CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, January 12, 2026 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the November 11, 2025 meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. 2026 Comprehensive Plan Evaluation and Appraisal Review Transmittal

7. **NEW BUSINESS**

   a. **PZANN2025-00006**
   Annexation
   Tony Acerra Property
   2413-501-0154-000-6

b. **PZANN2025-00008**
Annexation
Alberti Property
Parcel ID: 2413-501-0155-000-3

c. **PZANN2025-00009**
Annexation
Fowler/Murray Property
Parcel ID: 2413-501-0102-000-7

d. **PZANN2025-00007**
Annexation
Acerra Property
Parcel ID: 2413-501-158-000-4

e. **PZSITE2025-00025**
Major Site Plan
Lawnwood Hospital Parking Garage
1700 S. 23rd Street

8. **COMMENTS FROM THE PUBLIC**

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

9. **DIRECTOR'S REPORT**

10. **BOARD COMMENTS**

11. **ADJOURNMENT**

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

Planning Board - 2:00 PM **6. a.**

Meeting Date: 01/12/2026

Re: Planning Board Minutes 11/10/25

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the November 11, 2025 meeting

Attachments

Planning Board Minutes 11/10/25

Form Review

Form Started By: Alicia Rosenthal Started On: 11/18/2025 03:56 PM

Final Approval Date: 12/01/2025

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, NOVEMBER 10, 2025, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Ms. Carter entered the meeting at 2:09 PM.

Present: Christopher Widing; Clayton Johnson; Justine Carter; Ryan Collins; Nichelle Clemons, Vice-Chair

Absent: Anton Kreisl; Alexander Edwards

Staff Present: Kev Freeman, Planning Director
Chris Suneson, Assistant Planning Director
Kerry Driver, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Motion was made by Ryan Collins, and seconded by Christopher Widing to approve the absences of Mr. Kreisl and Mr. Edwards.

AYE: Clayton Johnson, Justine Carter, Ryan Collins, Christopher Widing, Vice-Chair Nichelle Clemons

Passed

5. APPROVAL OF MINUTES

a. Minutes from the October 13, 2025 meeting

Motion was made by Christopher Widing, and seconded by Clayton Johnson to approve the minutes from the October 13, 2025, meeting.

AYE: Justine Carter, Ryan Collins, Christopher Widing, Clayton Johnson, Vice-Chair Nichelle Clemons

Passed

6. NEW BUSINESS

a. **PD2024-00007**
Master Planned Development (2nd Updated Proposal)
Pulte-Cornerstone
2721 S. Jenkins Road

Mr. Suneson stated the Zoning Atlas Map Amendment is for two (2) parcels of land to change the Zoning classification from General Commercial Zone (C-3) to Pulte-Cornerstone Planned Development (PD) with an associated Master Development Plan. He said the application proposes a two-hundred-and-fifty-unit fee simple single-family residential master planned development community with a range of home sizes, a range of designs, and amenities such as a linear park connecting the recreational area to a pocket park providing additional buffer for the new neighborhood from I-95.

Mr. Suneson reviewed the history of the application. On November 3, 2008, the City Commission approved a site plan to construct a 383,605 square foot commercial development consisting of eight (8) buildings by the name of Newberry Fields. On December 9, 2024, the Planning Board reviewed and recommended approval of the concurrent application for a Future Land Use Amendment of the subject property. The applicant requested to change the Future Land Use from GC, General Commercial to RM, Medium Density Residential. On August 11, 2025, the Planning Board recommended approval of the proposed Master Planned Development with fourteen (14) conditions. On October 13, 2025, an updated proposal for the Pulte-Cornerstone Master Planned Development was presented to the Planning Board due to the applicant's concerns with several conditions that were recommended, and the submittal of a new phasing plan. During the meeting, the applicant presented a completely different phasing plan that was not included in the October 13th, 2025, Planning Board agenda. The St. Lucie County Schools representative stated that the School Board would prefer the bus stop location to be at the amenity center. Both the Staff and the Planning Board agreed that project conditions and approvals should be negotiated and agreed upon by the Technical Review Committee and the applicants before being presented to the Planning Board for a recommendation. Therefore, a motion was made to table the subject agenda item until the November 10th, 2025, Planning Board meeting. The applicant has since provided a new phasing plan (which includes the cross-access and bus stop at the amenity center in phase 1), updated developer's agreement, HUD Attenuation Guidelines, and FDOT Noise Attenuation Guidelines.

Mr. Suneson stated the PD benefits and provided a summary of the traffic analysis, which showed a decrease in weekday afternoon traffic. He said a large part of the development involves landscaping, and he showed typical sections with street trees.

Mr. Suneson concluded the presentation by reading the 14 conditions of approval. He noted as a point of reference to condition #13 that the HUD standard interior noise level is 45 decibels, which is much like having a conversation.

As a side note, Mr. Suneson said the two parties are nearing completion of the access easement agreement (Condition # 14), but staff has not seen a recorded copy, so it will continue to be a condition of approval.

Mr. Widing asked if the St. Lucie County School Board was okay with the bus stop located by the amenity center. Mr. Suneson read a letter from Nicole Fogarty, St. Lucie County Director of Growth Management, Land Acquisitions & Intergovernmental Relations, approving the bus stop location by the amenity center.

Mr. Collins asked staff if it is typical to get so many detailed conditions of approval. Mr. Freeman said it depends on the complexity of the project. Mr. Suneson noted the noise concerns due to the residential development being so close to I-95. Mr. Freeman said the noise level ensures future residents are not substantially affected, and it will also reduce resident noise complaints to the city.

Chair Clemons asked if this was the first development being built in Fort Pierce off of I-95.

Leslie Olson, applicant representative from the District Planning Group, gave a brief presentation. She stated the conditions of approval have been agreed upon by staff and the applicant. She noted secondary access to the property is required. Ms. Olson said the project is beautifully landscaped and will have an identifiable feature welcoming travelers to Fort Pierce. She noted that Phase I will have a north and south access and there will be a reduction of 42,000 trips per day on Jenkins Road. She highlighted both intersections of the development will have north and southbound turning lanes.

Lee Dobbins, attorney from Dean Mead Law Firm, stated that Pulte/Cornerstone is very close to negotiations for the access agreement with the property owner to the north. He said they are waiting for final approval from Pulte. He explained there are some complexities that need to be worked out, but they expect it to be signed in the next few days. Mr. Dobbins stated they can work with the noise study condition, and they will provide abatement if needed. He noted that Pulte's intent all along was to include double-glazed windows and to make residents happy. Mr. Widing asked if they were comfortable meeting the lower decibel number.

Board discussion ensued. Mr. Collins said he would rather the zoning stay commercial for that area, and he asked if the development enhances the community. Ms. Carter said she sees concerns about noise and it being built so close to I-95, but she likes that they have negotiated the decibel level. She asked about the city's identity and if it is firm. Ms. Carter also noted that many of the new developments no longer have dog parks. Mr. Widing said it has been a process for the city and the developers, and it is a positive move in the right direction. He said there have been uniqueness hurdles and the development will only happen if the conditions of approval are met. Ms. Clemons said the development is great, and the property has been vacant for a number of years. She noted there is also a housing shortage for the new warehouse development jobs.

Motion was made by Christopher Widing, and seconded by Justine Carter to forward a recommendation of approval of the Master Planned Development to the City Commission with the following 14 conditions:

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31, 02.14.2025.
2. The minimum Open Space shall be 20% of the Final PD site area.
3. The maximum density shall be 5 dwelling units per acre of the Final PD site area.
4. The Final PD plan shall conform to the requirements of the City Code of Ordinances

unless alternate standards are approved through the Planned Development Agreement.

5. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.
6. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
7. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
8. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
9. Prior to approval of the Final PD site plan, the applicant shall submit a proposed declaration of covenants governing the use, maintenance, and continued protection of the common open space or other shared areas within the planned development. The declaration shall bind successors in title to any commitments concerning completion of the project, its maintenance, and operation.
10. Phasing of this project will require the following at the time of Final PD:
    - The approximate date when construction of the project can be expected to begin.
    - The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
    - A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
11. The Final PD site plan shall contain the following information, at minimum:
    - a. A Landscape plan per section 123-4 of the City Ordinance.
    - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    - c. The heights of proposed buildings and structures.
    - d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
    - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    - f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    - g. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
12. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with all applicable City Code requirements.
13. Prior to plat approval, the developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66 db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.

14. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located at 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner's right of access through the project site.

AYE: Justine Carter, Ryan Collins, Christopher Widing, Clayton Johnson, Vice-Chair Nichelle Clemons

Passed

b. **PZSITE2025-00015**
Major Site Plan
Red Hawk Rebar II
4201 Bandy Boulevard

Ms. Driver gave an overview of the application and answered questions from the Board. She stated that Red Hawk Rebar II is seeking approval to develop an industrial building used to manufacture metal rebars for construction activities. The property is in the I-1, Light Industrial zoning district and has a future land use designation of HI, Heavy Industrial. Ms. Driver said the two-level building is 24,534 square feet, 35 feet high and has 41 parking spaces. She showed the building elevations and noted the landscape plan shows 65 trees and 754 shrubs. Ms Driver said there are currently no sidewalks in front of where the development is proposed.

Tom DeGrace, Engineer of Record, from Culpepper and Terpening, introduced himself and answered questions from the Board regarding the number of vehicles currently on the property. 4201 Bandy Boulevard. Mr. DeGrace said he has no objections to the sidewalk requirement.

Mr. Collins said this development is an improvement to the property and will increase the property value.

Motion was made by Ryan Collins, and seconded by Clayton Johnson to forward a recommendation of approval of the site plan to the City Commission with the following conditions:

1. A South Florida Water Management District (SFWMD) ERP shall be required prior to registering of permits.
2. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file.
3. A site development permit on the County's permitting portal shall be submitted and completed prior to filing permits with the City.
4. A 5-foot sidewalk is required along Bandy Boulevard.

AYE: Justine Carter, Ryan Collins, Christopher Widing, Clayton Johnson, Vice-Chair Nichelle Clemons

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman stated at the November 12, 2025, City Commission day meeting he gave a presentation on the annexation strategy to help set out a better framework for the questions asked. He said the city does not really have an annexation strategy in place. He noted there are a lot of enclaves and properties out west that have FPUA agreements, but they are not in the city. He asked the City Commission where they wanted to go from here. Mr. Freeman highlighted that the annexation strategy has an implication on the level of service, property tax values and the tax base. He said there are five main areas to focus on.

1. Prioritizing increasing the city tax base and jobs, which will be influenced by the state statute on residential ad valorem/property tax.
2. Concentrated effort on commercial light industrial and retail north and west of the city near the Jenkins Road jobs corridor and the area around Indrio Road, which has a lot of FPUA annexation agreements. He said he will need to do an analysis to see if the properties are contiguous with the city.
3. Extending services to the FPUA service area. Mr. Freeman said he will have to coordinate with FPUA's property expansion area and prioritize those areas coming into the city.
4. Create a fiscal analysis on each annexation which will show the return on annexation and cost to the city.

Mr. Freeman said the Planning Board will see the pros and cons of each annexation. He said once the strategy is more developed, he will present it to the Planning Board and then the City Commission.

Mr. Freeman said the Planning department is processing a number of applications and the department has seen a slight drop-off in applications in the past month but is still receiving lots of inquiries for development. He noted building permits have had a large drop-off in the last month.

Mr. Johnson asked if city impact fees would be increased with the Ashley Capital project. Mr. Freeman explained that since the approval process is in the county, the city will only receive property tax revenue when the project has been annexed into the city. He noted that most roads in the area are in St. Lucie County.

Ms. Carter asked if there is adequate housing for jobs with all the development on Jenkins Road and Kings Highway. Mr. Freeman said the balance of residential to commercial compared to other cities in Florida. He said the range is from 70% to 75% residential and 20% to 25% commercial. He said the need for residential development is still there.

Mr. Freeman said an analysis needs to be done to find out what the city needs and how to protect the tax base, and maintain the budget and services. He said a good place to start with the annexation strategy would be to discover where the utility agreements are with job-heavy uses and get those properties annexed as soon as possible.

9. BOARD COMMENTS

Ms. Carter thanked Mr. Collins for the discussions during the meeting. Mr. Collins said he looks forward to more discussions with the Board.

10. ADJOURNMENT

BOARD MEMBERS
Dr. Donna Mills, *Chairman*
DISTRICT #3
Troy Ingersoll, *Vice Chairman*
DISTRICT #5
Debbie Hawley
DISTRICT #1
Terissa Aronson
DISTRICT #2
Jennifer Richardson
DISTRICT #4

St. Lucie PUBLIC SCHOOLS
AN "A" RATED DESTINATION DISTRICT

SUPERINTENDENT
Dr. Jon R. Prince

9461 Brandywine Lane
Port St. Lucie, FL 34986
772.429.3600
www.stlucieschools.org

November 5, 2025

To: City of Fort Pierce Planning Board

Subject: Statement of Support for Bus Stop Location – Pulte-Cornerstone Master Planned Development

Dear Planning Board Members,

Due to a family medical situation, I am unable to attend the Planning Board meeting scheduled for November 10, 2025. On behalf of St. Lucie Public Schools, I am submitting this written statement regarding the updated proposal for the Pulte-Cornerstone Master Planned Development.

After reviewing the newly submitted site plan, St. Lucie Public Schools **approves the location of the new bus stop as depicted in the revised proposal**, which places the bus stop at the amenity center in Phase 1 of the development. This location aligns with the School Board's preference, as previously stated during the October 13, 2025, Planning Board meeting.

Thank you for your continued collaboration and commitment to ensuring safe and accessible transportation for our students.

Sincerely,

Nicole L. Fogarty
Director of Growth Management, Land Acquisitions & Intergovernmental Relations
St. Lucie Public Schools

Planning Board - 2:00 PM **8. a.**

Meeting Date: 01/12/2026

Re: Comp Plan EAR Transmittal

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

2026 Comprehensive Plan Evaluation and Appraisal Review Transmittal

SUMMARY:

- In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code, where the City was responsible for determining whether the need existed for the City to amend its Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan and the City then had one year to prepare and transmit the proposed amendment.
- If any local government fails to timely submit a proposed amendment within one year of reporting, that local government may not amend its Comprehensive Plan until it complies with the requirements of the State. Because the City missed its deadline of January 31, 2019, that is in fact what happened. The City contracted with a Planning consultant, S&ME, to draft the needed EAR amendment, so that the City may process it according to its review procedures (i.e TRC, Planning Board, and City Commission).
- On March 16th, 2020, the City Commission approved the Transmittal of the Evaluation & Appraisal Review document to the Florida Department of Economic Opportunity.
- On January 21, 2025, the City Commission approved the Authorization for the Mayor to sign an affidavit to be submitted to the Department of Florida Commerce notifying them that the City would be performing the Comprehensive Plan Evaluation and Appraisal Review.
- The City has now contracted with a Planning Consultant, the Treasure Coast Regional Planning Council, to draft the needed EAR amendment that is due for transmittal on January 29th, 2026.
- Each local government in the State of Florida is required to regularly review its comprehensive plan pursuant to Section 163.3191, Florida Statutes (F.S.). The City's Comprehensive Plan Evaluation and Appraisal Notification Letter is
- due on January 29, 2026.
- Section 163.3191, F.S., states that at least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements, or changes in local conditions since the last update of the comprehensive plan and notify the state land planning agency as to its determination. If the local government determines that no updates are necessary the notification must include a separate affidavit, signed by the chair to include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided ins. 163.3177(5), and must cite the source and date of the

population projections used in establishing the 10-year planning period. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.
Section 163.3191(4) F.S., provides that a local government will be prohibited from initiating or adopting any publicly initiated amendment to its comprehensive plan if it fails to timely submit its notification letter or transmit the necessary amendment to update its plan within one year of notification. This prohibition on plan amendments does not apply to privately initiated plan amendments.

- On August 6, 2025, a public outreach meeting and public input survey to seek public input concerning the Comprehensive Plan were initiated.
- On August 13, 2025, Stakeholder Interviews interviews were held for input.
- On October 9, 2025, a second public outreach meeting and public input survey were initiated.
- On October 13th, 2025, the Treasure Coast Regional Planning Council staff presented the findings and input from the EAR Public Outreach to the City Commission and Planning Board to generate further discussion and recommendations.
- On October 16, 2025, an outreach meeting with the City of Fort Pierce Youth Council was held.
- The Treasure Coast Regional Planning Council has reviewed the entire Comprehensive Plan and determined, based on changes in State Statutes, which Goals, Objectives, and Policies required revisions in order to be compliant with the Community Planning Act (aka Growth Management Act). In addition, the EAR amendment has incorporated a new table under Chapter 1; further clarifying Land Use Categories and appropriate Zoning Districts. Finally, as part of this amendment, the Treasure Coast Regional Planning Council has reviewed and made recommendations for several amendments to the Comprehensive Plan.

RECOMMENDATION:

Approve the Transmittal of the Evaluation & Appraisal Review document to the Florida Department of Commerce

ALTERNATIVES:

Disapprove the Transmittal of the Evaluation & Appraisal Review document to the Florida Department of Commerce

RESPONSIBLE STAFF:

Vennis Gilmore, Historic Preservation Officer/Senior Planner

COORDINATED WITH:

Kevin Freeman, Planning Director
Chris Suneson, Assistant Planning Director
Bridgette Romer, Planner
Treasure Coast Regional Planning Council

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 26-002
Staff Report
Fort Pierce Matrix of Proposed Amendments
EAR Strikethrough - Cover
EAR Strikethrough - Introduction
EAR Strikethrough Chapter 1
EAR Strikethrough - Chapter 2
EAR Strikethrough - Chapter 3
EAR Strikethrough - Chapter 4
EAR Strikethrough - Chapter 5
EAR Strikethrough - Chapter 6
EAR Strikethrough - Chapter 7
EAR Strikethrough - Chapter 8
EAR Strikethrough - Chapter 9
EAR Strikethrough - Chapter 10
EAR Strikethrough - Chapter 11
EAR Strikethrough - Chapter 12
Draft FLU-Zoning Compatibility Table
EAR Appendices 1st Draft
EAR Presentation by TCRPC

Form Review

Form Started By: Vennis Gilmore Started On: 12/30/2025 09:57 AM
Final Approval Date: 01/06/2026

ORDINANCE NO. 26-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN PURSUANT TO THE EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS; PROVIDING FOR INCORPORATION OF THE AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND APPLICABLE REVIEWING AGENCIES; AUTHORIZING THE MAYOR TO EXECUTE AN AFFIDAVIT ATTESTING TO THE LEGAL COMPLIANCE OF THE COMPREHENSIVE PLAN AMENDMENTS; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature has mandated that municipalities draft and adopt comprehensive plans to provide thorough and consistent planning with regard to the land within their jurisdictional boundaries; and

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan by Ordinance No. L-136, as subsequently amended; and

WHEREAS, in 2019, the City of Fort Pierce, undertook its most recent Evaluation and Appraisal Review, amending the City's Comprehensive Plan by Ordinance 19-033; and

WHEREAS, amendments to the comprehensive plan must be adopted in accordance with detailed procedures; and

WHEREAS, Section 163.3191, Florida Statutes, requires that local governments evaluate their comprehensive plans to determine if amendments are necessary to reflect changes in state requirements and local conditions since the last update of their comprehensive plan; and

WHEREAS, the City provided notice to the State Land Planning Agency on January 29, 2025, that the City has determined comprehensive plan amendments are necessary to reflect changes in state requirements and local conditions; and

WHEREAS, on January 12, 2026, the City's Planning Board, having been duly designated as the Local Planning Agency, pursuant to Section 163.3174, Florida Statutes, held a duly advertised public hearing pursuant to Section 163.3174(4)(a), Florida Statutes, provided for public comment and participation in the process, and voted ___ to ____ to recommend to the City Commission approval of the EAR based amendments to the Comprehensive Plan and transmittal of the EAR based amendments to the State Land Planning Agency and applicable Reviewing Agencies; and

WHEREAS, on January 20, 2026, the City Commission conducted a duly advertised public hearing to reviewed the proposed EAR based amendments and allow for public comment and participation in the process, in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

WHEREAS, on January 20, 2026, the City Commission voted __ to ___, on first reading, to approve this Ordinance and authorized transmittal of the proposed EAR based amendments to the State Land Planning Agency and applicable Reviewing Agencies, as defined by Section 163.3184, Florida Statutes, for review and comment; and

WHEREAS, on ___ the State Land Planning Agency issued its Objections, Recommendations, and Comments (ORC) report; and

WHEREAS, the State Land Planning Agency's issued ORC report has been reviewed and addressed; and

WHEREAS, the City Commission has held a second duly advertised public hearing to review the proposed EAR based amendments and allow for public comment and participation in the process, in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

WHEREAS, the City of Fort Pierce desires to formally adopt the EAR-based amendments as set forth in Exhibit A to the current Comprehensive Plan, which shall serve as a guide for future development of the City and seek to preserve, promote, and protect the public health, safety, and welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby true and accurate and are fully incorporated herein by reference.

Section 2. Adoption of Evaluation and Appraisal Review (EAR) Based Amendments. The Evaluation and Appraisal Review (EAR) based amendments to the City of Fort Pierce's Comprehensive Plan, attached hereto as Exhibit A, are hereby adopted.

Section 3. Incorporation into Comprehensive Plan. Upon the effective date of the Comprehensive Plan Amendments adopted by this Ordinance, said amendments shall be incorporated into the City of Fort Pierce's Comprehensive Plan and any

section or paragraph number or page number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

Section 4. Transmittal to the State Land Planning Agency. The City Manager, or his designee, is hereby authorized to transmit the Comprehensive Plan Amendments to the State Land Planning Agency and all applicable Reviewing Agencies.

Section 5. Execution of Affidavit. The Mayor is hereby authorized to execute the Affidavit, attached as Exhibit B, attesting to the legal compliance of the Comprehensive Plan Amendments.

Section 6. Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 8. Effective Date. This Ordinance shall take effect immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.26-002 was duly advertised accordance with F.S.163.3184 by display advertising in the St. Lucie News Tribune on January, 2026, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on January, 2026; and was duly introduced, read by title only, and passed on second and final reading _____, 2026, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this XXth day of XXX 2026.

_____

Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A

EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS TO THE CITY OF FORT PIERCE'S COMPREHENSIVE PLAN

EXHIBIT B

AFFIDAVIT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Richard D. Chess, MBA

THROUGH: Kevin Freeman, Planning Director

FROM : Vennis Gilmore, Historic Preservation Officer/Senior Planner

SUBJECT: Proposed Evaluation & Appraisal Review Amendment for 2026

BOARD DATE: January 20th, 2026

TEXT AMENDMENT

Comprehensive Plan – 2026 EAR Amendment

- In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code, where the City was responsible for determining whether the need existed for the City to amend its Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan and the City then had one year to prepare and transmit the proposed amendment.
- If any local government fails to timely submit a proposed amendment within one year of reporting, that local government may not amend its Comprehensive Plan until it complies with the requirements of the State. Because the City missed its deadline of January 31, 2019, that is in fact what happened. The City contracted with a Planning consultant, S&ME, to draft the needed EAR amendment, so that the City may process it according to its review procedures (i.e TRC, Planning Board, and City Commission).
- On March 16th, 2020, the City Commission approved the Transmittal of the Evaluation & Appraisal Review document to the Florida Department of Economic Opportunity.
- On January 21, 2025, the City Commission approved the Authorization for the Mayor to sign an affidavit to be submitted to the Department of Florida Commerce notifying them that the City would be performing the Comprehensive Plan Evaluation and Appraisal Review.
- The City has now contracted with a Planning Consultant, the Treasure Coast Regional Planning Council, to draft the needed EAR amendment that is due for transmittal on January 29th, 2026.

- Each local government in the State of Florida is required to regularly review its comprehensive plan pursuant to Section 163.3191, Florida Statutes (F.S.). The City's Comprehensive Plan Evaluation and Appraisal Notification Letter is due on January 29, 2026.
- Section 163.3191, F.S., states that at least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements, or changes in local conditions since the last update of the comprehensive plan and notify the state land planning agency as to its determination. If the local government determines that no updates are necessary the notification must include a separate affidavit, signed by the chair to include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided ins. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle. Section 163.3191(4) F.S., provides that a local government will be prohibited from initiating or adopting any publicly initiated amendment to its comprehensive plan if it fails to timely submit its notification letter or transmit the necessary amendment to update its plan within one year of notification. This prohibition on plan amendments does not apply to privately initiated plan amendments.
- On August 6, 2025, a public outreach meeting and public input survey to seek public input concerning the Comprehensive Plan were initiated.
- On August 13, 2025, Stakeholder Interviews interviews were held for input.
- On October 9, 2025, a second public outreach meeting and public input survey were initiated.
- On October 13th, 2025, the Treasure Coast Regional Planning Council staff presented the findings and input from the EAR Public Outreach to the City Commission and Planning Board to generate further discussion and recommendations.
- On October 16, 2025, an outreach meeting with the City of Fort Pierce Youth Council was held.

The Treasure Coast Regional Planning Council has reviewed the entire Comprehensive Plan and determined, based on changes in State Statutes, which Goals, Objectives, and Policies required revisions in order to be compliant with the Community Planning Act (aka Growth Management Act). In addition, the EAR amendment has incorporated a new table under Chapter 1; further clarifying Land Use Categories and appropriate Zoning Districts. Finally, as part of this amendment, the Treasure Coast Regional Planning Council has reviewed and made recommendations for several amendments to the Comprehensive Plan.

Recommendation:

Staff recommends that the Planning Board APPROVE the transmittal of the document to the Florida Department of Commerce for their review.

Fort Pierce 2026 EAR Amendments				
Element	**Revisions**	**Policy (if applicable)**	**State Statute (if applicable)**	**Page Number(s)**
Chapter 1 Future Land Use	Add a new introduction section to the element outlining its purpose and general characteristics of the City.	N/A	N/A	1-1
	Add new Tables 1-1 through 1-4 quantifying Land Use data and population information.	N/A	N/A	1-2 to 1-4
	Add new language related to the Future Land Use Element and Zoning Designations as well as an updated Table 1-5: Future Land Use Density/Intensity.	1.1.2	N/A	1-5 to 1-7
	Add new Table 1-6 further clarifying Land Use Categories and appropriate Zoning Districts.	1.1.2	N/A	1-8
	Update the density bonus and reference the land development codes for developments within 1/4 mile of a rail station, multimodal transit center, or transit stop.	1.1.7	N/A	1-15
	Add a reference to Section 420.004 Florida Statutes pertaining to the definition of affordable housing.	1.1.8	Section 420.004	1-15
	Update the adoption date for the Design Guidelines .	1.1.13	N/A	1-16
	Remove the date of Port of Fort Pierce Master Plan.	1.1.15	N/A	1-16
	Add "The City shall…" related to vehicle miles traveled and greenhouse gas emissions.	1.1.19	N/A	1-16
	Add a new policy pertaining to the Treasure Coast International Airport and airport-adjacent zoning.	1.1.22	Chapter 333, Airport Zoning	1-17
	Add a new policy to encourage preservation of recreational and working waterfronts	1.1.23	N/A	1-17
	Revise a policy to remove the specific reference to AMTRAK for passenger rail service.	1.2.1	N/A	1-17
	Add the word "The" before City	1.4.3	N/A	1-18
	Add a new policy related to shared driveways and interconnectivity	1.5.6	N/A	1-19
	Correct a scrivener's error.	Objective 1.6	N/A	1-19
	Revise a policy requiring level of service standards compliance prior to approval of development orders	1.6.1	N/A	1-19
	Revise a policy to clarify potable water and sanitary sewer capacity.	1.6.5	N/A	1-20
	Revise a policy to remove date of original Community Redevelopment Area Plan.	1.8.1	N/A	1-21
	Revise a policy to remove the specific reference to AMTRAK for passenger rail service.	1.8.2.9	N/A	1-21
	Revise a policy to add numeration to specific project types	1.8.6	N/A	1-22
	Update a policy to remove a reference to the Neighborhood Enhancement Action Team (NEAT)	1.9.1	N/A	1-22
	Update a policy to add "improvement" to commercial façade as an incentives example.	1.9.5	N/A	1-23
	Update a policy 1.10.1 to add reference to the St. Lucie Economic Development Council (EDC).	1.10.1	N/A	1-24
	Revise a policy to include small businesses for funding.	1.10.5	N/A	1-24
	Add a new policy to create an economic development strategy that leverage existing strengths in marine, aviation, and electric vehicles industries.	1.10.8	N/A	1-24
	Revise to Objective related to the Fort Pierce Utility Authority water and sewer service area.	Objective 1.11	N/A	1-25
	Revise policies related to annexation.	1.11.1	N/A	1-25

Element	Revisions	Policy (if applicable)	State Statute (if applicable)	Page Number(s)
	Revise a policy related to fiscal impact analyses for annexation requests that are 10 acres or larger.	1.11.3	N/A	1-25
	Revise a policy related to the Advisory Future Land Use Map.	1.11.5	N/A	1-26
	Revise a policy related to assigning a City land use designation concurrent with annexation approval	1.11.6	N/A	1-25
	Revise a policy to include language related to the Interlocal Boundary Service Agreement with St. Lucie County	1.11.9	N/A	1-26
	Add a new policy related to the water and sewer service boundary and future annexations.	1.11.10	N/A	1-26
	Correct a policy number.	1.13.4	N/A	1-29
	Revise a policy to update the name of the St. Lucie County Comprehensive Emergency Management Plan.	1.14.2	N/A	1-29
	Correct scrivener's errors in two policies.	1.15.2 1.15.5 1.15.10	N/A	1-30
	Correct a scrivener's error.	1.15.12	N/A	1-31
	Revise a policy to remove a reference to a particular Goal.	1.17.4	N/A	1-32
	Revise an objective to remove a map reference.	1.18	N/A	1-33
	Revise a policy to use the term updated term of Central Business District	1.22.2	N/A	1-36
Transportation	Add a new introduction section to the element outlining its purpose and identifying key transportation partner roles.	N/A	N/A	2-1
	Revise an objective related to the City's roadway level of service based management system	Objective 2.1	N/A	2-2
	Remove a policy related to incorporating land use transportation strategies into the comprehensive plan by December 1, 2009.	2.1.3	N/A	2-2
	Revise several policies to spell out or use acronyms where appropriate.	2.2.1 2.3.6 2.4.1 2.8.2 2.10.2 2.11.3	N/A	Multiple
	Revise policies to add the words "The City Shall" to be consistent with the rest of the comprehensive plan.	2.4.1 2.4.3 2.5.1 - 2.5.5 2.6.1-2.7.2 2.8.4 2.10.2-2.10.3 2.13.3 2.13.5	N/A	Multiple
	Add a new policy related to the City consulting with FDOT on plan amendment and development projects.	2.7.4	N/A	2-7
	Revising language related to the 2025 Regional Long Range Transportation Plan	2.10.7	N/A	2-10
	Update the name of the airport.	2.12.2	N/A	2-11
Infrastructure	Add a new introduction section to the element outlining its purpose	N/A	N/A	3-1

Element	Revisions	Policy (if applicable)	State Statute (if applicable)	Page Number(s)
	Add a new policy related to sewage treatment and disposal systems for developments of 50 or more lots.	3.2.5	163.3177(6)(c)(3)	3-3
	Add a new policy related to sewage treatment and disposal systems on lot of 1 acre or less.	3.2.6	163.3177	3-3
	Remove a duplicate policy	3.3.5	N/A	3-4
	Revise a policy to remove outdated language.	3.9.3	N/A	3-10
	Revise a policy to remove outdated language.	3.10.3	N/A	3-11
	Revise the adopted date of the City's Water Supply	3.12.7	N/A	3-13
Conservation	Add a new introduction section to the element outlining its purpose and providing City characteristics.	N/A	N/A	4-1
	Revise several policies to spell out or use acronyms where appropriate.	4.2.1 4.2.3 4.2.8 4.2.9 4.4.11 4.5.3 4.5.8-4.5.10 4.6.10 4.7.7-4.8.2 4.8.5	N/A	Multiple
	Correct a scrivener's error.	4.4.3	N/A	4-4
	Correct a scrivener's error.	4.4.5	N/A	4-5
Coastal Management	Add a new introduction section to the element outlining its	N/A	N/A	5-1
	Correct a scrivener's error.	5.1.1	N/A	5-1
	Correct a scrivener's error.	5.1.2	N/A	5-2
	Revise several policies to spell out or use acronyms where appropriate.	5.1.17 5.2.4 5.2.8 5.3.1 5.3.8 5.4.8 5.4.10 5.6.1 5.6.2 5.6.5-5.6.6 5.7.4 5.7.7 5.8.13 5.8.18	N/A	Multiple
	Revise a policy to remove an outdated reference	5.3.3	N/A	5-7
	Revise a policy to include language related to at-risk, neglected, deteriorating, and/or derelict vessels	5.3.9	327.4107	5-9
	Revise a policy to remove a reference to the City's Natural Resource Division	5.4.2	N/A	5-10
	Revise a policy related to construction of bridges and causeways to add "The City Shall"	5.5.3	N/A	5-11
	Add a policy related to maintaining, restoring and enhancing the overall quality of the coastal zone environment.	5.5.8	163.3178	5-12
	Revise policies to update the name of the St. Lucie County Comprehensive Emergency Management Plan.	5.7.2 5.8.3 5.8.12 5.8.16	N/A	5-14 5-15 5-17

Element	Revisions	Policy (if applicable)	State Statute (if applicable)	Page Number(s)
	Add a new policy related to ensuring flood-resistance construction requirements.	5.11.5	163.3178	5-20
Housing	Add an introduction section to the element outlining its purpose; the lack of affordable housing; and data and analysis related to housing inventory and costs.	N/A	N/A	6-1
	Revise a policy to reference the Housing Needs and	6.1.2	N/A	6-6
	Revise policies to spell out or use acronyms where appropriate.	6.1.3 6.6.9	N/A	6-6 6-11
	Revise a policy to include mental health counseling as a social service	6.1.9	N/A	6-7
	Remove a policy related to the need for an affordable housing study	6.1.12	N/A	6-7
	Revise a policy to include the construction of affordable uses as a way to contribute to the City's housing needs.	6.1.12	N/A	6-7
	Revise a policy related to the creation of housing conservation districts to add "The City Shall"	6.2.4	N/A	6-8
	Revise a policy to indicate that inspections on residential buildings are done to ensure building codes and fire safety requirements are met.	6.2.7	N/A	6-8
	Revise a policy for clarity.	6.3.6	N/A	6-9
	Add a new policy related to working with profit and non-profit builders to provide infill housing in existing neighborhoods.	6.3.7	N/A	6-9
	Update a policy to remove a reference to the Neighborhood Enhancement Action Team (NEAT)	6.6.6	N/A	6-11
	Add a new policy related to funding programs that are supported by private sector resources.	6.6.10	N/A	6-11
Recreation and Open Space	Add an introduction to the element outlining its purpose and providing data and analysis on projected needs.	N/A	N/A	7-1
	Revise a policy to update the level of service standards for neighborhood and community parks	7.1.1	N/A	7-2
	Add a new policy that states the City will complete an inventory of public an private recreation and open space land and amenities by January 1, 2027.	7.1.4	N/A	7-3
	Revise a policy to state the city will maintain a parks and recreation master plan.	7.3.2	N/A	7-5
	Revise a policy to add trees to the list of amenities in future residential development recreation areas	7.4.10	N/A	7-6
	Revise a policy to add language to state that future residential developments in excess of 100 dwelling units provide a communal building that is hurricane-hardened and the appropriate size	7.4.11	N/A	7-6
	Revise a policy to state the City shall refrain from selling and/or otherwise disposing of recreation and open space lands within City limits and annexation areas.	7.6.2	N/A	7-8

Element	Revisions	Policy (if applicable)	State Statute (if applicable)	Page Number(s)
	Add a new policy related to private recreation amenities that are part of the development order review process.	7.6.9	N/A	7-9
Intergovernmental Coordination	Add an introduction to the element	N/A	N/A	8-1
	Revise several policies to spell out or use acronyms where appropriate and correcting agency names and plans.	8.1.2 8.1.7 - 8.1.8 8.1.10 - 8.1.11 8.2.2 8.3.3 Objective 8.4-8.5 8.5.1	N/A	Multiple
	Revise a policy related to the dispute resolution process.	8.1.3	N/A	8-2
	Revise a policy related to water and wastewater treatment plant capacity through 2045.	8.1.15	N/A	8-4
	Revise a policy to remove the specific references to AMTRAK and Sun Rail for passenger rail service.	8.1.16	N/A	8-4
	Revise a policy to reference an updated intergovernmental coordination table	8.1.17	N/A	8-4
Capital Improvements	Add an introduction to the element outlining its purpose.	N/A	N/A	9-1
	Revise a goal to indicate that the level of service standards are contained within the Public Facilities Management Element.	Goal 9	N/A	9-1
	Revise policies to add the words "The City Shall" to be consistent with the rest of the comprehensive plan.	9.1.2 - 9.1.5	N/A	9-1
	Revise several policies to spell out or use acronyms where appropriate and correcting agency names and plans.	9.1.5 9.2.1 9.2.6 - 9.2.7 Objective 9.4 9.4.2 - 9.4.4	N/A	Multiple
	Add a new policy related to stormwater pollution reduction goals in basin management action plans.	9.1.9	163.3177	9-2
Public Facilities Management	Add an introduction outlining the purpose of the element.	N/A	N/A	10-1
	Revise Table 10-1: Adopted Level of Service Standards for Public Facilities	10.2.1	N/A	10-5
	Add a policy related to incremental impacts to public facilities	10.3.9	N/A	10-7
	Revise a policy to correct the name of the schools district.	10.5.4	N/A	10-9
Public School Facilities	Add an introduction outlining the purpose of the element and listing the public schools located in the City.			
	Revise several policies to spell out or use acronyms where appropriate and correcting agency names and plans.	throughout element	N/A	Multiple
	Revise the list of school concurrency requirement exemptions	11.2.4.2	N/A	11-10

Element	Revisions	Policy (if applicable)	State Statute (if applicable)	Page Number(s)
	Delete definitions section as this is included in the Interlocal Agreement with St. Lucie County Public Schools.	N/A	N/A	11-34 to 11-37
Property Rights	Add an introduction outlining the purpose of the element	N/A	N/A	12-1

*** Note: This list may not include edits that are consider inconsequential.**

Maps	The map series has been updated and is included as Appendix 4-1
Appendices	Appendix 2-1 Level of Service Standards
	Appendix 2-2 St. Lucie TPO Traffic Counts and Level of Serivce Report 2025
	Appendix 4-1 Comprehensive Plan Map Series
	GOP Map 1-1 2045 Future Land Use Map
	GOP Map 1-2 Existing Land Use
	GOP Map 1-3 Zoning Map
	GPO Map 1-4 Future Land Use Advisory Map within Fort Pierce Urban Service Boundary
	GOP Map 2-1 Functional Calssification
	GOP Map 2-2 Mass Transit
	GOP Map 2-3 Bicycle Facilities and Multiuse Trails
	GOP Map 2-4 Pedestrian Facilities
	GOP Map 4-1 Natural Resources and Land Cover
	GOP Map 4-2 Soils
	GOP Map 5-1 Flood Hazard Zones
	GOP Map 5-2 Coastal High Hazard Area

City of Fort Pierce

Evaluation and Appraisal Review of the City's Comprehensive Plan

Proposed Amendments

January 2026

Treasure Coast Regional Planning Council

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Appendix 2-1 Level of Service (LOS) Standards for Roadways

Appendix 2-2 St. Lucie Transportation Planning Organization 2025 LOS Report

Appendix 4-1:

Map GOP 1-1 Future Land Use

Map GOP 1-2 Existing Land Use

Map GOP 1-3 Zoning

Map GOP 1-4 Future Land Use Advisory Map within Urban Service Boundary

Map GOP 2-1 Functional Classification

Map GOP 2-2 Mass Transit

Map GOP 2-3 Bicycle Utilities and Multi-Use Trails

Map GOP 2-4 Pedestrian Facilities

Map GOP 4-1 Natural Resources and Land Cover

Map GOP 4-2 Soils

Map GOP 5-1 Flood Hazard Zones

Map GOP 5-2 Coastal High Hazard Area

Appendix 8-1 Intergovernmental Coordinating Agencies

Appendix 9-1 Fiscal Years 2026-2030 Capital Improvement Plan

INTRODUCTION

Under State law, the local government comprehensive plan is the ultimate regulatory authority governing all land development activities. The City Fort Pierce adopted their first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long range vision of the City. The City updated the plan again in 2010 and 2019. ~~The 2019 update was done to reflect changes in Florida statutes and to update time specific goals and policies.~~ The 2026 update is the result of the Evaluation and Appraisal Review (EAR) process undertaken by the City in 2025, and includes updates to the Goals, Objectives, and Policies (GOPs) as well as the Data and Analysis to provide consistency with Florida Statutes, planning timelines, and the community's vision.

The State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. Comprehensive planning in Florida began in the 1970s and was codified in the 1985 Growth Management Act. The Act substantially increased the requirements for comprehensive plans, and mandated that local governments adopt land development regulations to implement the policies of the Comprehensive Plan. In 2011 the Community Planning Act was adopted, which substantially changed the requirements for comprehensive planning in Florida.

Chapter 163 mandates that local governments maintain a long-range, comprehensive planning program that functions as a continuous and ongoing process, rather than a one-time report. Pursuant to Rule Chapter 73C-49, Florida Administrative Code, at least every seven years each local government is required to evaluate the need to amend its Comprehensive Plan to reflect changes in state requirements since the last comprehensive plan was updated. In 2025 ~~2019~~, the City performed such an evaluation which was followed by EAR-based amendments in 2026 to update the plan accordingly.

~~In response to several natural disasters that have affected Florida, the Florida Division of Emergency Management created the Local Mitigation Strategy (LMS) program. The St. Lucie County LMS, originally adopted in 2010, is a multi-jurisdictional all hazards mitigation plan that includes vulnerabilities and a risk assessment. The City of Fort Pierce adopted the St. Lucie County LMS in 2011. The LMS is reviewed annually and comprehensively updated every five years. The City continues to coordinate its comprehensive plan updates with the current St. Lucie County LMS.~~

The Comprehensive Plan contained herein is consistent with Chapter 163, F.S., as required by State law. The Comprehensive Plan is organized into 12 Elements (chapters). The Data, Inventory, and Analysis (DIA) section in each element provides the supporting data and information used as the foundation for the Goals, Objectives, and Policies GOPs. ~~The DIA for each Element of the Comprehensive Plan is not formally adopted by the City Commission.~~ Each Element addresses an important aspect of land development and growth in Fort Pierce including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The intent of the GOPs contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. The City's Land Development Regulations, which contain~~s~~ zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives, and policies adopted in this Comprehensive Plan. Together, these implementing tools ensure that the

development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Commission of the City of Fort Pierce with regard to the Comprehensive Plan. It is applicable to the City of Fort Pierce Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.

2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in effect on any private or public property located within the City of Fort Pierce.

3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan provides overall guidance for the specific implementation mechanisms that are contained in the City of Fort Pierce's Land Development Code (LDC).

4. The primary intention of the Plan is to protect the public health, safety, and welfare. In the event of a conflicting provision between the Comprehensive Plan and the Land Development Code, the provisions of the Comprehensive Plan will prevail.

5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Fort Pierce to the extent that the objective or policy specifies implementation.

6. Wherever the term "acres" is used in this Comprehensive Plan, it shall be taken to mean "gross acres", unless otherwise specified. In addition, standard practice rounding convention may be used in determining whether parcels meet the size or acreage standards contained in this Plan.

FUTURE LAND USE ELEMENT

The City of Fort Pierce is located in St. Lucie County on the east coast of Florida. Fort Pierce was incorporated in 1901, and has a population of 51,352 as of April 1, 2025 and covers 14,224.05 acres. The community's history goes back into the early pioneer days of Florida where it served as an important trading post and outlet for shipping agricultural products to the rest of the state and country. Significant growth came with the arrival of the Florida East Coast Railway and then the Florida Land Boom in the 1920s.

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives, and policies contained in the City of Fort Pierce Comprehensive Plan. The supporting data provide a broad survey of current land use patterns, natural land features, and availability of public facilities for existing and future development. Future Land Use patterns are depicted on the Future Land Use Map (FLUM) GOP Map 1-1 in Appendix A-1. The FLUM serves as the basis for zoning designations provided in the land development regulations.

The City of Fort Pierce Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 10-year period ending in 2035 (short term) and a 20-year period ending in 2045 (long term). Most of the City is developed, with approximately 12.6% vacant land in various future land use designations and 8.8% unimproved conservation and open space.

Residential is the predominant future land use designation in the City, accounting for approximately 46.6% of the total land area. Commercial and Mixed uses make up approximately 26%, and Industrial uses are approximately 10%. Almost 10% of the City has a Conservation and Open Space designation.

Table 1-1 provides a breakdown of the future land use designations and total acreage for each.

Table 1-1
Future Land Use Designations

Future Land Use	Acres	Percentage
Low Density Residential	2,937.84	20.65
County Residential Suburban	47.25	0.33
Hutchinson Island Residential	258.99	1.8
County Residential Urban	4.25	0.03
Medium Density Residential	3,015.58	21.2
High Density Residential	371.98	2.6
Boundary Commercial	71.96	0.5
Neighborhood Commercial	73.62	0.5
General Commercial	2,211.58	15.55
Central Business District	58.34	0.4
Marine Commercial	65.94	0.5
Hutchinson Island Mixed Use	170.34	1.2
Mixed Use Development	937.97	6.7
Offices – Professional and Business Services	102.40	0.7
Institutional	848.35	6.0
Public Facilities	7.00	0.05
Boundary Industrial	13.14	0.09
Industrial	1,073.14	7.5
Heavy Industrial	364.24	2.6
Conservation & Open Space	1,414.18	9.9
Right of Way	105.16	0.7
Retain County Future Land Use	70.8	0.5
Total	14,244.05	100.0

Source: City of Fort Pierce GIS, PB Map, and Data 2025

As shown in Table 1-2, vacant undeveloped lands make up approximately 1,793 acres (12.6%) of the City's total land area. General Commercial, Medium Density Residential, and Low Density Residential make up the vast majority of the vacant land in the City with approximately 1,410 acres (78.7%).

Table 1-2
Vacant Lands

Future Land Use	Acres	Percentage
Low Density Residential	317.31	17.7
County Residential Suburban	2.43	0
Hutchinson Island Residential	76.18	4.2
Medium Density Residential	480.45	26.8
High Density Residential	165.26	9.2
Boundary Commercial	0.58	0
Neighborhood Commercial	31.31	1.7
General Commercial	612.0	34.1
Central Business District	18.76	0.1
Marine Commercial	2.45	0
Hutchinson Island Mixed Use	1.57	0
Mixed Use Development	17.76	0.1
Offices – Professional and Business Services	20.25	0.1
Institutional	19.48	0.1
Industrial	16.90	0.1
Right of Way	10.66	0.1
Retain County Future Land Use	0.10	0
Total Acres	1,793.45	

Source: 2025 St. Lucie County Property Appraiser Existing Land Use, 2025 City of Fort Pierce Future Land Use

Population projections, shown in Table 1-3, for the Fort Pierce comprehensive plan are from the University of Florida Shimberg center. The projections are based upon the medium Bureau of Economic and Business Research (BEBR) projections as of April 1, 2025 for St. Lucie County. The population reported for the City of Fort Pierce is 51,352.

Table 1-3
Population Projections

Year	2010	2020	2025	2030	2035	2040	2045
Ft. Pierce	41,590	47,297	51,352	53,623	55,648	57,014	57,871
Change		5,707	4,055	2,271	2,025	1,366	857

Note: Counts refer to the estimated or projected number of persons.

Source: Estimates and projections by Shimberg Center for Housing Studies, based on the 2010 and 2020 U.S. Census data as well as population estimates as of April 1, 2025 by the Bureau of Economic and Business Research, University of Florida.

As required by Florida Statutes, the comprehensive plan must be based on at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period. According to the U.S. Census American Community Survey (2023), there were 18,510 households and 48,094 people in Fort Pierce with an average household size of 2.60 persons. In order to calculate the ability of the plan to accommodate projected population, an estimate was made of the population that might reside when the vacant lands are developed. The estimate is based on vacant acres multiplied by the maximum density which then equals the number of units which is then multiplied by the current persons per household. Table 1-4 shows that these lands can provide for almost 30,000 future residents, which is more that the projected increase in population within the 10-year period of +4,296 in 2035. Additionally, the Live Local Act of 2023 (Senate Bill 102, modified by Senate Bill 328 in 2024 and Senate Bill 1730 in 2025) allow the construction of residential affordable and workforce housing on commercial and industrial lands. This could allow the City to accommodate more residents than shown in Table 1-4, however the actual impacts of Live Local legislation cannot be estimated at this time.

Table 1-4
Vacant Land and Ability to Accommodate Population

Future Land Use	Maximum Residential Density (du/ac)	Vacant Acreage	Maximum Number of Dwelling Units	Population
Low Density Residential	6.5	317.31	2,062	5,361
Hutchinson Island Residential	8	76.18	609	1,583
Medium Density Residential	12	480.45	5,765	14,989
High Density Residential	18	165.26	2,974	7,732
			Total	**29,665**

Notes: 1: Based on 2.60 persons per household existing average based on 2023 Census/American Community Survey.

2. Additional residential development is allowed as a portion of commercial and mixed use designations but not shown here.

GOALS, OBJECTIVES, AND POLICIES

Goal 1

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources through the 2030 planning horizon.

FUTURE LAND USES

1.1 Objective:
The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.

1.1.1 Policy:
Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

1.1.2 Policy:
Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in ~~GOP~~ Table 1-5~~1~~. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in ~~GOP~~ Table 1-5~~1~~ and that it is consistent with the Future Land Use designation. Zoning districts consistent with the Future Land Use designations are set forth in Table 1-6, and are the only zoning designations allowed for properties with each listed Future Land Use.

Table 1-5: Future Land Use Density/Intensity Summary Table

Land Use Category	*Residential Density (dwelling units per gross acre)* ~~(Also refer density bonus outlined in Policy 1.1.5)*~~*	*Non-Residential Floor Area Ratio (FAR)**	*Land Use Breakdown*
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10 du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of sites with the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of sites with the General Commercial future land use designation.
Central Business District (CBD)	30 du/ac*	3.0	Residential uses ~~shall~~ may comprise a minimum of 25% of the total floor area of sites with the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of sites with the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of sites with the Urban Neighborhood future land use designation.

Land Use Category	*Residential Density (dwelling units per gross acre)** ~~*(Also refer density bonus outlined in Policy 1.1.5)**~~	*Non-Residential Floor Area Ratio (FAR)**	*Land Use Breakdown*
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of sites with the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	Residential density and non-residential FAR may both be provided on each site.
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of sites with the OP future land use designation.
Institutional (INST)	~~N/A~~	1.0	N/A
Boundary Industrial (BI)	~~N/A~~	1.5	N/A
Industrial (I)	~~N/A~~	1.5	N/A
Heavy Industrial (HI)	~~N/A~~	2.0	N/A
Conservation and Open Space (CO)	~~N/A~~	0.25	N/A

* Density bonus provisions are outlined in ~~Policy 1.1.5~~ Policies 1.1.7, 1.1.8, 1.1.9, and 1.1.10 of the City's Future Land Use Element.

Table 1-6: Zoning District Consistency

Land Use Category	Zoning District(s)
Low Density Residential	Single Family Estate Density (E-1) Residential Single Family-2 units per acre (E-2) Residential Single Family-3 units per acre (E-3) Single Family Low Density (R-1) Single Family Intermediate Density (R-2) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Medium Density Residential	Single Family Moderate Density (R-3) Medium Density Residential (R-4) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
High Density Residential	High Density Residential (R-5) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Hutchinson Island Residential	Single Family Estate Density (E-1) Medium Density Residential (R-4) Hutchinson Island Medium Density Residential (R-4A) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Aquatic Conservation (A-1) Planned Development (PD)
Urban Neighborhood	Edgartown Settlement (ES) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Boundary Commercial (BC)	Tourist Commercial (C-5) Marine Commercial (C-6) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Neighborhood Commercial	Neighborhood Commercial (C-2) Planned Development (PD)

General Commercial	*General Commercial (C-3)* *Commercial Parkway (CP-1)* *Aquatic Development (A-2)* *General and Recreational Open Space (OS-1)* *Conservation Open Space (OS-2)* *Planned Development (PD)*
Central Business District	*Office Commercial (C-1)* *General Commercial (C-3)* *Central Commercial (C-4)* *Planned Development (PD)*
Marine Commercial	*Marine Commercial (C-6)* *Aquatic Development (A-2)* *General and Recreational Open Space (OS-1)* *Conservation Open Space (OS-2)* *Planned Development (PD)*
Land Use Category	*Zoning District(s)*
Hutchinson Island Mixed Use	*Tourist Commercial (C-5)* *Marine Commercial (C-6)* *General and Recreational Open Space (OS-1)* *Conservation Open Space (OS-2)* *Planned Development (PD)*
Mixed Use Development	*Single Family Moderate Density (R-3)* *Medium Density Residential (R-4)* *Office Commercial (C-1)* *Neighborhood Commercial (C-2)* *General Commercial (C-3)* *Central Commercial (C-4)* *Tourist Commercial (C-5)* *Marine Commercial (C-6)* *Commercial Parkway (CP-1)* *General and Recreational Open Space (OS-1)* *Planned Development (PD)*
Offices Professional & Business Services	*Office Commercial (C-1)* *General and Recreational Open Space (OS-1)* *Conservation Open Space (OS-2)* *Planned Development (PD)*
Institutional	*Single Family Low Density (R-1)* *Single Family Intermediate Density (R-2)* *Medium Density Residential (R-4)* *High Density Residential (R-5)* *Office Commercial (C-1)* *Neighborhood Commercial (C-2)* *General Commercial (C-3)* *Central Commercial (C-4)* *Tourist Commercial (C-5)* *Planned Development (PD)*

Boundary Industrial	***Light Industrial (I-1)*** ***General and Recreational Open Space (OS-1)*** ***Conservation Open Space (OS-2)*** ***Planned Development (PD)***
Industrial	***Light Industrial (I-1)*** ***Planned Development (PD)***
Heavy Industrial	***Heavy Industrial (I-3)*** ***Marine Industrial (I-2)*** ***Planned Development (PD)***
Conservation and Open Space	***General and Recreational Open Space (OS-1)*** ***Conservation Open Space (OS-2)*** ***Aquatic Conservation (A-1)*** ***Aquatic Development (A-2)*** ***Planned Development (PD)***

1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:
The City will ensure consistency between the updated Comprehensive Plan and the Land Development Regulations.

1.1.5 Policy:
The City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with Section 163.3206, Florida Statutes (F.S.).

1.1.6 Policy:
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

A. Residential

Low Density Residential (RL): The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Hutchinson Island Residential (HIR): The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Hutchinson Island Mixed Use (HIMU): The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

Boundary Commercial (BC): The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

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

Central Business District (CBD): The CBD designation provides for mixed-use development that may include office, commercial/retail, and residential. The CBD is intended to provide for higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums, apartments, and single family, attached and detached); office, including, but not limited to, artist work and sales space; retail including, but not limited to, boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;

- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation. Single family uses shall only be permitted as part of an overall mixed-use development which includes office, commercial, artisan, or retail.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Offices – Professional and Business Services (OP): The ~~CO~~ OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses ~~shall~~ may comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses ~~shall~~ may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

C. Institutional

Institutional (INST): The Institutional designation provides for public, quasi -public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

D. Industrial

Boundary Industrial (BI): The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

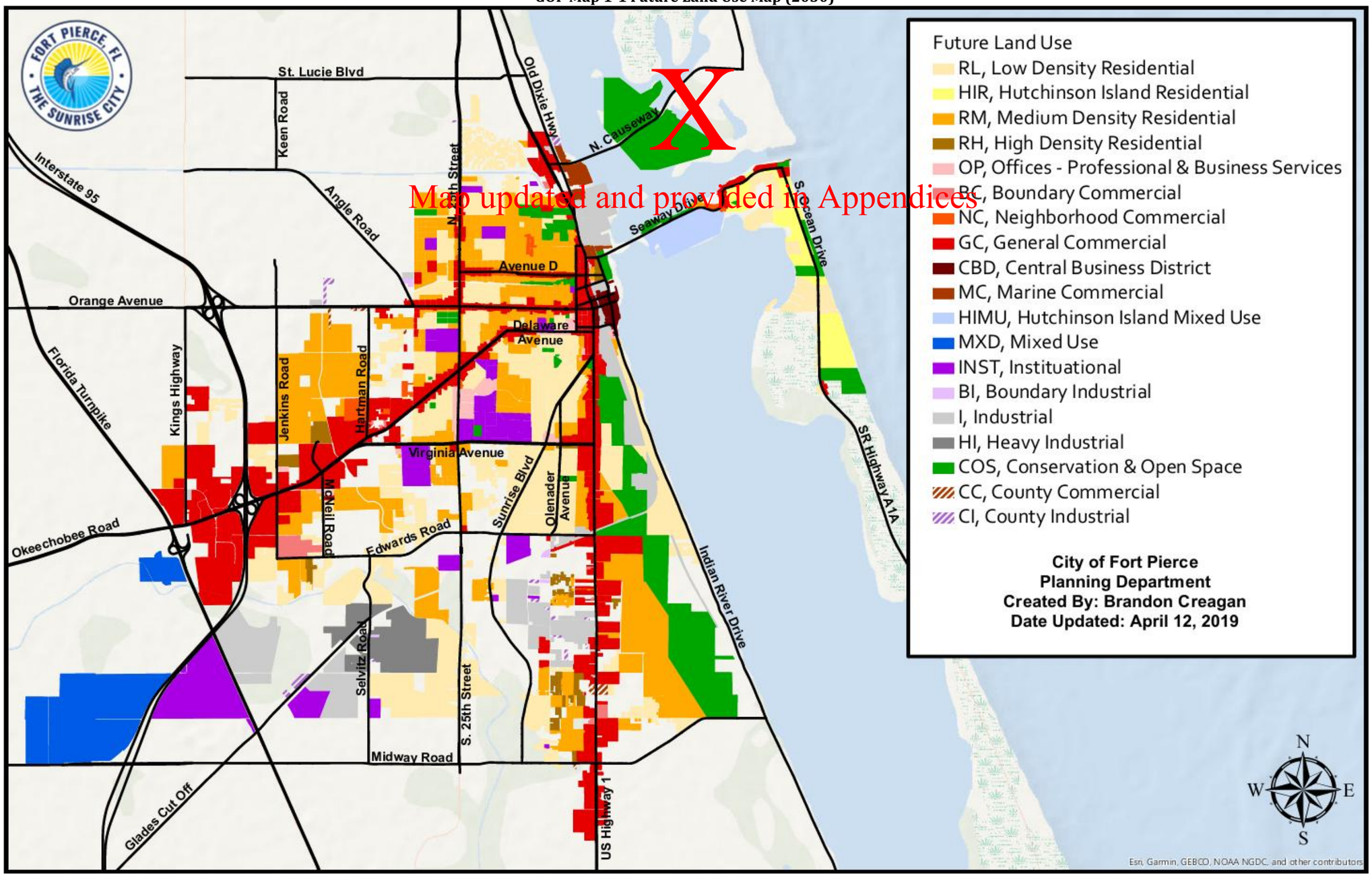
Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi -public, and special uses. This land use designation allows a maximum FAR of 1.5.

Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

E. Conservation/Open Space

Conservation and Open Space (CO): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 Future Land Use Map (2030)



1.1.7 Policy:
The City will allow a density bonus of up to 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop as defined in the City's land development regulations.

1.1.8 Policy:
The City will allow an additional market rate unit per each affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

1. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;

2. Meet the definition of affordable housing as defined in Section 420.004, Florida Statutes, based on ~~by~~ the median income of the City of Fort Pierce;

3. Affordable housing developments shall include a variety of housing types.

1.1.9 Policy:
The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit. Such contributions shall include park land dedication or park facilities, infrastructure and transportation facilities, beach access and fishing piers. In establishing the value of the facilities and the appropriate density bonus, the following will be considered:

i. hard costs - all material and labor costs for the construction of the facility
ii. soft costs - fees and costs required for the design of the facility
iii. land costs - land to be transferred to the City or other public agency associated with the facility

1.1.10 Policy:
Density bonuses are not permitted in the coastal high hazard area, or environmentally sensitive areas.

1.1.11 Policy:
Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

1.1.12 Policy:
The City shall maintain the South Beach overlay district in the land development code for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the

Sea" character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

1.1.13 Policy:
The City shall administer architectural guidelines for commercial and residential development to encourage historical and traditional styles native to the Fort Pierce area and new and innovative architectural design. The Design Review Guidelines adopted in ~~2007~~ 2024 shall establish the architectural guidelines for commercial and residential development.

1.1.14 Policy:
The City shall administer the Art in Public Places Program to include enabling language for Public Art guidelines, a Public Art Committee and methods for collecting fees on development.

1.1.15 Policy:
The City shall coordinate with St. Lucie County to implement the ~~2017 update to the~~ Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

1.1.16 Policy:
The City shall continue to regulate placement, size, and design of signs through the land development code.

1.1.17 Policy:
The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Section 163.3177(6)(a)(9)(a), F. S.

1.1.18 Policy:
The City shall require all new residential and commercial developments to install underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

1.1.19 Policy:
The City shall r~~R~~educe vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.1.20 Policy:
The City shall complete a feasibility study for a marine industrial zone along Taylor Creek consistent with the Taylor Creek Charrette.

1.1.21 Policy:

The City shall encourage the utilization of green building techniques, designs, and materials that meet the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems, through incorporation of sustainable strormwater management practices, preservation of native species, provision of pedestrian connectivity between sites, usage of low impact building materials, and usage of renewable energy sources within the Land Development Code.

1.1.22 Policy

In advance of the planned annexation of properties adjacent to the Treasure Coast International Airport, the City shall adopt land development regulations which ensure compatibility of uses adjacent to the airport in accordance with Florida Statutes Chapter 333, Airport Zoning.

1.1.23 Policy

The City shall encourage the preservation of recreational and working waterfronts for water dependent uses.

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.2.1 Policy:

The City shall amend its Land Development Regulations to establish development standards for transit-oriented developments to support transit service once the plans and location for the future ~~AMTRAK~~ passenger rail service are in place to promote walkability and transit ridership. These standards shall include but not be limited to:

1. designation of a Transit Oriented Overlay District around the future ~~AMTRAK~~ passenger station**s**;
2. requiring minimum densities within the district;
3. requiring construction of continuous sidewalks on both sides of the roadway within the district.

1.2.2 Policy:

The City shall develop a transfer of development rights (TDR) program to protect natural and historic resources and provide incentives for development within targeted areas of the City.

1.3 Objective:
As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

1.3.1 Policy:
The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:
The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

LAND USE AND TRANSPORTATION

1.4 Objective:
Coordinate transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.

1.4.1 Policy:
The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element.

1.4.2 Policy:
The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professional accepted traffic engineering practices.

1.4.3 Policy:
The City shall evaluate the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City and County.

TRAFFIC CIRCULATION

1.5 Objective:
The City shall administer Land Development Regulations that manage access to adjacent roadways, and require adequate on-site traffic circulation and off-street parking for all development.

1.5.1 Policy:
The City shall protect the local, regional, and state roadway network.

1.5.2 Policy:
The City shall maintain land use regulations which ensure safe and convenient on-site traffic circulation and adequate off-street parking for all development.

1.5.3 Policy:
The City shall require all new developments to provide a pedestrian network with internal pedestrian connectivity and interconnections to existing and planned infrastructure on adjacent properties.

1.5.4 Policy:
The City shall require construction or maintenance of sidewalks for new or rehabilitated buildings throughout the City to meet the Americans with Disabilities Act.

1.5.5 Policy:
The City Planning Department shall coordinate with the City Engineer and the Florida Department of Transportation for access to state roadways.

1.5.6 Policy
To the maximum extent feasible, properties shall share driveways and include interconnections among properties for vehicles and pedestrians.

CONCURRENCY

1.6 Objective:
The City shall administer a concurrency management system to ensure public facilities are available concurrent with development and redevelopment. Transportation facilities will be monitored through a local program which functions similar to a concurrency system but is not subject to state-mandate~~d~~. It is now being referred to as a Transportation Monitoring System.

1.6.1 Policy:
Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development, prior to approval of development orders or their equivalent.

1.6.2 Policy:
If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned upon the provision of the facilities and services necessary to serve the proposed development prior to the certification of occupancy.

1.6.3 Policy:
The City shall assess new development and redevelopment a proportionate fair-share of the public facility costs to accommodate the impacts of the development in order to maintain the adopted LOS standards through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

1.6.4 Policy:
The City shall require development to contribute a proportionate share of the cost for public facility improvements required to meet the demands of the development by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions.

1.6.5 Policy:
Prior to approving a building permit, or its functional equivalent, the City shall consult with the Fort Pierce Utility Authority, to determine whether adequate potable water supplies and sanitary sewer treatment capacity will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy, or its functional equivalent, by the City.

1.7 *Objective:*
The City shall require that easements be dedicated prior to issuance of a building permit to accommodate utilities necessary to serve development.

1.7.1 Policy:
The City's Land Development Regulations shall require dedication of suitable land for utility facilities necessary to support developments including water and wastewater, drainage ways, electricity transmission, telephone and cable television, and other required utilities, prior to issuance of a building permit.

COMMUNITY AND DOWNTOWN REDEVELOPMENT

1.8 Objective:
The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

1.8.1 Policy:
Redevelopment shall be guided by the ~~2001~~ Community Redevelopment Area Plan within the adopted CRA boundary.

1.8.2 Policy:
The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

1. Create a lively Downtown/Waterfront area with mixed-use development, water-enhanced activities, and historic preservation.
2. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.
3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.
4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.
5. Expand historic preservation through façade grants and encourage adaptive re-use of existing historic structures in redevelopment proposals.
6. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives and new business recruitment.
7. Improve street appearance through streetscape and urban design strategies that enhance the pedestrian environment.
8. Stabilize the beaches against erosion.
9. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principles, a Downtown Trolley, a passenger train station and transit connections between the ~~AMTRAK~~ passenger rail station and the beach for low and moderate-income workers.

1.8.3 Policy:
Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code.

1.8.4 Policy:
The City shall coordinate with the CRA, Main Street Fort Pierce and Lincoln Park Main Street for Downtown area marketing, business recruitment, public artworks creation, redevelopment grants, and businesses and property owner incentives.

1.8.5 Policy:
The City shall coordinate with the CRA to create a Downtown Parking Management Plan including district-wide parking strategies.

1.8.6 Policy
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

1. Affordable housing
2. Mixed use projects with residential
3. Adaptive reuse of historic structures
4. Brownfield site redevelopment

NEIGHBORHOOD PLANNING

1.9 Objective
The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.

1.9.1 Policy:
The City will continue ~~the Neighborhood Enhancement Action Team (NEAT) Program~~ to encourage reinvestment in central city neighborhoods through the combined efforts of City departments such as the Planning Department, the Engineering Department, the Building Department, the Public Works Department, the Police Department, and the Solid Waste Department to address multiple issues in the Fort Pierce community.

1.9.2 Policy:
The City shall target public investments such as infrastructure improvements based upon the adopted special area plans to increase homeownership and property values.

1.9.3 Policy:

The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods. Special area plans shall include the following:

1. Delineation of planning area.
2. Review of existing zoning and land use.
3. Analysis of existing transportation issues including continuity of existing transportation grid in new development.
4. Analysis of infrastructure (drainage, potable water, sewer, roadways)
5. Inventory of cultural and historic resources.
6. Inventory of recreation and open space areas, schools, and institutional uses.
7. Inventory of existing residential, commercial and industrial uses.
8. Goals, objectives, and polices for the special area plan that address physical and economic revitalization and public safety issues.
9. Programs and capital improvements that will enhance the neighborhood.
10. Public participation including meetings and charrettes with neighborhood associations, homeowners groups, and business groups, as appropriate.
11. As appropriate, after public participation, utilize future land use map and text amendments, the zoning atlas and text amendments, zoning overlays, and/or design standards to implement any plans.

1.9.4 Policy:

The City shall undertake the development of special area plans for the following neighborhoods (in no particular order). The City will strive to complete one plan annually.

1. Avenue D Historic District
2. Downtown Historic District
3. Edgartown Historic District
4. River's Edge Historic District
5. South Beach District
6. Peacock Arts District
7. Lincoln Park District

1.9.5 Policy:

The City shall consider incentives for neighborhood enhancement such as commercial façade improvement and other grants for businesses, tax incentives for historic preservation, and technical assistance from City staff.

1.9.6 Policy:

The City shall continue its code enforcement program to maintain the character of residential areas and protect public health, safety, and welfare.

ECONOMIC DEVELOPMENT

1.10 Objective:

The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

1.10.1 Policy:

The City shall coordinate with the CRA, the St. Lucie Economic Development Council (EDC), and the local chamber of commerce to implement economic development strategies to attract desired businesses and industry.

1.10.2 Policy:

The City shall ensure that the FLUM allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City.

1.10.3 Policy:

The City shall promote entrepreneurship skills programs to interested students and residents as an integral part of the economic diversity strategy.

1.10.4 Policy:

The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

1.10.5 Policy:

The City shall encourage small and minority-owned businesses to obtain State and Federal funds to promote development of those businesses and industries.

1.10.6 Policy:

The City shall encourage expansion of degree programs at Indian River State College as well as education for job training to expand the local skilled labor force.

1.10.7 Policy:

The City shall coordinate with St. Lucie County to implement the Port of Fort Pierce Master Plan to achieve its economic development goals.

1.10.8 Policy

The City shall create an economic development strategy which leverages existing strengths in marine and aviation, identifies new opportunities like electric vehicles, and addresses resident needs.

ANNEXATION

1.11 Objective

Annex properties within the Fort Pierce Utilities Authority (FPUA) Water and Sewer Service Area Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.

1.11.1 Policy:

The City shall evaluate proposed annexations ~~within the urban service boundaries~~ based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service at the time of annexation;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.
5. Whether the area to be annexed meets statutory requirements for contiguity and compactness.

1.11.2 Policy:

The City shall develop a phased annexation program based upon the ability of the City to provide public facilities. The program shall establish phasing and timing guidelines prioritizing the annexation of enclaves, pocket, and infill areas.

1.11.3 Policy:

An Annexation~~s Plan shall include~~ analysis including fiscal impact analyses, ~~and~~ plans for maintaining LOS standards consistent with the Comprehensive Plan, and which documents compliance with the criteria in Policy 1.11.1 shall be conducted for all annexation requests that are ten (10) acres or larger.

1.11.4 Policy:

The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.

1.11.~~5~~6 Policy:

~~Properties a~~ Annexed properties shall receive a land use designation ~~compatible with the County land use designation, unless otherwise~~ approved by the City Commission concurrent to the extent feasible with approval of the annexation.

1.11.~~6~~5 Policy:

The ~~proposed~~ Advisory Future Land Use Map (GOP Map 1-4 ~~1-2~~) shall be used as ~~a guide~~ the basis for land use designation assignments for annexed properties, along with an analysis of concurrency implications, compatibility with adjacent lands, and consistency with the comprehensive plan of the proposed future land use designation.

1.11.7 Policy:

Existing structures on properties newly annexed properties shall be assessed for historic value according to the City historic preservation ordinance and, if found to have such value, be incorporated into the City list of designated structures.

1.11.8 Policy:

Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.

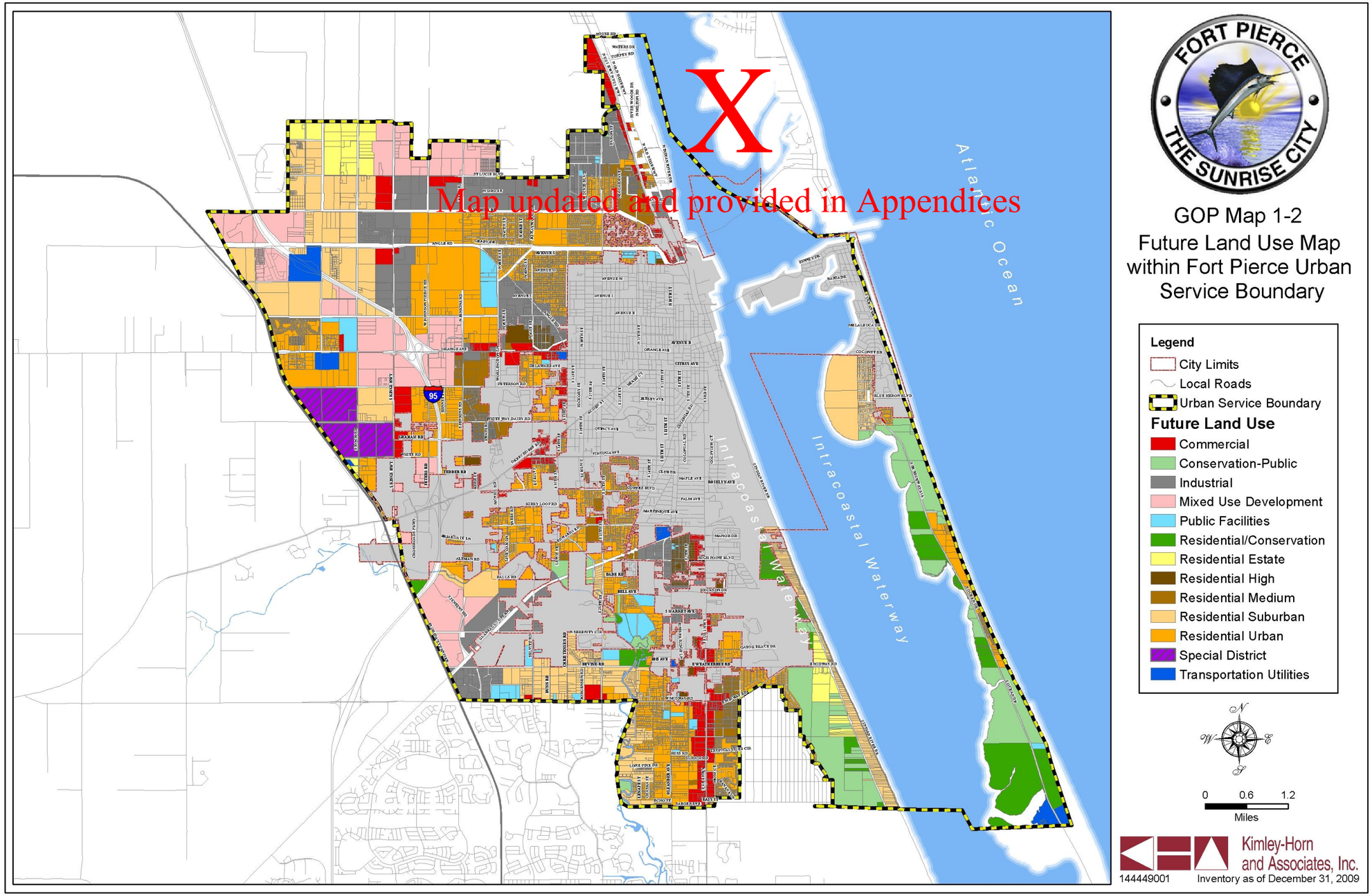
1.11.9 Policy:

The City shall pursue a joint planning agreement with St. Lucie County as provided in Section 163.3171(1), F.S., for the area currently outside the City's municipal boundary that is located within the urban service boundary, as identified on Map 1-2. The City shall also consider pursuit of an Interlocal Service Boundary Agreement with St. Lucie County in accordance with Chapter 171, Part II, Florida Statutes, to facilitate and coordinate annexation within portions of the Future Annexation Area.

1.11.10 Policy

The area within the FPUA Water and Sewer Service Boundary and not yet part of the City of Fort Pierce shall be referred to as the Future Annexation Area. The annexation of land outside the Future Annexation Area is prohibited.

GOP Map 1-2 Proposed Future Land Use within Fort Pierce Urban Service Boundary



GOP Map 1-2
Future Land Use Map
within Fort Pierce Urban
Service Boundary

Legend

- City Limits
- Local Roads
- Urban Service Boundary

Future Land Use

- Commercial
- Conservation-Public
- Industrial
- Mixed Use Development
- Public Facilities
- Residential/Conservation
- Residential Estate
- Residential High
- Residential Medium
- Residential Suburban
- Residential Urban
- Special District
- Transportation Utilities

N W E S

0 0.6 1.2
Miles

Kimley-Horn and Associates, Inc.
144449001 Inventory as of December 31, 2009

SCHOOL SITING

1.12 Objective:
Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.

1.12.1 Policy:
The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space.

1.12.2 Policy:
The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

1.12.3 Policy:
The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

1.12.4 Policy:
Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

1.12.5 Policy:
The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

HAZARD MITIGATION

1.13 Objective:
Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster-preparedness.

1.13.1 Policy:
The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

1.13.2 Policy:
Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including

but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

1.13.3 Policy:
The City shall coordinate with St. Lucie County and the Treasure Coast Regional Planning Council to develop standards and guidelines to assess evacuation times for development within the evacuation areas.

1.143.4 Policy:
Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.

1.14 Objective:
The City shall maintain hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property .

1.14.1 Policy:
The post-disaster redevelopment plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

1.14.2 Policy:
The City shall coordinate their post-disaster redevelopment plan with the County Emergency Management Division ~~Office~~ for compliance with the ~~Local Peacetime~~ St. Lucie County Comprehensive Emergency Management Plan.

