = N/A
REGULAR PARKING = N/A
TOTAL PARKING = N/A

14 BUILDING AREA

MAIN STRUCTURE AT GROUND LEVEL N/A

15 BUILDING HEIGHT

MAIN STRUCTURE : N/A

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET. **NOT SURVEY RELATED-NOT PLOTTABLE**
2. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2023 AND SUBSEQUENT YEARS. **NOT PLOTTABLE**
   b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
   c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
   d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
   e. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. N**OT SURVEY RELATED-NOT PLOTTABLE**
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. N**OT SURVEY RELATED-NOT PLOTTABLE**
5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. N**OT SURVEY RELATED-NOT PLOTTABLE**
6. SUBJECT TO EASEMENTS AS SET FORTH IN ORDER OF TAKING RECORDED IN **O.R. BOOK 3867, PAGE 2021**, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON THE SURVEY**
7. EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY RECORDED IN O.R. **BOOK 635, PAGE 103**, SUBORDINATION OF CITY UTILITY INTERESTS RECORDED IN O.R. BOOK 3840, PAGE I 40, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **DOES NOT AFFECT**
8. EASEMENT GRANT RECORDED IN **DEED BOOK 244, PAGE 597**, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS-NOT PLOTTABLE**
9. EASEMENT IN FAVOR OF THE CITY OF FORT PIERCE RECORDED IN **O.R. BOOK 1109, PAGE 349**, AS AFFECTED BY SUBORDINATION AGREEMENT FOR TEMPORARY EASEMENTS RECORDED IN **O.R. BOOK 3985, PAGE 2501**, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON THE SURVEY**
10. EASEMENT FOR RIGHT OF WAY PUIPOSES SET FORTH IN ORDER OF TAKING RECORDED IN COUNTY COMMISSIONERS MINUTE **BOOK 19, PAGE 349**, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **DOCUMENT NOT PROVIDED**
11. ALL MATTERS CONTAINED ON THE PLAT OF MODEL LAND CO'S SUBDIVISION, ACCORDING TO THE PLAT THERE OF RECORDED IN **PLAT BOOK 2, PAGE 10**, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. **SHOWN ON THE SURVEY**

7 SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATION NOTED

11 SURVEYOR'S NOTES

1. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)
2. PRIMARY CONTROL WAS ESTABLISHED USING RTK (REAL TIME KINEMATIC) FIELD PROCEDURES. POSITIONAL ACCURACY FOR HORIZONTAL CONTROL IS +/- 0.06 FT.
3. THE HORIZONTAL CONTROL IS REFERENCED TO NAD_83 (2011) (EPOCH:2010.0000)
4. ELEVATIONS SHOWN ON THIS SURVEY ARE REFERENCED TO THE N.A.V.D.88 VERTICAL DATUM
5. THE RIGHT OF WAY LINE AND THE PROPERTY LINE FOR THIS SITE ARE THE SAME.
6. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
7. THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.
8. NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES,VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER,SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.
9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
10. WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT, UNLESS OTHERWISE SHOWN
11. THE ACREAGE WAS CALCULATED BASED ON THE PROVIDE DEED DESCRIPTION.
12. NO UNDERGROUND UTILITIES HAVE BEN MARKED PER REQUEST.
13. PROPERTY HAS DIRECT PHYSICAL ACCESS TO A PUBLIC RIGHT-OF-WAY BEING S.R. NO. 70-OKEECHOBEE RD.
14. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
15. AFTER CONSULTING THE NATIONAL WETLAND INVENTORY, THE PROPERTY DOES NOT CONTAIN WETLAND. NO VISUAL EVIDENCE OF WETLAND IS PRESENT ON THE PROPERTY.
16. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. ADDRESS OF PROPERTY WAS NOTED ON FRONT OF PROPERTY.
18. PARCELS ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS
19. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS OBSERVED

10 BASIS OF BEARINGS

THE BEARINGN82° 02' 19"E BEING THE CENTER LINE OF S.R. NO. 70-OKEECHOBEE RD. FOR THIS SURVEY. BEARING ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM NAD83, FLORIDA EAST.

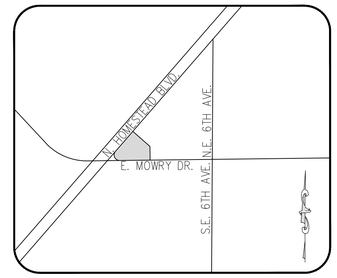
13 LAND AREA

253358.9 SQUARE FEET OR 5.82 ACRES

8 ZONING INFORMATION

ZONING COMPLIANCE REPORT NOT PROVIDED

16 VICINITY MAP



VICINITY MAP
NO SCALE

Key to CDS ALTA Survey

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 SIGNIFICANT OBSERVATIONS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By: DT	Date: / Revision:
Surveyor Ref.No:	Date: / Revision:
Aprvd By: JC	Date: / Revision:
Field Date: 10/23/2023	Date: / Revision:
Scale: 1" = 40'	Date: / Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

OKEECHOBEE RD, FT. PIERCE, FL

Project Name:
OKEECHOBEE RD-FT. PIERCE, FL

CDS Project Number:
23-09-0250

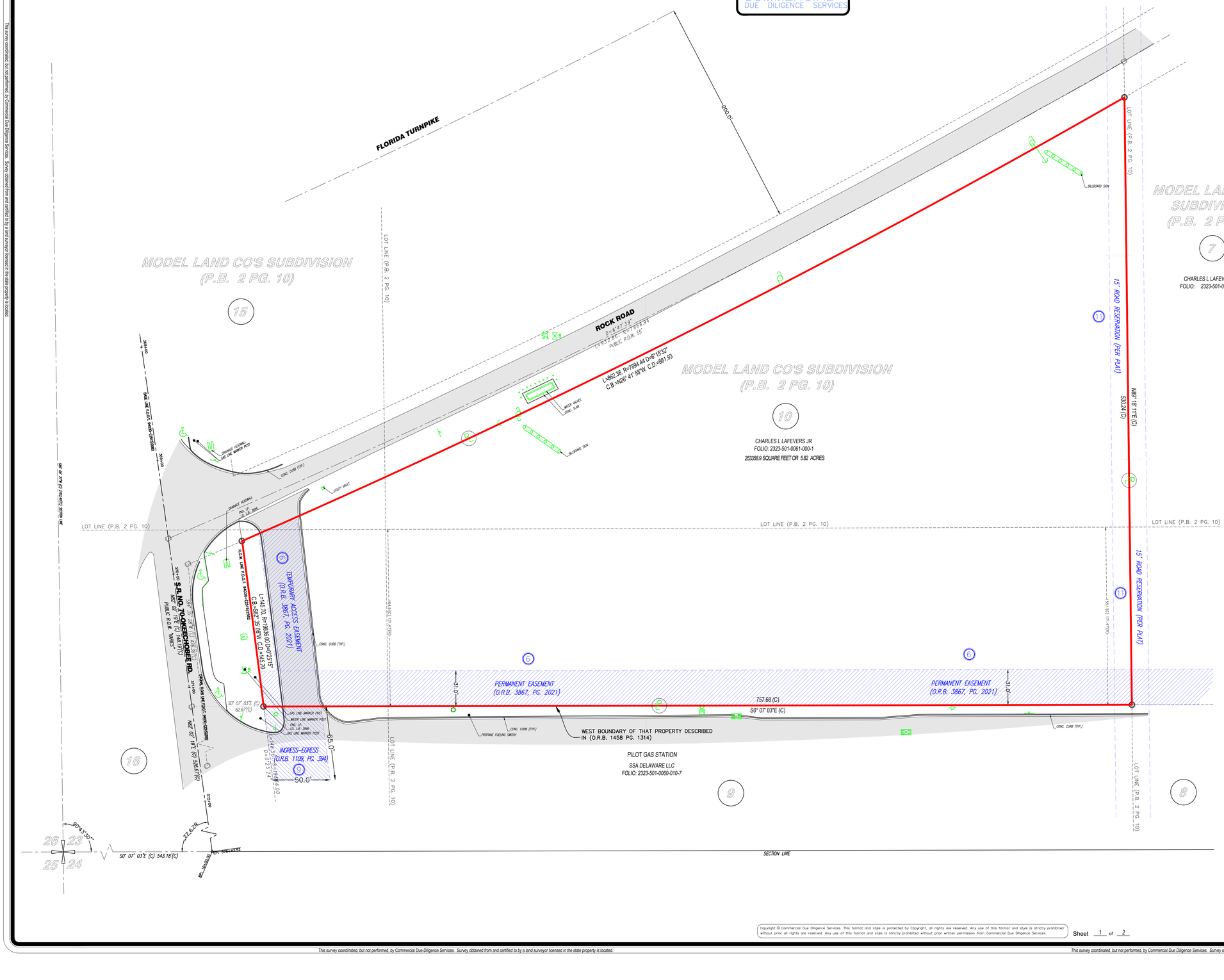
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This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

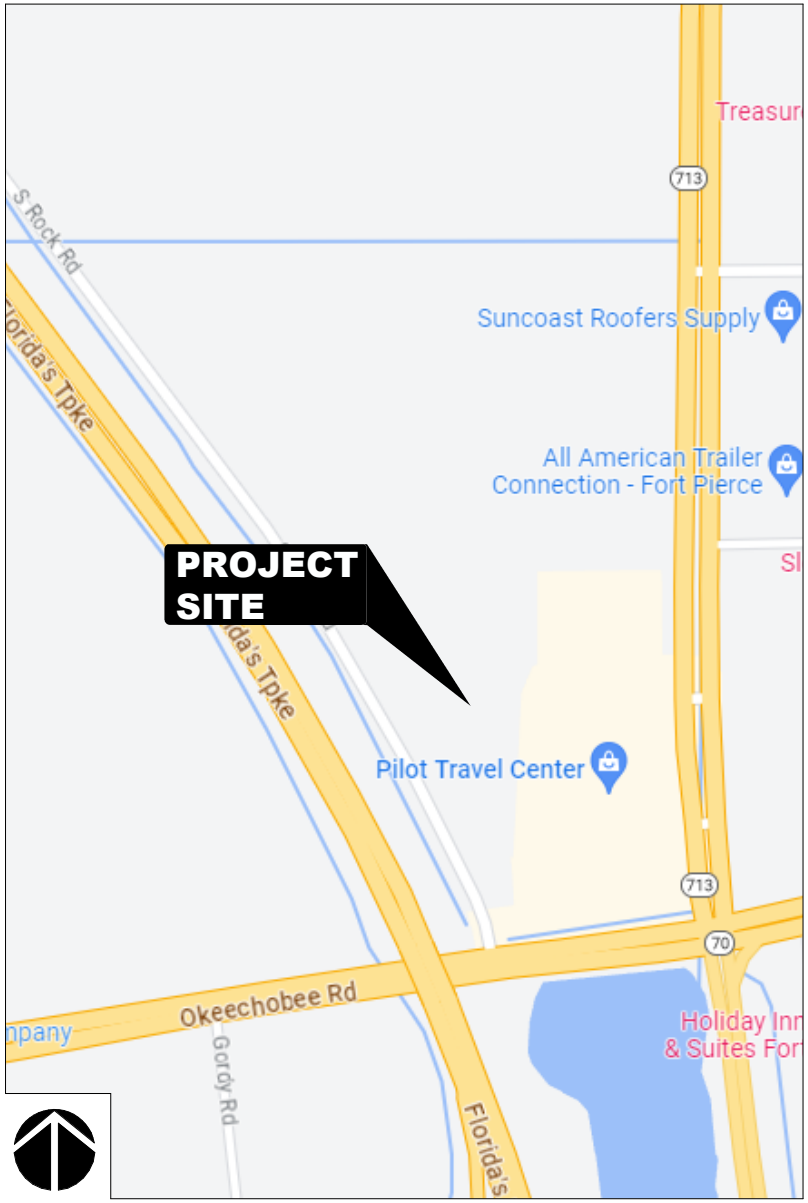
This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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CDS COMMERCIAL DUE DILIGENCE SERVICES

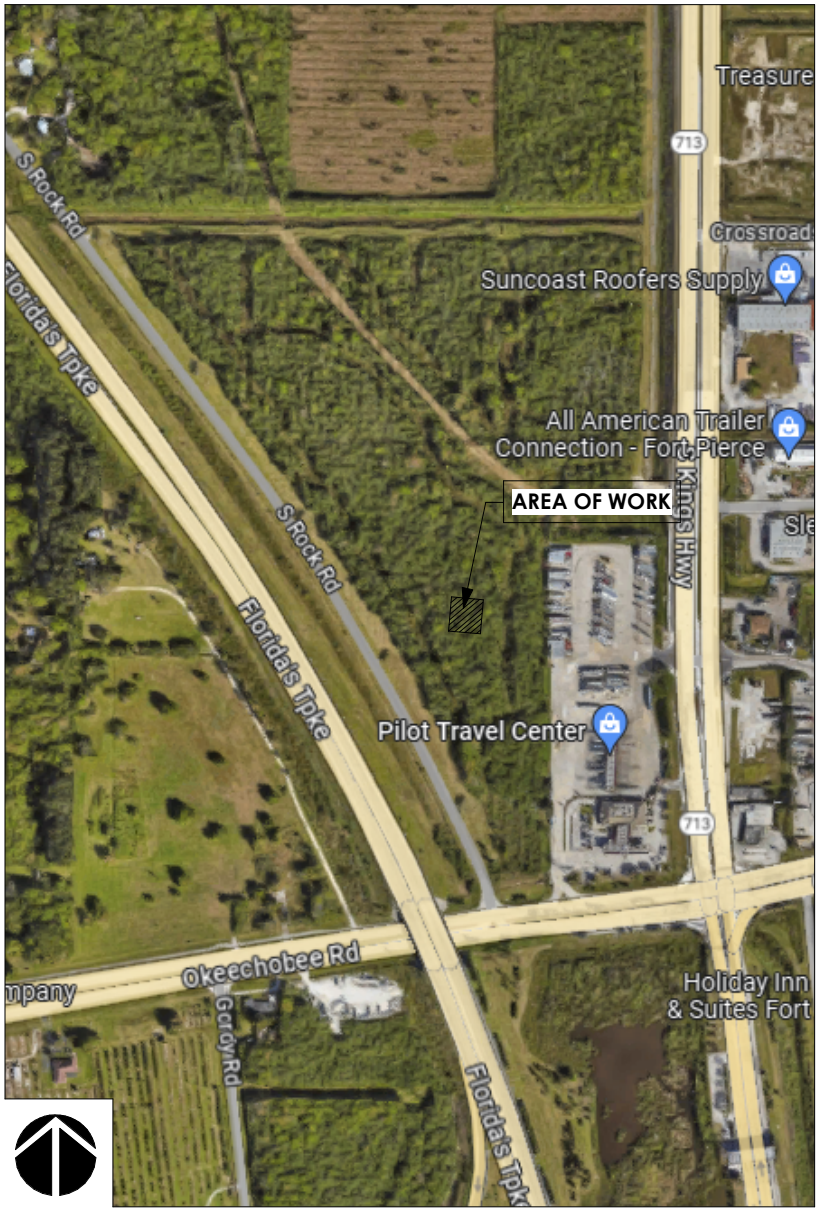


VICINITY MAP



SCALE: N.T.S.

SITE LOCATION



SCALE: N.T.S.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 4/7/2025, 3:15 PM

Property Identification

Site Address: OKEECHOBEE RD
Sec/Town/Range: 23/35S/39E
Parcel ID: 2323-501-0061-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 14148
Map ID: 23/23S
Zoning: General Co

Ownership

Duff Real Estate LLC

800 Highway 98
Columbia, MS 39429-8255

Legal Description

MODEL LAND CO`S S/D 23 35 39 W 171.47 FT OF LOT 9 IN SE 1/4 AND THAT PART OF LOTS 10 AND 15 LYG E OF TRNPK FRONTAGE RD AND THAT PART OF W 171.47 FT OF LOT 16 N OF OKEE RD AND E OF TRNPK FRONTAGE RD-LESS AS IN OR 630-1633- (6.34AC)



Current Values

Just/Market Value:	$111,028
Assessed Value:	$111,028
Exemptions:	$0
Taxable Value:	$111,028

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):	6.34
Land Size (SF):	276,170.4

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
Jul 8, 2024	5175 / 2901	0001	SPWD	Lafevers Jr Charles L	$1,583,500
Dec 13, 2012	3465 / 2802	0311	TRUST	Lafevers Jr Charles L	$100
Apr 12, 2007	2798 / 2304	XX03	WD	Lafevers Jr Charles L	$100
Nov 21, 2001	1467 / 0874	XX02	PRDEED	Lafevers Jr Charles L	$100
Sep 7, 2000	1328 / 2731	XX02	WD	Lafevers Jr Charles L	$100
Jan 4, 1996	0995 / 1257	XX02	PRDEED	Charles L Lafevers	$100
Jan 31, 1995	0946 / 1190	XX02	PRDEED	Charles L Lafevers	$100
Jan 12, 1995	0945 / 1616	XX02	WD	C L Lafevers	$100
Sep 21, 1988	0604 / 2110	XX02	QC	C L Lafevers	$100
Jul 1, 1985	0472 / 0260	XX02	CV		$1,364,800

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI:	$0
Land:	$111,028
Just/Market:	$111,028
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$111,028
Exemption(s):	$0
Taxable:	$111,028

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	6.34	North St. Lucie Water Management District	$152.16

Start Year	AssessCode	Units	Description	Amount
2016	0041	14	Fort Pierce Stormwater Charge	$966.00

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	$111,028	$111,028	$0	$111,028
2023	$111,028	$111,028	$0	$111,028
2022	$111,028	$111,028	$0	$111,028
2021	$319,000	$12,680	$0	$12,680

Permits

Number	Issue Date	Description	Amount	Fee
BP23-3762	Sep 22, 2023	Electric	$200	$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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28 July 2025

City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

Re: Southern Tire Mart at Pilot, Fort Pierce, FL

PROJECT NARRATIVE

The subject site is located at 2800 S Rock Road, Fort Pierce, FL and is under the authority having jurisdiction (AHJ) of the City of Fort Pierce and St. Lucie County, Florida. The existing site is an undeveloped lot adjacent to a Pilot travel center. We understand that the intent of the project is for the development of a new Southern Tire Mart at Pilot Flying J facility. The new facility will consist of an approximately 23,500 SF preventative maintenance facility with six (6) drive-thru truck bays, three (3) retail bays, and two (2) truck service bays. The building will also include an approximately 4,800 SF deep and shallow dock area connected to the building.

SITE DEVELOPMENT PLANS

FOR

Southern Tire Mart AT Pilot

2800 S. ROCK ROAD
FT. PIERCE, FLORIDA
ST. LUCIE COUNTY

OWNER
TL WALLACE CONSTRUCTION
4025 HWY. 35N
COLUMBIA, MISSISSIPPI 39429
CONTACT: DAVID SKINNER
PHONE: (601) 736-4525
EMAIL: dskinner@tlwallace.com

CIVIL ENGINEER
LANGAN ENGINEERING AND
ENVIRONMENTAL SERVICES, LLC
1101 ESE LOOP 323, SUITE 101
TYLER, TX 75701
CONTACT: SHAWN HILL, PE
PHONE: (903) 324-8400
EMAIL: shill@langan.com

SURVEYOR
ORTHOTEK
8865 NW 102nd CT
DORAL, FL 33178
CONTACT: JUAN CARLOS MELENDEZ
PHONE: (305) 877-9721
EMAIL: jc.melendez@otekmap.com

ARCHITECT
SEA STUDIOS
6285 BARFIELD RD., SUITE 285
ATLANTA, GEORGIA 30328
CONTACT: CHARMALEE JAYAWARDENA, AIA, NCARB
PHONE: (404) 257-5902
EMAIL: charmalee@sea-us.com

LANDSCAPE ARCHITECT
LANGAN
400 N ASHLEY DR, SUITE 2175
TAMPA, FL 33602
CONTACT: BRIANNA CARLSON
PHONE: (813) 439-6100
EMAIL: bcarlson@langan.com

WATER
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
CONTACT: JOHN BIGGS, P.E.
PHONE: (772) 466-1600, EXT. 3473
EMAIL: Jbiggs@fpua.com

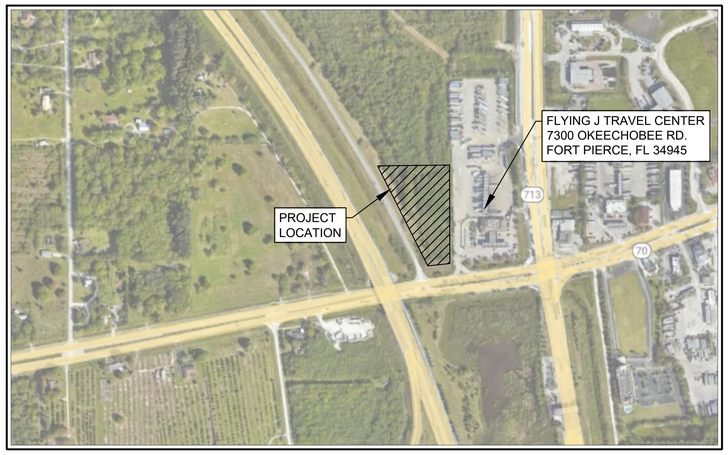
SANITARY SEWER
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
CONTACT: JOHN BIGGS, P.E.
PHONE: (772) 466-1600, EXT. 3473
EMAIL: Jbiggs@fpua.com

ELECTRIC SERVICE
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
PHONE: (772) 466-1600, EXT. 6930

GAS - SERVICE
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
CONTACT: BILLY DUPREE
PHONE: (772) 466-1600, EXT. 4705
EMAIL: BDupree@fpua.com

GAS - TRANSMISSION LINE
FLORIDA GAS TRANSMISSION
SOUTHEAST SUPPLY HEADER
2301 LUCIEN WAY, SUITE 200
MAITLAND, FL 32751
CONTACT: AMY POWELL
OFFICE PHONE: (407) 838-7053
CELL PHONE: (407) 415-0811
EMAIL: Amy.Powell@energytransfer.com
ERIC RUIZ
PHONE: (813) 416-1837
EMAIL: Eric.Ruiz@energytransfer.com

COMMUNICATIONS
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
PHONE: (772) 466-1600, EXT. 3311



SITE MAP
NTS

JULY 2025

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	TOPOGRAPHY SURVEY
C1.2	GENERAL NOTES
C2.0	SWPPP SITE MAP
C2.1	SWPPP DETAILS
C3.0	DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	GRADING PLAN
C6.0	EXISTING DRAINAGE AREA MAP
C6.1	PROPOSED DRAINAGE AREAS -SCS
C6.2	PROPOSED DRAINAGE AREAS - RATIONAL
C7.0	STORM SEWER PLAN
C8.0	UTILITY PLAN
C8.1	LIFT STATION DETAILS
C9.0	FPUA DETAILS
C9.1	CITY OF FT. PIERCE DETAILS
C9.2	CITY OF FT. PIERCE DETAILS
C9.3	ST. LUCIE COUNTY & LANGAN DETAILS
C9.4	FDOT DETAILS

Date	Description	No.
Revisions		

7/31/25

G. ROBERT ADAMS LICENSE No 62117 STATE OF FLORIDA PROFESSIONAL ENGINEER

LANGAN
Langan Engineering and Environmental Services, LLC
525 Okeechobee Blvd, Suite 910
West Palm Beach, Florida 33401
T: 561.473.8300 www.langan.com
FL Certificate of Authorization No. 0000660/LB817/LB8198