1.14.3 Policy:
Post-disaster redevelopment and hazard mitigation plans should inventory hazard prone properties and implement building codes and development regulations, such as setback provisions, structural connections, and other site controls, to reduce future property damages and losses.

HISTORIC PRESERVATION

1.15 Objective:
Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.

1.15.1 Policy:
At all times, the City of Fort Pierce shall maintain a current and complete inventory of all officially designated historic sites and historic districts.

1.15.2 Policy:

The City of Fort Pierce shall implement programs, policies and regulations to preserve and encourage the rehabilitation of historic resources through such techniques as historic overlay districts and building code provisions.

1.15.3 Policy:

The City of Fort Pierce shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.15.4 Policy:

The City of Fort Pierce shall encourage the rehabilitation and adaptive reuse of historically significant buildings and structures in lieu of demolition.

1.15.5 Policy:

The City of Fort Pierce shall promote ~~the proper~~ the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to historic sites, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring historic buildings, sites, and streetscapes.

1.15.6 Policy:

The City of Fort Pierce shall promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.

1.15.7 Policy:

The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

1.15.8 Policy:

The City of Fort Pierce shall retain a Historic Preservation Board to evaluate, review and recommend to the City Commission properties for designation as historic sites and districts, and to review alterations to historic sites and structures.

1.15.9 Policy:

The City shall provide grants and loans for historic façade restoration for structures listed in the City's inventory of historic structures.

1.15.10 Policy:

No building, structure, improvement, landscape feature, or site within the city that has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished

until an application for a certificate of appropriateness has been reviewed and approved by the Historic Preservation Board.

1.15.11 Policy:

The City of Fort Pierce shall encourage quality new construction and developments that are harmonious with neighboring historic sites and historic districts.

1.15.12 Policy:

The City and its Historic Preservation Board shall address alteration, removal, destruction, or development of structures within the following historic districts:

1. Avenue D
2. Sample Oaks
3. Oakland Park
4. ~~Edgar Town~~ Edgartown
5. Downtown
6. River's Edge

NATURAL RESOURCE PROTECTION

1.16 Objective:

The City shall ensure that natural resources are protected in accordance with the Conservation and Coastal Management Elements and the enforcement of the land development code, especially in the review of all new development and redevelopment.

1.16.1 Policy:

The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

1.16.2 Policy:

The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16.3 Policy:

The City shall require the prevention of the unnecessary destruction or inappropriate use of existing natural resources and natural sites during the site plan review process of all proposed development or redevelopment.

1.16.4 Policy:
When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16.5 Policy:
The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

1.16.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development action. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17 Objective:
Develop and implement land use controls and programs to preserve and enhance the important natural functions, and aesthetic and recreational values of the Indian River Lagoon and other surface waters.

1.17.1 Policy:
The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

1.17.2 Policy:
New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

1.17.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment in order to promote shallow water aquifer recharge and stormwater filtration.

1.17.4 Policy:
The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce are implemented, ~~particularly Goal 3~~ regarding environmental protection and the Indian River Lagoon.

POTABLE WATER SUPPLY PROTECTION

1.18 Objective:

Protect the quality and quantity of the City potable water supply ~~as depicted on the Fort Pierce Future Land Use Maps~~.

1.18.1 Policy:
Amendments to the Future Land Use Map proposing land use categories that permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.18.2 Policy:
All buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes when new sewers are extended into an area currently using septic systems for wastewater disposal.

1.18.3 Policy:
New subdivisions shall provide sewerage and connections to the City sanitary sewer system for each lot in the development.

FLOOD PROTECTION

1.19 Objective:
Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, the provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.

1.19.1 Policy:
The land development codes shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

1.19.2 Policy:
The Land Development Regulations shall require the design of public roads and parking lots to be consistent with the criteria of the SFWMD.

1.19.3 Policy:
New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures that protect against the 100-year flood. The City shall maintain consistency with the program policies of the National Flood Insurance Program and shall monitor the availability of new cost effective programs for minimizing flood damage; such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

1.19.4 Policy:

New development shall provide stormwater retention equal to that which existed under predevelopment conditions that is consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

1.19.5 Policy:
Continue to implement regulations in the City's code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions, including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

SPOIL SITES

1.20 Objective:
The City shall coordinate with the Florida Inland Navigation District (FIND) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.

1.20.1 Policy:
The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

1.20.2 Policy:
Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in this plan and meet reasonable cost and transportation requirements.

1.20.3 Policy:
The City shall consider the land use designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.

ENERGY EFFICIENCY AND CONSERVATION

1.21 *Objective:*
The City shall adopt and maintain Land Development Regulations which incorporate concepts for managing land, water and energy resources in a sustainable and energy efficient manner that is responsive to innovative development and conservation techniques as outlined in the policies below.

1.21.1 Policy:

Site planning standards shall be adopted which require new development and redevelopment to incorporate energy conservation measures in the site layout and design. These standards shall focus on environmental features such as landscape, sun, wind, and substitutes for energy-intensive technologies.

1.21.2 Policy:

The City shall adopt and enforce energy efficient building codes and promote energy efficiency in building heating and cooling systems which incentivizes practices such as usage of renewable, recycled and low emitting materials, indoor air quality management plan, increased ventilation, proper disposal and reuse of construction waste, optimized energy performance, on-site renewable energy and water usage reduction.

1.21.3 Policy:

The City shall require energy efficient housing through use of renewable energy resources in existing and new housing.

1.21.4 Policy:

The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

1.22 *Objective*

The City will coordinate land use and transportation decisions to reduce vehicle miles traveled (VMT) and the number of automobile trips required for daily needs to reduce greenhouse gas emissions through implementation of the following policies:

1.22.1 Policy:

The City shall maintain a well connected pedestrian and bicycle network to reduce greenhouse gas emissions by completing missing sidewalk and bicycle segments through incorporation of projects into the City's Capital Improvements Program and through regional coordination efforts with St. Lucie County and the FDOT.

1.22.2 Policy:

The City shall improve access to transit, bicycling and pedestrian facilities. The City shall implement land use and community design features which contribute to energy efficiency and green house gas reduction, including, but not limited to:

Promoting smaller block sizes within large scale developments and redevelopment projects through good site design criteria

Requiring a mix of land uses in most future land use classifications

Allowing higher densities and intensities in all future land use classifications, especially within the ~~City Core~~ Central Business District and along major corridors

Requiring provision of pedestrian/bicycle facilities in all new developments and redevelopment proposals

Requiring access to existing transit facilities as well as construction of new transit shelters associated with new development

Providing traffic calming features within residential neighborhoods and around schools and community facilities

TRANSPORTATION ELEMENT

The purpose of the Transportation Element is to plan for an efficient, safe, and coordinated multimodal transportation system within the City. Because roadways in the City are owned and maintained under state, county, and local jurisdiction, it is important for the City to coordinate roadway projects and funding with St. Lucie County, the St. Lucie Transportation Planning Organization (TPO), and the Florida Department of Transportation (FDOT). Level of Service (LOS) standards are important for the planning, design and operation of roadways at an acceptable level of service for the traveling public. LOS standards are measures of quality of service, on an A-F scale, that represents how a roadway operates. An example of LOS standards is included as Appendix 2-1.

The Strategic Intermodal System (SIS) consists of a statewide system of high priority facilities including major interregional and intercity highways, airports, deep water seaports, freight rail terminals, passenger rail and bus terminals, rail corridors, and waterways. The automobile mode level of service targets for the State Highway System during peak travel hours are "D" in urbanized areas and "C" outside urbanized areas. The Florida Department of Transportation works with local governments to establish appropriate level of service targets for multimodal mobility and system design. The targets are responsive to all users, for context, roadway function, network design, and user safety.

The St. Lucie County TPO plans and programs state and federal funding for transportation improvements throughout the County. The TPO works with the county and municipalities, the U.S. Department of Transportation, and the FDOT to address mobility needs in the County through planning, prioritizing and funding projects. The TPO also maintains a formal traffic count program that includes LOS on roadways within the County. Appendix 2-2 is an excerpt from the TPO's *Traffic Counts and Level of Service Report* for 2025 showing roadways within the City.

St. Lucie County's Transit Department operates the Area Regional Transit (ART) system. This service provides 5 bus routes within the City; routes that connect to Martin and Indian River counties; door-to-door paratransit services for older adults and persons with disabilities; and an on-demand micro-transit service.

The City also has a free, door-to-door, on-demand public transportation option named *Freebee.* This service offers 100% electric free transportation that is available in the City 7 days a week, serving the City's Redevelopment Agency districts. The focus of the service is transporting residents and visitors between their homes and local businesses and services.

GOALS, OBJECTIVES, AND POLICIES

GOAL 2

The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.1 Objective:
~~Although transportation concurrency is no longer required, t~~ The City will ~~continue to~~ administer a roadway level of service (LOS) based management system ~~(previously referred to as "transportation concurrency management")~~ to review development impacts. Land use and transportation strategies to support and fund mobility shall be implemented to comply with Section 163.3180(5)(f) F.S.

2.1.1 Policy:
Development impacts will ~~continue to~~ be mitigated through the administration of a roadway LOS based management system that requires transportation facilities needed to serve new development to be in place or under construction within three years after the City approves a building permit or its functional equivalent.

2.1.2 Policy:
The City shall implement land use and transportation strategies to include, but not be limited to, capacity improvements, operational improvements, transit/bicycle/pedestrian facilities, transportation demand management (TDM), transportation system management (TSM), complete streets designs, and parking strategies.

~~2.1.3 Policy:~~
~~Additional land use and transportation strategies will be incorporated in the Comprehensive Plan consistent with the Joint Report on the Mobility Fee Methodology Study prepared on December 1, 2009 by the Florida Department of Community Affairs and the Florida Department of Transportation.~~

2.2 Objective:
Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.1 Policy:
The roadway network shall be maintained at the adopted LOS standards through capacity improvements, operational improvements, or mobility

strategies. Roadway improvement projects which are needed to maintain the adopted LOS standards shall be included in the Capital Improvement Projects (CIP) or added to the CIP during the annual update to the Capital Improvements Element.

2.2.2 Policy:
Maintain the adopted LOS standard of "D" for all non-FIHS, SIS and TRIP funded roadways within the City for the peak hour. Table 2.2.2a reflects adopted level of service standards for FHIS, SIS, and TRIP Funded facilities:

Roadway	From/To	Adopted LOS
SIS Facilities		
I-95	Midway Road to SR 70/Okeechobee Road	C
I-95	SR 70/Okeechobee Road to SR 68/Orange Road	D
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/Okeechobee Road	C
Florida's Turnpike	SR 70/Okeechobee Road to Indian River County Line	B
SR 70/Okeechobee Road	McCarthy Road to Florida's Turnpike	B
SR 70/Okeechobee Road	Florida's Turnpike to I-95	C
TRIP-Funded Facilities		
SR 713/Kings Highway	SR 70/Okeechobee Road to Orange Avenue	D

2.2.3 Policy:
Roadways projected to exceed the adopted LOS standard will be addressed through intergovernmental coordination and/or capacity and operational improvements, or implementation of mobility strategies. Coordination with the County and the FDOT shall be required if a proposed development impacts County or State roadways.

2.2.4 Policy:
Maintain the adopted roadway LOS standards through appropriate development review conditions and monitoring of the City's transportation facilities.

2.2.5 Policy:
The City shall coordinate with FDOT to develop strategies to encourage local traffic to utilize the local street network to support the regional travel on State roadways. In support of mobility in the City, Fort Pierce shall continue to improve connectivity of its roadways to reduce vehicle miles traveled, provide more route choices, and disperse traffic to maintain the adopted LOS standards.

2.2.6 Policy:
For new developments or redevelopments, the City shall allow the projected impacts on the roadway LOS standard to be mitigated through proportionate fair share contributions. The City shall apply the method for determining the proportionate fair share contribution as adopted by ordinance. The contribution may be made for capacity or operational improvements.

2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds that LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operation improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 Objective:
The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.

2.3.1 Policy:
The City shall require TDM strategies to reduce the peak hour demand on the City's roadways. The City shall also permit TDM strategies to be implemented as a part of a development's traffic impact mitigation plan thereby reducing single occupancy vehicle trips. The specifics of the proposed TDM strategies will be adopted within the respective development orders.

2.3.2 Policy:
Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

2.3.4 Policy:
The City shall develop a TDM program to address car and van pooling, parking requirements, mobility strategies, accessibility to transit, and employer-based initiatives such as flexible work schedules. The TDM program shall focus on reducing travel during peak periods to improve the LOS of the City's roadways, reduce single occupancy vehicle trips, and efficiently use the existing infrastructure.

2.3.5 Policy:
The City shall implement a "complete streets" policy which is designed and operated to address the needs of drivers, public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in all planning, programming, design, construction, reconstruction, retrofit, operations, and maintenance activities. The City shall view all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in Fort Pierce and recognize~~s~~ bicycle, pedestrian, and transit modes as integral elements of the transportation system.

2.3.6 Policy:
The City shall seek to determine the modal split of its modes and set specific targets aimed at increasing the modal split for non-single occupancy automobile modes including transit, bicycling, and walking. The City shall coordinate with St. Lucie County, St. Lucie County ~~Transportation Planning Organization (~~TPO~~)~~, and FDOT to achieve a higher modal split.

2.4 Objective:
Support preservation of the Historic Districts and the redevelopment of the Downtown Area through strategies that prioritize walking, bicycling and transit and related design principles for development, thereby reducing the need to drive.

2.4.1 Policy:
The City shall c~~C~~oordinate with the FDOT to develop, plan, and fund transportation improvements to support and enhance the revitalization of the US 1 corridor adjacent to the Downtown District and the Historic Districts. The priority should be ~~Transportation System Management (~~TSM~~)~~ strategies that enhance the efficient use of the existing infrastructure through targeted physical and operational improvements on US 1 to maintain the urban characteristics of the Downtown and Historic Districts.

2.4.2 Policy:
The City shall coordinate with St. Lucie County to enhance the transit services along US 1 by improving headways and service of existing transit lines. For developments along US 1, the City may consider a contribution to the St. Lucie County Transit system or supporting facilities within the context of the development as mitigation for projected traffic impacts.

2.4.3 Policy:

The City shall i~~I~~mprove pedestrian and vehicular linkages from US 1 to the Historic Districts and to the Downtown Area. The City will continue to require new developments and redevelopments to plan and provide pedestrian and vehicular circulation linking buildings directly to US 1 and connecting the Historic Districts and Downtown.

2.5 Objective:

Maintain the existing roadway network and multi-modal transportation system to enhance efficiency, convenience, safety, and energy efficiency through implementation of the following policies.

2.5.1 Policy:

The City shall r~~R~~esurface and maintain badly worn or deteriorated roads on a regular basis, as needed, through programmed and funded improvements in the City's CIP.

2.5.2 Policy:

The City shall i~~I~~dentify poor drainage areas with roadway rights-of-way (ROWs) where the accumulation of water is becoming a safety hazard and could generate a structural deficiency. The City shall annually program and fund improvements in the City's CIP for these areas, as needed. The City shall also coordinate with related agencies having jurisdiction over the impacted roadways for proper maintenance and facility improvements.

2.5.3 Policy:

The City shall c~~C~~oordinate with agencies having jurisdiction over signs, pavement markings, transit facilities and signs, sidewalks, and any other transportation infrastructure within City limits regarding maintenance to plan, program, and implement improvements to support system efficiency and enhance safety.

2.5.4 Policy:

The City shall a~~A~~pply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.

2.5.5 Policy:

The City shall i~~I~~mplement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.

2.5.6 Policy:

The City shall require the provision of safe and convenient on-site vehicle traffic flow within the required vehicle parking areas and address the needs of non-motorized traffic as a part of this provision.

2.6 Objective:
The City shall coordinate its transportation system with the plans and programs of St. Lucie County, St. Lucie County TPO and FDOT to maintain and enhance regional mobility.

2.6.1 Policy:
The City shall c~~C~~oordinate with local authorities for timely implementation of regional system improvement projects in the Five-Year Schedule of Capital Improvements.

2.6.2 Policy:
The City shall n~~N~~ew roadways ~~shall~~ be designed to enhance connectivity to existing roadways and improve mobility of the City's transportation system.

2.7 Objective:
The City shall work with FDOT and St. Lucie County TPO to provide a secure transportation system for the roads that comprise the Strategic Intermodal System (SIS) through implementation of the following policies.

2.7.1 Policy:
The City shall c~~C~~oordinate with the FDOT, St. Lucie TPO, and St. Lucie County to maintain a safe, convenient, and effective regional transportation system including I-95, the Florida Turnpike, SR 70/Okeechobee Road, and US 1.

2.7.2 Policy:
The City shall c~~C~~oordinate with FDOT to establish guidelines for access management standards for development on all roads that comprise the Strategic Intermodal System (SIS). The standards shall address driveway locations, number of access points, and cross access requirements with adjacent properties.

2.7.3 Policy:
The City will consult with FDOT on SIS programming needs and funding participation, as applicable, when developing its Capital Improvement Projects list.

2.7.4 Policy:
The City shall consult with the FDOT on any proposed plan amendments or development projects that may affect the SIS network.

2.8 Objective:

The City shall develop a Right of Way (ROW) plan consistent with its Future Land Use Element to preserve, plan, and acquire future ROW. The ROW plan shall identify the existing, proposed and future ROWs and the respective widths. The ROW plan shall also establish the standards for ROWs based upon the future needs of the City including all modes of transportation. The City shall administer the ROW plan regarding proposed development and associated ROW dedication requirements.

2.8.1 Policy:
The City shall not allow development to encroach an existing ROW. All development will be required to be setback from the edge of the ROW pursuant to the zoning code.

2.8.2 Policy:
The City shall prepare a ROW plan to preserve existing ROWs and plan for future ROWs. The City shall prepare the ROW plan in coordination with St. Lucie County and St. Lucie TPO ~~Transportation planning Organization~~.

2.8.3 Policy:
ROW dedication requirements for proposed developments or redevelopments shall be consistent with the City's ROW plan and standards. Large developments or redevelopments may be required to provide additional ROW to enhance the City's connectivity.

2.8.4 Policy:
The City shall a~~A~~dminister the City's and St. Lucie County's ROW widths standards according to the functional classification of the roadways. Minimum ROW width requirements are as follows:

Functional Classification	**Width (in feet)**
Limited Access/Controlled	325 (Width may vary)
Arterials	200 – 106
Collectors	94 – 70
One-Way Pair	60'

2.9 Objective:
The City shall include projects to achieve and maintain the adopted LOS standards in the Capital Improvement Element, as required.

2.9.1 Policy:
The Capital Improvement Element will be updated annually by December 1 of each year to include transportation projects needed to address LOS issues identified as a part of the LOS analysis reporting required by the City's Transportation System Monitoring database (formerly referred to as the Concurrency Management System).

2.9.2 Policy:

The Capital Improvement Program (CIP) addressing transportation facilities shall include the entire system, including, but not limited to roads, trails, bike paths, signage, sidewalks, etc.

2.9.3 Policy:
The City may also include multimodal transportation projects and related programs in the CIP for traffic impact mitigation for LOS issues. The City may also consider implementation of the City's mobility strategies as a means to address the impacts of development as appropriate and available.

2.10 Objective:
Continue to coordinate with the FDOT, the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), and adjacent municipalities to achieve safe, convenient, and energy efficient mobility of people and goods.

2.10.1 Policy:
The City representatives will attend regularly scheduled meetings with the regional agencies to provide input on regional transportation projects affecting the City, convey the City's transportation needs and direct the City's priorities through the TPO's Transportation Improvement Program (TIP).

2.10.2 Policy:
The City shall c~~C~~oordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to plan, program, and implement transportation projects, programs, and strategies identified in the TSM ~~Transportation System Monitoring~~ database.

2.10.3 Policy:
The City shall p~~P~~articipate in the FDOT's Five-Year Work Program development process to convey the City's transportation needs and direct the City's priorities through the FDOT.

2.10.4 Policy:
The City shall coordinate with the St. Lucie County Division of Emergency Management regarding implementation and communication of procedures for any emergency evacuation such as a hurricane threat to the region.

2.10.5 Policy:
The City shall participate in the regional public transportation planning initiatives including the St. Lucie County transit service and the proposed ~~Amtrak~~ passenger rail service along the Florida East Coast (FEC) railway to promote and enhance regional transportation and mobility within St. Lucie County.

2.10.6 Policy:

The City shall continue to participate in the TPO's Technical Advisory Committee to assist in the annual up-date of the TPO's Congestion Management System.

2.10.7 Policy:

The Transportation Element shall be consistent with and further the transportation goals outlined in the ~~2035 Regional~~ 2045 Long Range Transportation Plan (~~R~~LRTP). The City shall rely upon the goals, objectives, and policies listed in the ~~R~~LRTP in addressing mobility through incorporation of multimodal considerations during the decision making process. The Comprehensive Plan and the Land Development Code will be updated, as necessary, to ensure consistency with ~~upon adoption of~~ the ~~2035~~ 2045 ~~R~~LRTP by St. Lucie County.

2.11 Objective:

The City shall coordinate with the Port, St. Lucie County, the St. Lucie County TPO, and the FDOT to maintain a safe and effective transportation system serving the Port and integrate with all modes of surface or water transportation. The City shall also coordinate with the Army Corps of Engineers and Florida Department of Environmental Protection regarding the Port facilities plans regarding new or expanded facilities.

2.11.1 Policy:

The City shall maintain the adopted LOS standard for roadways serving the Port. The City shall coordinate with the Port and the appropriate agencies regarding the intermodal management of surface transportation.

2.11.2 Policy:

The City shall coordinate with St. Lucie County, the St. Lucie County TPO, and FDOT to prepare a truck route study to plan, program, and implement the most effective truck routing to serve the Port. The City of Fort Pierce will coordinate with St. Lucie County and the FDOT to designate truck routes to serve the Port of Ft. Pierce.

2.11.3 Policy:

As a part of the City's TMS ~~Transportation Monitoring System~~ and the requirements for developments to provide traffic impact analyses, the City shall monitor future development relative to the potential impact on the Port's transportation and operations. The City shall also coordinate with the Port regarding development proposals adjacent to the Port facilities to protect the Port from incompatible land uses.

2.11.4 Policy:

The City, in partnership with St. Lucie County, shall implement the recommendations of the Port of Ft. Pierce Master Plan.

2.11.5 Policy:

The City shall coordinate with the Port, Army Corp of Engineers, and Florida Department of Environmental Protection to protect and conserve natural resources within the Port. The City shall work with the Port to mitigate the impacts from the Port upon adjacent natural resources and land uses.

2.12 Objective:

The City shall coordinate with regional agencies and transit providers to support and enhance the transit service to increase transit use, increase the transit mode split, reduce vehicle miles traveled, reduce greenhouse gas emissions, and promote a multimodal transportation system.

2.12.1 Policy:

The City shall coordinate with St. Lucie County Transit to identify strategic transit corridors for transit service enhancements including, reduced headways and convenient hours of operation, increased route coverage, and predictable scheduling. The City shall also coordinate with St. Lucie County Transit to establish measures for the acquisition and preservation of existing and future public transit ROWs.

2.12.2 Policy:

The City shall coordinate roadway and transit improvements with St. Lucie County, the St. Lucie TPO, the ~~St. Lucie County~~ Treasure Coast International Airport, the Port of Ft. Pierce, and FDOT for the update to the City's CIP.

2.12.3 Policy:

The City shall coordinate with St. Lucie County Transit to ensure that transit stops are located in areas that are accessible to a large portion of the community by reviewing the location of transit stops and evaluating the need for improvements including new shelters and to amenities.

2.12.4 Policy:

The City shall partner with the FDOT, the TCRPC and the other regional agencies when planning for the provision of passenger rail service along the FEC corridor and extend commitment to implementation of transit service within the City.

2.12.5 Policy:

The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around a ~~the~~ future ~~AMTRAK~~ passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

2.12.6 Policy:

The LOS standard for transit shall be consistent with St. Lucie County's adopted LOS standard for the St. Lucie County Transit system.

2.13 *Objective:*
The City shall support bicycling and walking as integral parts of the City's multi-modal transportation system by providing connected, convenient, and user-friendly facilities along with requiring developments to be designed incorporating bicycle and pedestrian-friendly principles.

2.13.1 Policy:
The City shall prepare a Citywide Sidewalk Facilities Report that inventories the existing sidewalk network including widths, condition, and other elements that contribute to pedestrian safety and comfort and evaluates the need for enhancements including filling sidewalk gaps and other pedestrian enhancements.

2.13.2 Policy:
Consistent with the City's "complete streets" approach, all streets within the City shall have sidewalks on both sides. The City shall also require additional pedestrian amenities including lighting, shade, safe crosswalks, and separation from the roadways (when feasible).

2.13.3 Policy:
The City shall c~~C~~oordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to install and/or repair sidewalks and bicycle facilities as part of any State or County roadway widening or construction project.

2.13.4 Policy:
As part of the Citywide Sidewalk Facilities Report, the City shall coordinate with the FDOT to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, improved lighting, improved pedestrian signals and pedestrian refuge areas.

2.13.5 Policy:
The City shall c~~C~~oordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to provide traffic control and design features to enhance pedestrian and bicycle safety and comfort along state and county facilities.

2.13.6 Policy:
The City shall prioritize sidewalk improvements within a one-mile area around schools to enhance its "safe routes to school" and to provide handicapped accessible pedestrian connections around all transit stops.

2.13.7 Policy:
The City shall prepare a Citywide Bicycle Facilities Report that inventories and evaluates the City's bicycle facilities network and develop a plan to provide an interconnected bicycle facilities network within the City.

2.13.8 Policy:

The City shall implement a Bicycle Facilities Improvement Program (BFIP) in phases as bike lanes are constructed in key areas of the City specifically park and recreational facilities, transit stops and public spaces.

2.13.9 Policy:

The bicycle facilities utilized as part of the BFIP shall include covered and uncovered bicycle parking areas, fix-it stations, long term bicycle storage lockers and solar powered tracking devices.

2.13.10 Policy:

The land development regulations ~~LDRs~~ shall identify reduced parking requirements for all developments contributing to the facilities identified in the BFIP that are above the established multi-modal requirements.

2.13.11 Policy:

Consistent with the City's "complete streets" approach, safe and convenient bicycle facilities shall be provided along all roadways within the City, as feasible. All new roads shall be designed to include bicycle lanes or separated facilities. For local streets where the speed differential between automobiles and bicycles is lower, the City may consider an alternative approach such as a wide shoulder or lane.

2.14 *Objective:*

The City of Fort Pierce shall coordinate with all local, state and federal agencies to execute the safe, efficient, and effective evacuation of all residents and visitors to the City in the coastal evacuation areas in the event of a hurricane or other natural disaster.

2.14.1 Policy:

The City shall maintain the effectiveness of the evacuation routes within the coastal area by reviewing all development proposals in the Coastal High Hazard Area to determine the potential impact on hurricane evacuation times. Developments which are projected to cause an increase in addition to the City's adopted evacuation times shall be required to mitigate the impacts on hurricane evacuation times caused by the development.

2.14.2 Policy:

The City shall coordinate with St. Lucie County to enhance public awareness of hurricane evacuation plans, routes and shelters in order to help prevent loss of life and property.

2.14.3 Policy

The City shall adopt the evacuation time proscribed by St. Lucie County ~~and derived from the TCRPC Transportation Analysis Hurricane Evacuation Study, update 2003~~.

2.14.4 Policy:

The City shall continue to coordinate with St. Lucie County to maintain or improve hurricane evacuation times and to annually update the Local Emergency Evacuation Plan.

2.14.5 Policy:

The City shall coordinate with St. Lucie County and the TCRPC to implement strategies identified in the County Evacuation Plan to maintain efficient and timely evacuation procedures in the event of a hurricane or other catastrophic event.

2.14.6 Policy:

The City shall coordinate with St. Lucie County to prepare and implement evacuation plans and procedures to address the needs of the elderly, handicapped, hospitalized, or other special needs within the City including the provision of public transit and paratransit services.

INFRASTRUCTURE ELEMENT

The purpose of the Infrastructure element is to provide for necessary public facilities and services correlated to the future land use projections. Public facilities include potable water, sanitary sewer, solid waste, and drainage.

The Fort Pierce Infrastructure Element outlines the goals, objectives, and policies related to five key infrastructure systems throughout the City. The interface with the Fort Pierce Utility Authority, St. Lucie County, and other agencies are outlined for each public service.

GOALS, OBJECTIVES, AND POLICIES

Goal 3

Provide high quality, healthy, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to meet the current and future needs of the City residents and visitors.

SANITARY SEWER

Goal 3.1

Coordinate with the Fort Pierce Utilities Authority (FPUA) to provide cost effective, equitable and adequate sanitary sewer facilities which meet all applicable design standards and effluent water quality standards for the short and long term planning horizons.

3.1 Objective:
The City shall coordinate with the FPUA to identify existing deficiencies in the capacity of the sanitary sewer and to correct any identified deficiencies to maintain the adopted LOS standard through the short and long term planning horizons.

3.1.1 Policy:
The City shall assure through the FPUA budget approval process that FPUA will maintain funding for the system improvements identified in the Capital Improvement Element to address sanitary sewer deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.1.2 Policy:
The City shall work with FPUA to ensure projects and programs are funded to correct system deficiencies and maintain the adopted LOS standard.

3.1.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to program sanitary sewer improvements to maintain the adopted LOS standard.

3.2 Objective: :
Sanitary Sewer facilities shall be provided at or above the adopted LOS standard of 240 gallons per day (GPD) per equivalent residential connection (ERC) to meet the City's short and long-term needs for the adopted planning horizon.

3.2.1 Policy:
The LOS standard for sanitary sewer facilities shall be 240 GPD per ERC. The LOS standard for the FPUA wastewater treatment plants shall be measured by average daily flow. The number of ERCs provided for residential connections shall be:

- 1 ERC (240 GPD) for each single family unit
- 0.875 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the wastewater treatment system shall be sized to provide the number of ERCs as agreed upon the FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing wastewater flows from similar land uses, best available data, or from the Estimated Sewage Flows provided in Table 1 in Section 64E-6.008 *System Size Determinations*, Florida Administrative Code.

The LOS standard for FPUA wastewater treatment plants shall be measured by average daily flow.

The capacity of the FPUA collection system shall be measured by peak hour flow. The following peak factors will be used to assess the capacity of the collection system:

Flow Range (Maximum Month Average Daily Flow), MGD	Peak Factor
0.000 to 0.250	1.67
0.250 to 1.000	1.50
1.000 to 4.000	1.40

3.2.2 Policy:
The City shall coordinate with FPUA to prepare and submit an updated Capacity Analysis Report to the Florida Department of Environmental ~~Florida~~ Protection (FDEP) at intervals described in Section 62-600.405, *Planning for Wastewater Facilities Expansion,* F.A.C. When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

3.2.3 Policy:
The City shall coordinate with FPUA to devise a strategy to transition customers with private septic tanks to connect to the public sanitary sewer collection system when service is available. The City shall work with FPUA to establish criteria for connections and timing requirements.

3.2.4 Policy:
The City shall maximize the use of existing sanitary sewer facilities through the support of infill and redevelopment.

3.2.5 Policy:
For any development of 50 or more lots, built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the City shall consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. An onsite sewage treatment and disposal system is presumed to exist on a parcel if sanitary sewer services are not available at or adjacent to the parcel boundary.

3.2.6 Policy:
The City shall ensure that on lots of 1 acre or less, if a publicly owned or investor-owned sewerage system is not available, only the installation of enhanced nutrient-reducing onsite sewage treatment and disposal systems or other wastewater treatment systems that achieve at least 65 percent nitrogen reduction are authorized.

3.3 Objective:
The City shall coordinate with FPUA to ensure sanitary sewer facilities are designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge and natural drainage features.

3.3.1 Policy:

The City shall coordinate with FPUA to implement the FDEP requirements of the St. Lucie County Public Health Unit and the Florida Department of Health to continue to protect the groundwater supply from potential sources of contamination pursuant to Chapter 1-10, "Health and Sanitation," St. Lucie County Code of Ordinances. All new developments will be required to connect to the public sanitary sewer system or provide documentation that the septic tanks are permitted by the St. Lucie County Health Department.

3.3.2 Policy:

The City shall coordinate with FPUA to continue to implement the FDEP requirements prohibiting direct wastewater effluent discharges to surface and ground waters within wellfield zones of influence. The Island Wastewater Reclamation Facility will continue to be operated to meet the conditions and limits of its Industrial Wastewater Discharge Permit and an Industrial Wastewater Discharge permit will be obtained from FDEP for any future wastewater treatment facilities prior to discharging to surface and ground waters.

3.3.3 Policy:

The City shall coordinate with FPUA to reduce wastewater effluent discharges to surface and ground waters at future wastewater treatment facilities by including the infrastructure to treat wastewater to reclaimed water standards at new facilities. FPUA has already entered into an Agreement with Florida Municipal Power Agency to provide reclaimed water from the future Mainland Water Reclamation Facility (MWRF) once it is available.

3.3.4 Policy:

The City shall coordinate with FPUA to protect ground and surface waters from pollution through permitting of domestic collection and transmission systems. As part of the certification process for permitting with FDEP, FPUA will review the construction plans and specifications for their conformance to applicable FDEP standards and implement FDEP requirements to protect ground and surface waters from pollution through licensing of collection and transmission systems.

~~3.3.5 Policy:~~

~~The City shall require the proper maintenance of septic tanks by the owner to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.~~

3.3.~~6~~ 5 Policy:

The City shall require the proper maintenance of septic tanks by property owners to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.~~7~~6 Policy:

The City shall require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.

3.3.~~8~~7 Policy:

The City shall coordinate with FPUA to regularly inspect and monitor the conditions of gravity sanitary sewers, pump stations and force main systems. The inspection and monitoring should report the following parameters to locate and address areas with leaks, high infiltration and inflow, and other identified issues:

- Age, remaining service life
- Infiltration and inflow
- Capacities, compared to loading demands
- Operating pressures
- Physical conditions, need for repairs/replacement
- Reliability in emergency situations

3.3.~~9~~8 Policy:

The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts on the sanitary sewer system and maintain adopted LOS standard.

3.3.~~10~~9Policy:

Water conservation practices shall be employed including maintenance and operation to minimize groundwater and surface water infiltration, ~~and~~ informing the public about the effective use of water conservation plumbing fixtures, and participation in County programs to improve water conservation.

3.3.1~~1~~0 Policy:

The City shall coordinate with FPUA to require that all customers who connect to the sanitary sewer system meet the water quality requirements established by FDEP and FPUA for wastewater entering the wastewater treatment facilities. The discharge from existing and proposed industrial sites shall be evaluated to determine if pretreatment prior to discharge into the sanitary sewer system is required to meet the water quality requirements.

SOLID WASTE

Goal 3.2

Provide a cost-effective and sustainable solid waste collection and disposal system which emphasizes resource recovery and meets all environmental quality standards.

3.4 Objective:
The City shall coordinate with St. Lucie County to identify existing deficiencies in the solid waste management practices and correct any identified deficiencies to maintain the adopted LOS through the adopted planning horizon.

3.4.1 Policy:
The LOS standard for solid waste management facilities shall be 200 tons per day of Municipal Solid Waste City wide.

3.4.2 Policy:
The City shall continue to require applicants for development permits to demonstrate available capacity of solid waste disposal sites and sufficient collection equipment of the Public Works Department prior to issuance of the permit or development order.

3.5 Objective:
The City shall coordinate with St. Lucie County to reduce demand on the solid waste disposal facilities through recycling. The City shall strive to recycle at least 30 percent of the overall solid waste stream by increasing the recycling of cardboard, metal, paper, glass, and plastic to at least 50 percent,

3.5.1 Policy:
The City shall continue to maintain or expand its recycling services and education program as a means of reducing the solid waste stream.

3.5.2 Policy:
The City shall encourage greater reliance upon electronic media to reduce the amount of paper consumed and provide recycling services in all public facilities.

3.6 Objective:
Protect the functions of the City's groundwater aquifer recharge areas and natural features from improper disposal of solid waste.

3.6.1 Policy:
The City shall maintain and implement its solid waste collection practices consistent with solid waste recycling and hazardous waste disposal requirements of the St. Lucie County solid waste disposal and recycling system.

3.6.2 Policy:
The City's contracted solid waste collection provider shall maintain collection services at the City's adopted LOS standard.

3.6.3 Policy:
The City shall participate in the hazardous waste collection and disposal programs of St. Lucie County by enforcing hazardous waste collection practices required by the county and other agencies with jurisdiction. Participation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter to City residents. Such notification shall indicate that the City does not provide hazardous waste collection services and inform the public that such services are provided by St. Lucie County and others.

3.6.4 Policy:
The City shall monitor the general operation of its solid waste collection services to maintain the adopted LOS standard. As appropriate, the monitoring shall provide recommendations for capital improvements to maintain the adopted LOS standard including equipment and facilities.

DRAINAGE

Goal 3.3

Maintain a stormwater management system in the City that reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.

3.7 Objective:
Stormwater management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria.

3.7.1 Policy:
The City shall continue to implement land development regulations which establish the minimum design criteria for stormwater management. These design criteria shall serve as the LOS standard to assess adequacy of stormwater management facilities and development concurrency:

(1) Minimum roadway and parking lot elevations shall be set at the peak elevation of the 10-year one-day storm event;
(2) Minimum site perimeter elevations shall be set at the 25-year, 3-day peak stage. Site runoff up to such stage level may not overflow onto any adjacent property, unless a permanent drainage easement is obtained;
(3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one day, 25-

year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;

(4) Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps, City's code enforcement ordinances or calculations following the latest SFWMD methodology, whichever is greater;

(5) Off-site discharge shall be limited to pre-development runoff based on the 25-year, 3-day storm event calculated by SFWMD methods;

(6) All roof runoff shall be detained on site.

3.7.2 Policy:

The City shall adhere to its National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and best stormwater Management Practices.

3.7.3 Policy:

The impact of stormwater management facilities and support services on adjacent natural resources shall be considered in accordance with SFWMD regulations during the construction, siting, and operation of new or expanded stormwater management facilities.

3.7.4 Policy:

The City shall coordinate with the SFWMD and the independent drainage districts to implement applicable portions of the SFWMD regional water resource projects, the Upper East Coast Regional Water Supply Plan, and the Indian River Lagoon Stormwater Improvement and Management (SWIM) Plan that are intended to reduce losses of excess stormwater to tide, to recharge the surficial aquifer and water preserve areas and/or to provide additional storage for surface waters.

3.7.5 Policy:

The City shall work with FDEP to develop an action plan to meet the objectives and requirements of FDEP's Basin Management Action Plan for the St. Lucie Basin in order to address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3.7.6 Policy:

The City shall continue to implement a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and ground water recharge functions. A computer model of the existing surface water management system was developed as part of the 2010 Stormwater Master Plan that accounted for ground water levels, existing and projected stormwater flows, and canal stages. The City

shall use this model as part of the land development review process to evaluate the impact of proposed connections to the City surface water management system and will update the model to include approved connections for new development.

3.7.7 Policy:
The City shall manage the construction and operation of its facilities which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3.8 Objective:
Maintain and protect ground water recharge of the surficial aquifer system in order to maintain all of the functions of the Floridan Aquifer.

3.8.1 Policy:
The City shall use Best Management Practices (BMPs) for stormwater management in accordance with City and SFWMD regulations.

3.8.2 Policy:
The City shall work cooperatively with the SFWMD and independent drainage districts to implement the Upper East Coast Regional Water Supply Plan, plans that provide for additional surface water storage such as water preserve areas, and any other plans and operating procedures that increase recharge water to the Surficial Aquifer.

3.8.3 Policy:
The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and by discouraging the channelization, seawall installation or other alteration of natural rivers, streams and lakes.

3.8.4 Policy:
The City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through land acquisition, the enforcement of regulations and the application of land and water management practices which provide for compatible uses.

3.8.5 Policy:
The City shall coordinate with St. Lucie County to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.

3.8.6 Policy:
All new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all regulatory requirements, including but not limited to, the following:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Mosquito control
- Infiltration and percolation prior to overflow or outfall discharge

POTABLE WATER

Goal 3.4

Provide a cost-effective and sustainable potable water supply system which meets all applicable water quality standards, maintains the adopted LOS, and maintains the City's water quality standards, and does not compromise the City's future water supply.

3.9 Objective:
The City shall coordinate with FPUA to identify existing deficiencies in the potable water system and to correct any identified deficiencies in order to maintain the adopted LOS through the adopted planning horizon.

3.9.1 Policy:
The City shall assure, through the FPUA budget approval process, ~~which~~ that FPUA will maintain funding for the systems improvements the Capital Improvements Element to address identified potable water deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.9.2 Policy:
The City shall coordinate with FPUA to fund projects and programs to correct identified system deficiencies and maintain the adopted LOS standard.

3.9.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to assure that potable water facilities are available to provide adequate fire flow protection and to meet the existing needs of FPUA's customers. ~~Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated in 2021~~.

3.10 Objective:
Potable water facilities shall be provided at the adopted LOS standard of 300 GPD per ERC for the adopted planning horizon.

3.10.1 Policy:
The LOS standard for potable water facilities shall be 300 GPD per ERC. The number of ERCs provided for residential connections shall be:

- 1 ERC (300 GPD) for each single family unit
- 0.70 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the potable water facilities treatment system shall be sized to provide the number of ERCs as agreed upon by FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing potable water demands from similar land uses or best available data.

The LOS standard for the FPUA water treatment plants shall be measured by maximum daily flow.

3.10.2 Policy:
The City shall work with FPUA to provide adequate fire flow protection. FPUA will review new construction projects to ensure that new projects have been designed and constructed to provide a minimum system pressure of 20 pounds per square inch during maximum day demands with fire flow.

3.10.3 Policy:
The City shall coordinate with FPUA to prepare and submit an Updated Capacity Analysis Report to the FDEP at the scheduled intervals described in the F.A.C. Section 62-555.348, *Planning for Expansion of Public Water System Source, Treatment, or Storage Facilities.* When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

~~The August Capacity Analysis Report prepared for FPUA initially indicated that there was adequate capacity to meet the projected growth demands through 2018. However, due to lower than expected growth rates between 2006 and 2015 and the rerating of the Water Treatment Plant from 18.99 Million Gallons per Day (MGD) to 23.32 MGD on May 3, 2018, there is adequate capacity to meet the projected growth demands through 2030.~~

3.10.4 Policy:
The City, in coordination with the FPUA, shall maximize the use of existing potable water facilities by encouraging infill and redevelopment.

3.10.5 Policy:

The City and FPUA shall continue to maintain, administer, and implement an integrated geographic information system (GIS) to make standardized land use and potable water supply facilities information available for local and regional planning purposes.

3.11 Objective:

Encourage compact urban growth patterns, including infill and redevelopment, to maximize the use of existing potable water facilities.

3.11.1 Policy:

The City shall work with FPUA to identify opportunities to increase the efficiency and to optimize the use of existing facilities as an alternative to constructing new potable water facilities. The FPUA will continue the planned and preventive maintenance program in order to maximize the useful life of existing infrastructure.

3.11.2 Policy:

The City shall work with FPUA to prioritize the provision of water service to infill, enclave, or redevelopment areas.

3.12 Objective:

Optimize the utilization of water resources through effective water management practices that conserve and protect potable water resources with primary focus on the Surficial Aquifer.

3.12.1 Policy:

The City shall develop a basin-wide water management protocol, in accordance with SFWMD permitting requirements, that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting the stormwater management system, wellfield characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

3.12.2 Policy:

FPUA shall continue to monitor water loss within the utility system, to identify strategies that minimize system loss and continue the preventive maintenance program for the distribution system.

3.12.3 Policy:

The City shall utilize the development review process of the Land Development Code to require applicants for development permits to prepare landscaping plans that incorporate xeriscape principles, encourage native plant communities, and meet the Florida Irrigation Society's standards and specifications for turf and landscape irrigation systems. The City shall revise

the Land Development Code to include more stringent requirements for these areas.

3.12.4 Policy:
The City shall continue to implement a year-round public information and education program promoting water conservation. The City shall coordinate with FPUA to encourage conservation by continuing to implement a multi-tier rate structure which increases the unit cost as consumption levels increase.

3.12.5 Policy:
The City, in conjunction with FPUA, shall implement the adopted 10-year water supply plan consistent with the SFWMD plans.

3.12.6 Policy:
The City and FPUA shall coordinate and participate in the SFWMD Upper East Coast Water Supply Plan process.

3.12.7 Policy:
The City adopts by reference the current 2025 ~~2012~~ FPUA 10-Year Water Supply Facilities Work Plan.

3.13 Objective:
Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features.

3.13.1 Policy:
The City shall coordinate with FPUA and SFWMD for the design, construction, operation and maintenance of new or expanded potable water facilities that will focus on the use of an alternative water source as defined in the Upper East Coast Water Supply Plan. These potential sources could include the Floridan aquifer, aquifer storage and recovery (ASR) wells, desalinization, capture and storage of excess stormwater currently lost to tide, reuse and grey water where technically feasible and other technologies.

3.13.2 Policy:
The construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels and the exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will harm the aquifer system. Adverse impacts of construction, operation, and maintenance to the aquifer system shall be avoided or at least minimized.

3.14 Objective:

Provide a cost-effective, sustainable potable water system meeting all applicable standards at the adopted LOS standard.

3.14.1 Policy:

The City shall continue to coordinate the provision of potable water services with the FPUA through agreements with municipalities and other service providers.

3.14.2 Policy:

The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts to the potable water system and maintain adopted LOS standard.

3.14.3 Policy:

The City shall assist FPUA in identifying possible sources of financing for the water system improvements identified in the current and future Water and Sewer Master Plans.

3.14.4 Policy:

The City shall coordinate with FPUA in continuing the provision of potable water that meets the drinking water standards described in F.A.C 62-555 and the provision of an annual water quality report for FPUA customers as required by the EPA Safe Drinking Water Act.

3.15 Objective:

Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth in compliance with the latest standards acceptable to the City, the County, the State and the U. S. Environmental Protection Agency, and in accordance with the regulations implementing the "Safe Drinking Water Act" (1986).

3.15.1 Policy:

The City shall continue to rely upon the facilities and personnel of the Fort Pierce Utilities Authority to satisfy the potable water supply, treatment and distribution needs of residents and businesses.

3.15.2 Policy

The City shall coordinate with the Fort Pierce Utilities Authority to establish potable water level of service standards for non-residential land uses, such as office, industrial and commercial.

3.16 Objective:

The City shall ensure that potable water facilities and services meet the level of service standards established within the Comprehensive Plan.

3.16.1 Policy:

The City shall coordinate with the FPUA to address existing facility deficiencies and utilize the Capital Improvements Program and the Capital Improvements Element to provide for correction of the improvements Element to provide for correction of the existing water supply and replacement of facilities.

3.16.2 Policy:

The City shall implement the 10-Year Water Supply Facilities Work Plan to ensure that water supply facilities necessary to serve existing and future development within the City are available and consistent with the FPUA consumptive use permit.

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 3.5

Protect the function of natural ground water/aquifer recharge areas and natural drainage features.

3.17 Objective:

Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.

3.17. Policy:

Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of 20% of pervious open and green space
- The City shall amend the Land Development Code to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Code to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.17.2 Policy:

The City will promote the use of reclaimed water through city-wide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation once the MWRP is constructed and operating.

3.17.3 Policy:

The City shall continue to require that all development and redevelopment codes at a minimum comply with SFWMD environmental protection rules for stormwater disposal methods.

CONSERVATION ELEMENT

The purpose of the Conservation Element is to document how the City conserves, manages, appropriately uses, and protects the natural resources of the City to ensure continued resource availability and environmental quality. The City is home to many residents who have lived in Fort Pierce their whole life. There is a strong desire by these individuals to protect the quality of life they have enjoyed. This is a desire that is shared by the elected officials, employees, and visitors as well. It is important that as the City grows there is recognition of its roots as a coastal community that offers a quality of life worth preserving.

Fort Pierce is uniquely positioned, stretching from western pine flatwoods to the Atlantic Ocean. The City includes wetlands, preserves, the North Fork of the St. Lucie River, and the Indian River Lagoon. Numerous creeks and canals play an important role in flood management, but also in water quality for the Indian River Lagoon. The City has done extensive work along Moore's Creek to restore the quality of water entering the Indian River from this creek.

GOALS, OBJECTIVES, AND POLICIES

Goal 4

To conserve, manage, appropriately use and protect the natural resources of the City ensuring continued resource availability and environmental quality.

4.1 Objective:
Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

4.1.1 Policy:
The City shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

4.1.2 Policy:
Open burning shall be prohibited.

4.1.3 Policy:
Through the site plan approval process, the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil

surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

4.1.4 Policy:
The City shall reduce the potential for green house gas emissions by the following means:

a) Require vegetative buffer strips along all vehicular use areas;
b) Require pedestrian-friendly, transit-oriented design elements to be included in all development, such as transit stops, bicycle and pedestrian facilities, or other applicable multi-modal facility; and
c) Amend the design requirements for parking lots to include reflective surface coatings, to require the use of shade trees and to increase island landscaping requirements.

4.2 Objective:
Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

4.2.1 Policy:
The City shall cooperate with St. Lucie County and the South Florida Water Management District (SFWMD) for the implementation of water demand management policies and programs, including mandating xeriscape principles for all development.

4.2.2 Policy:
The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, that, at a minimum, meets the state water quality standards.

4.2.3 Policy:
The City shall cooperate with the ~~South Florida Water Management District (~~SFWMD~~)~~ and St. Lucie County to conserve water resources in emergencies and during declared water shortages. The City shall continue and expand efforts to publicize and encourage water conservation.

4.2.4 Policy:
Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be restricted to protect the quality and quantity of this water source. Parking spaces that exceed minimum requirements and excessive amounts of imperious surface coverages for new development shall be discouraged.

4.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL)

Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, IRL National Estuary Program Comprehensive Conservation and Management Plan, and the St. Johns River Water Management District (SJRWMD) Districtwide Water Supply Assessment.

4.2.6 Policy:
The City will continue to implement recommendations as proposed in the Water Supply Plan.

4.2.7 Policy:
The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

4.2.8 Policy:
The City shall develop non-potable sources for irrigation in coordination with Fort Pierce Utilities Authority (FPUA).

4.2.9 Policy:
The City shall amend the Land Development Regulations (LDRs) to discourage or restrict onsite septic treatment.

4.3 Objective:
Assure that generation, storage, transport and disposal of wastes in the City is managed with the best available technology to protect environmental quality.

4.3.1 Policy:
When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statute.

4.3.2 Policy:
All new development shall eventually be required to provide water and wastewater connections via FPUA through implementation of a transitional strategy developed by the City in coordination with the FPUA.

4.3.3 Policy:
The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City, are properly managed to protect the environment. The City shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

4.3.4 Policy:
The City shall coordinate with St. Lucie County and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage hazardous waste.

4.4 Objective:
Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.1 Policy:
The City shall strictly enforce all ordinances designed to protect and conserve natural resources and shall seek funding from all state and federal agencies to support such protection. The City shall support the enforcement of related state and federal regulations.

4.4.2 Policy:
Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

4.4.3 Policy:
The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

4.4.4 Policy:
The City shall require that surrounding land uses are compatible with lands recognized by the county, state or federal government as environmentally sensitive.

4.4.5 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

1. Existing drainage pattern;
2. Geology;

3. Topography;
4. Hydrography (streams, lakes, swamps);
5. Vegetation;
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation); and
8. Soil (type, suitability, bearing capacity).

4.4.6 Policy:
The City shall coordinate with the Treasure Coast Regional Planning Council, St. Lucie County, the state, federal and other public agencies concerned with managing and mapping natural resources. The City may also coordinate with private environmental organizations and individuals interested in resource conservation. The goal of such coordinating activities shall be to protect the values and functions of natural systems.

4.4.7 Policy:
The City shall work cooperatively with all agencies as appropriate, to administer land acquisition programs to acquire environmentally sensitive lands. The City shall also support the efforts of state and federal and other public and private conservation agencies in the acquisition of environmentally sensitive lands.

4.4.8 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

4.4.9 Policy:
The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the required open space established by City ordinance.

4.4.10 Policy:
When a parcel proposed for development contains more than one habitat type or native vegetative community, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions

4.4.11 Policy:
Through site plan review, the City shall provide special protection for:

1. Champion trees as recognized by Florida Department of Agriculture and Consumer Services (FDACS),;
2. Specimen trees as recognized by FDACS ~~Florida Department of Agriculture~~;
3. Plant species listed by the U.S. Fish and Wildlife Service (FWS) as threatened or endangered; and
4. Plant species listed by the FDACS as threatened or endangered

4.5 Objective:
Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.

4.5.1 Policy:
The City shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the enforcement of existing local, and support of state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:
The City shall support the state and federal laws regarding the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:
The City shall cooperate with National Oceanic and Atmospheric Administration (NOAA), Environmental Protection Agency (EPA), Florida Department of Environmental Protection (FDEP) and other agencies as applicable to restore seagrass beds within its jurisdiction.

4.5.4 Policy:
Through the development review process the City shall regulate the location, density and intensity of development activities known to adversely impact wildlife and wildlife habitats. The City shall provide for flexible development alternatives, such as density transfers and flexible development options on developable portions of a site.

4.5.5 Policy:
The City shall protect listed wildlife and wildlife habitats by promoting public acquisition of known listed species wildlife habitat and through the dedication of conservation easements or deed restrictions.

4.5.6 Policy:
The City shall protect existing natural reservations and conservation areas as identified in the Recreation and Open Space and Future Land Use Elements.

4.5.7 Policy:

The City shall coordinate with St. Lucie County, the Heathcote Botanical Gardens Board of Directors and appropriate public interest groups to promote awareness of endangered, threatened and regionally important species.

4.5.8 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research underway in the South Indian River Lagoon and its watershed, including but not limited to the SFWMD, FDEP, ~~Florida Department of Agriculture and Consumer Services (~~FDACS~~)~~, Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine station, ~~National Oceanic and Atmospheric Administration (~~NOAA~~)~~, United ~~and the~~ states Geological Survey (USGS). Review current studies with regard to the Indian River Lagoon including a review and analysis of protective measures and their impacts on the overall quality and vitality of the area. If it is determined that current measures are not meeting overall goals, coordinate with the applicable agencies to amend existing requirements and/or provide new requirements with the goal of increasing compliance with the adopted plans of the local, regional, and state agencies.

4.5.9 Policy:
Protective landscape buffering shall be required between conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact the conservation and sensitive ecosystems. These standards and criteria shall be defined in the ~~Land Development Regulations~~ LDRs.

4.5.10 Policy:
The City shall work cooperatively with the U.S. Fish and Wildlife Service (FWS~~)~~ and the ~~Florida Fish and Wildlife Conservation Commission~~ (FFWCC~~)~~ to protect and promote the recovery of species designated by these agencies as threatened and endangered or of special concern. Related activities shall include:

1. Require notification to these agencies when development proposals are received for sites documented as having historic and/or current occurrences of listed species;
2. Technical assistance consultation with these agencies; or
3. Cooperation with these agencies in locating potential introduction sites for designated species.

4.5.11 Policy:
The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities through the

consideration of a natural resources division or the expansion of the urban forestry program.

4.6 Objective:
Require that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

4.6.1 Policy:
Any development projects proposed in those areas designated on the Future Land Use Map for conservation shall be subject to review by the City Commission to ensure those projects could not be located in any other land use designation, will protect natural resources through site plan conditions, and the sole purpose of the project is to enhance conservation and recreational activities.

4.6.2 Policy:
Non-jurisdictional native vegetative communities shall be preserved during development or redevelopment and if any non-jurisdictional native vegetative community must be removed during development or redevelopment, another native vegetative community shall be replanted to replace the removed vegetative community in equal value in terms of area, quality and quantity.

4.6.3 Policy:
The City shall strictly enforce landscaping standards which require the preservation of existing natural growth, the removal of invasive, exotic plant species and the promotion of native plant materials usage. These standards shall contain limitations, restoration and mitigation measures to compensate for the loss of native vegetation and define stabilization measures for areas impacted by development.

4.6.4 Policy:
The City shall use the best available existing technical criteria and information for the formulation of regulations and ordinances to ensure that future development, to the maximum extent practicable, is compatible with the functions of existing natural systems and resources conservation.

4.6.5 Policy:
The City shall monitor the characteristics of natural resources through development review. Indications of changes shall be examined and current conservation management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

4.6.6 Policy:
The City shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation removal on City lands. This program

shall include monitoring and plans for re-vegetation. The City shall coordinate these efforts with the City Urban Forester.

4.6.7 Policy:
The City shall establish a program for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

4.6.8 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

4.6.9 Policy:
The City shall coordinate with St. Lucie County and the Heathcote Botanical Gardens Board of Directors on the implementation plans to restore degraded lands within the Regional Botanical Park.

4.6.10 Policy:
The City shall amend the ~~Land Development Regulations~~ LDRs to require the identification of natural habitats through an environmental impact study during the development review process.

4.7 Objective:
Assure the maintenance and conservation of open space and trees within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

4.7.1 Policy:
Native vegetative communities shall be preserved during development or redevelopment, as outlined in the adopted City landscape and tree ordinance.

4.7.2 Policy:
The City shall provide beautification of streets, rights-of-way and public open spaces and facilities within the City through grant applications or other funding sources.

4.7.3 Policy:
The City shall encourage and educate the public in the planting and maintenance of trees through its ongoing Urban Forestry plan and through coordination with the Keep Fort Pierce Beautiful and other appropriate organizations.

4.7.4 Policy:
The City shall expand the Keep Fort Pierce Beautiful Program beyond litter removal and transfer oversight of the program to the Urban Forester.

4.7.5 Policy:
The City shall continue to be certified, as it has since 1989, as a Tree City USA by the National Arbor Day Foundation.

4.7.6 Policy:
The City shall complete an inventory of tree species located on public lands through the application of a tree survey.

4.7.7 Policy:
The City shall amend the ~~Land Development Regulations~~ LDRs to include open space requirements for all residential developments.

4.8 Objective:
Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.

4.8.1 Policy:
Proper landscape buffering shall be required between wetlands and land uses that negatively impact the wetland ecosystem to be defined in the ~~Land Development Regulations~~ LDRs.

4.8.2 Policy:
Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and ~~City Land Development Regulations~~ LDRs shall be revised where warranted to provide these areas with the maximum possible protection.

4.8.3 Policy:
Land uses identified as being incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands and when incompatible land use impacts are unavoidable these impacts shall be mitigated to compensate for loss of wetland functions.

4.8.4 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on jurisdictional wetlands recognized by the county, state or federal government as having high functional value and on undisturbed marine habitats containing listed species or recognized by the county, state or federal government as serving as essential fish habitat.

4.8.5 Policy:

This City shall support and coordinate with the Army Corps of Engineers (ACOE), EPA, FWS, FDEP, and FWCC and/or other agencies as appropriate to establish a list of priority wetland restoration sites. Priority wetland restoration sites shall include those disturbed wetlands having the greatest potential functional value after restoration.

4.8.6 Policy:
Through the site plan approval process the City shall ensure appropriate measures are taken to prevent development activities that adversely impact water quality through shoreline erosion and sedimentation over-wash onto wetlands.

4.9 Objective:
Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas left in their natural state.

4.9.1 Policy:
Through the development review process the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and sediment run-off.

4.9.2 Policy:
Applicants seeking permits and licenses for resource extraction or mining operation in the City shall be subject to review by the City Commission.

4.9.3 Policy:
The City shall require all development projects to adhere to the erosion control requirements as specified in the development permit application.

4.9.4 Policy:
Soil suitability shall be considered as a component of development approval in areas of undisturbed substrate.

COASTAL MANAGEMENT ELEMENT

The purpose of the Coastal Management Element is to plan for responsible use and management of the coastal resources related to development activities, protection of human life, the limitation of public expenditures in areas subject to natural disasters and protection of wildlife and natural habitat. Maps for the Flood Hazard Zone and Coastal High Hazard Area are included in Appendix A-1.

In 2024, the City, along with St. Lucie County and Port St. Lucie, began developing a Regional Resilience Vulnerability Assessment. The assessment evaluates natural hazard risks; contains strategies for response and preparedness to events; and informs decision-making for resiliency efforts going forward. The assessment is based on state law and contains the necessary information to ensure eligibility for the County and Cities for funding opportunities through the Resilient Florida Grant Program. Additionally, there is an interactive map viewer that shows flood risks for the years 2040, 2070, and 2100 due to current and projected rainfall, sea level rise, and storm surge. There is also joint collaboration for creating a resiliency plan.

GOALS, OBJECTIVES, AND POLICIES

Goal 5

The City shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.

5.1 Objective:
The City shall protect, conserve and enhance the remaining coastal, wetlands, water resources, living marine resources, coastal barriers and wildlife habitats and other natural resources.

5.1.1 Policy:
The City shall limit impacts to wetlands by directing uses identified as incompatible with the protection and conservation of wetlands and wetlands functions away from wetlands. When incompatible future land uses are unavoidable in wetlands, the impacts shall be mitigated to compensate for the loss of wetland functions. The City shall support no net loss of wetland functionality by requiring that all applicants for a permit to develop in jurisdictional wetlands obtain necessary permits from all applicable county,

state and/or federal regulatory agencies prior to development approval by the City.

5.1.2 Policy:
Activities and land uses known to adversely affect the quality and quantity of identified water sources, and within natural groundwater recharge areas, shall be restricted to protect the quality and quantity of these water sources.

5.1.3 Policy:
The City shall limit the impacts of development or redevelopment upon wildlife habitat by strictly enforcing all ordinances designed to protect and conserve natural resources, and by supporting the enforcement of related county, state and federal regulations.

5.1.4 Policy:
Compliance with approved permits from other state, federal, and local programs for the conservation of natural resources shall be incorporated into the City planning process.

5.1.5 Policy:
The City shall condition City development approval on the receipt of all applicable external agency permits. The City shall require the receipt of all applicable external agency permits prior to the developer commencing development activity on the property. The City shall require consistency with the policies in the Comprehensive Plan that govern:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

5.1.6 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal agencies as environmentally sensitive.

5.1.7 Policy:
The City shall prevent unnecessary destruction or inappropriate use of existing natural resources through review of all applications and strict adherence to the adopted ordinances that regulate these resources.

5.1.8 Policy:
The City shall coordinate with and support all county, state and federal management measures designed to protect, preserve and enhance the coastal resources, wetlands, marine resources, wildlife habitats and other natural resources including coastal dunes, fisheries and coral reefs to limit the specific

and cumulative impacts of development or redevelopment upon these marine resources.

5.1.9 Policy:
The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.

5.1.10 Policy:
The City shall maximize protection of coastal and marine resources by evaluating the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The development review process shall ensure compliance with levels of service and policies of this Plan and shall evaluate the following:

1. Protection of natural shoreline vegetation and coastal beach berm structure and habitat;
2. Management of surface water run-off;
3. Protection of structures from the effects of long-term sea level rise;
4. Protection from and reduction of exposure to natural hazards;
5. Protecting of beaches and shorelines from erosion;
6. Protection of the character and overwater views of the community;
7. Protection of living marine resources and wildlife habitat; and
8. Prevention of the degradation of water quality and estuaries.

5.1.11 Policy:
The City shall maximize protection of sea turtles through the implementation of development review criteria which shall accomplish the following:

1. Prohibit activities disruptive to marine turtle nesting;
2. Prevent interior or exterior lighting from illuminating nesting areas during the nesting season;
3. Enforce nesting habitat setbacks;
4. Enforce standards for mechanical beach cleaning; and
5. Protect marine turtles from predation.

5.1.12 Policy:
The City shall establish a program administered by the Urban Forester for invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation.

5.1.13 Policy:
The City shall establish a program administered by the Urban Forester for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

5.1.14 Policy:
The City shall consider development of a Natural Resources Division to better protect the City's coastal dune system.

5.1.15 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

5.1.16 Policy:
When reviewing redevelopment applications for sites which contain natural resource systems, previously existing manmade alterations shall be evaluated to determine the feasibility of and whether viable benefits may accrue through their removal as part of the redevelopment project.

5.1.17 Policy:
The City shall continue enforcing the provisions in the Land Development Regulations (LDRs) that limit development east of the Coastal Construction Control Line (CCCL).

5.2 Objective:
The City shall maintain, or, to the maximum extent feasible, improve the quality of water in the Indian River Lagoon.

5.2.1 Policy:
The City shall continue to coordinate with all appropriate agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan and the St. Lucie County Coastal Management Plan.

5.2.2 Policy:
The City shall continue to coordinate with the ~~c~~County and all appropriate agencies in the efforts to reconnect the impounded marshes to the Indian River Lagoon.

5.2.3 Policy:
The City shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state, federal, and regional standards and the City's adopted level of service.

5.2.4 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research and management plans underway in the South Indian River Lagoon and it's watershed, including but not limited to the South

Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP), Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine Station, National Oceanic and Atmospheric Administration (NOAA) and the United States Geological Survey (USGS).

5.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, and the IRL National Estuary Program Comprehensive Conservation and Management Plan.

5.2.6 Policy:
The City shall support county, state and federal policies and regulations concerning the permitting of dredge and fill activity and shall require that all applicants for a permit to develop in submerged lands obtain necessary permits from all jurisdictional regulatory agencies prior to application submittal to the City.

5.2.7 Policy:
The City shall evaluate the feasibility of providing guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation measures to property.

5.2.8 Policy:
The City shall coordinate surface water management and protection efforts with the Indian River Lagoon National Estuary Program (IRLNEP), Florida Department of Environmental Protection (FDEP), the ~~South Florida Water Management District~~ SFWMD and other appropriate agencies.

5.2.9 Policy:
The City shall continue to protect submerged aquatic vegetation from the impacts of local land development by implementing the Surface Water Protection Ordinance. At a minimum, the following criteria shall be addressed:

1. Maintain upland vegetation within required setbacks to reduce runoff;
2. Require proper use of turbidity screens during construction activities;

3. Control discharge rates to promote on-site settlement of sediment loads and meet minimum retention requirements for runoff from storm events; and
4. Coordinate with FDEP Aquatic Preserve staff when development is within or adjacent to an aquatic preserve.

5.2.10 Policy:
Freshwater inputs to the Indian River Lagoon via interbasin diversions shall be regulated to ensure the health and viability of the estuarine system.

5.2.11 Policy:
The City shall adopt a Master Stormwater Management Plan that will include water quality monitoring to identify areas within the Indian River Lagoon of poor and fair water quality and establish priorities for correcting deficiencies. The management plan shall consider the cumulative impacts of development on water quality, and shall include recommendations to reduce or mitigate such impacts.

5.2.12 Policy:
The City shall continue to cooperate with other agencies and municipalities that perform fisheries studies and submerged aquatic vegetation mapping and use this data to assist in establishing priority areas for surface water improvement efforts.

5.2.13 Policy:
As applications for redevelopment are processed, the City shall ensure existing systems that currently do not meet stormwater management standards conform to current standards.

5.3 Objective:
The City shall give priority to water-dependent uses.

5.3.1 Policy:
When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the ~~Land Development Regulations~~ LDRs as follows:

1. Approved public and private shoreline protection, re-vegetation or restoration programs;
2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;
4. Commercial water related uses available to the public;
5. Docks and commercial marina expansion;
6. Water dependent uses that are available for public use;
7. Parking facilities for shoreline access;
8. Protection or preservation of sites recognized as historic resources;

9. Protection of sites designated as having unique community character;
10. Residential water dependent shoreline uses; and
11. Residential water related shoreline uses.

5.3.2 Policy

The City shall ensure adequate sites for priority water-dependent uses by:

1. Identifying environmentally suitable waterfront areas and recommending strategies for reserving such areas for water-dependent and water-related uses consistent with estimated needs;
2. Analyzing conflicts in priority of the existing shoreline uses and developing strategies for reducing or eliminating such conflicts;
3. Identifying strategies for encouraging appropriate mixed use development that includes water-dependent and water-related uses that is compatible with existing land uses;
4. Developing strategies to protect existing waterfront sites that exhibit unique community character or are identified as an historic resource; and
5. Ensuring public access facilities at the adopted level of service.

5.3.3 Policy:

The City shall continue to coordinate with St. Lucie County in implementing ~~the 2017 update to~~ the Port of Ft. Pierce Master Plan. The plan provides general goals, objectives, and policies to encourage gentrification of the Port through a mix of recreational, commercial, residential and industrial uses. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

5.3.4 Policy:

The City shall develop and adopt guidelines that direct the location and management of water-dependent, water-related and water-enhanced facilities.

5.3.5 Policy:

The City shall ensure shoreline development is consistent with all jurisdictional agency permit conditions and provides for the protection of environmentally sensitive upland, submerged land or wildlife habitats consistent with the policies of this Plan.

5.3.6 Policy:

When reviewing an application for a marina, the City shall ensure it is located in areas where maximum physical advantages exist and where no unreasonable or excessive impacts are foreseen on coastal or marine resources. Marina construction shall reflect consideration of the following:

1. Protection of benthic vegetation and faunal assemblages;
2. Adequacy of circulation and tidal flushing;

3. Access to deep water through existing channels of adequate depth;
4. Minimization of shoreline modifications;
5. Quality and size of upland areas and degree of alteration necessary;
6. Ability to restore or enhance marine resource subject to past alteration;
7. Locations of existing propeller dredging problem areas;
8. Potential impact on alligators, manatees, marine turtles or other listed plant or animal species;
9. Availability of upland support services;
10. Adequacy of the Marina Hurricane Management Plan; and
11. Protection or enhancement of historic resources.

5.3.7 Policy:

When reviewing an application for a marina, the City shall ensure all required external agency coordination and permits have been obtained and the City permit does not conflict with the conditions of the external agency conditions.

5.3.8 Policy:

The City shall implement performance standards in the ~~Land Development Regulations~~ LDRs for marinas and marine-related facilities within the coastal area which include at a minimum: setbacks, height limitations, parcel size, architectural guidelines, seagrass protection, and the protection of water quality including the maintenance and containment of stormwater runoff and wash-down water for dry storage areas. Marina performance standards shall include the following minimum criteria:

1. Existing marina facilities shall be allowed to continue their operation provided these facilities are not expanded. New or expanded marina facilities shall meet the City's adopted operational standards.
2. While the expansion of existing facilities is preferred over construction of new facilities, the development of new marinas shall remain a viable alternative as many existing marinas will not be capable of meeting adopted operational and environmental standards.
3. Policies and incentives should encourage new and expanded marina facilities to utilize dry storage to the fullest extent possible.
4. New marina facilities shall retain all work area runoff in a separate retention area.
5. Prior to the operation of any new marina fueling facility, a fuel management/spill contingency plan shall be developed and provided to the City for review. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a fuel spill. The plan shall meet the St. Lucie County Fire Prevention Codes and the Rules of the State Fire Marshall's office.

5.3.9 Policy:

The City shall coordinate with all appropriate agencies to address at-risk vessels, vessels in neglected or deteriorating conditions, and derelict vessels; establish Anchoring Limitation areas to promote safe navigation and reduce the number of derelict vessels; ~~in the identification of and the~~ establish prevention programs to address at-risk vessels; and identify ~~procedures and~~ funding sources for removal of derelict vessels.

5.3.10 Policy:

The City shall coordinate with all appropriate agencies to protect submerged lands in shallow water areas from boating impacts, including strategies to reduce seagrass propeller scarring and to minimize vessel groundings. To accomplish this, the City shall assist to:

1. Identify problem areas and issues related to channel and shallows marking;
2. Establish criteria and priorities for identifying channels and shallows to be marked;
3. Make recommendations, in coordination with all appropriate local, state and federal agencies for channel marking;
4. Seek funding sources for marker installation; and
5. Identify boating restricted or "no vessel" protection zones.

5.3.11 Policy:

The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to improve boater education projects designed to place particular emphasis upon the following:

1. Navigational safety, including channel locations, in near shore waters;
2. Marine sanitation along with litter and debris control regulations; and
3. Seagrass, coral reef, manatee and sea turtle protection and conservation.

5.3.12 Policy:

The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to continue to improve the demarcation of submerged natural resource areas and the publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

5.3.13 Policy:

Inconsistencies between the Port Master Plan and the City's Comprehensive Plan shall be resolved through the dispute resolution process provided under Chapter 186.509, F.S., in the event the City and the deep water port are unable to resolve these inconsistencies.

5.4 Objective:

The City shall protect beach and dunes and where feasible restore altered beaches or dunes. The City shall minimize the impacts of manmade structures on beach or dune systems.

5.4.1 Policy:
The City shall support and, when appropriate, assist the conservation efforts of public and private organizations which protect and promote the protection of marine turtles and turtle nesting habitat.

5.4.2 Policy:
The City's Urban Forester~~/Natural Resource Division~~ shall prepare and annually review a Beach Management Plan for all City owned beaches that are marine turtle nesting habitat. The plan shall review the implementation of nesting habitat protection measures and the plans for restoration and re-vegetation.

5.4.3 Policy:
For all City owned beaches, the City shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce the potential for damage that may result from storms.

5.4.4 Policy:
When reviewing redevelopment applications for a site which contains coastal dune systems, previously existing manmade alterations on the shoreline shall be evaluated to determine whether feasible and if benefits may accrue through their removal as part of the redevelopment project.

5.4.5 Policy:
The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City.

5.4.6 Policy:
When reviewing an application for future development or redevelopment in the Coastal Area, the City shall ensure that permitted uses shall be limited to those which are resource dependent or compatible with the physical and environmental characteristics of the Coastal Area, or to those uses which can occur without degradation of important environmental values or interference with legally established public access to Coastal Area shorelines.

5.4.7 Policy:
When reviewing an application for development projects which contain coastal dune systems, the City shall discourages random pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation and dune systems by requiring designated accessways between

land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices (BMP) promoted by the DEP.

5.4.8 Policy:
When reviewing an application for development or redevelopment projects on private lands which contain coastal dune systems, the City shall provide incentives outlined in the ~~Land Development Regulations~~ LDRs to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and to reduce the potential for damage that may result from storms.

5.4.9 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

5.4.10 Policy:
The City shall amend the ~~Land Development Regulations~~ LDRs to include incentives for inclusion of coastal dune systems in developments in coastal areas.

5.5 Objective:
The City shall limit public expenditures that subsidize development permitted in coastal high-hazard area.

5.5.1 Policy:
City shall examine the inventory of existing infrastructure facilities located in the Coastal High-Hazard Area to give consideration to which facilities could be relocated or which should be replaced should funding sources become available for such activities. The City shall give priority to relocating when feasible; except for restoration or enhancement of natural resources.

5.5.2 Policy:
The City shall discourage construction of new infrastructure facilities within the Coastal High-Hazard Area unless such infrastructure is necessary to serve existing and/or the future population projected in this Plan. Such infrastructure shall be constructed in a manner that minimizes the impacts from storm events and impacts to natural resources.

5.5.3 Policy:
The City shall limit thoroughfare or other infrastructure improvements such as water and sewer system expansions in coastal high hazard or floodplain areas to those deemed necessary to correct existing infrastructure deficiencies or as part of the maintenance and repair of existing infrastructure. The City

shall p~~P~~rohibit the construction of bridges or causeways to spoil or barrier islands not currently served by such infrastructure.

5.5.4 Policy:
The City shall discourage public expenditures that subsidize the reconstruction or repair of existing developments destroyed by a natural disaster in the coastal high hazard and floodplain area, if it results in increased densities and intensities above what previously existed on the site.

5.5.5 Policy:
The City shall limit the construction of new commercial or public facilities which regularly use, handle, or store hazardous materials in coastal high hazard and floodplain areas or within defined wellfield zones of influence. Where such siting occurs, in accordance with local government comprehensive plans, require the development of a comprehensive facility emergency preparedness plan which clearly defines measures to mitigate the effects of a hazardous materials release.

5.5.6 Policy:
The City shall prohibit the development of new critical care, health care, and special needs facilities that allow for overnight care of patrons within the coastal high hazard and floodplain areas.

5.5.7 Policy:
Before any large infrastructure enhancements are undertaken in the coastal zones, the City should evaluate whether enhancements address existing level of service issues or provide additional capacity for new development. The City shall only fund enhancements to address existing level of service issues.

5.5.8 Policy
The City shall maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values to avoid irreversible and irretrievable loss of coastal zone resources.

5.6 Objective:
The City shall direct population concentrations away from known or predicted coastal high-hazard areas (CHHA).

5.6.1 Policy:
As defined in Section 163.3178(2)(h) F.S.; the City shall recognize the ~~"Coastal High Hazard Areas" (also "high-hazard coastal areas")~~ CHHA to mean the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

5.6.2 Policy:
The City shall continue to enforce ~~Land Development Regulations~~ LDR restricting development in CHHA ~~Coastal High Hazard Areas~~.

5.6.3 Policy:
The City shall ensure that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations to established shoreline setbacks;
2. State and local construction codes regulating construction activity in the coastal areas;
3. Adopted surface water management level of service standards for drainage; and
4. Surface water management improvements which mitigate loss of floodplain.

5.6.4 Policy:
The City shall limit, to the maximum exten~~t~~d allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.6.5 Policy:
The City shall be diligent in coordinating with Federal Emergency Management Agency (FEMA) and the ~~c~~County to receive the most up to date information regarding the current floodplain boundaries.

5.6.6 Policy:
The City shall work with the FDEP and the County to implement a revised ~~Coastal Construction Control Line~~ (CCCL~~)~~, which was adopted by FDEP in August of 1997. Construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

5.6.7 Policy:
As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

5.7 Objective:
The City shall maintain or reduce hurricane evacuation times.

5.7.1 Policy:
The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the ~~c~~County campaign to educate the general citizenry regarding emergency preparedness plans.