Southern Tire Mart AT pilot

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

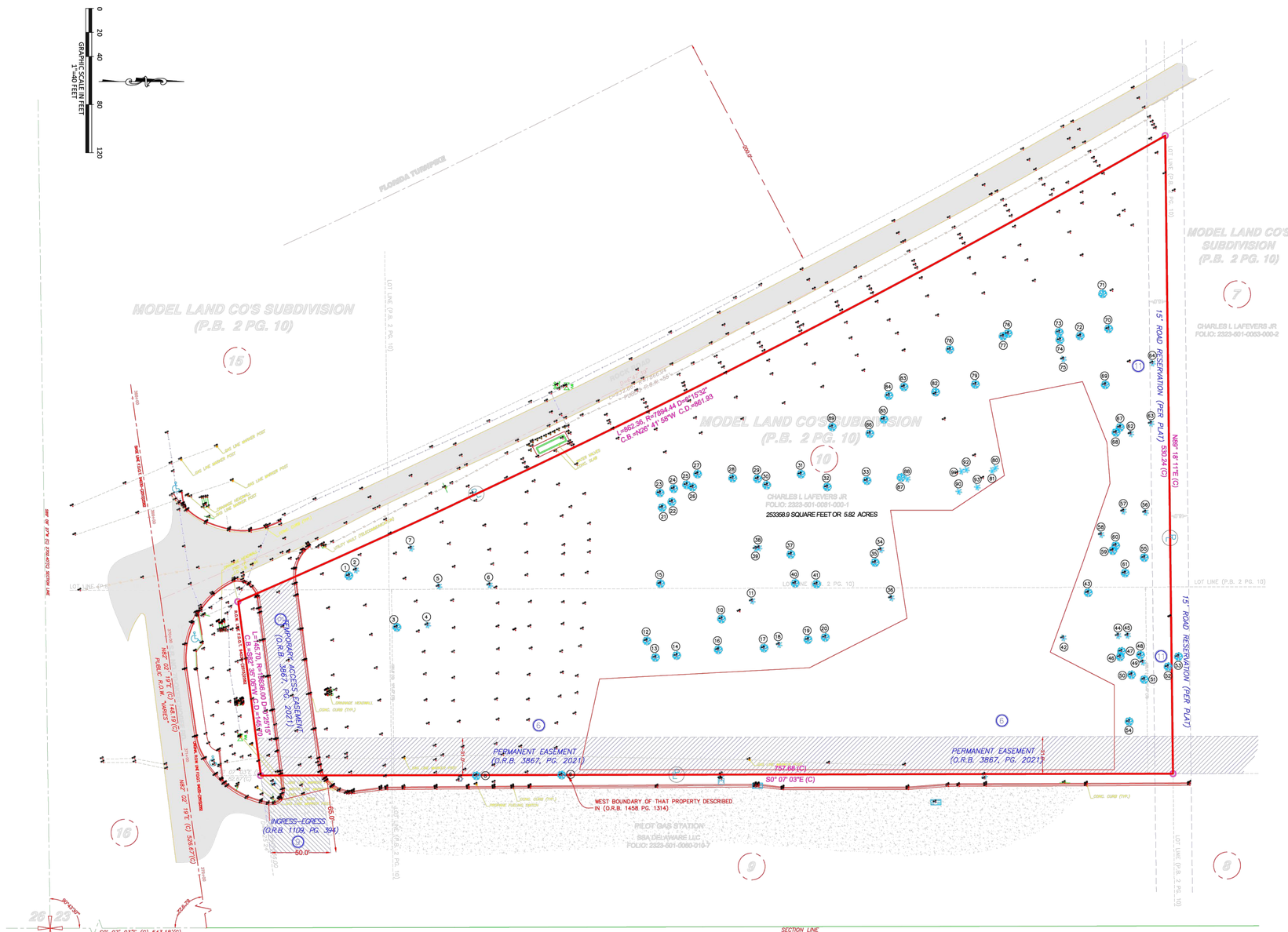
Drawing Title

COVER SHEET

Project No.	Drawing No.
532055101	C1.0
Date: JULY 2025	
Drawn By	
Checked By	

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FILE NAME: COVER SHEET.DWG PLOTTED BY: Ross French
FULL PATH: \\langan.com\data\TYL\data1\532055101\Project Data\CAD\03 – Production\COVER SHEET.DWG



LEGEND

- PROPERTY LINE
- SIGN
- CATCH BASIN GRATES
- LIGHT LIGHT
- TRAFFIC SIGNAL POLE
- MANHOLE STORM
- MANHOLE TELEPHONE
- HANDICAP ACCESS RAMPS
- FIRE HYDRANT
- VALVE SANITARY
- ELECTRICAL BOX CONDUIT
- TELEPHONE BOX
- TRAFFIC SIGNAL CONDUIT
- PEDESTRIAN CROSSING SIGNAL
- POLE POWER
- IRRIGATION CONTROL BOX
- VALVE GAS
- MANHOLE ELECTRICITY
- MANHOLE WATER
- GUY WIRE ANCHOR
- MAIL BOX
- CLEANOUTS
- MONITORING WELL
- TREE
- PALM
- MANHOLE SANITARY
- VALVE
- UTILITY PEDESTAL TELEVISION
- WATER METER
- EASEMENT LINE
- WATER LINE
- TELEPHONE/FIBER OPTIC CABLE
- GAS LINE
- C.M.U. CONCRETE MASONRY UNIT
- F.F.E. FINISHED FLOOR ELEVATION

PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCURATE AS RECENTLY SURVEYED UNDER MY DIRECTION; AND THAT THIS SURVEY MEETS THE MINIMAL TECHNICAL STANDARD SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

JUAN C. MELENDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB7920
LS6721

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED/DIGITAL SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.

8865 N.W. 103RD CT DORAL FL 33178 TEL: 305.877.0721
UNITEDTEK@UNITEDTEKMAP.COM WWW.UNITEDTEKMAP.COM

SPECIFIC PURPOSE SURVEY
OKEECHOBEE RD, FT. PIERCE, FL.

TITLE: SPECIFIC PURPOSE SURVEY
CLIENT: TLWALLACE CONSTRUCTION
SURVEY DATE: 02/12/2025 | SCALE: 1"=20'
PLOT DATE: 3/5/2025 | DRAWN BY: JCM
SHEET SIZE: 24" BY 36" | CHECKED BY: JCM
FILE NAME: CAD DRAFT REV 2.DWG

REVISION NOTES: | DATE:

SHEET 2 OF 2

C1.1

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, SIDEWALKS, DRIVEWAYS, FENCES, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
2. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE SITEWORK SPECIFICATIONS.
4. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND REQUIREMENTS. CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE UTILITY COMPANIES AND OWNER'S INSPECTING AUTHORITIES.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL PROPERTY CORNER MONUMENTS, AND SHALL HAVE REPLACED, AT HIS EXPENSE, ALL CORNER MONUMENTS WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES.

DEMOLITION NOTES:

1. NO EARTH-DISTURBING ACTIVITIES SHALL COMMENCE UNTIL ALL PERIMETER EROSION CONTROL MEASURES ARE IN PLACE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN SITE MAP AND THE SPECIFICATIONS (REFER TO SWPPP).
2. INGRESS AND EGRESS POINTS MUST BE APPROVED BY CITY AND COUNTY OFFICIALS PRIOR TO REMOVAL OF DEMOLITION DEBRIS OFF-SITE. REFER TO SITE PLAN FOR LOCATION OF INGRESS AND EGRESS POINTS.
3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION AND DISPOSAL OF ALL DEMOLITION DEBRIS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR DEMOLITION OF STRUCTURES.
5. NOTES SHOWN HEREON REGARDING SPECIFIC ITEMS OF DEMOLITION ARE GENERAL IN NATURE, AND ARE NOT INTENDED TO BE WHOLLY INCLUSIVE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND DETERMINING THE EXTENT OF EXISTING IMPROVEMENTS TO BE REMOVED FROM THE SITE.
7. THE CONTRACTOR SHALL LOCATE, REMOVE AND/OR RELOCATE ALL UNDERGROUND UTILITY PIPING, CONDUIT, AND CABLES, REGARDLESS OF DEPTH, IN THE AREA OF THE PROPOSED BUILDING(S) PER THE SITEWORK SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANIES ON THE DISCONNECTION OR TERMINATION OF ANY UTILITIES SERVING THIS SITE, AND SHALL OBTAIN APPROVAL FROM SAME PRIOR TO CUTTING, PLUGGING OR REMOVING ANY ON-SITE UTILITY PIPES, LINES AND/OR APPURTENANCES.
9. ALL FENCING, TREES, AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES AND SITEWORK SPECIFICATIONS.
10. REMOVAL OF ANY TREES OTHER THAN THOSE SPECIFIED IN THESE PLANS SHALL BE COORDINATED WITH THE OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED DEMOLITION PERMITS.
12. REFER TO THE SITEWORK SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING DEMOLITION, SITE PREPARATION AND EARTHWORK FOR THIS PROJECT.

SITE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS (BUT NOT LIMITED TO) DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, BUILDING UTILITY ENTRY LOCATIONS, DOWSPOUT LOCATIONS, ETC.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
5. ALL CURB RADII ARE 2.5' UNLESS OTHERWISE SHOWN.
6. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT, WHERE APPLICABLE.
7. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
8. ALL FLATWORK DIRECTLY ADJACENT TO BUILDING(S) SHALL BE DETAILED BY THE ARCHITECT. ENGINEER SHALL DESIGN ALL SITE SIDEWALKS.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN PIPE BOLLARD.
11. ALL PARKING LOT STRIPING SHALL BE 4-INCH WIDE WHITE TRAFFIC PAINT, UNLESS NOTED OTHERWISE HEREIN.

GRADING NOTES:

1. NO EARTH-DISTURBING ACTIVITIES SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN OBTAINED AND PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.
5. UNDERCUT AND REPLACEMENT WITH SELECT FILL BENEATH ALL BUILDING SLABS, IF REQUIRED, SHALL BE IN ACCORDANCE WITH THE SITEWORK SPECIFICATIONS AND GEOTECHNICAL REPORT.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT SIZE, NUMBER & LOCATION OF BUILDING ROOF DRAINS.
7. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED WITH NON-SHRINK GROUT TO ASSURE A WATER-TIGHT FIT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES LOCATED IN PAVED OR OTHER VEHICULAR AREAS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
9. PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
10. EXISTING AND PROPOSED GRADE CONTOURS INTERVALS SHOWN AT ONE FOOT (1').
11. ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE OF MAX. 5.0% AND CROSS SLOPE OF MAX. 2.0%, PER ADA REQUIREMENTS.
12. ACCESSIBLE SPACES SHALL HAVE A MAX. OF 2.0% SLOPE IN ANY DIRECTION.
13. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING, WHERE APPLICABLE.
14. CONTRACTOR SHALL PLACE 4" OF TOPSOIL (LOOSE) ON ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS. PLACE STABILIZATION FABRIC ON ALL SLOPES STEEPER THAN 3H:1V. SEED OR SOD ALL DISTURBED AREAS IN ACCORDANCE WITH THE SPECIFICATIONS AND MAINTAIN SAME UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
15. RIPRAP GRADATION SHALL BE IN ACCORDANCE WITH THE SITEWORK SPECIFICATIONS & DETAILS.
16. IF THE CONTRACTOR RELOCATES BENCHMARK WITH A NEW BENCHMARK, IT SHALL BE LOCATED WITHIN A TOLERANCE OF 0.010'.

UTILITY NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE: SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE.
2. MATERIALS AND INSTALLATION FOR ALL PROPOSED UTILITY LINES AND APPURTENANCES SHALL COMPLY WITH THE REQUIREMENTS IN THE SITE WORK SPECIFICATIONS.
3. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS OUTLINED BY OSHA.
4. CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
5. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE CITY UTILITY DEPARTMENT AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
6. THE MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER AND SEWER LINES SHALL BE 10 (TEN) FEET, AND MINIMUM VERTICAL SEPARATION BETWEEN CROSSING WATER AND SEWER LINES SHALL BE TWENTY-FOUR (24) INCHES.
7. DIMENSIONS SHOWN ARE TO CENTER LINE OF PIPE OR FITTING OR TO CENTER OF MANHOLE.
8. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE SIX (6) INCHES ABOVE FINISHED GRADE, UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATERTIGHT.
10. CONTRACTOR SHALL PROVIDE 2' x 2' x 8" THICK CONCRETE APRON AT ALL CLEANOUTS OUTSIDE OF BUILDING.
11. ALL WATER LINES SHALL BE INSTALLED AT DEPTHS AS REQUIRED BY THE SITEWORK SPECIFICATIONS. MINIMUM DEPTH REQUIREMENTS SHALL BE MAINTAINED FROM PROPOSED GRADES, NOT EXISTING GRADES.
12. ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM VERTICAL SEPARATION BETWEEN STORM SEWER OF 18 INCHES. CONTRACTOR SHALL BE RESPONSIBLE FOR ADDING 45-DEG. BENDS WHERE NECESSARY TO ROUTE PROPOSED WATER LINES AROUND PROPOSED SANITARY OR STORM SEWERS.
13. REFER TO THE LANDSCAPE ARCHITECT PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE ELECTRICAL CONDUIT W/PULL STRING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE TRANSFORMER PAD, PER ELECTRIC COMPANY REQUIREMENTS AND DETAILS, AND SECONDARY LINES FROM THE TRANSFORMER TO THE BUILDING.
15. THE ELECTRIC COMPANY WILL BE RESPONSIBLE FOR THE DESIGN OF THE ELECTRIC SERVICE TO THE TRANSFORMER PAD AND INSTALLING ALL PRIMARY ELECTRIC LINES AND TRANSFORMER.
16. CONTRACTOR SHALL CONTACT THE ELECTRIC COMPANY PRIOR TO BEGINNING CONSTRUCTION TO OBTAIN A COPY OF THE PROPOSED DESIGN AND COORDINATE ALL INSTALLATION.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE TELEPHONE CONDUIT WITH PULL STRING. ALL BENDS SHALL BE SWEEPING BENDS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TELEPHONE INSTALLATION WITH THE TELEPHONE COMPANY.
18. THE TELEPHONE COMPANY WILL INSTALL THE UNDERGROUND TELEPHONE CABLE FROM THE END OF THE CONTRACTOR-INSTALLED CONDUIT AT THE BUILDING TO THE CONNECTION AT THE EXISTING LINES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL GAS LINE PAST THE GAS METER, AND BOLLARD PROTECTION FOR THE METER (IF LOCATED IN VEHICULAR AREA). THE GAS COMPANY WILL INSTALL THE METER AND ALL LINES FROM THE SERVICE MAIN TO THE METER.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL LINES TO BE INSTALLED BY THE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL TRENCHES ARE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

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.

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION		G-1 NOTES
02-08			WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:
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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 BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION		G-1 NOTES
02-08			WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:
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APPROVED: JLC	DATE: 2010	SHEET 2 OF 2	

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER 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 THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO 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.

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES
02-08			WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:
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Date	Description	No.
Revisions		

7/31/25

ROBERT G. ADAMS LICENSE No 62117 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Southern Tire Mart AT pilot

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

Drawing Title

GENERAL NOTES

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CONSTRUCTION NOTES

1.) CONTRACTOR SHALL PREVENT ANY SILTATION FROM ENTERING THE STORMSEWER SYSTEM. ALL INLETS & INLET OPENINGS SHALL BE FULLY ENCIRCLED WITH SILT FENCE DURING AND AFTER CONSTRUCTION OF INLET.

2.) NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

3.) MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.

4.) THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE; AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.

5.) CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.

6.) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.

7.) LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.

8.) IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.

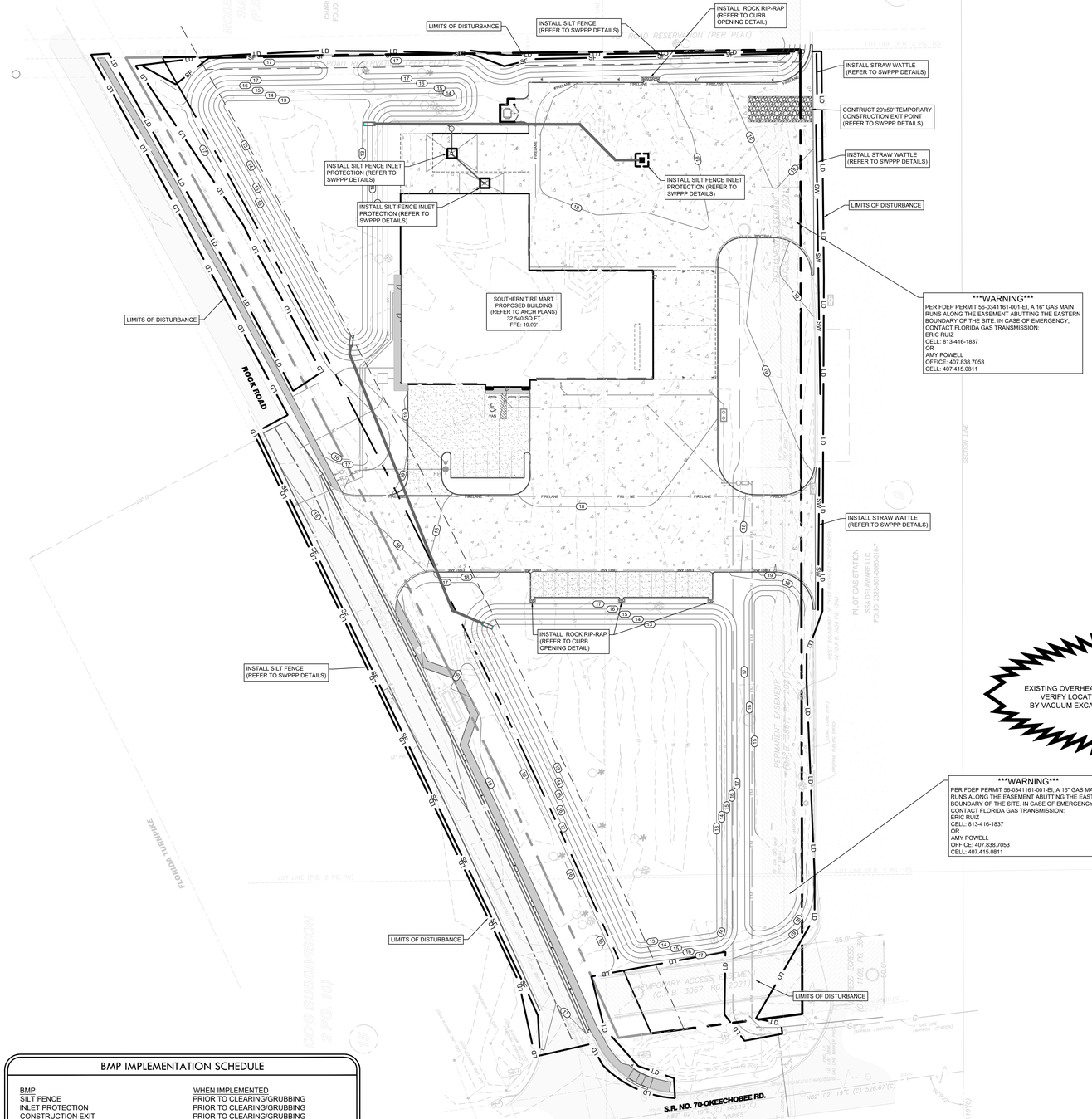
9.) CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

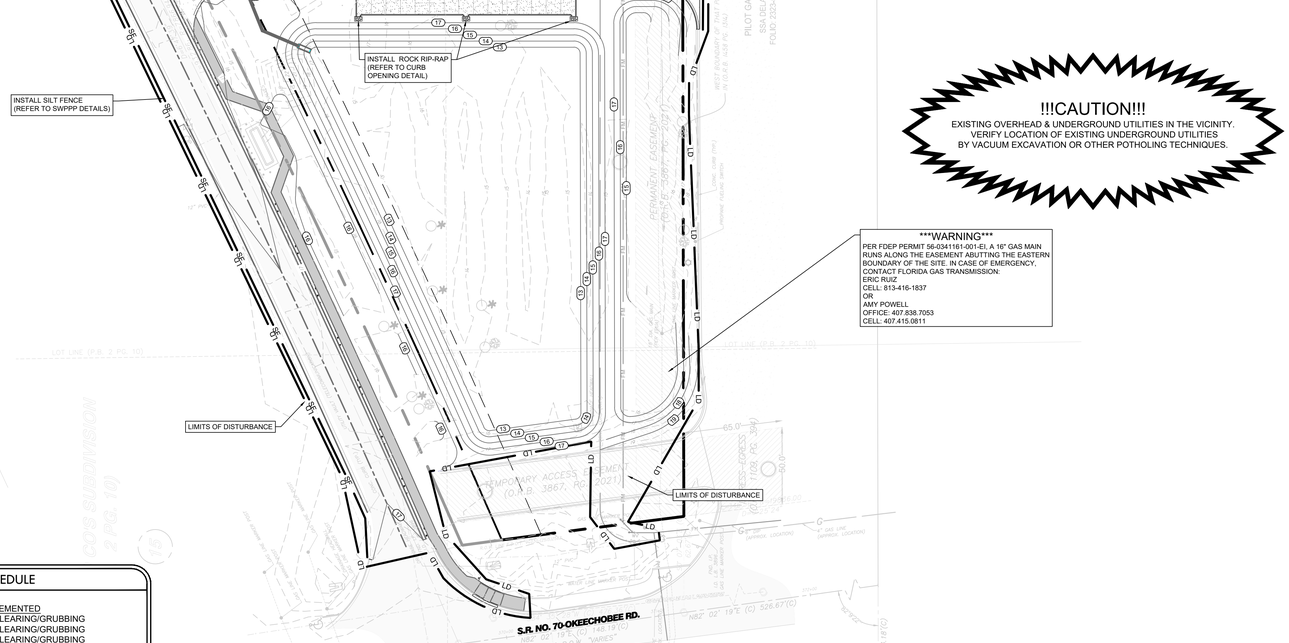
EROSION CONTROL NOTES

1. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
2. OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
3. DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
4. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAS CEASED FOR AT LEAST FOURTEEN DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
5. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDED WITHIN SEVEN DAYS PER LANDSCAPING SPECIFICATIONS.
6. ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION EXIT POINTS ACCORDING TO NOTES SHOWN ON THE DETAIL THEREOF.
7. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPT REMOVAL OF ALL ACCUMULATED SILT IN THE STORM SEWER SYSTEM AND ALONG SILT FENCES.
9. SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THIS SITE.
10. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH E.P.A. STORMWATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL SURFACES.
12. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS.
13. WHENEVER DIRT, ROCK, OR OTHER MATERIALS ARE EXPORTED FOR USE OFF OF THE PRIMARY CONSTRUCTION SITE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORM WATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO ANY EXPORT OF MATERIALS, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A WRITTEN AGREEMENT WITH ANY LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THE SITE WILL BE PROPERLY PERMITTED WHEN REQUIRED AND DESCRIBE THE EROSION CONTROL MEASURES WHICH WILL BE USED. AT A MINIMUM, EROSION CONTROL MEASURES MUST CONSIST OF PERIMETER CONTROLS (HAY BALES OR SILT FENCES) ON ALL DOWNSLOPES AND SIDESLOPE BOUNDARIES OF ANY DISTURBED AREA, PLUS PROVISIONS FOR REVEGETATION AFTER THE FILL MATERIALS ARE IN PLACE.

EROSION CONTROL SEQUENCE

1. INSTALL SILT FENCES & TRIANGULAR SEDIMENT FILTER DIKES AROUND PERIMETER OF PROPERTY AND DISTURBED AREAS AS SHOWN.
2. INSTALL INLET PROTECTION FOR ALL EXISTING GRATE INLETS, CURB INLETS AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES, IF PRESENT.
3. CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
4. COMMENCE GRUBBING AND REMOVAL OF VEGETATION IN AREA TO RECEIVE CUT OR FILL.
5. COMMENCE GRADING OPERATION FOR BUILDING PAD PREPARATION.
6. INSTALL ALL UNDERGROUND UTILITIES.
7. FINALIZE PAVEMENT SUBGRADE PREPARATION.
8. INSTALL ALL PROPOSED STORM SEWER PIPES AND INSTALL INLET PROTECTION SILT FENCES AT ENDS OF EXPOSED PIPES.
9. CONSTRUCT ALL GRATE INLETS AND DRAINAGE STRUCTURES. INLET PROTECTION SILT FENCES MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.
10. REMOVE SILT FENCES AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
11. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT, CURB & GUTTER.
12. INSTALL ALL PAVING, CURB & GUTTER.
13. COMPLETE PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION, IN ACCORDANCE WITH THE LANDSCAPING PLAN.
14. REMOVE TEMPORARY CONSTRUCTION EXIT, SILT FENCES & TRIANGULAR SEDIMENT FILTER DIKES.





!!!CAUTION!!!
EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY.
VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES
BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.

GRAPHIC SCALE
0 40 80 FEET

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR (17)
- INLET PROTECTION
- LIMITS OF DISTURBANCE (LD)
- SILT FENCE (SF)
- STRAW ROLL WATTLE (SW)
- CONSTRUCTION EXIT

NOTICE TO CONTRACTORS - UTILITIES

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BMP IMPLEMENTATION SCHEDULE

BMP	WHEN IMPLEMENTED
SILT FENCE	PRIOR TO CLEARING/GRUBBING
INLET PROTECTION	PRIOR TO CLEARING/GRUBBING
CONSTRUCTION EXIT	PRIOR TO CLEARING/GRUBBING
ROCK CHECK DAM	AFTER DETENTION POND HAS BEEN GRADED
INLET PROTECTION OF NEW PIPES/MANHOLES	DURING UTILITY INSTALLATION
PERMANENT VEGETATIVE STABILIZATION	AFTER FINAL GRADING AND PAVING

SITE DATA

TOTAL LAND AREA: 5.82 AC
DISTURBED AREA: 6.61 AC
IMPERVIOUS: 3.38 AC
PERVIOUS: 3.23 AC
RUNOFF COEFF. PRE-DEV: 0.35
RUNOFF COEFF. POST-DEV: 0.66

NOTE

AREAS TO BE PERMANENTLY STABILIZED WITH VEGETATION AND SEEDING SPECIFICATIONS ARE SHOWN ON LANDSCAPE PLAN.