5.7.2 Policy:
The City shall coordinate with the ~~c~~County in annually updating the ~~Local Peacetime~~ St. Lucie County Comprehensive Emergency Management Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

5.7.3 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

5.7.4 Policy:
The City shall provide for safe evacuation from the coastal area by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the LDRs ~~Land Development Code~~.

5.7.6 Policy:
The City shall provide shelter space in accordance with the Emergency Management Plan. Where deficits exist, the City shall seek federal and state retrofit funds to reduce the deficit.

5.7.7 Policy:
The City shall implement standards to assess whether or not hurricane evacuation times will be impacted ~~for~~ from development within the CHHA into the ~~Land Development Regulations~~ LDRs.

5.8 Objective:
The City shall prepare post disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

5.8.1 Policy:
The City shall adopt a post disaster redevelopment plan designed to increase public safety and reduce damages and public expenditures.

5.8.2 Policy:

The Post Disaster Redevelopment Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions shall include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

5.8.3 Policy:

The City shall coordinate their Post Disaster Redevelopment Plan with the County Emergency Management Division ~~Office~~ for compliance with the ~~Local Peacetime~~ St. Lucie County Comprehensive Emergency Management Plan. The Post Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;
2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with state and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the ~~Local Peacetime~~ St. Lucie County Comprehensive Emergency Management Plan and other appropriate policies and procedures; and
7. Ensure timely re-entry of City residents following an evacuation.

5.8.4 Policy:

The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities following a hurricane or other disaster event; such options shall including, but not be limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed an historic structure according to the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions; and
6. Consideration of structural integrity and safety.

5.8.5 Policy:

The City shall include criteria in the 5-year schedule of Capital Improvement Projects to include and prioritize projects that are hazard mitigation initiatives.

5.8.6 Policy:
The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

5.8.7 Policy:
To reduce exposure to natural hazards the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100-year flood zones is subject to all applicable flood damage protection regulations.

5.8.8 Policy:
The City shall limit redevelopment in areas of damage by ensuring that any existing structure which is non-conforming in regards to the required base flood elevation that is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current flood plain management standards for the affected property.

5.8.9 Policy:
The City shall implement a transfer of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other public recreational uses.

5.8.10 Policy:
The City shall consider the impact of projected sea level rise in all land use amendments in coastal areas less than 10 feet in elevation.

5.8.11 Policy:
The City shall continue to monitor updates to sea level rise forecasts and predictions and consider measures to protect or relocate all critical public facilities that are located in areas projected to be impacted by sea level rise in the next 50 years.

5.8.12 Policy:

The City shall continue to coordinate with and support the ~~c~~County in the preparation of the hazard mitigation component of the ~~Local Peacetime~~ St. Lucie County Comprehensive Emergency Management Plan.

5.8.13 Policy:
The City will consider amendments to its comprehensive plan and ~~Land Development Regulations~~ LDRs based upon any new or revised recommendations in the St. Lucie County Local Mitigation Strategy.

5.8.14 Policy:
The City shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to City personnel. Information shall address evacuation, sheltering, building techniques to reduce hazards, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property.

5.8.15 Policy:
The City shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

5.8.16 Policy:
The City shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. City planners shall incorporate the recommendations of the hazard mitigation annex of the ~~Local Peacetime~~ St. Lucie County Comprehensive Emergency Management Plan, the St. Lucie County Local Mitigation Strategy, and any other applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

5.8.17 Policy:
The City shall continue to review and update as needed the City's Strategic Emergency Management Hurricane Plan.

5.8.18 Policy:
The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the ~~Federal Emergency Management Agency~~ FEMA to achieve flood insurance premium discounts for its residents.

5.8.19 Policy:
When feasible, the City shall encourage the removal of coastal real property from FEMA flood zone designations within the coastal area.

5.8.20 Policy:
The City shall seek grant opportunities from federal, state and local agencies to develop a coastal resiliency adaptation area action plan.

5.9 Objective:
The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.

5.9.1 Policy:
The City shall continue to maintain and protect all designated public beach access points and signage indicating such points and seek opportunities to acquire new beach access points.

5.9.2 Policy:
Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking and restrooms.

5.9.3 Policy:
The City shall implement development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas. These incentives shall be implemented into the Land Development Code.

5.9.4 Policy:
The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way. These incentives shall be implemented into the Land Development Code.

5.9.5 Policy:
The City shall not permit the abandonment of ~~P~~public ~~R~~right-of-~~W~~ways that terminate on water that may be utilized to provide public access or view points.

5.9.6 Policy:
The City shall continue to identify potential locations for beach access points, establish minimum design standards for beach access facilities, and determine annual funding sources for installation and maintenance of new facilities.

5.9.7 Policy:
The City shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities shall include but are not limited to: the placement of

riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, Spartina spp. sea oats, and maritime hammock species.

5.10 Objective:

The City shall provide for the protection, preservation, or sensitive reuse of historic resources.

5.10.1 Policy:

The City shall require that land uses are distributed in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the City, county, state or federal government as an historic resource.

5.10.2 Policy:

The City shall strive to ensure that all municipal actions encourage and promote the preservation, sensitive use or reuse of any City owned historic resource.

5.10.3 Policy:

The City shall continue to coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve historical, archaeological, and cultural resources within the City.

5.10.4 Policy:

The City shall require development review of all proposed development or redevelopment of privately owned existing historic resources to prevent unnecessary destruction or inappropriate use. The City shall provide for flexible development alternatives for recognized historic resources only when such alternatives would ensure the protection, preservation, or sensitive reuse of an historic resource. The City shall adopt flexible development alternatives. The development approval process shall include provisions to address and mitigate adverse impacts to historic resources created by development or redevelopment when such impacts are unavoidable.

5.10.5 Policy:

Historic resources and their environments shall be included in public acquisition programs for recreation, open space, conservation and preservation. The City shall cooperate and support the efforts of state, federal and other public and private conservation agencies, as appropriate, in administering land acquisition programs to acquire significant historic resources.

5.10.6 Policy:

The City shall ensure that as part of the Post Disaster Redevelopment Plan, a team of local "experts" determines whether structures impacted by a disaster can be saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 Objective:

The City shall establish level of service standards, areas of service and phasing of infrastructure in the coastal planning area.

5.11.1 Policy:

The City shall ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the coastal planning area concurrent with the impacts of development. All development in the coastal planning area shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

5.11.2 Policy:

The City shall ensure that no development approval shall be granted for future development or redevelopment within the coastal area until is it demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:

Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the coastal planning area.

5.11.4 Policy:

The City shall develop an area plan for the Coastal Planning Area. The area plan should define development limitations in the coastal area and establish LOS standards specific to the coastal area.

5.11.5 Policy

The City shall ensure that flood-resistance construction requirements are consistent with, or more stringent than, the requirements of the Florida Building Code and applicable flood plain management regulations.

HOUSING ELEMENT

A lack of affordable housing is a nation-wide crisis. There are many things that affect housing affordability, including the rising cost of building materials; high interest rates; increased demand for housing caused by the increased population growth seen in Florida since the COVID 19 Pandemic; rising insurance rates; and increased property taxes. A negative impact to economic development that St. Lucie County has been experiencing since the Pandemic in both the private and public sectors is the inability to attract businesses and employees due to the high housing costs for workers. Additionally, wages have not kept up with rising household costs. Many essential workers such as teachers, public works employees, firemen, nurses, and police officers cannot afford to live in the communities they serve. Often individuals are forced to sacrifice essential spending such as food, healthcare, transportation, and higher education because a large portion of the household's income is taken up by housing costs (mortgage/rent, utilities, and other housing needs).

It is important to understand the needs and solutions that are available in order to combat this issue for a particular community. Solutions do not come as "one size fits all" and there is no one solution to this crisis. It is important for the City to consider how to increase its housing stock to serve the current and future population at all levels of affordability. There are several programs and tools that the City can use to accomplish this. One consideration, because the City is not in the business of building homes, is to attract private sector home builders.

In 2023, St. Lucie County and the cities of Fort Pierce and Port St. Lucie collaborated on a housing needs study for the entire county to understand the local and regional housing market. From that effort, the *Housing Needs Assessment and Implementation Plan* was produced. This plan contains a strategic framework around three goals and 12 strategies to address identified housing needs. This report provides valuable information for the City to consider when addressing the shortage of affordable housing for its residents.

HOUSING INVENTORY AND COSTS

The Housing Element data is based on ownership, household size and income levels, and housing stock characteristics and trends. Data provided below has been obtained through sources that include the Shimberg Center for Housing Studies at the University of Florida; the U.S. Census Bureau; U.S. Department of Housing and Urban Development; Bureau of Economic and Business Research at the University of Florida; the American Community Survey; and US Department of Labor.

Table 6-1 shows housing units by type. The 2019-2023 5-Year Estimate, indicates that 45.4% of the City's housing stock consisted of single-family, 51.8% consisted of multi-family, and 2.8% consisted of mobile homes or other types of housing.

Table 6-1
Housing Units by Type, Summary 2019-2023, 5-Year Estimates

Single-family (1 att./detach.)	Multi-family (2 or more)	Mobile Home	Total
10,318	11,761	629	22,708

Source: *U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates*

Table 6-2 shows housing units by year built. Almost half (47.7%) of the housing units in the City were built before 1980.

Table 6-2
Year Structure Built

2010-after	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1949 or Earlier
1,410	3,464	1,729	5,271	4,638	2,241	2,606	1,349

Source: *U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates*

Table 6-3 shows the value of owner-occupied housing units in the City in 2023.

Table 6-3
Owner-Occupied Units by Value 2023 Estimates

Less than $50,000	548
$50,000 to $99,999	1,018
$100,000 to $149,999	1,097
$150,000 to $199,999	1,381
$200,000 to $299,999	2,120
$300,000 to $499,999	2,001
$500,000 to $999,999	742
$1,000,000 or more	68

Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Table 6-4 provides information on substandard housing units within the City. Housing units are considered to be substandard if they are overcrowded (1.01 or more persons per room), do not have heat (no fuel used), or lack complete kitchens or plumbing.

Table 6-4
Substandard Housing Conditions
2023 Estimates

> 1.01 Persons Per room		No Fuel Used		Lacking Complete Kitchen Facilities		Lacing Complete Plumbing Facilities	
Number	Share	Number	Share	Number	Share	Number	Share
1,021	5.5%	322	1.7%	438	1.9%	274	1.2%

Sources: *Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida*

Tables 6-5 and 6-6 show Household Incomes for owner- and renter-occupied households based on income related to percentage of area median income.

Table 6-5
Owner-Occupied Households by Income (%AMI)
2010-2050 Estimates and Projections

Year	**Household Income as a Percentage of Area Medium Income**				
	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50% of AMI	greater than 50% but less than or equal to 80% of AMI	greater than 80% but less than or equal to 100% of AMI	greater than 100% of AMI
2010	895	849	1,747	681	2,634
2020	1,114	1,056	2,175	846	3,277
2023	1,127	1,069	2,201	857	3,318
2025	1,167	1,107	2,279	887	3,435
2030	1,258	1,192	2,456	957	3,701
2035	1,328	1,260	2,595	1,011	3,911
2040	1,386	1,313	2,707	1,054	4,079
2045	1,421	1,348	2,774	1,081	4,182
2050	1,446	1,371	2,824	1,100	4,256

Sources: *Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida*

Table 6-6
Renter-Occupied Households by Income (%AMI)
2010-2050 Estimates and Projections

Year	Household Income as a Percentage of Area Medium Income				
	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50% of AMI	greater than 50% but less than or equal to 80% of AMI	greater than 80% but less than or equal to 100% of AMI	greater than 100% of AMI
2010	2,215	1,561	2,523	1,111	1,316
2020	2,576	1,814	2,933	1,291	1,531
2023	2,694	1,898	3,069	1,351	1,601
2025	2,762	1,946	3,147	1,385	1,642
2030	2,892	2,038	3,294	1,451	1,719
2035	3,019	2,126	3,437	1,514	1,794
2040	3,104	2,187	3,536	1,556	1,845
2045	3,158	2,225	3,597	1,583	1,877
2050	3,191	2,247	3,632	1,599	1,895

Sources: *Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida*

A household is defined as cost-burdened if it is spending more than 30% of the household income on housing costs. Families then have limited money and struggle to afford other essential costs such as food, healthcare, and transportation. Often, no discretionary funding for dining out, entertainment, and non-essential goods and services is available. **Tables 6-7 and 6-8** show the cost burden for renter- and owner-occupied households in the City based on income related to percentage of area median income.

Table 6-7
Renter Households, Cost Burden by Income, 2023 (by AMI)

	Housing Cost Burden		
Household Income	30% or less	30.1-50%	More than 50%
30% AMI or less	512	267	1,915
30.01-50% AMI	210	1,129	559
50.01-80% AMI	1,764	1,258	47
80.01-100% AMI	1,153	198	
Greater than 100% AMI	1,554	47	

Sources: *Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida.*

Table 6-8
Owner-Occupied Households, Cost Burden by Income, 2023 (by AMI)

	Housing Cost Burden		
Household Income	30% or less	30.1-50%	More than 50%
30% AMI or less	185	296	646
30.01-50% AMI	519	328	222
50.01-80% AMI	1,423	667	111
80.01-100% AMI	778	79	
Greater than 100% AMI	3,228	79	11

Sources: *Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida*

Tables 6-9 and 6-10 show the monthly housing costs for renter- and owner-occupied households (with a mortgage) in the City.

Table 6-9
Renter Households by Gross Rent, 2023 Estimates

	Less Than $500	$500 - $999	$1,000 - $1,499	$1,500 - $1,999	$2,000 – or more	No Cash Rent
Occupied Units Paying Rent	709	1,538	4,943	1,453	367	278

Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Table 6-10
Owner Households by Monthly Housing Costs, 2023 Estimates

	$800 – $999	$1,000 - $1,249	$1,250 - $1,499	$1,500 - $1,999	$2,000 - $2,499	$2,500 - $2,999	$3,000 - $3,499	$3,500 or more
Housing Units with a Mortgage	414	727	578	992	460	367	94	160

Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

GOALS, OBJECTIVES, AND POLICIES

Goal 6

Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.

6.1 *Objective*:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.1 Policy:
The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:
~~The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to promote implementation of attainable housing policies and programs.~~ The City shall utilize the data and strategies contained in the *Housing Needs Assessment and Implementation Plan* to address the lack of affordable housing in the City.

6.1.3 Policy:
The City will utilize federal, state and local housing subsidy programs such as Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and State Housing Initiative Partnership (SHIP) program funds as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 Policy:
The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.5 Policy:
The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.7 Policy:

The City shall continue to coordinate with state and federal agencies and other entities to provide for hurricane protection programs and post-hurricane housing repair.

6.1.8 Policy:
The land development code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.9 Policy:
Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, mental health counseling, substance abuse support networks, life skills training, and recreational activities.

6.1.10 Policy:
The City shall develop an incentive program to encourage the development of various types of rental housing for family households.

6.1.11 Policy
The City shall amend the Land Development Code to allow rentals by right in all residential zoning districts.

~~6.1.12 Policy:~~
~~The City shall conduct an affordable housing need study to distinguish the areas of greatest need for affordable housing in the City. The study should include a farmworker housing analysis, a method of prioritizing area need, and funding strategies.~~

6.1.1~~3~~2 Policy:
The City shall amend the Land Development Code to require all development to contribute to meeting the affordable housing needs of the City. Strategies could include financial contributions, land dedication, construction of affordable units, or enhancements to public transit.

6.2 Objective:
The City shall eliminate substandard housing and blighting influences and improve the structural and aesthetic condition of housing as defined by the City Code of Ordinances and the Florida Building Code.

6.2.1 Policy:
New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City shall enforce its zoning regulations, building codes and ordinances to assure conformance.

6.2.2 Policy:

The City, utilizing the latest Census data, City records, and field visits, shall inventory and develop a database of existing housing conditions and housing stock. The database shall include a means to denote structures with active code enforcement citations. The City shall maintain the accuracy of the database throughout the planning horizon.

6.2.3 Policy:
The City shall ensure that provisions exist for relocation of housing for residents displaced by City or CRA sponsored redevelopment efforts.

6.2.4 Policy:
The City shall r ~~R~~equire demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code, and in accordance with the Historic Preservation Ordinance.

6.2.5 Policy:
The City shall amend the Land Development Regulations to establish a mitigation program that clearly defines criteria needed to receive a reduction in violation fines.

6.2.6 Policy:
The City shall continue to seek grants and external funding programs to establish neighborhood block programs and area redevelopment plans.

6.2.7 Policy:
The City shall consider the creation of Housing Conservation Districts that require inspections for building code and fire safety requirements when there is a sale of a residential building or when there is a change of tenant in a residential rental unit to better conserve the existing affordable housing supply.

6.2.8 Policy
The City shall consider the addition of new code enforcement officers to help enforce existing housing code requirements.

6.2.9 Policy:
The City shall consider amending the Land Development Regulations to include provisions that prevent overcrowding and strengthen enforcement capabilities.

6.2.10 Policy:
The City shall conduct a general survey to evaluate the external housing conditions in the City.

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.1 Policy:

The City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:
The City shall amend the Future Land Use Map (FLUM) to include land use designations that provide sufficient densities to allow for affordable housing developments to occur.

6.3.3 Policy:
The City will incorporate density bonuses for the provision of affordable housing within the Land Development Code.

6.3.4 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.382, Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

6.3.6 Policy:
~~The City shall consider the development of a~~ When updating the Downtown Master Plan, the City should focus ~~that focuses~~ on increasing residential development in the downtown for residents of all income levels.

6.3.7 Policy:
The City shall work with for profit and non-profit builders such as Habitat for Humanity to provide infill housing in existing neighborhoods consistent with the existing community fabric.

6.4 Objective:
The City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

6.4.1 Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:
Support the provision of adequate sites for Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential future land use designations except those located in the Coastal High Hazard Area.

6.4.4 Policy:
The City shall support the location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps.

6.4.5 Policy:
The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

6.4.6 Policy:
Group homes and assisted living facilities shall be prohibited within the Coastal High Hazard Area.

6.5 Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

6.5.1 Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

6.5.2 Policy:
Historic structures shall be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

6.5.3 Policy:
Preserve historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.

6.5.4 Policy:
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.

6.5.5 Policy:
The City shall review its conservation and preservation measures to determine if they are creating an unnecessary burden to infill and redevelopment efforts in historic districts. Depending on results of the review, the City shall consider introducing alternative measures such as transfer of development rights (TDR) or relocation of historic structures to the conservation and preservation measures.

6.6 Objective:

The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.

6.6.1 Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

6.6.2 Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.

6.6.3 Policy:
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.

6.6.4 Policy:
The City shall create a dedicated funding source to undertake physical upgrades to existing public housing units to improve the living conditions of residents.

6.6.5 Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.

6.6.6 Policy
Continue ~~the Neighborhood Enhancement Action Team and other~~ neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.

6.6.7 Policy:
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.

6.6.8 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.

6.6.9 Policy:
The City will continue to strengthen coordination efforts with the Housing Authority, Community Services, and the Fort Pierce Redevelopment Agency. ~~FPRA.~~

6.6.10 Policy:
The City shall consider using funding programs which are supported by private sector resources for the development of owner-occupied housing over the development of renter-occupied housing when both are an option to service a particular housing market population.

6.7 Objective:
All residential development and mixed-use development with residential components that require site plan review shall be required to incorporate energy efficient standards in design and construction.

6.7.1 Policy:
Site selection shall be compatible with the size and type of project.

6.7.2 Policy:
Site analysis shall include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography (slope analysis for drainage areas and road and pathway location);
4. Hydrography (streams, lakes, swamps);
5. Vegetation (ecological basis for choosing plant materials for landscaping);
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation),
8. Soil (type, suitability bearing capacity).

6.7.3 Policy:
Site design and construction shall be consistent with, but not limited to, the following standards:

1. Merging topography and natural features into design;
2. Limitation of ecological and environmental impact of design;
3. Orientation and form of the structures based upon site analysis;
4. Use of passive solar architecture; harnessing solar energy;
5. Appropriate plant species selection for location and water efficiency;
6. Use of bio-swales and rain gardens;
7. Selection of trees related to purpose, such as for shade;
8. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials

6.7.4 Policy:
Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

6.7.5 Policy
The City shall adopt a Green Ordinance to include guidelines to facilitate green buildings and to be consistent with the Leadership and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards, or other nationally recognized green building system.

6.7.6 Policy:

The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

6.7.7 Policy:
The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

RECREATION & OPEN SPACE ELEMENT

The purpose of the Recreation and Open Space Element is to plan for the comprehensive provision of recreational and open space opportunities for City residents in accordance with their needs. In addition, the location of Fort Pierce along the Indian River Lagoon and the Atlantic Ocean creates an opportunity for the City to increase its economic base through the provision of regional recreational facilities. The attraction of a regional population benefits the economy and the residents of the City directly as the recreational amenities provided will exceed those that are normally available in a community of this size. Thus, while servicing the needs of residents of Fort Pierce is important, the City also has a goal to serve a portion of the desires of a much larger population.

This element provides for an inventory of existing park and open space facilities and establishes a level of service of the future demand for such facilities from within and outside of the City. The future demand and needs are assessed, as well as plans devised for the programs and facilities necessary for their accommodation. The goals, objectives, and policies section of this element lists the ultimate desires of the community in the areas of recreation and open space and lists the specific measures to be taken by the community to meet those desires.

The inclusion of this element in the Comprehensive Plan reflects the City's interest, acknowledgement, and dedication to recreation lands and open spaces as a fundamental component of the community fabric and essential to quality of life.

Policy 7.1.4 requires the creation and maintenance of a complete inventory of public and private recreation lands and amenities. In addition to these public and private assets, the public schools within Fort Pierce can also be a source of recreation space but interlocal agreements with the school board are typically necessary. The projected park needs for the City are based on the estimated population over the 10-year (2035) and 20-year (2045) planning periods, and the level of service (LOS) for neighborhood and community parks separately. The results are shown in Tables 7-1 and 7-2. As part of the new inventory required in Policy 7.1.4, any potential deficit should be evaluated for how best to address it.

Table 7-1
Projected Neighborhood Park Need

Year	Population	Level of Service	Acreage to Meet LOS
2025	51,352	1.75 ac/1,000 pop'n	89.9
2035	55,648	2.0 ac/1,000 pop'n	111.3
2045	57,871	2.0 ac/1,000 pop'n	115.7

Notes: 1. Population based on official population estimate as of April 1, 2025 by the Bureau of Economic and Business Research, University of Florida, and projections by the Shimberg Center for Housing Studies.
2. Level of service per Policy 7.1.1.

Table 7-2
Projected Community Park Need

Year	Population	Level of Service	Acreage to Meet LOS
2025	51,352	2.75 ac/1,000 pop'n	141.2
2035	55,648	3.0 ac/1,000 pop'n	166.9
2045	57,871	3.0 ac/1,000 pon'n	173.6

Notes: 1. Population based on official population estimate as of April 1, 2025 by the Bureau of Economic and Business Research, University of Florida, and projections by the Shimberg Center for Housing Studies.
2. Level of service per Policy 7.1.1.

The following Goals, Objectives, and Policies are hereby provided to steer the City of Fort Pierce toward a future of successful and adequate recreation and open space opportunities by accommodating the needs of existing and future residents and ensure the level of standard is upheld.

GOALS, OBJECTIVES, AND POLICIES

Goal 7

To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.

7.1 Objective:
Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

7.1.1 Policy:
LOS standards for public recreation and open space facilities are hereby established as follows:

Facility	Year	Unit of Measure
Neighborhood Park:	~~2020~~ 2025	1.75 acre/1,000 population
	~~2025~~ 2035	2.0 acres/1,000 population
	~~2030~~ 2045	2.0 acres/1,000 population
Community Park:	~~2020~~ 2025	2.75 acre/1,000 population
	~~2025~~ 2035	3.0 acres/1,000 population
	~~2030~~ 2045	3.0 acres/1,000 population

7.1.2 Policy:

The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

7.1.3 Policy:

Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

1. facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
2. facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically the creation of additional neighborhood parks in strategic locations throughout the City;
3. opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;
4. acquisition of lands that further the development of linked and continuous open space corridors;
5. provision of recreation and/or open space facilities that are geographically located within areas not presently served by such opportunities; and,
6. all other recreation and open space facilities not otherwise described above.

7.1.4 Policy:

By January 1, 2027, the City shall complete an inventory of all public and private recreation and open space land and amenities and evaluate the supply relative to the LOS established in Policy 7.1.1. The inventory and LOS analysis shall be updated annually.

7.2Objective:

Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.

7.2.1 Policy:

The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

7.2.2 Policy:

The City's Land Development Regulations will include public open space requirements for new development and modifications to existing development in all zoning classifications.

7.2.3 Policy:
The City of Fort Pierce shall require publicly accessible recreation areas to be incorporated within all planned residential developments, mixed use developments, and residential development. The size of the required areas and the corresponding amenities shall be consistent with standards incorporated into the Land Development Regulations.

7.2.4 Policy:
The City of Fort Pierce shall implement and review regulatory mechanisms to facilitate the accrual of financial and land resources for the provision of Neighborhood Park and Community Park facilities. Suggested mechanisms include, but are not limited to, impact fees, mandatory land dedications, preferential tax treatment, recreation and open space credits, and/or transfer of development rights.

7.2.5 Policy:
The City of Fort Pierce shall provide incentives for providing off-site publicly accessible recreation and open space areas as part of private applications for development approval. These incentives shall be established and enumerated within the City's land development regulations. Incentives may include such features as setback reductions, deviation from minimum lot dimensional requirements, inclusion of aquatic areas for purposes of calculating open space, and/or increases in permissible lot coverage, amongst other development characteristics and features as deemed acceptable by the City of Fort Pierce.

7.2.6 Policy:
The City shall require a proportionate fair-share contribution for recreational and open space facilities if the development contributes to a deficiency in the adopted level-of-service standard for parks and recreational facilities.

7.2.7 Policy:
The City shall establish and implement a regular evaluation of community park and recreation needs during the annual Capital Improvements Element update process, especially the needs of youth and seniors.

7.3 Objective:

Establish programs and procedures to continually monitor the quality and utility of all recreation and open space facilities within the City of Fort Pierce.

7.3.1 Policy:
The City of Fort Pierce shall maintain, renovate and rehabilitate existing facilities to prevent unplanned and untimely deterioration of physical assets and to maximize the benefit of past expenditures.

7.3.2 Policy:
The City of Fort Pierce shall develop and maintain a Parks and Recreation Master Plan to do the following:

- Inventory all publicly-owned recreation and open space facilities in the City
- Identify locational and accessibility criteria for locating recreational facilities with respect to neighborhoods
- Identify opportunities to develop new park facilities on City owned lands and acquire additional open space areas for public use
- Determine recreational amenity requirements for park facilities
- Establish a future vision for each such facility including recreation equipment, pedestrian accommodations and other physical improvements.

7.3.3 Policy:
The City of Fort Pierce shall continually solicit resident input to assess satisfaction with recreation and open space facilities, as well as prioritize acquisition sites. Findings shall be contained within the Parks and Recreation Master Plan and used to determine future installations and improvements at each publicly-owned facility and development of future facilities.

7.4 Objective:
Maximize the utility and function of recreation facilities and open space resources.

7.4.1 Policy:
The City of Fort Pierce shall encourage the strategic placement of recreation and open space facilities in a manner that coincides with and affords the preservation of existing native vegetation, visual corridors, and other quality natural resources.

7.4.2 Policy:
The City of Fort Pierce, as well as private parties and organizations, shall design and improve recreation facilities and open space areas in such a manner that respects natural environmental conditions, to the maximum extent possible.

7.4.3 Policy:
The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

7.4.4 Policy:
The City of Fort Pierce shall develop a Greenways and Trailways Program as part of the City's Parks and Recreation Master Plan to ensure connectivity between existing and future recreation and open space areas in the City.

7.4.5 Policy:
The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the city and extending beyond the city's municipal boundary.

7.4.6 Policy:
The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated to account for this requirement.

7.4.7 Policy:
The City of Fort Pierce shall encourage the preservation of quality natural resources and environmental areas by requiring conservation easements as a condition of development approval.

7.4.8 Policy:
The City of Fort Pierce shall consider opportunities for educational exhibits and programs, observation areas and nature trails during the planning and design process for all future publicly accessible recreation and open space facilities and renovation of existing facilities.

7.4.9 Policy:
The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

7.4.10 Policy:
The City of Fort Pierce shall require that recreation areas within all future residential developments be improved with pedestrian or multi-use pathways, recreation equipment, trees, shade structures, and other pedestrian amenities.

7.4.11 Policy:
The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation

center or similar communal building of an appropriate size that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

7.5 Objective:
Provide unimpeded access to all public recreation facilities.

7.5.1 Policy:
All future dedications or purchases of land for public recreation use or purpose shall be located adjacent to a public right-of-way or access easement that provides a direct and continuous connection between publicly accessible lands.

7.5.2 Policy:
Pedestrian and bicycle access shall be incorporated into all future plans for new public recreation facilities and modifications to existing public recreation facilities.

7.5.3 Policy:
All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

7.5.4 Policy:
The City of Fort Pierce shall support and encourage the provision of mass transit services and infrastructure at all public recreation sites.

7.5.5 Policy:
The City of Fort Pierce shall amend the Land Development Regulations to require all future development and redevelopment plans for public recreation facilities to incorporate bicycle racks and, where appropriate, vehicular parking spaces.

7.5.6 Policy:
To the maximum extent feasible, parking areas shall be located in proximity to the primary attractions of each recreation site. However, the City shall not require automobile access to neighborhood or smaller parks.

7.5.7 Policy:
The City of Fort Pierce shall require paved pedestrian access between all internal facilities and buildings, vehicular use areas and access points, and peripheral pathways at the site of all future park and recreation facilities.

7.6 *Objective*:
Establish strategies to effectively coordinate the retention of existing recreation and open space opportunities, as well as the development of future opportunities, to meet public demands.

7.6.1 Policy:
The City of Fort Pierce shall continue to exchange ownership and share maintenance responsibilities with St. Lucie County for recreation and open space facilities located within city limits.

7.6.2 Policy:
The City of Fort Pierce shall refrain from ~~liquidating~~ selling and/or otherwise disposing of recreation and open space lands located within existing city limits and future annexation areas.

7.6.3 Policy:
The City of Fort Pierce shall maintain cooperative relationships and seek to develop partnerships with both public and private agencies, groups, individuals, organizations and facilities that currently or may potentially offer recreation opportunities to City residents.

7.6.4 Policy:
The City of Fort Pierce shall pursue funding through recreation grants and bonds, as well as private donations and contributions, to meet local recreation needs.

7.6.5 Policy:
The City of Fort Pierce, in cooperation with St. Lucie County, shall coordinate efforts to facilitate the development of an urban-district park along or proximate to the western edge of the FPUA Urban Service Boundary.

7.6.6 Policy:
The City of Fort Pierce shall participate in the exchange of publicly owned land, excluding established recreation and open space properties, with private property owners as a method to secure attractive and/or desired property for the provision of public recreation and open space opportunities.

7.6.7 Policy:
The City of Fort Pierce shall evaluate the establishment of a Park and Recreation Trust Fund to accommodate financial contributions in lieu of land dedications for required recreation acreage. Financial contributions shall be considered and acceptable only in instances deemed appropriate by the City of Fort Pierce.

7.6.8 Policy:
In furtherance of an equitable distribution of recreation and open space facilities, the City of Fort Pierce, in cooperation with St. Lucie County, shall encourage the dedication, contribution and acquisition of land for neighborhood and community park facilities both in the western area of existing city limits and throughout the western portions of the City's future annexation area.

7.6.9 Policy:
Private recreation amenities provided as part of the development order approval process shall be maintained in perpetuity and accessible to residents of the development. Such lands and amenities shall not be sold or discontinued without approval by the City of equivalent replacement land and amenities.

7.7 *Objective*:
Establish parks and recreation facilities that are equally distributed throughout the City and accessible to residents of all neighborhoods.

7.7.1 Policy:
The City shall work to provide neighborhood parks according to the following criteria:

- be provided within a ½ mile of all residential neighborhoods
- be located on a minimum of 5 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- provide opportunities for passive as well as active recreational facilities
- be developed in conjunction with school playgrounds, where possible
- be located on local streets or neighborhood collectors

7.7.2 Policy:
The City shall work to provide community parks according to the following criteria:

- be provided within 2 miles of all residential neighborhoods
- be located on a minimum of 15 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- be served by public transportation, where possible
- provide opportunities for passive as well as active recreational facilities
- contain higher traffic generating recreational uses, such as swimming pools, recreation centers, athletic centers, and adult league playing fields
- have direct access from arterials rather than local streets
- provide protection for on-site natural areas

INTERGOVERNMENTAL COORDINATION ELEMENT

The purpose of an Intergovernmental Coordination Element is to have a well-developed network of public and quasi-public entities that work with and support City initiatives. Florida Statutes encourage cities and counties to plan in advance of jurisdictional changes such as local land use change and annexation. Within each of the elements of the City's comprehensive plan there are policies and initiatives that require coordination with and input from other agencies and governmental entities. The Intergovernmental Coordination Element also requires the City to actively communicate with county, state, and adjacent municipalities on issues related to coordination of public facilities.

An inventory of Fort Pierce's interagency relationships and coordination is included as Appendix 8-1.

GOALS, OBJECTIVES, AND POLICIES

Goal 8

To provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.

8.1 *Objective:*
The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8-1 ~~A~~; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, St. Lucie County, and adjacent counties.

8.1.1 Policy:
The City shall maintain an active program of monitoring and communication with agencies operating under the provisions of the Community Planning Act, Chapter 163, Part II, F.S.

8.1.2 Policy:
The City's Comprehensive Plan will be consistent with the State of Florida Comprehensive Plan, Treasure Coast Regional Planning Council Strategic Regional Policy Plan, St. Lucie County Comprehensive Plan, the Port of Ft. Pierce Master Plan, the Comprehensive Plans of adjacent local governments, and the South Florida Water Management District (SFWMD) Upper East Coast Water Supply Plan.

8.1.3 Policy:

~~Administer community workshops and participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.~~ The City may resolve conflicts through the Treasure Coast Regional Planning Council's (TCRPC) dispute resolution process, established pursuant to Section 186.509, F.S., to reconcile differences on planning and growth management issues between local governments, regional agencies, and private interests.

8.1.4 Policy:

The City of Fort Pierce shall coordinate with St. Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.

8.1.5 Policy:

The City shall coordinate future annexations with St. Lucie County, the Town of St. Lucie Village, and the City of Port St. Lucie.

8.1.6 Policy:

The City of Fort Pierce shall maintain coordination with local, county, state, and federal agencies regarding management of the Indian River Lagoon.

8.1.7 Policy:

The City shall pursue interlocal agreements, including Joint Planning Agreements with adjacent local governments and governmental agencies. Issues to be addressed include, but are not limited to, the following:

a) Impacts of development on roadway level of service (LOS) standards.

b) Pavement of unimproved roadways within and in the vicinity of existing and future development.

c) Impacts of development on school capacity and school facilities planning.

d) Creation of a new urban-district park within the utility service boundary (future annexation area).

e) Needed infrastructure to support services provided by the St. Lucie County Fire District.

f) Beach renourishment programs related to critically eroded areas of Fort Pierce's coastline.

g) Preservation of historic resources of local, regional, and national significance.

h) ~~TCERDA~~ The Treasure Coast Education, Research & Development Authority Park.

i) Western Annexation Lands.

j) Co-location and/or joint use of public facilities.

k) Creation of alternative modes / multi-modal transportation systems.

8.1.8 Policy:
The City shall continue participation in the St. Lucie County Transportation Planning Organization (TPO) technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, the Florida Department of Transportation (FDOT) and U.S. Department of Transportation (USDOT).

8.1.9 Policy:
The City shall exchange information on all current development projects with St. Lucie County, the City of Port St. Lucie, and the Town of St. Lucie Village in order to anticipate impacts of development from other communities upon the City of Fort Pierce.

8.1.10 Policy
The City shall continue to coordinate with and participate in the proceedings of~~:~~ the St. Lucie County TPO, the ~~Treasure Coast Regional Planning Council (~~TCRPC~~)~~, the ~~South Florida Water Management District (~~SFWMD~~)~~, adjacent service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:
The City will implement the Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan by updating the City ~~work~~ Water Supply Facilities Work Plan within 18 months of an update to the regional water supply plan.

8.1.12 Policy:
The City will participate in the development of updates to the SFWMD water supply assessment and the regional water supply plan and in other water supply development related initiatives facilitated by the SFWMD affecting the City service area.

8.1.13 Policy:
The City shall determine whether there will be adequate water supplies to serve development within the service area prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat

or functional equivalent.

8.1.14 Policy:
The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions to provide cost-effective options to augment the current potable water system with alternative water sources.

8.1.15 Policy:
The City shall continue to coordinate with the FPUA regarding any required expansion of water and wastewater treatment plants per Florida Statutes to meet demand through 20~~30~~45.

8.1.16 Policy:
The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop ~~the~~ a ~~potential~~ rail passenger station within the City that will be capable of serving as a regional hub and provide access to the region and the state ~~for the potential Amtrak/Sun Rail expansion.~~

8.1.17 Policy:
Every December, the City shall update Table 8-~~A~~1 to verify the nature of relationships, update coordination mechanisms and identify potential improvements in the City's coordination efforts.

8.2 Objective:
Ensure that the impacts of development that are proposed in the City Comprehensive Plan, are addressed through coordination mechanisms with adjacent local governments, the TCRPC and the State.

8.2.1 Policy:
The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

8.2.2 Policy:
The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

1. Coordinate planning activities mandated by the various elements of the Fort Pierce Comprehensive Plan with local governments, ~~the School District of~~ St. Lucie Public Schools ~~County~~, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;
2. Use the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;

3. Work cooperatively with St. Lucie County to facilitate the annexation of unincorporated areas with consistent joint meetings or work groups, and other mechanisms; and

4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.

8.2.3 Policy:
The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses such as solid waste disposal facilities that are established within a formal agreement between local, county and state governments and agencies:

1. The development review process which considers the future impact of a proposed development on the facilities and services provided by Fort Pierce and those of adjacent local governments, if any~~;~~.

2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.

3. Joint processes such as participation in intergovernmental task forces.

8.3 Objective:
Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting LOS Standards and/or permitting requirements, and initiating maintenance and capital improvement projects located within the City of Fort Pierce.

8.3.1 Policy:
The City Manager or an appointed designee shall prepare and review the annual LOS monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluate ~~ion~~ and coordinate levels-of-service.

8.3.2 Policy:
In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the City, the City shall coordinate its adopted LOS standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

8.3.3 Policy:
When preparing the annual update to the Capital Improvement Element, the

City shall consult with the South Florida Water Management District and the FPUA ~~Fort Pierce Utility Authority~~ to ensure coordination and consistency between the regional water supply plan, the FPUA 10-Year Water Facilities Work Plan and the City Schedule of Capital Improvement.

8.3.4 Policy:
Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the City receives a proportionate share of revenue allocations, facilities and service improvements.

8.3.5 Policy:
The City shall review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

8.4 Objective:
Continue coordination in the designation of new dredge spoil disposal sites located within the Fort Pierce City boundary With the Florida Department of Environmental Protection (FDEP), SFWMD, U.S. Army Corps of Engineers, St. Lucie County and the Florida Inland Navigational District.

8.4.1 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City municipal boundary.

8.4.2 Policy:
The City shall resolve conflicts related to dredge spoil disposal sites with the public agencies referenced in Policy 8.4.1 through a dispute resolution process.

8.5 Objective:
Continue coordination with the St. Lucie Public Schools ~~County School District~~ regarding concurrency requirements for public school facilities.

8.5.1 Policy:
The City of Fort Pierce shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections,

school siting, ~~and the local~~ and extension of public facilities subject to concurrency.

CAPITAL IMPROVEMENTS ELEMENT

The purpose of the Capital Improvements Element is to ensure there is consideration of the need for and location of public facilities. Florida Statutes requires this element to encourage the efficient use of public facilities. This element is essential to ensure there is consideration for construction, extension or increase in capacity of facilities to address existing needs as well as future deficiencies in Level of Service (LOS) standards for public services. The element must contain a Schedule of Capital Improvements (SCI) that identifies when facilities will be needed to accommodate future growth, the general location of those facilities, and projected revenue resources to fund the facilities. Each year the City is required to review this element and update the 5-Year Capital Improvement Projects (CIP) list.

The City's CIP is updated annually and provides a schedule of capital expenditures for major public facilities and infrastructure as well as estimated costs, funding sources, and timing of work for a five year period. The City's CIP is a flexible tool that helps ensure projects are on course and sufficient funds are available for identified CIP projects. The annual update provides flexibility for the City to re-prioritize expenditures and project scheduling.

The CIP for Fiscal Years 2026-2030 is provided in Appendix 9-1.

GOALS, OBJECTIVES, AND POLICIES

Goal 9

The City shall ensure the adequate and timely provision of public facilities and infrastructure capacity to accommodate existing and future residents and businesses while maximizing the use and value of existing facilities, in addition to effectively managing future growth consistent with the level of service (LOS) standards established in the Public Facilities Management Element of the Comprehensive Plan.

9.1 Objective:
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, planned future growth, and to replace obsolete or deteriorated facilities.

9.1.1 Policy:
Capital revenues and/or secured developer commitments shall be in place to maintain all public facilities at the adopted LOS standards prior to the issuance of new development orders.

9.1.2 Policy:
The City shall u~~U~~tilize a variety of funding sources to implement capital improvements, within the limitation of existing law. Sources may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 Policy:
The City shall e~~E~~nsure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 Policy:
The City shall c~~C~~onduct fiscal impact analyses for future annexations to determine the impacts to revenue sources.

9.1.5 Policy:
The City shall a~~A~~ggressively seek all realistic grant opportunities to fund projects in the ~~Schedule of Capital Improvements~~ 5-Year CIP list.

9.1.6 Policy:
The City shall limit public expenditures in coastal high hazard areas through the Capital Improvement Program.

9.1.7 Policy:
Subdivision regulations established by the City shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:
Review of the Capital Improvements Element shall include an update of the assumptions, projections, needs and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

1) Emergency and post-disaster mitigation;
2) Deficiency determination by Concurrency Management System;
3) Public involvement in Capital Improvement Program and budget;
4) Existing land development and City master plans;
5) Plans of county state agencies including the water management district; and
6) Accommodation of new development and redevelopment. ~~; and~~

9.1.9 Policy:
The City shall meet the Florida Department of Environmental Protection stormwater pollution reduction goals contained within the Basin Management Action Plan when constructing capital projects.

9.2 Objective:

Provide the necessary capital improvements to replace worn-out or obsolete public facilities, to correct service deficiencies and to accommodate planned future growth, consistent with the adopted LOS standards.

9.2.1 Policy:

The Five-Year ~~Capital Improvement Program (~~CIP~~)~~ shall be prepared and adopted as part of the annual budgeting process. The Capital Improvement Element shall be amended annually to reflect these changes.

9.2.2 Policy:

The annual update of the Capital Improvement Element shall include ~~reflect~~ proportionate fair-share contributions.

9.2.3 Policy:

The ~~Schedule of Capital Improvements~~ 5-Year CIP shall be based upon the Future Land Use Element and shall be consistent with all other Plan elements.

9.2.4 Policy:

Proportionate fair share mitigation procedures and payments shall be coordinated with St. Lucie County.

9.2.5 Policy:

Planning for City improvements shall coordinate with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities when applicable.

9.2.6 Policy:

Projects that are identified in the Comprehensive Plan, determined to be of relatively large scale ($10,000 or greater), shall be designated as capital improvement projects for inclusion within the ~~Schedule of Capital Improvements (~~SCI~~)~~ of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.7 Policy:

Proposed capital improvement projects listed in the Five-Year ~~Schedule of Capital Improvement~~ CIP shall be prioritized according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the legal commitment of the City to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;

- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue; and
- The plans of local, county and state agencies providing public facilities.

9.2.8 Policy:
The City Land Development Regulations will ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.9 Policy:
The development review process shall coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.10 Policy:
City capital facilities shall be repaired, rehabilitated and/or replaced according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.11 Policy:
New development shall be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

9.3 Objective:
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

9.3.1 Policy:
Incurred debt shall occur within generally accepted municipal finance principles and guidelines, and only in relation to the ability of the City to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

9.3.2 Policy:
Increases in operating costs for a new or additional facility shall be considered when evaluating the debt to be incurred for a facility.

9.3.3 Policy:
The City will not provide a public facility, nor accept the provision of a public facility by others, without the determination of the ability to pay for the subsequent annual operation and maintenance costs of the facility.

9.3.4 Policy:
Debt Payment shall not exceed the anticipated useful life of an improvement and shall not exceed 30 years.

9.4 Objective:
Land use decisions shall be made based upon available or projected fiscal resources in coordination with a SCI ~~schedule of capital improvements~~ which maintains adopted level of service standards and meets existing and future facility needs.

9.4.1 Policy:
The City shall use the Capacity and LOS Database as provided for in the Public Facilities Management Element to determine availability of public facilities for requested land use designations.

9.4.2 Policy:
The City shall ensure that projects in the SCI ~~Schedule of Capital Improvements~~ will allow LOS standard to be maintained when evaluating a proposed land use change.

9.4.3 Policy:
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and highs schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie Public Schools ~~County School~~ Board annually to account for measurable programmatic changes.

9.4.4Policy:
The City hereby incorporates by reference the St. Lucie Public Schools ~~County School~~ Board's most current Five-Year Work Plan. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie Public Schools ~~County School~~ Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan ensures the LOS standards for public schools are achieved and maintained within the period of covered by the five-year schedule.

9.4.5 Policy:
The City hereby incorporates by reference the most recent St. Lucie County SCI maintaining the adopted LOS standards within the City for County facilities, namely transportation and parks and recreation facilities.

9.4.6 Policy:
The City hereby incorporates by reference the most recent St. Lucie County TPO Transportation Improvement Program maintaining the adopted LOS standards within the City for transportation facilities, including FHIS, SIS, and TRIP funded facilities.

PUBLIC FACILITIES MANAGEMENT ELEMENT

The Public Facilities Management Element of the Fort Pierce Comprehensive Plan consolidates the adopted Level Of Service (LOS) standards for public facilities including sanitary sewer, potable water, solid waste, stormwater drainage, recreation and open space, transportation, and public schools infrastructure within the City. Additionally, this element provides guidance on concurrency review and where projects might participate in the Proportionate Fair-Share Mitigation Program when new development triggers the need for additional infrastructure.

PUBLIC FACILITIES MANAGEMENT ELEMENT

GOAL 10

To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.

10.1 Objective:
The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.

Transportation

10.1.1 Policy:
The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

1) The adopted (LOS) standards for all roadway types.
2) Roadway capacity at the adopted LOS standard.
3) The existing daily and peak hour volumes.
4) The existing operating LOS.
5) The existing capacities or deficiencies of the roadway network.
6) The capacities reserved/vested for approved but unbuilt development.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous

development orders and the impact of such improvements on roadway capacities.

9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

Sanitary Sewer

10.1.2 Policy:

The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

1) The design capacity of the wastewater treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
3) The adopted LOS standards for the average daily flows per equivalent residential unit.
4) The existing surpluses or deficiencies of the system.
5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
6) The projected capacities due to approved but unbuilt development.
7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

Potable Water

10.1.3 Policy:

The City shall coordinate with the FPUA to monitor the following potable water data:

1) The design capacities of the potable water treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
3) The existing potable water storage capacities.
4) The existing minimum water pressure in the FPUA water distribution system.
5) The adopted LOS standards for the potable water facility components.
6) The existing surpluses or deficiencies of the system.
7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.

8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

Solid Waste

10.1.4 Policy:
The City shall monitor the following solid waste data:

1) The design capacity of solid waste facilities.
2) The adopted LOS standard for solid waste.
3) The existing LOS measured by waste generation rates approved by Director of Public Works.
4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt development.
6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

Stormwater Drainage

10.1.5 Policy:
The City shall monitor the following stormwater data:

1) The existing LOS measured by storm event as determined by the City Engineer.
2) The adopted LOS standard for stormwater drainage.

Recreation and Open Space

10.1.6 Policy:
The City shall monitor the following data in regard to parks and open space:

1)The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
2)The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
3)The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
4)The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.

5)The existing capacities or deficiencies of the recreation and open facility system.
6)The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
7)The projected capacities or deficiencies due to approved but unbuilt development.
8)The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:
The City shall monitor the following data in regard to public schools:

1) The permanent program capacity of elementary, middle and high schools.
2) The adopted LOS standard for public schools.
3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt residential development.
6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:
Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.

10.2.1 Policy:
As indicated in the applicable Elements of this Plan, and as follows the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D ***SIS Facilities:*** I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C ***TRIP-Funded Facilities:*** SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	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	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
	~~2020~~ 2025	1.75 acres/1,000 population
	~~2025~~ 2035	2.0 acres/1,000 population
	~~2030~~ 2045	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
	~~2020~~ 2025	2.75 acres/1,000 population
	~~2025~~ 2035	3.0 acres/1,000 population
	~~2030~~ 2045	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

10.3 Objective:

The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission or City staff in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.

10.3.1 Policy:

The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:

A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects, and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:

A Certificate of Concurrency for potable water, wastewater, ~~water supplies~~, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:

If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:

Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:

The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:

A reservation of public facility capacity and the related development order may be applicable to more than one phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:

The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.3.9 Policy:

The incremental additional impact to public facilities shall be assessed as part of proposed future land use map amendments and zoning changes.

10.4 Objective:

Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.

10.4.1 Policy:

A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:

Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:

Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:

The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:

All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*

Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.

Transportation

10.5.1 Policy:

Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or it functional equivalent.
- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

Sanitary Sewer, Solid Waste, Drainage and Potable Water

10.5.2 Policy:

Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new' development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Recreation and Open Space

10.5.3 Policy:

Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-

163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Public Schools

10.5.4 Policy:

Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie Public Schools ~~County School~~ Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

- The City ~~shall notify~~ shall notify the St. Lucie Public Schools ~~County School~~ Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except ~~that~~ for any changes that requires review.

PUBLIC SCHOOL FACILITIES ELEMENT

Public schools in the City of Fort Pierce are part of the St Lucie Public Schools. The first public high school in St. Lucie County was located in Fort Pierce and now houses the Creative Arts Academy of St. Lucie. In addition to public schools Fort Pierce is home to several private schools and charter schools.

St. Lucie Public Schools

The St. Lucie Public Schools is an autonomous board established under chapter 230, Florida Statutes. The district school system is controlled by a school board consisting of five (5) members elected at large and an appointed superintendent. The City and the school administration must work closely together when reviewing new developments and community growth which affect the efficient operation of their respective agencies and ensure parity across all schools.

Public Schools located in Fort Pierce include:

High schools

- Fort Pierce Central High School
- Lincoln Park Academy

Middle schools

- Creative Arts Academy of Saint Lucie
- Dan McCarty Middle School
- Forest Grove Middle School
- Lincoln Park Academy
- Samuel S. Gaines Academy K–8

Elementary schools

- Chester A. Moore Elementary School
- Creative Arts Academy of Saint Lucie
- Fairlawn Elementary School
- Francis K. Sweet Elementary School
- Lawnwood Elementary School
- Samuel S. Gaines Academy K–8
- Weatherbee Elementary School

GOALS, OBJECTIVES, AND POLICIES

~~Goal 11.1~~

The City shall collaborate with the St. Lucie ~~County~~ Public Schools (SLPS) Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.

11.1.1 Objective:

It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the ~~St. Lucie County School~~ SLPS Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

11.1.1.1 Policy: Coordinated Map Series

The City shall provide the ~~St. Lucie County School~~ SLPS Board by October 15 of each year a report of development trends for use in school planning. The St. Lucie County ~~School~~ SLPS Board shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City, in conjunction with the ~~St. Lucie County School~~ SLPS Board ~~(School Board)~~, St. Lucie County and other Local Governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

(a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants.

(b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host City.

(c) A map or map series which depicts School Capacity Planning Areas (SCPAs) for high schools, middle schools and elementary schools.

~~(d) A map or map series which depicts School Concurrency Service Areas (CSAs) for high schools, middle schools and elementary schools.~~

11.1.1.2 Policy: Coordinating School Capacity with Growth

The City shall coordinate land use decisions with the ~~St. Lucie County School~~ SLPS Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

11.1.1.3 Policy: Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the ~~School Capacity Planning~~ Areas (SCPAs~~)~~ that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCPA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCPA(s) shall not be considered.

11.1.1.4 Policy: Local Government Notice of Development Proposals [ILA Section 9.3]

The City agrees to give the ~~School~~ SLPS Board notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities.

Notice to ~~School~~ SLPS Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities.

Notice to the ~~School~~ SLPS Board will be provided simultaneously with provision of such materials to the Local Planning Agency (LPA), Technical Review Committee (TCR) ~~DRC,~~ or City Commission.

This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, or major residential or mixed-use development project that proposes to:

a. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level, or

b. To construct or develop non-age- restricted dwelling units or lots that will produce more than one (1) student in any grade level.

11.1.1.5 Policy: ~~St. Lucie County School~~ SLPS Board Report to City [ILA Section 9.4]

Within 15 days after notification by the City, the ~~School~~ SLPS Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and

whether sufficient school capacity exists or is planned to accommodate the impacts.

11.1.1.6 Policy: School Capacity Shortfalls [ILA Section 9.5]

If sufficient school capacity is not available or planned to serve the development at the time of impact, the ~~School~~ SLPS Board will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the ~~School~~ SLPS Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

11.1.1.7 Policy: Factors Considered in Reviewing Development Proposal [ILA Section 9.6]

In reviewing and approving comprehensive plan amendments, rezoning, and development proposals, the City will consider the following factors:

a. ~~School~~ SLPS Board comments;
b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision; (Modified from ILA)
c. The provision of school sites and facilities within planned neighborhoods;
d. Compatibility of land uses adjacent to existing schools and reserved school sites;
e. The co-location of parks, recreation and neighborhood facilities with school sites;
f. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
g. Traffic circulation plans which serve schools and the surrounding neighborhood;
h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and
i. The inclusion of school bus stops and turnarounds.

11.1.1.8 Policy:

Where feasible and agreeable to the City, ~~St. Lucie County School~~ SLPS Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The ~~St. Lucie County School~~ SLPS Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

11.1.2 Objective

The City shall consider school capacity in the formulation of Community Development Plans.

11.1.2.1Policy: Factors Considered in Formulating Community Development Plans [ILA Section 9.7]

In formulating community development plans and programs, the City will consider the following factors:

a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the ~~School~~ SLPS Board's educational facilities plan;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multijurisdictional public school issues.

11.1.3 Objective: Evaluation and Appraisal of Comprehensive Plans [ILA Section 9.8]
The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.

11.1.3.1 Policy: Evaluation and Appraisal of Comprehensive Plans

a.In accordance with Section 163.3191, F.S. ~~Florida Statutes~~, the ~~Local Planning Agency (~~LPA~~)~~ for each Local Government must prepare an Evaluation and Appraisal Report (EAR) on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of Economic Opportunity.

b.Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the ~~School~~ SLPS Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.

c.The City shall provide the ~~School~~ SLPS Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Commission.

d.Whenever a meeting of or hearing before the City Commission includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the ~~School~~ SLPS Board prior to the meeting or hearing, copies of (1)

the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

e. The ~~School~~ SLPS Board may submit written comments to the City about the possible affect upon the ~~School~~ SLPS Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

f. The City may request that the ~~School~~ SLPS Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible affect upon the ~~School~~ SLPS Board, and the ~~School~~ SLPS Board shall endeavor to provide such assistance as time and resources permit.

Goal 11.2:

Provide adequate public school capacity to accommodate enrollment demand within a five-year district facilities work program.

11.2.1 Objective: Implementation of School Concurrency
The City shall coordinate with the ~~St. Lucie County School~~ SLPS Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency. [ICE Objective 8.5

11.2.1.1 Policy: Amendment of Interlocal Agreement
The City shall coordinate amendments to the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the ~~St. Lucie County School~~ SLPS Board, St. Lucie County and other Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

11.2.1.2 Policy: Ordinance Implementing School Concurrency
The City shall implement the adopted School Concurrency Ordinance to address school concurrency and ensure that the capacity of public schools is sufficient to support new residential development.

11.2.2 Objective: Level of Service Standards

The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

11.2.2.1 Policy: Uniform Application of LOS Standards

The LOS standards established herein shall be applied consistently by all the local governments within St Lucie County and by the ~~St. Lucie County School~~ SLPS Board district-wide to all schools of the same type.

11.2.2.2 Policy: LOS Standards for High, Middle and Elementary Schools and for Title 1 Schools

The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the ~~St. Lucie County~~ ~~School~~ SLPS Board annually to account for measurable programmatic changes. The ~~School~~ SLPS Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

11.2.2.3 Policy: Amendment of the LOS Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standards are and can be achieved and maintained within the period covered by the first five years of the ~~St. Lucie County School~~ SLPS Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

11.2.3 Objective: School Concurrency Service Areas

The City shall, in coordination with the ~~St. Lucie County School~~ SLPS Board, St. Lucie County and other Local Governments, establish ~~Concurrency Service Areas (~~CSA~~'s)~~, as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standard.

11.2.3.1 Policy: School Concurrency Service Area Maps

CSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. CSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the Public School Facilities Element (PSFE) Map Series as part of that supporting data.

11.2.3.2 Policy: Criteria for School Concurrency Service Areas

CSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St. Lucie County's development approvals within the CSA and contiguous CSAs.

11.2.3.3 Policy: Modifying School Concurrency Service Areas

The City, in coordination with the ~~St. Lucie County School~~ SLPS Board, St. Lucie County and other Local Governments, shall require that prior to adopting a modification to CSAs, the following standards will be met:

a. Potential modifications to the CSAs may be considered annually. Supporting data & analysis for modified CSA's shall be included in the annual update to the ~~St. Lucie County School~~ SLPS Board's 5 -Year Work Program;

b. Modifications to CSA boundaries shall be based upon the criteria as provided in Policy 11.2.3.2;

c. CSA boundaries shall be modified based on supporting data and analysis showing that the amended CSA's are within the five year period described by the five year schedule of capital improvements;

d. Any party to the adopted Interlocal Agreement may propose a modification to the CSA boundary maps;

e. At such time as the ~~St. Lucie County School~~ SLPS Board determines that a CSA boundary change is appropriate considering the above criteria, the ~~St. Lucie County School~~ SLPS Board shall transmit the proposed CSA boundary modification with data and analysis to support the changes to the Elected Officials Group. The Elected Officials Group shall review the proposed CSA boundary modifications and send its comments to the ~~St. Lucie County School~~ SLPS Board; and

f. Modifications to a CSA shall become effective upon final approval by the ~~St. Lucie County School~~ SLPS Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.2.4 Objective: School Concurrency Review Process

In coordination with the ~~St. Lucie County School~~ SLPS Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

11.2.4.1 Policy: Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the ~~Level of Service (~~LOS~~)~~ standards adopted in this Element.

11.2.4.2 Policy: Exemptions (ILA Section 11.5)

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to May 1, 2008;
2. Single Family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;
3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;
4. Multi-family plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;
5. Amendments to subdivisions plat or site plan for residential development that was approved prior to May 1, 2008, so longs as the amendment does not increase the number of students generated by the development;
6. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied; (Modified from ILA)
7. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities; and (Modified from ILA)
8. Developments of regional impact, as defined in Section 380.06 F.S. ~~Florida Statutes~~, that received development orders prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005.

9.Where adequate school facilities will be in place or under actual construction within 3 years after the issuance of final subdivision or site plan approval, or the functional equivalent. School concurrency is deemed satisfied when the developer tenders a written, legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by actual development of the property. The district school board shall notify the local government that capacity is available for the development within 30 days after receipt of the developer's legally binding commitment. Options for proportionate-share mitigation of impacts on public school facilities must be established in the comprehensive plan and the interlocal agreement pursuant to F.S. 163.31777.

11.2.4.3 Policy: Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the ~~St. Lucie County School~~ SLPS Board in the 5-Year Work Program.

11.2.4.4 Policy: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the ~~St. Lucie County School~~ SLPS Board. The ~~St. Lucie County School~~ SLPS Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the ~~St. Lucie County School~~ SLPS Board to the Department of Education.

11.2.4.5 Policy: Determination of Adequate Capacity

The ~~St. Lucie County School~~ SLPS Board shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1.Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

2.The ~~St. Lucie County School~~ SLPS Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the ~~St. Lucie County School~~ SLPS Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 11.2.5.

The City will issue a concurrency determination based on the ~~St. Lucie County School~~ SLPS Board written findings and recommendations.

11.2.4.6 Policy: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the ~~Public School Facilities Element (~~PSFE~~)~~.

The City shall amend the concurrency management systems in its Land Development Regulations (LDRs) to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,
2. Adequate school facilities are available in an adjacent CSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent CSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

For CSAs that do not have any school type (elementary, middle, or high), capacity will be measured in the adjacent CSAs.

11.2.4.7 Policy: Reservation of Capacity

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

b. The City ~~shall notify~~ shall notify the ~~St. Lucie County School~~ SLPS Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

11.2.4.8 Policy: Subdivision and Site Plan Standards

In the event that the ~~St. Lucie County School~~ SLPS Board determines that there is not sufficient capacity in the affected CSA or an adjacent CSA to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 11.2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

11.2.4.9 Policy: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through ~~St. Lucie County School~~ SLPS Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. ~~St. Lucie County School~~ SLPS Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

11.2.5 Objective: Proportionate Share Mitigation

The City of Fort Pierce, in coordination with the ~~St. Lucie County School~~ SLPS Board, shall provide for mitigation alternatives that are determined by the ~~St. Lucie County School~~ SLPS Board that will achieve and maintain the adopted LOS standards consistent with the adopted ~~St. Lucie County School~~ SLPS Board's 5-Year Work Program.

11.2.5.1 Policy: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the ~~St. Lucie County School~~ SLPS Board assumes operational responsibility through incorporation in the adopted. ~~St. Lucie County School~~

SLPS Board Five-Year Work Program and which will maintain adopted LOS standards.

1.The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

2.The creation a school mitigation bank in accordance with an agreement acceptable to the ~~School~~ SLPS Board providing for (i) the construction, in accordance with State Requirements for Educational Facilities (SREF), of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the ~~School~~ SLPS Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to cover the reasonable cost of such facility, reimbursement from future educational facilities impact fees, received by the ~~School~~ SLPS Board from collections within the same CSA or adjacent CSA;

3.The establishment of a charter school with facilities constructed that are both (i) constructed in accordance with the SREF and (ii) subject to enforcement assurances that the facility will be conveyed to the ~~School~~ SLPS Board at no cost if the charter school ceases operations;

4.The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the ~~School~~ SLPS Board. In accordance with Sections 1013.355 through 1013.357, F.S. ~~Florida Statutes~~ and other governing law; and

5.At the sole discretion of the ~~School~~ SLPS Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

11.2.5.2 Policy: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the ~~St. Lucie County School~~ SLPS Board's 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

11.2.5.3 Policy: Mitigation

Mitigation shall be directed to projects on the ~~St. Lucie County School~~ SLPS Board's 5-Year Work Plan that the ~~St. Lucie County School~~ SLPS Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the ~~St. Lucie County School~~ SLPS Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the ~~St. Lucie County School~~ SLPS Board agrees to the mitigation, the ~~St. Lucie County School~~ SLPS Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

11.2.5.4 Policy: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

- Number of Student Stations (by School Type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by Housing Type and School Type)
- Proportionate Share Amount = Number of Student Stations (by School Type) X Cost per Student Station for School Type.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The ~~St. Lucie County School~~ SLPS Board average cost per student station shall include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

11.2.6 Objective: Adoption of ~~St Lucie County School~~ SLPS Board Five-Year Work Program

Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the ~~St. Lucie Count School~~ SLPS Board's annually updated 5-Year Work Program.

11.2.6.1 Policy: Development, Adoption and Amendment of the ~~St. Lucie County School~~ SLPS Board 5-Year Work Program

The ~~St. Lucie County School~~ SLPS Board shall annually update and amend the Five-Year Work Program to reflect the ~~(~~LOS) standards for schools to add a

new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the ~~St. Lucie County School~~ SLPS Board's Five-Year Work Program into the Capital Improvements Element.

11.2.7 Objective: Adoption of School Capacity Planning Areas.

The City shall in coordination with the ~~St. Lucie County~~ ~~School~~ SLPS Board and municipalities, establish ~~School Capacity Planning areas (~~SCPA~~s)~~ as the areas within with long range capacity ~~if~~ is planned and used for evaluation of comprehensive plan amendments.

11.2.7.1 Policy: ~~School Capacity Planning Areas (~~SCPA~~s)~~ Maps

SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.7.2 Policy: Criteria for School Capacity Planning Areas

SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

11.2.7.3 Policy: Modifying School Concurrency Planning Areas

The City, in coordination with the ~~St. Lucie County School~~ SLPS Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the ~~St. Lucie County~~ ~~School~~ SLPS Board's 5 -Year Work Program;
b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy ~~PSFE~~ 11.2.7.2;

c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;
d. At such time as the ~~St. Lucie County School~~ SLPS Board determines that a SCPA boundary change is appropriate considering the above criteria, the ~~St. Lucie County School~~ SLPS Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group; and
e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the ~~St. Lucie County School~~ SLPS Board.

Modifications to a SCPA shall become effective upon final approval by the ~~S St. Lucie County School~~ SLPS Board and amendment of the Interlocal Agreement for Public School Facility Planning.

Goal 11.3: Provide Safe and Secure Schools Sited Within Well Designed Communities.

11.3.1 Objective: School Location

The City shall establish standards and criteria to guide the location of future schools.

11.3.1.1 Policy: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

The City shall allow schools in all Future Land Use categories except the following categories: ~~County~~ Boundary Industrial (~~CI~~BI), Industrial (I), Heavy Industrial (HI), ~~Residential~~ Conservation ~~(RC)~~ and Open Space ~~Conservation~~ (~~OSC~~ CO). ~~[FLUE Policy 1.2.1]~~

11.3.1.2 Policy: Sufficient Land Proximate to Residential Development ~~[FLUE Policy 1.2.2]~~

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the ~~St Lucie County School~~ SLPS Board.

11.3.1.3 Policy: Land Contiguous to Existing School Sites ~~[FLUE Policy 1.2.3]~~

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

11.3.2 ***Objective: Encourage Schools as Focal Points of Community Planning and Design.***

11.3.2.1 Policy: Enhance Community/Neighborhood Design

The City, in conjunction with the ~~St. Lucie County School~~ SLPS Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

11.3.3 Objective: Standards for School Site Design

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

11.3.3.1 Policy: Encourage Schools Proximate to Residential Areas ~~(FLUE Policy 1.2.3)~~

The City shall encourage the location of schools proximate to urban residential areas to the fullest extent possible.

11.3.3.2 Policy: Compatibility of Adjacent Uses

The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

11.3.3.3 Policy: School Accessibility

The City shall encourage the establishment of bicycle and pedestrian facilities around schools, especially areas near schools that are not served by the school bus system.

11.3.3.4 Policy: Bus Stops

The City shall, in cooperation with the ~~St. Lucie County School~~ SLPS Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

11.3.3.5 Policy: Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe routes ~~ways~~ to school program, the City, in coordination with the ~~St. Lucie County School~~ SLPS Board, shall implement the following strategies:

a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, F.S. ~~Florida Statutes~~, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and

Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph

in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

11.3.4 Objective: School Siting Standards

The City will establish siting standards for schools.

11.3.4.1 Policy: Evaluation of Potential School Sites [ILA Section 6.3]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;

b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;

c. Elementary schools should be located on local or collector streets; (Modified from ILA)

d. Middle and high schools should be located near arterial streets; (Modified from ILA)

e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education; (Modified from ILA)

f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

g. Site acquisition and development costs; (Modified from ILA)

h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles; (Modified from ILA)

i. Existing or planned availability of adequate public facilities and services to support the School;

j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site; (Modified from ILA)

k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans; (Modified from ILA)

m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or LDR ~~land development regulations~~; (Modified from ILA, suggest referencing Storm Surge Zones, CHHA, FEMA flood zones or other more specifically mapped area)

n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

11.3.5 Objective: School Development Standards

Coordinate with the ~~St. Lucie County~~ ~~School~~ SLPS Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

11.3.5.1 Policy: School Development Standards.

As provided in Chapter 1013, F.S. ~~Florida Statutes~~, the LDRs ~~Land Development Code~~ may include reasonable development standards and conditions for school site plans if those standards and conditions are not in conflict with Chapter 1013, F.S. ~~Florida Statutes~~ or the State Building Code.

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;

b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

e.Access to school sites shall be governed by City and the ~~THE~~ Florida Department of Transportation (FDOT) access management regulations, including installation by the ~~St. Lucie County School~~ SLPS Board, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads;

f.The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and

g.Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

11.3.6 Objective: Coordination of Supporting Infrastructure

The City shall coordinate with the ~~St. Lucie County School~~ SLPS Board plans for supporting infrastructure.

11.3.6.1 Policy: Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the ~~St. Lucie County School~~ SLPS Board's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

Goal 11.4:

Promote and Optimize Intergovernmental Cooperation for Effective Future Planning of Public School System Facilities.

11.4.1 Objective: ~~School~~ SLPS Board Representation

11.4.1.1 Policy: ~~School~~ SLPS Board Representation on LPAs. [Section 163.3174(1) F.S.] [ILA Section 9.1]

The City will include a nonvoting representative appointed by the ~~School~~ SLPS Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the ~~School~~ SLPS Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

11.4.1.2 Policy: Development Review Representative. [ILA Section 9.2]

The ~~School~~ SLPS Board will appoint a representative to serve on the staff ~~Technical Review Committee (~~TRC~~)~~ of the City. The ~~School~~ SLPS Board representative will be provided agendas for review and invited to participate in each meeting of the TRC when development and redevelopment proposals

are proposed which could have a significant impact on student enrollment or school facilities.

11.4.2 Objective: Joint Meetings

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

11.4.2.1 Policy: Staff Working Group [ILA Section 2.1]

A staff working group of the Local Governments and ~~School~~ SLPS Board will meet on a semi-annual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access.

Representatives from the Treasure Coast Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

11.4.2.2 Policy: Joint Workshop Sessions [ILA Section 2.2]

One or more representatives of the City, each Local Government, and the ~~School~~ SLPS Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the Local Governments and the ~~School~~ SLPS Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

11.4.3 Objective: Student Enrollment & Population Projections [ILA Section 3]

The City will coordinate with the ~~St. Lucie County School~~ SLPS Board and the Local Governments to maintain and update student enrollment and population projections.

11.4.3.1 Policy: Review of Projections [ILA Section 3.1]

In fulfillment of their respective planning duties, the City, the ~~School~~ SLPS Board, the County and other Local Governments agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the ~~School~~ SLPS Board shall be revised

annually and provided at the first staff working group meeting described in Policy 11.4.2.1.

11.4.3.2 Policy: Basis of Projections [ILA Section 3.2]

The ~~School~~ SLPS Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, F.S. ~~Florida Statutes~~, where available, as modified by the ~~School~~ SLPS Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The ~~School~~ SLPS Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the ~~School~~ SLPS Board will coordinate with the Local Governments regarding development trends and future population projections.

11.4.3.3 Policy: Allocation of Enrollment [ILA Section 3.3].

The ~~School~~ SLPS Board, working with the Local Governments, will use the information described in Section 4.3 of the ILA to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the ~~School~~ SLPS Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in Policy 11.4.2.1.

11.4.3.4 Policy: Provision of Reports [ILA Section 3.4]

The Local Governments shall provide the ~~School~~ SLPS Board a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The ~~School~~ SLPS Board shall provide the Local Governments a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the ~~School~~ SLPS Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

11.4.3.5 Policy: The School District's Five-Year Facilities Work Program [ILA Section 4.1]

On August 1st of each year, the ~~School~~ SLPS Board shall submit to the Local Governments the tentative District educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, F.S. ~~Florida Statutes~~, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods,

and options to reduce the need for additional permanent student stations. The plan will also include a District facilities work program for a 5-year period. The Local Governments shall review the plan and comment to the ~~School~~ SLPS Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not support a Comprehensive Plan amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

11.4.3.6 Policy: Educational Plant Survey [ILA Section 4.2]

~~At least one year prior to preparation of the Educational Plant Survey update, t~~The staff working group established in Policy 11.4.2.1 will assist the ~~School~~ SLPS Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, F.S. ~~Florida Statutes~~, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

11.4.3.7 Policy: Growth and Development Trends [ILA Section 4.3]

On October 15 of each year, the Local Governments will provide the ~~School~~ SLPS Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

a. The type, number, and location of residential units which have received zoning or site plan approval;
b. Information regarding comprehensive land use amendments which have an impact on school facilities;
c. Residential building permits and / or certificates of occupancy issued for the preceding year and their location; (Modified from ILA)
d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and
e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development. (Modified from ILA)

11.4.4 Objective: School Site Selection, Expansions and Closures [ILA Section 6]

The City, in conjunction with the ~~St. Lucie County School~~ SLPS Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

11.4.4.1 Policy: Public Schools Advisory Committee [ILA Section 6.1]

The ~~School~~ SLPS Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. The ~~School~~ SLPS Board and each Local Government shall appoint a citizen member to serve on the Committee. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent. The Public Schools Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to citizen members, the Committee will include appropriate members of ~~School~~ SLPS Board staff and at least one staff member from each of the Local Governments.

11.4.4.2 Policy: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]

When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including, as applicable: environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Policy 11.4.4.3 will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated. Based on the information gathered during this review, for new schools the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

11.4.4.3 Policy: Factors Considered. [ILA Section 6.3]

The Public Schools Advisory Committee, the ~~School~~ SLPS Board, and the City will consider the factors established in Policy 11.3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

11.4.4.4 Policy: Notice of Proposed Educational Facility Site Acquisition. [ILA Section 6.4]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the ~~St. Lucie County School~~ SLPS Board shall provide written notice of its intent to the City. The City shall notify the ~~St.~~

~~Lucie County~~ ~~School~~ SLPS Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan.

11.4.4.5 Policy: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]

When the need for a new ancillary facility is identified in a District facilities work program, the ~~St. Lucie County School~~ SLPS Board will follow the site selection procedures set forth in Policy 11.4.4.2 and Policy 11.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the ~~St. Lucie County School~~ SLPS Board shall provide written notice to the City. The City, upon receipt of this notice, shall notify the ~~St. Lucie County School~~ SLPS Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), F.S. ~~Florida Statutes~~.

11.4.4.6 Policy: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].

Upon request of the City, the ~~St. Lucie County School~~ SLPS Board shall cooperate in undertaking any City-requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform the future land use classification or zoning of the property to its actual or intended use by the ~~St. Lucie County School~~ SLPS Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable LDRs, or otherwise nonconforming. (Modified from ILA)

11.4.4.7 Policy: Supporting Infrastructure Agreement [ILA Section 6.7]

In conjunction with the preliminary consistency determination in accordance with Policy 11.4.4.4 and Policy 11.4.4.5, the ~~St. Lucie County School~~ SLPS Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

11.4.5 Objective: Ancillary Facilities Site Development [ILA Section 7]

The City, in conjunction with the ~~St. Lucie County School~~ SLPS Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facility and site development.

11.4.5.1 Policy: Ancillary Facilities Deemed Consistent with applicable LDRs [ILA Section 7.1]

All ancillary facilities existing or under construction as of October 2003 ~~[~~ILA ~~Interlocal Agreement]~~ are deemed to be consistent with the applicable LDRs. (Modified from ILA – 2009 is the most recent)

11.4.5.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]

At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the ~~School~~ SLPS Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;
b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
c. Proposed staff population so that traffic impacts may be evaluated.

11.4.5.3 Policy: Consistency Determination [ILA Section 7.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as part of the reviews provided in this Element. As provided in Section 1013.371 (1)(a), F.S. ~~Florida Statutes~~, exempting ancillary facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in this Element.

b. Procedure for Review: When the ~~School~~ SLPS Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply: (Modified from ILA)

1) Within 45 days of receiving from the ~~School~~ SLPS Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a

substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to ~~School~~ SLPS Board staff.

2) All comments and recommendations of the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.(Modified from ILA)

3) To the extent practicable, the ~~school~~ SLPS Board shall incorporate the comments and recommendations of the City into the site plan, and the ~~School~~ SLPS Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S. ~~Florida Statutes~~.

4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new ancillary facility proposed for construction within the City.

5) Following receipt of a consistency determination, and upon request of the ~~School~~ SLPS Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the ~~School~~ SLPS Board has obtained all development approvals required by the City. (Modified from ILA – item 6 not included)

11.4.6 Objective: Educational Facilities Site Development [ILA Section 8]

The City, in conjunction with the ~~St. Lucie County School~~ SLPS Board, shall implement an effective process for the development of sites for educational facilities.

11.4.6.1 Policy: Educational Facilities Deemed Consistent with applicable LDRs [ILA Section 8.1]

All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the applicable LDRs.

11.4.6.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]

At least 120 days prior to commencing construction of a new educational facility proposed for construction, the ~~School~~ SLPS Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a.Site boundary;
b.General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and
c.Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

11.4.6.3 Policy: Consistency Determination [ILA Section 8.3]

a.Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the ~~School~~ SLPS Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the applicable LDRs, shall focus upon but not be limited to the following:

1)Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the Applicable LDRs;
2)Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;
3)Whether the drainage and stormwater management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;
4)Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the applicable LDRs;
5)Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and
6)If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDRs governing such overlay zone.

Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), F.S. ~~Florida Statutes~~, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 11.4.6.3(b)~~4.6.3(b)~~ of this Element.

b.Procedure for Review: As provided in Section 1013.33(14), F.S. ~~Florida Statutes~~, when the ~~School~~ SLPS Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:

1)Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments to ~~School~~ SLPS Board staff.
2)All comments and recommendations from the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs. (Modified from ILA)
3)To the extent practicable, the ~~School~~ SLPS Board shall incorporate the comments and recommendations of the City into the site plan, and the ~~School~~ SLPS Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, F.S. ~~Florida Statutes~~.
4)Except as provided in this Agreement, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.
5)Following receipt of a consistency determination, and upon request of the ~~School~~ SLPS Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the ~~School~~ SLPS Board has obtained all local government development approvals required by the City.
6)No site plan review fee shall apply but the St. Lucie County School Board shall reimburse the City for the actual cost of any required publication or other notification expense

c.Exceptions: Notwithstanding any other provision of ~~this~~ the Interlocal Agreement, as provided in Section 1013.33(15), F.S. ~~Florida Statutes~~, no consistency determination or site plan review shall be required for:

1) The placement of temporary or portable classroom facilities; or
2) Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

11.4.7 Objective: Capital Funding Management

The City will support ~~St. Lucie County School~~ SLPS Board of efforts to effectively and efficiently manage capital funds and resources.

11.4.7.1 Policy: Alternative Funding Strategies

The City shall support the ~~St. Lucie County School~~ SLPS Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

11.4.7.2 Policy: Private Partnering

The City shall coordinate with the ~~St. Lucie County School~~ SLPS Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

11.4.7.3 Policy: Support for Creative Partnerships

The City shall support the ~~St. Lucie County School~~ SLPS Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

11.4.8 Objective: Maximize Co-Location and Shared Use Opportunities

The City shall maximize co-location and shared use opportunities between the City, the ~~St. Lucie County School~~ SLPS Board, and the local governments.

11.4.8.1 Policy: Co-location of Public Facilities ~~[FLUE Policy 1.2.4]~~

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

11.4.8.2 Policy: Co-location and Shared Use of Facilities [ILA Section 10.1]

Collocation and shared use of facilities are important to both the ~~School~~ SLPS Board and the City. ~~School~~ SLPS Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

As part of the annual update of the Annual Facilities Work Plan, the City will provide the ~~School~~ SLPS Board with planned parks, libraries and community

centers anticipated to be planned or constructed within the next five years. The ~~School~~ SLPS Board will review potential for collocation with schools.

11.4.8.3 Policy: Separate Agreement [ILA Section 10.2]

A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

11.4.8.4 Policy: Emergency Preparedness

New school facilities, and rehabilitation of existing facilities and expansions, may be designed to serve as and provide emergency shelters as required by Section 1013.372, F.S. ~~Florida Statutes~~. The City will coordinate with the ~~St. Lucie County School~~ SLPS Board, St. Lucie County and adjacent Local Governments on requirements for such efforts.

11.4.9 Objective: School Site Identification

The City, in conjunction with the ~~St. Lucie County School~~ SLPS Board, shall implement an effective process for identification of school sites.

11.4.9.1 Policy: School Site Identification

The City shall coordinate with the ~~St. Lucie County School~~ SLPS Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

11.4.9.2 Policy: Use of Dedicated Property

The City shall require within any developer agreement, zoning condition, or development order, the condition that any property required to be conveyed for public services to the City may be transferred to the ~~St. Lucie County School~~ SLPS Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the ~~St. Lucie County School~~ SLPS Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the ~~St. Lucie County School~~ SLPS Board.

11.4.9.3 Policy: Use of Surplus Property

Before disposing of surplus property, the City shall notify the ~~St. Lucie County School~~ SLPS Board and conversely, the ~~St. Lucie County School~~ SLPS Board shall notify the City.

11.4.9.4 Policy: Conveyance of School Sites

The City shall facilitate the conveyance of land, as required by the ~~St. Lucie County School~~ SLPS Board and consistent with this Element, to address the impact of new residential development on the school system.

11.4.9.5 Policy: Density Transfer

The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

Goal 11.5:

Monitoring and Evaluation of Public School Facilities Element

11.5.1 Objective: Coordinate the Comprehensive Plan with School Facilities Plans

On an ongoing basis, the City ~~of Fort Pierce~~ shall evaluate the comprehensive plan with the school facilities plans of the ~~St. Lucie County School~~ SLPS Board to ensure consistency with the Comprehensive Plan.

11.5.1.1 Policy: Coordination of Plan Amendments

The City ~~of Fort Pierce~~ and the ~~St. Lucie County School~~ SLPS Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for ~~School~~ SLPS Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the ~~School~~ SLPS Board's adopted Work Program shall occur prior to December 1 of each year.

11.5.1.2 Policy: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

11.5.1.3 Policy: ~~St. Lucie County School~~ SLPS Board to Report to the Elected Officials Group

The ~~St. Lucie County School~~ SLPS l Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

11.5.1.4 Policy: Annual Meeting of the City and the ~~St. Lucie County~~ ~~School~~ SLPS Board

On an annual basis, the City of Fort Pierce and the ~~School~~ SLPS Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this element shall be defined as follows:[ILA Section 1]

1.**Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

2.**Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

3.**Ancillary facilities / plant** - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the School Board. [ILA Section 1.1]

4.**Applicable LDRs** - the LDRs adopted by the Local Government with jurisdiction to the extent that (a) the regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 1013, Florida Statutes, or the State Uniform Building Code for Public Educational Facilities Construction adopted as provided in Section 1013.37, Florida Statutes, including the State Requirements for Educational Facilities, and (b) such regulations are specified in this Agreement as applicable to ancillary or educational facilities of the School Board. [ILA Section 1.2]

5.**Auxiliary facilities"** - the spaces located at educational plants of the School Board that are not designed for student occupant stations. [ILA Section 1.3]

6.**Capacity** - "capacity" as defined in the FISH Manual.

7.**Capacity Enhancement Agreement** – An agreement between the St. Lucie County School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

8.**Concurrency Management System** - the requirements relating to the availability of public facilities and services to serve new development adopted by a Local Government in the manner provided in Section 163.3180, Florida Statutes. [ILA Section 1.6]

9.**Development regulatory action** - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or

regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.7]

10. **TRC** - the staff development review committee, site plan technical review committee, or equivalent body, for the City. [ILA Section 1.8]

11. **Educational facilities** - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and park and recreational purposes of the community and that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, Florida Statutes) and approved by the School Board. [ILA Section 1.10]

12. **Educational plant** - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the School Board. [ILA Section 1.11]

13. **Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

14. **Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

15. **FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [http://www.fldoe.org/edfacil/]

16. **Land Use Decisions** – future land use amendments, rezoning and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

17. **LDRs** - the land development regulations adopted by the Local Government with its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Fort Pierce, the Zoning Ordinance of the City of Fort Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]

18. **Long-range planning** - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the School Board. [ILA Section 1.18]

19. **LPA** - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local

Government in accordance with the Florida Community Planning Act, and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDRs of, a Local Government. [ILA Section 1.20]

20. **New construction** - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]

21. **Permanent FISH Capacity** - capacity that is provided by "permanent buildings," as defined in the FISH Manual.

22. **Permanent Program Capacity** – the maximum number of students that may be housed in structure that are "permanent buildings" as defined in the FISH Manual that is adjusted by the School Board annually to account for measurable programmatic changes in order to create a permanent program capacity, as set forth in the District facilities work program for a 5-year period [ILA Section 1.23]

23. **Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

24. **Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

25. **Regional Planning Council** - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, Florida Statutes. [ILA Section 1.16]

26. **State Requirements for Educational Facilities (SREF)** – Standards established for the design and construction of public educational facilities as adopted by the Florida Administrative Code Rule 6A.2.0010.

27. **School facilities** - any or all ancillary, auxiliary, and educational facilities of the School Board. [ILA Section 1.17]

28. **Site** - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.18]

29. **Site development** - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable. [ILA Section 1.19]

30. **Site improvement** - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.20]

31. **Superintendent** - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.21]

32. **Utilization of capacity** - current enrollment at the time of a completed application for residential development.

33. **Work Program** - the School District's Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.

34. **Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

35. **School Type** - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

PROPERTY RIGHTS ELEMENT

Effective July 1, 2021, under Chapter 163, Florida Statutes, each local government is required to adopt and include a Property Rights Element in its comprehensive plan. Inclusion of the property rights element is intended to protect private property rights and to ensure they are considered in local decision-making. The City of Fort Pierce adopted a Property Rights Element into the City comprehensive plan on November 15, 2021.

GOALS, OBJECTIVES, AND POLICIES

~~**Goal 12.1**~~

The City shall respect judicially acknowledged and constitutionally protected private property rights in its local decision-making processes.

12.1.1 *Objective:*

The City shall ensure that private property rights are considered in local decision-making to the extent that they are protected through the legal system and the law and order of the government.

12.1.1.1 Policy:

The City shall consider the right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

12.1.1.2 Policy:

The City shall consider the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

12.1.1.3 Policy:

The City shall consider the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

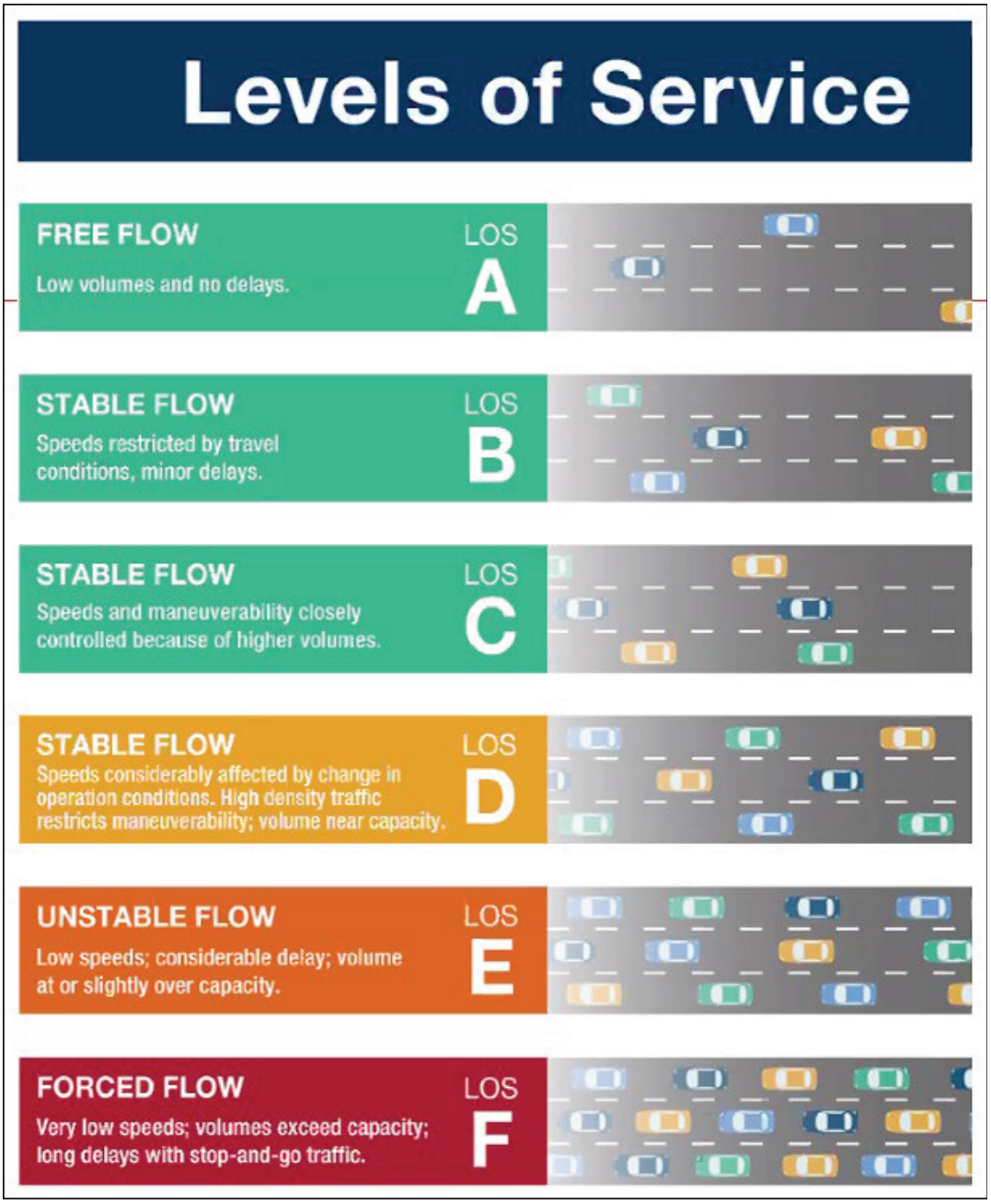
12.1.1.4 Policy:

The City shall consider the right of a property owner to dispose of their property through sale or gift.

Land Use Category	***Zoning District(s)***
Low Density Residential	Single Family Estate Density (E-1) Residential Single Family-2 units per acre (E-2) Residential Single Family-3 units per acre (E-3) Single Family Low Density (R-1) Single Family Intermediate Density (R-2) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Medium Density Residential	Single Family Moderate Density (R-3) Medium Density Residential (R-4) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
High Density Residential	High Density Residential (R-5) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Hutchinson Island Residential	Single Family Estate Density (E-1) Medium Density Residential (R-4) Hutchinson Island Medium Density Residential (R-4A) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Aquatic Conservation (A-1) Planned Development (PD)
Urban Neighborhood	Edgartown Settlement (ES) Neighborhood Commercial (C-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Boundary Commercial (BC)	Tourist Commercial (C-5) Marine Commercial (C-6) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Neighborhood Commercial	Neighborhood Commercial (C-2) Planned Development (PD)
General Commercial	General Commercial (C-3) Commercial Parkway (CP-1) Aquatic Development (A-2) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Central Business District	Office Commercial (C-1) General Commercial (C-3) Central Commercial (C-4) Planned Development (PD)
Marine Commercial	Marine Commercial (C-6) Aquatic Development (A-2)

Land Use Category	***Zoning District(s)***
	General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Hutchinson Island Mixed Use	Tourist Commercial (C-5) Marine Commercial (C-6) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Mixed Use Development	Single Family Moderate Density (R-3) Medium Density Residential (R-4) Office Commercial (C-1) Neighborhood Commercial (C-2) General Commercial (C-3) Central Commercial (C-4) Tourist Commercial (C-5) Marine Commercial (C-6) Commercial Parkway (CP-1) General and Recreational Open Space (OS-1) Planned Development (PD)
Offices Professional & Business Services	Office Commercial (C-1) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Institutional	Single Family Low Density (R-1) Single Family Intermediate Density (R-2) Medium Density Residential (R-4) High Density Residential (R-5) Office Commercial (C-1) Neighborhood Commercial (C-2) General Commercial (C-3) Central Commercial (C-4) Tourist Commercial (C-5) Planned Development (PD)
Boundary Industrial	Light Industrial (I-1) General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Planned Development (PD)
Industrial	Light Industrial (I-1) Planned Development (PD)
Heavy Industrial	Heavy Industrial (I-3) Marine Industrial (I-2) Planned Development (PD)
Conservation and Open Space	General and Recreational Open Space (OS-1) Conservation Open Space (OS-2) Aquatic Conservation (A-1) Aquatic Development (A-2) Planned Development (PD)

Appendix 2-1: Level of Service Standards



Source: Transportation for America, (2025, December 16). *Level of Service.* https://t4america.org/resource/community-connectors/what-they-mean/level-of-service/

Appendix 2-2: Traffic Counts and Level of Service Report 2025



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

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	1,789	2022	540	127	C	0.24	132	C	0.24
2ND ST	ORANGE AVE to AVENUE A	602	2,018	2022	540	125	C	0.23	125	C	0.23
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	1,147	2023	600	76	C	0.13	90	C	0.15
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,865	2023	790	140	C	0.18	150	C	0.19
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,492	2023	790	174	C	0.22	163	C	0.21
7TH ST	CITRUS AVE to ORANGE AVE	515	2,492	2023	750	174	C	0.23	163	C	0.22
7TH ST	ORANGE AVE to AVENUE C	603	2,599	2022	750	184	C	0.25	186	C	0.25
7TH ST	AVENUE C to AE BACKUS AVE	603	2,599	2022	540	184	C	0.34	186	C	0.34
7TH ST	AE BACKUS AVE to AVENUE D	603	2,599	2022	750	184	C	0.25	186	C	0.25
7TH ST	AVENUE D to AVENUE H	604	1,723	2022	750	116	C	0.15	117	C	0.16
10TH ST	DELAWARE AVE to ORANGE AVE	605	1,531	2022	600	101	C	0.17	91	C	0.15
10TH ST	ORANGE AVE to AVENUE C	605	1,531	2022	600	101	C	0.17	91	C	0.15
10TH ST	AVENUE C to AVENUE D	605	1,531	2022	540	101	C	0.19	91	C	0.17
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,217	2023	750	423	D	0.56	401	D	0.53
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,217	2023	790	423	D	0.54	401	D	0.51
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,469	2021	750	219	C	0.29	227	C	0.30
13TH ST	DELAWARE AVE to ORANGE AVE	523	3,569	2022	750	222	C	0.30	193	C	0.26
13TH ST	ORANGE AVE to AVENUE B	521	2,921	2022	750	162	C	0.22	157	C	0.21
13TH ST	AVENUE B to AVENUE D	521	2,921	2022	750	162	C	0.22	157	C	0.21
13TH ST	AVENUE D to AVENUE H	165	2,487	2022	750	133	C	0.18	133	C	0.18
13TH ST	AVENUE H to AVENUE I	165	2,487	2022	540	133	C	0.25	133	C	0.25
13TH ST	AVENUE I to AVENUE O	165	2,487	2022	540	133	C	0.25	133	C	0.25
13TH ST	AVENUE O to AVENUE Q	165	2,487	2022	540	133	C	0.25	133	C	0.25
17TH ST	GEORGIA AVE to DELAWARE AVE	606	2,386	2022	600	150	C	0.25	147	C	0.25
17TH ST	DELAWARE AVE to ORANGE AVE	607	5,412	2023	790	275	C	0.35	260	C	0.33
17TH ST	ORANGE AVE to AVENUE D	608	2,263	2021	750	127	C	0.17	120	C	0.16
17TH ST	AVENUE D to AVENUE Q	608	2,263	2021	750	127	C	0.17	120	C	0.16
29TH ST	AVENUE D to ORANGE AVE	774	4,100	2025	790	216	C	0.27	220	C	0.28
29TH ST	AVENUE D to AVENUE Q	774	4,100	2025	790	216	C	0.27	220	C	0.28
AE BACKUS AVE	7TH ST to US 1	632	931	2022	750	66	C	0.09	68	C	0.09
AVENUE A	7TH ST to US 1	765	2,000	2025	790	231	C	0.29	234	C	0.30
AVENUE A	US 1 to INDIAN RIVER DR	766	2,700	2025	600	157	C	0.26	151	C	0.25
AVENUE D	29TH ST to 25TH ST	164	4,287	2022	790	229	C	0.29	236	C	0.30
AVENUE D	25TH ST to 17TH ST	163	4,619	2021	750	229	C	0.31	225	C	0.30
AVENUE D	17TH ST to 13TH ST	162	2,771	2022	750	154	C	0.21	146	C	0.19
AVENUE D	13TH ST to 10TH ST	161	1,552	2022	750	80	C	0.11	81	C	0.11
AVENUE D	10TH ST to 7TH ST	160	2,382	2022	750	121	C	0.16	125	C	0.17
AVENUE D	7TH ST to US 1	160	2,382	2022	750	121	C	0.16	125	C	0.17
AVENUE I	25TH ST to 17TH ST	620	1,817	2022	750	132	C	0.18	109	C	0.15
AVENUE I	17TH ST to 13TH ST	620	1,817	2022	750	132	C	0.18	109	C	0.15
AVENUE H	13TH ST to 7TH ST	618	1,782	2022	540	105	C	0.19	105	C	0.19
AVENUE H	7TH ST to US 1	619	1,565	2022	750	86	C	0.11	84	C	0.11
AVENUE Q	25TH ST to 17TH ST	701	3,359	2021	750	196	C	0.26	204	C	0.27
AVENUE Q	17TH ST to 13TH ST	701	3,359	2021	540	196	C	0.36	204	C	0.38

Appendix 2-2: Traffic Counts and Level of Service Report 2025

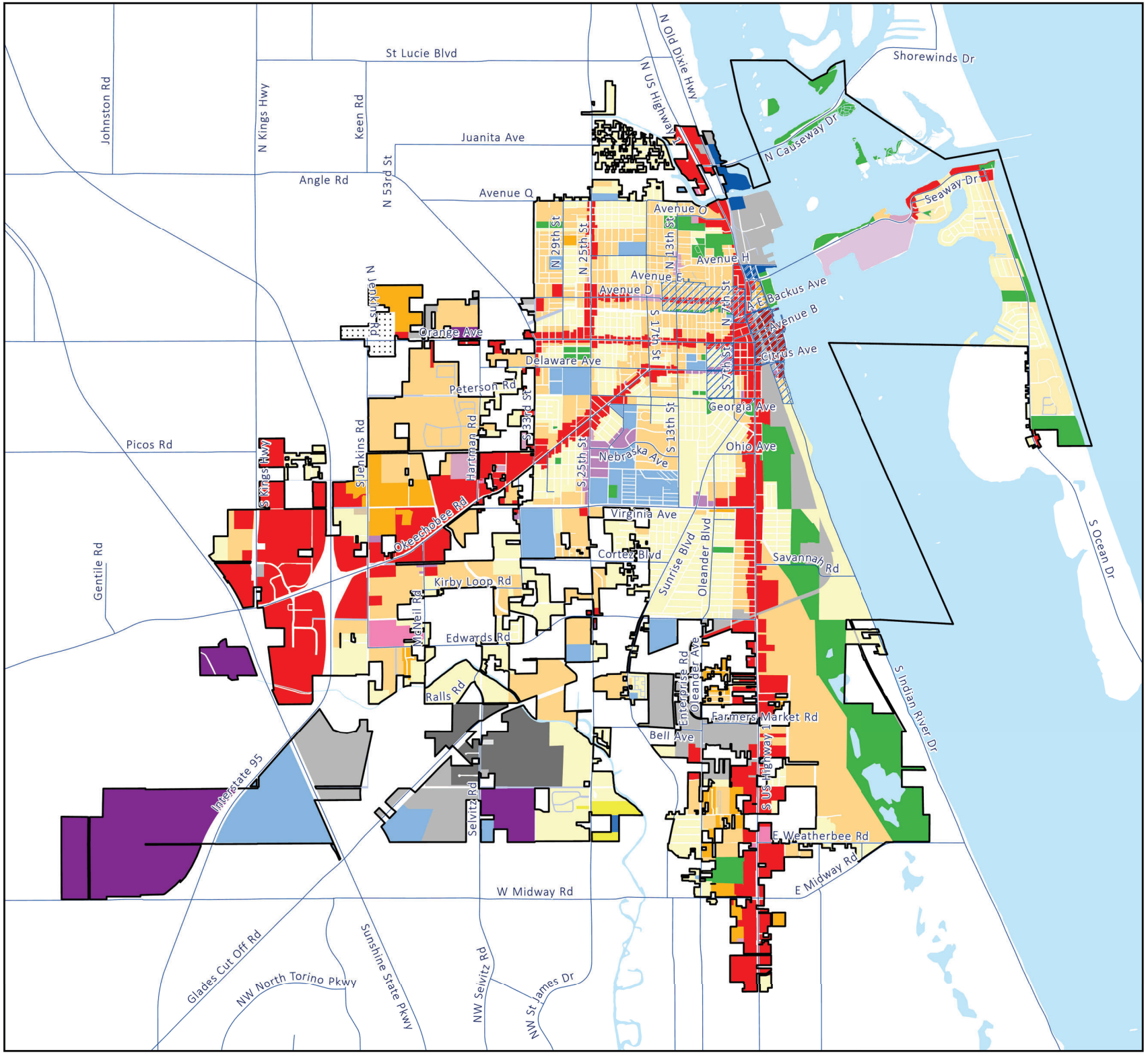


Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE O	13TH ST to US 1	685	2,009	2022	540	114	C	0.21	111	C	0.21
AVENUE C	10TH ST to 7TH ST	631	350	2022	540	30	C	0.06	27	C	0.05
CITRUS AVE	7TH ST to US 1	643	992	2023	750	146	C	0.19	146	C	0.19
CITRUS AVE	US 1 to 2ND ST	764	6,100	2025	790	391	D	0.49	401	D	0.51
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	3,543	2022	540	214	C	0.40	227	C	0.42
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,566	2022	600	306	D	0.51	236	C	0.39
DELAWARE AVE	33RD ST to 25TH ST	500	1,942	2022	1,710	145	C	0.08	151	C	0.09
DELAWARE AVE	25TH ST to OKEECHOBEE RD	772	2,300	2025	1,220	135	C	0.11	125	C	0.10
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,644	2023	790	597	D	0.76	567	D	0.72
DELAWARE AVE	13TH ST to 10TH ST	664	7,780	2024	750	450	D	0.60	418	D	0.56
DELAWARE AVE	10TH ST to 7TH ST	664	7,780	2024	600	450	D	0.75	418	D	0.70
DELAWARE AVE	7TH ST to US 1	665	6,512	2023	750	421	D	0.56	380	D	0.51
GARDENIA AVE	OLEANDER AVE to US 1	666	2,511	2022	750	194	C	0.26	184	C	0.25
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,054	2023	600	236	C	0.39	226	C	0.38
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,054	2023	750	236	C	0.31	226	C	0.30
GEORGIA AVE	17TH ST to 13TH ST	508	4,817	2023	600	245	C	0.41	247	C	0.41
GEORGIA AVE	13TH ST to 7TH ST	506	2,211	2023	600	134	C	0.22	150	C	0.25
GEORGIA AVE	7TH ST to US 1	504	1,972	2023	600	109	C	0.18	117	C	0.20
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	762	6,200	2025	750	378	D	0.50	395	D	0.53
INDIAN RIVER DR	ORANGE AVE to AVENUE A	762	6,200	2025	750	378	D	0.50	395	D	0.53
INDIAN RIVER DR	AVENUE D to SEAWAY DR	761	6,900	2025	790	371	C	0.47	392	D	0.50
INDIAN RIVER DR	AVENUE A to AVENUE D	761	6,900	2025	540	371	D	0.69	392	D	0.73
NEBRASKA AVE	25TH ST to 13TH ST	684	3,389	2022	1,710	225	C	0.13	173	C	0.10
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,655	2022	540	193	C	0.36	214	C	0.40
OHIO AVE	COLONIAL RD to US 1	686	3,655	2022	750	193	C	0.26	214	C	0.29
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,254	2023	2,100	685	C	0.33	676	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,254	2023	1,630	685	C	0.42	676	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,662	2023	1,630	675	C	0.41	599	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,662	2023	1,710	675	C	0.39	599	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	760	3,500	2025	750	328	C	0.44	330	C	0.44
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,013	2023	540	125	C	0.23	129	C	0.24
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	4,834	2022	1,540	278	C	0.18	341	C	0.22
SUNRISE BLVD	7TH ST to US 1	708	4,834	2022	1,710	278	C	0.16	341	C	0.20

Countywide Performance
Weighted V/C = **21.49**
% VMT below Standard = **33.92%**

Source: St. Lucie County Transportation Planning Organization. (2025 December 16). *Traffic Counts and Level of Service Report 2025.*



FORT PIERCE, FL • THE SUNRISE CITY

Comprehensive Plan Map Series

GOP Map 1-1
2045 Future Land Use

- City
- Roads
- Historic Districts

FutureLandUse

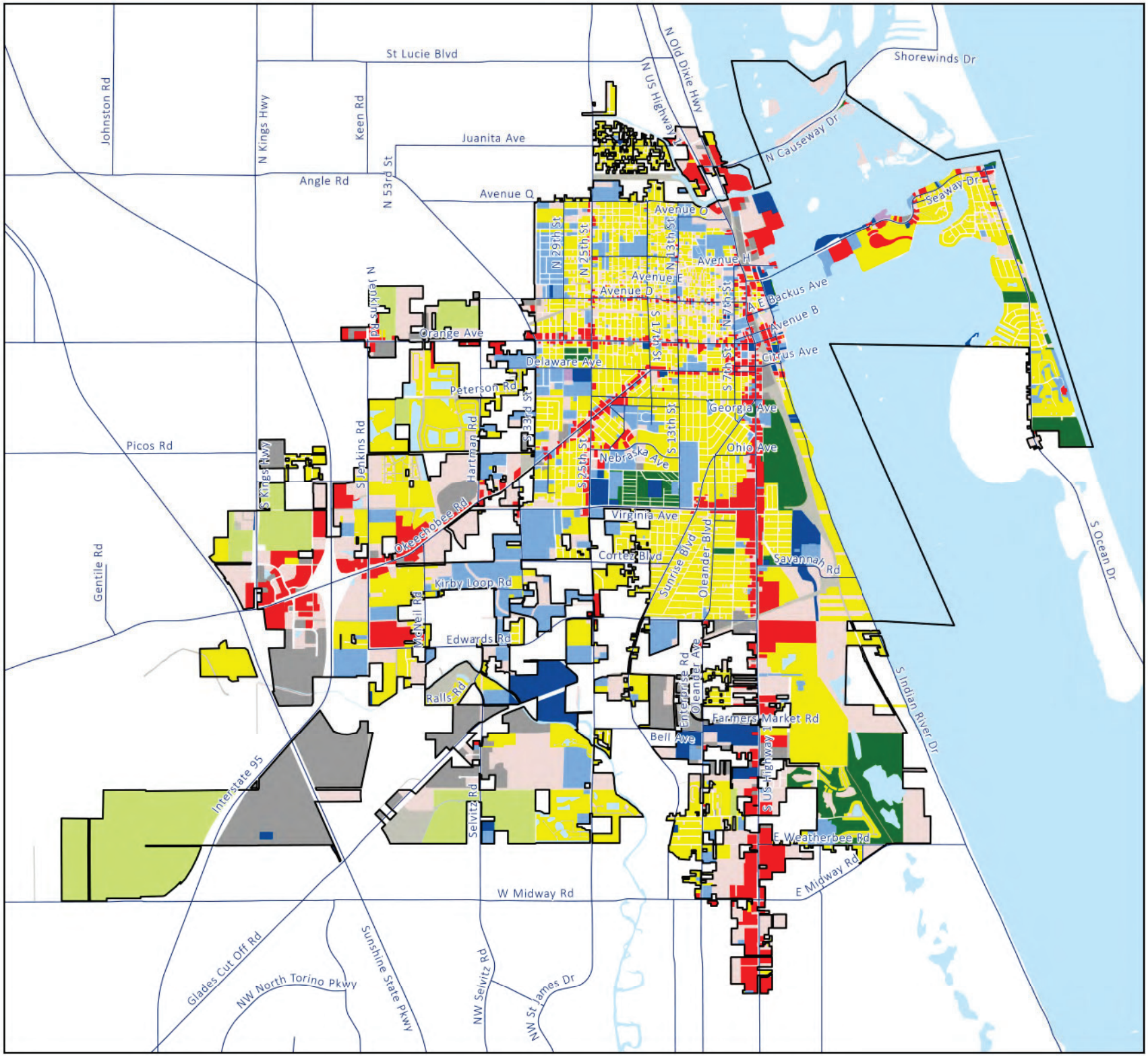
- Low Density Residential
- County Residential Suburban
- Hutchinson Island Residential
- County Residential Urban
- Medium Density Residential
- High Density Residential
- Boundary Commercial
- Neighborhood Commercial
- General Commercial
- Central Business District
- Marine Commercial
- Hutchinson Island Mixed Use
- Mixed Use Development
- Offices - Professional and Business Services
- Institutional
- Public Facilities
- Boundary Industrial
- Industrial
- Heavy Industrial
- Conservation & Open Space
- Right of Way
- Retain County Future Land Use

N
W E
S

0 0.5 1 Miles

TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL

Source: City of Fort Pierce
Effective Date: January 2026


St Lucie Blvd
Johnston Rd
N Kings Hwy
Keen Rd
N 53rd St
Juanita Ave
Angle Rd
Avenue Q
N Old Dixie Hwy
N US Highway 1
Shorewinds Dr
N Causeway Dr
Seaway Dr
Avenue O
Avenue H
Avenue E
Avenue D
Avenue B
A1A
A.E. Backus Ave
Citrus Ave
Georgia Ave
Ohio Ave
Nebraska Ave
Virginia Ave
Cortez Blvd
Savannah Rd
Sunrise Blvd
Oleander Blvd
Enterprise Rd
Oleander Ave
Farmers Market Rd
Bell Ave
E Weatherbee Rd
E Midway Rd
S Ocean Dr
S Indian River Dr
N 29th St
N 25th St
N 13th St
S 17th St
N 7th St
S 7th St
S 13th St
S 25th St
S 33rd St
N Jenkins Rd
S Jenkins Rd
Hartman Rd
Peterson Rd
Orange Ave
Delaware Ave
Picos Rd
S Kings Hwy
Okeechobee Rd
Kirby Loop Rd
McNeil Rd
Edwards Rd
Ralls Rd
Selvitz Rd
Gentile Rd
Interstate 95
W Midway Rd
Glades Cut Off Rd
NW North Torino Pkwy
Sunshine State Pkwy
NW Selvitz Rd
NW St James Dr
FORT PIERCE, FL
THE SUNRISE CITY
Comprehensive Plan
Map Series
GOP Map 1-2
Existing Land Use
City
Roads
Existing Land Use
Residential
Commercial
Industrial
Institutional
Government Lands
Utilities/Transportation
Military
Recreation
Agriculture
Water
Vacant
N
W
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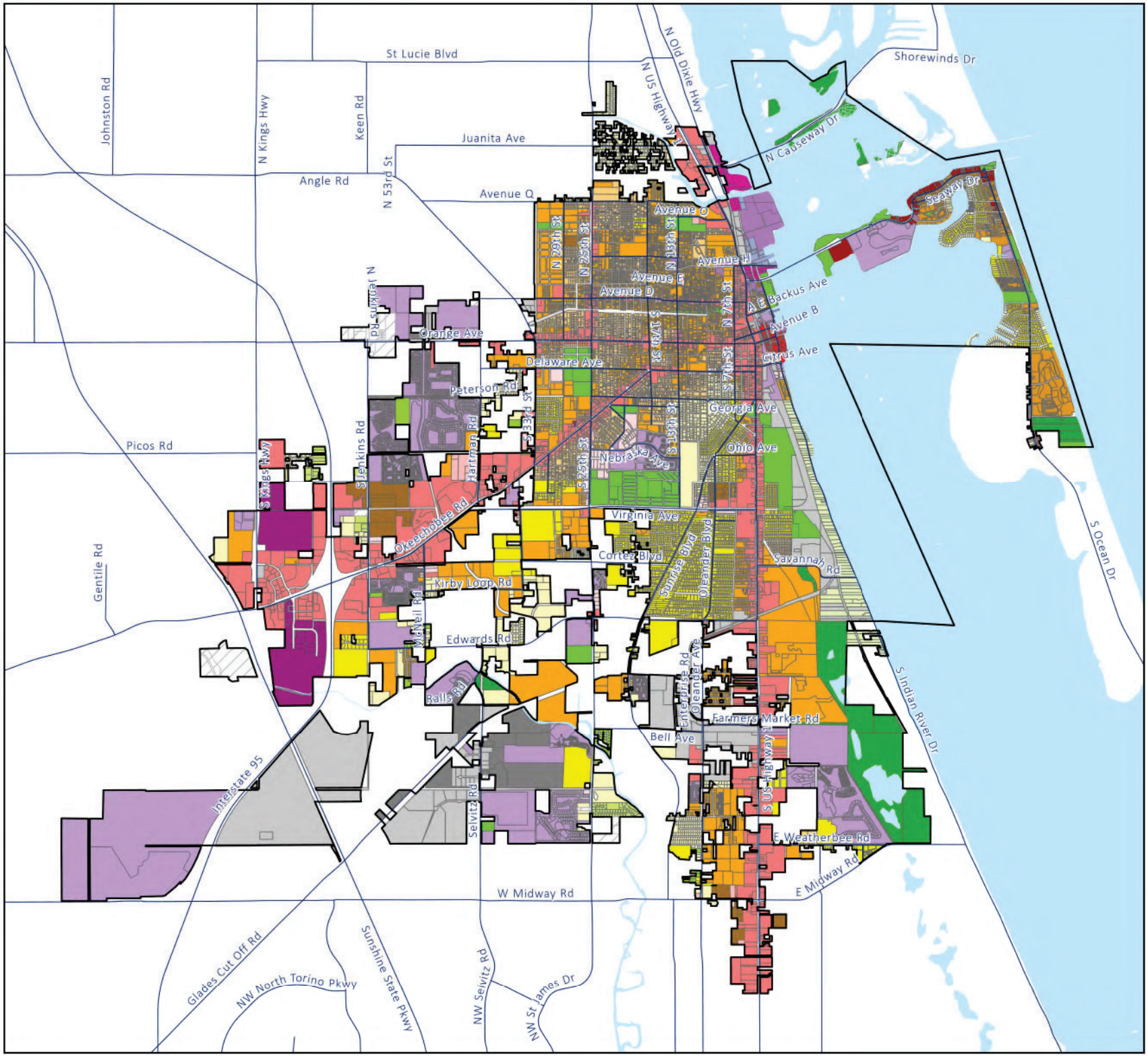
0
0.5
1 Miles
TREASURE COAST
TCRPC
REGIONAL PLANNING COUNCIL
Source: City of Fort Pierce
Effective Date: January 2026



FORT PIERCE, FL • THE SUNRISE CITY

Comprehensive Plan Map Series

GOP Map 1-3 Zoning

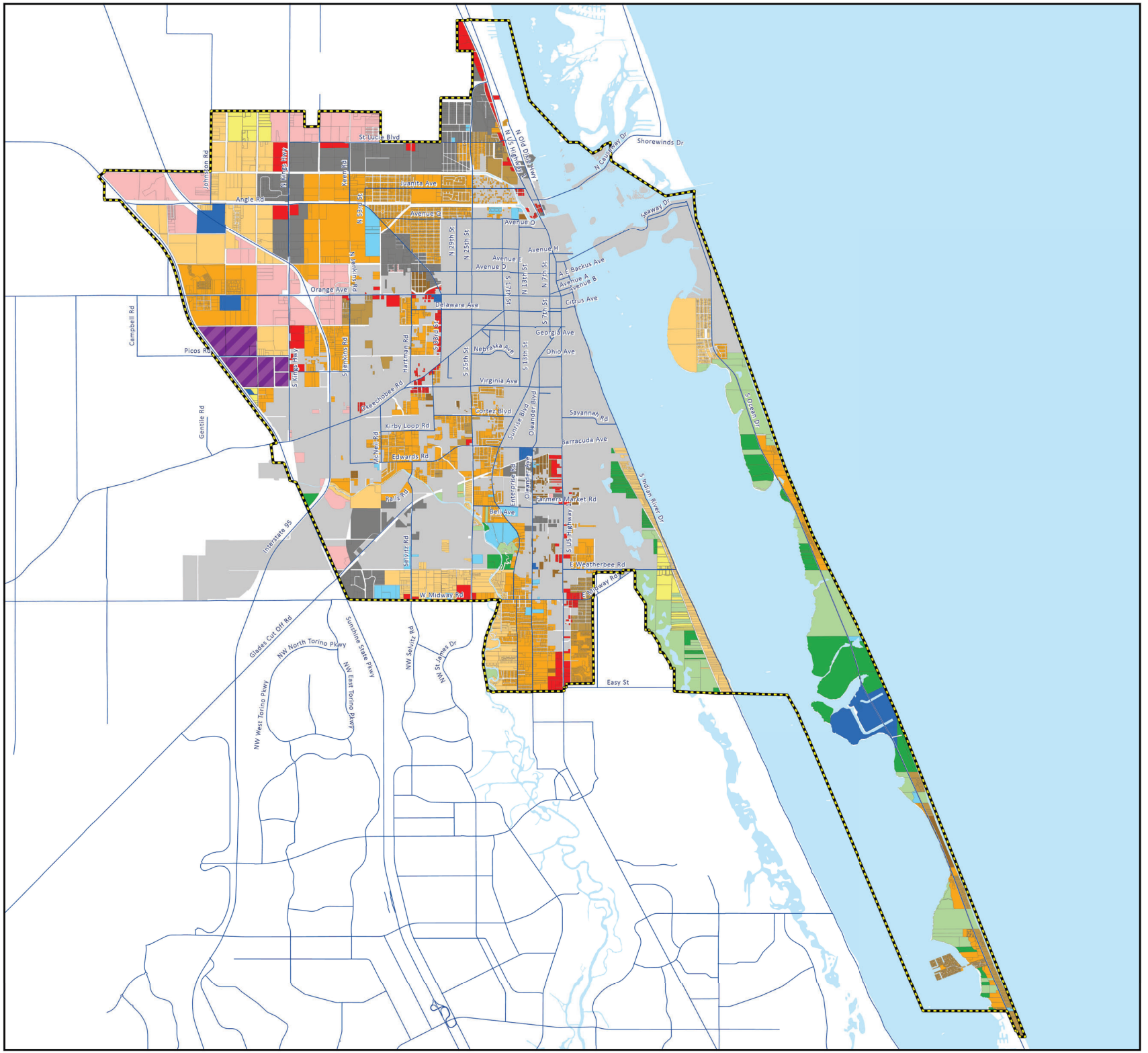
- E-1 Single Family Estate
- E-2 Res. Single Family 2 du/ac
- E-3 Res. Single Family 3 du/ac
- R-1 Single Family Low
- R-2 Single Family Intermediate
- R-3 Single Family Moderate
- R-4 Medium Density Residential
- R-4A Hutchinson Island Medium Density Residential
- R-5 High Density Residential
- ES Edgartown Settlement
- C-1 Office Commercial
- C-2 Neighborhood Commercial
- C-3 General Commercial
- C-4 Central Commercial
- C-5 Tourist Commercial
- C-6 Marine Commercial
- CP-1 Commercial Parkway
- I-1 Light Industrial
- I-2 Marine Industrial
- I-3 Heavy Industrial
- OS-1 Gen. & Rec. Open Space
- OS-2 Conservation Open Space
- PD Planned Development
- PUR Planned Unit Redev.
- ROW Right of Way
- Retain County Zoning

N
W E
S

0 0.5 1 Miles

TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL

Source: City of Fort Pierce
Effective Date: January 2026



Comprehensive Plan Map Series

GOP Map 1-4 Future Land Use Advisory Map Within Fort Pierce Urban Service Boundary

- Urban Service Boundary (USB)
- City
- Roads

USB Future Land Use

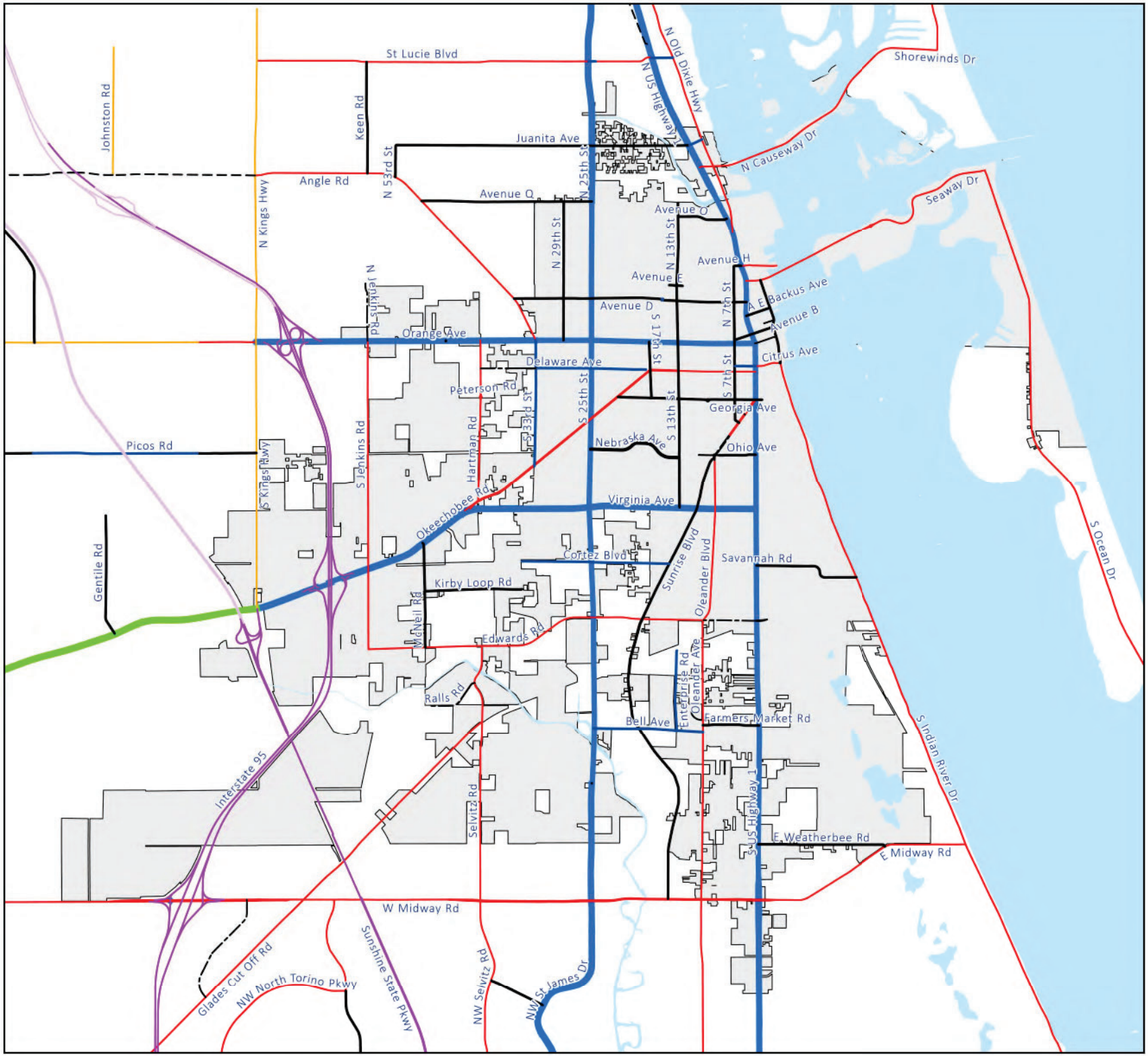
- Residential Estate
- Residential Suburban
- Residential Urban
- Residential Medium
- Residential High
- Residential/Conservation
- Conservation-Public
- Mixed Use Development
- Commercial
- Industrial
- Special District
- Public Facilities
- Transportation Utilities

N
W E
S

0 0.5 1 2 Miles

TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL

Source: City of Fort Pierce
Effective Date: January 2026



Comprehensive Plan Map Series

GOP Map 2-1 Functional Classification

City

Functional Classification

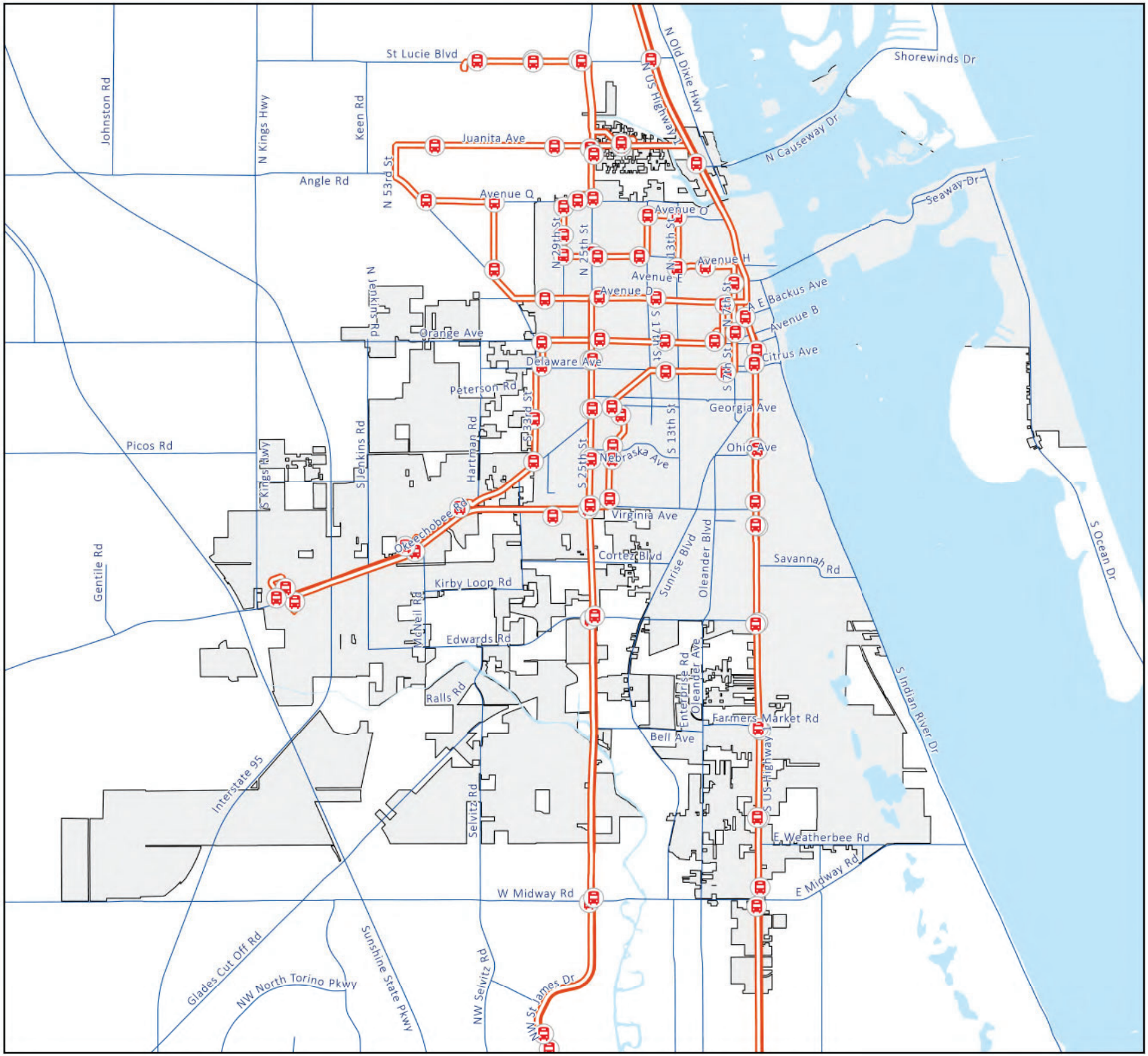
- Urban - Principal Arterial
- Rural - Principal Arterial
- Urban - Minor Arterial
- Rural - Minor Arterial
- Urban - Collector
- Urban - Major Collector
- Rural - Major Collector
- Urban - Minor Collector
- Urban - Interstate, Freeways, Expressways
- Rural - Interstate, Freeways, Expressways

N
W E
S

0 0.5 1 Miles

TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL

Source: City of Fort Pierce
Effective Date: January 2026



Comprehensive Plan Map Series

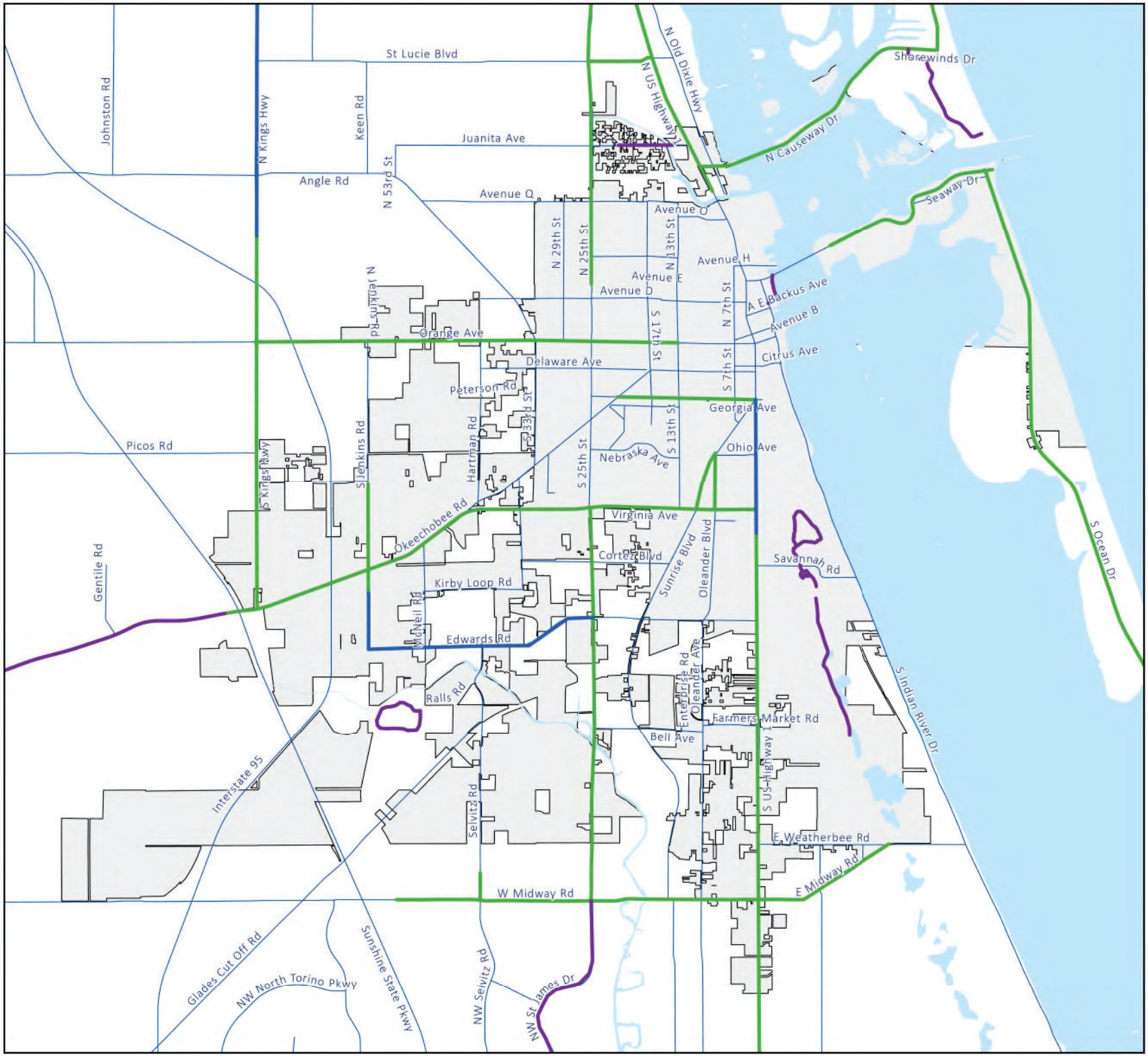
GOP Map 2-2 Mass Transit

- City
- Roads
- Bus Stops
- Transit Bus Routes

N
W E
S

0 0.5 1 Miles

Source: St Lucie County
Effective Date: January 2026



FORT PIERCE, FL • THE SUNRISE CITY •

Comprehensive Plan Map Series

GOP Map 2-3
Bicycle Facilities and Multiuse Trails

City

Roads

TPO Bike Facilities 2023

Existing Bike Lane

Multi-Use Pathway

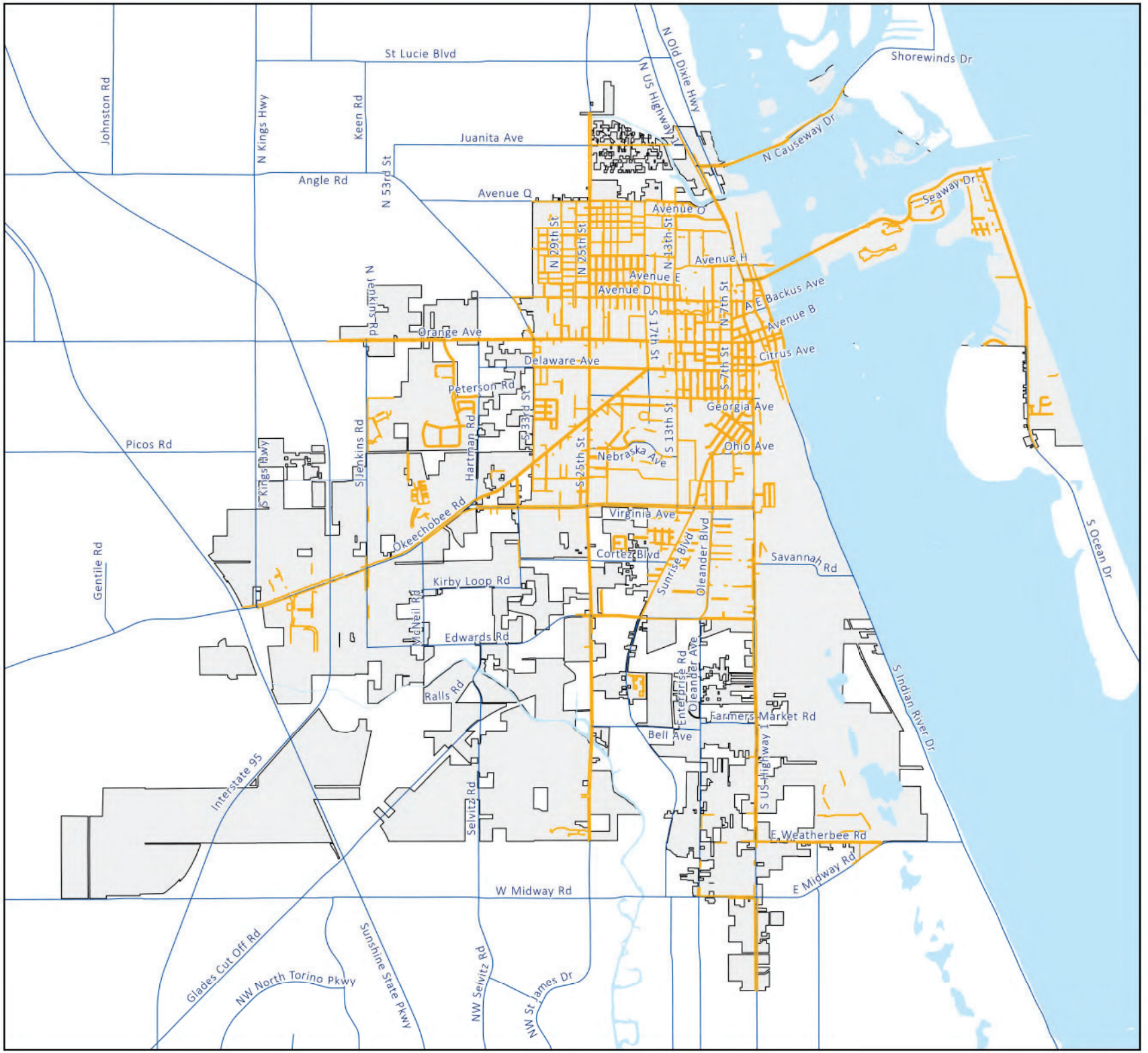
Paved Shoulder

N
W E
S

0 0.5 1 Miles

TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL

Source: St. Lucie TPO
Effective Date: January 2026



Comprehensive Plan Map Series

GOP Map 2-4 Pedestrian Facilities

City

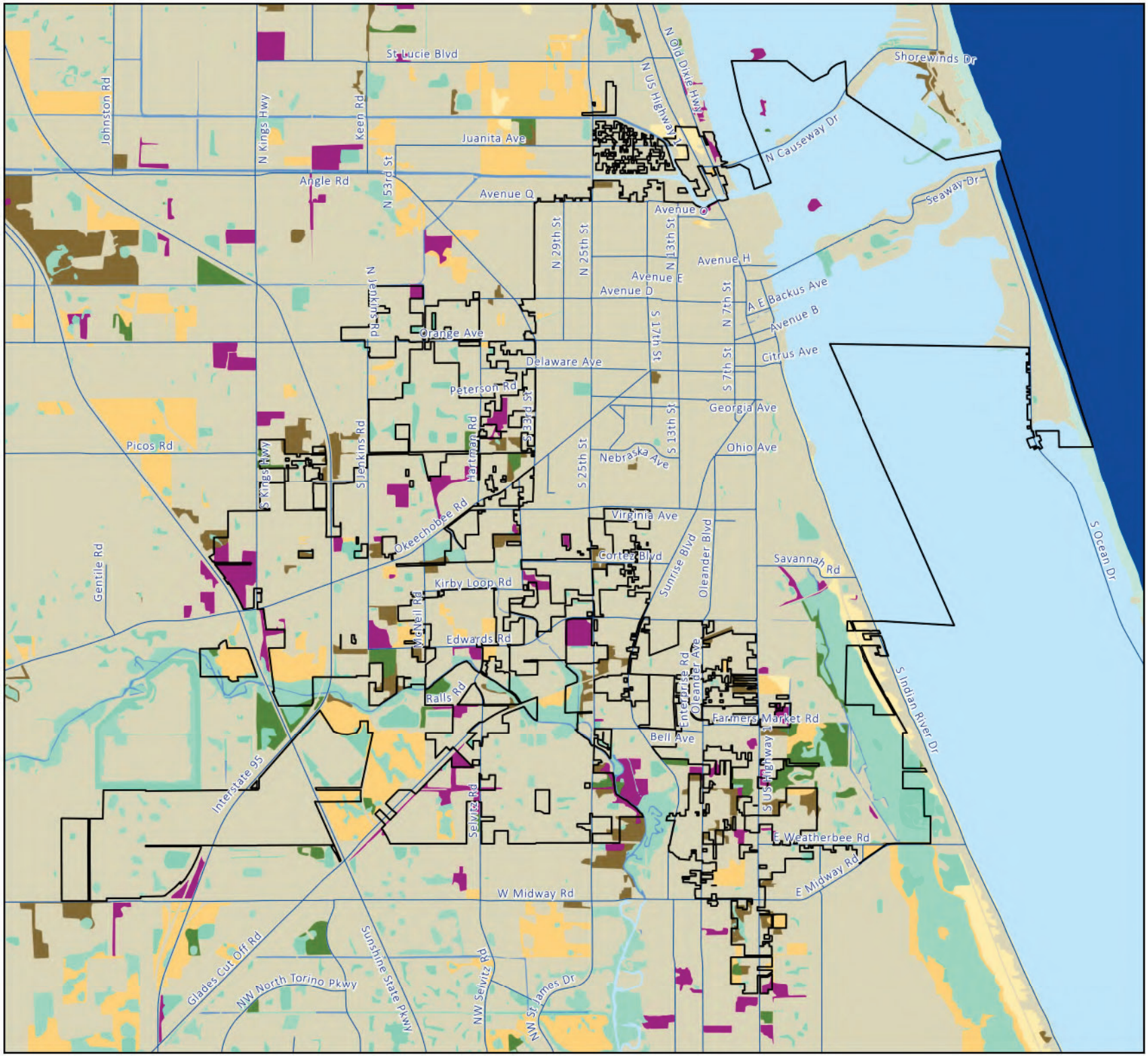
Roads

Sidewalks (within city boundary)

N
W
E
S

0 0.5 1 Miles

Source: City of Fort Pierce
Effective Date: January 2026





Comprehensive Plan Map Series

GOP Map 4-1 Natural Resources and Land Cover

City

Roads

Land Cover

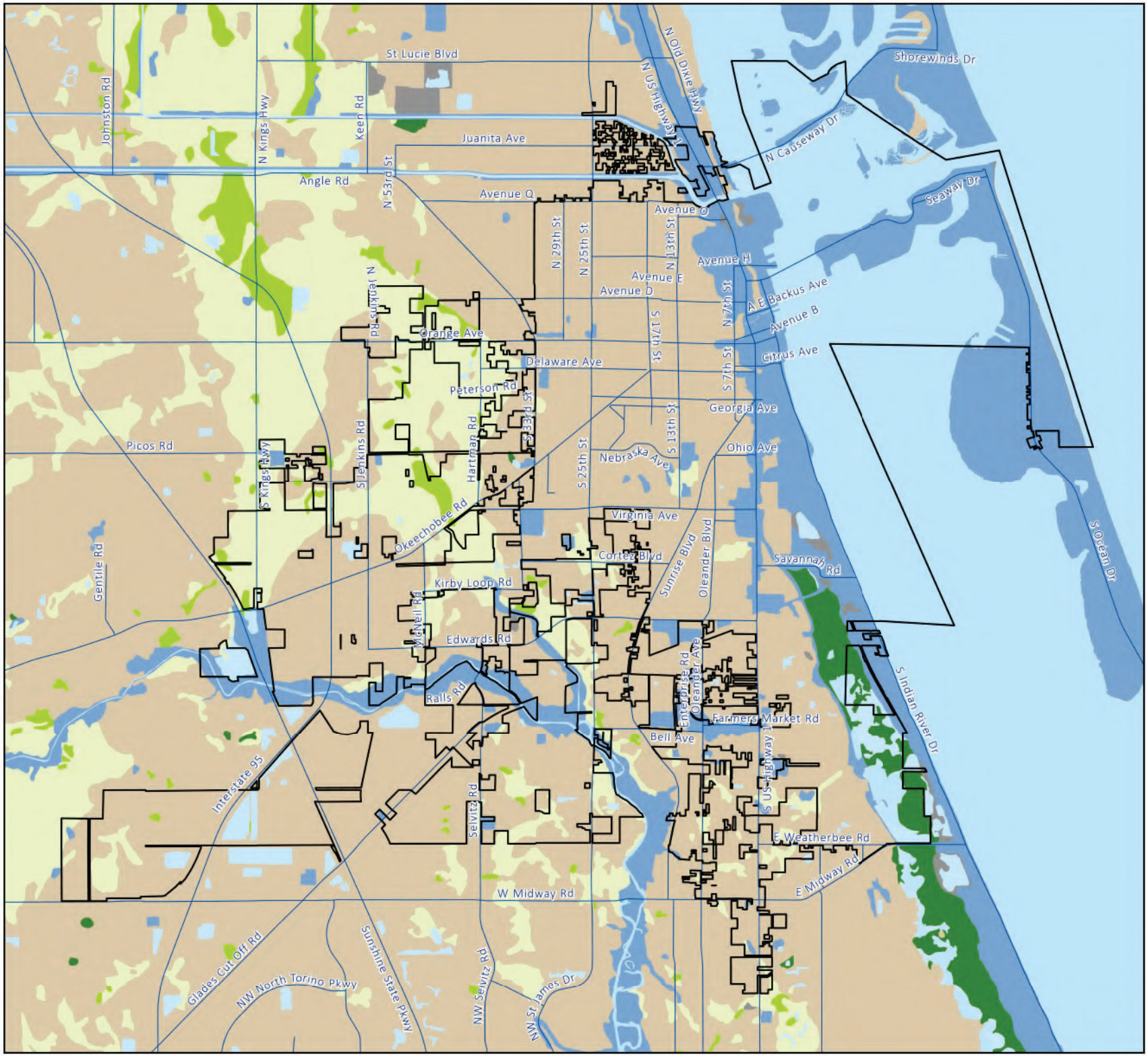
- Uplands - Hardwood Forested Uplands (1100)
- Uplands - High Pine and Scrub (1200)
- Uplands - Pine Flatwoods and Dry Prairie (1300)
- Uplands - Shrub and Brushland (1500)
- Uplands - Coastal Uplands (1600)
- Uplands - Barren, Sinkhole and Outcrop Communities (1700)
- Cultural Terrestrial (1800)
- Wetlands - Palustrine (2000)
- Wetlands - Lacustrine (3000)
- Wetlands - Riverine (4000)
- Wetlands - Estuarine (5000)
- Wetlands - Marine (6000)
- Exotic Plants (7000)
- Unconsolidated substrate (9000)

N
W E
S

0 0.5 1 Miles

TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL

Source: FWC and FNAI, Dec 2024
Effective Date: January 2026



FORT PIERCE, FL • THE SUNRISE CITY •

Comprehensive Plan Map Series

GOP Map 4-2
Soils

City

Roads

Soils

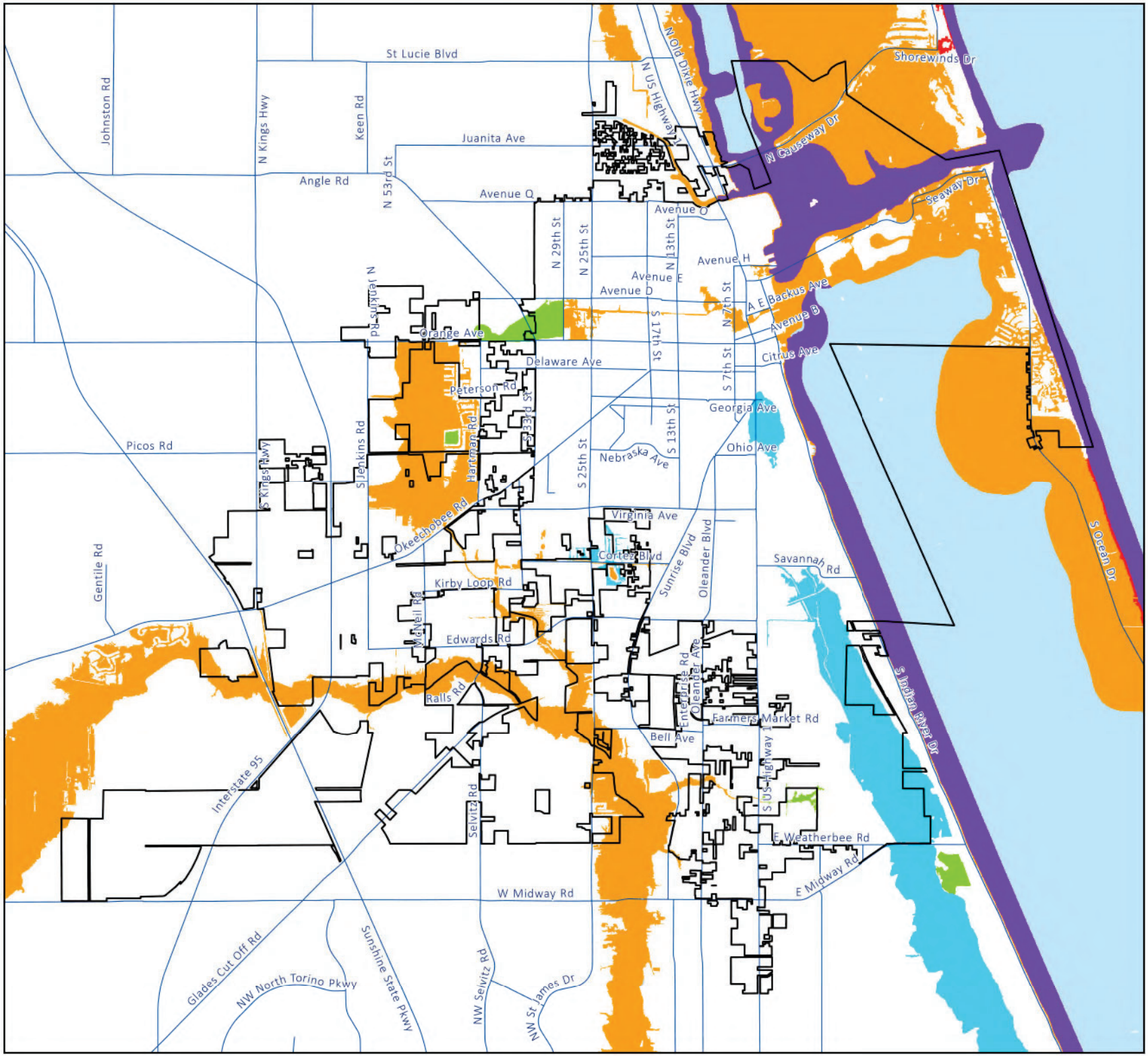
- Alfisols
- Bodies of Water
- Entisols
- Histosols
- Mollisols
- No Soil
- Spodosols

N
W E
S

0 0.5 1 Miles

TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL

Source: Esri, USDA NRCS Dec 2024
Effective Date: January 2026



Comprehensive Plan Map Series

GOP Map 5-1
Flood Hazard Zones of the Digital Flood Insurance Rate Map (DFIRM) 100-Year Flood Zones December 2024

- City
- Roads
- Water

Flood Zones

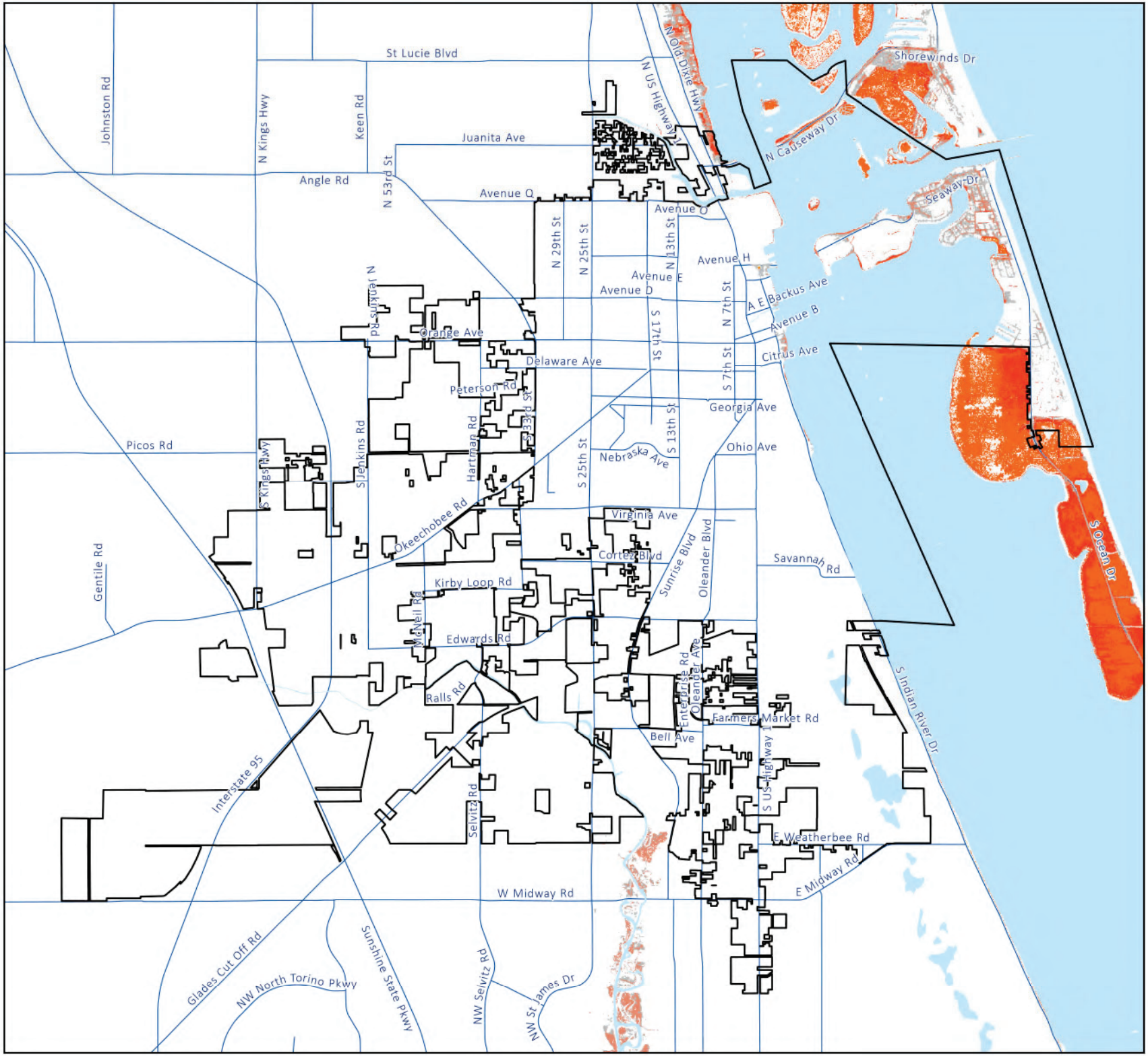
- AE
- A
- AH
- VE
- AO

See Federal Emergency Management Agency (FEMA) Map for precise delineation: Flood Maps | FEMA.gov

N W E S

0 0.5 1 Miles

Source: FEMA FIRM 2025
Effective Date: January 2026



Comprehensive Plan Map Series

GOP Map 5-2 Coastal High Hazard Area (CHHA)

City

Roads

Water

CHHA

See National Oceanic and Atmospheric Administration (NOAA) for precise delineation: SLOSH | NHC.NOAA.gov

COASTAL HIGH HAZARD AREA F.S. 163.3178
Area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes ("SLOSH") computerized storm surge model.

N
W E
S

0 0.5 1 Miles

TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL

Source: NOAA September 2025
Effective Date: January 2026

Appendix 8-1: Coordinating Agencies

The following abbreviations apply to Nature of Relations

AE - Advise and Encourage
AP - Approval, Permit
TA - Technical Assistance
CA - City Agency
FA – Formal Agreement
FN - Formal Notice
IN - Informal Notice
OA - Outside Agencies
PM -periodic Meetings to Coordinate Programs

Agency	Subject of Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Fort Pierce Office Primary Responsibility For Coordination
ADJACENT MUNICIPALITIES:				
Port St. Lucie St. Lucie Village	Land use Water service Wastewater treatment	AE, TA	Informal Coordination	Planning Department Engineering Department
LOCAL GOVERNMENT AGENCIES:				
Fort Pierce Housing Authority	Housing provision	PM	Board of Commissioners appointed by Mayor	Community Development
Council on Aging of St. Lucie, Inc.	Transit services	AE	Informal Coordination	Community Development
St. Lucie County Erosion District	Erosion, beach, and coastal issues.	AE, TA	Informal Coordination	Engineering Department Public Works
St. Lucie County Fire District	Fire protection Development review	TA	Existing Contract for Services	Planning Department
St. Lucie Transportation Planning Organization (TPO)	Long range transportation planning	AE,AP,PM, TA	Technical Advisory Committee	Engineering Department Public Works Planning Department
St. Lucie Public Schools ~~County School District~~	Maintenance, facility planning, recreation opportunities	PM, TA, FN	Interlocal agreement for facilities planning, Existing contract for construction of portable classrooms and permanent schools	Planning Department
St. Lucie County Sheriff's Office	Law Enforcement	FA	Interlocal agreement	City Manager

Agency	Subject of Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Fort Pierce Office Primary Responsibility For Coordination
COUNTY AGENCIES:				
St. Lucie County Administration	Administrative duties	PM	Interlocal agreements	City Manager
St. Lucie County Board of County Commissioners	Annexations Port Management	FN, IN	County Comprehensive Plan Joint Planning Agreement Port Master Plan	City Manager Planning Department
St. Lucie County Department of Growth Management	~~Development of regional impact~~ Land use plan Amendment, plats, annexations	AP	St. Lucie County Land Development Code, Comprehensive Plan	Planning Department
St. Lucie County Department of Environmental Resources	Natural area management and protection of native species	AP	Land Development Code	Engineering Department
St. Lucie County Engineering	Transportation Stormwater	AE, AP, PM, TA	Permitting, Informal coordination	Engineering Department Public Works
St. Lucie County Library	Library Services/Cultural programming	AE, PM	Informal coordination	City Manager
St. Lucie County Mosquito Control District	Impoundment Management	AE, TA	Informal Coordination	Engineering
St. Lucie County Parks and Recreation	Recreation facilities	FA, AE, TA	Interlocal agreement	Public Works
St. Lucie County Property Appraiser	GIS data Tax Revenues	PM, TA	Interlocal agreement	Finance Planning Department
St. Lucie County Public Safety	Emergency management	AE, TA	Informal coordination	City Manager
St. Lucie County Tax Collector	Ad valorem collection	OA	Interlocal agreement	Finance

Agency	Subject of Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Fort Pierce Office Primary Responsibility For Coordination
FLORIDA DEPARTMENTS AND REGIONAL AGENCIES:				
Agriculture, Bureau of Regulation and Enforcement	Various licenses	AP	Permitting	City Manager
Florida Department of Commerce, Division of Community Planning	Planning activities	AP, TA	Oversight of comprehensive plan, regulation of land development code	Planning Department
Florida Division of Emergency Management	Mutual Aid Agreement	OA, TA	Informal coordination	City Manager
Environmental Protection	Water quality Natural resource protection	AP	Permitting Informal coordination	Engineering Department Planning Department
Fish and Wildlife Conservation Commission	Conservation	AE, TA	Informal coordination	Planning Department
Florida Housing Finance Corporation	State Housing Initiative Program (SHIP)	AP	Interlocal agreement	Community Development
Florida Atlantic University	Education	OA	Informal coordination	City Manager
Health	Water resources, septic tank permitting, health inspections	AE	Informal coordination	Engineering Department Building Department
Indian River State College	Education	OA	Informal Coordination	City Manager
Treasure Coast Regional Planning Council	General planning Mediation	TA,AE,AP	Review of comprehensive plan,	Planning Department
South Florida Water Management District	Stormwater management Wetlands Mitigation Water Use Resilience	TA,AE,AP	Water Well Permitting Wellhead protection Informal Coordination	Engineering Department Building Department
State, Division Of Historic Resources	Historic Lands & Buildings	TA/AE	Informal coordination	Planning Department
Florida Department of Transportation	Transportation planning	AE, AP, PM, TA	Informal coordination	Engineering Department Planning Department

Agency	Subject of Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Fort Pierce Office Primary Responsibility For Coordination
UNITED STATES DEPARTMENTS AND AGENCIES:				
Department of Commerce, Census Bureau	Decennial census	TA	Informal coordination	Planning Department
Department of Defense/ US Army Corps of Engineers	Cut and Fill (Wetland mitigation)	TA, AP	Permitting Informal coordination	Engineering Department
Department of Environmental Protection Agency	Cut and Fill (Wetland mitigation)	TA, AP	Informal coordination	Engineering Department
Department of Homeland Security/ US Coast Guard	Public Safety/ Natural Resource Protection	IN	Informal coordination	City Manager
Department of Housing and Urban Development	Community Development Block Grant	AP	Oversight of CDBG grants	Community Development
Department of the Interior	Grant applications	AP,TA	Informal coordination	Engineering Department
U.S. Postal Service	Address development, mail delivery	OA	Informal coordination	City Manager
Department of Transportation	Transportation planning	AE, AP, PM, TA	Informal coordination	Engineering Department
REGULATED UTILITIES:				
AT&T	Telephone/Intern et service Underground Utilities	OA	Informal coordination	Engineering Department
Comcast	Telephone/Television Internet services Underground utilities	OA	Informal coordination	Engineering Department
Fort Pierce Utility Authority	Electric, water and sewer service, re-use/greywater irrigation	FA	Interlocal agreement	City Manager Engineering Department
Florida Power and Light Company	Underground utilities	OA	Informal coordination	Engineering Department
North St. Lucie Hospital District	Medical service	OA	Informal coordination	City Manager

Source: 2011 City Comprehensive Plan – updated by TCRPC

Appendix 9-1: Fiscal Years 2026-2030 Capital Improvements Plan

GENERAL FUND CAPITAL IMPROVEMENT PROJECTS

Five Year Appropriation Summary

APPROPRIATIONS	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
FACILITIES MAINTENANCE PROJECTS					
City Hall Exterior Stucco Repair and Waterproofing	$ 78,063	$ -	$ -	$ -	$ -
Parking Garage Structural Repairs/Engineering	-	833,000	-	-	-
Downtown Gazebo	-	25,000	-	-	-
City Hall Grimes	99,725	-	-	-	-
Rotary Park/Kids Crossings - Renovations & Repairs (per	72,000	-	-	-	-
Basketball Courts Resurfacing	-	-	41,250	-	-
Riverwalk Center Renovation	30,000	-	-	-	-
Park Restroom Renovations	141,120	98,700	-	-	-
Purchasing Department Sink	7,500	-	-	-	-
Canvas Awning	-	-	-	9,800	-
City Hall/Parking Garage Covered Walkway	-	-	-	-	150,000
Historic Lookout Tower	-	100,000	-	-	-
Subtotal Facilities Maintenance Projects	**$ 428,408**	**$ 1,056,700**	**$ 41,250**	**$ 9,800**	**$ 150,000**
STREETS AND DRAINAGE PROJECTS					
Barber Surf Rake 600HD	$ 85,000	$ -	$ -	$ -	$ -
Kubota M5-111	62,000	-	-	-	-
Wheeled Excavator Long-Reach	-	350,000	-	-	-
300 Series Loader	-	-	240,000	-	-
Dump Truck	-	-	-	200,000	210,000
Street Sweeper	-	450,000	-	-	-
Subtotal Streets and Drainage Projects	**$ 147,000**	**$ 800,000**	**$ 240,000**	**$ 200,000**	**$ 210,000**
FLEET MAINTENANCE PROJECTS					
Heavy Shop 10-Ton Jack	$ 8,600	$ -	$ -	$ -	$ -
Shop A/C Reclaim & Charge Machine	22,000	-	-	-	-
:ight Duty Shop Tire Changer	10,000	-	-	-	-
Light Duty Shop Tire Balancer	11,000	-	-	-	-
Light Shop - Ice Machine	5,000	-	-	-	-
Subtotal Fleet Maintenace Projects	**$ 56,600**	**$ -**	**$ -**	**$ -**	**$ -**
PARKS AND GROUNDS PROJECTS					
Skid-Steer	$ -	$ 90,000	$ -	$ -	$ -
Mini Excavator	48,000	-	-	-	-
Ditch Witch ST37X	38,000	-	-	-	-
Utility Vehicle	27,000	-	-	-	-
Mower	28,000	29,000	30,000	31,000	32,000
Grapple Truck	-	-	300,000	-	-
Bucket Ruck	-	-	-	310,000	-
Dump Truck	90,000	-	-	-	-
Arrow Board	6,000	6,500	-	-	-
Enclosed Trailer	-	-	-	13,000	26,000
Subtotal Parks and Grounds Projects	**$ 237,000**	**$ 125,500**	**$ 330,000**	**$ 354,000**	**$ 58,000**

GENERAL FUND CAPITAL IMPROVEMENT PROJECTS

Five Year Appropriation Summary

APPROPRIATIONS	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
LEISURE SERVICES PROJECTS					
Digital Marquee for Recreation Center		$ 50,000	$ -	$ -	$ -
HVAC for Riverwalk	10,000	-	-	-	-
Riverwalk Kitchen Renovations	10,000	-	-	-	-
Camera Surveillance-Recreation Center	-	15,000	-	-	-
Gym/Office Flooring-Recreation Center	10,000	-	-	-	-
Garden Center Renovation	-	100,000	-	-	-
Modern Furniture and Updated Lighting-Riverwalk Center	-	25,000	-	-	-
Bleachers with Outdoor Shade and Mulitple Stall Restroom-Recreation Center Fields	-	-	-	-	30,000
Khalil Mack Field Renovation		150,000	150,000	150,000	150,000
Multimedia for Riverwalk Center	-	-	35,000	-	-
Subtotal Liesure Service Projects	**$ 30,000**	**$ 340,000**	**$ 185,000**	**$ 150,000**	**$ 180,000**
HUMAN RESOURCES PROJECTS					
Citywide Digital Bulletin Board System	$ -	$ 15,000	$ 35,000	$ 75,000	$ 20,000
Dedicated Training Room	-	10,000	30,000	24,000	12,000
Subtotal Human Resources Projects	**$ -**	**$ 25,000**	**$ 65,000**	**$ 99,000**	**$ 32,000**
IT PROJECTS					
End User Hardware Refresh Cycle	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000
Data Center UPS replacement.	-	60,000	-	-	-
IP Desk Phone Refresh	-	10,000	10,000	10,000	10,000
Time Entry Kiosks	20,000	-	-	-	-
Public Kiosks	15,000	-	-	-	-
Asset Tracking Mobile Scanning Kit	-	8,000	-	-	-
Chamber AV Equipment Upgrades	89,018	-	-	-	-
Overflow/Conference Room A/V Expansion		15,000	-	-	-
Campus TV Distribution Expansion	-	-	-	30,000	-
Compliant Drone	-	-	10,000	-	-
Subtotal IT Projects	**$ 199,018**	**$ 168,000**	**$ 95,000**	**$ 115,000**	**$ 329,000**
POLICE PROJECTS					
Flock		$ 435,600	$ 435,600	$ 435,600	$ 435,600
Axon	767,892	797,613	829,517	862,698	897,206
Superion/Central Square	-	95,030	104,533	114,987	126,485
Digital Access Control	-	150,000	-	-	-
Computers and Upgrades	-	18,425	36,850	-	-
PLX Penlink	-	22,000	24,200	26,620	29,282
Cellebrite Guardian PRO	-	45,100	49,610	54,571	60,028
File OnQ	-	39,380	43,318	47,650	52,415
GreyKey - Magnet Forensics	-	28,600	31,460	34,606	38,067
Access Gates	-	7,300	-	-	-
A/C Units	-	70,000	-	-	-
Furniture & Furnishings	-	19,350	-	-	-
Americat Boat Motors for Marine Unit	-	56,500	-	-	-
CASPER	-	5,000	-	-	-
Substation Kitchen Renovation	-	7,000	-	-	-
Leads Online	-	9,350	10,285	11,314	12,445
Generator	-	7,800	-	-	-
SMARSH	-	16,500	18,150	19,965	21,962
DELL Marketing -Absolute Net Motion	-	22,000	24,200	26,620	29,282
DELL Marketing -Carbon Black	-	13,200	14,520	15,972	17,569
Insight Public Sector - Fox IT PDF EDITOR	-	9,900	10,890	11,979	13,177
DATA443	-	11,000	12,100	13,310	14,641

GENERAL FUND CAPITAL IMPROVEMENT PROJECTS

Five Year Appropriation Summary

APPROPRIATIONS	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
POLICE PROJECTS CONTD.					
CLEARVIEW AI	-	15,400	16,940	18,634	20,497
Forenscope	-	86,555	-	-	-
FSIS II System	-	85,251	-	-	-
SafeFume	-	9,203	-	-	-
Training Software	-	15,000	-	-	-
Subtotal Police Projects	**$ 767,892**	**$ 2,098,057**	**$ 1,662,173**	**$ 1,694,526**	**$ 1,768,656**
ENGINEERING PROJECTS					
Pavement Markings	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
13th Street (Avenue E to Avenue Q)	-	-	360,000	-	-
13th Street (Virginia Avenue to Georgia Avenue)	-	-	500,000	3,000,000	4,500,000
Avenue I Corridor (13th Street to 25th Street)	-	-	300,000	-	3,700,000
33rd Street/Delaware Avenue Reconstruction	-	-	-	300,000	-
7th Street Reconstruction (Avenue D to Avenue H)	-	-	200,000	-	-
5th Street (Orange Ave. to Avenue A)	-	150,000	-	-	600,000
Hibiscus Park Neighborhood Revitalization	-		300,000	-	5,700,000
Indian River Drive Sidewalk (Delaware Ave. to Old Fort Park)	-	30,000	110,000	-	-
Downtown Restroom (Fishing Pier Location)	-	123,500	-	-	-
PAL Park Restroom Construction	-	248,500	-	-	-
PAL Park Football/Soccer Field	-	300,000	-	-	-
South Bridge Fishing Pier - Solar Lighting	-	-	175,000	-	-
Moore's Creek Linear Park - Phase 2	-	-	500,000	-	8,000,000
PAL Park Basketball Court	-	-	-	65,000	-
Lincoln Park Regional Park	-	-	100,000	400,000	-
Veterans Memorial Park	-	-	150,000	850,000	-
Beach Renourishment	-	-	1,000,000	1,000,000	-
Subtotal Engineering Projects	**$ 50,000**	**$ 902,000**	**$ 3,745,000**	**$ 5,665,000**	**$ 22,550,000**
TOTAL GENERAL FUND APPROPRIATIONS	**$ 1,915,918**	**$ 5,515,257**	**$ 6,363,423**	**$ 8,287,326**	**$ 25,277,656**

SPECIAL REVENUE FUND CAPITAL IMPROVEMENT PROJECTS

Five Year Appropriation Summary

APPROPRIATIONS	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
CDBG PROJECTS					
Preemptive Traffic Light System	$ 296,976				
Fenn Park Playground	532,000				
Dreamland Park Playground	267,142				
Moore's Creek Fit Park	318,457	-			
Total CDBG Projects	**$ 1,414,575**	**$ -**	**$ -**	**$ -**	**$ -**
FPRA PROJECTS					
Harobour Pointe Park Boat Ramp	$ 1,000,000	$ -	$ 500,000	$ 500,000	$ 500,000
Percy Peek Gymnasium Improvements	100,000	-	-	-	-
Jetty Park West	-	855,000	-	-	-
Depot Drive Improvements	200,000	500,000	1,500,000	1,000,000	-
Festival Street	-	500,000	500,000	500,000	500,000
Riverwalk Enhancement	165,000	-	-	-	-
Marina Square Redevelopment	100,000	2,000,000	1,000,000	1,000,000	-
Old St. Anastasia Redevelopment	-	150,000	-	3,500,000	1,000,000
Downtown Waste Management Pilot	200,000	-	-	-	-
PAD Parking Improvement	373,000	-	-	-	-
Jaycee Park Improvements	387,000	-	-	-	-
Moore's Creek Connectivity	-	-	-	-	250,000
Marina Park Promenade			75,000		
Downtown Streetscape		275,000			
Alleyway Beautification Project	100,000				
Educational Kiosks	25,000	-	-	-	-
Total FPRA Projects	**$ 2,650,000**	**$ 4,280,000**	**$ 3,575,000**	**$ 6,500,000**	**$ 2,250,000**
SURTAX PROJECTS					
Street Resurfacing (Citywide) - Annual	$ 950,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ -
13th Street (Georgia Avenue to Orange Avenue)	-	-	3,430,160	-	-
Wendell Road (7th Street to 8th Street)	-	100,000	-	1,052,060	-
Avenue I Corridor (13th Street to 25th Street)	-	-	300,000	-	3,700,000
11th Street, Preston Court , Boston Avenue Roadway Reconstruction	-	-	-	150,000	-
Citrus Avenue Reconstruction (US Highway 1 to S. 7th Street)	1,300,705	-	-	-	-
Pavement Condition Assessment	260,000	10,000	10,000	10,000	10,000
N 29th Street - Orange Avenue to Avenue Q	350,000	-	-	-	-
Avenue D Streetscape (29th Street to US 1)	4,002,425	-	-	-	-
Avenue D Reconstruction (US 1 to Indian River Drive)	-	-	-	2,545,200	-
Emil Avenue Sidewalk (Oleander Ave. to US 1)	-	75,000	625,000	-	-
Nebraska Avenue Sidewalk (Lawnwood Circle to S 13th St.)	900,000	-	-	-	-
Total Surtax Projects	**$ 7,763,130**	**$ 2,157,000**	**$ 7,490,160**	**$ 11,072,260**	**$ 11,710,000**

SPECIAL REVENUE FUND CAPITAL IMPROVEMENT PROJECTS

Five Year Appropriation Summary

APPROPRIATIONS	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
SUN TRAIL PROJECTS					
SUN Trail - Historic Downtown Fort Pierce Retrofit - Bike Path/Trail (Georgia Ave. to N. A1A)	$ 250,000	$ 284,420	$ -	$ 4,065,580	$ -
SUN Trail - FEC Overpass - Bike Path/Trail (South of Savannah Road)	-	-	-	-	10,000
SUN Trail - Historic Highwayman Trail Gap (Indian Hills Dr. to Georgia Ave.)	2,062,000	-	-	-	-
Total SUN Trail Projects	**$ 2,312,000**	**$ 284,420**	**$ -**	**$ 4,065,580**	**$ 10,000**
IMPACT FEE PROJECTS					
Granada Street (Porpoise Avenue to north of Gulfstream Avenue)	$ -	$ 680,165	$ -	$ -	$ -
Total Impact Fees Project	**$ -**	**$ 680,165**	**$ -**	**$ -**	**$ -**

ENTERPRISE FUNDS CAPITAL IMPROVEMENT PROJECTS

Five Year Appropriation Summary

APPROPRIATIONS	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
GOLF COURSE PROJECTS					
Indian Hills Club House	$ -	$ -	$ 600,000	$ -	$ -
Golf Cart Barn	-	-	250,000	-	-
Golf Course Pump Station	50,000	20,000	-	-	-
Reconfigurations of South Parking Area	-	-	150,000	-	-
Total Golf Course Projects	**$ 50,000**	**$ 20,000**	**$ 1,000,000**	**$ -**	**$ -**
MARINA PROJECTS					
Moore's Creek's Dredging Project	$ -	$ 175,000	$ -	$ -	$ -
Marina Dredging Project	550,000	1,250,000	-	-	-
North Marina Pump-Out Station	175,000		-	-	-
Marina Expansion	681,500	-	2,318,500	3,000,000	-
Code Compliance Watercraft	254,000	-	-	-	-
Support Vessel	30,000	-	-	-	-
Boat Lift	-	30,000	-	-	-
Fence Replacement & Parking Lot Resurfacing	-	75,000	-	-	-
Total Marina Projects	**$ 1,690,500**	**$ 1,530,000**	**$ 2,318,500**	**$ 3,000,000**	**$ -**
STORMWATER PROJECTS					
16th Street (Avenue K to Avenue I) - Storm Drain	$ -	$ 486,600	$ -	$ -	$ -
Avenue Q (14th to 17th Streets) - Storm Drain	-	1,269,000	-	-	-
Virginia Avenue Canal Stabilization (25th Street - 13th	-	44,000	3,000,000	2,456,000	-
Surfside Drainage/Resurfacing - Phase II	3,737,785	-	-	-	-
Surfside Drainage /Resurfacing - Phase III	-	1,800,000	-	-	-
Surfside Drainage/Resurfacing - Phase IV	-	-	-	1,960,268	-
Basin Management Action Plan (BMAP)	300,000	-	-	-	-
Total Stormwater Projects	**$ 4,037,785**	**$ 3,599,600**	**$ 3,000,000**	**$ 4,416,268**	**$ -**
SOLID WASTE PROJECTS					
Refuse Trucks: Side Load & Commercial Front Load , Grapple Truck, Flatbed Truck	$ 666,000	$ 666,000	$ 666,000	$ 666,000	$ 666,000
Office Flooring	10,000	-	-	-	-
Dispatch Room Electronics	10,000	-	-	-	-
2 Mule Utility Vehicles	53,000	-	-	-	-
Rear Parking Lot Paving	40,000	-	-	-	-
Furniture	7,700				
Forklift	-	45,000	-	-	-
Solid Waste Roof Replacement	120,000	-	-	-	-
Dumpster Enclosures	50,000	50,000	50,000	50,000	50,000
Total Solid Waste Projects	**$ 956,700**	**$ 761,000**	**$ 716,000**	**$ 716,000**	**$ 716,000**

ENTERPRISE FUNDS CAPITAL IMPROVEMENT PROJECTS

Five Year Appropriation Summary

APPROPRIATIONS	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Sunrise Theatre Projects					
A/C Chiller Replacement	-	242,320	-	-	-
Digitsl Marquee	-	200,000	-	-	-
Box Office Window Replacement	-	20,000	-	-	-
Lobby Restroom Renovation	-	-	-	115,000	-
Updated ADA Products	-	20,000	-	-	-
Updated Lighting System	-	-	-	-	200,000
Updated Sound System	-	150,000	-	-	-
Roof Replacement	-	540,000	-	-	-
Total Sunrise Theatre Projects	**$ -**	**$ 1,172,320**	**$ -**	**$ 115,000**	**$ 200,000**

Evaluation and Appraisal Review of the
City's Comprehensive Plan

Proposed Comprehensive Plan Amendments

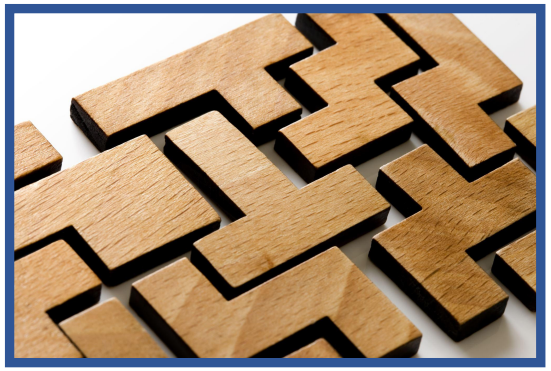
January 2026

Treasure Coast Regional Planning Council

Proposed Amendments to Elements in the Comprehensive Plan

Update the Data, Goals, Objectives, and Policies

- Address Local Issues
- Provide Legislative consistency
- Consider the Community's Vision



1. Future Land Use
2. Transportation
3. Infrastructure
4. Conservation
5. Coastal Management
6. Housing
7. Recreation and Open Space
8. Intergovernmental Coordination
9. Capital Improvements
10. Public Facilities Management
11. Public School Facilities
12. Property Rights

It is not just about planning – all elements work together

Local Issues and Vision

Identified through Stakeholder Interviews, Public Survey, and Workshops:

- Rational Boundary
- Strategic Annexation
- Consider Infrastructure in all Decisions
- Ensure Zoning and Land Use is Consistent
- Support Small Businesses
- Address Housing Needs
- “Up Our Transportation Game”
- Protect Coastal Areas – Resiliency/Mitigation

To name a few…

Narratives & Data and Analysis

Future Land Use

Table 1-1: Future Land Use Designations

Table 1-2: Vacant Lands

Table 1-3: Population Projections

Table 1-4: Vacant Land and Ability to Accommodate Population

Table 1-5: Future Land Use Density/Intensity Summary Table

Table 1-6: Zoning District Consistency

Housing

Table 6-1: Housing Units by Type

Table 6-2: Year Structure Built

Table 6-3: Owner-Occupied Units by Value

Table 6-4: Substandard Housing Conditions

Table 6-5: Owner Occupied Households by Income (%AMI)

Table 6-6: Renter Occupied Households by Income (%AMI)

Table 6-7: Renter Households, Cost Burden by Income

Table 6-8: Owner-Occupied Households, Cost Burden by Income

Table 6-9: Render Households by Gross Rent

Table 6-10: Owner Households by Monthly Housing Costs

Recreation and Open Space

Table 7-1: Projected Neighborhood Park Need

Table 7-2: Projected Community Park Need

Public Facilities Management

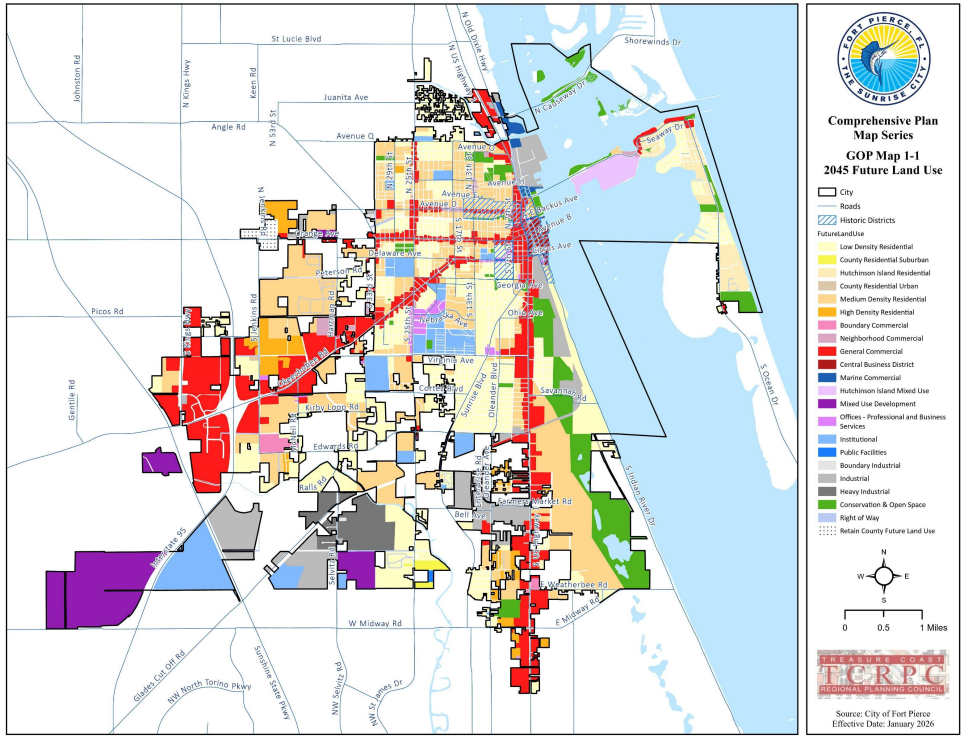
Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Appendix 2-1	Level of Service (LOS) Standards for Roadways
Appendix 2-2	St. Lucie Transportation Planning Organization 2025 LOS Report
Appendix 8-1	Intergovernmental Coordinating Agencies
Appendix 9-1	Fiscal Years 2026-2030 Capital Improvement Plan

Two planning periods
10-year/20-year

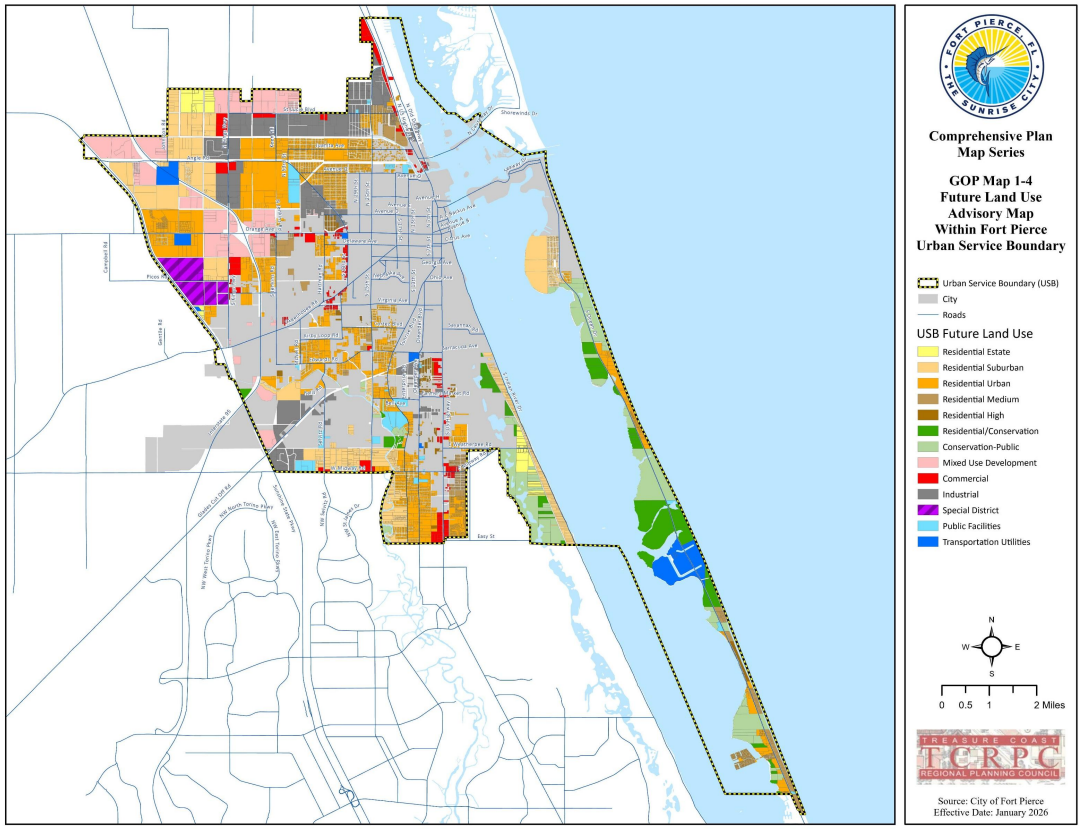
Map Series

- Future Land Use
- Existing Land Use
- Zoning
- Future Land Use Advisory Map With Urban Service Boundary
- Functional Classification
- Mass Transit
- Bicycle Facilities and Multiuse Trails
- Pedestrian Facilities
- Natural Resources and Land Cover
- Soils
- Flood Hazard Zones
- Coastal High Hazard Areas



Future Land Use Element

- Add new Tables 1-1 through 1-4 to quantify LU and population data
- Add a new table to cross-reference Future Land Use Categories with Zoning Districts
- Add a new policy to encourage preservation of recreational and working waterfronts
- Revise policies related to LOS Standards
- Revise Annexation Policies
- Revise policies to promote economic development
- Update FLUM Advisory Map which shows USB Boundaries
- Add a new policy that
  - Defines Future Annexation Area
  - Prohibits annexation outside the USB (same as FPUA water/sewer service area boundary)



Transportation Element

- Remove an outdated policy related to a Mobility Fee Methodology Study
- Add “The City Shall” to policies for consistency
- Add a policy to state the City shall consult with FDOT on proposed plan amendments and development projects that may affect the state Strategic Intermodal System
- Add a policy to implement a Bicycle Facilities Improvement Plan





Infrastructure Element

- Add policies related to sewage treatment and disposal systems (163.3177, F.S. aka HB 1379 (2023) Septic to Sewer Bill)
- Revise outdated language
- Remove outdated references to reports and plans
- Revise a policy to adopt 2025 WSFWP





Conservation and Coastal Management Elements



Conservation

- Correct Scrivener's errors and spell out or use acronyms where appropriate

Coastal Management

- Revise policies to include language related to at-risk, neglected, deteriorating, and/or derelict vessel (327.4107, F.S.)
- Add a policy related to maintaining, restoring, and enhancing the overall quality of the coastal zone environment
- Add a policy related to ensuring flood-resistant construction requirements



Housing Element

- Add several tables to assist with assessing and addressing the lack of affordable housing and include data related to housing inventory and cost of housing for individuals
- Revise policies to indicate Housing Needs study was completed
- Revise a policy related to inspections for building code and fire safety requirements when there is a sale of a residential building, or change of tenant in a rental unit
- Add a new policy related to working with for-profit and non-profit builders to provide infill housing
- Add a new policy related to funding programs supported by private sector resources





Recreation and Open Space Element

- Update LOS standards for neighborhood and community parks
- Add a policy to state City will complete an inventory of public and private recreation and open space land and amenities by January 2027
- Revise a policy to state City will maintain and update the Parks and Recreation Master Plan
- Revise a policy to include a requirement for residential development in excess of 100 du provide communal, hurricane-hardened building
- Revise a policy to state City will refrain from selling and/or otherwise disposing of recreation lands within City limits and annexation areas
- Add policy related to private recreation amenities be maintained in perpetuity, remain accessible, and not be sold or discontinued





Intergovernmental Coordination Element

- Update policy related to dispute resolutions process (186.509, F.S.)
- Update specific references regional passenger rail service
- Updated Table 8-1, Coordinating agencies to be included as an appendix.

Capital Improvements Element

- Include current FY 2025-2026 5-Year Capital Improvement Projects plan as an appendix
- Revise goal to indicate LOS standards reside in Public Facilities Management Element
- Add “The City Shall” to policies for consistency
- Add new policy to ensure consistency with stormwater pollution reduction goals in BMAP





Public Facilities Management Element

- Updated LOS standards for Public Facilities
- Add policy to state that incremental additional impact to public facilities will be assessed as part of FLUM amendments and Zoning changes

Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D ***SIS Facilities:*** I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C ***TRIP-Funded Facilities:*** SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	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	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
	~~2020~~ 2025	1.75 acres/1,000 population
	~~2025~~ 2035	2.0 acres/1,000 population
	~~2030~~ 2045	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
	~~2020~~ 2025	2.75 acres/1,000 population
	~~2025~~ 2035	3.0 acres/1,000 population
	~~2030~~ 2045	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

Public School Facilities Element



- Add list of public schools located in the City
- Spell out or use acronyms where appropriate

St. Lucie
PUBLIC SCHOOLS
AN "A" RATED
DESTINATION DISTRICT

Property Rights Element

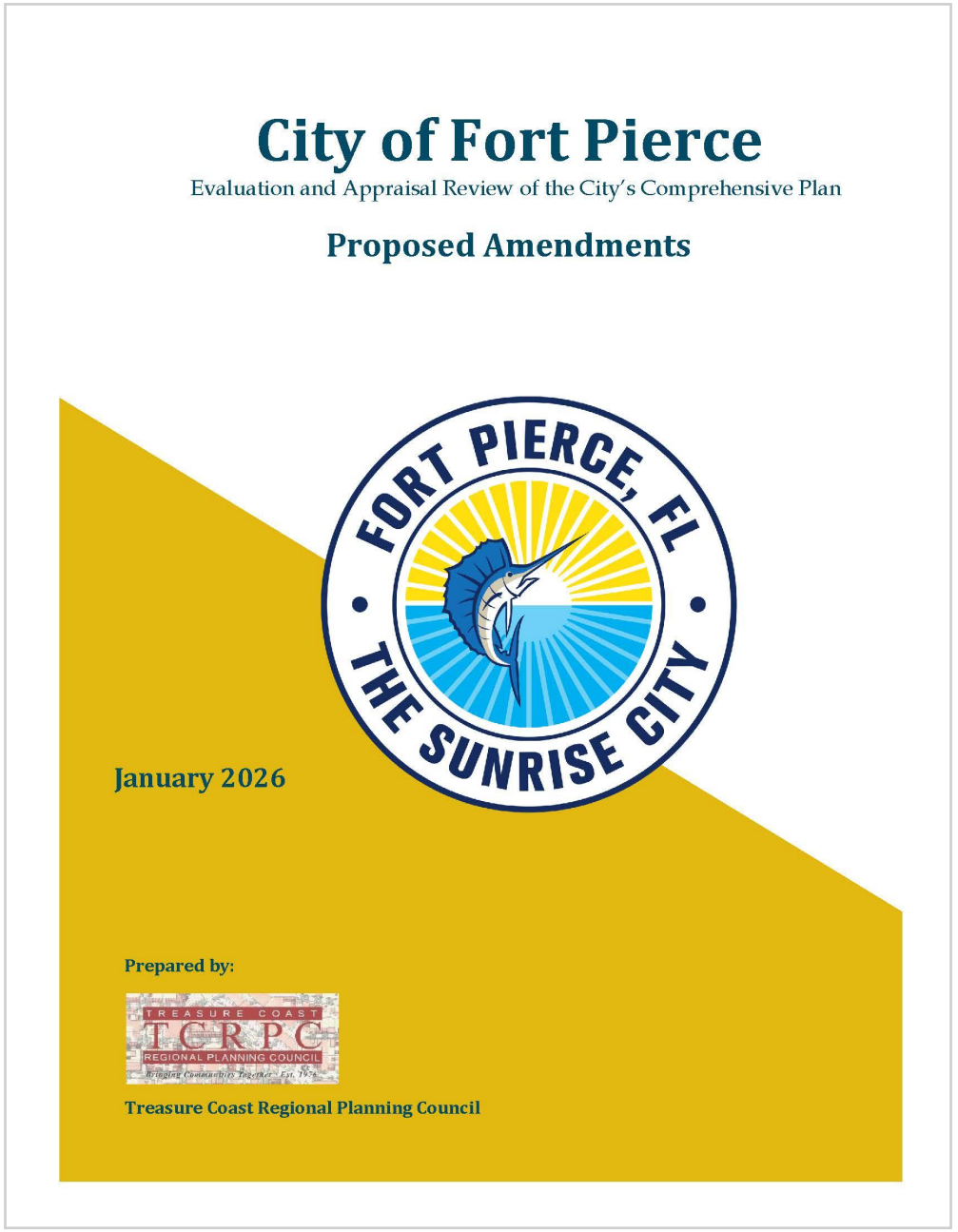


- Added purpose of element (2021)
- All Local Decision Making



Next Steps

- Planning Board to Review Proposed Amendments January 12, 2026
- Planning Board Provides Recommendations to City Commission for consideration at the January 20, 2026 Transmittal Hearing
- Transmit to FloridaCommerce for State Agency Review (30 Days)
- Comments back to City from FloridaCommerce and State Agencies
- Necessary Changes made by City
- City Commission Holds Adoption Hearing



Stephanie Heidt, AICP
Deputy Executive Director
Treasure Coast Regional
Planning Council
772.221.4060 ~ sheidt@tcrpc.org

Planning Board - 2:00 PM **10. a.**

Meeting Date: 01/12/2026

Re: PZANN2025-00006, Parcel ID: 2413-501-0154-000-6

Submitted For: Christopher Suneson, Assistant Planning Director, Planning Department

Information

SUBJECT:

PZANN2025-00006
Annexation
Tony Acerra Property
2413-501-0154-000-6

SUMMARY:

Request to review and approve a voluntary application for Annexation by owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is Low Density Residential (RL) and the proposed Zoning is Single Family Low Density Zone (R-1). Parcel ID: 2413-501-0154-000-6.

The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District.

RECOMMENDATION:

Staff recommends the Planning Board recommend approval of the proposed Annexation to the City Commission.

ALTERNATIVES:

1. Recommend Approval with conditions
2. Recommend Disapproval

RESPONSIBLE STAFF:

Chris Suneson - Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: N/A

Account: N/A
Amount: N/A
OTHER INFORMATION:
This item will not have a fiscal impact.

Attachments

Staff Report
Vicinity Map
Application
Justification Statement
Survey
Delineation Report
Staff Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Alicia Rosenthal	01/06/2026 04:30 PM

Form Started By: Christopher Suneson
Started On: 01/05/2026 05:15 PM
Final Approval Date: 01/06/2026

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: PZANN2025-00006 – Acerra Property Annexation

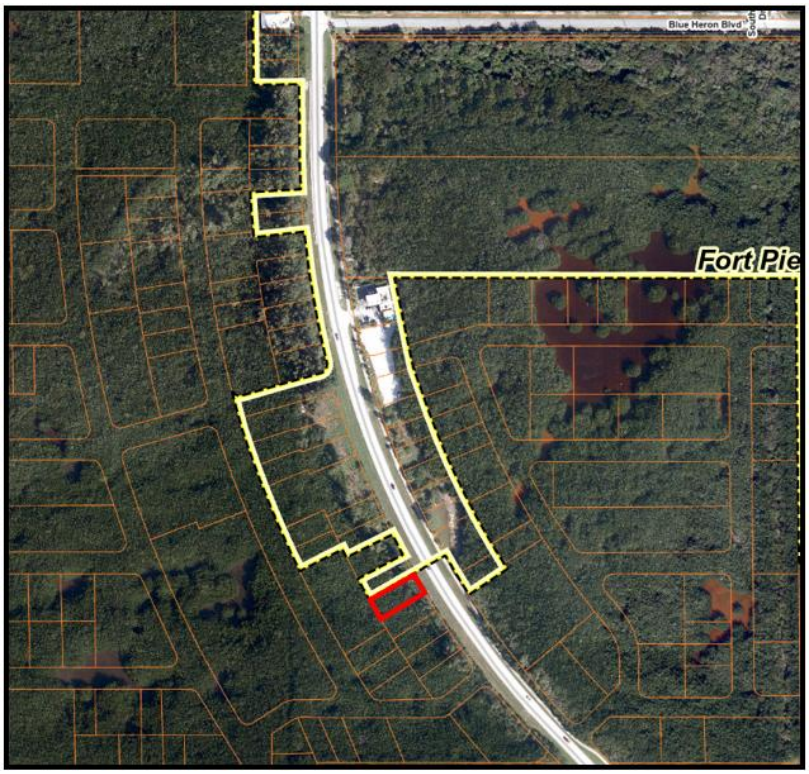
REVIEWER: CHRISTOPHER SUNESON, ASSISTANT PLANNING DIRECTOR

DATE: JANUARY 12, 2026

STAFF REPORT

Owner/Applicant:	Tony Acerra
Requested Action:	Request to review and approve a voluntary application for Annexation by owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive.
Location:	At or near 2528 S Ocean Drive
Parcel IDs:	2413-501-0154-000-6
Current SLC Future Land Use:	RS, Residential Suburban, 2 du/ac
Proposed Future Land Use:	RL, Low Density Residential
Current SLC Zoning:	HIRD, Hutchinson Island Residential District
Proposed Zoning:	R-1, Single-Family Low Density Zone

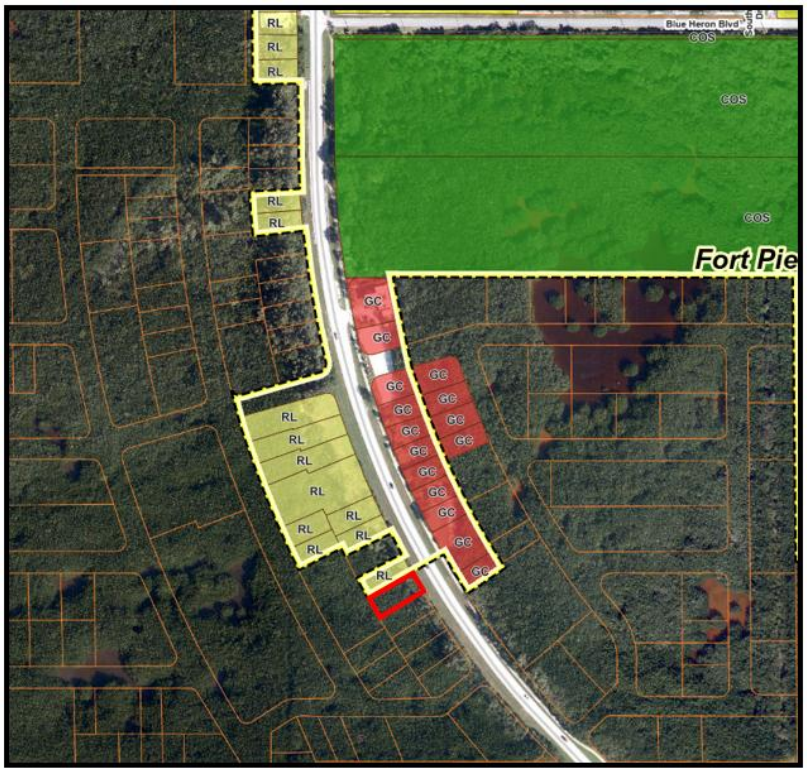
Location Map:



Future Land Use County Map:



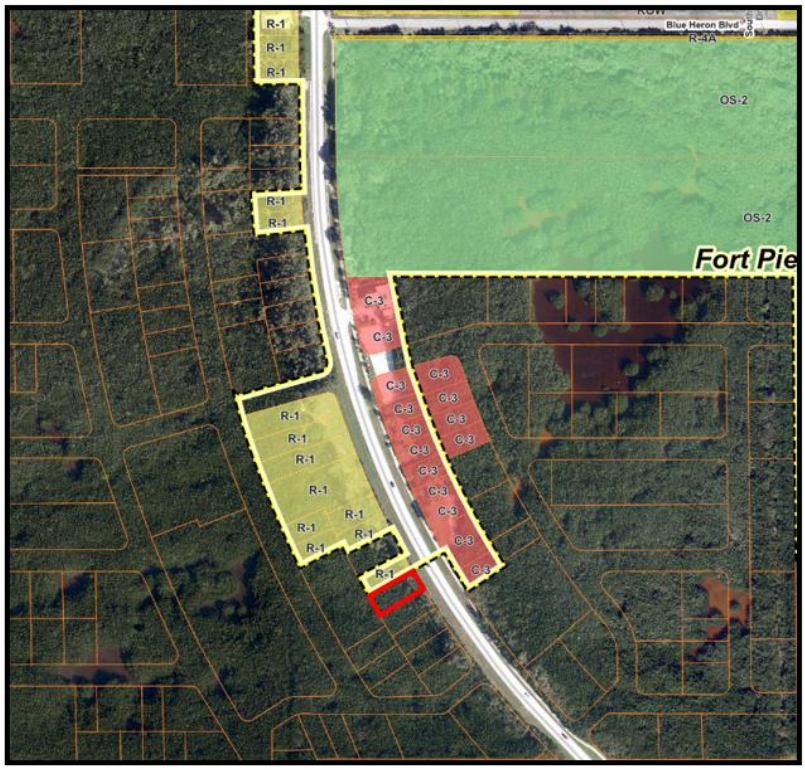
Future Land Use City Map:



County Zoning Map:



City Zoning Map:


R-1
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R-1
C-3
C-3
C-3

Staff Analysis

The applicant has requested review and approval of a voluntary application for the annexation of (1) parcel, containing 0.19 acres, into the City. If annexed the property would have a City Future Land Use Designation of RL, Low Density Residential, and a City Zoning of R-1, Single-Family Low Density Zone.

The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District.

The current taxable value of the property is approximately $27,860. Should the application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Existing Conditions
The subject parcel is currently vacant and contains natural mangroves.

Statutory Eligibility
As a voluntary annexation, the application is governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City. The statute provides three tests for land to be annexed including: 1) reasonably compact, 2) contiguous to the municipal boundary, and 3) not create an enclave - defined as being completely surrounded on all sides by the municipal boundary.

The area to be annexed is one parcel of land containing 0.19 acres and is considered reasonably compact. The subject parcel is contiguous to the southernmost portion of the municipal boundary located on the west side of South Ocean Boulevard / State Highway A1A. An enclave would not be created by the proposed annexation.

Staff finds the parcel is eligible for annexation under Florida Statute 171.044.

Consistency with Comprehensive Plan Goals, Objectives, and Policies
The City's Comprehensive Plan provides policy for annexations in Objective 1.11 of the Future Land Use Element. Objective 1.11 of the Comprehensive Plan states:

> *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The criteria by which proposed annexations should be evaluated are provided for in Policy 1.11.1:

1. *The ability of the City to provide public services at a level equal to or better than that available from the current service providers;*
2. *The ability of the City to provide public services at the City's adopted levels of service;*
3. *Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and*
4. *Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.*

The subject parcel lies within the Fort Pierce Utility Authority (FPUA) service boundary and is therefore eligible for annexation under Objective 1.11. Further, public services can be provided at equal to or better levels than current providers and those services can be provided at the City's adopted levels of service. Annexation of the subject parcel would neither eliminate nor create an unincorporated island (enclave). Finally, annexation of the property would neither eliminate nor create irregularities in the City's boundary.

Staff finds the subject parcel is eligible for annexation and meets the criteria outlined in the Comprehensive Plan's Future Land Use Element Policy 1.11.1.

Finally, the Comprehensive Plan Policy 1.11.5 states:

> *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan and the designations of surrounding properties, the proposed Future Land Use Designation for the subject parcel will be RL, Low Density Residential and will be zoned R-1, Single Family Low Density Residential Zone.

Future Land Use

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

Zoning

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

In review of the bulk area regulations for the R-1 zoning district, the subject parcel would be considered non-conforming with regard to lot area and lot width requirements. However, Section 125-70 of the Land Development Code provides for the continued use of non-conforming lots and the owner would be allowed to construct a single-family residence.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation given that the subject property is not allowed to construct a septic system on the property and must connect to water and sewer provided by FPUA.

Staff Recommendation

Staff recommends the Planning Board recommend approval of the proposed Annexation to the City Commission.



Close Record Card

Property Identification

Site Address:	OCEAN DR
Sec/Town/Range:	18/35S/41E
Parcel ID:	**2413-501-0154-000-6**
Jurisdiction:	Saint Lucie County
Land Use Code:	0000 - Vac Residential
Account #:	**150186**
Map ID:	25/18N
Zoning:	Hutch Isla



Legal Description

SURFSIDE HARBOR BLK 10 LOT 10

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.19
Land Size (SF):	8,100

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Ownership

Anthony S Acerra
Claudia F Acerra

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: SURFSIDE HARBOUR HUTCHINSON ISLAND, FORT PIERCE
2. Legal description of real property for which annexation is being requested: SURFSIDE HARBOUR BLK 10 - LOT 10

   Property Tax ID: 2413-501-0154-000-6
3. Size of described property: 8,100 sq. ft. - .19 ACRES
4. Project description: ANNEXATION INTO City of FORT PIERCE
5. Current St. Lucie County Future Land Use Designation: RESIDENTIAL R-1
6. Current St. Lucie County Zoning: HUTCHINSON ISLAND
7. Is this a Historic property? NO
8. Appraised value: $20,933
9. Name of Owner(s): ANTHONY S. ACERRA + CLAUDIA F. ACERRA

   Signature of Owner(s): Anthony S. Acerra,
   Mailing Address: 302 SW KANE AVE.
   City PORT SAINT LUCIE State FL. Zip 34953
   Phone 732-822-1859 Fax

10. Name of Representative: _____

Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____ Fax _____
E-mail: _____

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3225398 06/26/2008 at 11:32 AM
OR BOOK 2989 PAGE 434 - 434 Doc Type: DEED
RECORDING: $10.00
D DOC STAMP COLLECTION: $0.70

QUITCLAIM DEED

This quitclaim deed made on 6-7-08, between CLAUDIA F. GLOGOWSKI Anthony S. ACERRA (TRANSFEROR), of 24 DELAWARE AVE. (ADDRESS), WEST LONG BRANCH (CITY), MONMOUTH Co. (COUNTY), NJ. 07764 (STATE), and Anthony S. ACERRA / CLAUDIA F. ACERRA (TRANSFEREE), of WEST LONG BRANCH (CITY), MONMOUTH (COUNTY), _____ (STATE).

That for and in the consideration of the sum of ONE Dollars, the receipt of which is hereby acknowledged, Anthony S. ACERRA (TRANSFEROR) + CLAUDIA ~~F. Glowski~~ Glogowski does hereby release, remise and forever quitclaim unto Anthony S. ACERRA / CLAUDIA F. ACERRA (TRANSFEREE) all of his interest, if any, in that certain real property commonly known as #2413-501-0154-000-6 (PARCEL) (Property Address), located in the City of FORT PIERCE, County of ST. LUCIE, State of FLORIDA, described as follows:

Legal Description SURFSIDE HARBOR BLK 10 LOT 10

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

To have and to hold, all and singular the premises, with the appurtenances, unto Anthony S. ACERRA CLAUDIA F. ACERRA (TRANSFEREE) and his heirs and assigns forever.

In witness whereof, Anthony S. ACERRA CLAUDIA F. Glogowski (TRANSFEROR) has hereunto this day and year as set forth above.

Anthony S. Acerra
Claudia Glogowski
[Signature]
Claudia Acerra

[Acknowledgment] Signed, sealed and delivered in the presence of:

WITNESSES

Anta Carstens
, Daniel Cappola
Amy Sobotka

ANTA CARSTENS
Notary Public of New Jersey
My Commission Expires May 9, 2012

Prepared By and Return To:
Gail Logan, AVP
Fidelity National Title Insurance Company of New York
118 North Second Street
Fort Pierce, FL 34950

File No. 03-020-702292

Property Appraiser's Parcel I.D.(folio) Number(s)

2413-501-0152-000/2

RETURN TO:
Fidelity National Title
Courthouse Box 121

WARRANTY DEED

THIS WARRANTY DEED dated April 7, 2003, by Marion Paul Broome hereinafter called the grantor, to Anthony S. Acerra and Claudia F. M. Glogowski whose post office address is 24 Delaware Avenue , West Long Branch, New Jersey 07764, hereinafter called the grantee: **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

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

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lot 10, Block 10, Surfside Harbor Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 68 the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

Grantor hereby certifies that subject property is vacant land and does not represent homestead property.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2192653 OR BOOK 1699 PAGE 927
Recorded:04/24/03 10:49

* Doc Assump: $ 0.00
* Doc Tax : $ 273.00
* Int Tax : $ 0.00

**THIS DEED IS BEING RE-RECORDED TO ADD VESTING TO GRANTEES.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2207688 OR BOOK 1717 PAGE 2702
Recorded:05/21/03 15:43

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

Signed, sealed and delivered in the presence of:

Roxanne M. Huldeen
(Witness Signature)

Roxanne Huldeen
(Print Name of Witness)

Linda B. Hays
(Witness Signature)

LINDA B. HAYS
(Print Name of Witness)

Marion Paul Broome

(Address and Phone Number)

STATE of Fl.

COUNTY of St. Lucie

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared Marion Paul Broome, to me known to be the person(s) described in or who has/have produced personally known as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

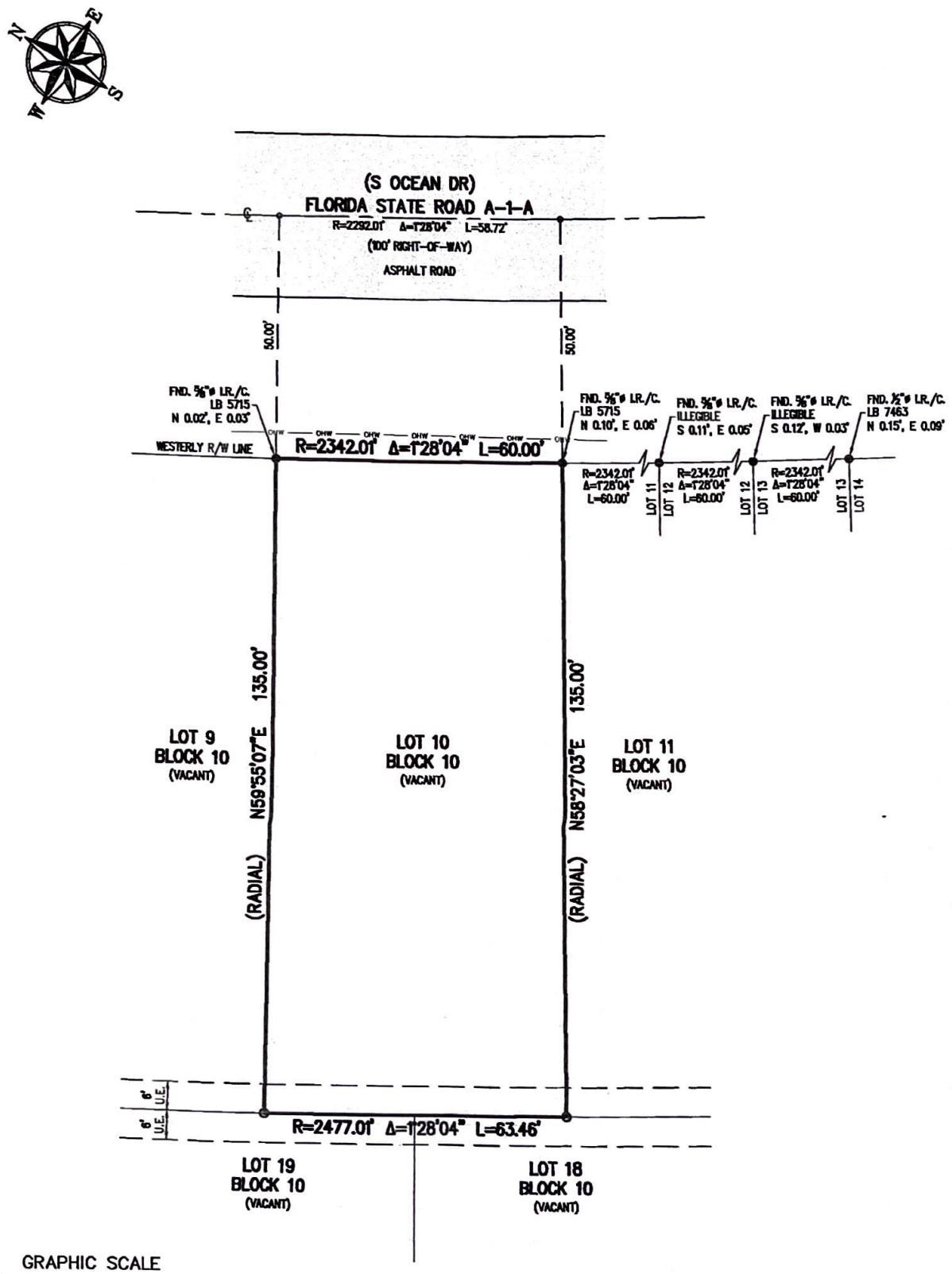
WITNESS my hand and official seal in the County and State last aforesaid this 11th day of April, 2003.

Roxanne M. Huldeen
Notary Signature

Roxanne M. Huldeen
Printed Notary Name

My commission expires: _____

ROXANNE M. HULDEEN
MY COMMISSION # DD 023560
EXPIRES: May 7, 2005
Bonded Thru Notary Public Underwriters



GRAPHIC SCALE

20 0 10 20

(IN FEET)

SHEET 2 OF 2

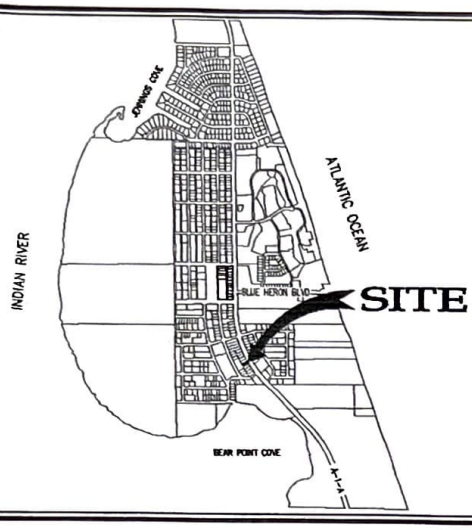
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SURFSIDE HARBOR
LOT 10, BLOCK 10 – BOUNDARY SURVEY

REVISIONS	DATE	BY

FILE NAME: 9873_ Lot 10 Blk 10 Boundary.dwg

DATE	2/22/2022
DRAWN BY	RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9873



LEGEND

Δ	– DELTA (CENTRAL ANGLE)	L.M.E.	– LIMITED MAINTENANCE EASEMENT
℄	– CENTER LINE	L.P. ☼	– LIGHT POLE
A/C	– AIR CONDITIONER	(N.R.)	– NON RADIAL
A.K.A.	– ALSO KNOWN AS	O.R.B.	– OFFICIAL RECORD BOOK
ALUM.	– ALUMINUM	P.B.	– PLAT BOOK
B.E.	– BUFFER EASEMENT	P.C.	– POINT OF CURVATURE
C.B.	– CATCH BASIN	P.C.C.	– POINT OF COMPOUND CURVATURE
C.O. ●	– CLEANOUT	P.I.	– POINT OF INTERSECTION
C.L.F	– CHAIN LINK FENCE	PGS.	– PAGE(S)
CONC.	– CONCRETE	P.R.C.	– POINT OF REVERSE CURVATURE
COV.	– COVERED	P.R.M. ■	– PERMANENT REFERENCE MONUMENT
C.U.E.	– CITY UTILITY EASEMENT	PROP.	– PROPOSED
D.E.	– DRAINAGE EASEMENT	R	– RADIUS
ELEC.	– ELECTRIC	R.P.	– RADIUS POINT
ELEV.	– ELEVATION	R/W	– RIGHT-OF-WAY
EQUIP.	– EQUIPMENT	(RAD.)	– RADIAL
ESMT.	– EASEMENT	SQ. FT.	– SQUARE FEET
EXIST.	– EXISTING	TYP.	– TYPICAL
F.H.	– FIRE HYDRANT	U.E.	– UTILITY EASEMENT
F.P.L.	– FLORIDA POWER & LIGHT	W.M. ⊡	– WATER METER
FIN.	– FINISHED	(00.00)	– DENOTES PROPOSED ELEVATION
FLR.	– FLOOR	0.00	– DENOTES EXISTING ELEVATION
FND.	– FOUND		– DIRECTION OF FLOW
G.V. ⋈	– GATE VALVE	Ⓜ	– DRAINAGE MANHOLE
H.H.	– HAND HOLE	Ⓘ	– IRRIGATION CONTROL VALVE
H.P.	– HIGH POINT	—OHW—	– OVERHEAD WIRES
I.R./CAP	– IRON ROD & CAP	Ⓢ	– SANITARY MANHOLE
L	– ARC LENGTH	○	– SET 5/8" IR/CAP LB 3591
L.E.	– LANDSCAPE EASEMENT	—○—	– SIGN

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPERS.
2. THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
3. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE SOUTH LINE OF LOT 10, BLOCK 10 AS N58°27'03"E.
5. THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
6. ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY, OR PARTIES, IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY, OR PARTIES.
8. FLOOD ZONE: "AE" BASE FLOOD ELEV.: 4.0'; FIRM MAP NO. 12111C0192K; COMMUNITY NO. 120285; DATED: FEBRUARY 19, 2020.
9. BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "97 77 A 21", ELEVATION = 2.48'.
10. PROPERTY ADDRESS: S OCEAN DRIVE

DESCRIPTION:

LOT 10, BLOCK 10, SURFSIDE HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD.

CONTAINING 8,333 SQUARE FEET OR 0.1913 ACRES, MORE OR LESS.

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 FEBRUARY 22, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

David Lindley

Digitally signed by David Lindley
DN: c=US, st=FL, l=Boca Raton, o=Caulfield & Wheeler, Inc., ou=Surveying, cn=David Lindley, email=dlindley@cwinc.com
Date: 2022.03.23 13:41:58 -05'00'

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

SHEET 1 OF 2

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

SURFSIDE HARBOR
LOT 10, BLOCK 10 – BOUNDARY SURVEY

REVISIONS	DATE	BY

FILE NAME: 9873_ Lot 10 Blk 10 Boundary.dwg

DATE	2/22/2022
DRAWN BY	RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9873

Justification Statement

All my life I enjoyed creating and building. In 1979 I became a union carpenter and worked in the extreme heat and cold for 38 years. I first visited Florida in 1975 with a couple of friends and returned many times afterwards. In 1989 I visited friends and Stuart. Their parents just built a house on the river in Sewall's Point. The sunsets were amazing and the warmth thawed my frostbitten fingers and toes. I knew I had to return here someday. My dream was to build a home with a sunset view.

I bought a fixer-upper house in my hometown and worked on it for 35 years. I also sacrificed to save money by working side jobs, nights and weekends. In 2003, 12 years before my retirement in 2015 because of spinal injuries. I bought my first Lot #14 on Hutchinson Island at Bear Point Sanctuary in the Surfside Harbor subdivision. I envisioned my dream three-story home with 360° sunrise to sunset views. I was curious why no one had built in the area after finding out that those lots were plotted out in 1950. So, I did my due diligence and visited the county building department on 2300 Virginia Ave in 2003 a couple of weeks later. The gentleman in the office there took me into the conference room and I showed him what I had just purchased. weeks later. He told me, "You are grandfathered into the lot size and setbacks for your house and septic tank". I felt relieved, so I bought my second lot #10.

Soon after I did a lot of legwork and asked many questions. I hired a wetlands consultant and started my mitigation process for Lot 14 with Lauri Heistermann at the Bear point Mitigation Bank. I paid for one reservation credit to mitigate the mangoes which amounted to 1/10th of an acre, or 4,500 square ft. I then hired my wetlands consultant to begin my DEP application much time and money later. I also have my DEP approval. Which, by the way, included a septic tank because the county did not provide sewer or water service. The City of Fort Pierce had a waterline installed only. Powerlines were there, and my dream was coming true. Little did I know my nightmare was just about to begin. Not just for me, before the whole subdivision dozens of lots were sold off during 2003 to 2004 and no one discovered any restrictions either.

Then a stroke of luck. After buying YMCA Easter house tickets since 1989, yes 31 years, I got a call from the YMCA in 2020. " You won the house". A year later our house was sold in a good market and my wife and I moved into the house in Port St. Lucie. I was ready to build. But, not so fast. First, the county said they would not allow a septic tank. I needed a sewer line. One day I was speaking to a builder/ developer from West Palm Beach who had bought a lot just up from me about my sewer petition. He said he was told the county had created. Something called an NCLOR, which rendered our lots, non-conforming, not billable, I basically worthless. Deep depression. I had been in the process of trying to get a sewer line from the county 1.5 miles to the south of our subdivision at a cost of $1.5 million in 2021. This first MSBU consisted of 75 lots from Blue Heron Boulevard to the end of our subdivision just north of the Bear Point Sanctuary parking lot. I questioned Barbara Getler and Cathy Altizer about the targeted area because it included the lots not just fronting A1A, but also the lots behind us. I mentioned that I was always told that the back lots were never going to be able to be built on. Barbara said, "This is what they gave us".

I had no choice, but to continue on with the MSBU, even though I told Barbara and Cathy, that I was afraid for my life. Can you imagine me getting them to pay for my sewer line knowing that they could not use it? They know where I live, and everyone in Florida has a gun. I had checked in with the petition count for the MSBU from time to time. Two years later, I was seven petitions short.

The next time I called Barbara, she told me my MSBU would not be allowed because our properties were not valuable enough. I said they were not valuable because we do not have a sewer line. I called Ray Morankus from the county sewer department to ask him if our subdivision could self-pay. He said the cost to install the sewer line went from $1.5 million to $4.5 million during that two year time period. This MSBU was doomed to fail from the beginning. Even if I did get the last seven properties, my MSBU would have been rejected by the county attorney anyway. I know this now only because of what happened next.

One day, I went to talk to Otis the owner of the Pie Hole pizza restaurant in our subdivision. The waitress said he was out of town. I mentioned about the sewer line and she told me he got approval from FPUA to bring it from Blue Heron Boulevard to the north south to his restaurant and properties. I was confused. When I inquired about that, I was told that would not be possible because that line was installed with federal money and it could not be extended south of Blue Heron Boulevard. Apparently, I was given wrong information again.

In March 2022, I decided to hire a lawyer to see what my options were. He told me that I needed to annex into the City of Fort Pierce because they did not change their ordinance and our lots would be considered conforming and buildable. I got in contact with Venus Gilmore, who is very helpful. My lawyer set up a meeting with him at City Hall. At that meeting, Venus confirmed that I could annex, my lots would be conforming, and that I could have a septic tank.

Great, I didn't have to bother with another MSBU for sewer line. Weeks later, I walked into the annexation meeting, and Ryan Altizer said, "You're going to be quick and easy so we are going to do yours first". I was annexing my Lot 14 to the lot across A1A to whom I paid $2100 for his survey to get him to annex because he was contiguous with the lot next to him thus making me contiguous with his lot across A1A. This is basically what lot number #9 did which my second lot to be annexed #10 is contiguous to. He annexed his lot in 2007 according to ordinance K-438 which was created by the City of Fort Pierce in 2006. But it wasn't that easy. As soon as the mention of a septic tank, I believe it was Alicia, said septic tanks were not allowed. At this point, the highs and lows are destroying my soul. Kevin Freeman said my annexation was on hold until we had a sewer line, not canceled.

So I contacted Bo Hutchinson and Lugey Dawson at the FPUA. He said yes the sewer line was federally funded. I asked him then how was Pie Whole Pizza was able to bring the sewer line down about 800' to his restaurant. He told me he paid for it himself. Private money. I contacted Barbara to start another MSBU to service the second half of our subdivision with FPUA. Bo said we first had to ge approval from Florida Fish And Wildlife. We called and emailed Patricia Kelly. She explained to us over the phone and through emails that she would only give permission for the 26 lots fronting A1A, and it had to be paid for by our private money. There was no formal application or document. The new 26 lot approval map was drawn up and Patricia indicated the area with a red arrow.

The new area map is part of my application and has been uploaded to the portal.

Of the 26 parcels, I have more than 75% of the required MSBU applications signed. Only 51% is required for approval. So here we are today because our MSBU was denied by the county because 10 of the 26 lots that are in the county are nonconforming. The county attorney said an owner of a nonconforming lot cannot be forced to pay for a MSBU if they are not able to build. We need to annex the 10 county lots first into the City of Fort Pierce to be conforming. Then, at that time, the sewer line can be installed. 16 of the 26 lots south of Pie Hole Pizza are already city lots in our MSBU. The lots from Blue Heron Boulevard south to Pie Hole Pizza are all city lots which make up the northern half of our subdivision. That makes about 90% city lots and 10% county lots total in our Surfside Harbor subdivision. This annexation process will conform the whole subdivision to city lots. Note, the FPUA owns the water line already and because of this if anyone were ever to build they would have to sign an annexation agreement for the City of Fort Pierce before any building would be able to commence. Thank you for considering our annexation applications.

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

SURFSIDE HARBOR
LOT 10, BLOCK 10 - BOUNDARY SURVEY

REVISIONS	DATE	BY
FILE NAME: 9873_ Lot 10 Blk 10 Boundary.dwg		

DATE	2/22/2022
DRAWN BY	RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9873



(S OCEAN DR)
FLORIDA STATE ROAD A-1-A
R=2292.01' Δ=1°28'04" L=58.72'
(100' RIGHT-OF-WAY)
ASPHALT ROAD

50.00'

FND. ⅝"ø I.R./C. LB 5715 N 0.02', E 0.03'

FND. ⅝"ø I.R./C. LB 5715 N 0.10', E 0.06'

FND. ⅝"ø I.R./C. ILLEGIBLE S 0.11', E 0.05'

FND. ⅝"ø I.R./C. ILLEGIBLE S 0.12', W 0.03'

FND. ½"ø I.R./C. LB 7443 N 0.15', E 0.09'

WESTERLY R/W LINE

R=2342.01' Δ=1°28'04" L=60.00'

R=2342.01' Δ=1°28'04" L=60.00'

R=2342.01' Δ=1°28'04" L=60.00'

R=2342.01' Δ=1°28'04" L=60.00'

LOT 11 | LOT 12

LOT 12 | LOT 13

LOT 13 | LOT 14

135.00'

N59°55'07"E (RADIAL)

135.00'

N58°27'03"E (RADIAL)

LOT 9
BLOCK 10
(VACANT)

LOT 10
BLOCK 10
(VACANT)

LOT 11
BLOCK 10
(VACANT)

6' U.E.

6' U.E.

R=2477.01' Δ=1°28'04" L=63.46'

LOT 19
BLOCK 10
(VACANT)

LOT 18
BLOCK 10
(VACANT)

GRAPHIC SCALE
20 0 10 20
(IN FEET)

SHEET 2 OF 2

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

SURFSIDE HARBOR
LOT 10, BLOCK 10 - BOUNDARY SURVEY

REVISIONS | DATE | BY
FILE NAME: 9873_ Lot 10 Blk 10 Boundary.dwg

DATE 2/22/2022
DRAWN BY RFC
F.B./ PG. N/A
SCALE 1" = 20'
JOB NO. 9873



Parcel I.D. #: 2413-501-0154-000-6

Wetland Delineation

Field Report

St. Lucie County, FL

BLK 10 - LOT 10

Surfside Harbor:
Block 10, Lot 10,
St. Lucie County

P.I.N. #: 2413-501-0154-000-6

Table of Contents:

Location Map: Delorme Topo USA

Field Report: To Include Detailed Findings & Conclusion

Aerial Map: St. Lucie County Property Appraiser
Aerial of Site

Site Map: LABINS Aerial of Site
With Wetland Delineation Lines Superimposed

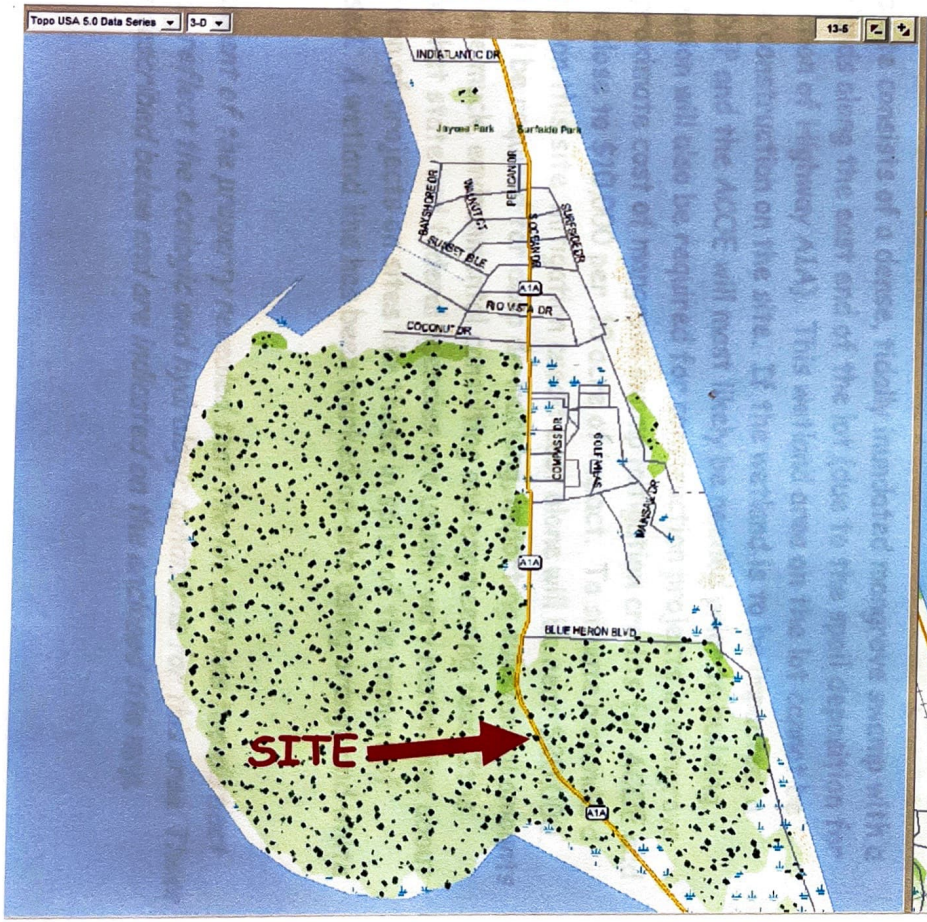
Site Photos: On Site Digital Photographs

LOCATION MAP

PIN: 2413-501-0154-000-6 ,
Surfside Harbor Block 10, Lot 10, St. Lucie County

N

CLOSE UP



REGIONAL



Mark Youmans
Environmental Consultant
909 SW Idol Avenue
Port St. Lucie, FL 34986
Phone/Fax # (772) 340-0749

Client: Mr. Anthony Acerra

Location: PIN: 2413-501-0154-000-6, Surfside Harbor,
Block 10, Lot 10 (OR 1699-927: 1717-2702),
Hutchinson Island, Highway A1A, St. Lucie County, FL

On October 11, 2006, a wetland survey was performed at the above referenced property, utilizing the wetland delineation standards set forth in 62-340 F.A.C. The findings are outlined below:

-Property Size: 0.19 Acres

-Approximate Percentage of Wetlands: 95%

-Approximate Percentage of Uplands: 05%

Comments: The site consists of a dense, tidally inundated mangrove swamp with a thin fringe of uplands along the east end of the lot (due to the spoil deposition for the road construction of Highway A1A). This wetland area on the lot cannot be avoided for house construction on the site. If the wetland is to be impacted, a permit from the DEP and the ACOE will most likely be needed prior to building. Substantial mitigation will also be required for construction projects in mangrove swamps. The approximate cost of mangrove swamp mitigation credits for ACOE and DEP dual credit is close to $10,000 per .10 acre of impact. To situate a standard single family house on this site, mitigation credit cost alone will be near $20,000. Additional costs will be required for deep de-mucking, importing substantial amounts of fill to replace the muck, environmental consulting and engineering fees. It is important to note that state and federal agencies are usually very restrictive about the size and location of projects on sites like these in spite of the amount of mitigation proposed. A wetland line has been marked on-site using orange and white striped ribbon.