*** CAUTION: NOTICE TO CONTRACTOR ***

THE CONTRACTOR SHALL NOTE ON SITE PLAN THE LOCATION OF ALL MATERIAL STORAGE AREAS, EQUIPMENT STORAGE AREAS, PETROLEUM TANKS, SOLID WASTE RECEPTACLES, SANITARY FACILITIES, CONCRETE WASHOUT PIT, ANY ON-SITE OR OFF-SITE BORROW OR STOCKPILE AREA, ANY ON-SITE OR OFF-SITE SUPPORT ACTIVITIES (SUCH AS ASPHALT OR CONCRETE PLANTS). CONTRACTOR SHALL ALSO PREPARE, KEEP ON SITE, AND MAINTAIN CURRENT A LIST OF MATERIALS WITH APPROXIMATE QUANTITIES, WHICH ARE STORED ON SITE.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE ENTIRE SITE IS OUTSIDE OF THE 100 YEAR FLOOD ZONE.

NOTE

THERE ARE NO IMPACTS TO THE WATERS OF THE U.S. ON THIS SITE.

EROSION CONTROL MAINTENANCE NOTES

1. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE WHICH COMPLIES WITH THE GENERAL PERMIT REQUIREMENTS AND CLEANED AND REPAIRED WITHIN 48 HOURS OF THE INSPECTION IN ACCORDANCE WITH THE FOLLOWING:
   - 1.A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
   - 1.B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
   - 1.C. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
   - 1.D. THE TEMPORARY PARKING AND STORAGE AREA (IF PRESENT) SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
   - 1.E. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS OR SEDIMENT TRAPS (IF PRESENT) SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
   - 1.F. MAINTENANCE PROCEDURES FOR THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED ARE GIVEN IN SECTION 5 OF THE STORM WATER POLLUTION PREVENTION PLAN.

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THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

Date	Description	No.

Revisions

7/31/25

G. ROBERT ADAMS LICENSE No 62117 STATE OF FLORIDA PROFESSIONAL ENGINEER

LANGAN
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West Palm Beach, Florida 33401
T: 561.473.8300 www.langan.com
FL Certificate of Authorization No. 0000660/LB8171/LB8198

Southern Tire Mart AT pilot

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

Drawing Title

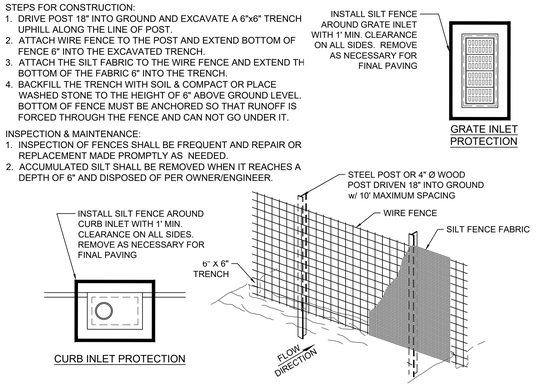
SWPPP SITE MAP

Project No. 532055101	Drawing No. C2.0
Date JULY 2025	
Drawn By	
Checked By	

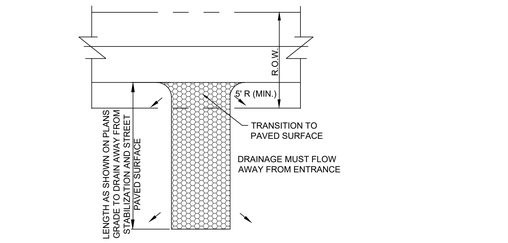
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STEPS FOR CONSTRUCTION:
1. DRIVE POST 18" INTO GROUND AND EXCAVATE A 6"x6" TRENCH UPHILL ALONG THE LINE OF POST.
2. ATTACH WIRE FENCE TO THE POST AND EXTEND BOTTOM OF FENCE 6" INTO THE EXCAVATED TRENCH.
3. ATTACH THE SILT FABRIC TO THE WIRE FENCE AND EXTEND TH BOTTOM OF THE FABRIC 6" INTO THE TRENCH.
4. BACKFILL THE TRENCH WITH SOIL & COMPACT OR PLACE WASHED STONE TO THE HEIGHT OF 6" ABOVE GROUND LEVEL. BOTTOM OF FENCE MUST BE ANCHORED SO THAT RUNOFF IS FORCED THROUGH THE FENCE AND CAN NOT GO UNDER IT.

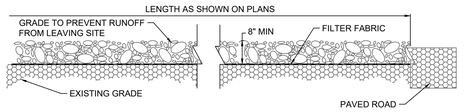
INSPECTION & MAINTENANCE:
1. INSPECTION OF FENCES SHALL BE FREQUENT AND REPAIR OR REPLACEMENT MADE PROMPTLY AS NEEDED.
2. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND DISPOSED OF PER OWNER/ENGINEER.



SILT FENCE/INLET PROTECTION DETAIL
N.T.S.



CONSTRUCTION EXIT
N.T.S.

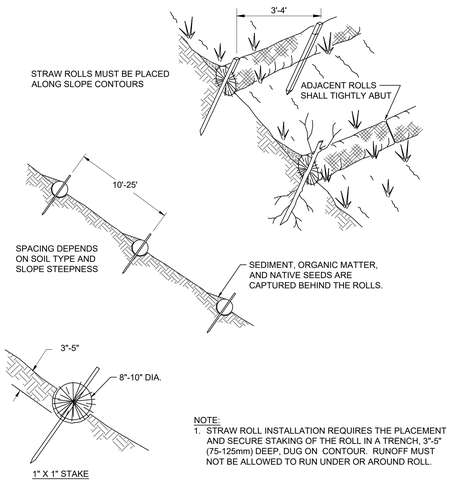


CONSTRUCTION EXIT PROFILE VIEW
N.T.S.

STABILIZED CONSTRUCTION EXIT

1. STONE SHALL BE 5 TO 10 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 8 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN FLUSHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

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NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW ROLL WATTLE
N.T.S.

No.	Description	Date

Revisions

7/31/25

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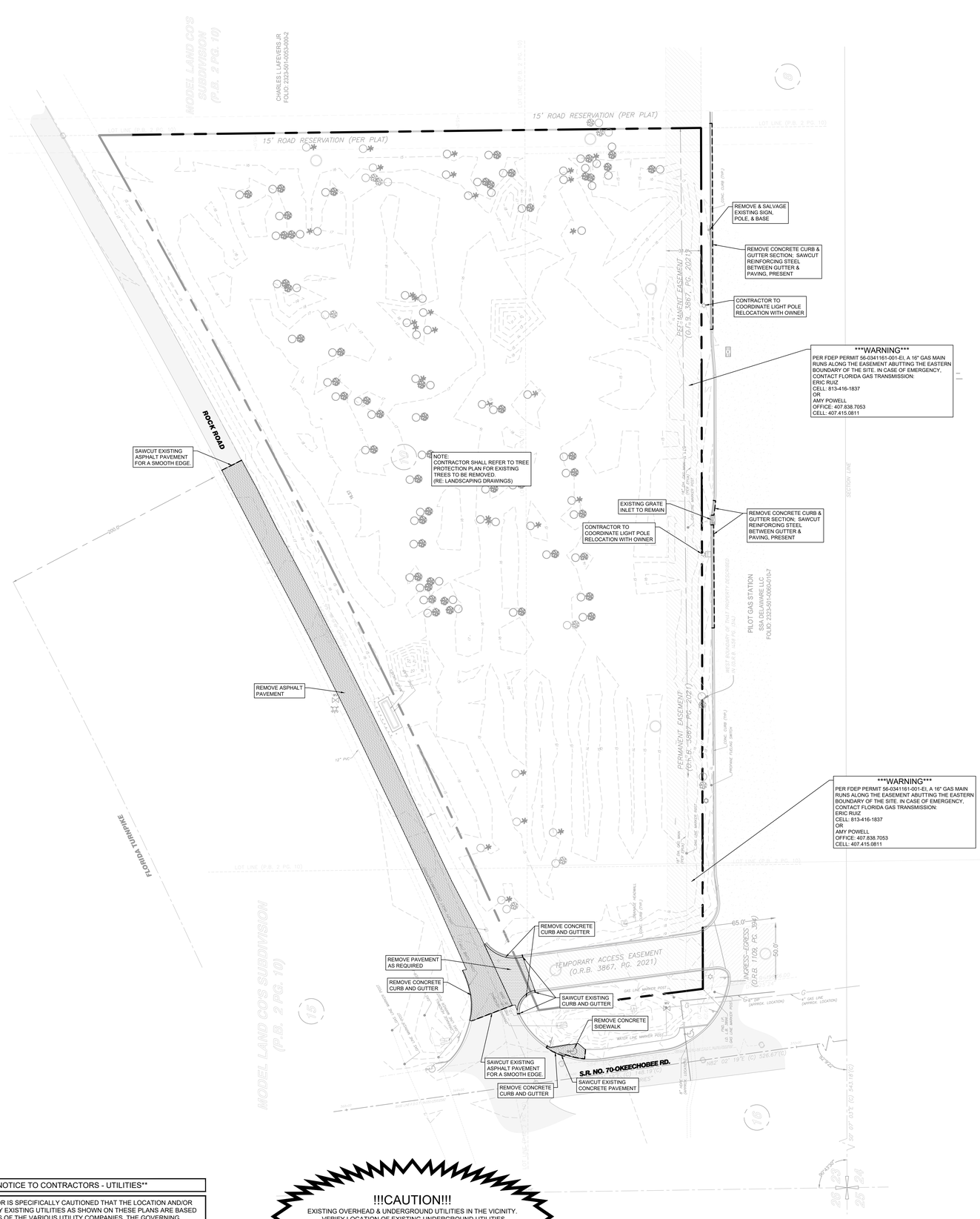
ST. LUCIE COUNTY FLORIDA

Drawing Title

SWPPP DETAILS

Project No. 532055101	Drawing No. C2.1
Date JULY 2025	
Drawn By	
Checked By	

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GRAPHIC SCALE

0 40 80 FEET

LEGEND

SAWCUT

PAVEMENT REMOVAL

!!!CAUTION!!!

EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.

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Southern Tire Mart AT pilot

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

Drawing Title

DEMOLITION PLAN

Project No.	Drawing No.
532055101	C3.0
Date: JULY 2025	
Drawn By: -	
Checked By: -	

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SITE MAP
NTS

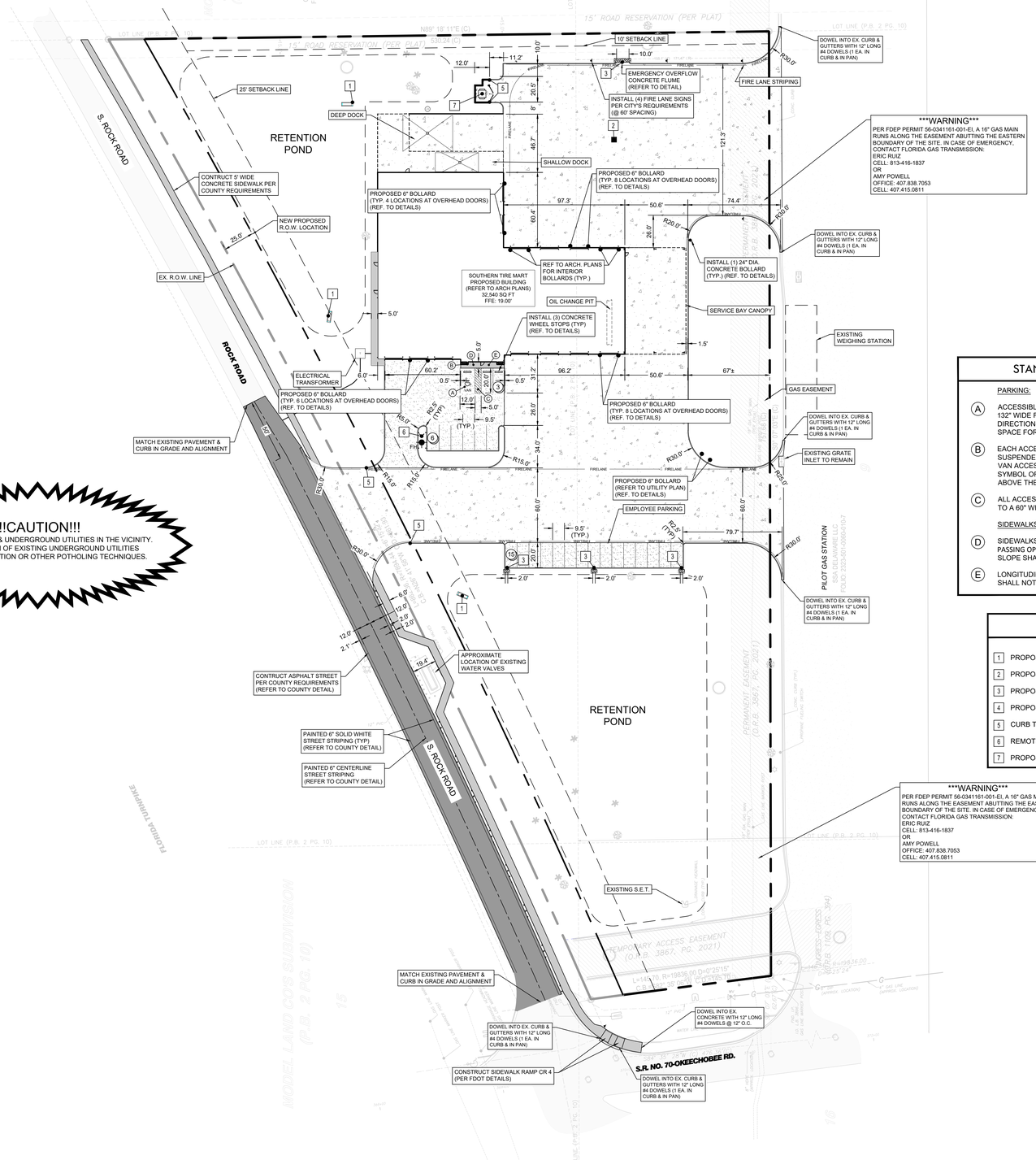
OWNER
TL WALLACE CONSTRUCTION
4025 HWY. 35N
COLUMBIA, MISSISSIPPI 39429
CONTACT: DAVID SKINNER
PHONE: (601) 736-4525
EMAIL: dskinner@tlwallace.com

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VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES
BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.

SITE INFORMATION	
ZONING:	C3 - GENERAL COMMERICIAL ZONE
BUILDING HEIGHT:	31'-2"
TOTAL LOT AREA:	253,358.9 SF (5.82 AC)
TOTAL IMPERVIOUS AREA:	130,498.25 SF (3.00 AC)
FLOOR AREA RATIO:	TBA

PARKING REQUIREMENTS	
TOTAL BUILDING AREA:	32,540± S.F.
TOTAL SPACES PROVIDED:	24
ACCESSIBLE PARKING SPACES REQUIRED:	1
ACCESSIBLE PARKING SPACES PROVIDED:	1 (1 VAN)

NOTES:
1) ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTER 32 AND 121 AND STANDARD SPECIFICATION ADOPTED BY THE COMMISSION OF FEBRUARY 13,1973, AS AMENDED.



KEYNOTE LEGEND

1. PROPOSED SAFETY END TREATMENT (REFER TO STORM SEWER PLAN)
2. PROPOSED GRATE INLET (REFER TO STORM SEWER PLAN)
3. PROPOSED CURB OPENING (REFER TO GRADING PLAN & DETAILS)
4. PROPOSED CONCRETE FLUME
5. CURB TRANSITION
6. REMOTE FDC AND BOLLARDS (REFER TO UTILITY PLAN & DETAILS)
7. PROPOSED DUMPSTER ENCLOSURE (REF. ARCH. PLANS)

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

(A) ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE FOR NO LESS THAN ONE VAN SPACE FOR EVERY 6 ACCESSIBLE SPACES.

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. APPROPRIATE VAN ACCESSIBLE SPACES MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF SIGN.

(C) ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

SIDEWALKS AND ACCESSIBLE ROUTES:

(D) SIDEWALKS (ACCESSIBLE ROUTES) MUST BE AT LEAST 36" WIDE WITH 5'X5' CLEAR PASSING OPPORTUNITIES IN INCREMENTS LESS THAN 150 LF SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:48 (2%)

(E) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

GRAPHIC SCALE
0 40 80 FEET
1" = 40'

LEGEND

- PROPOSED FACE AND BACK OF CURB
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (REF. TO DETAILS)
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT (REF. TO DETAILS)
- ASPHALT (REF. TO DETAILS)
- PARKING COUNT (5)
- PROPOSED CONCRETE SIDEWALK PAVEMENT

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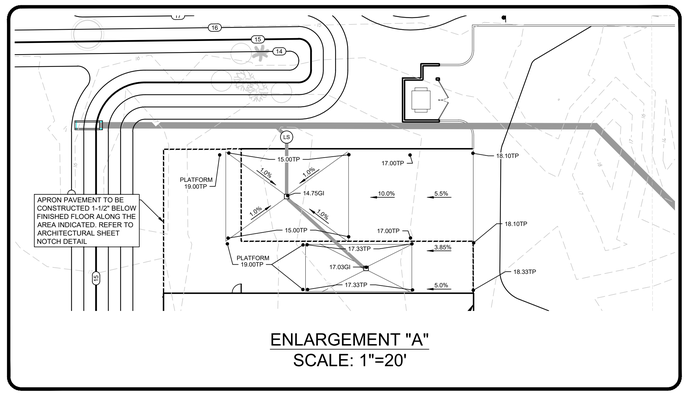
Southern Tire Mart AT pilot.

CITY OF FT. PIERCE
ST. LUCIE COUNTY FLORIDA

Drawing Title
SITE PLAN

Project No.	Drawing No.
532055101	C4.0
Date: JULY 2025	
Drawn By: TC	
Checked By: MSH	

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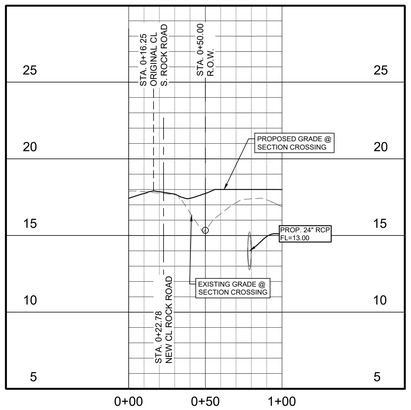


ENLARGEMENT "A"
SCALE: 1"=20'

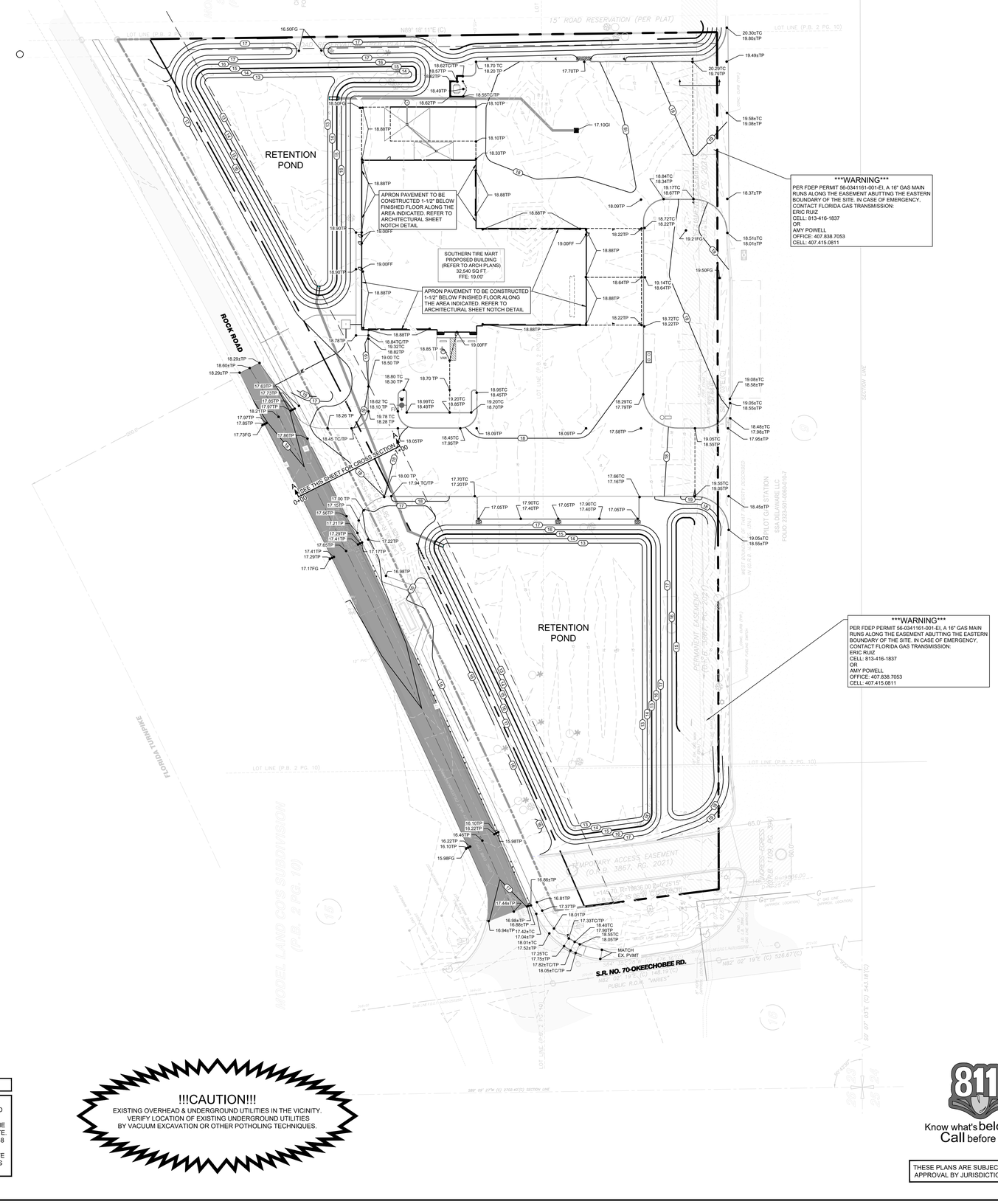
SITE GRADING

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED BY AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 100 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

PROFILE OF SECTION A-A



HORIZONTAL: 1"=40'
VERTICAL: 1"=4'



LEGEND

PROPOSED CONTOUR	17
EXISTING CONTOUR	
FLOWLINE	
GRADE BREAK	
ACCESSIBLE ROUTE	
SPOT GRADE	100.00 TP
EXISTING FLOW ARROW	
PROPOSED FLOW ARROW	

FG	FINISHED GRADE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
FL	FLOWLINE
FP	FINISHED PAD
FF	FINISHED FLOOR
T	TOP OF STEPS
B	BOTTOM STEPS
TW	TOP WALL

GRAPHIC SCALE
0 40 80 FEET

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Date	Description	No.
Revisions		

7/31/25

ROBERT G. ADAMS LICENSE No 62117 STATE OF FLORIDA PROFESSIONAL ENGINEER

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FL Certificate of Authorization No. 00006601/LB8171/LB8198

Southern Tire Mart AT pilot

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

Drawing Title

GRADING PLAN

Project No.	532055101
Date	JULY 2025
Drawn By	
Checked By	
Drawing No.	C5.0

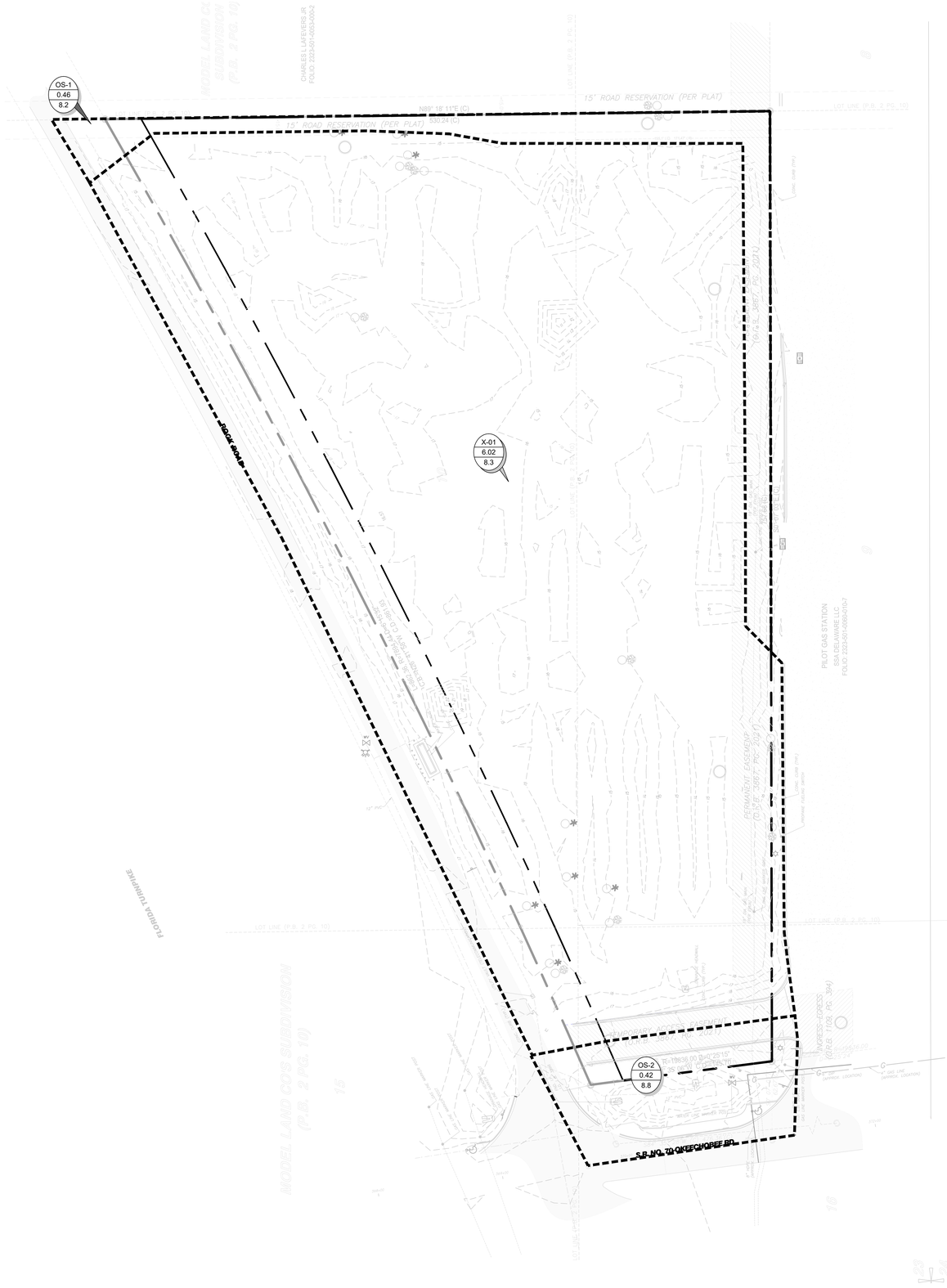
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GRAPHIC SCALE
0 40 80 FEET

LEGEND

DRAINAGE BASIN — BASIN NAME: DA-00; ACRES: 1.00; 25 YR RUNOFF (IN): 5.00

DRAINAGE AREA

PRE-DEVELOPED COMPOSITE CURVE NUMBER

Drainage Area Number	Curve Numbers: Parking lots, Roofs, Driveways (Soil Group D)	Industrial (Soil Group D)	Open Space, Good Condition, Grass Cover (Soil Group D)	Undeveloped Brush (Soil Group D)	Residential (Soil Group C)	Residential (Soil Group D)	Total Area (acres)	Composite Curve Number
	98	93	80	83	83	87		
OS-1	0.08		0.38					84
OS-2	0.18		0.24					
X-1	0.40			5.62			6.02	84

PRE-DEVELOPMENT RUNOFF DEPTH CALCULATIONS

Drainage Area Designation	Drainage Area	Curve Number	25-Year Rainfall Depth (I25)	25-Year Runoff (Q25)	Comments
-	(ac)	"CN"	(in)	(in)	
OS-1	0.46	83	10.30	8.2	
OS-2	0.42	88	10.30	8.8	
X-1	6.02	84	10.30	8.3	

Note: Calculations based on USDA "Urban Hydrology for Small Watersheds TR-55".