An on-site assessment of the property revealed that the lot contains two distinct habitat types that reflect the ecologic and hydrologic conditions for this area. These two habitats are described below and are indicated on the enclosed site map.

Habitat Types:

(Habitats are described using D.O.T. F.L.U.C.C.S. Codes and the 10YR page of the Munsell Soil Chart)

HABITAT #1 -WETLAND MANGROVE SWAMP

F.L.U.C.C.S. CODE # 612

Biological Description of Wetland Habitat:

These dense, brackish water swamps occur along low-energy shorelines and in protected, tidally influenced bays of southern Florida. This community is composed of freeze-intolerant tree species that are distributed south of a line from Cedar Key on the Gulf coast to St Augustine on the Atlantic coast. These swamp communities are usually dominated by red, black, and white mangroves that progress in a sere from seaward to landward areas, respectively, while buttonwood trees occur in areas above high tide. Openings and transitional areas in mangrove swamps sometimes contain glasswort, saltwort, and other salt marsh species. All three major species of mangroves are mapped as a single class with no effort made to differentiate these species into separate zones.

PLANT COVERAGE OF THE WETLAND HABITAT AREA

Upland Plants:
(Upper Canopy & Sub-canopy): NONE

(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

Facultative Plants:
(Upper Canopy & Sub-canopy): BRAZILIAN PEPPER, AUSTRALIAN PINE

(Ground Cover): NONE

Percentage of total habitat coverage = **10%**

Facultative Wetland Plants:
(Upper Canopy & Sub-canopy): NONE

(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

Obligate Wetland Plants:

(Upper Canopy & Sub-canopy): RED MANGROVE, BLACK MANGROVE, WHITE MANGROVE

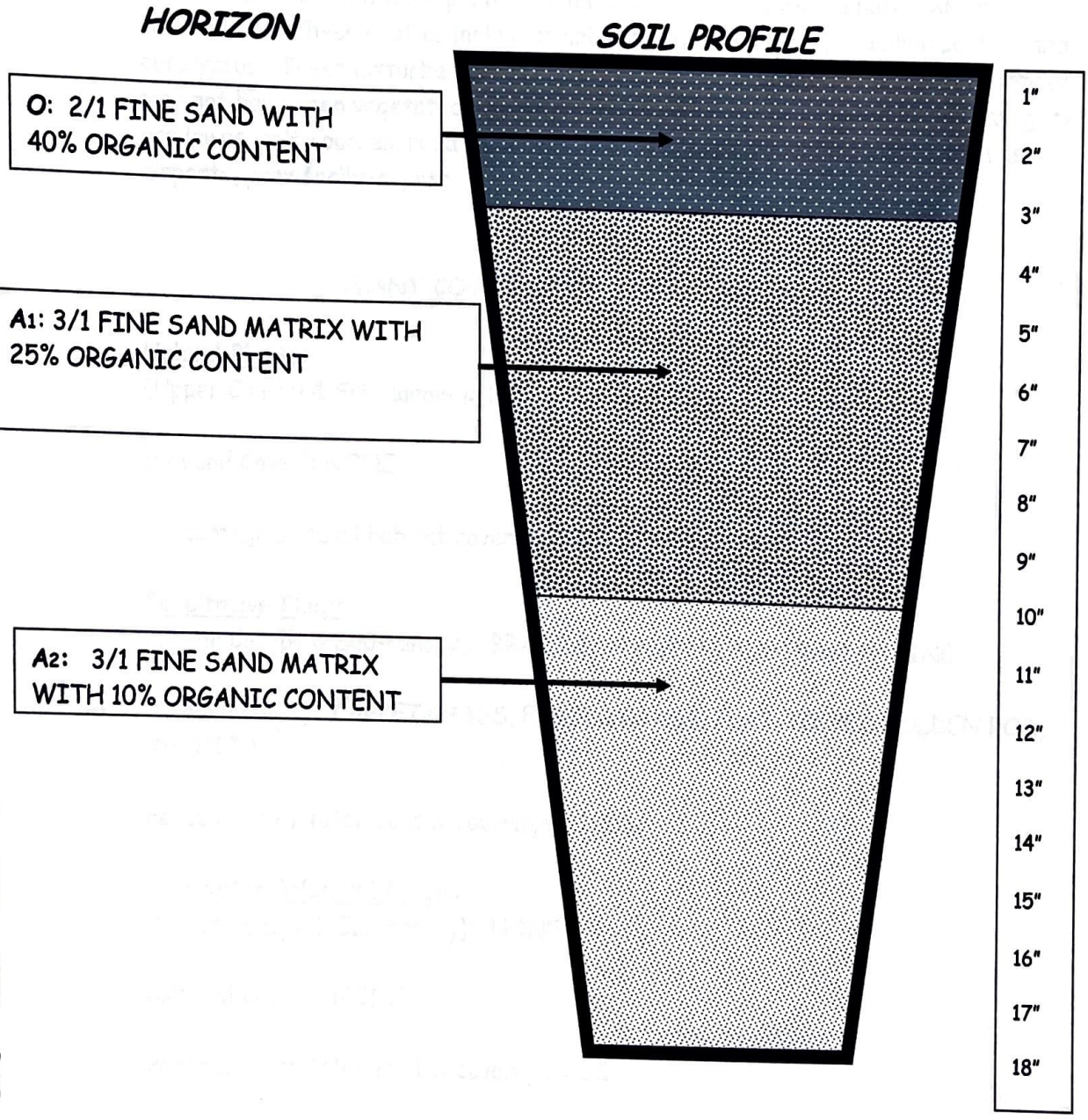
(Ground Cover): NONE

Percentage of total habitat coverage = **90%**

TYPICAL SOIL PROFILE IN THE WETLAND HABITAT AREA

(Using the 10YR page of the Munsell Soil Chart)

Soil Type: ARENT SOIL (INUNDATED ALONG WETLAND LINE)
Hydric/Depressional: YES



Hydrologic indicators present in this habitat area: Tidally Influenced Water Levels. Water Stains, Aquatic Plants, Aquatic Fauna, Adventitious Roots, Muck, Hydrogen Sulfide In The Upper 6" Of Soil & Defined Ecotone

HABITAT #2 - UPLAND- EXOTIC PLANT COMMUNITY
F.L.U.C.C.S. CODE # 422

Biological Description of Upland Habitat:
This community is defined by disturbed upland areas that are dominated by non-native trees that were planted or have escaped and invaded native plant communities. These exotics include melaleuca, Australian pine, Brazilian pepper, and eucalyptus. These disturbed areas usually occur within urbanized areas that may or may not have been vegetated. Some examples of land uses included in this category are lawns, golf courses, road shoulders, grassy areas surrounding places such as airports, park facilities, etc.

PLANT COVERAGE OF THE UPLAND HABITAT AREA

Upland Plants:
(Upper Canopy & Sub-canopy): NONE

(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

Facultative Plants:
(Upper Canopy & Sub-canopy): BRAZILIAN PEPPER, AUSTRALIAN PINE

(Ground Cover): CARPET GRASS, FINGER GRASS, FLAT-TOPPED GOLDEN ROD, WEDILIA

Percentage of total habitat coverage = **100%**

Facultative Wetland Plants:
(Upper Canopy & Sub-canopy): NONE

(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

Obligate Wetland Plants:
(Upper Canopy & Sub-canopy): NONE

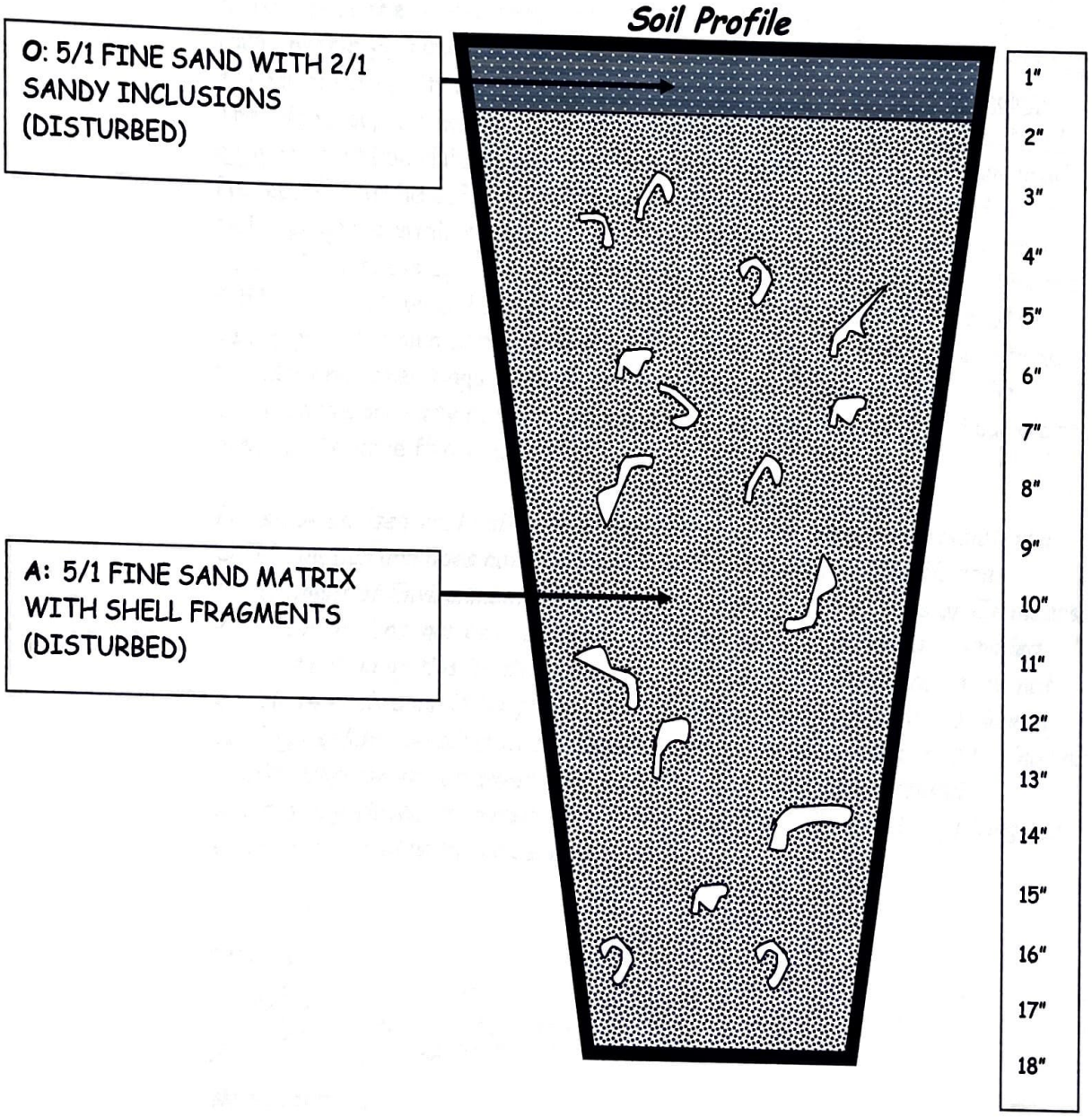
(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

TYPICAL SOIL PROFILE IN THE UPLAND HABITAT AREA

(Using the 10YR page of the Munsell Soil Chart)

Soil Type: ARENT (Disturbed- soil deposited during adjacent road construction)
Hydric/Depressional: N/A



Hydrologic indicators present in this habitat area: None

Conclusion:

After careful review of aerial photographs, St. Lucie County soil maps, on-site soil samples, hydrologic conditions and botanical observations, it is my professional opinion, based on reasonable scientific judgment that Habitat #1 of this lot lies within the State of Florida's wetland regulatory jurisdiction. This opinion is based on the fact that the site characteristics of Habitat #1 satisfy all of the four wetland tests (A, B, C & D). In this habitat area I have found hydric soils in all of the sample locations, obligate plants dominating the ecological community and there is convincing evidence of wetland hydrology. Therefore, approximately 95% of this lot lies within a jurisdictional wetland area and could be claimed by both the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers. Any proposed dredging or filling projects within wetland areas should require an environmental resource permit from these agencies. Fines of $10,000 per day may be imposed by the D.E.P. for unauthorized activities in wetland areas; additional fines and/or felony prosecution may be imposed by the federal government. The wetland boundary has been flagged with orange and white stripped ribbons. The approximate property corners along the roadside have been flagged using pink, green and orange fluorescent tape.

Please be advised that this assessment is an informal wetland jurisdictional determination and does not in any way bind the consultant, the Florida Department of Environmental Protection or the U.S. Army Corps of Engineers to its conclusions, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal wetland jurisdictional determination are not entitled to rely upon it for purposes of compliance with provisions of law. A binding wetland jurisdictional determination can be obtained by petitioning the Florida Department of Environmental Protection for a jurisdictional declaratory statement pursuant to Rule 62-340.300, FAC, or by applying for an environmental resource permit.

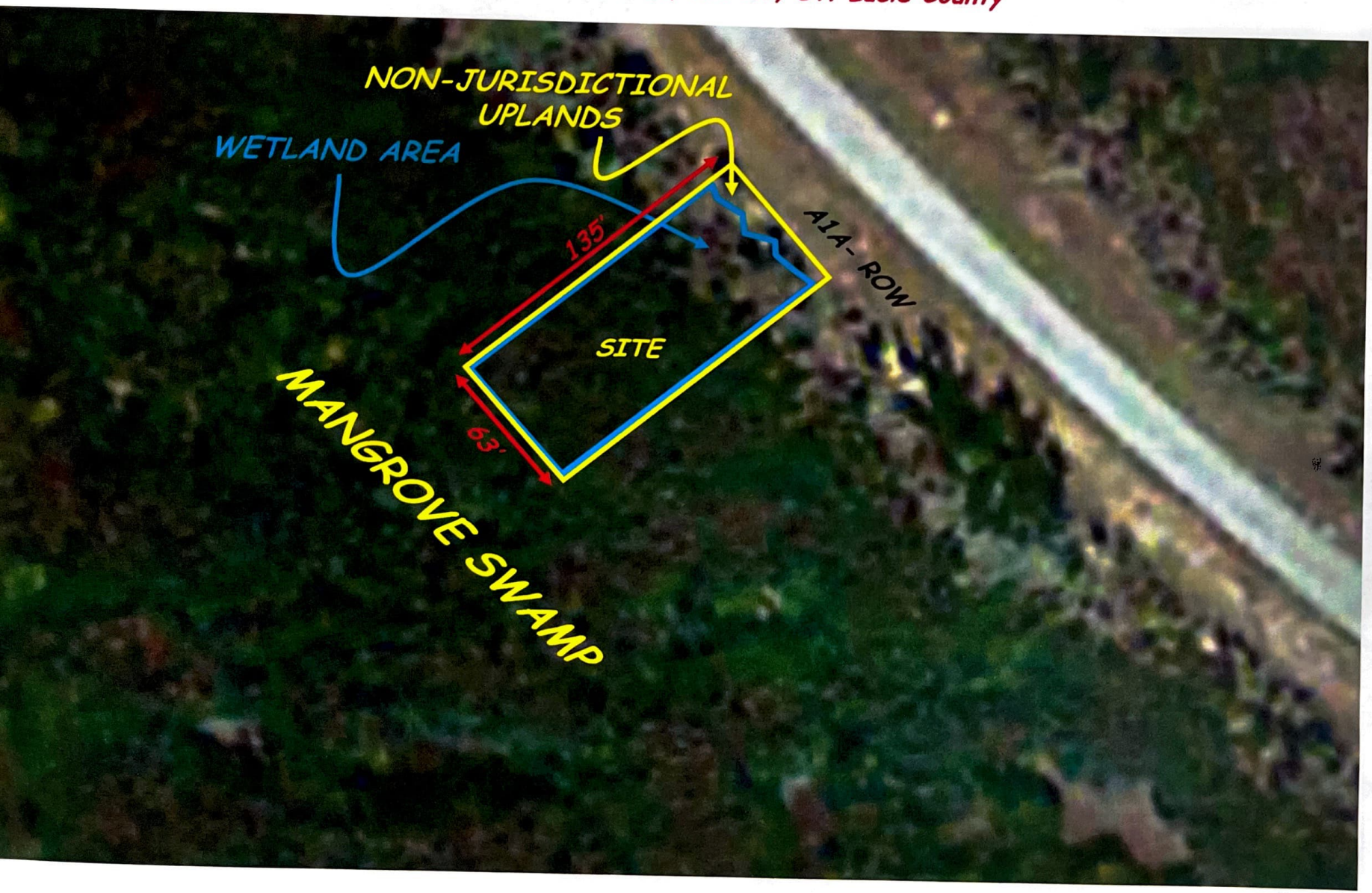
Sincerely,

Mark Youmans
Environmental Consultant

MANGROVE SWAMP
DRIVE
OCEAN
SITE
MANGROVE SWAMP

SITE MAP

PIN: 2413-501-0154-000-6
Surfside Harbor Block 10, Lot 10, St. Lucie County



SITE PHOTO'S

PIN: 2413-501-0154-000-6 ,
Surfside Harbor Block 10, Lot 10, St. Lucie County

October 11, 2006



CENTRAL WETLAND BOUNDARY LOOKING WEST

UPLAND FRINGE LOOKING WEST FROM ROAD R.O.W.



CITY OF FORT PIERCE

ANNEXATION

January 12, 2026

PZANN2025-00006
ACERRA PROPERTY – VOLUNTARY ANNEXATION
At or near 2528 S OCEAN DRIVE
(PARCEL ID: 2413-501-0154-000-6)

APPLICANT/OWNER

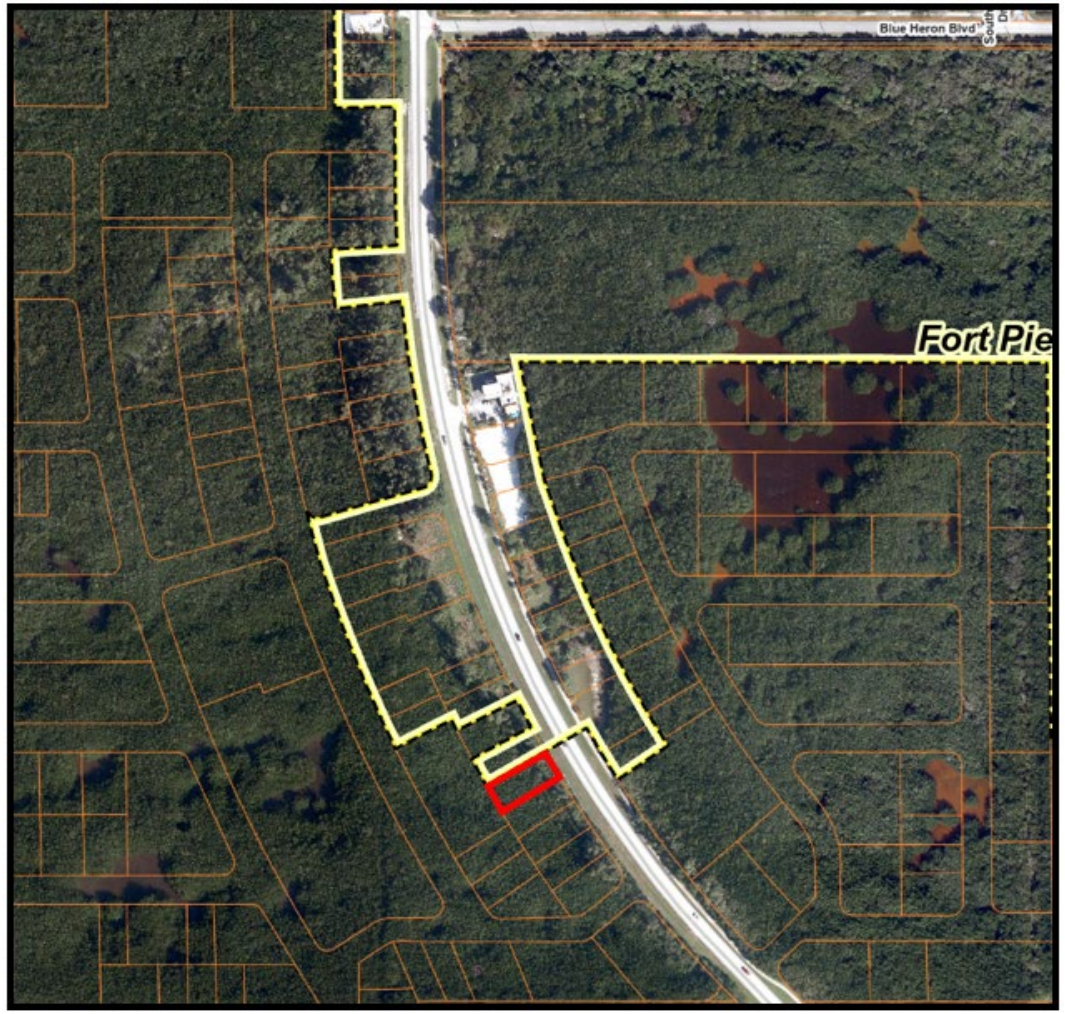
Tony Acerra

PARCEL ID:

2413-501-0154-000-6

REQUEST:

Request to review and approve a voluntary application for Annexation by owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is Low Density Residential (RL) and the proposed Zoning is Single Family Low Density Zone (R-1).



Site Location Map

SUMMARY

Subject parcel contains 0.19 acres, and is located at the southern end of the City limits on Hutchison Island. For reference, approximately ¼ mile south of the Blue Heron Boulevard/A1A intersection and south of Pie Hole Pizza on the west side of the road.

Current St. Lucie County Future Land Use Designation / Zoning:

- FLU - RS, Residential Suburban, 2 du/ac
- Zone - HIRD, Hutchinson Island Residential District

Parcel is currently vacant and contains natural mangroves.

The current taxable value of the property is approximately $27,860. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

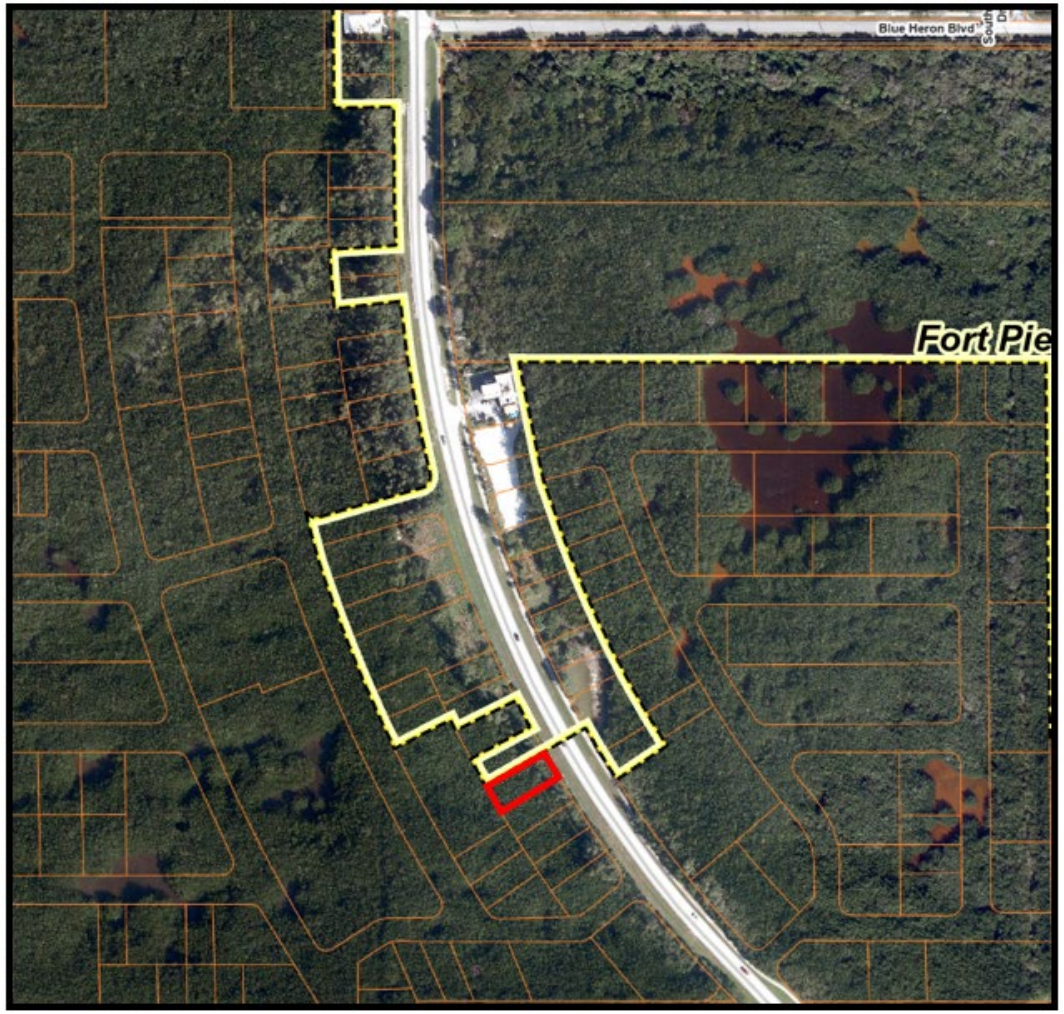
STATUTORY ELIGIBILITY

Voluntary Annexations are governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City:

- Must be reasonably compact;
- Must be contiguous to the municipal boundary;
- May not created an enclave.

These tests are met:

- Parcel is one lot with 0.19 acres of area;
- Parcel is immediately adjacent to Fort Pierce's boundary;
- An enclave is not created.



Site Location Map

COMPREHENSIVE PLAN POLICIES

Future Land Use Element Objective 1.11 of the Comprehensive Plan states:

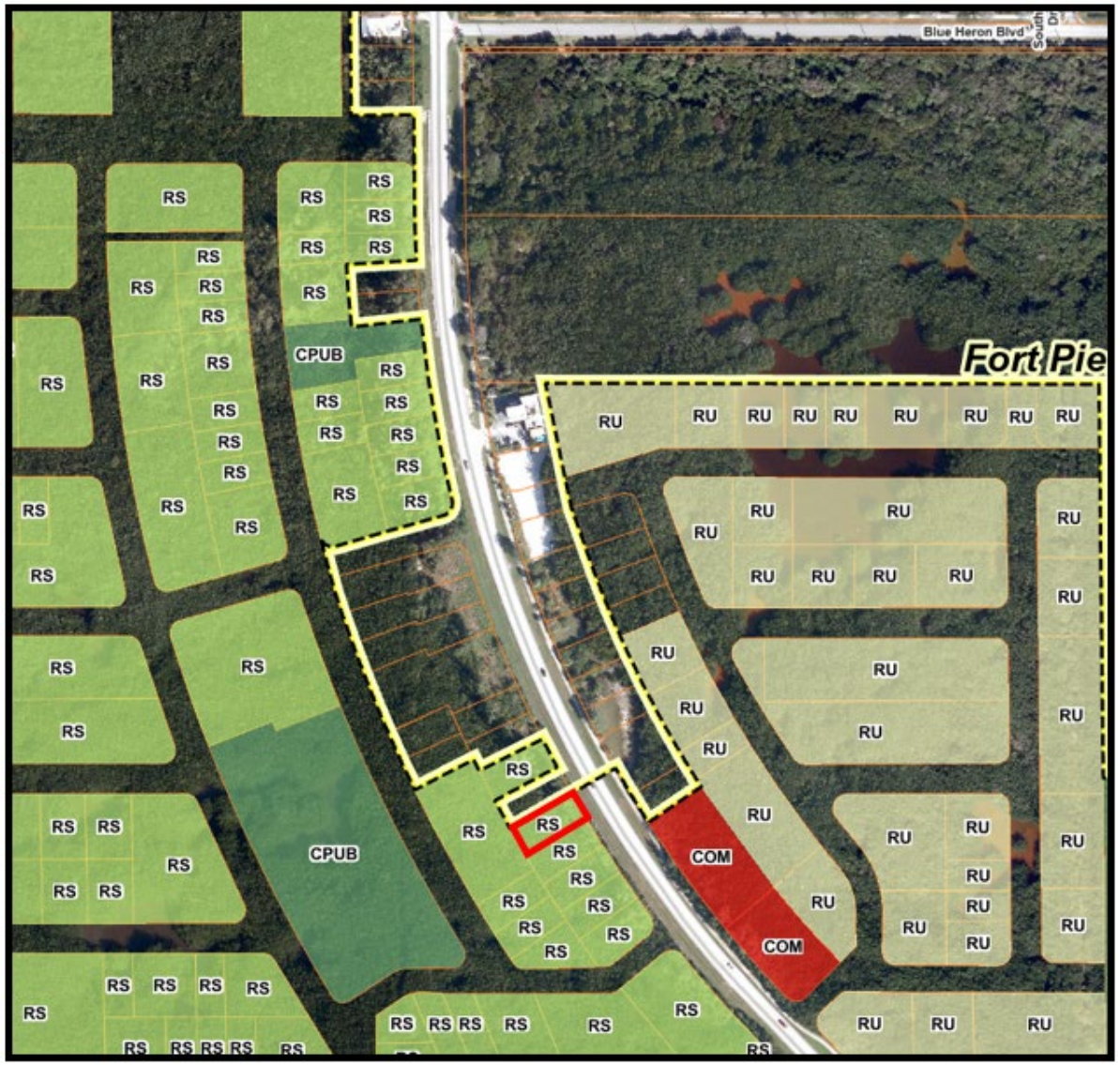
> *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The subject parcel is located within the FPUA services boundary.

Comprehensive Plan Policy 1.11.5 states:

> *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

EXISTING FUTURE LAND USE - COUNTY



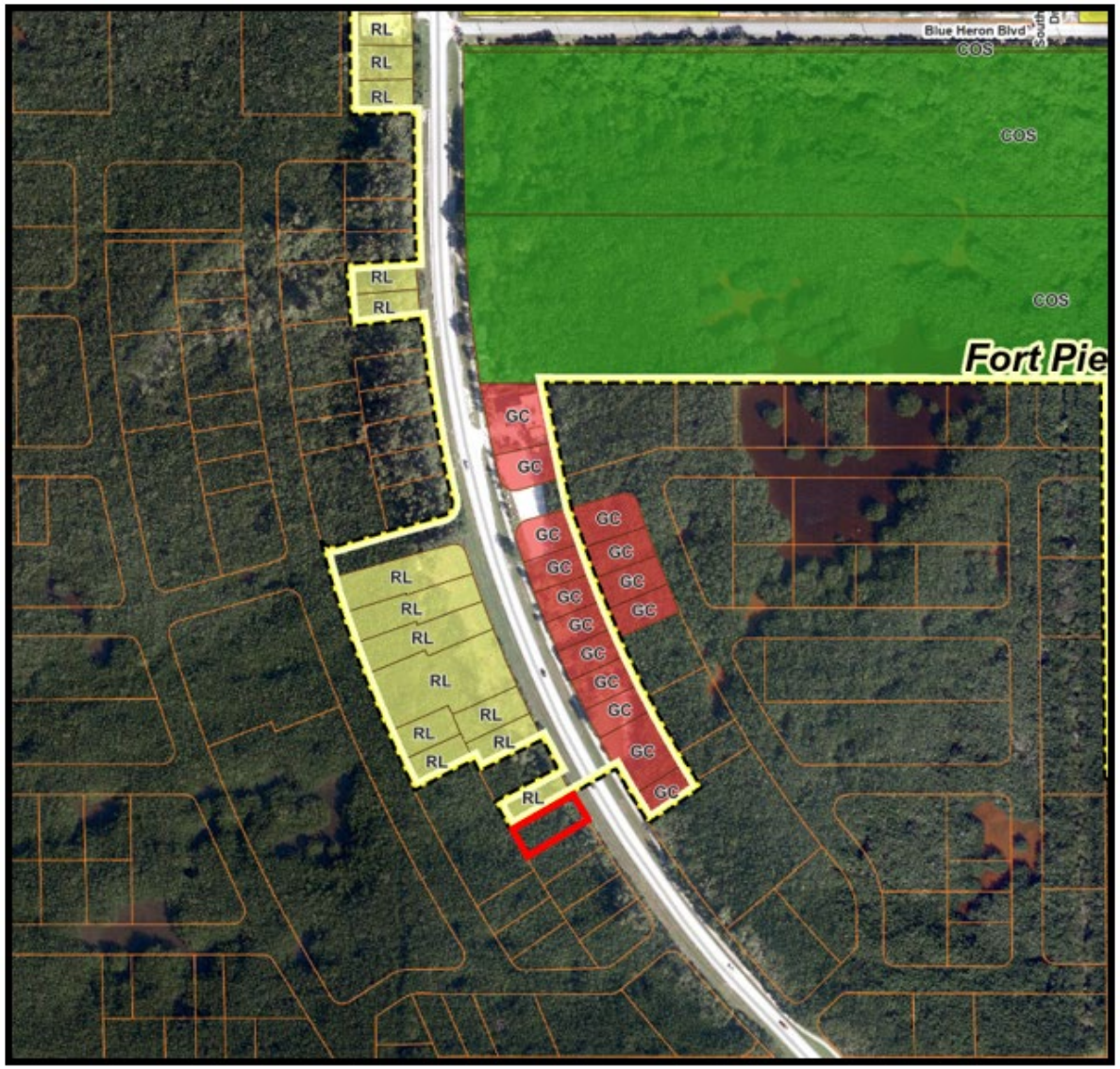
Current Saint Lucie County FLU:

RS, Residential Suburban, 2 du/ac

Proposed Fort Pierce FLU:

RL, Low Density Residential

PROPOSED FUTURE LAND USE - CITY



Current Saint Lucie County FLU:

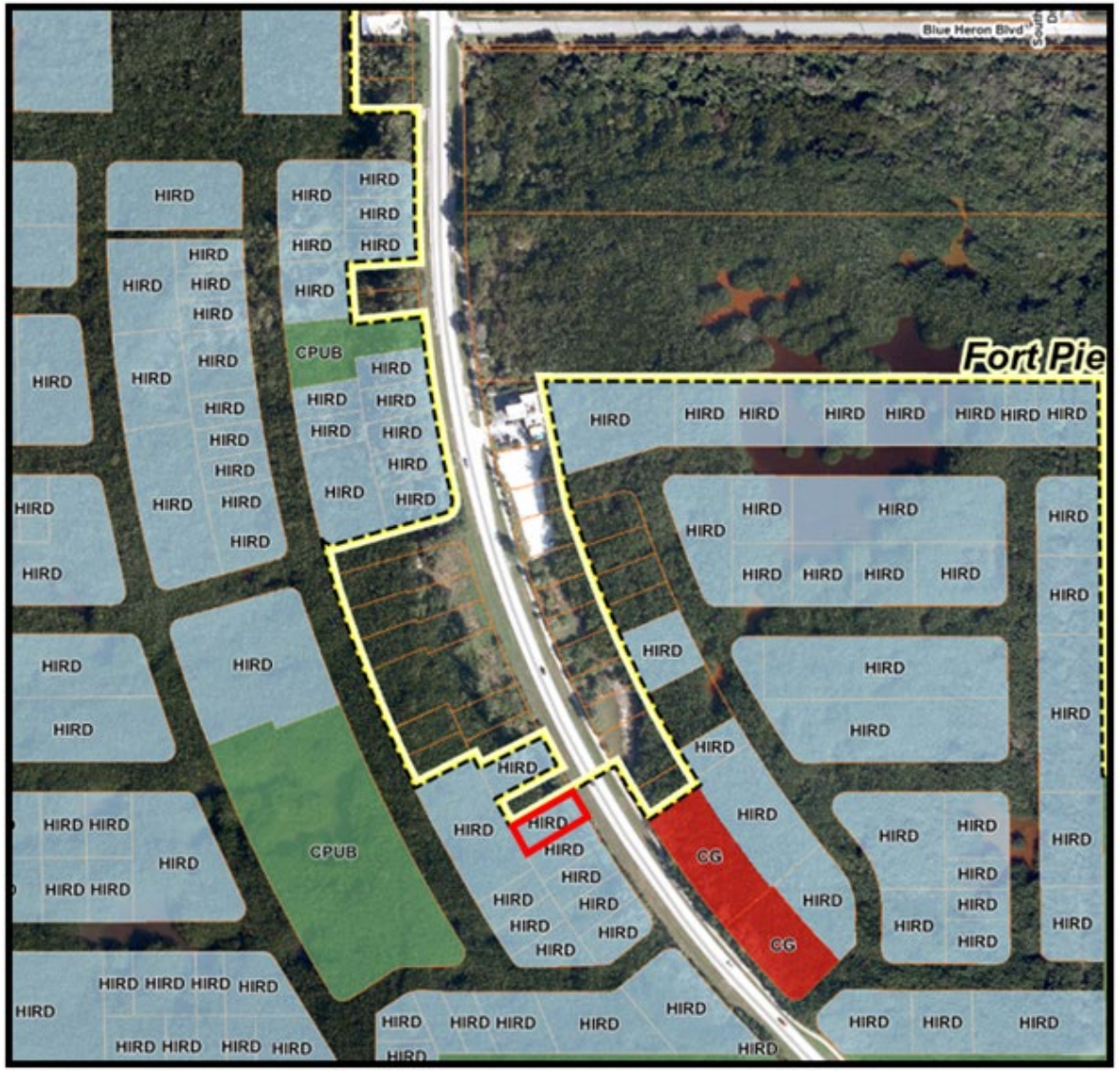
RS, Residential Suburban, 2 du/ac

Proposed Fort Pierce FLU:

RL, Low Density Residential

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcel is RL, Low Density Residential.

EXISTING ZONING - CITY & COUNTY



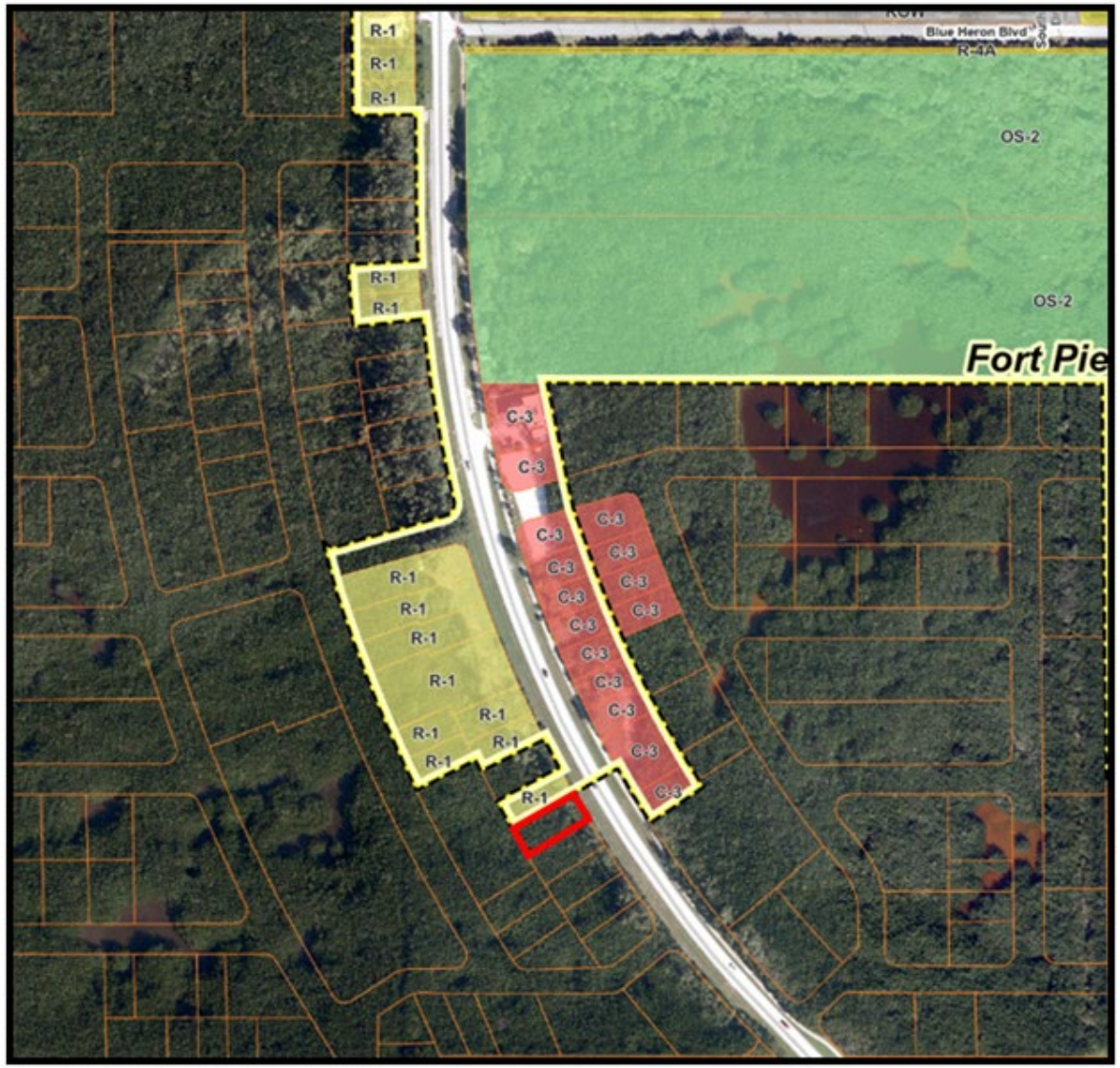
Current Saint Lucie County Zoning:

HIRD, Hutchinson Island Residential District

Proposed Fort Pierce Zoning:

R-1, Single-Family Low Density Zone

EXISTING ZONING - CITY & COUNTY



Current Saint Lucie County Zoning:

HIRD, Hutchinson Island Residential District

Proposed Fort Pierce Zoning:

R-1, Single-Family Low Density Zone

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning for the parcel is R-1, Single-Family Low Density Zone.

FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

FLU COMPARISON - ACERRA ANNEXATION

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	0.19	8,276.4

		RESIDENTIAL		COMMERCIAL	
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL SUBURBAN (RS)	2	1	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	1	0.0	0.0 SQ.FT
INCREASE / (DECREASE)			0		0.0 SQ.FT

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

ZONING

In review of the bulk area regulations for the R-1 zoning district, the subject parcel would be considered non-conforming with regard to lot area and lot width requirements.

However, Section 125-70 of the Land Development Code provides for the continued use of non-conforming lots and the owner would be allowed to construct a single-family residence.

	R-1 Requirements	Subject Parcel
Lot Size	12,000 sq. ft.	8,333 sq. ft.
Lot Width	75 ft.	60 ft.

ANNEXATION REVIEW CRITERIA

Future Land Use Policy 1.11.1 of the Comprehensive Plan provides four (4) criteria by which annexations should be evaluated.

Criteria	Evaluation
City can provide services at equal or better levels than current providers.	Yes.
City can provide services at adopted levels of service.	Yes.
Annexation eliminates or could be expanded to eliminate an enclave.	Neither eliminates or creates and enclave.
Annexation eliminates irregularity in City boundary and improves services delivery.	Neither eliminates or creates irregularity.

TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed ANNEXATION with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

All Departments have supported the annexation, given the subject property is not allowed to construct a septic system on the property and is required to connect to water and sewer services provided by FPUA which would be regulated by building permitting.

STAFF RECOMMENDATION

Staff recommends that the Planning Board recommend APPROVAL of the proposed ANNEXATION.

- ❑ Consistent with Florida Statute 171.044.
- ❑ Consistent with Comprehensive Plan Objective 1.11 and Policies 1.11.5 and 1.11.1.
- ❑ Does not adversely affect the public health, safety, convenience and general welfare.

Alternative actions of the Planning Board:

- Recommend Approval with changes.

or

- Recommend Disapproval

CITY OF FORT PIERCE

ANNEXATION

January 12, 2026

PZANN2025-00006
ACERRA PROPERTY – VOLUNTARY ANNEXATION
At or near 2528 S OCEAN DRIVE
(PARCEL ID: 2413-501-0154-000-6)

Planning Board - 2:00 PM **11. b.**

Meeting Date: 01/12/2026

Re: PZANN2025-00008, Parcel ID: 2413-501-0155-000-3

Submitted For: Christopher Suneson, Assistant Planning Director, Planning Department

Information

SUBJECT:

PZANN2025-00008
Annexation
Alberti Property
Parcel ID: 2413-501-0155-000-3

SUMMARY:

Request to review and approve a voluntary application for Annexation by owner, John Alberti, represented by Tony Acerra to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is Low Density Residential (RL) and the proposed Zoning is Single-Family Low Density Zone (R-1). Parcel ID: 2413-501-0155-000-3.

The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District.

RECOMMENDATION:

Approval

ALTERNATIVES:

1. Approval with Conditions
2. Denial

RESPONSIBLE STAFF:

Chris Suneson - Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	N/A
Account:	N/A
Amount:	N/A

OTHER INFORMATION:

This item will not have an impact on the budget.

Attachments

Staff Report
Vicinity Map
Application
Authorization Letter
Justification Statement
Survey
Staff Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Alicia Rosenthal	01/06/2026 04:32 PM

Form Started By: Christopher Suneson
Started On: 01/05/2026 06:01 PM
Final Approval Date: 01/06/2026

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: PZANN2025-00008 – Alberti Property Annexation

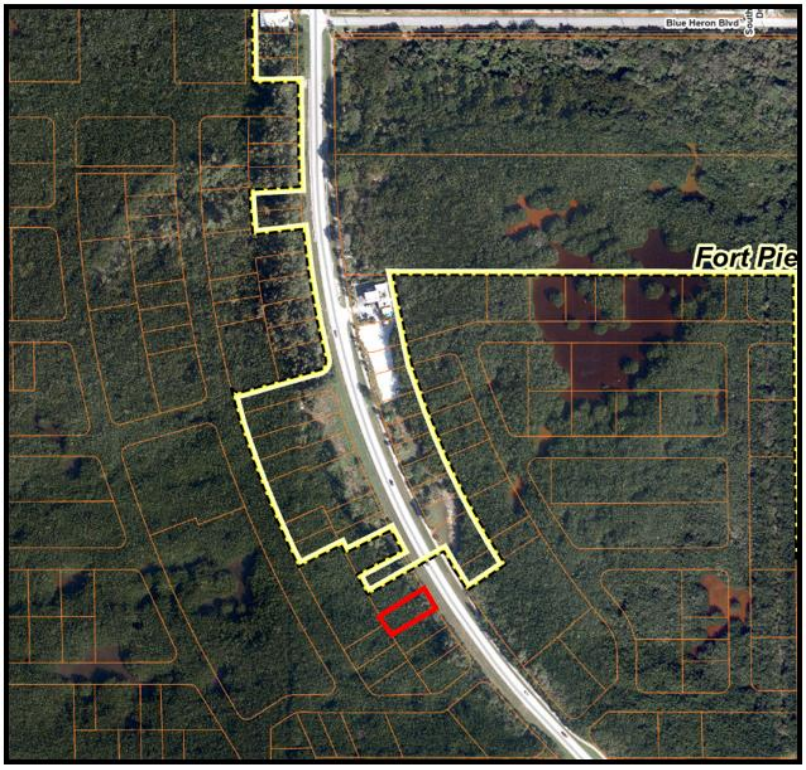
REVIEWER: CHRISTOPHER SUNESON, ASSISTANT PLANNING DIRECTOR

DATE: JANUARY 12, 2026

STAFF REPORT

Owner/Applicant:	John Alberti represented by Tony Acerra
Requested Action:	Request to review and approve a voluntary application for Annexation by owner, John Alberti, represented by Tony Acerra to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive..
Location:	At or near 2528 S Ocean Drive
Parcel IDs:	2413-501-0155-000-3
Current SLC Future Land Use:	RS, Residential Suburban, 2 du/ac
Proposed Future Land Use:	RL, Low Density Residential
Current SLC Zoning:	HIRD, Hutchinson Island Residential District
Proposed Zoning:	R-1, Single-Family Low Density Zone

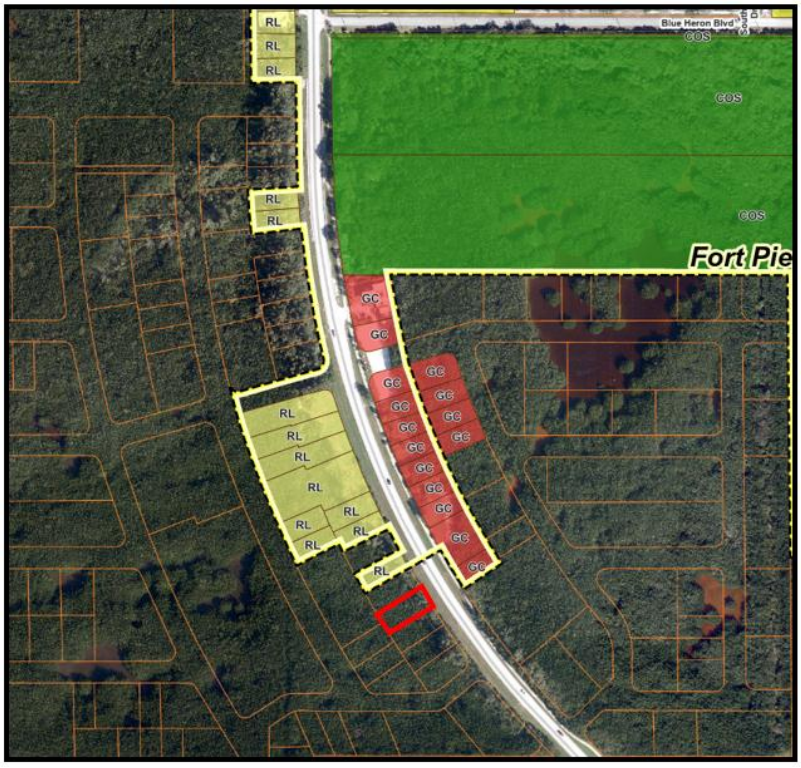
Location Map:



Future Land Use County Map:



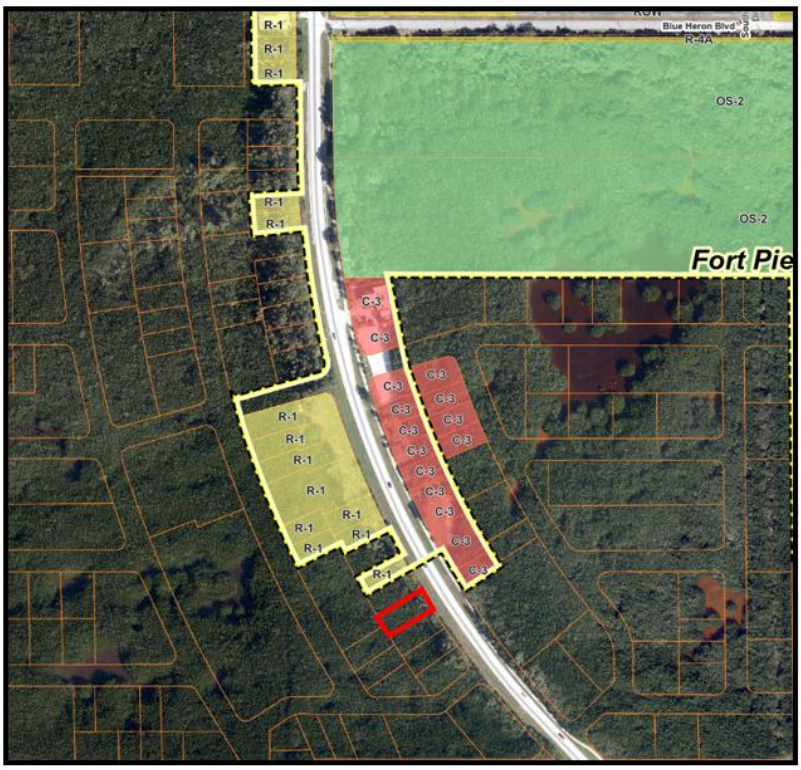
Future Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
R-1 (FP)	C-3 (FP)	HIRD (SLC)	HIRD (SLC)

Surrounding Future Land Use:

North	East	South	West
RL (FP)	GC (FP)	RS (SLC)	RS (SLC)

Site Area: **+/-** 0.19 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis

The applicant has requested review and approval of a voluntary application for the annexation of (1) parcel, containing 0.19 acres, into the City. If annexed the property would have a City Future Land Use Designation of RL, Low Density Residential, and a City Zoning of R-1, Single-Family Low Density Zone.

The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District.

The current taxable value of the property is approximately $27,860. Should the application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Existing Conditions
The subject parcel is currently vacant and contains natural mangroves.

Statutory Eligibility
As a voluntary annexation, the application is governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City. The statute provides three tests for land to be annexed including: 1) reasonably compact, 2) contiguous to the municipal boundary, and 3) not create an enclave - defined as being completely surrounded on all sides by the municipal boundary.

The area to be annexed is one parcel of land containing 0.19 acres and is considered reasonably compact. The subject parcel is contiguous to the southernmost portion of the municipal boundary located on the west side of South Ocean Boulevard / State Highway A1A. An enclave would not be created by the proposed annexation.

Staff finds the parcel is eligible for annexation under Florida Statute 171.044.

Consistency with Comprehensive Plan Goals, Objectives, and Policies
The City's Comprehensive Plan provides policy for annexations in Objective 1.11 of the Future Land Use Element. Objective 1.11 of the Comprehensive Plan states:

> *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The criteria by which proposed annexations should be evaluated are provided for in Policy 1.11.1:

1. *The ability of the City to provide public services at a level equal to or better than that available from the current service providers;*
2. *The ability of the City to provide public services at the City's adopted levels of service;*
3. *Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and*
4. *Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.*

The subject parcel lies within the Fort Pierce Utility Authority (FPUA) service boundary and is therefore eligible for annexation under Objective 1.11. Further, public services can be provided at equal to or better levels than current providers and those services can be provided at the City's adopted levels of service. Annexation of the subject parcel would neither eliminate nor create an unincorporated island (enclave). Finally, annexation of the property would neither eliminate nor create irregularities in the City's boundary.

Staff finds the subject parcel is eligible for annexation and meets the criteria outlined in the Comprehensive Plan's Future Land Use Element Policy 1.11.1.

Finally, the Comprehensive Plan Policy 1.11.5 states:

> *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan and the designations of surrounding properties, the proposed Future Land Use Designation for the subject parcel will be RL, Low Density Residential and will be zoned R-1, Single Family Low Density Residential Zone.

Future Land Use

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

Zoning

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

In review of the bulk area regulations for the R-1 zoning district, the subject parcel would be considered non-conforming with regard to lot area and lot width requirements. However, Section 125-70 of the Land Development Code provides for the continued use of non-conforming lots and the owner would be allowed to construct a single-family residence.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation given that the subject property is not allowed to construct a septic system on the property and must connect to water and sewer provided by FPUA.

Staff Recommendation

Staff recommends the Planning Board recommend approval of the proposed Annexation to the City Commission.



Property Identification

Site Address:	S OCEAN DR
Sec/Town/Range:	18/35S/41E
Parcel ID:	**2413-501-0155-000-3**
Jurisdiction:	Saint Lucie County
Land Use Code:	0000 - Vac Residential
Account #:	**150187**
Map ID:	25/18N
Zoning:	Hutch Isla



Legal Description

SURFSIDE HARBOR BLK 10 LOT 11

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.19
Land Size (SF):	8,100

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Ownership

John C Alberti
39 Walnut Pl

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: SURFSIDE HARBOUR, HUTCHINSON ISLAND, FORT PIERCE
2. Legal description of real property for which annexation is being requested:
   SURFSIDE HARBOUR BLK 10 LOT 11

   Property Tax ID: 2413-501-0155-000-3
3. Size of described property: 8,100 SF
4. Project description: ANNEXATION INTO CITY OF FORT PIERCE
5. Current St. Lucie County Future Land Use Designation: RESIDENTIAL R-1
6. Current St. Lucie County Zoning: HUTCHINSON ISLAND
7. Is this a Historic property? NO
8. Appraised value: $ 27,860.00
9. Name of Owner(s): JOHN C. ALBERTI

   * Signature of Owner(s): John C. Alberti
   Mailing Address: 39 WALNUT PL.
   City WEST LONG BRANCH State NJ. Zip 07764
   Phone 848-207-1593 Fax

10. Name of Representative: Tony ACERRA

Signature of representative: Anthony D. Acerra

Mailing Address: 302 SW KANE Ave

City) PORT SAINT LUCIE State FL Zip 34953

Phone 732-822-1859 Fax

E-mail: TONY ACERRA @ COMCAST. NET

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

Prepared By and Return To:
Gail Logan, AVP
Fidelity National Title Insurance Company of New York
118 North Second Street
Fort Pierce, FL 34950

File No. 03-020-702887

Property Appraiser's Parcel I.D.(folio) Number(s)
2413-501-0155-000/3

SS#: ~~RETURN TO:~~
Fidelity National Title
Courthouse Box 121

WARRANTY DEED

THIS WARRANTY DEED dated August 8, 2003, by Marion Paul Broome hereinafter called the grantor, to John C. Alberti, a single man whose post office address is 39 Walnut Place , West Long Branch, New Jersey 07764, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lot 11, Block 10, Surfside Harbor Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 68 of the Public Records of St. Lucie County, Florida.

Together with an easement for ingress and egress across that strip of land recorded in O.R. Book 1597, Page 1382, Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2289767 OR BOOK 1822 PAGE 986
Recorded:10/15/03 15:40

* Doc Assump: $ 0.00
* Doc Tax : $ 420.00
* Int Tax : $ 0.00

OR BOOK 1822 PAGE 987

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

Signed, sealed ~~and~~ delivered in the presence of:

Gail Logan
(Witness Signature)

GAIL LOGAN
(Print Name of Witness)

Roxanne Holdeen
(Witness Signature)

Roxanne HoldeeN
(Print Name of Witness)

Marion Paul Broome

(Address and Phone Number)

STATE of Florida

COUNTY of St. Lucie

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared Marion Paul Broome, to me known to be the person(s) described in or who has/have produced D.K. as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of August, 2003.

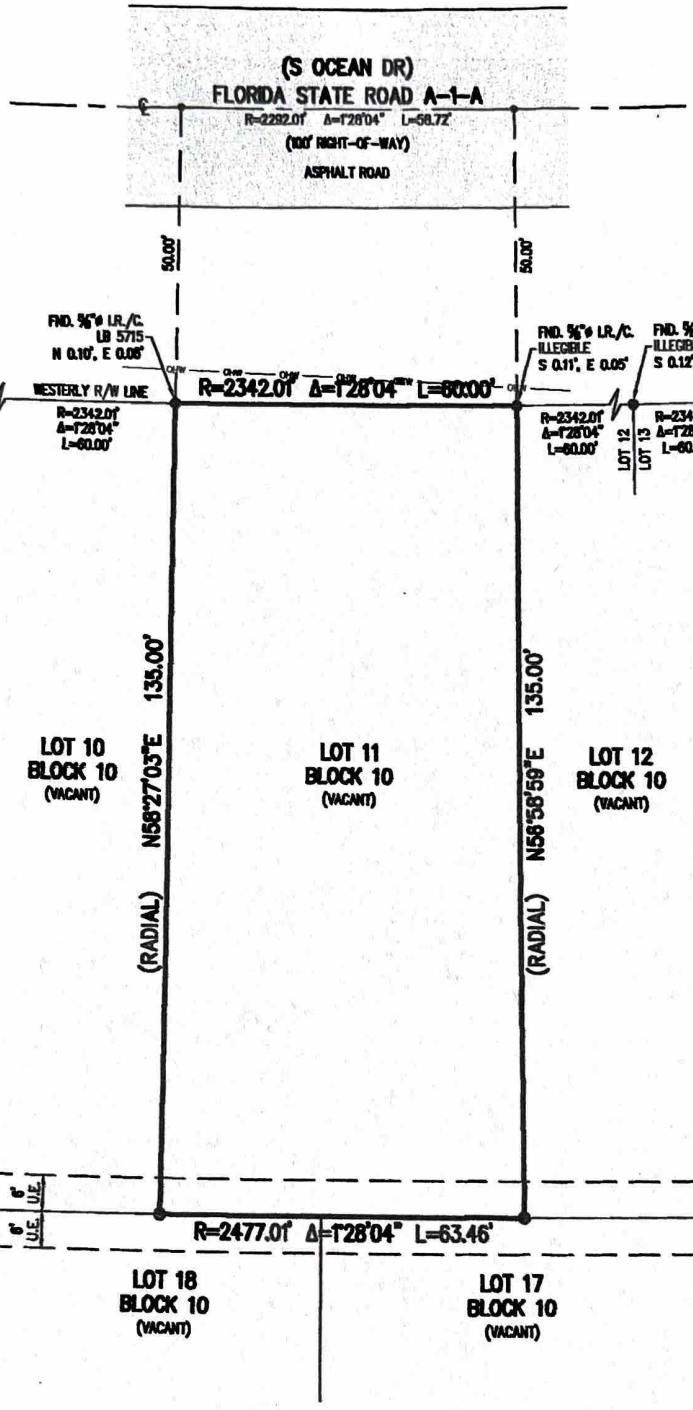
Gail Logan
Notary Signature

GAIL LOGAN
Printed Notary Name

NOTARY PUBLIC STATE OF FLORIDA
Gail Logan
MY COMMISSION # DD167037 EXPIRES
December 13, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

My commission expires: _____





GRAPHIC SCALE

20 0 10 20

(IN FEET)

SHEET 2 OF 2

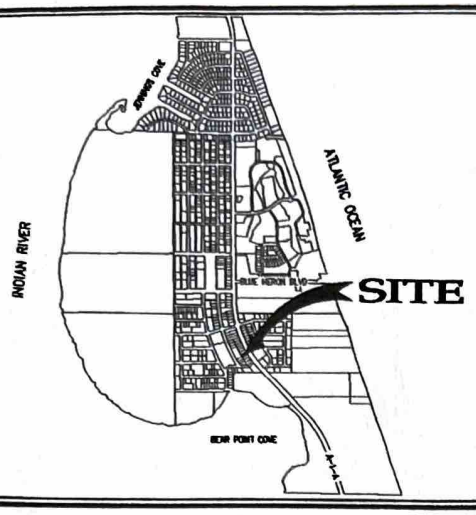
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SURFSIDE HARBOR
LOT 11, BLOCK 10 – BOUNDARY SURVEY

REVISIONS	DATE	BY

FILE NAME: 9873_ Lot 11 Blk 10 Boundary.dwg

DATE	2/22/2022
DRAWN BY	RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9873



LEGEND

Δ	– DELTA (CENTRAL ANGLE)	L.M.E.	– LIMITED MAINTENANCE EASEMENT
℄	– CENTER LINE	L.P. ☼	– LIGHT POLE
A/C	– AIR CONDITIONER	(N.R.)	– NON RADIAL
A.K.A.	– ALSO KNOWN AS	O.R.B.	– OFFICIAL RECORD BOOK
ALUM.	– ALUMINUM	P.B.	– PLAT BOOK
B.E.	– BUFFER EASEMENT	P.C.	– POINT OF CURVATURE
C.B.	– CATCH BASIN	P.C.C.	– POINT OF COMPOUND CURVATURE
C.O. ●	– CLEANOUT	P.I.	– POINT OF INTERSECTION
C.L.F.	– CHAIN LINK FENCE	PGS.	– PAGE(S)
CONC.	– CONCRETE	P.R.C.	– POINT OF REVERSE CURVATURE
CON.	– CONIFER	P.R.M. ■	– PERMANENT REFERENCE MONUMENT
C.U.E.	– CITY UTILITY EASEMENT	PROP.	– PROPOSED
D.E.	– DRAINAGE EASEMENT	R	– RADIUS
ELEC.	– ELECTRIC	R.P.	– RADIUS POINT
ELEV.	– ELEVATION	R/W	– RIGHT-OF-WAY
EQUIP.	– EQUIPMENT	(RAD.)	– RADIAL
ESMT.	– EASEMENT	SQ. FT.	– SQUARE FEET
EXIST.	– EXISTING	TYP.	– TYPICAL
F.H.	– FIRE HYDRANT	U.E.	– UTILITY EASEMENT
F.P.L.	– FLORIDA POWER & LIGHT	W.M. ⊟	– WATER METER
FIN.	– FINISHED	(19.19)	– DENOTES PROPOSED ELEVATION
FLR.	– FLOOR	19.00	– DENOTES EXISTING ELEVATION
FND.	– FOUND		– DIRECTION OF FLOW
G.V. ⋈	– GATE VALVE	◉	– DRAINAGE MANHOLE
H.H.	– HAND HOLE	⊖	– IRRIGATION CONTROL VALVE
H.P.	– HIGH POINT	—OHP—	– OVERHEAD WIRES
I.R./CAP	– IRON ROD & CAP	Ⓢ	– SANITARY MANHOLE
L	– ARC LENGTH	○	– SET 5/8" IR/CAP LB 3591
L.E.	– LANDSCAPE EASEMENT	—○—	– SIGN

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPERS.
2. THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
3. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE NORTH LINE OF LOT 11, BLOCK 10 AS N58°27'03"E.
5. THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
6. ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY, OR PARTIES, IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY, OR PARTIES.
8. FLOOD ZONE: "AE" BASE FLOOD ELEV.: 4.0'; FIRM MAP NO. 12111C0192K; COMMUNITY NO. 120285; DATED: FEBRUARY 19, 2020.
9. BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "97 77 A 21", ELEVATION = 2.48'.
10. PROPERTY ADDRESS: S OCEAN DRIVE

DESCRIPTION:

LOT 11, BLOCK 10, SURFSIDE HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD.

CONTAINING 8,333 SQUARE FEET OR 0.1913 ACRES, MORE OR LESS.

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 FEBRUARY 22, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

David Lindley

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

SHEET 1 OF 2

CAULFIELD & WHEELER, INC.
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LANDSCAPE ARCHITECTURE - SURVEYING
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SURFSIDE HARBOR
LOT 11, BLOCK 10 – BOUNDARY SURVEY

REVISIONS	DATE	BY

FILE NAME: 9873_ Lot 11 Blk 10 Boundary.dwg

DATE	2/22/2022
DRAWN BY	RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9873

ALBERTO

Owner's Authorization Letter

I/we hereby certify that I/we am/are the owner(s) of the described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, prese tation of this request and any inspections associated with this request

Anthony S. ACERRA — 10/6/2025

Name of Applicant or Company (Printed) — Date

John Alberti — 10/10/25

1st Owners Signature — Date

John Alberti — 10/10/25

1st Owners Printed Name — Date

2nd Owners Signature — Date

2nd Owners Printed Name — Date

Additional property owners must provide their signatures, printed names, and dates on a separate letter. This letter must also be notarized. Failure to include additional property owner(s) or to submit the document correctly may result in delays.

Be aware that individuals representing a corporation, limited liability company (LLC), or similar entity in matters of property ownership must include documentation with this letter confirming their authority to sign on behalf of the entity. Failure to provide this documentation may result in delays.

ATTEST: THE STATE OF NEW JERSEY : MONMOUTH **COUNTY**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of New Jersey on this day personally appeared John Alberti, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE 10th DAY OF October, 2025

NOTARY PUBLIC

GLORIA M. TARTARO
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION # 2457018
MY COMMISSION EXPIRES 9/28/2027

(Seal)

Justification Statement

All my life I enjoyed creating and building. In 1979 I became a union carpenter and worked in the extreme heat and cold for 38 years. I first visited Florida in 1975 with a couple of friends and returned many times afterwards. In 1989 I visited friends and Stuart. Their parents just built a house on the river in Sewall's Point. The sunsets were amazing and the warmth thawed my frostbitten fingers and toes. I knew I had to return here someday. My dream was to build a home with a sunset view.

I bought a fixer-upper house in my hometown and worked on it for 35 years. I also sacrificed to save money by working side jobs, nights and weekends. In 2003, 12 years before my retirement in 2015 because of spinal injuries. I bought my first Lot #14 on Hutchinson Island at Bear Point Sanctuary in the Surfside Harbor subdivision. I envisioned my dream three-story home with 360° sunrise to sunset views. I was curious why no one had built in the area after finding out that those lots were plotted out in 1950. So, I did my due diligence and visited the county building department on 2300 Virginia Ave in 2003 a couple of weeks later. The gentleman in the office there took me into the conference room and I showed him what I had just purchased. weeks later. He told me, "You are grandfathered into the lot size and setbacks for your house and septic tank". I felt relieved, so I bought my second lot #10.

Soon after I did a lot of legwork and asked many questions. I hired a wetlands consultant and started my mitigation process for Lot 14 with Lauri Heistermann at the Bear point Mitigation Bank. I paid for one reservation credit to mitigate the mangoes which amounted to 1/10th of an acre, or 4,500 square ft. I then hired my wetlands consultant to begin my DEP application much time and money later. I also have my DEP approval. Which, by the way, included a septic tank because the county did not provide sewer or water service. The City of Fort Pierce had a waterline installed only. Powerlines were there, and my dream was coming true. Little did I know my nightmare was just about to begin. Not just for me, before the whole subdivision dozens of lots were sold off during 2003 to 2004 and no one discovered any restrictions either.

Then a stroke of luck. After buying YMCA Easter house tickets since 1989, yes 31 years, I got a call from the YMCA in 2020. " You won the house". A year later our house was sold in a good market and my wife and I moved into the house in Port St. Lucie. I was ready to build. But, not so fast. First, the county said they would not allow a septic tank. I needed a sewer line. One day I was speaking to a builder/ developer from West Palm Beach who had bought a lot just up from me about my sewer petition. He said he was told the county had created. Something called an NCLOR, which rendered our lots, non-conforming, not billable, I basically worthless. Deep depression. I had been in the process of trying to get a sewer line from the county 1.5 miles to the south of our subdivision at a cost of $1.5 million in 2021. This first MSBU consisted of 75 lots from Blue Heron Boulevard to the end of our subdivision just north of the Bear Point Sanctuary parking lot. I questioned Barbara Getler and Cathy Altizer about the targeted area because it included the lots not just fronting A1A, but also the lots behind us. I mentioned that I was always told that the back lots were never going to be able to be built on. Barbara said, "This is what they gave us".

I had no choice, but to continue on with the MSBU, even though I told Barbara and Cathy, that I was afraid for my life. Can you imagine me getting them to pay for my sewer line knowing that they could not use it? They know where I live, and everyone in Florida has a gun. I had checked in with the petition count for the MSBU from time to time. Two years later, I was seven petitions short.

The next time I called Barbara, she told me my MSBU would not be allowed because our properties were not valuable enough. I said they were not valuable because we do not have a sewer line. I called Ray Morankus from the county sewer department to ask him if our subdivision could self-pay. He said the cost to install the sewer line went from $1.5 million to $4.5 million during that two year time period. This MSBU was doomed to fail from the beginning. Even if I did get the last seven properties, my MSBU would have been rejected by the county attorney anyway. I know this now only because of what happened next.

One day, I went to talk to Otis the owner of the Pie Hole pizza restaurant in our subdivision. The waitress said he was out of town. I mentioned about the sewer line and she told me he got approval from FPUA to bring it from Blue Heron Boulevard to the north south to his restaurant and properties. I was confused. When I inquired about that, I was told that would not be possible because that line was installed with federal money and it could not be extended south of Blue Heron Boulevard. Apparently, I was given wrong information again.

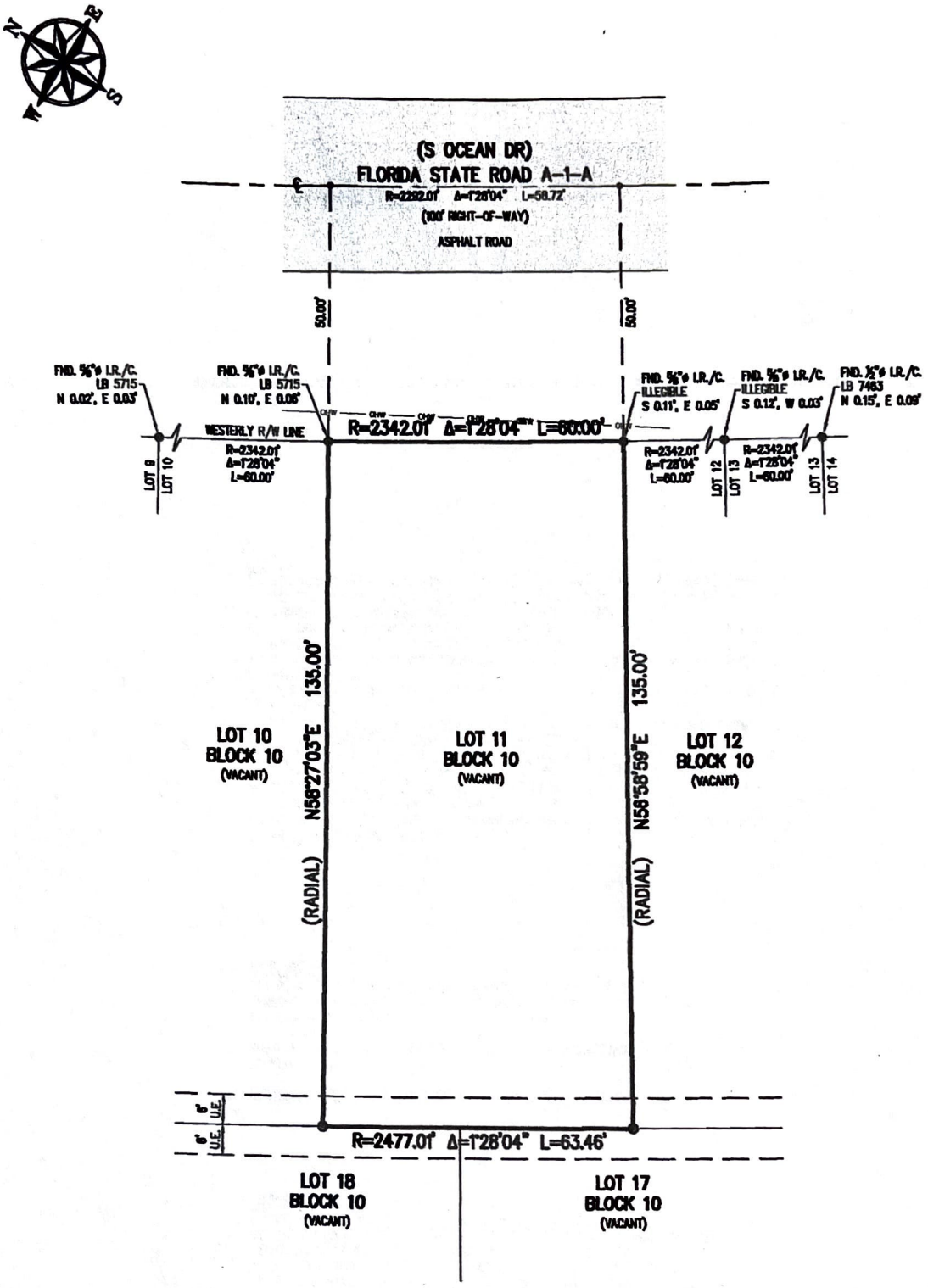
In March 2022, I decided to hire a lawyer to see what my options were. He told me that I needed to annex into the City of Fort Pierce because they did not change their ordinance and our lots would be considered conforming and buildable. I got in contact with Venus Gilmore, who is very helpful. My lawyer set up a meeting with him at City Hall. At that meeting, Venus confirmed that I could annex, my lots would be conforming, and that I could have a septic tank.

Great, I didn't have to bother with another MSBU for sewer line. Weeks later, I walked into the annexation meeting, and Ryan Altizer said, "You're going to be quick and easy so we are going to do yours first". I was annexing my Lot 14 to the lot across A1A to whom I paid $2100 for his survey to get him to annex because he was contiguous with the lot next to him thus making me contiguous with his lot across A1A. This is basically what lot number #9 did which my second lot to be annexed #10 is contiguous to. He annexed his lot in 2007 according to ordinance K-438 which was created by the City of Fort Pierce in 2006. But it wasn't that easy. As soon as the mention of a septic tank, I believe it was Alicia, said septic tanks were not allowed. At this point, the highs and lows are destroying my soul. Kevin Freeman said my annexation was on hold until we had a sewer line, not canceled.

So I contacted Bo Hutchinson and Lugey Dawson at the FPUA. He said yes the sewer line was federally funded. I asked him then how was Pie Whole Pizza was able to bring the sewer line down about 800' to his restaurant. He told me he paid for it himself. Private money. I contacted Barbara to start another MSBU to service the second half of our subdivision with FPUA. Bo said we first had to ge approval from Florida Fish And Wildlife. We called and emailed Patricia Kelly. She explained to us over the phone and through emails that she would only give permission for the 26 lots fronting A1A, and it had to be paid for by our private money. There was no formal application or document. The new 26 lot approval map was drawn up and Patricia indicated the area with a red arrow.

The new area map is part of my application and has been uploaded to the portal.

Of the 26 parcels, I have more than 75% of the required MSBU applications signed. Only 51% is required for approval. So here we are today because our MSBU was denied by the county because 10 of the 26 lots that are in the county are nonconforming. The county attorney said an owner of a nonconforming lot cannot be forced to pay for a MSBU if they are not able to build. We need to annex the 10 county lots first into the City of Fort Pierce to be conforming. Then, at that time, the sewer line can be installed. 16 of the 26 lots south of Pie Hole Pizza are already city lots in our MSBU. The lots from Blue Heron Boulevard south to Pie Hole Pizza are all city lots which make up the northern half of our subdivision. That makes about 90% city lots and 10% county lots total in our Surfside Harbor subdivision. This annexation process will conform the whole subdivision to city lots. Note, the FPUA owns the water line already and because of this if anyone were ever to build they would have to sign an annexation agreement for the City of Fort Pierce before any building would be able to commence. Thank you for considering our annexation applications.



GRAPHIC SCALE

20 0 10 20

(IN FEET)

SHEET 2 OF 2

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

SURFSIDE HARBOR
LOT 11, BLOCK 10 – BOUNDARY SURVEY

REVISIONS	DATE	BY

FILE NAME: 9873_ Lot 11 Blk 10 Boundary.dwg

DATE	2/22/2022
DRAWN BY	RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9873

CITY OF FORT PIERCE

ANNEXATION

January 12, 2026

PZANN2025-00008

ALBERTI PROPERTY – VOLUNTARY ANNEXATION

At or near 2528 S OCEAN DRIVE

(PARCEL ID: 2413-501-0155-000-3)

APPLICANT/OWNER

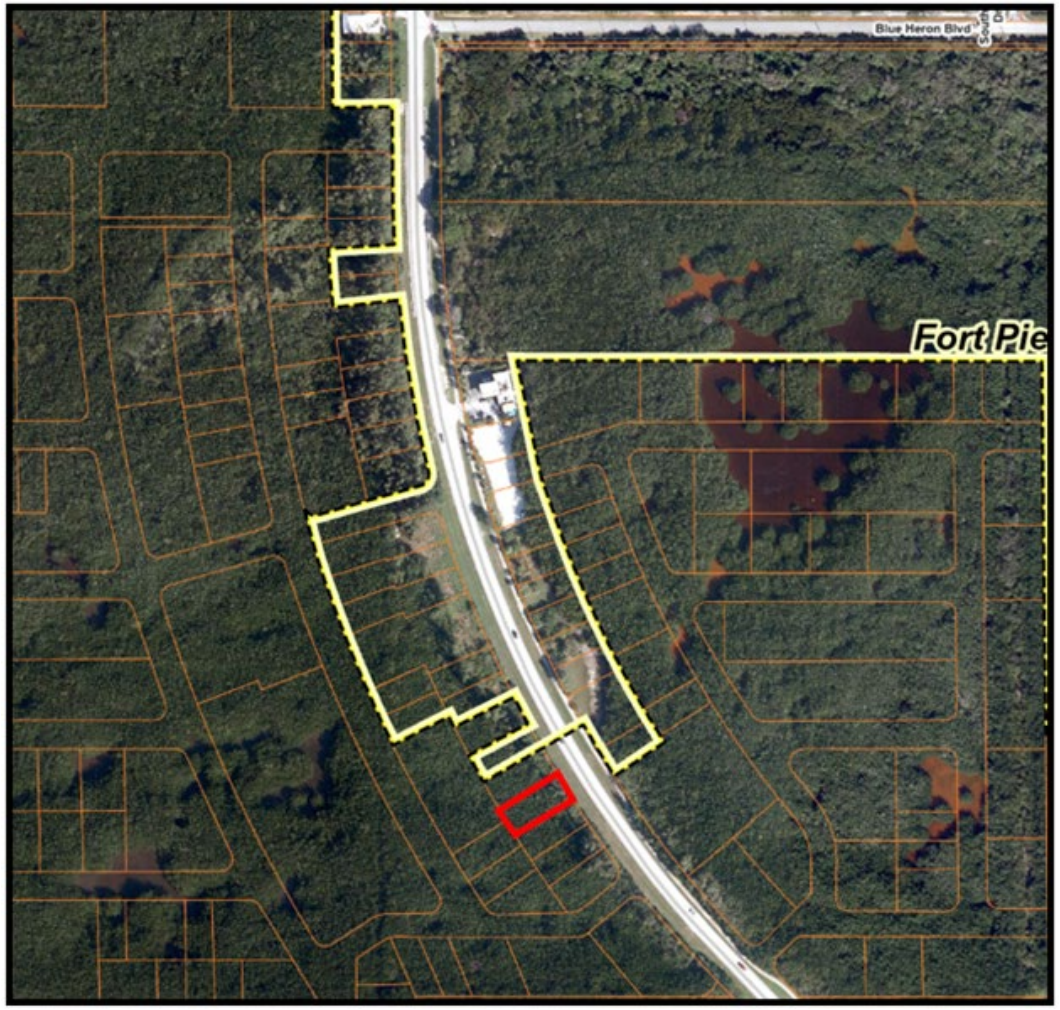
John Alberti represented by Tony Acerra

PARCEL ID:

2413-501-0155-000-3

REQUEST:

Request to review and approve a voluntary application for Annexation by owner, John Alberti, represented by Tony Acerra to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.19 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is Low Density Residential (RL) and the proposed Zoning is Single-Family Low Density Zone (R-1).



Site Location Map

SUMMARY

Subject parcel contains 0.19 acres, and is located at the southern end of the City limits on Hutchison Island. For reference, approximately ¼ mile south of the Blue Heron Boulevard/A1A intersection and south of Pie Hole Pizza on the west side of the road.

Current St. Lucie County Future Land Use Designation / Zoning:

- FLU - RS, Residential Suburban, 2 du/ac
- Zone - HIRD, Hutchinson Island Residential District

Parcel is currently vacant and contains natural mangroves.

The current taxable value of the property is approximately $27,860. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

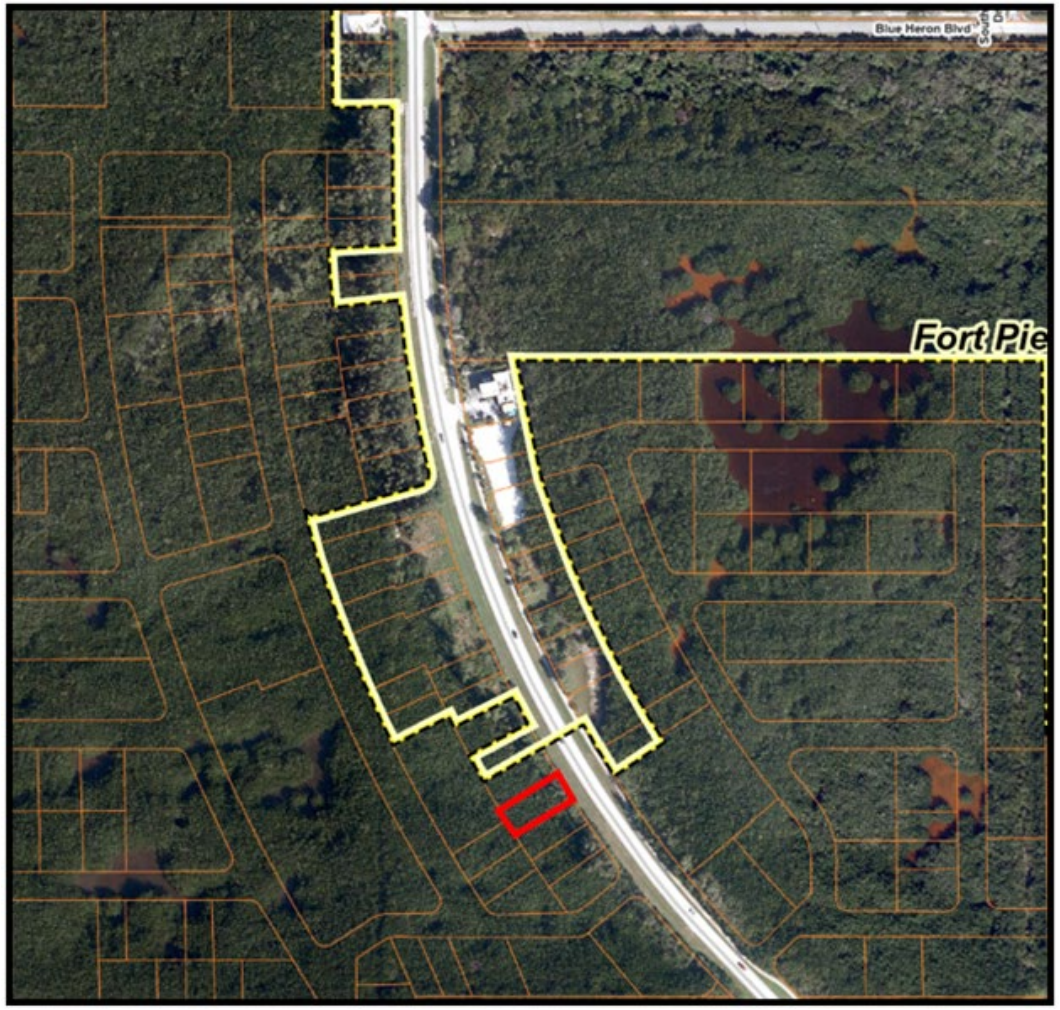
STATUTORY ELIGIBILITY

Voluntary Annexations are governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City:

- Must be reasonably compact;
- Must be contiguous to the municipal boundary;
- May not created an enclave.

These tests are met:

- Parcel is one lot with 0.19 acres of area;
- Parcel is immediately adjacent to Fort Pierce's boundary, subject to approval of the Acerra property annexation;
- An enclave is not created.



Site Location Map

COMPREHENSIVE PLAN POLICIES

Future Land Use Element Objective 1.11 of the Comprehensive Plan states:

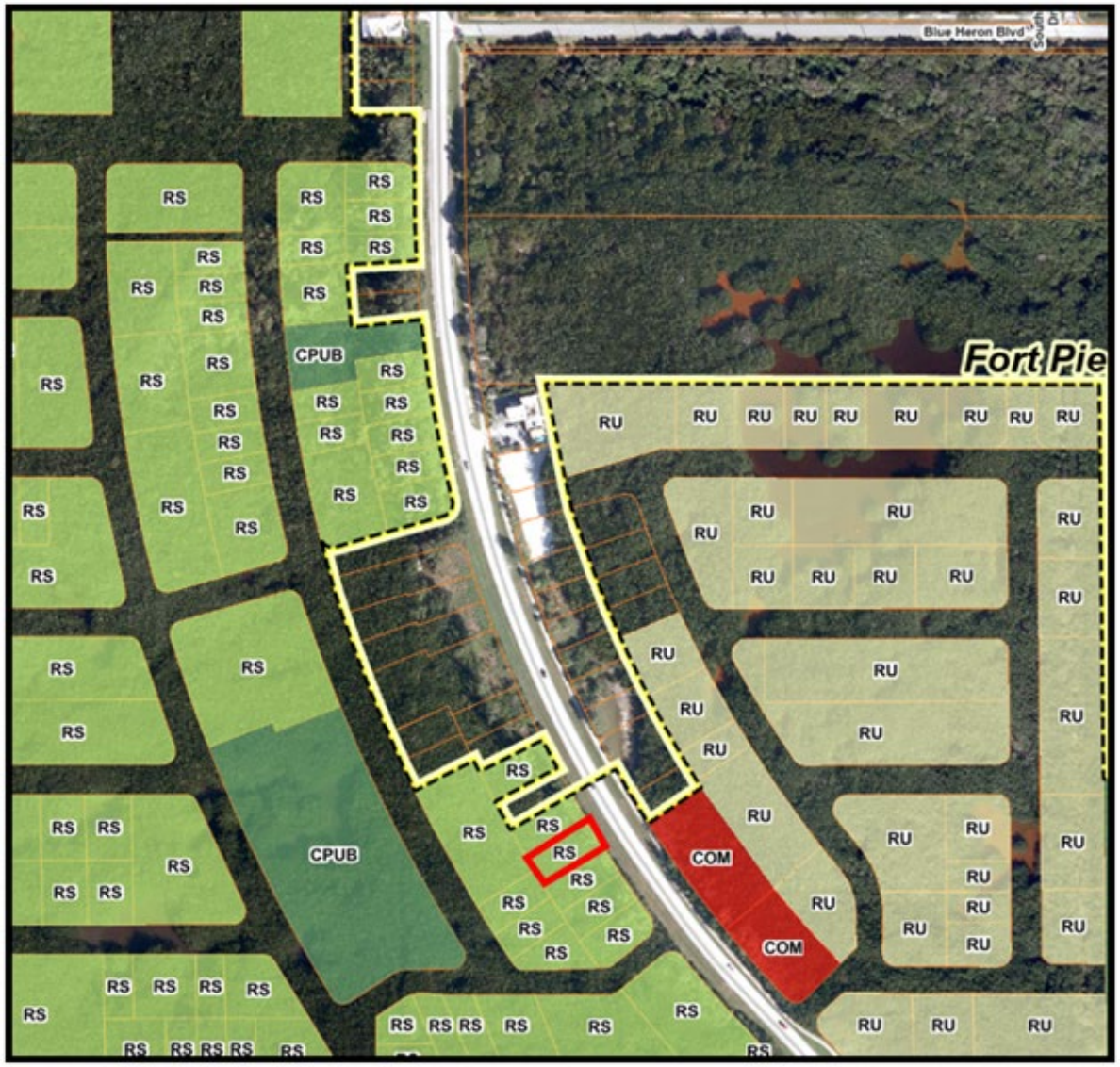
> *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The subject parcel is located within the FPUA services boundary.

Comprehensive Plan Policy 1.11.5 states:

> *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

EXISTING FUTURE LAND USE - COUNTY



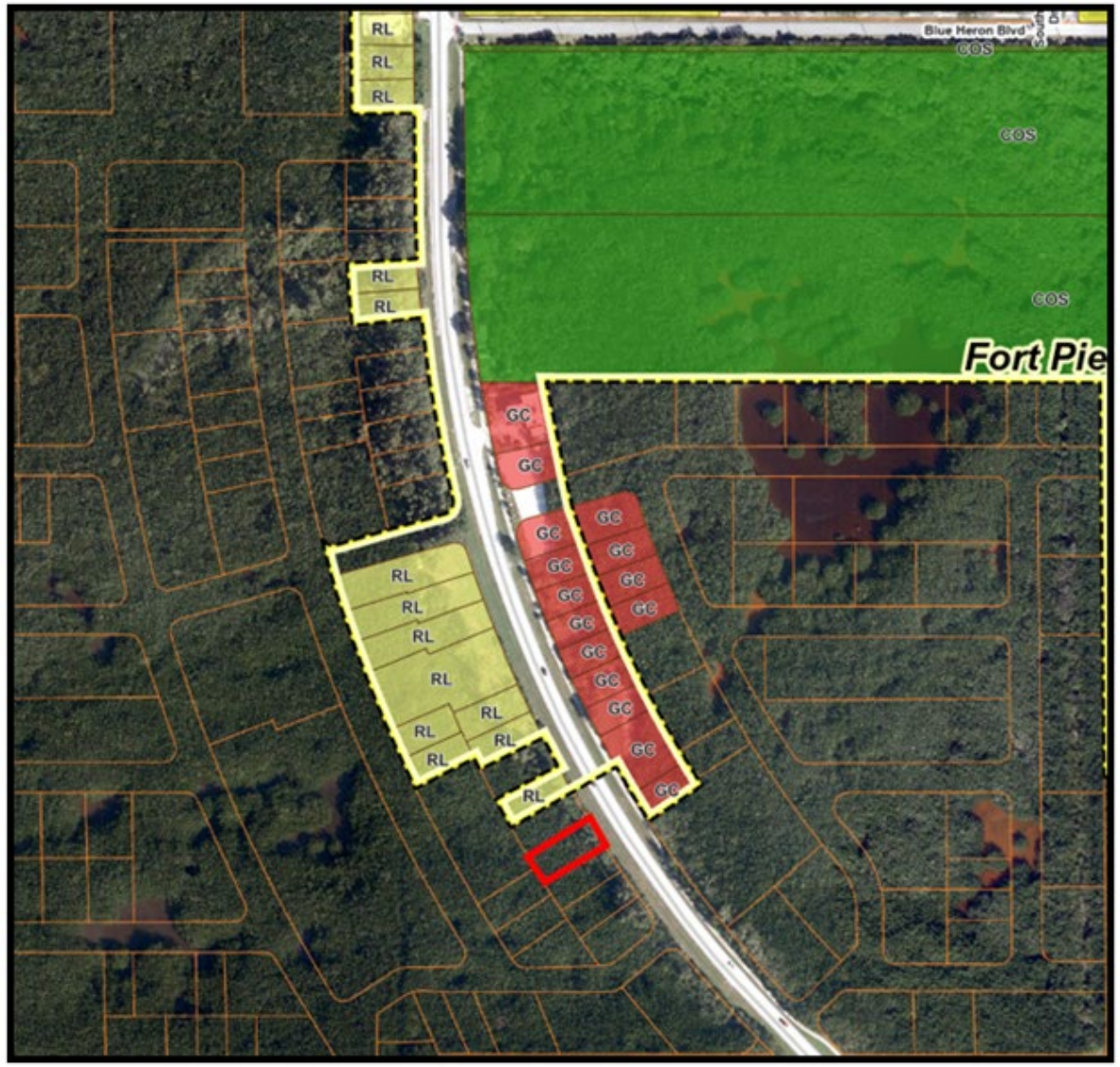
Current Saint Lucie County FLU:

RS, Residential Suburban, 2 du/ac

Proposed Fort Pierce FLU:

RL, Low Density Residential

PROPOSED FUTURE LAND USE - CITY



Current Saint Lucie County FLU:

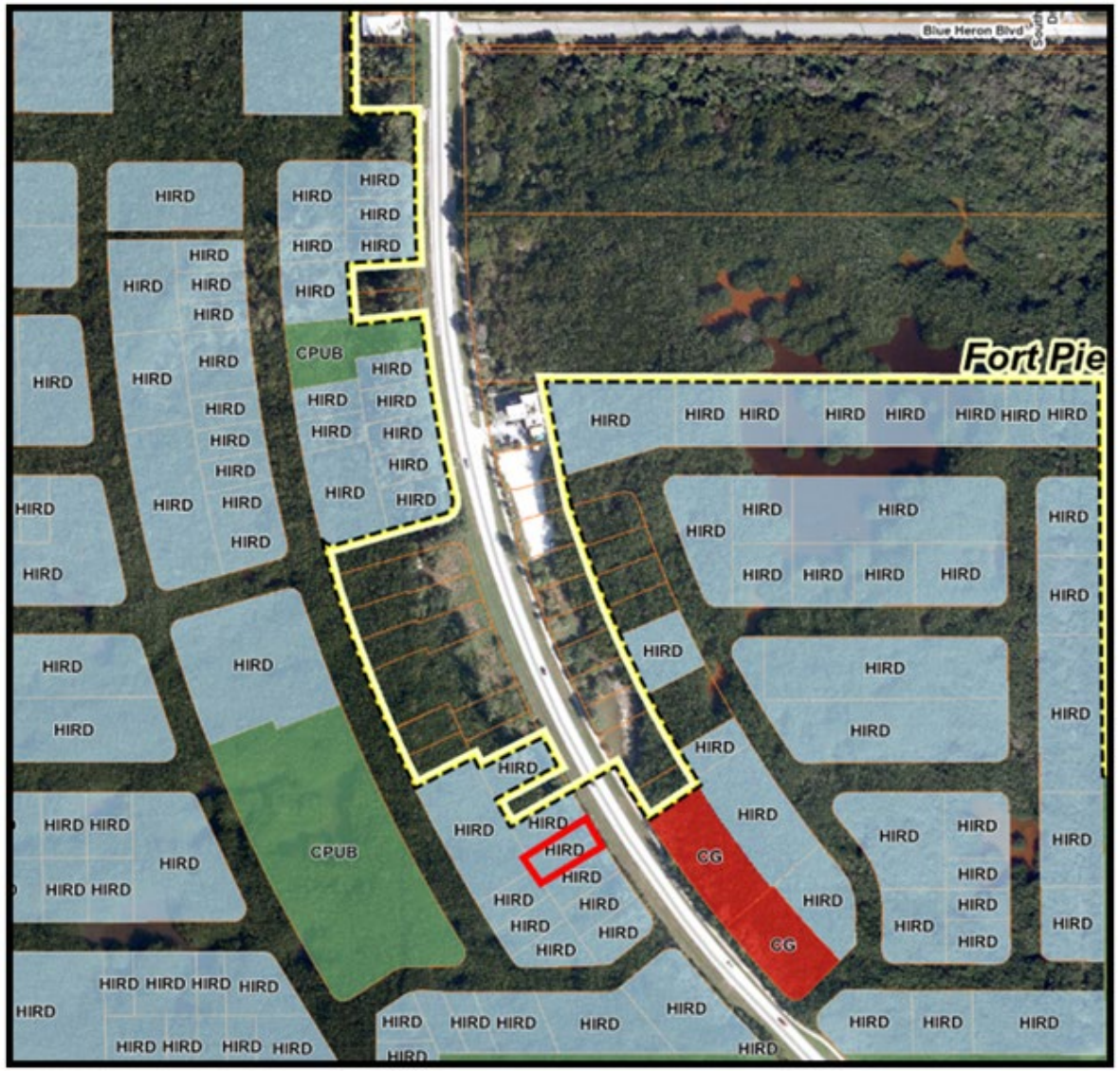
RS, Residential Suburban, 2 du/ac

Proposed Fort Pierce FLU:

RL, Low Density Residential

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcel is RL, Low Density Residential.

EXISTING ZONING - CITY & COUNTY



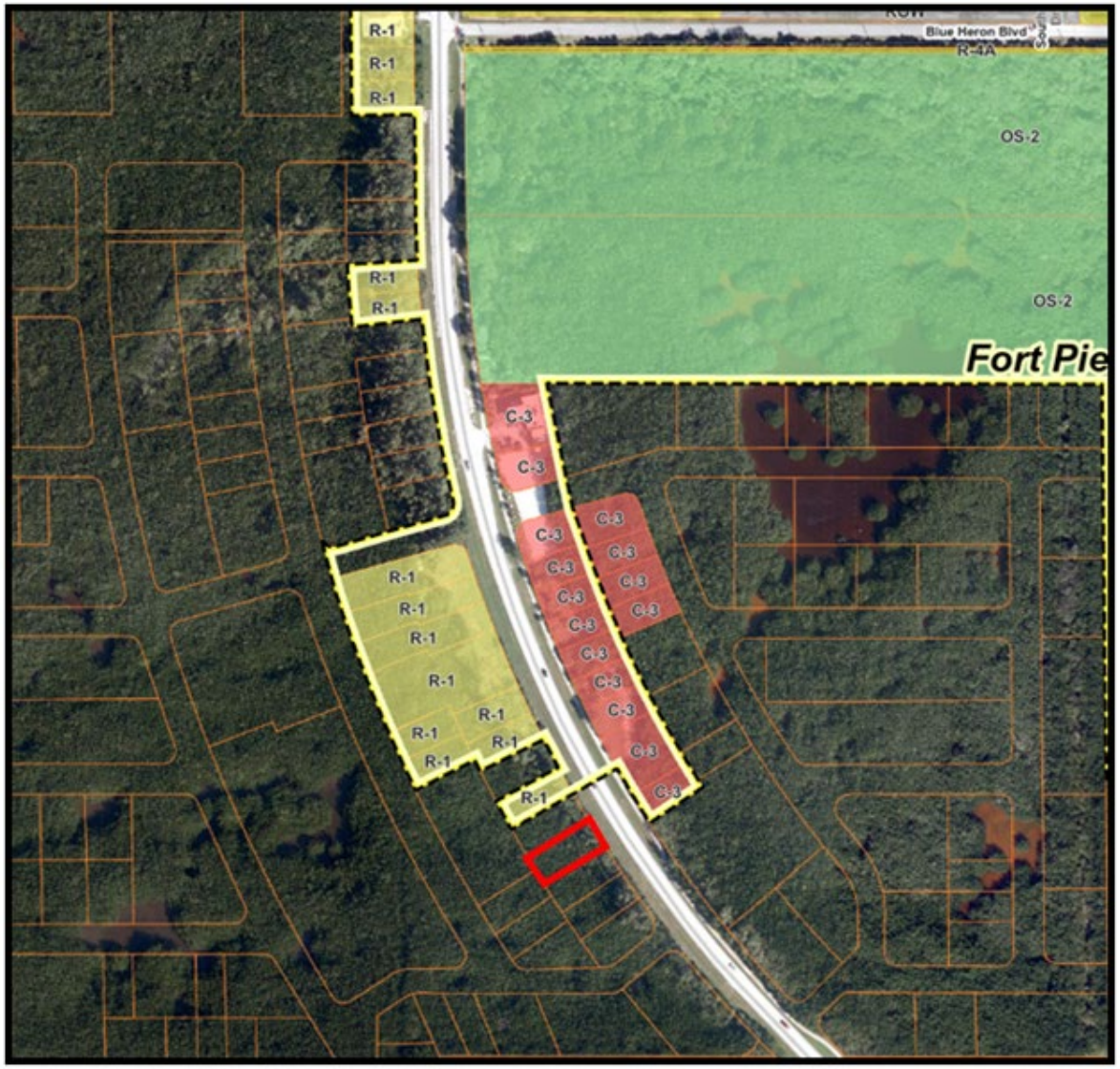
Current Saint Lucie County Zoning:

HIRD, Hutchinson Island Residential District

Proposed Fort Pierce Zoning:

R-1, Single-Family Low Density Zone

EXISTING ZONING - CITY & COUNTY



Current Saint Lucie County Zoning:

HIRD, Hutchinson Island Residential District

Proposed Fort Pierce Zoning:

R-1, Single-Family Low Density Zone

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning for the parcel is R-1, Single-Family Low Density Zone.

FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

FLU COMPARISON - ALBERTI ANNEXATION

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	0.19	8,276.4

		RESIDENTIAL		COMMERCIAL	
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL SUBURBAN (RS)	2	1	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	1	0.0	0.0 SQ.FT
INCREASE / (DECREASE)			0		0.0 SQ.FT

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

ZONING

In review of the bulk area regulations for the R-1 zoning district, the subject parcel would be considered non-conforming with regard to lot area and lot width requirements.

However, Section 125-70 of the Land Development Code provides for the continued use of non-conforming lots and the owner would be allowed to construct a single-family residence.

	R-1 Requirements	Subject Parcel
Lot Size	12,000 sq. ft.	8,333 sq. ft.
Lot Width	75 ft.	60 ft.

ANNEXATION REVIEW CRITERIA

Future Land Use Policy 1.11.1 of the Comprehensive Plan provides four (4) criteria by which annexations should be evaluated.

Criteria	Evaluation
City can provide services at equal or better levels than current providers.	Yes.
City can provide services at adopted levels of service.	Yes.
Annexation eliminates or could be expanded to eliminate an enclave.	Neither eliminates or creates and enclave.
Annexation eliminates irregularity in City boundary and improves services delivery.	Neither eliminates or creates irregularity.

TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed ANNEXATION with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

All Departments have supported the annexation, given the subject property is not allowed to construct a septic system on the property and is required to connect to water and sewer services provided by FPUA which would be regulated by building permitting.

STAFF RECOMMENDATION

Staff recommends that the Planning Board recommend APPROVAL of the proposed ANNEXATION.

- ❑ Consistent with Florida Statute 171.044.
- ❑ Consistent with Comprehensive Plan Objective 1.11 and Policies 1.11.5 and 1.11.1.
- ❑ Does not adversely affect the public health, safety, convenience and general welfare.

Alternative actions of the Planning Board:

- Recommend Approval with changes.

or

- Recommend Disapproval

CITY OF FORT PIERCE

ANNEXATION

January 12, 2026

PZANN2025-00008

ALBERTI PROPERTY – VOLUNTARY ANNEXATION

At or near 2528 S OCEAN DRIVE

(PARCEL ID: 2413-501-0155-000-3)

Planning Board - 2:00 PM **12. c.**

Meeting Date: 01/12/2026

Re: PZANN2025-00009, Parcel ID: 2413-501-0102-000-7

Submitted For: Christopher Suneson, Assistant Planning Director, Planning Department

Information

SUBJECT:

PZANN2025-00009
Annexation
Fowler/Murray Property
Parcel ID: 2413-501-0102-000-7

SUMMARY:

Request to review and approve a voluntary application for Annexation by owners, Michael Fowler and Sean Murray, represented by Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 1.42 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is General Commercial (GC) and the proposed Zoning is General Commercial Zone (C-3). Parcel ID: 2413-501-0102-000-07.

The subject property has a St. Lucie County Future Land Use Designation of RU, Residential Urban, 5 du/ac and the balance of the property located along South Ocean Drive / State Highway A1A is classified as COM, Commercial. The parcel has a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District and the balance of the property located along South Ocean Drive / State Highway A1A is zoned as CG, Commercial General.

RECOMMENDATION:

Staff recpmmends the Planning Board recommend approval of the Annexation to City Commission.

ALTERNATIVES:

1. Approval with Conditions
2. Denial

RESPONSIBLE STAFF:

Chris Suneson - Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: N/A
Account: N/A
Amount: N/A
OTHER INFORMATION:
This item will have no impact on the budget.

Attachments

Staff Report
Vicinity Map
Application
Authorization Letter
Justification Statement
Survey
TRC Comments
Staff Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Alicia Rosenthal	01/06/2026 04:33 PM

Form Started By: Christopher Suneson
Started On: 01/05/2026 06:42 PM
Final Approval Date: 01/06/2026

CITY OF FORT PIERCE
PLANNING DEPARTMENT

PROJECT: PZANN2025-00009 – Fowler/Murray Property Annexation

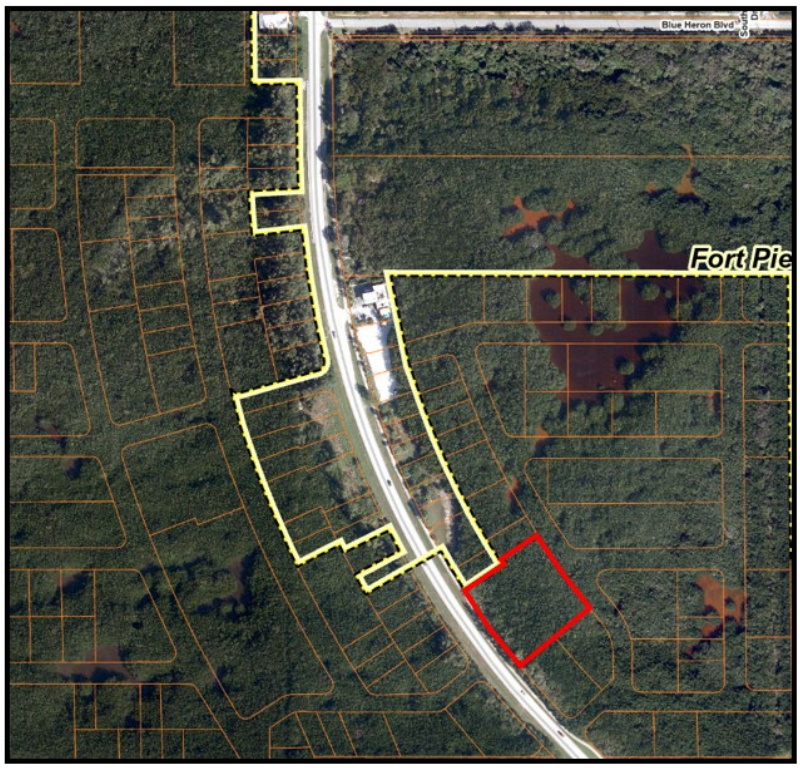
REVIEWER: CHRISTOPHER SUNESON, ASSISTANT PLANNING DIRECTOR

DATE: JANUARY 12, 2026

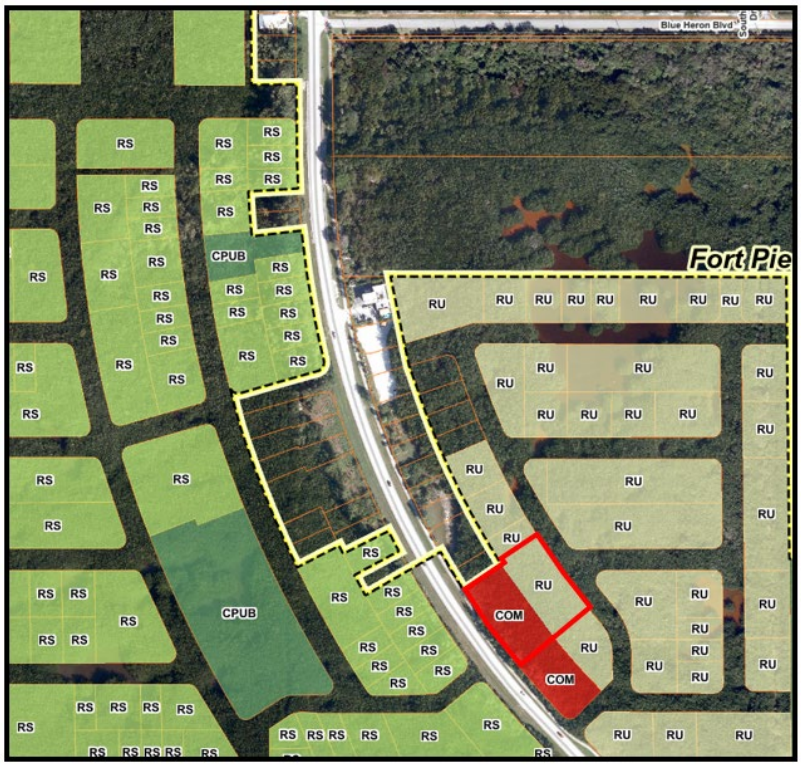
STAFF REPORT

Owner/Applicant:	Michael Fowler and Sean Murray represented by Tony Acerra
Requested Action:	Request to review and approve a voluntary application for Annexation by owners, Michael Fowler and Sean Murray, represented by Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 1.42 acres, generally located at or near 2528 South Ocean Drive.
Location:	At or near 2528 S Ocean Drive
Parcel IDs:	2413-501-0102-000-7
Current SLC Future Land Use:	RU, Residential Urban, 5 du/ac COM, Commercial
Proposed Future Land Use:	GC, General Commercial
Current SLC Zoning:	HIRD, Hutchinson Island Residential District GC, General Commercial
Proposed Zoning:	C-3, General Commercial

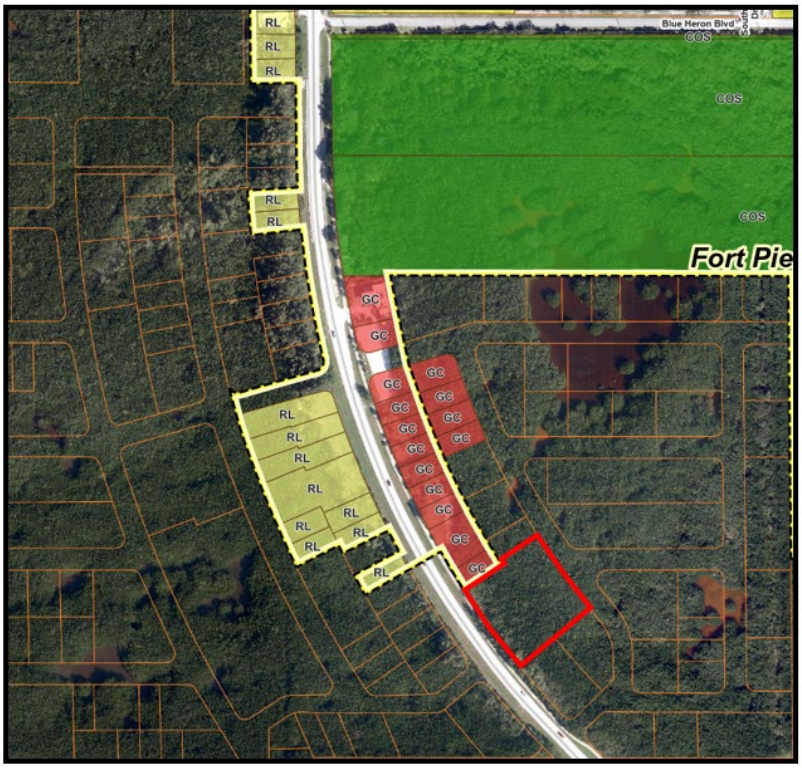
Location Map:



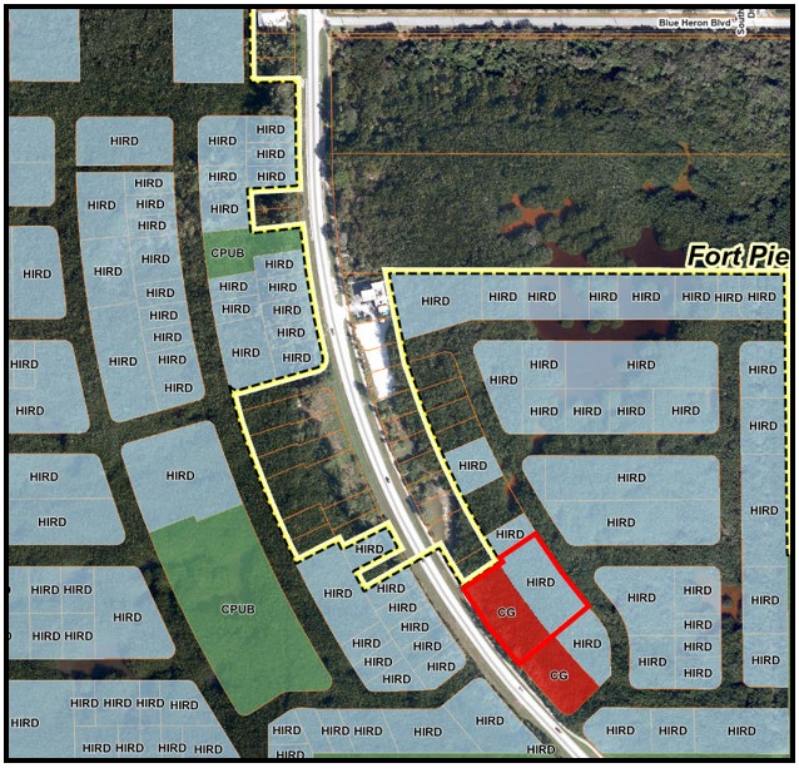
Future Land Use County Map:



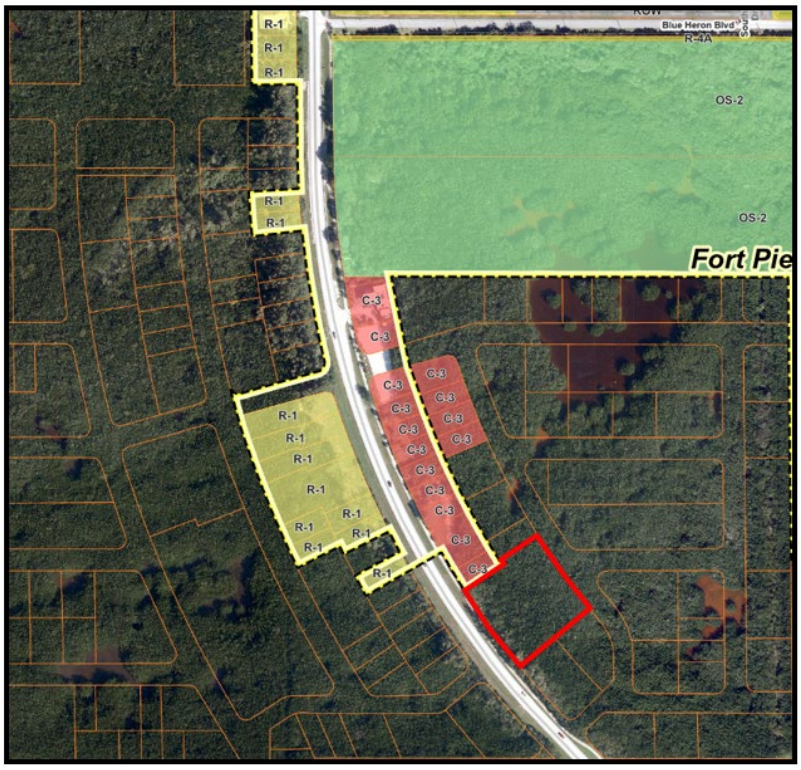
Future Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
C-3 (FP)	HIRD (SLC)	CG/HIRD (SLC)	HIRD (SLC)

Surrounding Future Land Use:

North	East	South	West
GC (FP)	RS (SLC)	COM/RU (SLC)	RU (SLC)

Site Area: **+/-** 1.42 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis

The applicant has requested review and approval of a voluntary application for the annexation of (1) parcel, containing 1.42 acres, into the City. If annexed the property would have a City Future Land Use Designation of GC, General Commercial, and a City Zoning of C-3, General Commercial.

The subject property has a St. Lucie County Future Land Use Designation of RU, Residential Urban, 5 du/ac and the balance of the property located along South Ocean Drive / State Highway A1A is classified as COM, Commercial. The parcel has a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District and the balance of the property located along South Ocean Drive / State Highway A1A is zoned as CG, Commercial General.

The current taxable value of the property is approximately $125,601. Should the application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Existing Conditions
The subject parcel is currently vacant and contains natural mangroves.

Statutory Eligibility
As a voluntary annexation, the application is governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City. The statute provides three tests for land to be annexed including: 1) reasonably compact, 2) contiguous to the municipal boundary, and 3) not create an enclave - defined as being completely surrounded on all sides by the municipal boundary.

The area to be annexed is one parcel of land containing 1.42 acres and is considered reasonably compact. The subject parcel is contiguous to the southernmost portion of the municipal boundary located on the west side of South Ocean Boulevard / State Highway A1A. An enclave would not be created by the proposed annexation.

Staff finds the parcel is eligible for annexation under Florida Statute 171.044.

Consistency with Comprehensive Plan Goals, Objectives, and Policies
The City's Comprehensive Plan provides policy for annexations in Objective 1.11 of the Future Land Use Element. Objective 1.11 of the Comprehensive Plan states:

> *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The criteria by which proposed annexations should be evaluated are provided for in Policy 1.11.1:

1. *The ability of the City to provide public services at a level equal to or better than that available from the current service providers;*
2. *The ability of the City to provide public services at the City's adopted levels of service;*
3. *Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and*
4. *Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.*

The subject parcel lies within the Fort Pierce Utility Authority (FPUA) service boundary and is therefore eligible for annexation under Objective 1.11. Further, public services can be provided at equal to or better levels than current providers and those services can be provided at the City's adopted levels of service. Annexation of the subject parcel would neither eliminate nor create an unincorporated island (enclave). Finally, annexation of the property would neither eliminate nor create irregularities in the City's boundary.

Staff finds the subject parcel is eligible for annexation and meets the criteria outlined in the Comprehensive Plan's Future Land Use Element Policy 1.11.1.

Finally, the Comprehensive Plan Policy 1.11.5 states:

> *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan and the designations of surrounding properties, the proposed City Future Land Use Designation for the subject parcel will be GC, General Commercial, and will be zoned C-3, General Commercial.

Future Land Use

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

Zoning

The subject property will be classified with a City Zoning of C-3, General Commercial. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. This district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation given that the subject property is not allowed to construct a septic system on the property and must connect to water and sewer provided by FPUA.

Staff Recommendation

Staff recommends the Planning Board recommend approval of the proposed Annexation to the City Commission.



Property Identification

Site Address:	S OCEAN DR
Sec/Town/Range:	18/35S/41E
Parcel ID:	**2413-501-0102-000-7**
Jurisdiction:	Saint Lucie County
Land Use Code:	1000 - Vac Comm
Account #:	**24350**
Map ID:	25/18N
Zoning:	Hutch Isla



Legal Description

SURFSIDE HARBOR BLK 8 LOTS 10, 11, 12, 13, 20, 21, 22 AND 23 (OR 209-2992: 269-1437: 393-358: 1224-906: 1486-615)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.73
Land Size (SF):	31,750

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: South Ocean Drive
2. Legal description of real property for which annexation is being requested:
   Lots 10, 11, 12, 13, 20, 21, 22, 23, Block 8, SURFSIDE HARBOR, according to the plat thereof,
   as recorded in Plat Book 10, Page 68, of the Public Records of St. Lucie County, Florida.
   Property Tax ID: 2413-501-0102-000-7
3. Size of described property: 31,750 square feet
4. Project description: Annexation into the City of Ft. Pierce
5. Current St. Lucie County Future Land Use Designation: Residential/Commercial
6. Current St. Lucie County Zoning: Hutchinson Island
7. Is this a Historic property? No
8. Appraised value: $134,000.00
9. Name of Owner(s): Sean M. Murray and Michael D. Fowler
   Signature of Owner(s):
   Mailing Address: 9530 Laurelwood Court
   City Ft. Pierce State FL Zip 34951
   Phone 772-579-6147 Fax 772-617-1252

10. Name of Representative: [redacted] TONY ACERRA

Signature of representative: Anthony D. Acerra

Mailing Address: 302 S.W KANEI AVE.

City) PORT SAINT LUCIE State FL. Zip 34953

Phone 772-822-1859 Fax —

E-mail: TONYACERRA@COMCAST.NET

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1721574 OR BOOK 1224 PAGE 0906
Recorded: 05-20-99 11:04 A.M.

Prepared by and Return to:
Kevin H. Hendrickson
310 South Second Street
Fort Pierce, FL 34950
[TITLE NOT EXAMINED BY SCRIVENER]

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed on May 14, 1999, between **Lela McCarty Mitchell**, as Successor Personal Representative of the Estate of **MICHAEL S. MCCARTY**, deceased, pursuant to execution of letters of administration on October 16, 1996, whose post office address is Post Office Box 976, Thomasville, Georgia 31799, **Grantor**, and **Michael D. Fowler**, **Grantee**, whose mailing address is P. O. Box 1270, Fort Pierce, Florida 34954.

0.00
0.70
0.00

* Doc Assump: $
* Doc Tax : $
* Int Tax : $

WITNESSETH:

WHEREAS, MICHAEL S. MCCARTY (the "Decedent") died testate resident of St. Lucie County, Florida, on May 6, 1995.

WHEREAS, the decedent in his Last Will and Testament, dated April 10, 1995, which has been duly admitted to probate by the Circuit Court of the Nineteenth Judicial Circuit in and for St. Lucie County, Florida, Probate Division, in File No. 95-394-CP on the 26th day of May, 1995 along with the execution of Letters of Administration on May 26, 1995 and

WHEREAS, Michael D. Fowler is entitled to reasonable compensation for services rendered as the attorney of record for the predecessor personal representative, Lisa McCarty, and has agreed to take in kind distribution of real property in lieu of monetary remuneration and

NOW, THEREFORE, in the consideration of the sum of One Dollars ($1.00), and pursuant to the agreement between the parties hereto to settle the outstanding balance of attorneys fee due **Michael D. Fowler**, the Grantor has granted, bargained, sold, released, conveyed and confirmed to the said Grantee, his heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

> An undivided one-half interest in and to the following:
> Lots 10, 11, 12, 13, 20, 21, 22 and 23, Block 8, SURFSIDE HARBOR, Plat Book 10, page 68, in the Public Records of St. Lucie County, Florida.
> **TIN # 2413-501-0102-0007**

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by grantor) and acceptance (by grantee)

of this deed, the grantor and the grantee agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

TOGETHER with all singular tenements, hereditaments and appurtenances belonging or in any way appertaining to that real property.

TO HAVE AND TO HOLD, the above described premises unto the Grantee in fee simple forever, and the Grantor, as Successor Personal Representative, does hereby covenant with the Grantee against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor as Personal Representative, that the Grantor as Successor Personal Representative is lawfully possessed of the above described premises, that they are free and clear of all encumbrances and that the grantor as Successor Personal Representative has good, right and lawfully authority to sell, convey, alienate, hypothecate, transfer and assign the same and that in all things preliminary to and in and about, this conveyance, the laws of Florida have been followed and complied with in all respects. The Grantor as Successor Personal Representative does hereby fully warrant the title to that land and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor as Successor Personal Representative.

IN WITNESS WHEREOF, the Grantor, as duly constituted and appointed Successor Personal Representative of the Estate of **MICHAEL S. MCCARTY**, Deceased, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the Presence of :

Patricia B Durrance
Witness's Signature

Patricia B. Durrance
Witness's Printed Name

Travis Shepherd
Witness's Signature

Travis Shepherd
Witness's Printed Name

Lela McCarty Mitchell
Lela McCarty Mitchell, as Successor
Personal Representative of the Estate of
MICHAEL S. MCCARTY
Post Office Box 976
Thomasville, Georgia 31799

OR BOOK 1224 PAGE 0907

STATE OF GEORGIA
COUNTY OF

The foregoing instrument was acknowledge before me this 14 day of MAY, 1999, by **Lela McCarty Mitchell**, as Successor Personal Representative of the estate of **MICHAEL S. MCCARTY**, who is personally known to me or has produced _____ as identification.

Ramona L Benton
Notary Public

Ramona L Benton
Printed Name
My commission Expires:

NOTARY PUBLIC, THOMAS COUNTY, GA.
MY COMMISSION EXPIRES JUNE 16, 2001

Prepared by and Return to:
Kevin H. Hendrickson
310 South Second Street
Fort Pierce, FL 34950

OR BOOK 1224 PAGE 0908

Return to: (enclose self-addressed stamped envelope)
Name: Thomas L. Campbell
Address: 1800-C Okeechobee Road
Ft. Pierce, FL 34950

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2002965 OR BOOK 1486 PAGE 615
Recorded:01/31/02 12:27

This Instrument Prepared by:
Thomas L. Campbell
Address: 1800-C Okeechobee Road
Ft. Pierce, FL 34950

Doc Assump: $ 0.00
Doc Tax : $ 0.70
* Int Tax : $ 0.00

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* 30th *day of* November *A. D.* 19 89 *by*

GEORGE E. MURRAY, a single adult,

hereinafter called the grantor, to

SEAN M. MURRAY, a single adult,

whose postoffice address is P.O. Box 3121, Ft. Pierce, Florida 34948
hereinafter called the grantee:

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

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:*

An undivided one-half interest in and to the following:

Lots 10, 11, 12, 13, 20, 21, 22 and 23, Block 8, SURFSIDE HARBOR, according to the Plat thereof as recorded in Plat Book 10, Page 68 of the Public Records of St. Lucie County, Florida.

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

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

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19*

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

John V. Cahill — Sean M. Murray L.S.

Katherine L. Blusser — L.S.

STATE OF Florida
COUNTY OF St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared GEORGE E. MURRAY to me known to be the person described in and who executed the foregoing instrument and HE acknowledged before me that HE executed the same.

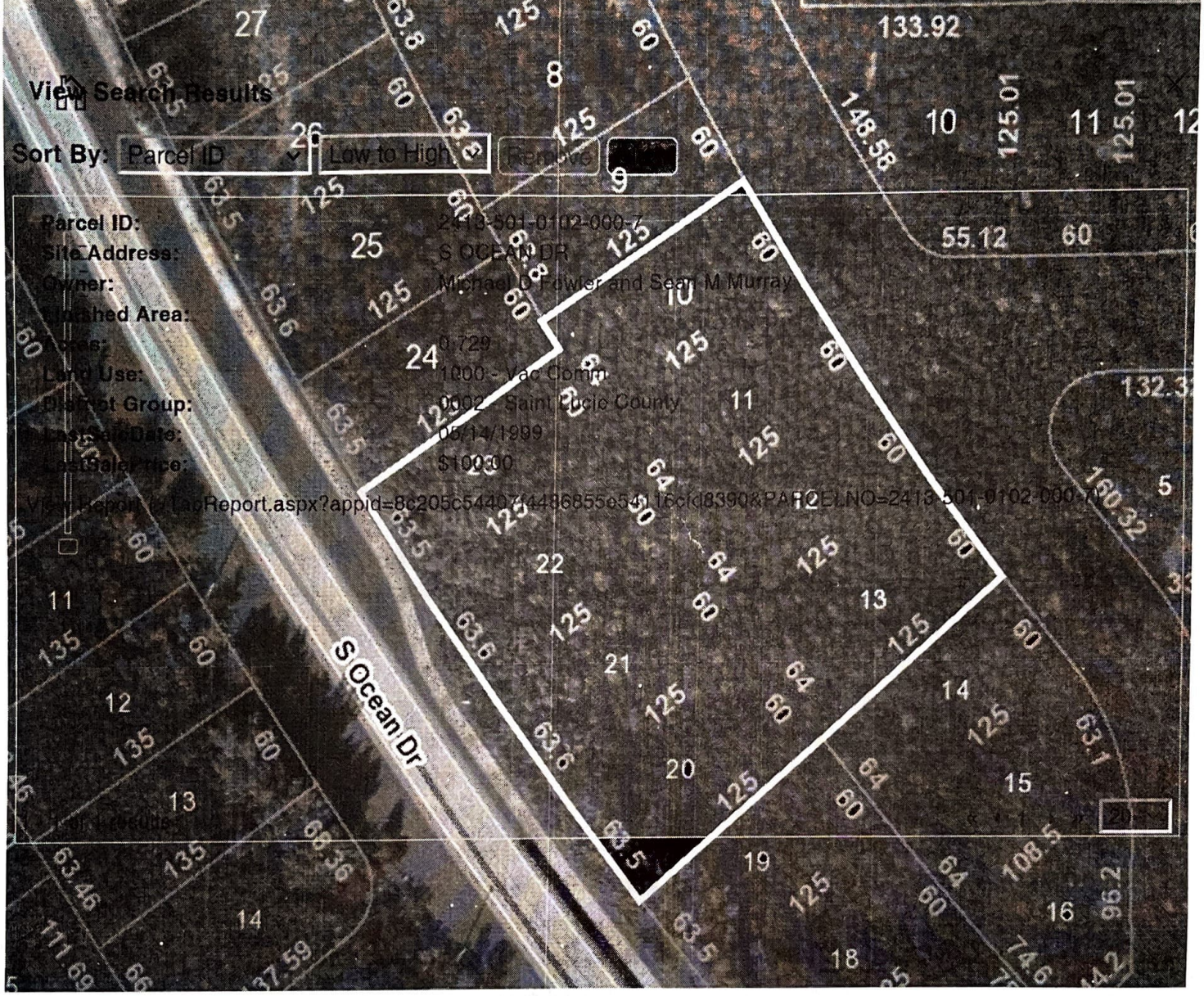
WITNESS my hand and official seal in the County and State last aforesaid this 8 day of DECEMBER A. D. 1989

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 7, 1991
BONDED BY [illegible] SURETY CORP.

Ann Procino

ANN PROCINO NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Kelton - Murray
OHO 72



Export as: TXT Download

100ft

2021-09-28

Click here for Legal Disclaimer

CITY OF
FT PIERCE
PLANNING & DEVELOPMENT

Owner's Authorization Letter

I/we hereby certify that I/we am/are the owner(s) of the described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request for annexation of property into the City of Ft Pierce, FL.

Anthony S. ACERRA	10/6/2025
Name of Applicant or Company (Printed)	Date
[signature]	11.18.25
1st Owners Signature	Date
MICHAEL D. FOWLER	11.18.25
1st Owners Printed Name	Date
2nd Owners Signature	Date
2nd Owners Printed Name	Date

Additional property owners must provide their signatures, printed names, and dates on a separate letter. This letter must also be notarized. Failure to include additional property owner(s) or to submit the document correctly may result in delays.

Be aware that individuals representing a corporation, limited liability company (LLC), or similar entity in matters of property ownership must include documentation with this letter confirming their authority to sign on behalf of the entity. Failure to provide this documentation may result in delays.

ATTEST: THE STATE OF Florida **:** St. Lucie **COUNTY**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Florida, on this day personally appeared Michael Fowler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE 18th DAY OF November, 2025

[signature]
NOTARY PUBLIC

ASHLEY D WOOD
Notary Public - State of Florida
Commission # HH 325[illegible]
My Comm. Expires Oct 24, 2026
Bonded through National Notary Assn.

CITY OF
FT PIERCE
PLANNING & DEVELOPMENT

Owner's Authorization Letter

I/we hereby certify that I/we am/are the owner(s) of the described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request for annexation of property into the City of Ft. Pierce, FL.

Anthony S. ACERRA — Name of Applicant or Company (Printed)

10/6/2025 — Date

[signature] — 1st Owners Signature

11/06/2025 — Date

Sean M. Murray — 1st Owners Printed Name

11/06/2025 — Date

2nd Owners Signature

Date

2nd Owners Printed Name

Date

Additional property owners must provide their signatures, printed names, and dates on a separate letter. This letter must also be notarized. Failure to include additional property owner(s) or to submit the document correctly may result in delays.

Be aware that individuals representing a corporation, limited liability company (LLC), or similar entity in matters of property ownership must include documentation with this letter confirming their authority to sign on behalf of the entity. Failure to provide this documentation may result in delays.

ATTEST: THE STATE OF Florida **:** Highland **COUNTY**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Florida, on this day personally appeared Sean M. Murray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE 6th DAY OF November, 2025

[signature]

NOTARY PUBLIC

KAREN L. GRIFFIN
MY COMMISSION # HH 599324
EXPIRES: December 19, 2028

(Seal)

Justification Statement

All my life I enjoyed creating and building. In 1979 I became a union carpenter and worked in the extreme heat and cold for 38 years. I first visited Florida in 1975 with a couple of friends and returned many times afterwards. In 1989 I visited friends and Stuart. Their parents just built a house on the river in Sewall's Point. The sunsets were amazing and the warmth thawed my frostbitten fingers and toes. I knew I had to return here someday. My dream was to build a home with a sunset view.

I bought a fixer-upper house in my hometown and worked on it for 35 years. I also sacrificed to save money by working side jobs, nights and weekends. In 2003, 12 years before my retirement in 2015 because of spinal injuries. I bought my first Lot #14 on Hutchinson Island at Bear Point Sanctuary in the Surfside Harbor subdivision. I envisioned my dream three-story home with 360° sunrise to sunset views. I was curious why no one had built in the area after finding out that those lots were plotted out in 1950. So, I did my due diligence and visited the county building department on 2300 Virginia Ave in 2003 a couple of weeks later. The gentleman in the office there took me into the conference room and I showed him what I had just purchased. weeks later. He told me, "You are grandfathered into the lot size and setbacks for your house and septic tank". I felt relieved, so I bought my second lot #10.

Soon after I did a lot of legwork and asked many questions. I hired a wetlands consultant and started my mitigation process for Lot 14 with Lauri Heistermann at the Bear point Mitigation Bank. I paid for one reservation credit to mitigate the mangoes which amounted to 1/10th of an acre, or 4,500 square ft. I then hired my wetlands consultant to begin my DEP application much time and money later. I also have my DEP approval. Which, by the way, included a septic tank because the county did not provide sewer or water service. The City of Fort Pierce had a waterline installed only. Powerlines were there, and my dream was coming true. Little did I know my nightmare was just about to begin. Not just for me, before the whole subdivision dozens of lots were sold off during 2003 to 2004 and no one discovered any restrictions either.

Then a stroke of luck. After buying YMCA Easter house tickets since 1989, yes 31 years, I got a call from the YMCA in 2020. " You won the house". A year later our house was sold in a good market and my wife and I moved into the house in Port St. Lucie. I was ready to build. But, not so fast. First, the county said they would not allow a septic tank. I needed a sewer line. One day I was speaking to a builder/ developer from West Palm Beach who had bought a lot just up from me about my sewer petition. He said he was told the county had created. Something called an NCLOR, which rendered our lots, non-conforming, not billable, I basically worthless. Deep depression. I had been in the process of trying to get a sewer line from the county 1.5 miles to the south of our subdivision at a cost of $1.5 million in 2021. This first MSBU consisted of 75 lots from Blue Heron Boulevard to the end of our subdivision just north of the Bear Point Sanctuary parking lot. I questioned Barbara Getler and Cathy Altizer about the targeted area because it included the lots not just fronting A1A, but also the lots behind us. I mentioned that I was always told that the back lots were never going to be able to be built on. Barbara said, "This is what they gave us".

I had no choice, but to continue on with the MSBU, even though I told Barbara and Cathy, that I was afraid for my life. Can you imagine me getting them to pay for my sewer line knowing that they could not use it? They know where I live, and everyone in Florida has a gun. I had checked in with the petition count for the MSBU from time to time. Two years later, I was seven petitions short.

The next time I called Barbara, she told me my MSBU would not be allowed because our properties were not valuable enough. I said they were not valuable because we do not have a sewer line. I called Ray Morankus from the county sewer department to ask him if our subdivision could self-pay. He said the cost to install the sewer line went from $1.5 million to $4.5 million during that two year time period. This MSBU was doomed to fail from the beginning. Even if I did get the last seven properties, my MSBU would have been rejected by the county attorney anyway. I know this now only because of what happened next.

One day, I went to talk to Otis the owner of the Pie Hole pizza restaurant in our subdivision. The waitress said he was out of town. I mentioned about the sewer line and she told me he got approval from FPUA to bring it from Blue Heron Boulevard to the north south to his restaurant and properties. I was confused. When I inquired about that, I was told that would not be possible because that line was installed with federal money and it could not be extended south of Blue Heron Boulevard. Apparently, I was given wrong information again.

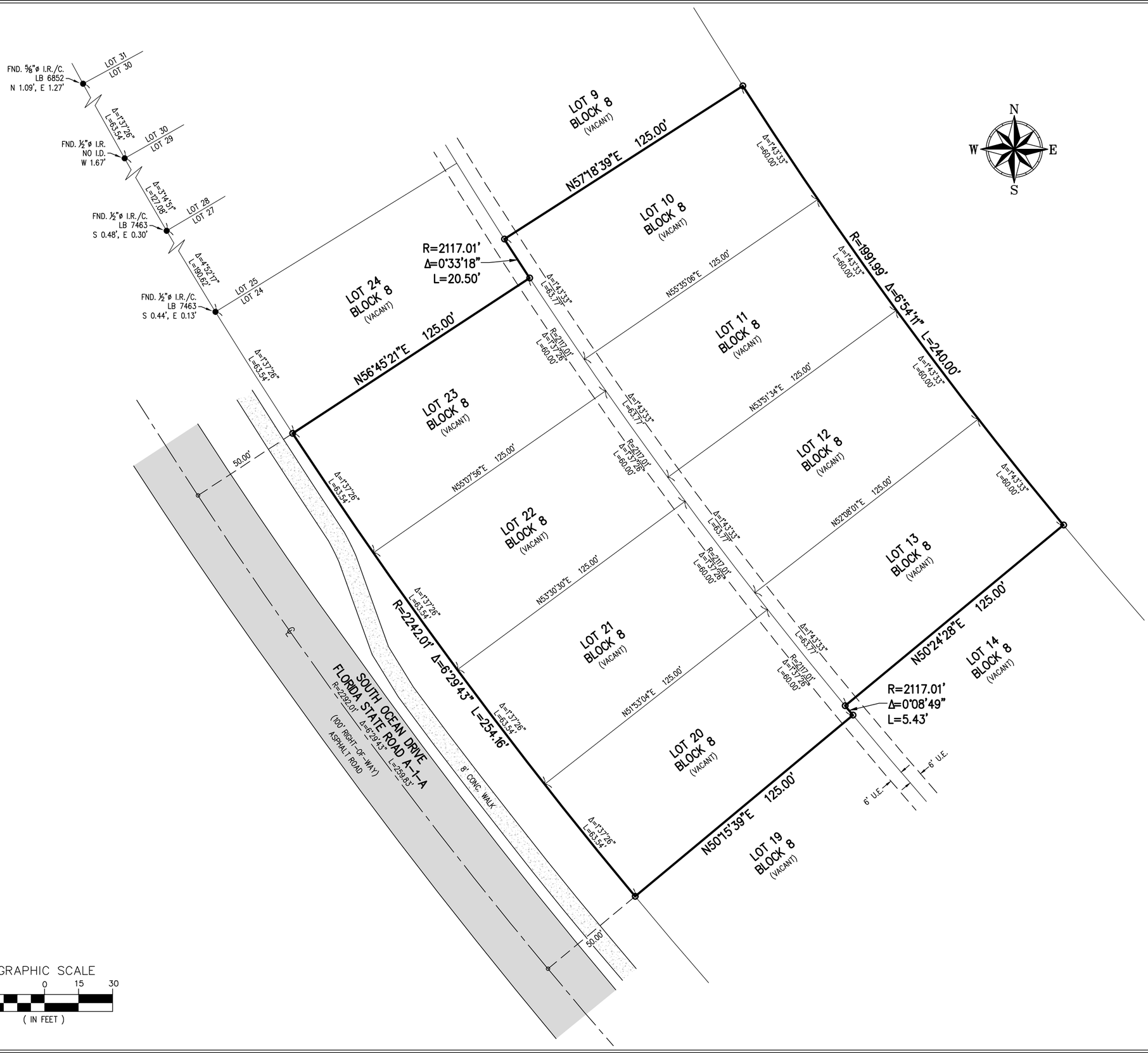
In March 2022, I decided to hire a lawyer to see what my options were. He told me that I needed to annex into the City of Fort Pierce because they did not change their ordinance and our lots would be considered conforming and buildable. I got in contact with Venus Gilmore, who is very helpful. My lawyer set up a meeting with him at City Hall. At that meeting, Venus confirmed that I could annex, my lots would be conforming, and that I could have a septic tank.

Great, I didn't have to bother with another MSBU for sewer line. Weeks later, I walked into the annexation meeting, and Ryan Altizer said, "You're going to be quick and easy so we are going to do yours first". I was annexing my Lot 14 to the lot across A1A to whom I paid $2100 for his survey to get him to annex because he was contiguous with the lot next to him thus making me contiguous with his lot across A1A. This is basically what lot number #9 did which my second lot to be annexed #10 is contiguous to. He annexed his lot in 2007 according to ordinance K-438 which was created by the City of Fort Pierce in 2006. But it wasn't that easy. As soon as the mention of a septic tank, I believe it was Alicia, said septic tanks were not allowed. At this point, the highs and lows are destroying my soul. Kevin Freeman said my annexation was on hold until we had a sewer line, not canceled.

So I contacted Bo Hutchinson and Lugey Dawson at the FPUA. He said yes the sewer line was federally funded. I asked him then how was Pie Whole Pizza was able to bring the sewer line down about 800' to his restaurant. He told me he paid for it himself. Private money. I contacted Barbara to start another MSBU to service the second half of our subdivision with FPUA. Bo said we first had to ge approval from Florida Fish And Wildlife. We called and emailed Patricia Kelly. She explained to us over the phone and through emails that she would only give permission for the 26 lots fronting A1A, and it had to be paid for by our private money. There was no formal application or document. The new 26 lot approval map was drawn up and Patricia indicated the area with a red arrow.

The new area map is part of my application and has been uploaded to the portal.

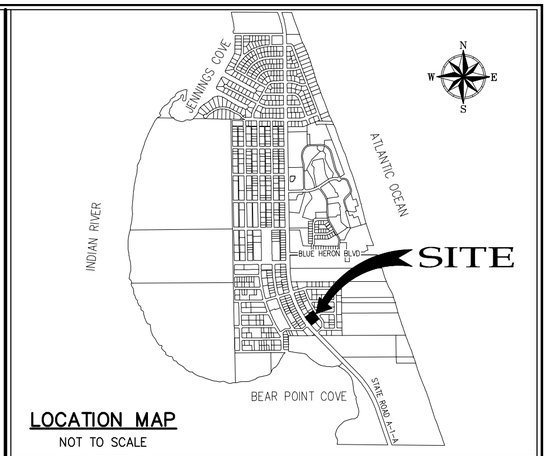
Of the 26 parcels, I have more than 75% of the required MSBU applications signed. Only 51% is required for approval. So here we are today because our MSBU was denied by the county because 10 of the 26 lots that are in the county are nonconforming. The county attorney said an owner of a nonconforming lot cannot be forced to pay for a MSBU if they are not able to build. We need to annex the 10 county lots first into the City of Fort Pierce to be conforming. Then, at that time, the sewer line can be installed. 16 of the 26 lots south of Pie Hole Pizza are already city lots in our MSBU. The lots from Blue Heron Boulevard south to Pie Hole Pizza are all city lots which make up the northern half of our subdivision. That makes about 90% city lots and 10% county lots total in our Surfside Harbor subdivision. This annexation process will conform the whole subdivision to city lots. Note, the FPUA owns the water line already and because of this if anyone were ever to build they would have to sign an annexation agreement for the City of Fort Pierce before any building would be able to commence. Thank you for considering our annexation applications.



GRAPHIC SCALE

30 0 15 30

(IN FEET)



LOCATION MAP

NOT TO SCALE

LEGEND

Δ	– DELTA (CENTRAL ANGLE)	L.M.E.	– LIMITED MAINTENANCE EASEMENT
℄	– CENTER LINE	L.P.	– LIGHT POLE
A/C	– AIR CONDITIONER	(N.R.)	– NON RADIAL
A.K.A.	– ALSO KNOWN AS	O.R.B.	– OFFICIAL RECORD BOOK
ALUM.	– ALUMINUM	P.B.	– PLAT BOOK
B.E.	– BUFFER EASEMENT	P.C.	– POINT OF CURVATURE
C.B.	– CATCH BASIN	P.C.C.	– POINT OF COMPOUND CURVATURE
C.O.	– CLEANOUT	P.I.	– POINT OF INTERSECTION
CLF	– CHAIN LINK FENCE	PGS.	– PAGE(S)
CONC.	– CONCRETE	P.R.C.	– POINT OF REVERSE CURVATURE
COV.	– COVERED	P.R.M.	– PERMANENT REFERENCE MONUMENT
C.U.E.	– CITY UTILITY EASEMENT	PROP.	– PROPOSED
D.E.	– DRAINAGE EASEMENT	R	– RADIUS
ELEC.	– ELECTRIC	R.P.	– RADIUS POINT
ELEV.	– ELEVATION	R/W	– RIGHT–OF–WAY
EQUIP.	– EQUIPMENT	(RAD.)	– RADIAL
ESMT.	– EASEMENT	SQ. FT.	– SQUARE FEET
EXIST.	– EXISTING	TYP.	– TYPICAL
F.H.	– FIRE HYDRANT	U.E.	– UTILITY EASEMENT
F.P.L.	– FLORIDA POWER & LIGHT	W.M.	– WATER METER
FIN.	– FINISHED	00.00	– DENOTES PROPOSED ELEVATION
FLR.	– FLOOR	0.00	– DENOTES EXISTING ELEVATION
FND.	– FOUND		– DIRECTION OF FLOW
G.V.	– GATE VALVE		– DRAINAGE MANHOLE
H.H.	– HAND HOLE		– IRRIGATION CONTROL VALVE
H.P.	– HIGH POINT	OHW	– OVERHEAD WIRES
I.R./CAP	– IRON ROD & CAP		– SANITARY MANHOLE
L	– ARC LENGTH		– SET 5/8" IR/CAP LB 3591
L.E.	– LANDSCAPE EASEMENT		– SIGN

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPERS.
2. THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
3. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE NORTHWEST LINE OF LOT 23, BLOCK 8 AS N56°45'21"E. ALL OTHERS RELATIVE THERETO.
5. THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
6. ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY, OR PARTIES, IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY, OR PARTIES.
8. FLOOD ZONE: "AE" BASE FLOOD ELEV.: 4.0'; FIRM MAP NO. 12111C0192K; COMMUNITY NO. 120285; DATED: FEBRUARY 19, 2020.
9. BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "97 77 A 21", ELEVATION = 2.48'.
10. PROPERTY ADDRESS: S OCEAN DRIVE

LEGAL DESCRIPTION:

LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, BLOCK 8, SURFSIDE HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD.

CONTAINING 61,825.96 SQUARE FEET OR 1.419 ACRES, MORE OR LESS.

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 JANUARY 12, 2023. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

_____

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

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

BOUNDARY SURVEY
LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, BLOCK 8
SURFSIDE HARBOR

BOUNDARY SURVEY	1/12/2023	RFC
REVISIONS	DATE	BY

DATE	1/12/2023	SCALE	1"=30'
FLD.BK.	N/A	CHECKED BY	RAL
PAGE	N/A		
FILE NAME 10299_Survey.dwg			

10299

SHT.NO. 1 OF 1 SHEETS

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Mr. Tony Acerra
302 SW Kane Avenue
Port Saint Lucie, FL 34953

Subject: PZANN2025-00009, Acerra Property Annexation
Parcel ID: 2413-501-0102-000-7
Technical Review Committee Comments for December 18, 2025, TRC Meeting

City of Fort Pierce Planning Department

The following comments are based on City of Fort Pierce Land Development Code and the applicant supplied documents for the above-referenced project. For particular questions regarding these comments, please contact Chris Suneson, Assistant Planning Director, at csuneson@cityoffortpierce.com

A. Statutory Eligibility
   1. This is a voluntary annexation governed by Florida Statute 171.044.
   2. The area to be annexed is one parcel of land containing 0.73 acres and is considered reasonably compact.
   3. The subject parcel is contiguous to the southernmost portion of the municipal boundary located on the east side of South Ocean Drive / State Highway A1A as it exists now.
   4. Annexation of the subject parcel will not create an enclave.

B. Future Lane Use / Zoning
   1. The subject parcel is currently classified with a County Future Land Use of Residential Urban, 5 du/ac (RU) and the balance of the property located along South Ocean Drive / State Highway A1A is classified as Commercial (COM).
   2. A portion of the subject parcel is currently zoned as Hutchinson Island Residential District (HIRD) and the balance of the property located along South Ocean Drive / State Highway A1A is zoned as Commercial General (CG).
   3. Staff will be recommending the subject parcel be placed in the General Commercial (GC) Future Land Use category and be zoned as General Commercial (C-3).

C. Consistency with Comprehensive Plan Annexation Policy
   1. Public services can be provided at equal to or better levels than current providers. Annexing the subject parcel into the City will enable it to be serviced by sanitary sewer.
   2. Public services can be provided at adopted levels of service.
   3. Annexation of the subject parcel would not eliminate or create an unincorporated island.
   4. Annexation of the subject parcel would not eliminate or create irregularities in the City's boundaries.

D. Services
   1. By annexing into the City, the subject parcel must be connected to FPUA utilities.
   2. By annexing into the City, the subject parcel will not be allowed to construct a septic system for sanitary sewer service.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Christopher Suneson, Planner

From: Tanner Retherford, P.E., Project Engineer

Thru: Mark Zrallack, P.E. – City Engineer

Re : Annexation – Parcel No. 2413-501-0102-000-7
Blk 8 – Lots 10, 11, 12, 13, 20, 21, 22, 23 - PZANN2025-00009

Date : December 3rd, 2025

This is to advise you that we have completed the review of the following documents as received by this office on November 24, 2025:

- ☑ Annexations
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ Future Land Use Designation
- ☐ Executed Construction Contract
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site inspection, we

- ☑ Recommend w/ Conditions
- ☐ Do Not Recommend
- ☑ Annexation Approval
- ☐ DPCR Approval
- ☐ C/O

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

- ☑ See attached for conditions of approval

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Miscellaneous\Annexations\Surfside Harbor\Block 8 - Lots 10-13 and 20-23\Annexations Approval - 120325.docx

CONDITIONS OF APPROVAL:

1. Approval conditioned on no on-site septic permitted in accordance with City of Fort Pierce Code of Ordinances Section 36-87.

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

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZANN2025-00009
S Ocean Dr-Annexation (Lot 4)

W/WW Engineering: Water is available to the parcel.

Sewer availability would be contingent upon the completion of construction of the required force main extension, payment of the applicable fees and charges.

To clarify for the record, there is no MSBU in place with FPUA.

Should you have any questions please contact Lugey Dawson at 772 466-1600 ext. 3428.

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

Gas: N/A

FPUAnet Fiber: N/A

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

December 18, 2025

Case #: PZANN2025-00009

Planner: City of Ft. Pierce Planning Department.

Annexation

South Ocean Dr., approx. 1650 ft south of Blue Heron Blvd., Ft. Pierce. (Fowler / Murray property)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

From: Jesse Almand
To: Kerry Driver; Planning Department
Subject: PZANN2025-00009 Annexation Michael Fowler and Sean Murray
Date: Monday, December 8, 2025 12:30:56 PM
Attachments: Outlook-orlophlj.png

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

SLCFD has no comments for this review.

Respectfully,

Jesse Almand 736
Captain, Development/Site Planning Review
Saint Lucie County Fire District
Community Risk Reduction
(772) 621-3385

From: Grant M. Chambers
To: Planning Department
Cc: Daniel Zrallack; Kerry Driver
Subject: TRC
Date: Wednesday, December 17, 2025 8:28:10 AM
Attachments: image001.png
2025-12-17 John Carrol High School SP Amendment Comments.docx

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SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good morning,

Please see attached comments for the John Carrol project. The County's Engineering division does not have any comments on the other agenda items.