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7/31/25

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CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

Drawing Title

EXISTING DRAINAGE AREA MAP

Project No.	Drawing No.
532055101	C6.0
Date: JULY 2025	
Drawn By:	
Checked By: -	

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FILE NAME: DRAINAGE AREA MAP.dwg PLOTTED BY: Ross French PLOT DATE: Thursday, July 31, 2025 10:13:24 AM
FULL PATH: \\langan.com\data\TYL\data1\532055101\Project Data\CAD\03 - Production\DRAINAGE AREA MAP.dwg

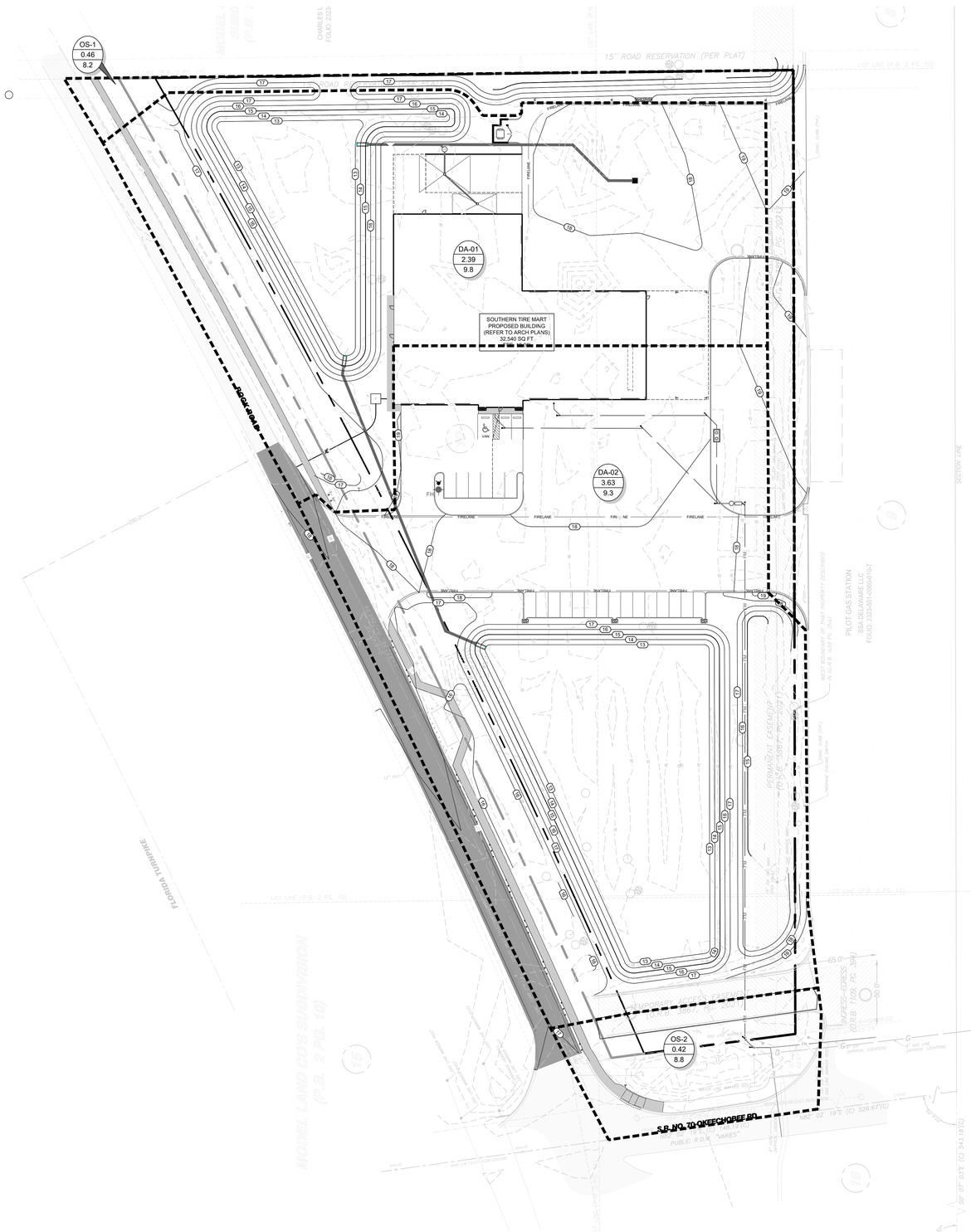
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GRAPHIC SCALE
0 40 80 FEET

LEGEND

DRAINAGE BASIN — BASIN NAME: DA-00; ACRES: 1.00; 25 YR RUNOFF (IN): 5.00

DRAINAGE AREA

POST-DEVELOPED COMPOSITE CURVE NUMBER

Drainage Area Number	Curve Numbers: Parking lots, Roofs, Driveways (Soil Group D)	Open Space, Good Condition (Soil Group D)	Undeveloped Brush (Soil Group D)	Undeveloped (Soil Group D)	Residential (Soil Group C)	Residential (Soil Group D)	Total Area (acres)	Composite Curve Number
	98	80	83	84	83	87		
OS-1	0.08	0.38					0.46	83
OS-2	0.18	0.24					0.42	88
DA-1	2.10	0.29					2.39	96
DA-2	2.10		1.53				3.63	92

POST-DEVELOPMENT RUNOFF DEPTH CALCULATIONS

Drainage Area Designation	Drainage Area	Curve Number	25-Year Rainfall Depth (I25)	25-Year Runoff (Q25)	
-	(ac)	"CN"	(in)	(in)	
OS-1	0.46	83	10.30	8.2	
OS-2	0.42	88	10.30	8.8	
DA-1	2.39	96	10.30	9.8	
DA-2	3.63	92	10.30	9.3	

Note: Calculations based on FDOT Drainage Manual

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CITY OF FT. PIERCE

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Drawing Title

PROPOSED DRAINAGE AREAS -SCS

Project No.	Drawing No.
532055101	C6.1
Date: JULY 2025	
Drawn By:	
Checked By: -	

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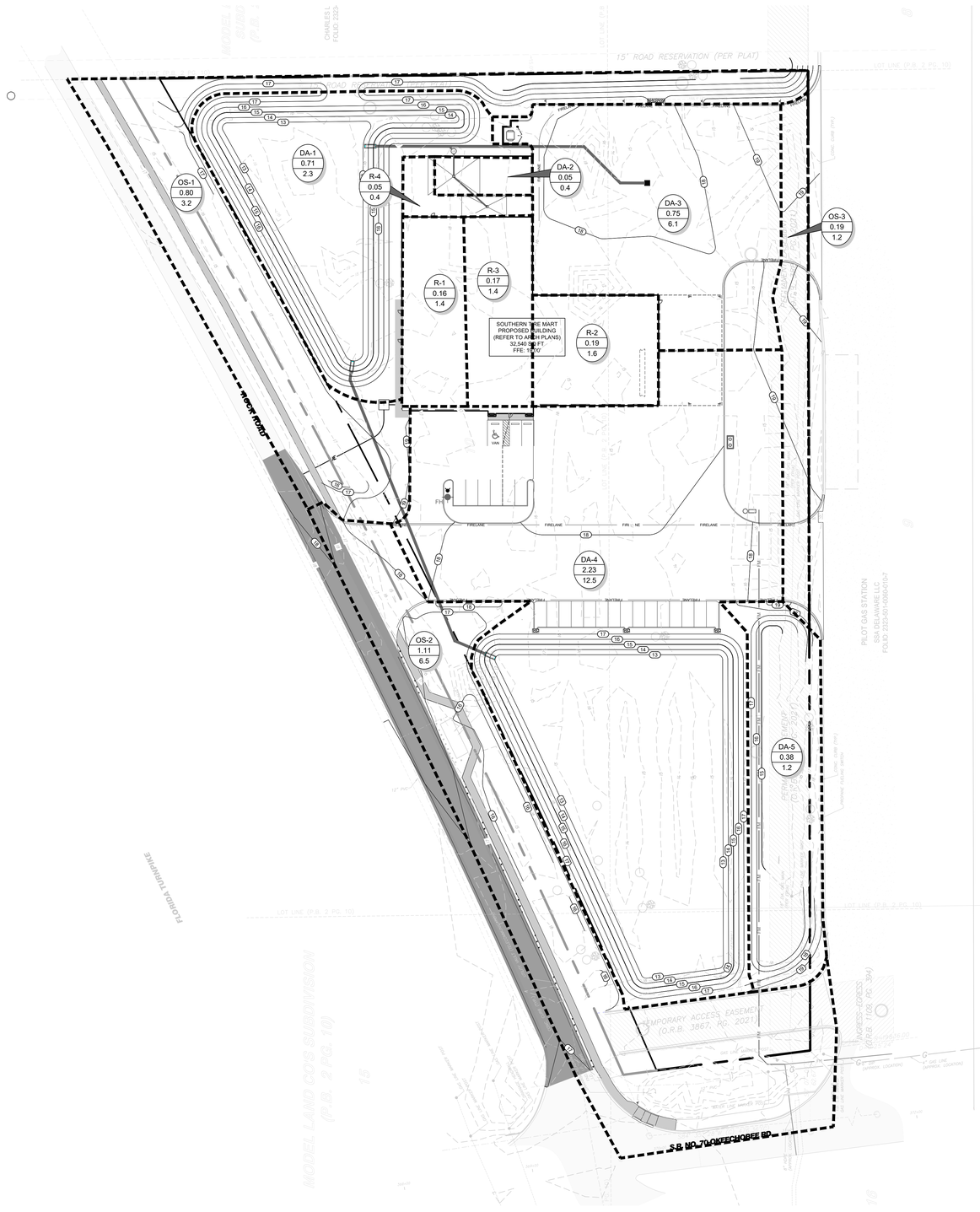
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GRAPHIC SCALE
0 40 80 FEET

LEGEND
DRAINAGE BASIN — BASIN NAME: DA-00; ACRES: 1.00; 25 YR RUNOFF (IN): 5.00
DRAINAGE AREA

POST-DEVELOPED COMPOSITE RUNOFF COEFFICIENTS

Drainage Area Number	Runoff Coefficients: Impervious	Runoff Coefficients: Pervious	Total Acres (acres)	Composite Runoff Coefficient
	0.95	0.35		
OS-1	0.13	0.67	0.80	0.45
OS-2	0.57	0.54	1.11	0.66
OS-3	0.09	0.10	0.19	0.63
DA-1	0.02	0.69	0.71	0.37
DA-2	0.05		0.05	0.95
DA-3	0.69	0.06	0.75	0.90
DA-4	1.03	1.20	2.23	0.63
DA-5		0.38	0.38	0.35
R-1	0.16		0.16	0.95
R-2	0.19		0.19	0.95
R-3	0.17		0.17	0.95
R-4	0.05		0.05	0.95

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS

Drainage Area Designation	Drainage Area	Runoff Coefficient	Time of Concentration	2-Year Rainfall Intensity (I2)	2-Year Peak Discharge (Q2)	10-Year Rainfall Intensity (I10)	10-Year Peak Discharge (Q10)	25-Year Rainfall Intensity (I25)	25-Year Peak Discharge (Q25)	100-Year Rainfall Intensity (I100)	100-Year Peak Discharge (Q100)	Comments
-	(ac)	"C"	(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	
OS-1	0.80	0.45	10	4.65	1.7	7.15	2.6	8.95	3.2	12.10	4.3	
OS-2	1.11	0.66	10	4.65	3.4	7.15	5.2	8.95	6.5	12.10	8.8	
OS-3	0.19	0.63	10	5.65	0.7	8.15	1.0	9.95	1.2	13.10	1.6	
DA-1	0.71	0.37	10	4.65	1.2	7.15	1.9	8.95	2.3	12.10	3.2	
DA-2	0.05	0.95	10	4.65	0.2	7.15	0.3	8.95	0.4	12.10	0.6	
DA-3	0.75	0.90	10	4.65	3.1	7.15	4.8	8.95	6.1	12.10	8.2	
DA-4	2.23	0.63	10	4.65	6.5	7.15	10.0	8.95	12.5	12.10	16.9	
DA-5	0.38	0.35	10	4.65	0.6	7.15	1.0	8.95	1.2	12.10	1.6	
R-1	0.16	0.95	10	4.65	0.7	7.15	1.1	8.95	1.4	12.10	1.8	
R-2	0.19	0.95	10	4.65	0.8	7.15	1.3	8.95	1.6	12.10	2.2	
R-3	0.17	0.95	10	4.65	0.8	7.15	1.2	8.95	1.4	12.10	2.0	
R-4	0.05	0.95	10	5.65	0.3	7.15	0.3	8.95	0.4	12.10	0.6	
Total	6.57				19.7		30.3		37.9		51.2	

Note: Calculations based on the Rational Method: Q = C*I*A. Rainfall Intensities Taken from NOAA Precipitation Frequency Data Server

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Drawing Title
PROPOSED DRAINAGE AREAS - RATIONAL

Project No.	Drawing No.
532055101	C6.2
Date: JULY 2025	
Drawn By:	
Checked By: -	

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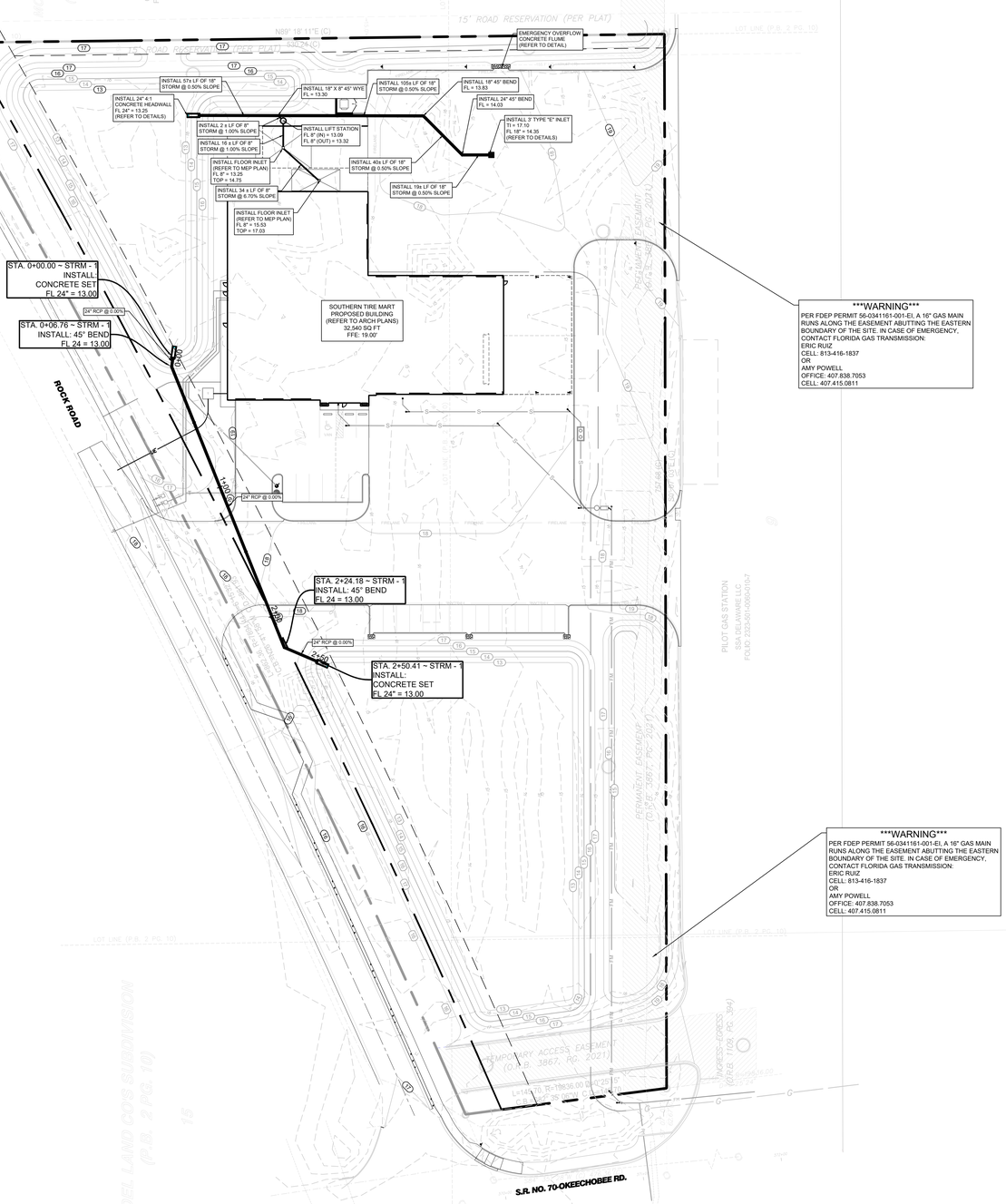
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0 40 80 FEET

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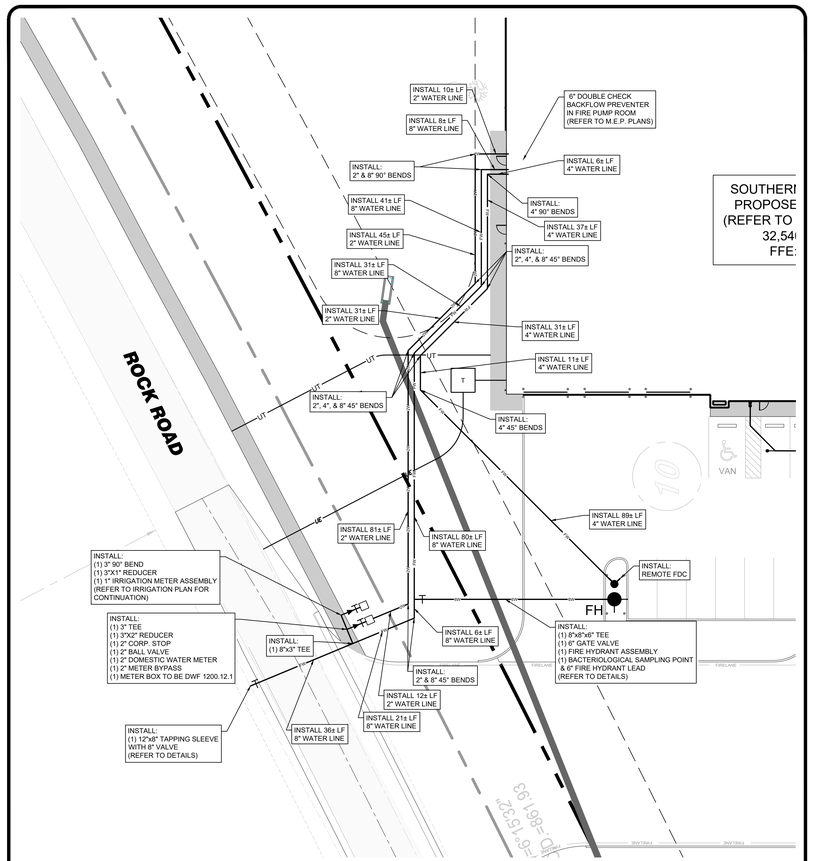
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Drawing Title

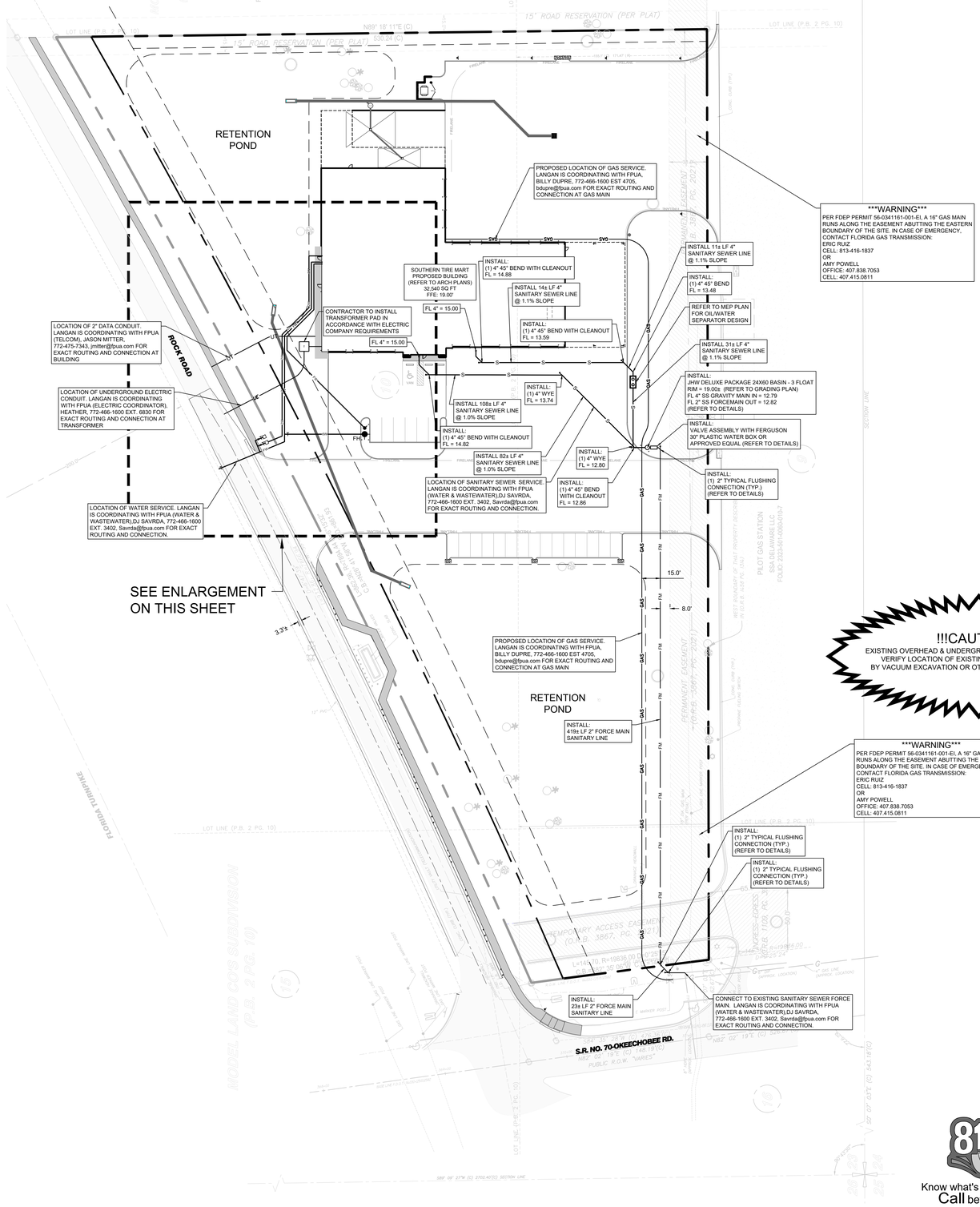
STORM SEWER PLAN

Project No.	Drawing No.
532055101	C7.0
Date: JULY 2025	
Drawn By:	
Checked By: -	

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(ENLARGEMENT)
SCALE: 1"=20'



GRAPHIC SCALE
0 40 80 FEET

LEGEND

PROPOSED UNDERGROUND ELECTRIC	UE
PROPOSED GAS	GAS
PROPOSED SANITARY SEWER	S
PROPOSED FORCE MAIN	FM
PROPOSED UNDERGROUND TELEPHONE	UT
PROPOSED FIRE WATER (AS NOTED ON UTILITY PLAN)	FW
PROPOSED 2" DOMESTIC WATER LINE	2W
PROPOSED FIRE HYDRANT	FH
PROPOSED TRANSFORMER	T

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EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.

**** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY ORTHOTEK GEOSPATIAL SOLUTIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

****NOTICE TO CONTRACTORS - UTILITIES****

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

Date	Description	No.
Revisions		

7/31/25

G. ROBERT ADAMS LICENSED No 62117 STATE OF FLORIDA PROFESSIONAL ENGINEER

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FL Certificate of Authorization No. 00006601/LB8171/LB8198

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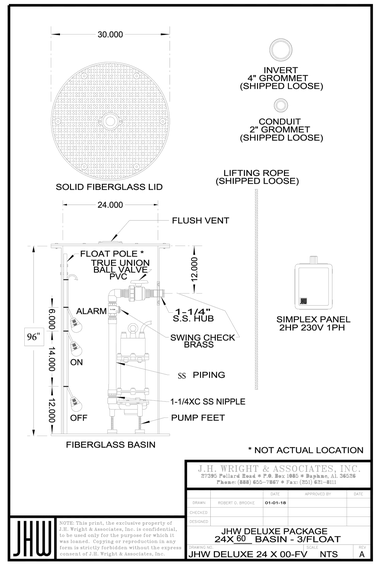
Drawing Title

UTILITY PLAN

Project No. 532055101	Drawing No. C8.0
Date JULY 2025	
Drawn By	
Checked By	

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FILE NAME: UTILITY PLAN.dwg PLOTTED BY: Ross French
FULL PATH: \\langan.com\data\TYL\data1\532055101\Project Data\CAD\03 - Production\UTILITY PLAN.dwg



J.H. WRIGHT & ASSOCIATES, INC.
37295 Pollard Road • P.O. Box 1981 • Dayton, AL 36256
Phone: (888) 855-7987 • Fax: (251) 421-811

		APPROVED BY	DATE
DRAWN	ROBERT D. BROOKS	01-01-18	
CHECKED			
ESTIMATED			

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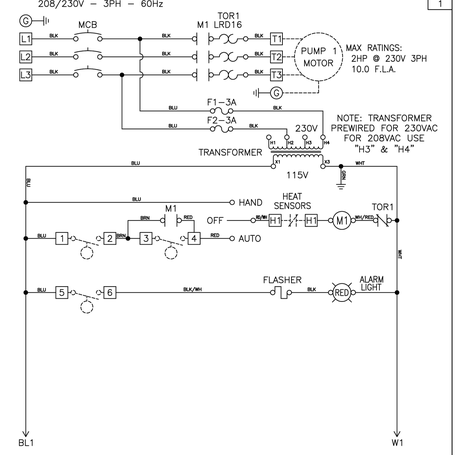
JHW DELUXE PACKAGE
24X 60 BASIN - 3/FLOAT

DRAWING NO.		SIZE
JHW DELUXE 24 X 00-FV	NTS	A

S3-2HP-208-230-3-N-N

KCP-J006 PAGE 1

POWER CIRCUIT (3 WIRE SERVICE)
208/230V – 3PH – 60Hz

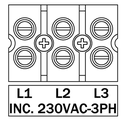


NOTES: FLOAT SWITCH TO BE RATED 2 AMP AT 120V MINIMUM.
MAIN PANEL DISCONNECT MUST BE PROVIDED BY INSTALLER.
DASHED LINES INDICATE ITEMS NOT CONTAIN IN THE PANEL.
REQUIRED TORQUE FOR TERMINAL BLOCK SCREWS IS 16 in–lbs.
FIELD WIRING MUST BE A MINIMUM OF 60°C COPPER WIRE.

CHANGES	TOLERANCES	DRAWN BY	DATE	SCHEMATIC, ELECTRICAL SIMPLEX 230V–3PH
F	DECIMALS .XXX = ±.005 .XX = ±.010 FRACTIONAL X/X = ±1/64 ANGLES X° = ±1/2°		08/11/12	
E		MATERIAL SPECIFICATION: AS NOTED		SCALE: FULL / PART NO. S3-2HP-208-230-3-N-N
D				
C				
B				
A				

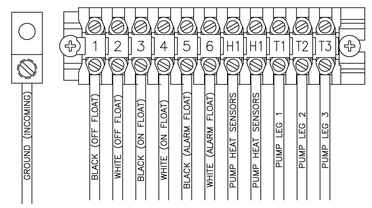
TIGHTENING TORQUE FOR TERMINAL BLOCK IS 16 in–lbs.

S3-2HP-208-230-3-N-N



CONNECTION DIAGRAM

PUMP & FLOAT CONNECTIONS



CHANGES	TOLERANCES	DRAWN BY	DATE	POWER CONNECTION DIAGRAM SIMPLEX(230V)
F	DECIMALS .XXX = ±.005 .XX = ±.010 FRACTIONAL X/X = ±1/64 ANGLES X° = ±1/2°		08/11/12	
E		MATERIAL SPECIFICATION: AS NOTED		SCALE: FULL / PART NO. S3-2HP-208-230-3-N-N
D				
C				
B				
A				

Date	Description	No.
Revisions		

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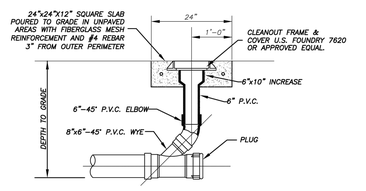
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Drawing Title

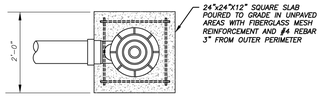
LIFT STATION DETAILS

Project No.	Drawing No.
532055101	C8.1
Date: JULY 2025	
Drawn By	
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SECTION



PLAN

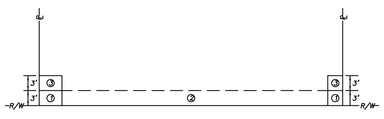
TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
10-06 DATE	REVISION:	BY: / APPD.
DESIGNED: JLC	COMPUTER FILE #: SEWER DETAIL 200903.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



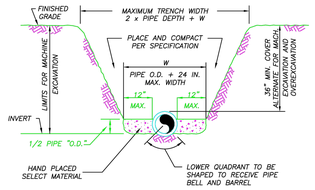
NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD	WATER METER PLACEMENT POLICY	W-1
03-09 02-15 DATE	REVISION:	SLL BY / JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: WATER DETAILS 200903.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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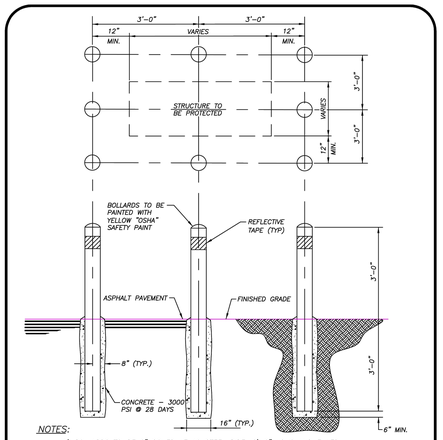
NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

FPUA COMMUNITY PROUD	TYPICAL TRENCH DETAIL	M-1
03-09 CONCRETE SLAB DATE	REVISION:	SLL BY / JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200903.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

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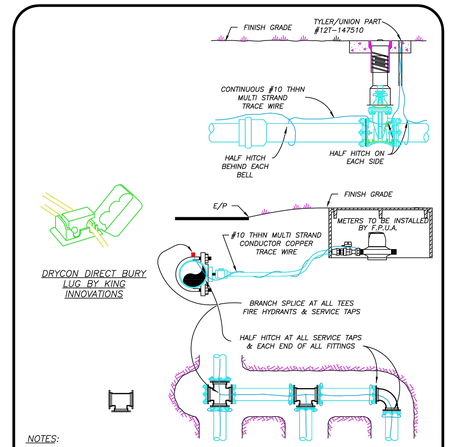


NOTES:

1) BOLLARDS TO BE 6" SCHEDULE 40 STEEL PIPE, 6'-0" LONG AND FILLED WITH CONCRETE.
2) BOLLARDS ON SIDE NOT ACCESSIBLE TO VEHICLES MAY BE OMITTED BY THE APPROVING AGENCY.
3) PLACE 6" WIDE YELLOW CLASS 4 REFLECTIVE TAPE 4" DOWN FROM TOP FOR FULL DIAMETER ON ALL BOLLARDS.
4) CONTRACTOR TO ASSURE THAT BOLLARDS ARE PLACED TO ALLOW FULL ACCESS TO THE PROTECTED FACILITY.

FPUA COMMUNITY PROUD	BOLLARD DETAIL	M-12
03-09 CONCRETE SLAB DATE	REVISION:	SLL BY / JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200903.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

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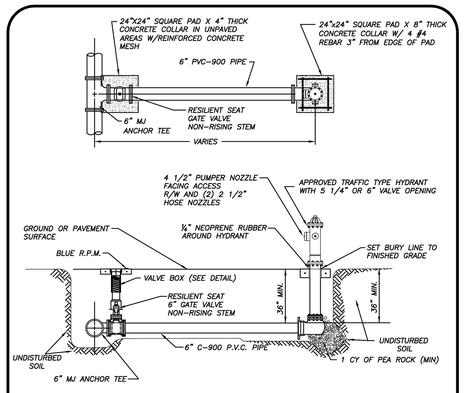
NOTES:

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

TRACE WIRE
(N.T.S.)

FPUA COMMUNITY PROUD	TRACE WIRE DETAIL	M-11
03-09 CONCRETE SLAB DATE	REVISION:	SLL BY / JLC APPD.
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DRAWN BY: SLL	SCALE:	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

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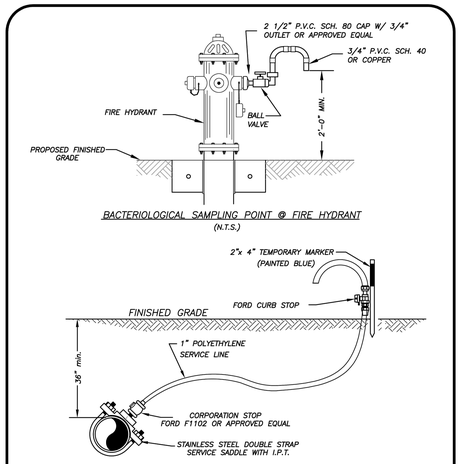
NOTES:

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.)

FPUA COMMUNITY PROUD	TYPICAL FIRE HYDRANT ASSEMBLY	W-5
03-09 DESIGN DATE	REVISION:	SLL BY / JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: WATERDETAIL.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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

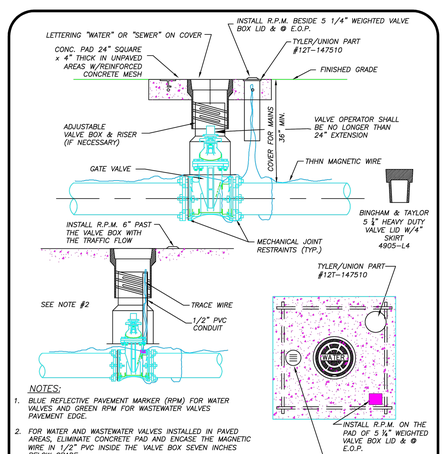
BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

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

FPUA COMMUNITY PROUD	BACTERIOLOGICAL SAMPLING POINT DETAIL	W-6
03-09 02-15 DATE	REVISION:	SLL BY / JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: WATERDETAIL.DWG	WATER/WASTEWATER ENGINEERING
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APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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NOTES:

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

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

FPUA COMMUNITY PROUD	TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 CONCRETE SLAB DATE	REVISION:	SLL BY / JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200903.DWG	WATER/WASTEWATER ENGINEERING
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Date	Description	No.
Revisions		

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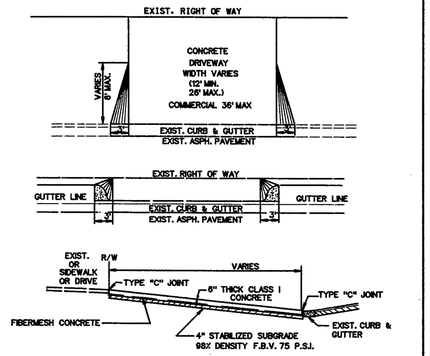
Drawing Title

FPUA DETAILS

Project No.	Drawing No.
532055101	C9.0
Date: JULY 2025	
Drawn By	
Checked By	

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GENERAL CONSTRUCTION NOTES:

1. CONCRETE STRENGTH TO BE 2500 P.S.I. AT 28 DAYS.
2. SUBBASE TO BE 98% DENSITY - F.B.V. 75 P.S.I.
3. THE CONCRETE SHALL BE GIVEN A BROOM FINISH AND THE EDGES OF THE SIDEWALK SHALL BE FINISHED WITH A EDGING TOOL HAVING AN RADIUS OF ½ INCH.

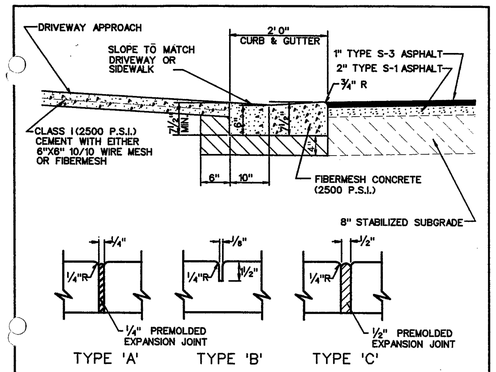
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TECHNICAL SPECIFICATIONS AND DETAILS

DRIVEWAY DETAILS

REVISIONS

SHEET No. D1

SCALE: N.T.S. | ISSUED AUGUST 1998



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

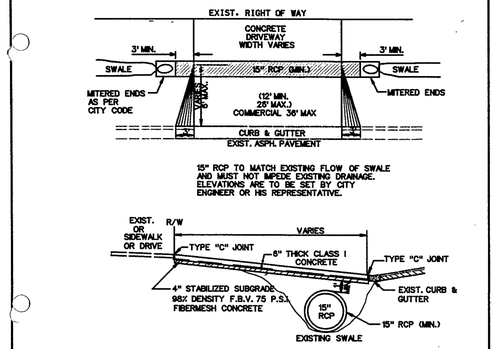
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

CONCRETE DRIVEWAY CURB WITH JOINT DETAILS

REVISIONS

SHEET No. D2

SCALE: N.T.S. | ISSUED AUGUST 1998



GENERAL DRIVEWAY CONSTRUCTION NOTES:

1. CONCRETE STRENGTH TO BE 2500 P.S.I. AT 28 DAYS.
2. SUBBASE TO BE 98% DENSITY - F.B.V. 75 P.S.I.
3. THE CONCRETE SHALL BE GIVEN A BROOM FINISH.
4. 15" RCP MINIMUM PIPE SIZE TO BE USED, AND MUST BE 1' BELOW DRIVEWAY.
5. SEE MITERED END DETAILS FOR SPECIFICATIONS ON MITERED ENDS (REQUIRED BY CITY CODE).

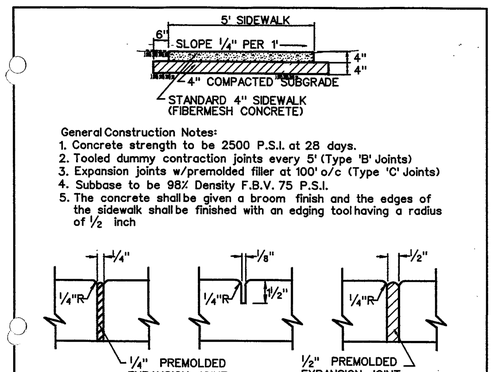
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TECHNICAL SPECIFICATIONS AND DETAILS

DRIVEWAY DETAILS

REVISIONS

SHEET No. D3

SCALE: N.T.S. | ISSUED AUGUST 1998



General Construction Notes:

1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density F.B.V. 75 P.S.I.
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of ½ inch

'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

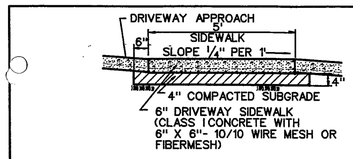
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL 4" SIDEWALK DETAIL

REVISIONS

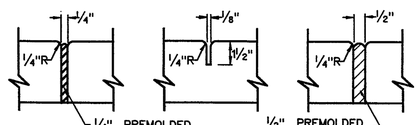
SHEET No. SW2

SCALE: N.T.S. | ISSUED AUGUST 1998



General Construction Notes:

1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density F.B.V. 75 P.S.I.
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of ½ inch



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

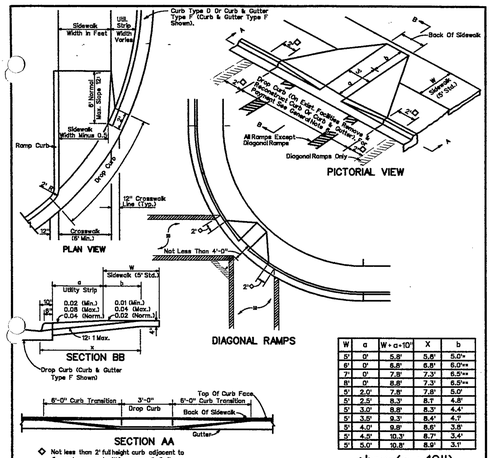
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TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL 6" SIDEWALK DETAIL

REVISIONS

SHEET No. SW3

SCALE: N.T.S. | ISSUED AUGUST 1998



W	a	W+a+10'	X	b
5'	0'	5.8'	5.8'	5.0'+
6'	0'	6.8'	6.8'	6.0'+
7'	0'	7.8'	7.3'	6.5'++
8'	0'	8.8'	7.3'	6.5'++
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.9'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.7'
5'	4.0'	9.8'	8.6'	3.9'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

*b=x-(a + 10'')

b=Distance from front edge of sidewalk to back point of 12:1 slope.
*=Back of sidewalk drop required for all sidewalk slopes.
**=Back of sidewalk drop required for sidewalk slopes 0.04 and part 0.02.

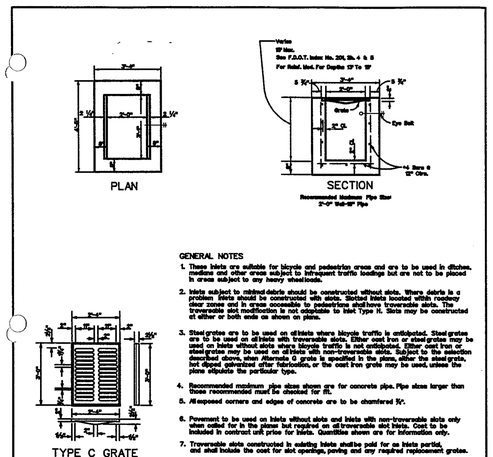
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAP RAMPS

REVISIONS
BAR 4/10/01

SHEET No. SW5

SCALE: N.T.S. | ISSUED AUGUST 1998


2'-0"
3'-0"
2 ½"
3'-0"
2 ½"
PLAN
Varies 19" Max. See F.D.O.T. Index No. 206, Sh. 4 & 5 For Relat. Med. For Depths 12" To 19"
2 ½"
Grate
3'-0"
Eye Bolt
12"
5"
4" Bars @ 12" Ctrs.
SECTION
Recommended Maximum Pipe Size 2'-0" Std.-90° Pipe
GENERAL NOTES
1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheelloads.
2. Inlets subject to mitered debris should be constructed without slots. Where debris is a major problem, it is recommended that mitered inlets, slotted inlets be located with respect to other inlets so as to provide a bypass in the event of a clogged inlet. Where a non-traversable slot modification is not objectionable to inlet Type H, slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the exception described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.
TYPE C GRATE
Approx. Weight 235 Lbs.

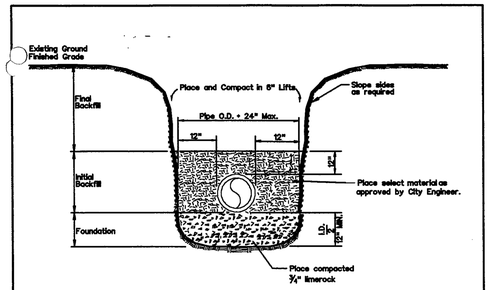
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TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "C" INLET

REVISIONS

SHEET No. DRA 6

SCALE: N.T.S. | ISSUED AUGUST 1998



General Construction Notes:

1. All trenching shall comply with the requirements of the Florida Trench Safety Act.
2. Foundation -¾" LIMEROCK a minimum of 12" in depth.
3. Initial backfill - The material placed to 12" above the pipe shall be placed in six inch layers and compacted with mechanical tampers to at least 95% maximum density as determined by AASHTO T-99.
4. Final Backfill - To be placed in layers not to exceed one foot in thickness and compacted with appropriate equipment to at least 95% maximum density as determined by AASHTO T-99

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TRENCH DETAIL

REVISIONS

SHEET No. DRA 4

SCALE: N.T.S. | ISSUED AUGUST 1998

Date	Description	No.
Revisions		

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Southern Tire Mart AT pilot

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

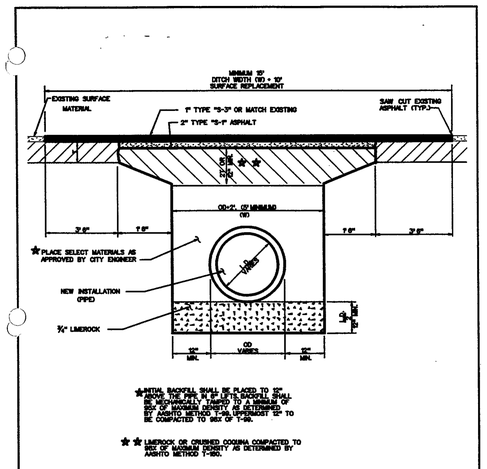
Drawing Title

CITY OF FT. PIERCE DETAILS

Project No.	Drawing No.
532055101	C9.1
Date: JULY 2025	
Drawn By	
Checked By	

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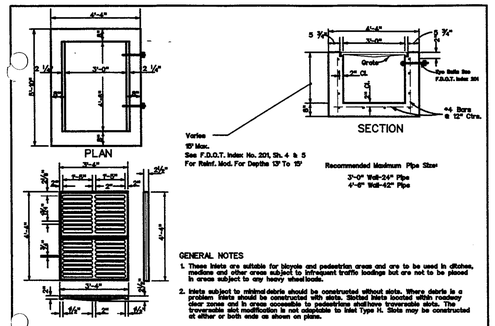
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TECHNICAL SPECIFICATIONS AND DETAILS

PAVEMENT RESTORATION DETAIL WITH TRENCH

REVISIONS

SHEET No. PV7

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GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to mildred debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for on inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

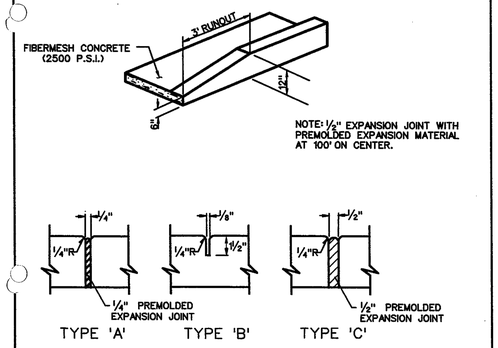
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TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "E" INLET

REVISIONS

SHEET No. DRA 8

SCALE: N.T.S. | ISSUED AUGUST 1998



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

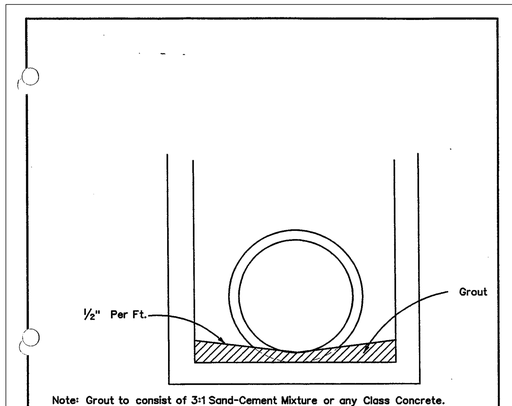
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TECHNICAL SPECIFICATIONS AND DETAILS

TERMINAL CURB DETAIL WITH JOINT DETAILS

REVISIONS

SHEET No. CG4

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Note: Grout to consist of 3:1 Sand-Cement Mixture or any Class Concrete.

FOR ALL STRUCTURES UNLESS EXCLUDED BY SPECIAL DETAIL

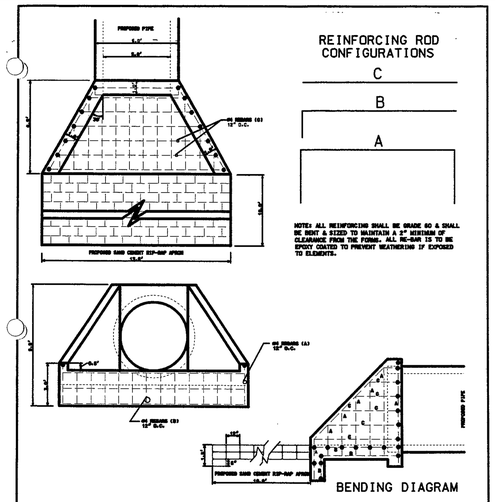
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DRAINAGE STRUCTURE INVERT

REVISIONS

SHEET No. DRA 20

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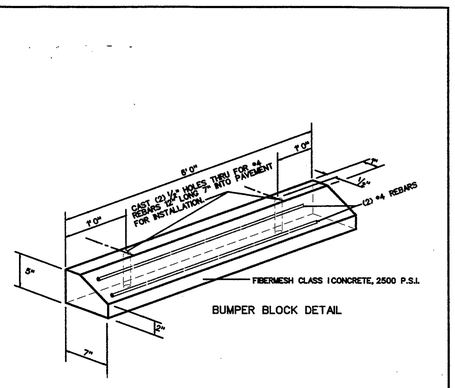
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TECHNICAL SPECIFICATIONS AND DETAILS

CONCRETE HEADWALL DETAIL

REVISIONS

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BUMPER BLOCK DETAIL

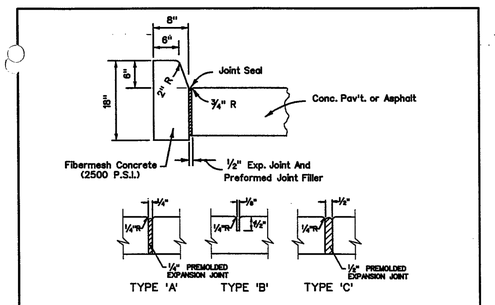
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BUMPER BLOCK DETAIL

REVISIONS

SHEET No. PL1

SCALE: N.T.S. | ISSUED AUGUST 1998



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required on concrete pavement only.

GENERAL NOTES

1. For curb, gutter, curb and gutter and traffic separators provide ⅛" - ¼" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.

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TECHNICAL SPECIFICATIONS AND DETAILS

TYPE D CURB DETAIL

REVISIONS

SHEET No. CG1

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Date	Description	No.
Revisions		

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FL Certificate of Authorization No. 00006601/LB8117/LB8198

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CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

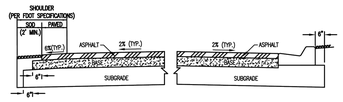
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CITY OF FT. PIERCE DETAILS

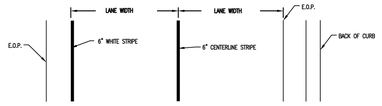
Project No.	Drawing No.
532055101	C9.2
Date: JULY 2025	
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TYPICAL CROSS SECTION



TYPICAL ROAD STRIPING

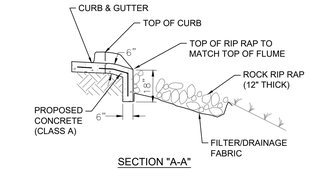
ROAD CLASSIFICATION	MINIMUM ASPHALT THICKNESS (INCHES)	BASE (INCHES)	SUBGRADE (INCHES)	MIN. LANE WIDTH (FT)
LOCAL–PRIVATE	1.5	6	8	10
LOCAL–PUBLIC	2	8	12	11
COLLECTOR	2.5	10	12	12
ARTERIAL	3	10	12	12

*NOTES:

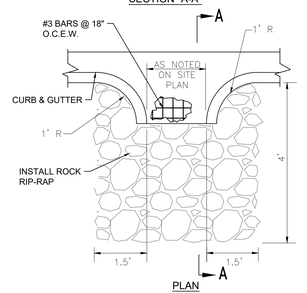
1. ALL ASPHALT MIXES TO MEET FDOT STANDARD SPECIFICATIONS SECTION 334 (LATEST EDITION).
2. PUBLICLY OWNED AND MAINTAINED ROADWAYS SHALL MEET FDOT SPECIFICATIONS FOR MATERIAL AND COMPACTION.
3. PAVEMENT DESIGN AND INSTALLATION PER FDOT FLEXIBLE PAVEMENT DESIGN MANUAL (LATEST EDITION).
4. ROADWAYS SHALL HAVE A STABILIZED HOMOGENOUS MIXED SUBGRADE WITH MINIMUM LBR 40, COMPACTED TO 98% MAX DRY DENSITY PER AASHTO T-180.
5. ROADWAYS SHALL HAVE A BASE CONSISTING OF COQUINA SHELL OR LIMEROCK WITH A MINIMUM LBR 100, COMPACTED TO 98% DRY DENSITY PER AASHTO T-180.
6. OFF STREET PARKING USING FLEXIBLE PAVEMENT DESIGN: MINIMUM CROSS SECTION SAME AS PRIVATE LOCAL ROADWAY.
7. OFF STREET PARKING UTILIZING A RIGID PAVEMENT DESIGN SHALL HAVE A MINIMUM OF 6 INCHES OF 3,000 PSI CONCRETE AND A MINIMUM OF 12 INCHES OF COMPACTED SUBGRADE MATERIAL.

	LAND DEVELOPMENT DETAILS	DETAIL
St. Lucie County Florida	FLEXIBLE PAVEMENT SECTIONS	LD-1
		DATE: 12/14/21

THIS COUNTY DETAIL DOES NOT FALL UNDER THE AUTHORITY OF SEALING ENGINEER.



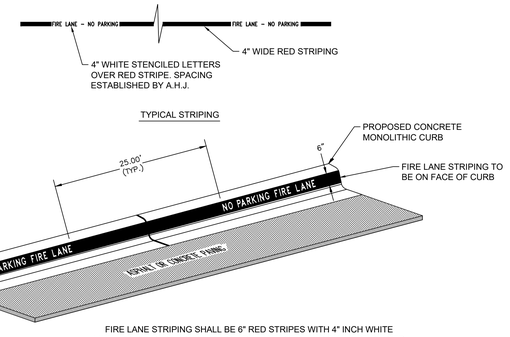
SECTION "A-A"



PLAN

2' CURB OPENING DETAIL

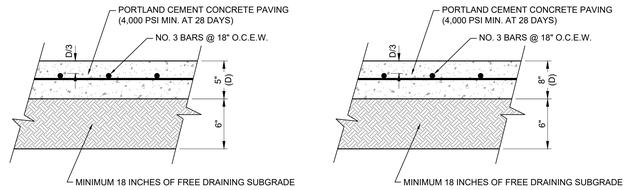
N.T.S.



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE

FIRE LANE STRIPING DETAIL

N.T.S.



NOTES:
REFER TO SITEWORK SPECIFICATIONS FOR THE FOLLOWING:
1. CONTROL AND EXPANSION JOINT SPACING/LAYOUT AND DOWEL USAGE REQUIREMENTS.
2. SUBGRADE PREPARATION INSTRUCTIONS

PORTLAND CEMENT CONCRETE PAVEMENT SECTION

N.T.S.

PAVEMENT SECTIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT PREPARED BY TERRACON (REPORT NO. H1255010) AND THEREFORE DO NOT FALL UNDER THE ENGINEERS SEAL SHOWN HEREON. REFER TO GEOTECHNICAL REPORT AND SITEWORK SPECIFICATIONS FOR ANY CLARIFICATIONS OR DISCREPANCIES.

Date	Description	No.

Revisions

7/31/25

G. ROBERT ADAMS LICENSE No 62117 STATE OF FLORIDA PROFESSIONAL ENGINEER

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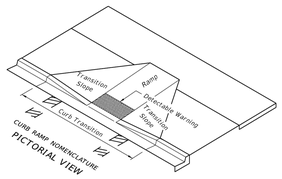
ST. LUCIE COUNTY FLORIDA

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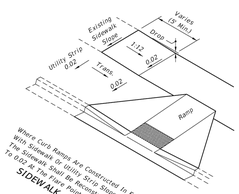
ST. LUCIE COUNTY & LANGAN DETAILS

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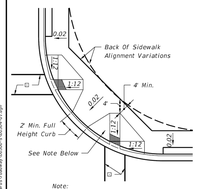


CURB RAMP NOMENCLATURE
PICTORIAL VIEW



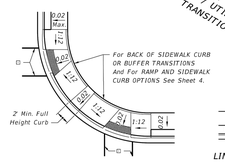
Where Curb Ramps Are Constructed In Existing Sidewalks With Sidewalk Or Utility Strip Slopes Greater Than 0.02, The Sidewalk Shall Be Reconstructed To Reduce The Slopes To 0.02 At The Top Of Curb Ramp.

SIDEWALK UTILITY STRIP TRANSITION

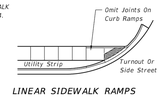


Note:
When crosswalk markings are required, ramp runs must fall within crosswalk limits and where practical, be parallel with the projected crosswalk alignment. The bottom of the ramp beyond the curb line shall have a clear space 48" minimum within the markings of a marked crosswalk. If no crosswalk markings are present, the bottom of the ramp beyond the curb ramp shall have a clear space 48" minimum outside active traffic lanes.

□ Crosswalk widths and configuration vary; must conform to Index No. 17344 and 17346.



Note: A portion of one or both ramps may extend outside the return.



LINEAR SIDEWALK RAMPS

TYPICAL PLACEMENT OF PUBLIC SIDEWALK CURB RAMPS AT CURBED RETURNS

GENERAL NOTES

1. Public sidewalk curb ramps shall be constructed in the public right of way at locations that will provide continuous unobstructed pedestrian circulation paths to pedestrian areas, elements and facilities in the public right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed at all street intersections and at turnouts that have curbed returns. Partial curb returns shall extend to the limit prescribed by Index No. 515 to accommodate curb ramps. Ramps constructed at locations without sidewalks shall have a landing constructed at the top of each ramp, see Sheet 5.

2. The location and orientation of curb ramps shall be as shown in the plans.

3. Curb ramp running slopes at unrestrained sites shall not be steeper than 1:12 and cross slope shall be 0.02 or flatter. Transition slopes shall not be steeper than 1:12.

   When altering existing pedestrian facilities where existing site development precludes the accommodation of a ramp slope of 1:12, a running slope between 1:12 and 1:10 is permitted for a rise of 6" maximum and a running slope of between 1:10 and 1:8 is permitted for a rise of 3" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided.

   Ramp running slope is not required to exceed 8' in length, except at sites where the plans specify a greater length.

4. If a curb ramp is located where pedestrians must walk across the ramp, then the walk shall have transition slopes to the ramp; the maximum slope of the transitions shall be 1:12. Ramps with curb returns may be used at locations where other improvements provide guidance away from that portion of curb perpendicular to the sidewalk; improvements for guidance are not required at curb ramps for linear pedestrian traffic.

5. Curb ramp detectable warning surfaces shall extend the full width of the ramp and 24" deep. Detectable warning surfaces shall be constructed in accordance with Specification 527. See Sheet 6 for detectable warning layouts. Transition slopes are not to have detectable warnings. Detectable warnings are required on sidewalks at intersecting roads, streets and railroads. For requirements for detectable warnings on sidewalks at intersecting driveways, see Index 310.

6. Where a curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transitions or to the extent that no remaining section of curb or curb and gutter is less than 5' long. The existing sidewalk shall be removed to the nearest joint beyond the transition slope or walk around or to the extent that no remaining section of sidewalk is less than 5' long. For details of Concrete Sidewalk See Index 310.

7. Alpha-numeric identifications are for reference (plans, permits, etc.).

8. Public sidewalk curb ramps are to be paid for as follows:

   Ramps, reconstructed sidewalks, walk around sidewalks, sidewalk landings and sidewalk curbs are to be paid for under the contract unit price for Sidewalk Concrete, (__" Thick), SY. Curb transitions and reconstructed curbs are to be paid for under the contract unit price for the parent curb, i.e., Concrete Curb (Type __), LF or Concrete Curb and Gutter (Type __), LF.

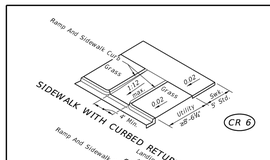
   When a separate pay item for the removal and disposal of existing curb, curb and gutter, and/or sidewalk is not provided in the plans, the cost of removal and disposal of these features shall be included in the contract unit price for new curb, curb and gutter and/or sidewalk respectively.

9. Acceptance Criteria for Detectable Warnings:

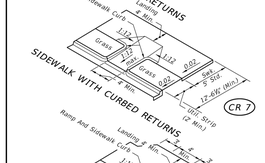
   a. The ramp detectable warning surface shall be complete and uniform in color and texture
   b. 90% of the individual truncated domes must comply with the design criteria
   c. There may be no more than 4 non-complying domes in any one square foot of surface
   d. No two adjacent domes may be non-compliant
   e. Surface may not deviate more than 0.10" from a true plane

10. All sidewalk surfaces, ramp surfaces, and landings with a cross slope shown in this Index to be 0.02 shall be 0.02 maximum. All ramp surfaces and ramp transition slopes with a slope shown in this Index to be 1:12 shall be 1:12 maximum.

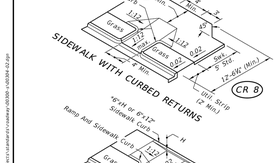
LAST REVISION	DESCRIPTION:		FDOT DESIGN STANDARDS 2013	PUBLIC SIDEWALK CURB RAMPS	INDEX NO.	SHEET NO.
01/01/17					304	1



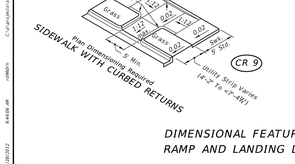
SIDEWALK WITH CURBED RETURNS (CR 6)



SIDEWALK WITH CURBED RETURNS (CR 7)

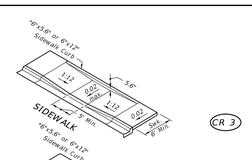


SIDEWALK WITH CURBED RETURNS (CR 8)

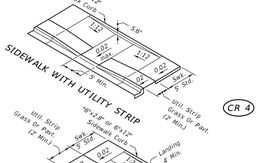


Non Dimensional Required

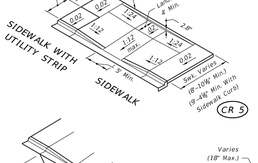
SIDEWALK WITH CURBED RETURNS (CR 9)



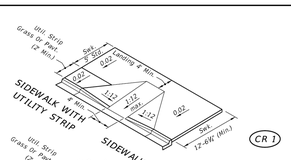
SIDEWALK (CR 3)



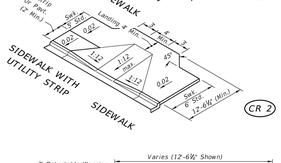
SIDEWALK WITH UTILITY STRIP (CR 4)



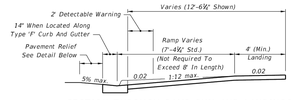
SIDEWALK WITH UTILITY STRIP SIDEWALK (CR 5)



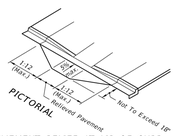
SIDEWALK WITH UTILITY STRIP SIDEWALK (CR 1)



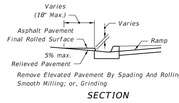
SIDEWALK WITH UTILITY STRIP SIDEWALK (CR 2)



SECTION THROUGH RAMP RUN AND LANDINGS WITH UPPER LANDING AT NORMAL SIDEWALK ELEVATION



PAVEMENT RELIEF AT LIP OF CURB



SECTION

DIMENSIONAL FEATURES FOR PUBLIC SIDEWALK CURB RAMPS WHERE RAMP AND LANDING DEPTH ARE NOT RESTRICTED BY RIGHT OF WAY

* For BACK OF SIDEWALK CURB OR BUFFER TRANSITION And For RAMP AND SIDEWALK CURB OPTIONS See Sheet 4.

LAST REVISION	DESCRIPTION:		FDOT DESIGN STANDARDS 2013	PUBLIC SIDEWALK CURB RAMPS	INDEX NO.	SHEET NO.
01/01/17					304	2

Date	Description	No.
Revisions		

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FL Certificate of Authorization No. 00006601/LB8171/LB8198

Southern Tire Mart AT pilot

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

Drawing Title

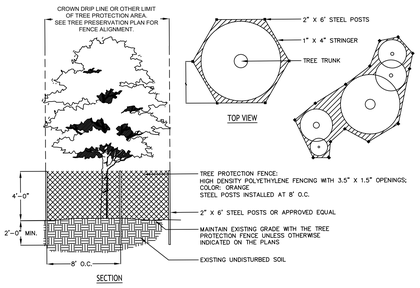
FDOT DETAILS

Project No.	Drawing No.
532055101	C9.4
Date: JULY 2025	
Drawn By	
Checked By	

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TREE PROTECTION NOTES:

1. ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK. THE LIMIT OF TREE PROTECTION FENCE SHALL BE 10 FT BEYOND THE DRIP LINES, UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED CLOSER TO THE TREE. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
2. TREE PROTECTION PLANKING SHALL BE INSTALLED ON ALL EXISTING TREES WHERE WORK IS TO BE DONE WITHIN THE LIMIT OF TREE PROTECTION FENCING. REFER TO TREE PROTECTION FENCING AND TREE PLANKING DETAIL.
3. IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING WILL BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE REPLACED IMMEDIATELY.
5. DEMOLITION WORK WITHIN THE TREE PROTECTION FENCE OF PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.
6. ALL TEMPORARILY EXPOSED TREE ROOTS SHALL BE COVERED WITH 2 INCHES OF SHREDDED HARDWOOD MULCH AND THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT.
8. ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING, AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TOWNSHIP ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT APPROVAL OF THE TOWNSHIP ENGINEER.



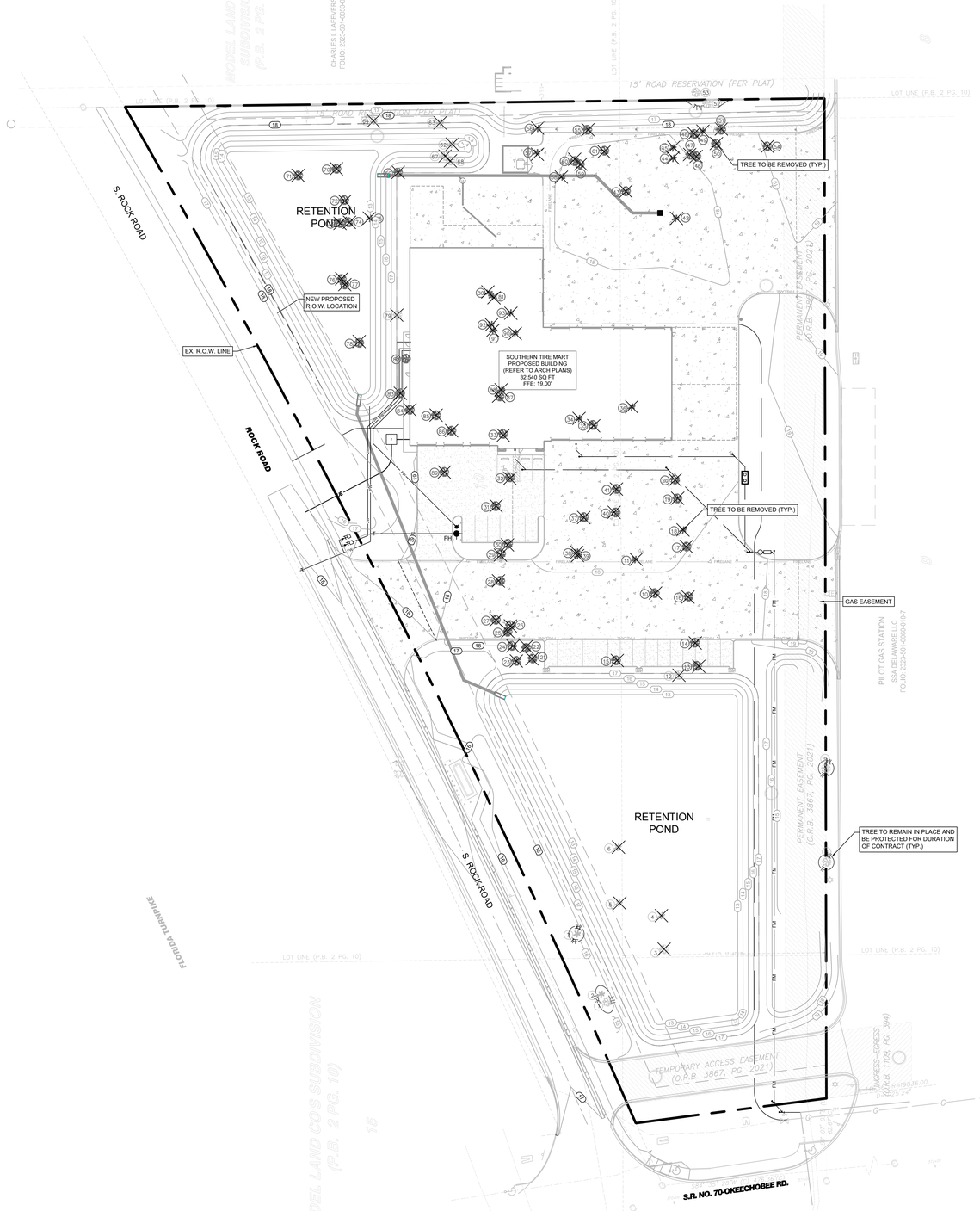
NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON THE TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.
3. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS
4. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
5. NO PRUNING SHALL BE PREFORMED EXCEPT BY APPROVED ARBORIST.
6. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
7. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

TREE PROTECTION FENCING AND TREE PLANKING

NTS

LEGEND

- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN IN PLACE WITH TREE PROTECTION



Tree Species and Trunk Diameter Table				
Tree No.	Species	Trunk Diameter (inch)	Tree Canopy (ft.)	Tree High (ft.)
1	Tree	0	0	18.3
2	Palm	13	14	25.1
3	Tree	24	38	30.0
4	Palm	15	13	21.8
5	Palm	12	15	23.1
6	Palm	15	16	22.5
7	Cluster (2 Palms)	14	18	23.6
8	Tree	18	30	28.4
9	Tree	24	52	34.4
10	Tree	11	22	29.6
11	Palm	14	10	21.4
12	Cluster (7 Trees)	6	30	25.8
13	Cluster (6 Trees)	8	20	25.9
14	Cluster (10 Trees)	7	30	25.9
15	Cluster (6 Trees)	10	26	20.7
16	Cluster (8 Trees)	8	28	21.4
17	Cluster (12 Trees)	8	34	21.7
18	Palm	10	8	14.2
19	Cluster (9 Trees)	7	24	27.1
20	Cluster (3 Trees)	8	24	27.3
21	Tree	8	16	21.9
22	Tree	16	40	37.8
23	Cluster (2 Trees)	10	20	37.8
24	Cluster (3 Trees)	7	18	37.3
25	Tree	14	34	41.1
26	Cluster (2 Trees)	19/ 14	48	40.9
27	Tree	10	16	41.7
28	Tree	31	50	41.4
29	Tree	21	38	41.4
30	Cluster (8 Trees)	10	28	41.8
31	Tree	21	48	41.3
32	Tree	20	30	41.9
33	Tree	20	40	41.7
34	Palm	13	18	23.8
35	Cluster (4 Trees)	7	26	23.2
36	Palm	18	12	24.7
37	Tree	24	30	24.0
38	Palm	13	14	27.9
39	Palm	13	15	30.1
40	Cluster (6 Trees)	24	18	22.5
41	Cluster (3 Trees)	26	16	22.5
42	Palm	17	14	33.0
43	Tree	34	10	38.2
44	Palm	11	15	22.1
45	Palm	16	12	29.1
46	Tree	11	16	23.8
47	Cluster (2 Trees)	6	14	24.5
48	Tree	10	26	30.8
49	Palm	16	6	10.8
50	Cluster (5 Trees)	14	20	29.3
51	Cluster (5 Trees)	10	14	30.3
52	Cluster (3 Trees)	10	20	21.2
53	Tree	12	24	30.3
54	Cluster (4 Trees)	8	26	30.3
55	Cluster (3 Trees)	7	22	29.6
56	Palm	16	14	27.1
57	Palm	14	12	26.1
58	Palm	13	16	26.6
59	Cluster (3 Trees)	5	18	27.8
60	Cluster (6 Trees)	7	24	27.4
61	Cluster (4 Trees)	10	28	26.2
62	Palm	11	16	10.0
63	Palm	14	17	27.9
64	Palm	14	18	27.5
65		20	22	18.3
66		20	14	18.3
67	Tree	12	36	23.9
68	Cluster (6 Trees)	7	24	21.3
69	Tree	17	38	25.3
70	Cluster (6 Trees)	7	36	23.1
71	Cluster (12 Trees)	7	50	28.2
72	Cluster (7 Trees)	7	48	28.0
73	Cluster (7 Trees)	7	38	27.8
74	Cluster (4 Trees)	12	32	28.2
75	Palm	12	14	29.1
76	Cluster (8 Trees)	7	32	27.6
77	Cluster (8 Trees)	8	40	27.6
78	Cluster (5 Trees)	10	50	28.7
79	Cluster (4 Trees)	6	28	22.0
80	Palm	13	12	28.0
81	Palm	14	10	28.0
82	Cluster (2 Trees)	8	42	28.0
83	Cluster (4 Trees)	6	26	28.0
84	Cluster (7 Trees)	7	34	28.9
85	Cluster (6 Trees)	6	24	29.1
86	Tree	10	20	28.6
87	Cluster (4 Trees)	7	28	28.6
88	Palm	18	10	28.6
89	Tree	21	28	28.5
90	Palm	16	12	28.0
91	Palm	16	14	32.5
92	Palm	13	11	28.0
93	Palm	20	12	28.0

REPLACEMENT CALCULATIONS	
Total Inches to be Removed from the Site	651
** Mitigation Requirements to be paid into the City of Fort Pierce Tree Preservation Funds	

GRAPHIC SCALE
0 40 80 FEET

Know what's below. Call before you dig.

!!!CAUTION!!!
EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES

Date	Description	No.
Revisions		

SIGNATURE DATE SIGNED
THOMAS G. MEAD
PROFESSIONAL LA FL Lic. No. 6667354

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FL Certificate of Authorization No. 00006601/LB8171/LB8198

Southern Tire Mart AT pilot.

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

Drawing Title

TREE MITIGATION PLAN

Project No.	Drawing No.
532055101	L1.0
Date: JULY 2025	
Drawn By: SH	
Checked By: TM	

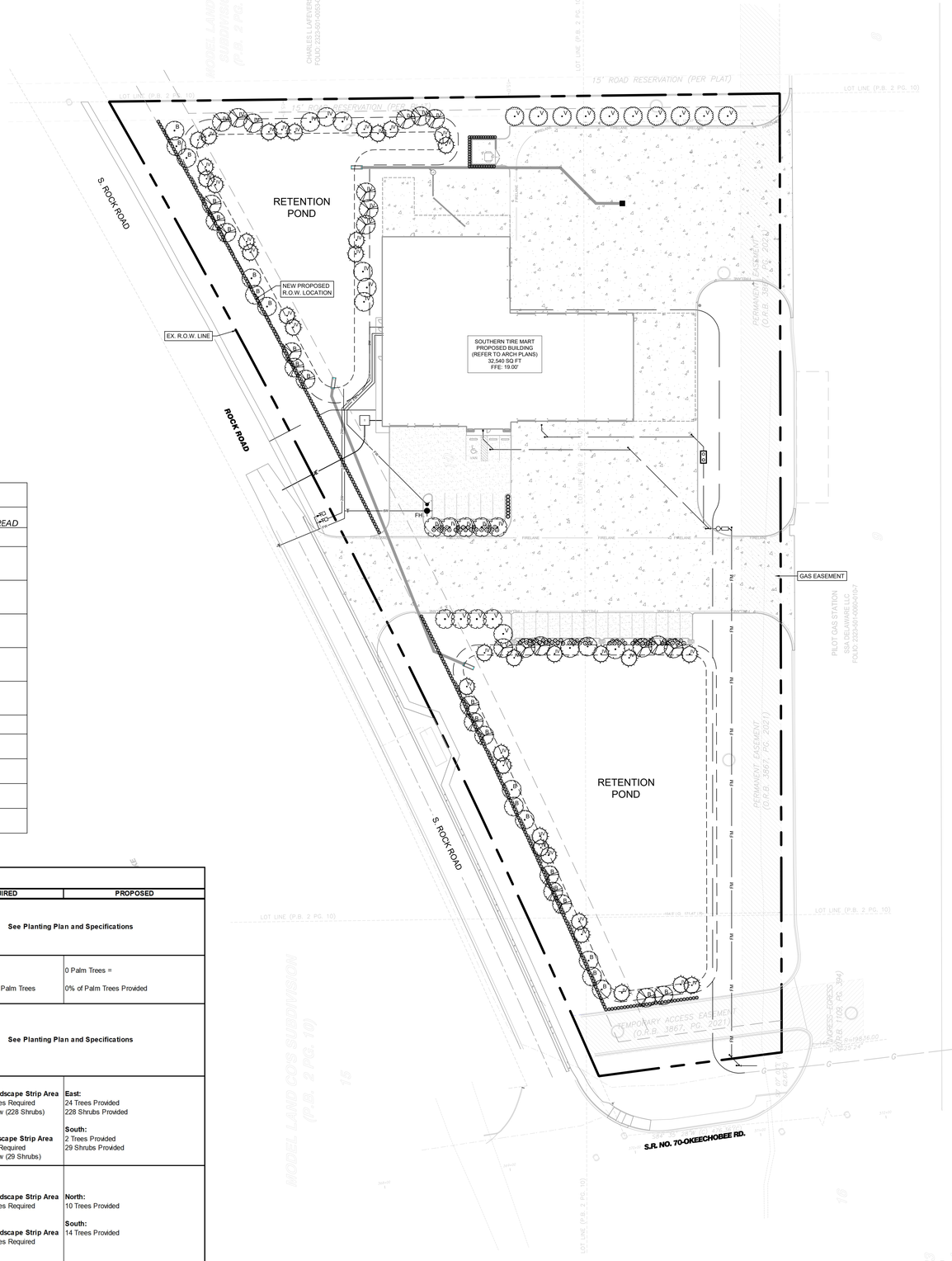
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TREE COMPLIANCE LEGEND

V	VEHICULAR USE BUFFER TREES (NOT ABUTTING R-O-W)
IV	INTERNAL VEHICULAR USE TREES
B	BUFFER TREES FACING R-O-W

PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD
TREES						
	AR	22	ACER RUBRUM / RED MAPLE	2.5" CAL.	B&B	12' HT.
	BL	10	BUCIDA BUCERAS 'SHADY LADY' / SHADY LADY BLACK OLIVE	2.5" CAL.	B&B	12' HT.
	IC	9	ILEX CASSINE / DAHOON HOLLY	2.5" CAL.	B&B	12' HT.
	QV	29	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	2.5" CAL.	B&B	12' HT.
	TD	36	TAXODIUM DISTICHUM / BALD CYPRESS	2.5" CAL.	B&B	12' HT.
SHRUBS						
	CP	39	CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO	24-36" HT.	CONTAINER	
	HC	7	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH	24-36" HT.	CONTAINER	
	MP	351	MYRICA PUMILA / DWARF WAX MYRTLE	24-36" HT.	CONTAINER	
	SA	33	SCHEFFLERA ARBORICOLA 'DWARF' / DWARF SCHEFFLERA	24-36" HT.	CONTAINER	



GRAPHIC SCALE

0 40 80 FEET

SOUTHERN TIRE MART
CITY OF FORT PIERCE- COMPLIANCE CHART

SECTION 123-37		DESCRIPTION	REQUIRED	PROPOSED
SEC 1.A.1	TREES	Typical Tree Size: 12' H and 5' C.T. at time of planting 2.5" Minimum DBH 5' Spread Minimum	See Planting Plan and Specifications	
		At least 50% of required trees must be non-palm species	106 Trees Provided 50% = 53 Maximum Palm Trees	0 Palm Trees = 0% of Palm Trees Provided
SEC 1.B	SHRUBS	Shrubs: 24" H at time of planting Hedges: 36" H and 30" O.C. at time of planting Must form a continuous and solid visual screen	See Planting Plan and Specifications	
SEC 4	LANDSCAPE STRIPS	Landscape Strips: Between R-O-W and vehicular use, buildings, and retention ponds 10' Width 1 tree per 300 SQ FT of required landscape area Continuous hedgerow	**East:** **7,150 SQ FT of Landscape Strip Area** 7,150 / 300 = 24 Trees Required Continuous Hedgerow (228 Shrubs) **South:** **564 SQ FT of Landscape Strip Area** 564 / 300 = 2 Trees Required Continuous Hedgerow (29 Shrubs)	**East:** 24 Trees Provided 228 Shrubs Provided **South:** 2 Trees Provided 29 Shrubs Provided
SEC 6	VEHICULAR USE, BUILDING, RETENTION/DETENTION AREAS ADJACENT TO OTHER PROPERTY	Landscape Strips: Vehicular use not abutting R-O-W 10' Width 1 tree per 200 SF of required landscape area Grass, ground cover, or other landscape treatment	**North:** **1,826 SQ FT of Landscape Strip Area** 1,826 / 200 = 10 Trees Required **South:** **2,671 SQ FT of Landscape Strip Area** 2,671 / 200 = 14 Trees Required	**North:** 10 Trees Provided **South:** 14 Trees Provided
SEC 7	INTERIOR VEHICULAR USE AREAS	Interior Vehicular Use Areas: Shall be curbed and contain a minimum of 100 SQ FT At least 10'x10' 1 SQ FT of landscape area per 15 SQ FT of VUA 1 Tree required for every 100 SQ FT of landscape area	83,836 SQ FT of VUA area 83,836 / 15 = 5,589 SQ FT of Planting Area Required 5,589 / 100 = 56 Trees Required	**1,026 SQ FT of Planting Area Provided** **56 Trees Provided**
SEC 10	SCREENING OF REFUSE COLLECTION AREAS	Screened on all sides by a 6'H Masonry wall or wooden fence 1 shrub planted 24" O.C. along the perimeter	**34 Shrubs Required along the perimeter of the Collection area**	**34 Shrubs Provided**

Know what's below. Call before you dig.

!!!CAUTION!!!
EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES

Date	Description	No.
Revisions		

SIGNATURE DATE SIGNED

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Southern Tire Mart AT pilot

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

Drawing Title

PLANTING PLAN

Project No.	532055101
Date	JULY 2025
Drawn By	SH
Checked By	TM
Drawing No.	L2.0

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FILE NAME: PLANTING PLAN.dwg PLOTTED BY: Brianna Carlson
FULL PATH: \\langan.com\data\TYL\data1\532055101\Project Data\CAD\03 - Production\PLANTING PLAN.dwg

GENERAL LANDSCAPE PLANTING NOTES

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.

   STANDARDS FOR NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS 2015" PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS MUST MEET FLORIDA GRADE NO. 1 OR BETTER. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

   ALL PLANTS MUST MEET FLORIDA GRADE NO.1 OR BETTER AND SELECTED FROM THE FLORIDA FRIENDLY LANDSCAPE GUIDE AND THE INSTALLATION MUST FOLLOW THE FFL GUIDELINES AND BMPS.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.

3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

   CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES BASED ON AVAILABLE SURVEY INFORMATION AND BY CALLING 811 IN ACCORDANCE WITH WITH FLORIDA STATE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 556 AT LEAST TWO FULL BUSINESS DAYS PRIOR TO PLANNED EXCAVATION OR DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER.

2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR

5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

7. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

   MAINTAIN A 2 TO 3" LAYER AROUND ESTABLISHED TREES, SHRUBS, AND BEDDING PLANTS. COARSE MATERIALS, SUCH AS PINE NUGGETS, MAY BE APPLIED TO A DEPTH OF 4", BUT DON'T ALLOW MULCH TO ACCUMULATE TO A GREATER DEPTH. CYPRESS MULCH WILL NOT BE ACCEPTED.

9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, EXCEPT FOR THE AREA FROM THE BUILDING OUT TO THE SURROUNDING CURBS, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

11. TREES MAY BE STAKED AT LANDSCAPE CONTRACTOR'S DISCRETION. CURRENT HORTICULTURAL PRACTICE DOES NOT RECOMMEND STAKING TREES EXCEPT IN CONDITIONS WHERE TREES ARE SUBJECT TO BLOW DOWNS DUE TO SOIL CONDITIONS, HEAVY PREVAILING WINDS OR A HIGH RATIO OF TOP GROWTH TO ROOT BALL. IF STAKING IS DEEMED NECESSARY BY CONTRACTOR, STAKE AND GUYS SHOULD BE LOCATED AND FLAGGED IN A MANNER TO PREVENT TRIPPING HAZARDS. WIRES OR GUYS SHALL BE LOCATED AND COVERED SO AS NOT TO PULL OR DAMAGE BRANCHES AND SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

12. NEW TREES MAY HAVE TEMPORARY DEER PROTECTION MEASURES INSTALLED AROUND TRUNKS AT THE LANDSCAPE CONTRACTOR'S DISCRETION. SUBMIT MATERIAL CUT SHEETS FOR REVIEW PRIOR TO PURCHASE AND INSTALLATION.

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

2. ALL SCREENING AND REQUIRED LANDSCAPE PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSSES DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD OF NOT MORE THAN SIX MONTHS.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:

   REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

   SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

   AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P: 888-325-1522, OR APPROVED EQUAL.

   CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.

   ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO COUNTY EXTENSION OFFICES OR THE UNIVERSITY OF FLORIDA/IFAS EXTENSION SOIL TESTING LABORATORY, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

3. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

4. CLEAN SOIL FILL IN LANDSCAPE AREAS:
   LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.

5. SOIL PLACEMENT:
   A. IMPROVE ENTIRE DEPTH OF PLANTING BEDS RATHER THAN PROVIDING SELECT BACKFILL ONLY AROUND PLANTS. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

   B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

   C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

   D. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
   A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

   B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.

   C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.

2. MAINTENANCE DURING CONSTRUCTION:
   A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

   B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.

   C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.

   D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.

   E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.

3. LAWN MAINTENANCE:
   A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.

   B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING.

   C. MOW AT HIGHEST RECOMMENDED HEIGHT FOR THE GRASS SPECIES:
   BAHIAGRASS: 3.5 - 4"
   BERMUDA GRASS: 1 - 2"

   D. NEVER REMOVE MORE THAN 1/3 OF THE LEAF BLADE. "SCALPING" (MOWING TOO LOW) CAN BADLY STRESS YOUR TURF, LEAVING IT VULNERABLE TO DISEASE, DROUGHT, AND INSECT OR WEED INVASION.

   E. LEAVE GRASS CLIPPINGS ON THE GROUND. THESE ACTUALLY ACT AS COMPOST, RETURNING VALUABLE NUTRIENTS TO THE LAWN. GRASS CLIPPINGS CAN REDUCE LAWN FERTILITY REQUIREMENTS AND ADD ORGANIC MATTER TO THE SOIL.

   F. KEEP MOWER BLADES SHARP. DULL MOWERS TEAR LEAF BLADES, STRESSING THE GRASS AND MAKING IT MORE VULNERABLE TO PESTS AND DISEASE.

   G. DO NOT MOW WHEN LAWN IS WET. WET GRASS CLIPPINGS PREVENT MOWER BLADES FROM MAKING THE CLEANEST POSSIBLE CUT.

SOD SPECIFICATIONS

1. SOD IS TO BE THE BAHIA GRASS (PASPALUM NOTATUM 'ARGENTINE'). SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.

2. PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.

3. ALL STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.

4. SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.

5. SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES ($1\frac{1}{2}$") PER WEEK UNTIL ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED NORMAL WATERING OF AT LEAST ONE INCH (1") PER WEEK IS TO COMMENCE.

6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

CITY OF FORT PIERCE NOTES

ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:
1. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

2. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

3. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN PERCENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

4. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX INCHES ABOVE GRADE.

5. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

6. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY MIXED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

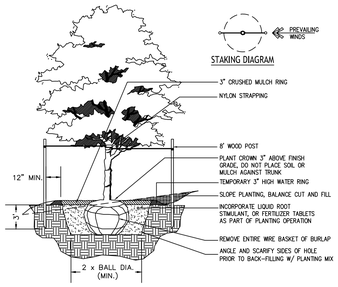
7. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 125-308.

8. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT-OF-WAY.

9. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

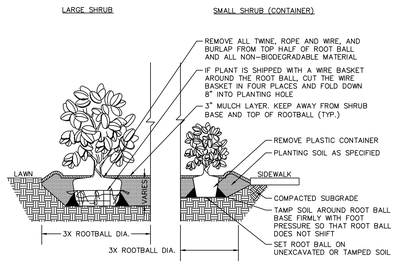
PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:
1. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

2. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ENSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

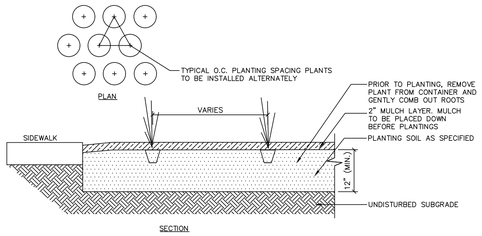


NOTES:
1. MINIMUM MULCH RING WILL BE 3' IN DIAMETER. 6" RING AROUND EACH TRUNK WILL REMAIN FREE OF MULCH.
2. IF USING CONTAINER STOCK, THE ROOT BALL SHEARING REMEDIATION FOLLOWING ANSI STANDARDS WILL BE REQUIRED.
3. TOP $\frac{1}{3}$ OF ROOT BALL SHOULD BE FREE OF BURLAP AND WIRE/BALING MATERIAL FOR PROPER ROOT DEVELOPMENT.

1 TREE PLANTING
NTS



NOTES:
1. ALL SHRUBS TO BE SET PLUMB.
2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.



NOTES:
1. PLANTS ARE TO BE SPACED EQUIDISTANT FROM EACH OTHER.
2. REFER TO PLAN AND SCHEDULE FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

2 SHRUB PLANTING
NTS

GENERAL NOTE:

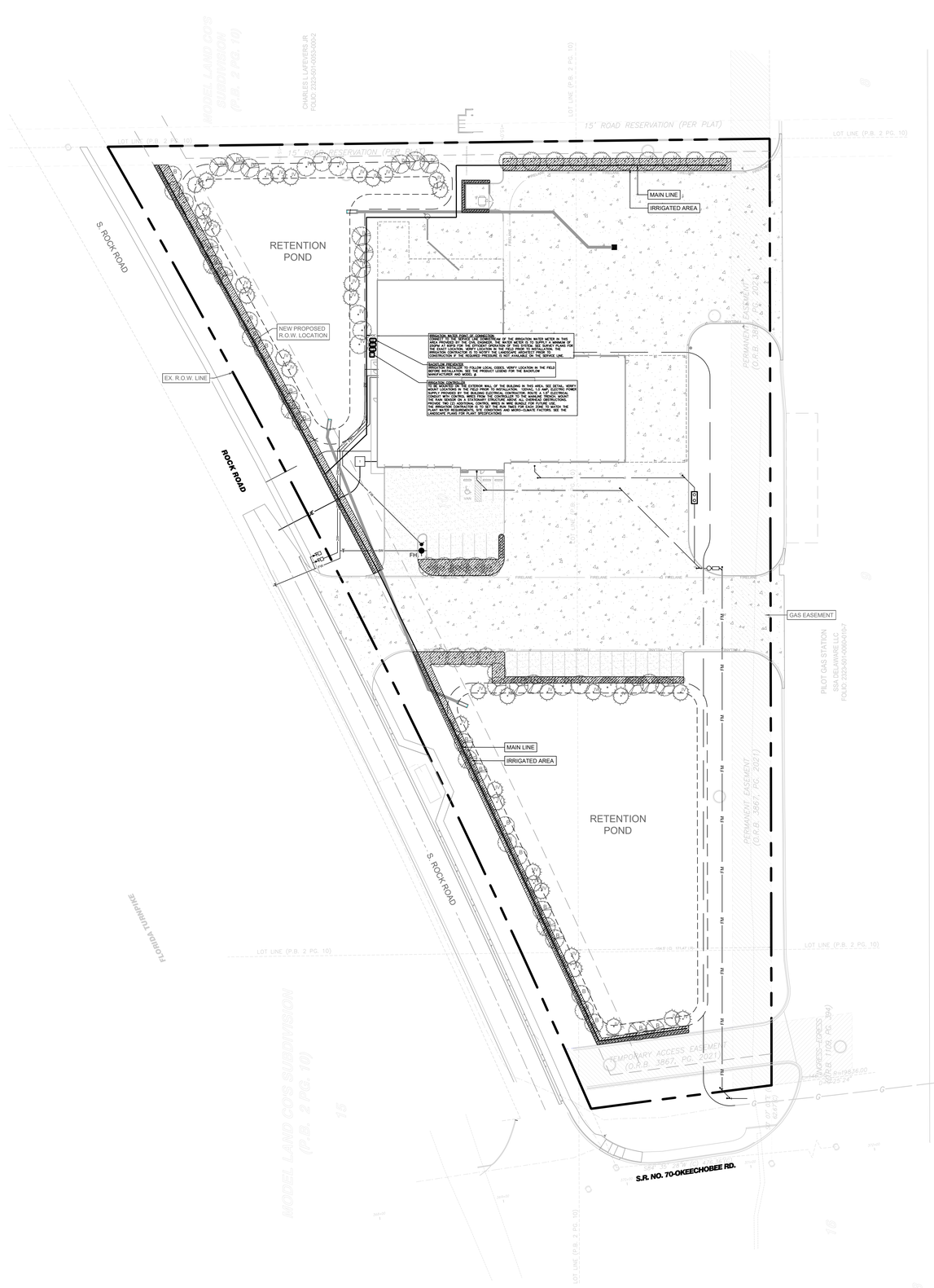
DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN

CONTRACTOR NOTE

THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE IRRIGATION INSTALLATION PLAN AND CUT-SHEETS FOR ALL COMPONENTS FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE IRRIGATION INSTALLATION PLAN SHALL BE COMPLETE WITH ZONE DESIGNATIONS AND WATER USAGE IN GALLONS PER MINUTE PER ZONE, RUN TIME SCHEDULE, LEGEND OF COMPONENTS AND PLAN GRAPHICS WITH QUANTITIES, MINIMUM SYSTEM REQUIREMENTS INCLUDING STATIC PRESSURE AT THE WATER CONNECTION POINT, ESTIMATED WATER BUDGET, CONSTRUCTION DETAILS AND IRRIGATION NOTES. THE PLAN SHALL ALSO INCLUDE LOCATIONS OF ALL PROPOSED SLEEVES AND THEIR SIZES, LOCATIONS OF ALL LATERAL LINE SIZE STEP-DOWNS WITH SIZE INDICATIONS, LOCATION OF ALL SOIL MOISTURE SENSORS, CONTROLLER, VALVES AND ALL OTHER COMPONENTS NECESSARY FOR THE SYSTEMS OPERATION.

IRRIGATION NOTES

1. LANDSCAPE AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY AND ROTARY IRRIGATION HEADS, AND DRIP LINE TUBING IN SUFFICIENT DENSITY TO COVER THE ENTIRE AREA.
2. CONTRACTOR TO AVOID DISTURBANCE OF EXISTING PLANT MATERIAL WHEN LOCATING VALVES AND PIPE LINES. ANY PLANT MATERIAL DAMAGED AS A RESULT OF IRRIGATION INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. ALL EXCAVATION MATERIAL SHALL BE PLACED BACK IN TRENCHES.
4. ALL DISTURBED LANDSCAPE AND PAVED AREAS SHALL BE RESTORED TO THE CONDITION FOUND PRIOR TO START OF INSTALLATION.
5. DEPTH OF TRENCHES SHALL BE SUFFICIENT OR PROVIDE A MINIMUM COVER ABOVE THE TOP OF PIPE AS FOLLOWS:
   - 12" OVER NON-PRESSURE LATERAL LINES
   - 18" OVER NON-PRESSURE LATERAL LINES UNDER PAVING
   - 18" OVER CONTROL WIRES
   - 18" OVER MAIN LINE
   - 24" OVER MAIN LINE UNDER PAVING
6. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF THE PLUMBING TIE-INS, SLEEVES UNDER PAVEMENTS (AS NECESSARY), AND CONTROL DEVICES WITH THE GENERAL CONTRACTOR, OWNER, AND OWNER'S REPRESENTATIVE.
7. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING.
8. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING INSTALLATION WORK.
9. WATERPROOF ALL WIRE CONNECTORS USING 3M 'DBY' WATERPROOF CONNECTORS OR EQUIVALENT.
10. DRAIN VALVES ARE TO BE PROVIDED AT SUFFICIENT INTERVALS TO PROVIDE COMPLETE DRAINAGE OF ALL PIPING.
11. COORDINATE THE LOCATION OF CONTROLS, IRRIGATION CONTROLLER, AND SOIL MOISTURE SENSORS PRIOR TO INSTALLATION.
12. PROVIDE MATCHED PRECIPITATION RATE EMITTERS FOR ALL DRIP LINE TUBING. IRRIGATION CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO IRRIGATION DESIGN WHERE REQUIRED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS, AS DESIGNATED ON THIS PLAN.
13. INSTALLATION MUST COMPLY WITH ALL LOCAL CODES AND CONDITIONS.
14. ALL IRRIGATION WORK SHALL BE GUARANTEED FOR 1 YEAR AFTER COMPLETION OF ALL WORK.
15. CONTRACTOR TO PROVIDE THREE (3) COPIES OF AS-BUILTS, SERVICE MANUALS AND INSTRUCTIONS TO THE OWNER OR OWNERS REPRESENTATIVE.
16. ALL SPRINKLER HEADS SHALL BE SET BACK 4" MINIMUM FROM BACK OF ALL CURBS.



GRAPHIC SCALE

0 40 80 FEET

Date	Description	No.
Revisions		

SIGNATURE DATE SIGNED

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PROFESSIONAL LA FL Lic. No. 6667354

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Southern Tire Mart AT Pilot

CITY OF FT. PIERCE

ST. LUCIE COUNTY FLORIDA

Drawing Title

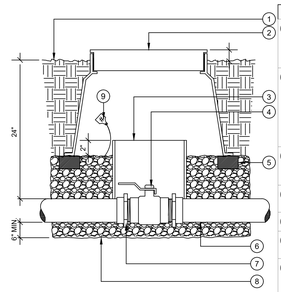
IRRIGATION PLAN

Project No.	Drawing No.
532055101	L3.0
Date: JULY 2025	
Drawn By: SH	
Checked By: TM	

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!!!CAUTION!!!
EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.

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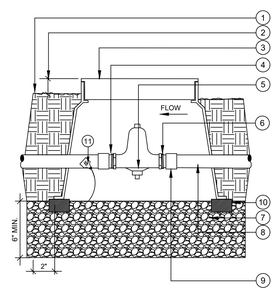


LEGEND	
1	FINISH GRADE 1" IN TURF AREAS 3" IN GROUNDCOVER AREAS
2	10" ROUND PLASTIC VALVE BOX PER IRRIGATION LEGEND, WITH PURPLE LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING "BV"
3	6" DIAMETER PVC PIPE EXTENSION LENGTH AS REQUIRED
4	BALL VALVE PER LEGEND
5	COMMON BRICK
6	PVC MAINLINE PER LEGEND
7	PVC. SCH. 80 MALE ADAPTER TWO (2) REQUIRED
8	6" MIN. PEA GRAVEL
9	"DO NOT DRINK" TAG

SECTION
NOT TO SCALE

NOTE: ALL BOXES TO BE LOCATED IN PLANTER AREAS. ALERT LANDSCAPE ARCHITECT IF VALVES BOXES ARE TO BE LOCATED IN TURF AREAS PRIOR TO INSTALLATION.

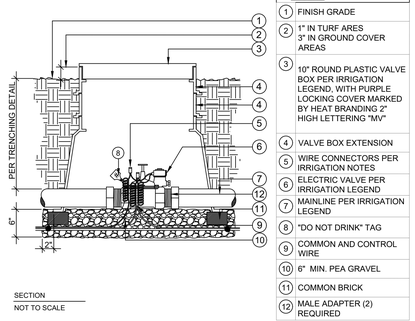
1 BALL VALVE
NTS



LEGEND	
1	FINISH GRADE
2	1" IN TURF AREAS 3" IN GROUND COVER AREAS
3	10" ROUND PLASTIC VALVE BOX PER IRRIGATION LEGEND, WITH PURPLE LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING "PR"
4	PVC NIPPLE LENGTH AS REQUIRED
5	PRESSURE REGULATOR PER LEGEND
6	PVC UNION
7	6" MIN PEA GRAVEL
8	PVC MAINLINE SIZE PER PLAN
9	PVC FEMALE ADAPTER (ONE REQ. EACH SIDE)
10	COMMON BRICK
11	"DO NOT DRINK" TAG

SECTION
NOT TO SCALE

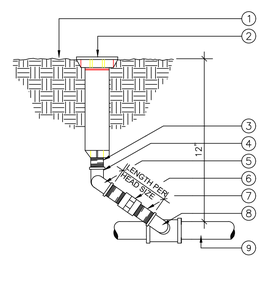
2 PRESSURE REGULATOR
NTS



LEGEND	
1	FINISH GRADE
2	1" IN TURF ARES 3" IN GROUND COVER AREAS
3	10" ROUND PLASTIC VALVE BOX PER IRRIGATION LEGEND, WITH PURPLE LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING "MV"
4	VALVE BOX EXTENSION
5	WIRE CONNECTORS PER IRRIGATION NOTES
6	ELECTRIC VALVE PER IRRIGATION LEGEND
7	MAINLINE PER IRRIGATION LEGEND
8	"DO NOT DRINK" TAG
9	COMMON AND CONTROL WIRE
10	6" MIN. PEA GRAVEL
11	COMMON BRICK
12	MALE ADAPTER (2) REQUIRED

SECTION
NOT TO SCALE

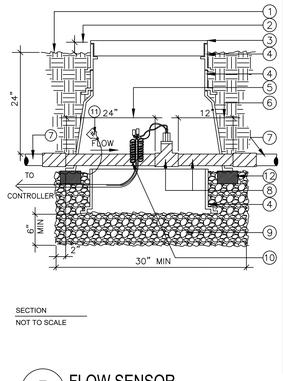
3 MASTER CONTROL VALVE
NTS



LEGEND	
1	FINISH GRADE
2	POP-UP DRIP SYSTEM INDICATOR SPRAY HEAD PER LEGEND
3	PVC SCH. 80 NIPPLE(S) LENGTH AS REQUIRED
4	PVC ELL (TXT)
5	MARLEX STREET ELL (3 REQ.)
6	ANTI-DRAIN VALVE PER LEGEND
7	PVC SCH. 80 NIPPLE(S) LENGTH AS REQUIRED. OVERALL SWING JOINT SHOULD MATCH THE HEIGHT OF ROTOR HEAD AND BE NO LESS THAN 6" MIN
8	PVC DRIP SYSTEM LATERAL LINE (HEADER) PER DETAILS AND LEGEND
9	PVC LATERAL LINE FITTING

SECTION
NOT TO SCALE

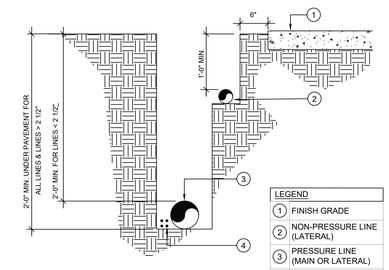
4 POP-UP HEAD INDICATOR
NTS



LEGEND	
1	FINISH GRADE
2	1" IN TURF AREAS 3" IN GROUND COVER AREAS
3	RECTANGULAR PLASTIC VALVE BOX PER IRRIGATION LEGEND AND NOTES W/ PURPLE LOCKING COVER MARKED "FS"
4	VALVE BOX EXTENSION
5	24 INCH UPSTREAM MIN. LENGTH (10 X SENSOR SIZE PIPE DIAMETER)
6	12 INCH DOWNSTREAM MIN. LENGTH (5 X SENSOR SIZE PIPE DIAMETER)
7	MAINLINE PER IRRIGATION LEGEND (SIZE PER PLAN)
8	FLOW SENSOR ASSEMBLY PER IRRIGATION LEGEND PIPE SAME SIZE AS FLOW SENSOR
9	6" MIN. PEA GRAVEL
10	WIRES FROM FLOW SENSOR TO CONTROLLER PER MANUFACTURER'S SPEC. WIRE CONNECTIONS PER IRRIGATION DETAILS AND NOTES
11	"DO NOT DRINK" TAG
12	COMMON BRICK

SECTION
NOT TO SCALE

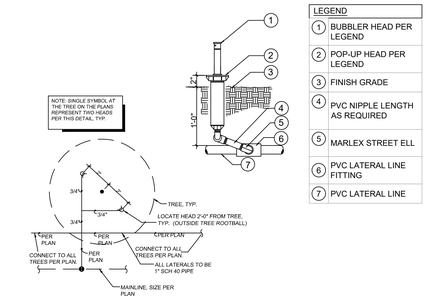
5 FLOW SENSOR
NTS



LEGEND	
1	FINISH GRADE
2	NON-PRESSURE LINE (LATERAL)
3	PRESSURE LINE (MAIN OR LATERAL)
4	IRRIGATION CONTROL WIRE PER IRRIGATION LEGEND. WIRE TO BE RUN PARALLEL TO IRRIGATION MAINLINE

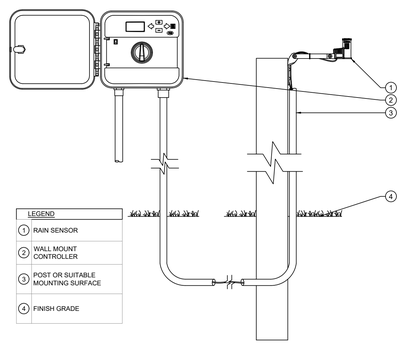
SECTION
NOT TO SCALE

6 TRENCHING
NTS



SECTION
NOT TO SCALE

7 TREE BUBBLER
NTS



LEGEND	
1	RAIN SENSOR
2	WALL MOUNT CONTROLLER
3	POST OR SUITABLE MOUNTING SURFACE
4	FINISH GRADE

8 RAIN SENSOR/CONTROLLER
NTS

Date	Description	No.
	Revisions	

SIGNATURE DATE SIGNED
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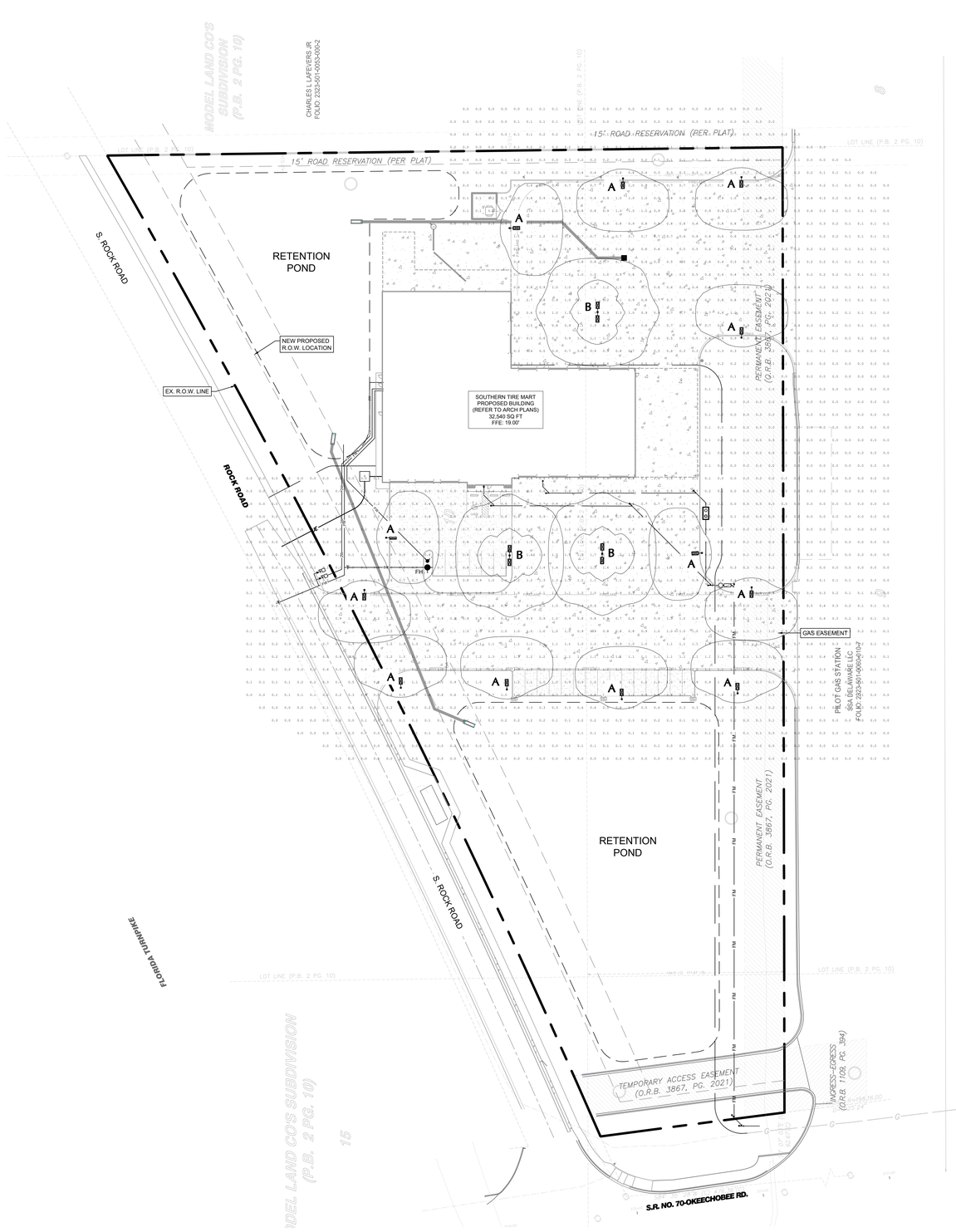
ST. LUCIE COUNTY FLORIDA

Drawing Title

IRRIGATION DETAILS

Project No.	Drawing No.
532055101	L3.1
Date: JULY 2025	
Drawn By: SH	
Checked By: TM	

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GRAPHIC SCALE

0 40 80 FEET

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
DRIVEWAY	1.0fc	1.3fc	0.6fc	2.1:1	1.6:1

NOTE: LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING LIGHTING ARE NOT INCLUDED IN THE ABOVE STATISTICS.

SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	COLOR TEMPERATURE	OPTICS	LUMENS	LLF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS
	A	12	LITHONIA	D-SERIES AREA	POLE MOUNTED AREA LIGHT	20'	51W	3000K	TYPE III	7,203	0.9	DSX1-LED-P1-30K-70CRI-T3M-HS-BLK	HAPCO	ROUND TAPERED STEEL POLE; COLOR: BLACK	17'	RTS39BB0-4-BA-D 190-VDA	POLE TO BE FACTORY CUT TO LENGTH OF 17', MOUNTED ON 3' HT. EXPOSED CONCRETE BASE
	B	2	LITHONIA	D-SERIES AREA	POLE MOUNTED AREA LIGHT	20'	51W	3000K	TYPE III	7,203	0.9	DSX1-LED-P1-30K-70CRI-T3M-HS-BLK	HAPCO	ROUND TAPERED STEEL POLE; COLOR: BLACK	17'	RTS39BB0-4-BA-D 190-VDA	POLE TO BE FACTORY CUT TO LENGTH OF 17', MOUNTED ON 3' HT. EXPOSED CONCRETE BASE

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES
2. ALL POLES WITH 25' MOUNTING HEIGHT OR GREATER TO RECEIVE FACTORY-INSTALLED VIBRATION DAMPENERS.

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VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES
BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES

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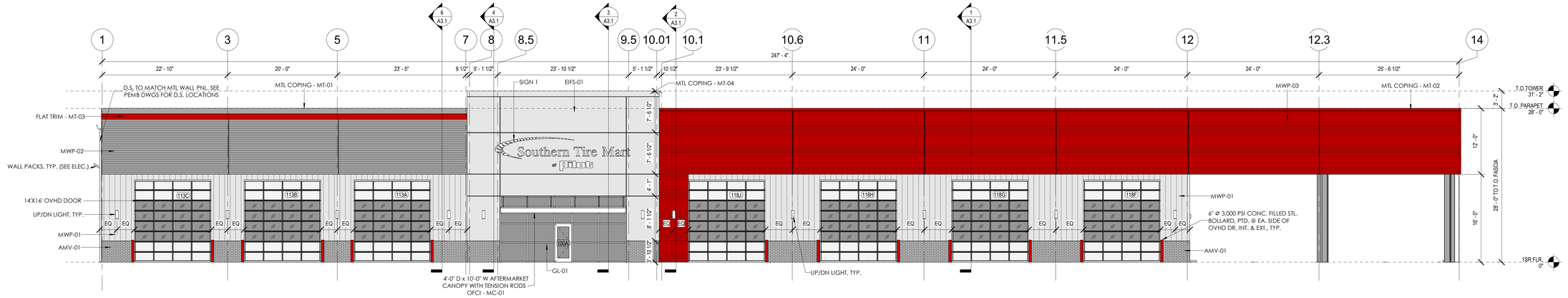
Drawing Title

LIGHTING PLAN

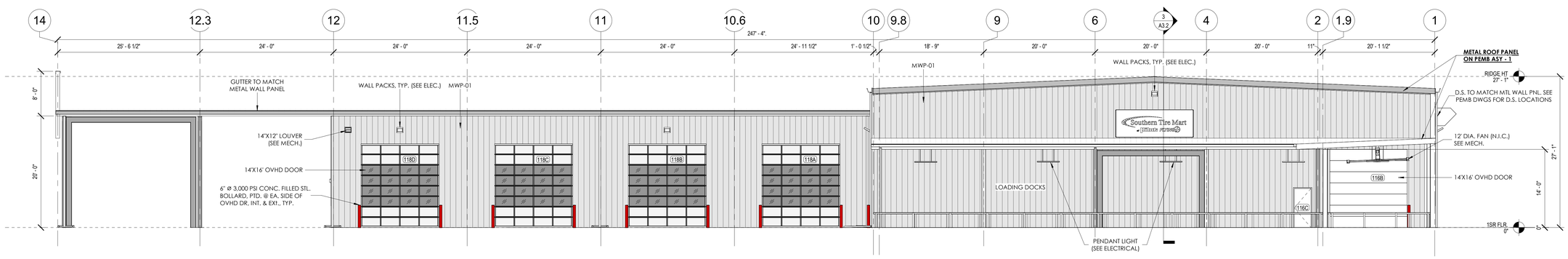
Project No.	Drawing No.
532055101	L4.0
Date: JULY 2025	
Drawn By: SH	
Checked By: TM	

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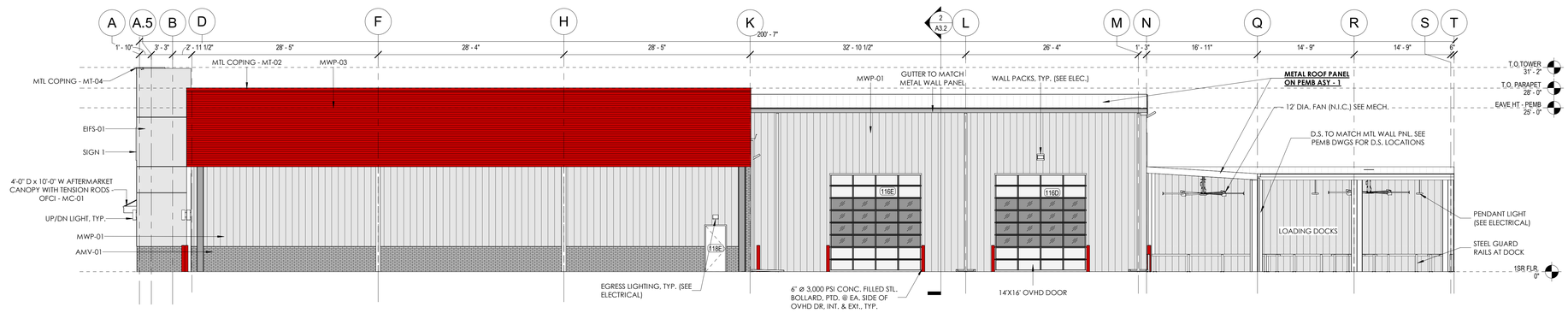
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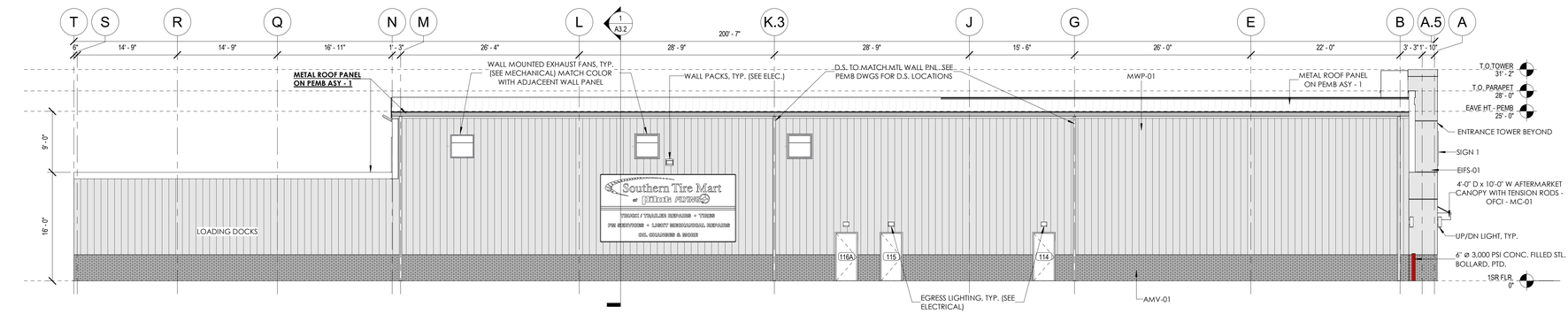
1 EXT. ELEVATION - SOUTH
1/8" = 1'-0"



2 EXT. ELEVATION - NORTH
1/8" = 1'-0"



3 EXT. ELEVATION - EAST
1/8" = 1'-0"



4 EXT. ELEVATION - WEST
1/8" = 1'-0"

MATERIALS LEGEND

MARK	DESCRIPTION	MANUFACTURER	COLOR
AL-01	ALUMINUM STOREFRONT	KAWNEER COMPANY	CLEAR ANODIZED
AMV-01	ADHERED MASONRY VENEER	COUNTY MATERIALS CORP.	BURNISHED SLATE
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM	STO MANUFACTURER	OYSTER
GL-01	GLAZING	LIBBEY-OWNES-FORD	GRAY TINT
MC-01	METAL CANOPY, ALUMINUM	MAPES: SUPER LUMIDECK	CLEAR ANODIZED
MRP-01	METAL ROOF PANEL - PBR PROFILE, 26 GA.	MBCI	POLAR WHITE
MT-01	METAL TRIM - COPING	MBCI	SLATE GREY
MT-02	METAL TRIM - COPING	MBCI	BRITE RED
MT-03	METAL TRIM - FLAT STOCK	MBCI	BRITE RED
MT-04	METAL TRIM - COPING	MBCI	TO MATCH EIFS
MWP-01	METAL WALL PANEL - PBR PROFILE, 26 GA.	MBCI	TUNDRA
MWP-02	METAL WALL PANEL - 7.2 PROFILE, 24 GA.	MBCI	SLATE GRAY
MWP-03	METAL WALL PANEL - 7.2 PROFILE, 24 GA.	MBCI	BRITE RED

50%

SEA STUDIOS ARCHITECTS
6286 BARFIELD RD., SUITE 285, ATLANTA, GEORGIA 30328
Tel: (404) 257-5902
WWW.SEAJJS.COM
ARCHITECT:

OWNER:
Southern Tire Mart at pilot FLYING J
4025 Highway 35, Columbia, MS 39429

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NEW CONSTRUCTION FOR:
SOUTHERN TIRE MART at PILOT FLYING J
FORT PIERCE, FL

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:	223081
DATE:	03/11/2025
DRAWN BY:	UK, ZK
CHECKED BY:	SE

REVISIONS:

NO.	DESCRIPTION	DATE

SHEET NO.:
A2.1

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