Thank you,

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW
Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov



Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

CITY OF FORT PIERCE

ANNEXATION

January 12, 2026

PZANN2025-00009

FOWLER/MURRAY PROPERTY – VOLUNTARY ANNEXATION

At or near 2528 S OCEAN DRIVE

(PARCEL ID: 2413-501-0102-000-07)

APPLICANT/OWNER

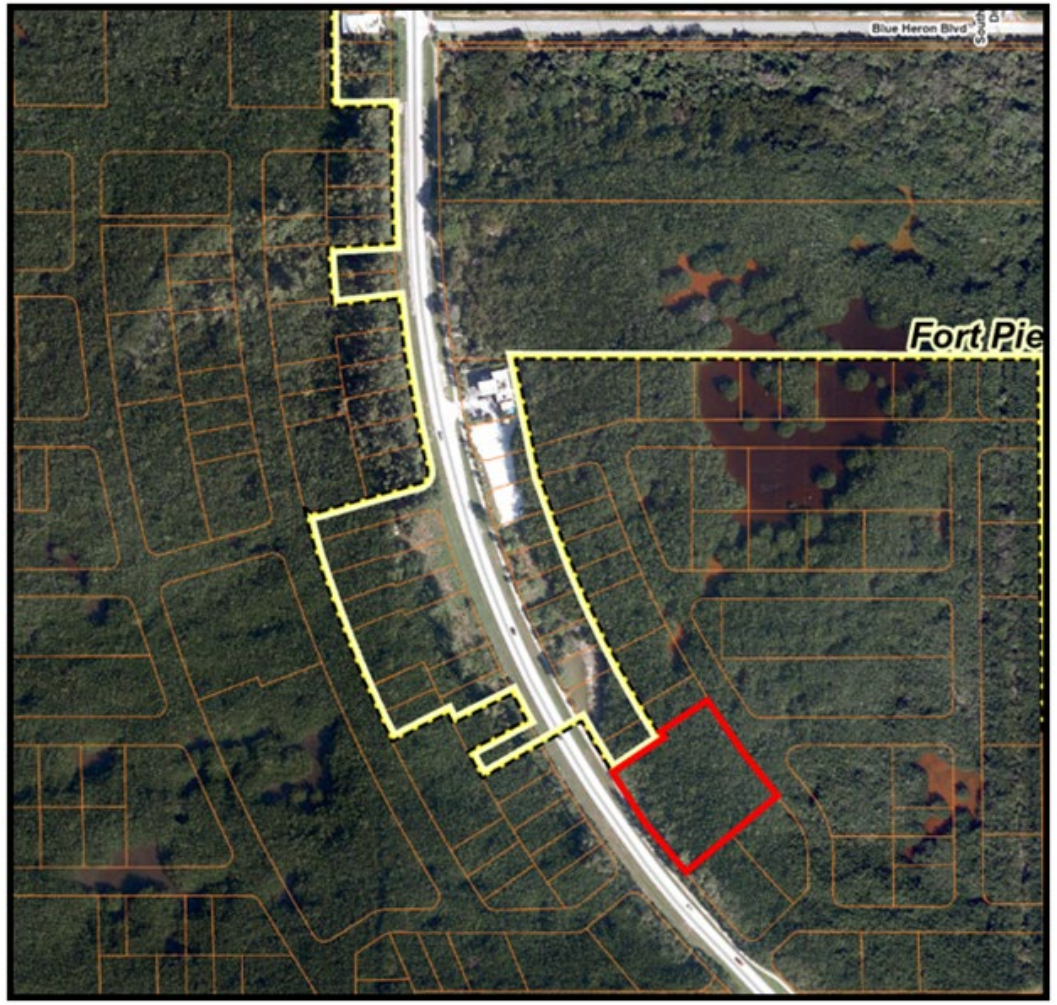
Michael Fowler and Sean Murray represented by Tony Acerra

PARCEL ID:

2413-501-0102-000-7

REQUEST:

Request to review and approve a voluntary application for Annexation by owners, Michael Fowler and Sean Murray, represented by Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 1.42 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is General Commercial (GC) and the proposed Zoning is General Commercial Zone (C-3).



Site Location Map

SUMMARY

Subject parcel contains 1.42 acres, and is located at the southern end of the City limits on Hutchison Island. For reference, approximately ¼ mile south of the Blue Heron Boulevard/A1A intersection and south of Pie Hole Pizza on the west side of the road.

Current St. Lucie County Future Land Use Designation / Zoning:

- FLU - RS, Residential Suburban, 2 du/ac
- Zone - HIRD, Hutchinson Island Residential District

Parcel is currently vacant and contains natural mangroves.

The current taxable value of the property is approximately $125,601. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

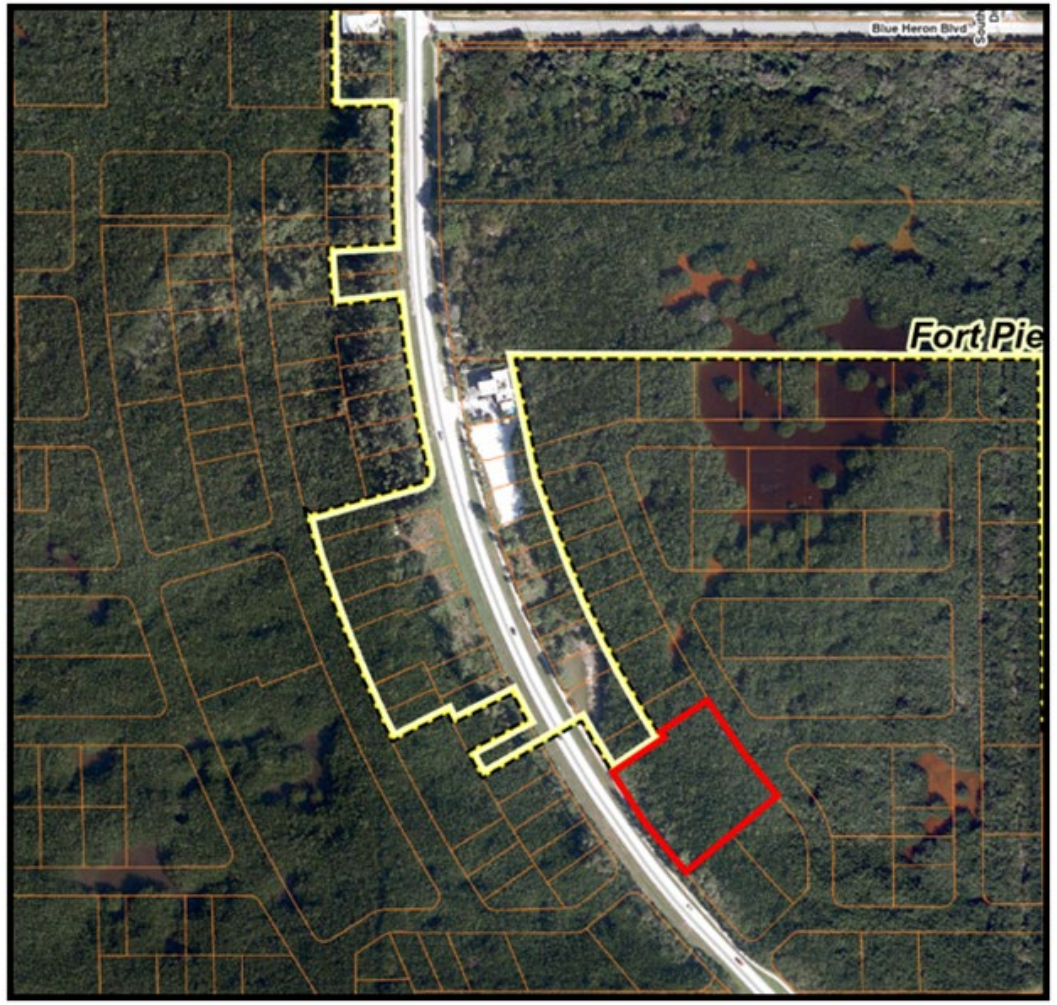
STATUTORY ELIGIBILITY

Voluntary Annexations are governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City:

- Must be reasonably compact;
- Must be contiguous to the municipal boundary;
- May not created an enclave.

These tests are met:

- Parcel is one lot with 1.42 acres of area;
- Parcel is immediately adjacent to Fort Pierce's boundary;
- An enclave is not created.



Site Location Map

COMPREHENSIVE PLAN POLICIES

Future Land Use Element Objective 1.11 of the Comprehensive Plan states:

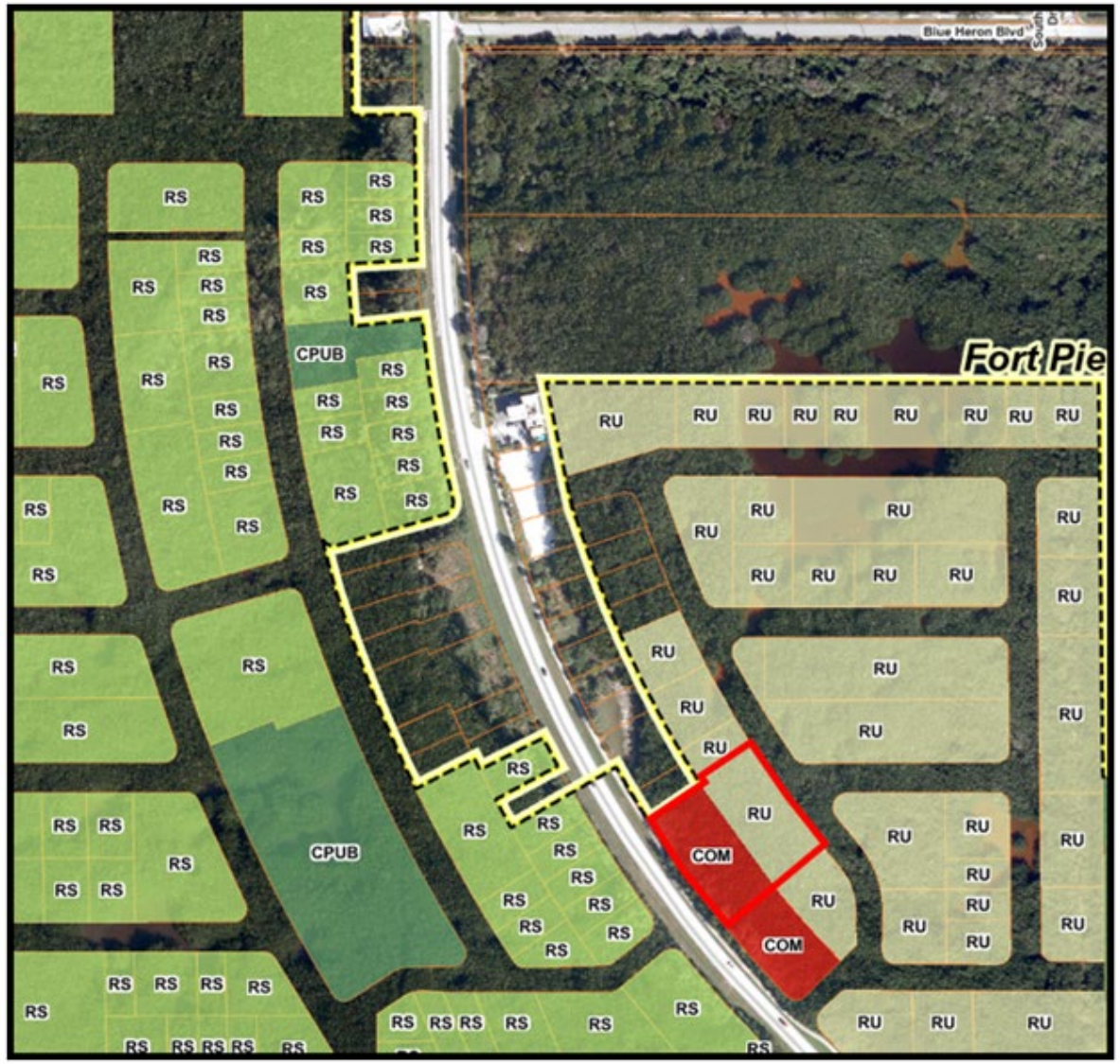
> *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The subject parcel is located within the FPUA services boundary.

Comprehensive Plan Policy 1.11.5 states:

> *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

EXISTING FUTURE LAND USE - COUNTY



Current Saint Lucie County FLU:

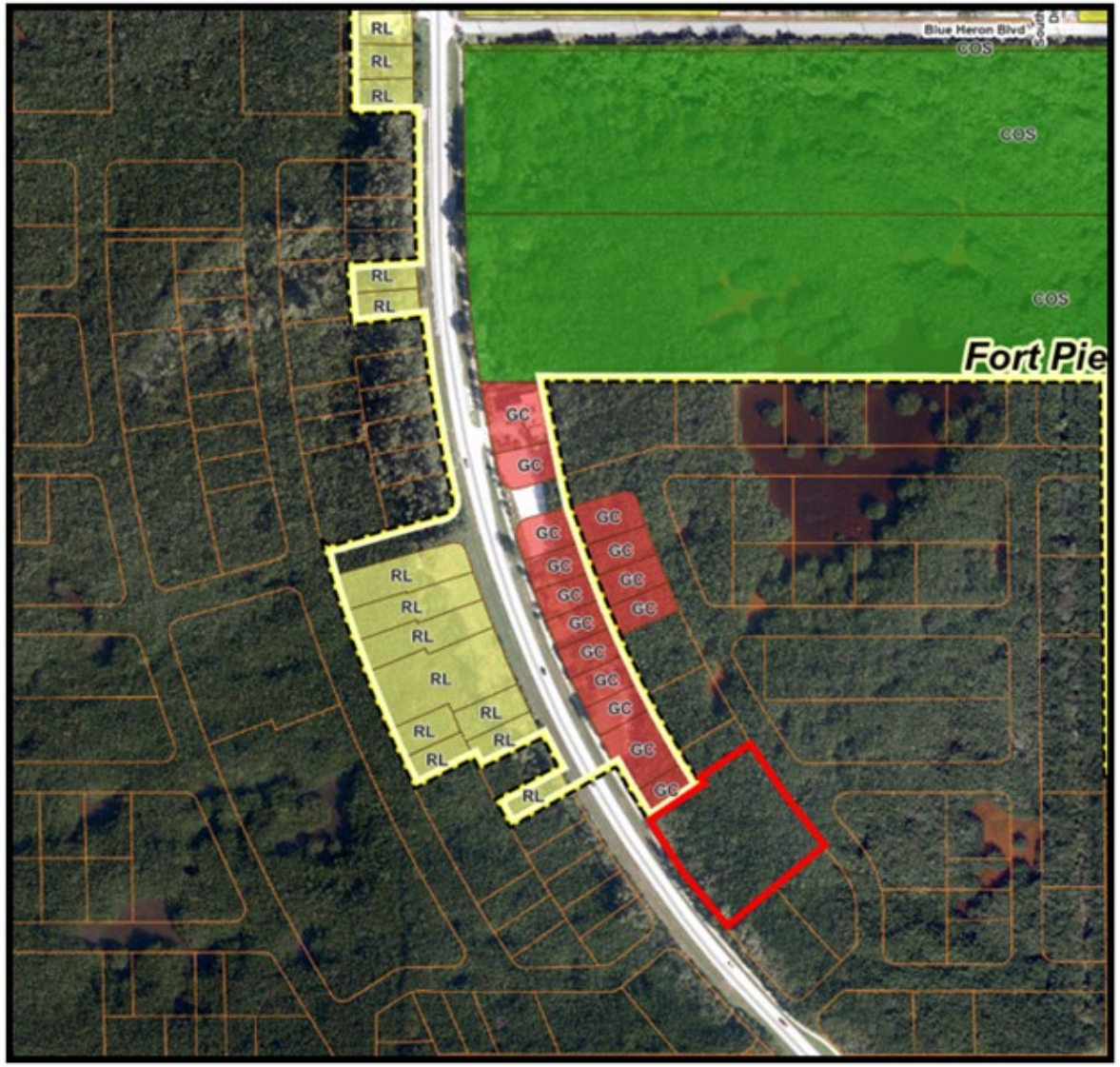
RU, Residential Urban, 5 du/ac

COM, Commercial

Proposed Fort Pierce FLU:

GC, General Commercial

PROPOSED FUTURE LAND USE - CITY



Current Saint Lucie County FLU:

RU, Residential Urban, 5 du/ac

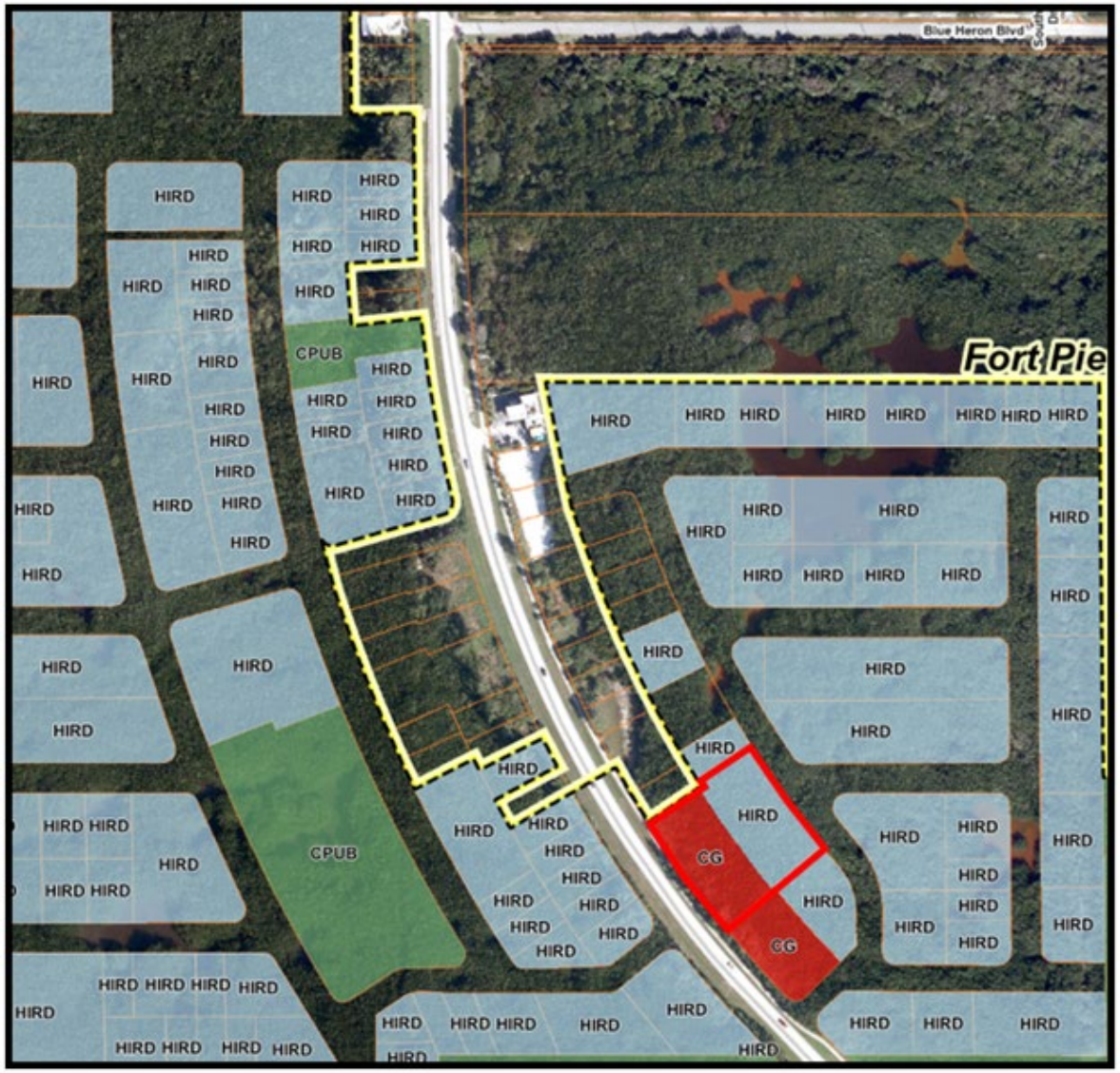
COM, Commercial

Proposed Fort Pierce FLU:

GC, General Commercial

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcel is GC, General Commercial.

EXISTING ZONING - CITY & COUNTY



Current Saint Lucie County Zoning:

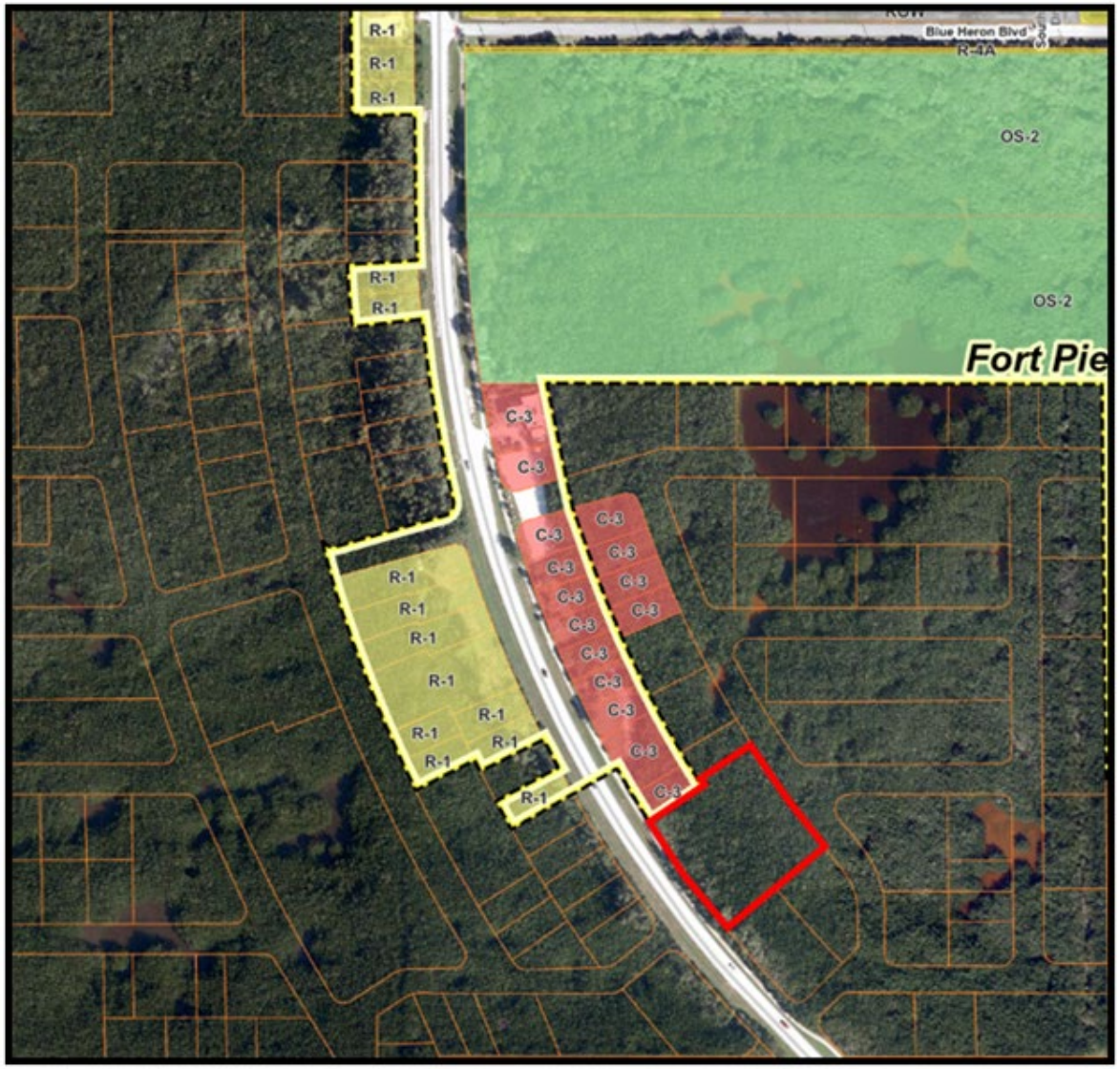
HIRD, Hutchinson Island Residential District

GC, General Commercial

Proposed Fort Pierce Zoning:

C-3, General Commercial

EXISTING ZONING - CITY & COUNTY



Current Saint Lucie County Zoning:

HIRD, Hutchinson Island Residential District

GC, General Commercial

Proposed Fort Pierce Zoning:

C-3, General Commercial

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning for the parcel is C-3, General Commercial.

FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

FLU COMPARISON - FOWLER/MURRAY ANNEXATION

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	1.42	61,855.2

		RESIDENTIAL		COMMERCIAL	
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL URBAN (RU)	5	3	0.0	0.0 SQ.FT
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	77,319.0 SQ.FT
PROPOSED	GENERAL COMMERCIAL (GC)	0	0	1.0	61,855.2 SQ.FT
	INCREASE / (DECREASE)		(3)		(15,463.8) SQ.FT

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

ANNEXATION REVIEW CRITERIA

Future Land Use Policy 1.11.1 of the Comprehensive Plan provides four (4) criteria by which annexations should be evaluated.

Criteria	Evaluation
City can provide services at equal or better levels than current providers.	Yes.
City can provide services at adopted levels of service.	Yes.
Annexation eliminates or could be expanded to eliminate an enclave.	Neither eliminates or creates and enclave.
Annexation eliminates irregularity in City boundary and improves services delivery.	Neither eliminates or creates irregularity.

TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed ANNEXATION with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

All Departments have supported the annexation, given the subject property is not allowed to construct a septic system on the property and is required to connect to water and sewer services provided by FPUA which would be regulated by building permitting.

STAFF RECOMMENDATION

Staff recommends that the Planning Board recommend APPROVAL of the proposed ANNEXATION.

- ❑ Consistent with Florida Statute 171.044.
- ❑ Consistent with Comprehensive Plan Objective 1.11 and Policies 1.11.5 and 1.11.1.
- ❑ Does not adversely affect the public health, safety, convenience and general welfare.

Alternative actions of the Planning Board:

- Recommend Approval with changes.

or

- Recommend Disapproval

CITY OF FORT PIERCE

ANNEXATION

January 12, 2026

PZANN2025-00009

FOWLER/MURRAY PROPERTY – VOLUNTARY ANNEXATION

At or near 2528 S OCEAN DRIVE

(PARCEL ID: 2413-501-0102-000-07)

Planning Board - 2:00 PM **13. d.**

Meeting Date: 01/12/2026

Re: PZANN2025-00007, Parcel ID: 2413-501-158-000-4

Submitted For: Christopher Suneson, Assistant Planning Director, Planning Department

Information

SUBJECT:

PZANN2025-00007
Annexation
Acerra Property
Parcel ID: 2413-501-158-000-4

SUMMARY:

Request to review and approve a voluntary application for Annexation by owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.21 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is Low Density Residential (RL) and the proposed Zoning is Single Family Low Density Zone (R-1).

The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District.

RECOMMENDATION:

Staff recommends the Planning Board recommend approval of the Annexation application to City Commission

ALTERNATIVES:

1. Approval with conditions
2. Denial

RESPONSIBLE STAFF:

Chris Suneson - Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: N/A
Account: N/A

Amount: N/A

OTHER INFORMATION:

This item will have no impact on budget.

Attachments

Staff Report
Vicinity Map
Application
Survey
Justification Statement
DEP Letter
Mitigation Agreement
Delineation Report
TRC Comments
Staff Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Alicia Rosenthal	01/06/2026 04:34 PM

Form Started By: Christopher Suneson
Started On: 01/05/2026 06:52 PM
Final Approval Date: 01/06/2026

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: PZANN2025-00007 – Acerra Property Annexation

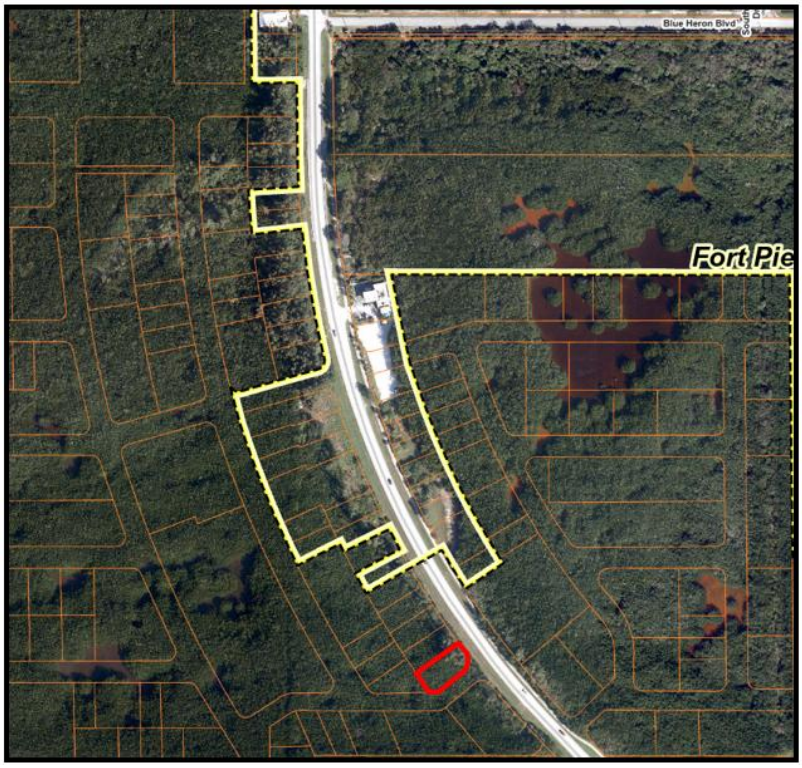
REVIEWER: CHRISTOPHER SUNESON, ASSISTANT PLANNING DIRECTOR

DATE: JANUARY 12, 2026

STAFF REPORT

Owner/Applicant:	Tony Acerra
Requested Action:	Request to review and approve a voluntary application for Annexation by owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.21 acres, generally located at or near 2528 South Ocean Drive.
Location:	At or near 2528 S Ocean Drive
Parcel IDs:	2413-501-158-000-4
Current SLC Future Land Use:	RS, Residential Suburban, 2 du/ac
Proposed Future Land Use:	RL, Low Density Residential
Current SLC Zoning:	HIRD, Hutchinson Island Residential District
Proposed Zoning:	R-1, Single-Family Low Density Zone

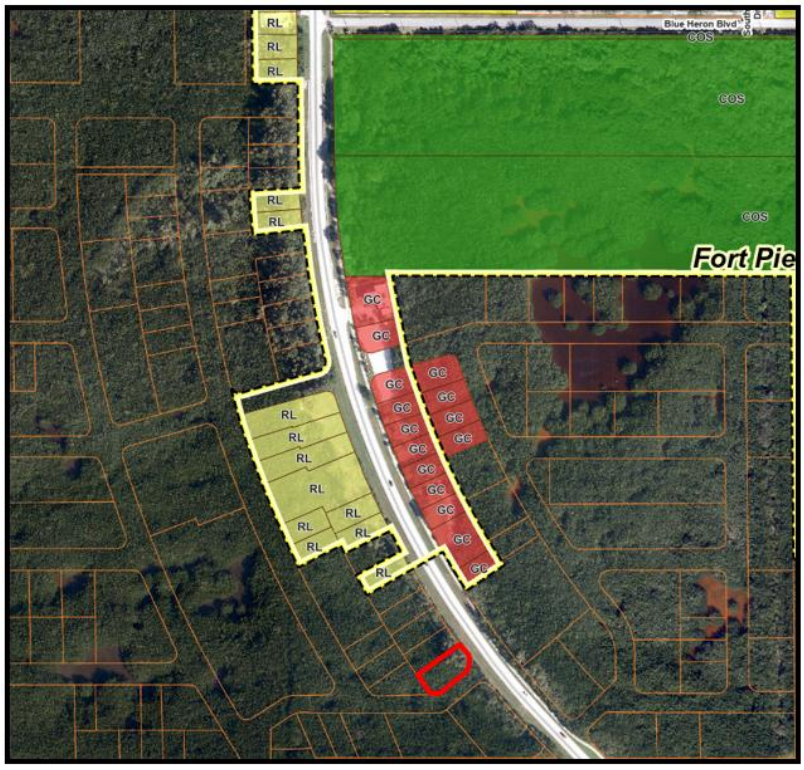
Location Map:



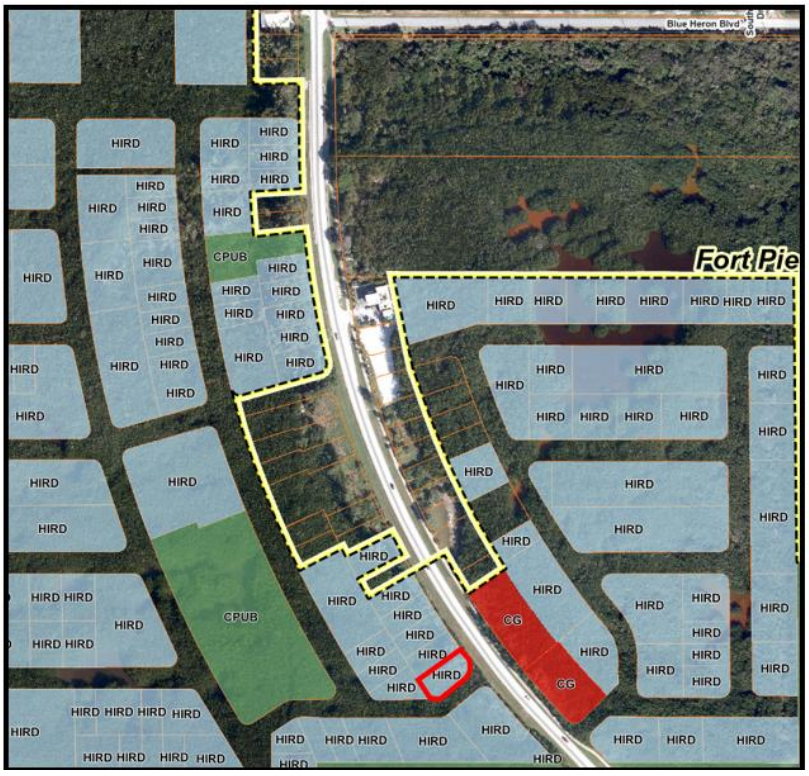
Future Land Use County Map:



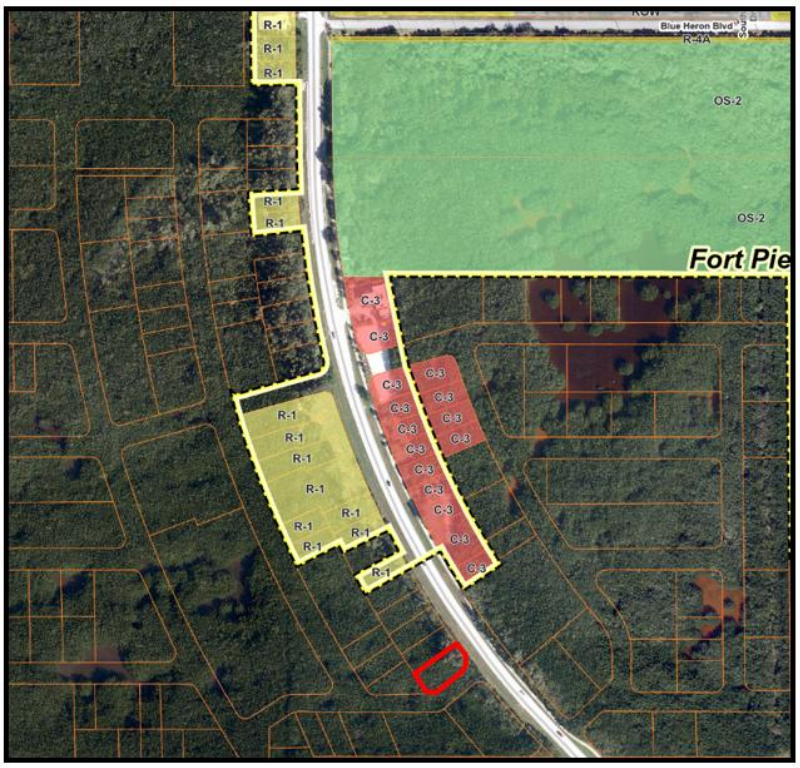
Future Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
R-1 (FP)	C-3 (FP)	HIRD (SLC)	HIRD (SLC)

Surrounding Future Land Use:

North	East	South	West
RL (FP)	GC (FP)	RS (SLC)	RS (SLC)

Site Area: **+/-** 0.21 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis

The applicant has requested review and approval of a voluntary application for the annexation of (1) parcel, containing 0.21 acres, into the City. If annexed the property would have a City Future Land Use Designation of RL, Low Density Residential, and a City Zoning of R-1, Single-Family Low Density Zone.

The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District.

The current taxable value of the property is approximately $31,726. Should the application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Existing Conditions
The subject parcel is currently vacant and contains natural mangroves.

Statutory Eligibility
As a voluntary annexation, the application is governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City. The statute provides three tests for land to be annexed including: 1) reasonably compact, 2) contiguous to the municipal boundary, and 3) not create an enclave - defined as being completely surrounded on all sides by the municipal boundary.

The area to be annexed is one parcel of land containing 0.21 acres and is considered reasonably compact. The subject parcel is contiguous to the southernmost portion of the municipal boundary located on the west side of South Ocean Boulevard / State Highway A1A. An enclave would not be created by the proposed annexation.

Staff finds the parcel is eligible for annexation under Florida Statute 171.044.

Consistency with Comprehensive Plan Goals, Objectives, and Policies
The City's Comprehensive Plan provides policy for annexations in Objective 1.11 of the Future Land Use Element. Objective 1.11 of the Comprehensive Plan states:

> *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The criteria by which proposed annexations should be evaluated are provided for in Policy 1.11.1:

1. *The ability of the City to provide public services at a level equal to or better than that available from the current service providers;*
2. *The ability of the City to provide public services at the City's adopted levels of service;*
3. *Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and*
4. *Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.*

The subject parcel lies within the Fort Pierce Utility Authority (FPUA) service boundary and is therefore eligible for annexation under Objective 1.11. Further, public services can be provided at equal to or better levels than current providers and those services can be provided at the City's adopted levels of service. Annexation of the subject parcel would neither eliminate nor create an unincorporated island (enclave). Finally, annexation of the property would neither eliminate nor create irregularities in the City's boundary.

Staff finds the subject parcel is eligible for annexation and meets the criteria outlined in the Comprehensive Plan's Future Land Use Element Policy 1.11.1.

Finally, the Comprehensive Plan Policy 1.11.5 states:

> *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan and the designations of surrounding properties, the proposed Future Land Use Designation for the subject parcel will be RL, Low Density Residential and will be zoned R-1, Single Family Low Density Residential Zone.

Future Land Use

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

Zoning

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

In review of the bulk area regulations for the R-1 zoning district, the subject parcel would be considered non-conforming with regard to lot area and lot width requirements. However, Section 125-70 of the Land Development Code provides for the continued use of non-conforming lots and the owner would be allowed to construct a single-family residence.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation given that the subject property is not allowed to construct a septic system on the property and must connect to water and sewer provided by FPUA.

Staff Recommendation

Staff recommends the Planning Board recommend approval of the proposed Annexation to the City Commission.



Close Record Card

Property Identification

Site Address:	OCEAN DR
Sec/Town/Range:	18/35S/41E
Parcel ID:	**2413-501-0158-000-4**
Jurisdiction:	Saint Lucie County
Land Use Code:	0000 - Vac Residential
Account #:	**150188**
Map ID:	25/18N
Zoning:	Hutch Isla



Legal Description

SURFSIDE HARBOR BLK 10 LOT 14 (OR 1656-2398)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.21
Land Size (SF):	9,148

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Ownership

Anthony S Acerra

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: SURFSIDE HARBOUR Hutchinson ISLAND, FORT PIERCE
2. Legal description of real property for which annexation is being requested:
   SURFSIDE HARBOR BLK 10 - LOT 14

   Property Tax ID: 2413-501-0158-000-4
3. Size of described property: 9,148 sq. ft. - .21 ACRES
4. Project description: Annexation into City of FORT PIERCE
5. Current St. Lucie County Future Land Use Designation: RESIDENTIAL R-1
6. Current St. Lucie County Zoning: Hutchinson ISLAND
7. Is this a Historic property? NO
8. Appraised value: $ 23,837.00
9. Name of Owner(s): Anthony S. ACERRA

   Signature of Owner(s): Anthony S. Acerra
   Mailing Address: 302 SW KANE AVE.
   City PORT SAINT LUCIE State FL. Zip 34953
   Phone 732-822-1859 Fax

10. Name of Representative: _____

Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____ Fax _____
E-mail: _____

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

OFFICE USE:

DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

Unique Code : BAA-BAA-BCBBB-CBFGDBF-BFFJJJ-E Page 1 of 2

Prepared By and Return To:
Gail Logan, AVP
Fidelity National Title Insurance Company of New York
118 North Second Street
Fort Pierce, FL 34950

File No. 03-020-702020

Property Appraiser's Parcel I.D.(folio) Number(s)
2518-221-0010-000/8

SS#: _____

RETURN TO:
~~Fidelity National Title~~
Courthouse Box 121

* Doc Assump: $ 0.00
* Doc Tax : $ 273.00
* Int Tax : $ 0.00

WARRANTY DEED

THIS WARRANTY DEED dated February 3, 2002, by Marion Paul Broome, a married man, hereinafter called the grantor, to Anthony S. Acerra, a single man whose post office address is 24 Delaware Avenue, W. Long Branch, NJ 07764, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lot 14, Block 10, Surfside Harbor Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 68 of the Public Records of St. Lucie County, Florida.

Together with an easement for ingress and egress across that property as described in O.R. Book 1597, Page 1382, Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.
The above described property is vacant land and not the homestead of the grantor.
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2156315 OR BOOK 1656 PAGE 2398
Recorded:02/11/03 08:50

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ST. LUCIE COUNTY CLERK OF THE CIRCUIT COURT.
THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
VISIT HTTPS://STLUCIECLERK.COM/SERVICES/E-CERTIFY-OFFICIAL-RECORDS TO VALIDATE THIS DOCUMENT.

Digitally signed by The Honorable Michelle R. Miller
Date: 2022.12.05 13:11:54 -05:00
Reason: Electronically Certified Copy

Unique Code : BAA-BAA-BCBBB-CBFGDBF-BFFJJJ-E Page 2 of 2

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

Signed, sealed and delivered in the presence of:

Roxanne Huldeen
(Witness Signature)

Roxanne Huldeen
(Print Name of Witness)

Gail Logan
(Witness Signature)

GAIL LOGAN
(Print Name of Witness)

Marion Paul Broome

STATE of FLORIDA

COUNTY of ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared MARION PAUL BROOME to me known to be the person(s) described in or who has/have produced D.K. as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of FEBRAURY, 2003.

Gail Logan
MY COMMISSION # DD147037 EXPIRES
December 13, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

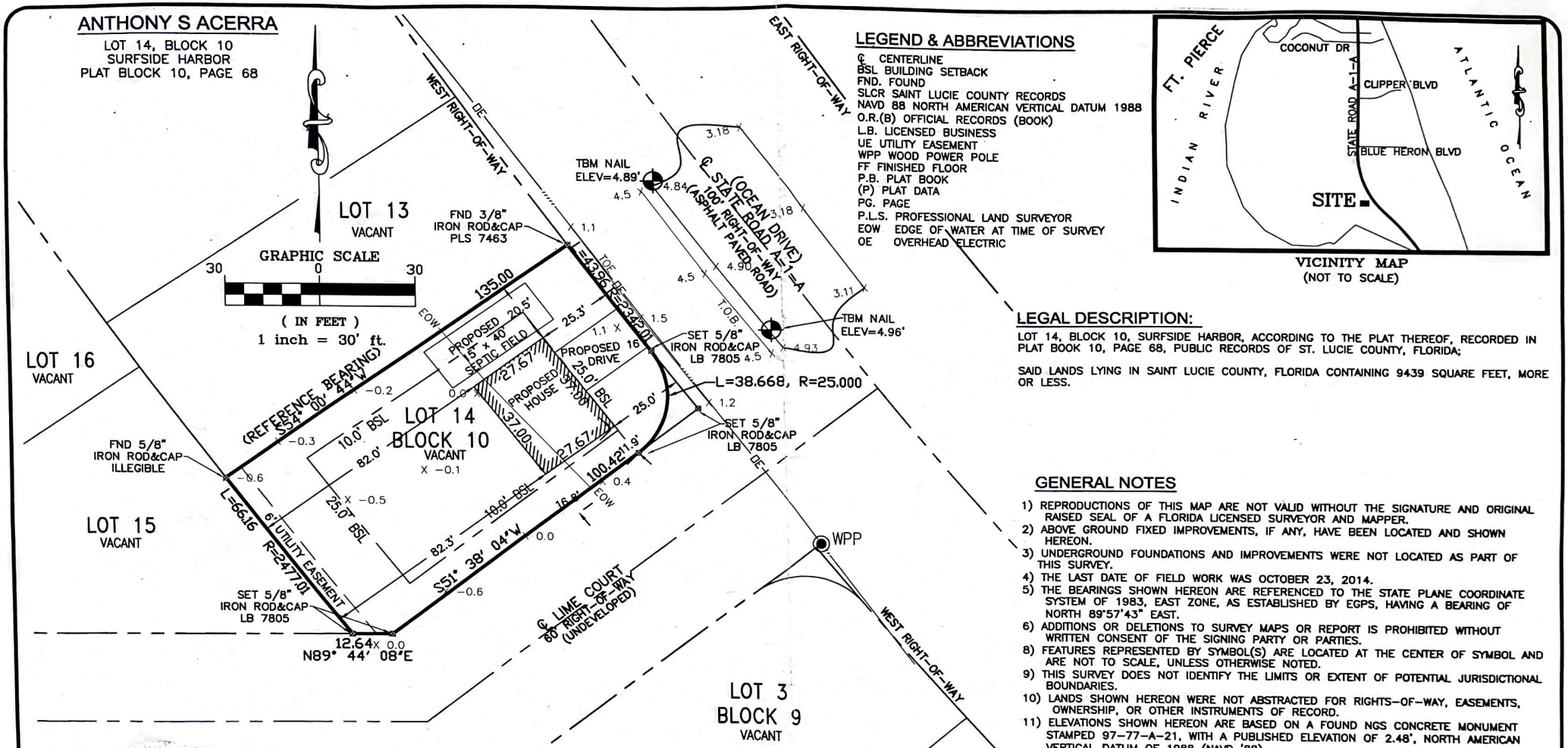
Gail Logan
Notary Signature

GAIL LOGAN
Printed Notary Name

My commission expires: _____

ANTHONY S ACERRA

LOT 14, BLOCK 10
SURFSIDE HARBOR
PLAT BLOCK 10, PAGE 68



LEGEND & ABBREVIATIONS

- ℄ CENTERLINE
- BSL BUILDING SETBACK
- FND. FOUND
- SLCR SAINT LUCIE COUNTY RECORDS
- NAVD 88 NORTH AMERICAN VERTICAL DATUM 1988
- O.R.(B) OFFICIAL RECORDS (BOOK)
- L.B. LICENSED BUSINESS
- UE UTILITY EASEMENT
- WPP WOOD POWER POLE
- FF FINISHED FLOOR
- P.B. PLAT BOOK
- (P) PLAT DATA
- PG. PAGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- EOW EDGE OF WATER AT TIME OF SURVEY
- OE OVERHEAD ELECTRIC

VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 14, BLOCK 10, SURFSIDE HARBOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 68, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

SAID LANDS LYING IN SAINT LUCIE COUNTY, FLORIDA CONTAINING 9439 SQUARE FEET, MORE OR LESS.

GENERAL NOTES

1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
3) UNDERGROUND FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
4) THE LAST DATE OF FIELD WORK WAS OCTOBER 23, 2014.
5) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, AS ESTABLISHED BY EGPS, HAVING A BEARING OF NORTH 89°57'43" EAST.
6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORT IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8) FEATURES REPRESENTED BY SYMBOL(S) ARE LOCATED AT THE CENTER OF SYMBOL AND ARE NOT TO SCALE, UNLESS OTHERWISE NOTED.
9) THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
10) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
11) ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND NGS CONCRETE MONUMENT STAMPED 97-77-A-21, WITH A PUBLISHED ELEVATION OF 2.48', NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
12) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 120287, COMMUNITY PANEL NO.12111C0191J, REVISED DATE FEBRUARY 16, 2012, THIS PROPERTY LIES IN ZONE "AE",WITH A BASE FLOOD ELEVATION OF 5'. THIS INFORMATION SHOULD BE CONFIRMED WITH ST. LUCIE COUNTY PRIOR TO CONSTRUCTION.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 23, 2014. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
CIVILSURV DESIGN GROUP, INC.

BY: ROBERT N. JOHNSON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6540 (FOR THE FIRM)

10/30/14
DATE OF SIGNATURE

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ALL RIGHTS RESERVED
CIVILSURV DESIGN GROUP, INC.

CELL PHONE (954) 649-9328
CIVILSURV
A Tradition of Innovative Engineering
2400 RHODE ISLAND AVENUE
FORT PIERCE, Florida, 34950
L.B. No.7805

File & Drawing No.
ACERRA.dwg

Scale:	Date:
1" = 30'	10/23/14
Drawn By:	Sheet
RNJ	1 of 1

BOUNDARY SURVEY for:
ANTHONY S ACERRA
OCEAN DRIVE
ST. LUCIE COUNTY, FL.

ANTHONY S ACERRA

LOT 14, BLOCK 10
SURFSIDE HARBOR
PLAT BLOCK 10, PAGE 68

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 23, 2014. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
CIVILSURV DESIGN GROUP, INC.

BY: ROBERT N. JOHNSON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6540 (FOR THE FIRM)

11/5/2014
DATE OF SIGNATURE

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CIVILSURV DESIGN GROUP, INC.

Justification Statement

All my life I enjoyed creating and building. In 1979 I became a union carpenter and worked in the extreme heat and cold for 38 years. I first visited Florida in 1975 with a couple of friends and returned many times afterwards. In 1989 I visited friends and Stuart. Their parents just built a house on the river in Sewall's Point. The sunsets were amazing and the warmth thawed my frostbitten fingers and toes. I knew I had to return here someday. My dream was to build a home with a sunset view.

I bought a fixer-upper house in my hometown and worked on it for 35 years. I also sacrificed to save money by working side jobs, nights and weekends. In 2003, 12 years before my retirement in 2015 because of spinal injuries. I bought my first Lot #14 on Hutchinson Island at Bear Point Sanctuary in the Surfside Harbor subdivision. I envisioned my dream three-story home with 360° sunrise to sunset views. I was curious why no one had built in the area after finding out that those lots were plotted out in 1950. So, I did my due diligence and visited the county building department on 2300 Virginia Ave in 2003 a couple of weeks later. The gentleman in the office there took me into the conference room and I showed him what I had just purchased. weeks later. He told me, "You are grandfathered into the lot size and setbacks for your house and septic tank". I felt relieved, so I bought my second lot #10.

Soon after I did a lot of legwork and asked many questions. I hired a wetlands consultant and started my mitigation process for Lot 14 with Lauri Heistermann at the Bear point Mitigation Bank. I paid for one reservation credit to mitigate the mangoes which amounted to 1/10th of an acre, or 4,500 square ft. I then hired my wetlands consultant to begin my DEP application much time and money later. I also have my DEP approval. Which, by the way, included a septic tank because the county did not provide sewer or water service. The City of Fort Pierce had a waterline installed only. Powerlines were there, and my dream was coming true. Little did I know my nightmare was just about to begin. Not just for me, before the whole subdivision dozens of lots were sold off during 2003 to 2004 and no one discovered any restrictions either.

Then a stroke of luck. After buying YMCA Easter house tickets since 1989, yes 31 years, I got a call from the YMCA in 2020. " You won the house". A year later our house was sold in a good market and my wife and I moved into the house in Port St. Lucie. I was ready to build. But, not so fast. First, the county said they would not allow a septic tank. I needed a sewer line. One day I was speaking to a builder/ developer from West Palm Beach who had bought a lot just up from me about my sewer petition. He said he was told the county had created. Something called an NCLOR, which rendered our lots, non-conforming, not billable, I basically worthless. Deep depression. I had been in the process of trying to get a sewer line from the county 1.5 miles to the south of our subdivision at a cost of $1.5 million in 2021. This first MSBU consisted of 75 lots from Blue Heron Boulevard to the end of our subdivision just north of the Bear Point Sanctuary parking lot. I questioned Barbara Getler and Cathy Altizer about the targeted area because it included the lots not just fronting A1A, but also the lots behind us. I mentioned that I was always told that the back lots were never going to be able to be built on. Barbara said, "This is what they gave us".

I had no choice, but to continue on with the MSBU, even though I told Barbara and Cathy, that I was afraid for my life. Can you imagine me getting them to pay for my sewer line knowing that they could not use it? They know where I live, and everyone in Florida has a gun. I had checked in with the petition count for the MSBU from time to time. Two years later, I was seven petitions short.

The next time I called Barbara, she told me my MSBU would not be allowed because our properties were not valuable enough. I said they were not valuable because we do not have a sewer line. I called Ray Morankus from the county sewer department to ask him if our subdivision could self-pay. He said the cost to install the sewer line went from $1.5 million to $4.5 million during that two year time period. This MSBU was doomed to fail from the beginning. Even if I did get the last seven properties, my MSBU would have been rejected by the county attorney anyway. I know this now only because of what happened next.

One day, I went to talk to Otis the owner of the Pie Hole pizza restaurant in our subdivision. The waitress said he was out of town. I mentioned about the sewer line and she told me he got approval from FPUA to bring it from Blue Heron Boulevard to the north south to his restaurant and properties. I was confused. When I inquired about that, I was told that would not be possible because that line was installed with federal money and it could not be extended south of Blue Heron Boulevard. Apparently, I was given wrong information again.

In March 2022, I decided to hire a lawyer to see what my options were. He told me that I needed to annex into the City of Fort Pierce because they did not change their ordinance and our lots would be considered conforming and buildable. I got in contact with Venus Gilmore, who is very helpful. My lawyer set up a meeting with him at City Hall. At that meeting, Venus confirmed that I could annex, my lots would be conforming, and that I could have a septic tank.

Great, I didn't have to bother with another MSBU for sewer line. Weeks later, I walked into the annexation meeting, and Ryan Altizer said, "You're going to be quick and easy so we are going to do yours first". I was annexing my Lot 14 to the lot across A1A to whom I paid $2100 for his survey to get him to annex because he was contiguous with the lot next to him thus making me contiguous with his lot across A1A. This is basically what lot number #9 did which my second lot to be annexed #10 is contiguous to. He annexed his lot in 2007 according to ordinance K-438 which was created by the City of Fort Pierce in 2006. But it wasn't that easy. As soon as the mention of a septic tank, I believe it was Alicia, said septic tanks were not allowed. At this point, the highs and lows are destroying my soul. Kevin Freeman said my annexation was on hold until we had a sewer line, not canceled.

So I contacted Bo Hutchinson and Lugey Dawson at the FPUA. He said yes the sewer line was federally funded. I asked him then how was Pie Whole Pizza was able to bring the sewer line down about 800' to his restaurant. He told me he paid for it himself. Private money. I contacted Barbara to start another MSBU to service the second half of our subdivision with FPUA. Bo said we first had to ge approval from Florida Fish And Wildlife. We called and emailed Patricia Kelly. She explained to us over the phone and through emails that she would only give permission for the 26 lots fronting A1A, and it had to be paid for by our private money. There was no formal application or document. The new 26 lot approval map was drawn up and Patricia indicated the area with a red arrow.

The new area map is part of my application and has been uploaded to the portal.

Of the 26 parcels, I have more than 75% of the required MSBU applications signed. Only 51% is required for approval. So here we are today because our MSBU was denied by the county because 10 of the 26 lots that are in the county are nonconforming. The county attorney said an owner of a nonconforming lot cannot be forced to pay for a MSBU if they are not able to build. We need to annex the 10 county lots first into the City of Fort Pierce to be conforming. Then, at that time, the sewer line can be installed. 16 of the 26 lots south of Pie Hole Pizza are already city lots in our MSBU. The lots from Blue Heron Boulevard south to Pie Hole Pizza are all city lots which make up the northern half of our subdivision. That makes about 90% city lots and 10% county lots total in our Surfside Harbor subdivision. This annexation process will conform the whole subdivision to city lots. Note, the FPUA owns the water line already and because of this if anyone were ever to build they would have to sign an annexation agreement for the City of Fort Pierce before any building would be able to commence. Thank you for considering our annexation applications.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOUTHEAST DISTRICT BRANCH OFFICE
337 N US HIGHWAY 1, SUITE 307
FT. PIERCE, FL 34950-4255
(772) 467-5500

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

July 1, 2014

24'x66' to REMAIN WETLANDS (137.9 to S.)

Anthony Acerra
24 Delaware Avenue
West Long Branch, NJ 07764
Sent via e-mail: tonyacerra@comcast.net

LOT = 66 x 135' = 111' DEEP
(READ) - 24'
= 111

Flevit = 68.36

Dear Mr. Acerra:

Enclosed is Environmental Resource Permit No. 56-0324541-002, issued pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Title 62, Florida Administrative Code (F.A.C.).

Appeal rights for you as the permittee and for any affected third party are described in the text of the permit along with conditions which must be met when permitted activities are undertaken. Please review this document carefully to ensure compliance with both the general and specific conditions contained herein. As the permittee, you are responsible for compliance with these conditions. **Please ensure all construction personnel associated with your activity review and understand the attached drawings and conditions.** Failure to comply with this permit may result in liability for damages and restoration, and the imposition of civil penalties up to $10,000.00 per violation per day pursuant to Sections 403.141 and 403.161, F.S.

In addition, please ensure the construction commencement notice and all other reporting conditions are forwarded to the appropriate office as indicated in the specific conditions.

If you have any questions about this document, please contact me at (772) 467-5560 or by email at cynthia.lott@dep.state.fl.us.

Sincerely,

Cynthia E. Lott

Cynthia Lott
Environmental Specialist III
Submerged Lands & Environmental
Resources Program

DocuSign Envelope ID: 66FDFDEA-6863-4E5B-A588-0FF80305CE37

Expires July 17, 2026

C14-07-672

SIXTH AMENDMENT TO JULY 18, 2014 MITIGATION BANK CREDIT RESERVATION AGREEMENT

THIS SIXTH AMENDMENT made and entered into this 3 day of June, 2024 by and between **ST. LUCIE COUNTY**, a political subdivision of the State of Florida, ("County"), whose address is 2300 Virginia Avenue, Fort Pierce, Florida 34982, and **ANTHONY ACERRA**, ("Developer"), whose address is 302 SW Kane Ave., Pt. St. Lucie, FL 34953.

WITNESSETH

WHEREAS, the County owns and operates the Bear Point Mitigation Bank, ("Bank"); and,

WHEREAS, the Developer is the owner of certain property lying in the Bank's Mitigation Service Area, ("Site"); and,

WHEREAS, on July 18, 2014, the parties entered into a Mitigation Bank Credit Reservation Agreement ("Agreement") which reserved 0.1 State mitigation credits in the Bank ("Credits") for the Developer in order to seek the necessary permits for the proposed development of the Site ("Project"); and,

WHEREAS, the Agreement provided for a one (1) year term; and,

WHEREAS, on June 19, 2015, the parties entered into a First Amendment to the Agreement which extended the term through and including July 17, 2016; and,

WHEREAS, on May 14, 2016, the parties entered into a Second Amendment to the Agreement which extended the term through and including July 17, 2018; and,

WHEREAS, on May 25, 2018, the parties entered into a Third Amendment to the Agreement which extended the term through and including July 17, 2020; and,

WHEREAS, on May 22, 2020, the parties entered into a Fourth Amendment to the Agreement which extended the term through and including July 17, 2022; and,

WHEREAS, on August 1, 2022, the parties entered into a Fifth Amendment to the Agreement which extended the term through and including July 17, 2024; and,

WHEREAS, the Developer has requested an additional extension of the term in order to allow additional time to obtain the necessary permits for the Project.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

DocuSign Envelope ID: 66FDFDEA-6863-4E5B-A588-0FF60305CE37

1. Paragraph 1 of the Agreement is hereby amended to read as follows:

- The County agrees to reserve 0.1 State Credits for the Project as set forth in this Agreement. The term of this reservation shall begin on July 18, 2014 and shall continue through and including July 17, 2026, subject to extension upon the prior written agreement of the parties.

2. Except as otherwise amended herein, the remaining terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Fifth Amendment to be executed on the day first above written.

BOARD OF COUNTY COMMISSIONER
ST. LUCIE COUNTY, FLORIDA

BY: _____
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
COUNTY ATTORNEY

ANTHONY ACERRA

BY: Tony Acerra

DATE: 5/30/2024



Surfside Harbor-Hutchinson Island

Parcel I.D. #: 2413-501-0158-000-4

Wetland Delineation

Field Report

St. Lucie County, FL

BLK-10- LOT-14

Surfside Harbor:
Block 10, Lot 14,
St. Lucie County

P.I.N. #: 2413-501-0158-000-4

Table of Contents:

Location Map: Delorme Topo USA

Field Report: To Include Detailed Findings & Conclusion

Aerial Map: St. Lucie County Property Appraiser
Aerial of Site

Site Map: LABINS Aerial of Site
With Wetland Delineation Lines Superimpose

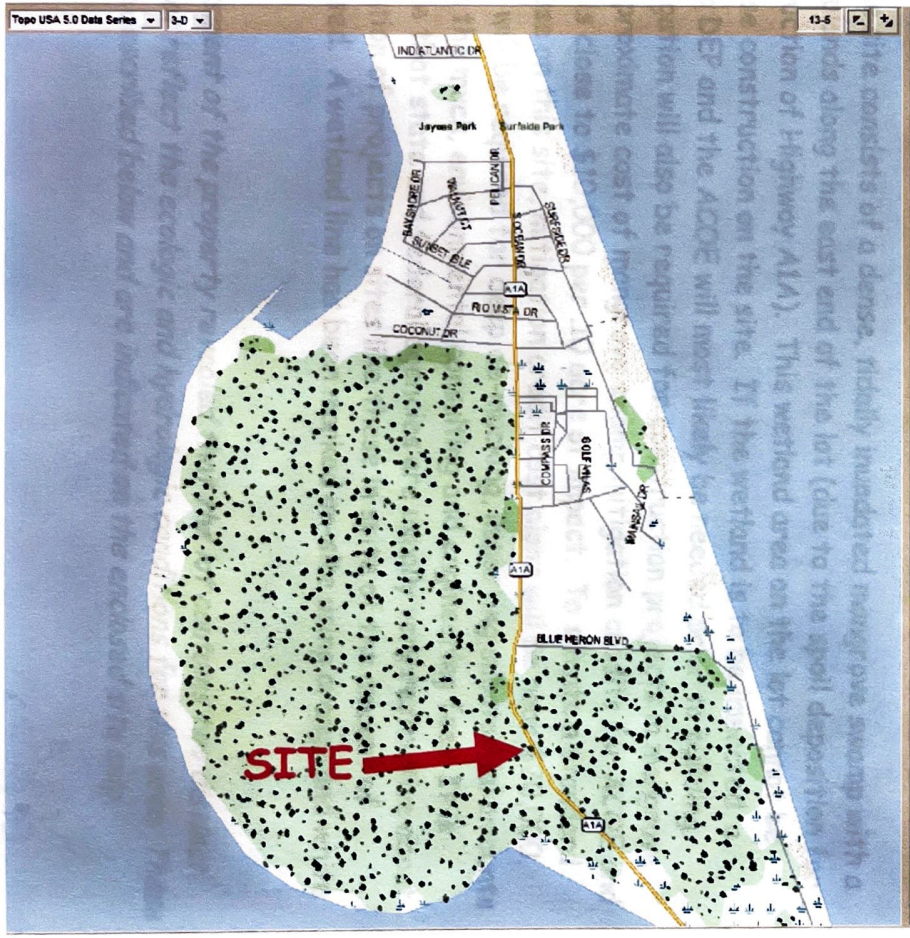
Site Photos: On Site Digital Photographs

LOCATION MAP

PIN: 2413-501-0158-000-4 ,
Surfside Harbor Block 10, Lot 14, St. Lucie County

N

CLOSE UP



REGIONAL



Mark Youmans
Environmental Consultant
909 SW Idol Avenue
Port St. Lucie, FL 34986
Phone/Fax # (772) 340-0749

Client: Mr. Anthony Acerra

Location: PIN: 2413-501-0158-000-4, Surfside Harbor,
Block 10, Lot 14 (OR 1656-2398),
Hutchinson Island, Highway A1A, St. Lucie County, FL

On October 11, 2006, a wetland survey was performed at the above referenced property, utilizing the wetland delineation standards set forth in 62-340 F.A.C. The findings are outlined below:

-Property Size: 0.21 Acres

-Approximate Percentage of Wetlands: 98%

-Approximate Percentage of Uplands: 02%

Comments: The site consists of a dense, tidally inundated mangrove swamp with a thin fringe of uplands along the east end of the lot (due to the spoil deposition for the road construction of Highway A1A). This wetland area on the lot cannot be avoided for house construction on the site. If the wetland is to be impacted, a permit from the DEP and the ACOE will most likely be needed prior to building. Substantial mitigation will also be required for construction projects in mangrove swamps. The approximate cost of mangrove swamp mitigation credits for ACOE and DEP dual credit is close to $10,000 per .10 acre of impact. To situate a standard single family house on this site, mitigation credit cost alone will be near $20,000. Additional costs will be required for deep de-mucking, importing substantial amounts of fill to replace the muck, environmental consulting and engineering fees. It is important to note that state and federal agencies are usually very restrictive about the size and location of projects on sites like these in spite of the amount of mitigation proposed. A wetland line has been marked on-site using orange and white striped ribbon.

An on-site assessment of the property revealed that the lot contains two distinct habitat types that reflect the ecologic and hydrologic conditions for this area. These two habitats are described below and are indicated on the enclosed site map.

Habitat Types:

(Habitats are described using D.O.T. F.L.U.C.C.S. Codes and the 10YR page of the Munsell Soil Chart)

HABITAT #1 -WETLAND MANGROVE SWAMP

F.L.U.C.C.S. CODE # 612

Biological Description of Wetland Habitat:

These dense, brackish water swamps occur along low-energy shorelines and in protected, tidally influenced bays of southern Florida. This community is composed of freeze-intolerant tree species that are distributed south of a line from Cedar Key on the Gulf coast to St Augustine on the Atlantic coast. These swamp communities are usually dominated by red, black, and white mangroves that progress in a sere from seaward to landward areas, respectively, while buttonwood trees occur in areas above high tide. Openings and transitional areas in mangrove swamps sometimes contain glasswort, saltwort, and other salt marsh species. All three major species of mangroves are mapped as a single class with no effort made to differentiate these species into separate zones.

PLANT COVERAGE OF THE WETLAND HABITAT AREA

Upland Plants:
(Upper Canopy & Sub-canopy): NONE

(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

Facultative Plants:
(Upper Canopy & Sub-canopy): BRAZILIAN PEPPER, AUSTRALIAN PINE

(Ground Cover): NONE

Percentage of total habitat coverage = **5%**

Facultative Wetland Plants:
(Upper Canopy & Sub-canopy): NONE

(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

Obligate Wetland Plants:

(Upper Canopy & Sub-canopy): RED MANGROVE, BLACK MANGROVE, WHITE MANGROVE

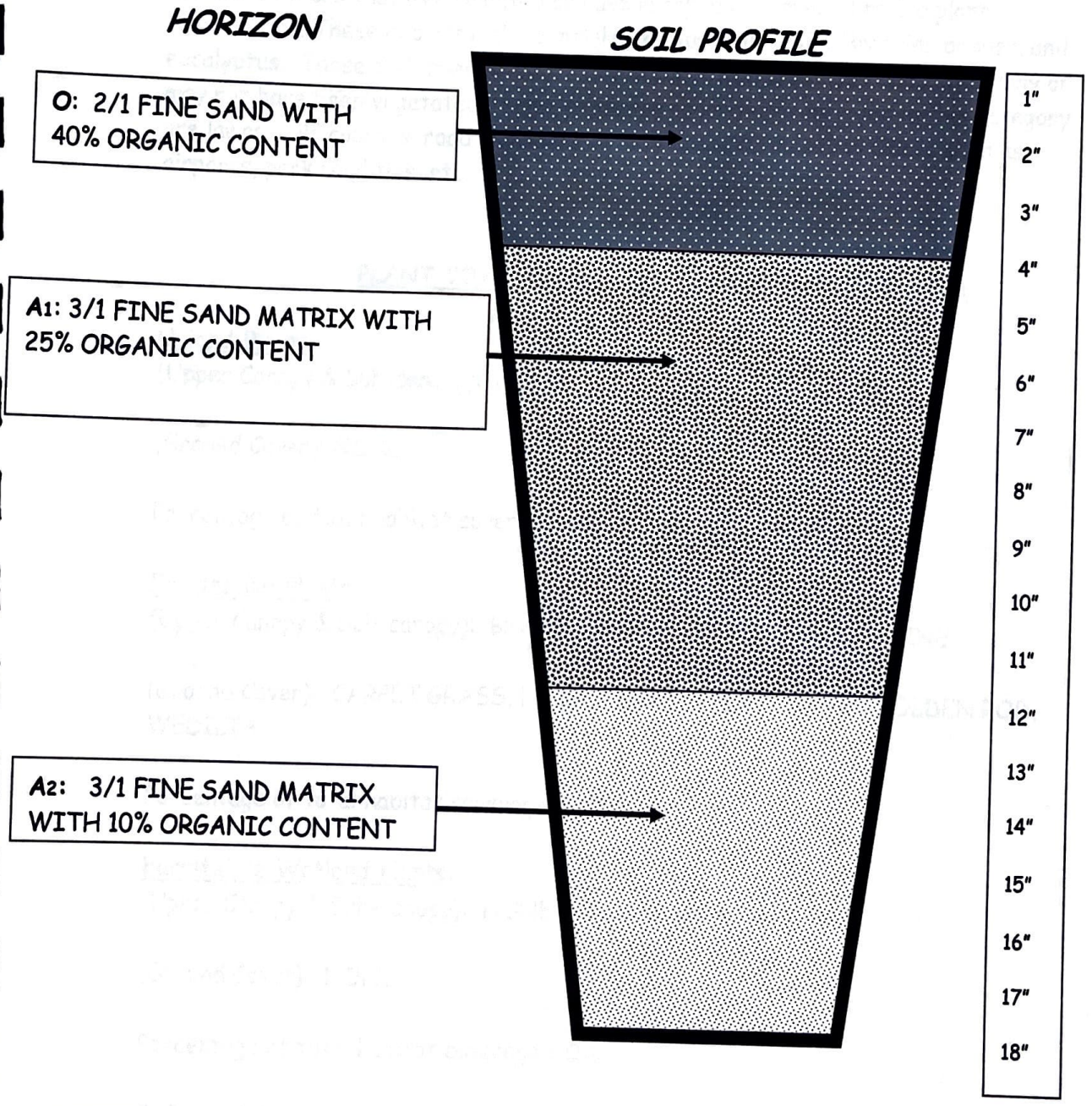
(Ground Cover): NONE

Percentage of total habitat coverage = **95%**

TYPICAL SOIL PROFILE IN THE WETLAND HABITAT AREA

(Using the 10YR page of the Munsell Soil Chart)

Soil Type: ARENT SOIL (INUNDATED ALONG WETLAND LINE)
Hydric/Depressional: YES



Hydrologic indicators present in this habitat area: Tidally Influenced Water Levels. Water Stains, Aquatic Plants, Aquatic Fauna, Adventitious Roots, Muck, Hydrogen Sulfide In The Upper 6" Of Soil & Defined Ecotone

HABITAT #2 - UPLAND- EXOTIC PLANT COMMUNITY
F.L.U.C.C.S. CODE # 422

Biological Description of Upland Habitat:
This community is defined by disturbed upland areas that are dominated by non-native trees that were planted or have escaped and invaded native plant communities. These exotics include melaleuca, Australian pine, Brazilian pepper, and eucalyptus. These disturbed areas usually occur within urbanized areas that may or may not have been vegetated. Some examples of land uses included in this category are lawns, golf courses, road shoulders, grassy areas surrounding places such as airports, park facilities, etc.

PLANT COVERAGE OF THE UPLAND HABITAT AREA

Upland Plants:
(Upper Canopy & Sub-canopy): NONE

(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

Facultative Plants:
(Upper Canopy & Sub-canopy): BRAZILIAN PEPPER, AUSTRALIAN PINE

(Ground Cover): CARPET GRASS, FINGER GRASS, FLAT-TOPPED GOLDEN ROD, WEDILIA

Percentage of total habitat coverage = **100%**

Facultative Wetland Plants:
(Upper Canopy & Sub-canopy): NONE

(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

Obligate Wetland Plants:
(Upper Canopy & Sub-canopy): NONE

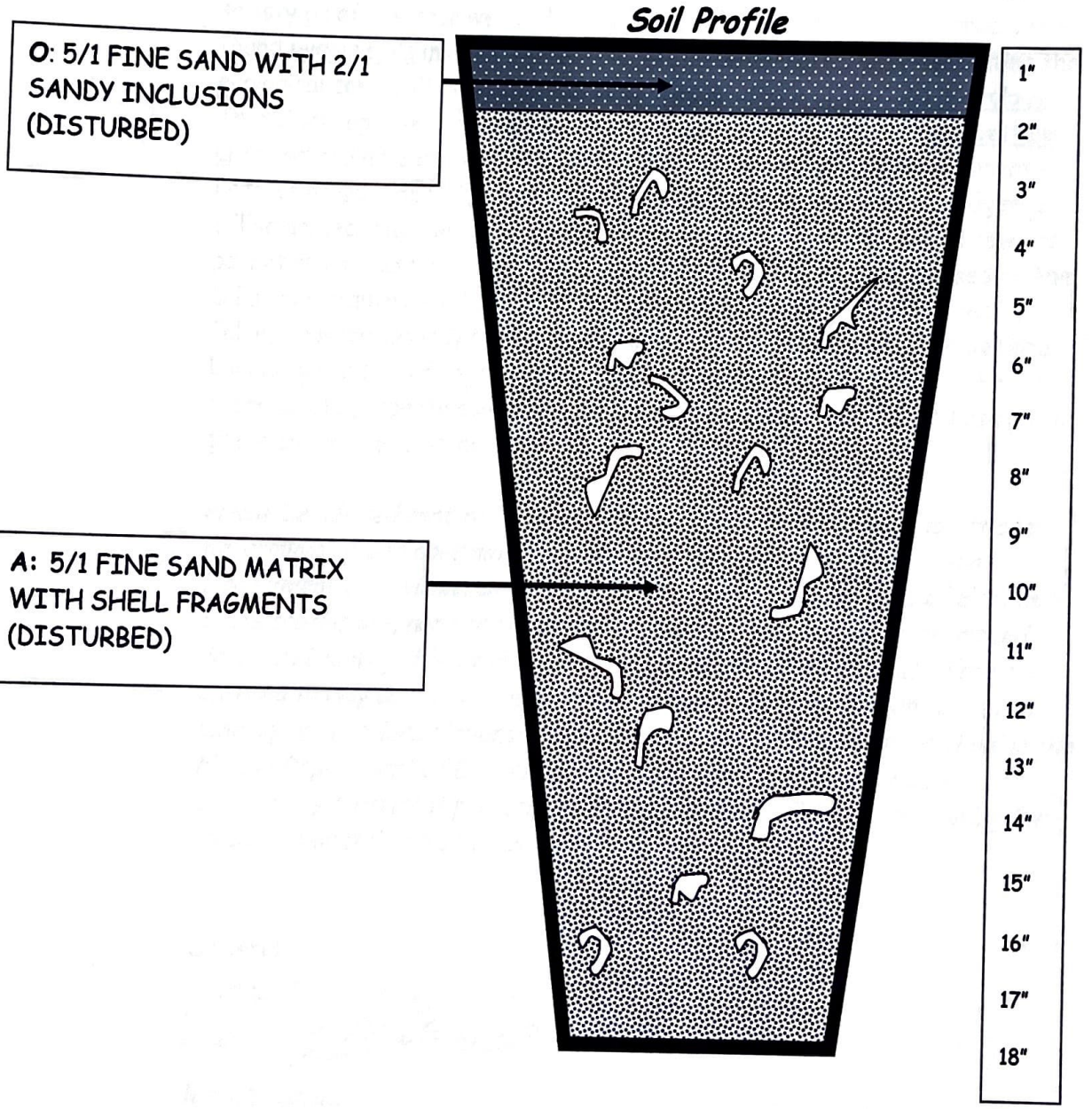
(Ground Cover): NONE

Percentage of total habitat coverage = **0%**

TYPICAL SOIL PROFILE IN THE UPLAND HABITAT AREA

(Using the 10YR page of the Munsell Soil Chart)

Soil Type: ARENT (Disturbed- soil deposited during adjacent road construction)
Hydric/Depressional: N/A



Hydrologic indicators present in this habitat area: None

Conclusion:

After careful review of aerial photographs, St. Lucie County soil maps, on-site soil samples, hydrologic conditions and botanical observations, it is my professional opinion, based on reasonable scientific judgment that Habitat #1 of this lot lies within the State of Florida's wetland regulatory jurisdiction. This opinion is based on the fact that the site characteristics of Habitat #1 satisfy all of the four wetland tests (A, B, C & D). In this habitat area I have found hydric soils in all of the sample locations, obligate plants dominating the ecological community and there is convincing evidence of wetland hydrology. Therefore, approximately 98% of this lot lies within a jurisdictional wetland area and could be claimed by both the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers. Any proposed dredging or filling projects within wetland areas should require an environmental resource permit from these agencies. Fines of $10,000 per day may be imposed by the D.E.P. for unauthorized activities in wetland areas; additional fines and/or felony prosecution may be imposed by the federal government. The wetland boundary has been flagged with orange and white stripped ribbons. The approximate property corners along the roadside have been flagged using pink, green and orange fluorescent tape.

Please be advised that this assessment is an informal wetland jurisdictional determination and does not in any way bind the consultant, the Florida Department of Environmental Protection or the U.S. Army Corps of Engineers to its conclusions, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal wetland jurisdictional determination are not entitled to rely upon it for purposes of compliance with provisions of law. A binding wetland jurisdictional determination can be obtained by petitioning the Florida Department of Environmental Protection for a jurisdictional declaratory statement pursuant to Rule 62-340.300, FAC, or by applying for an environmental resource permit.

Sincerely,

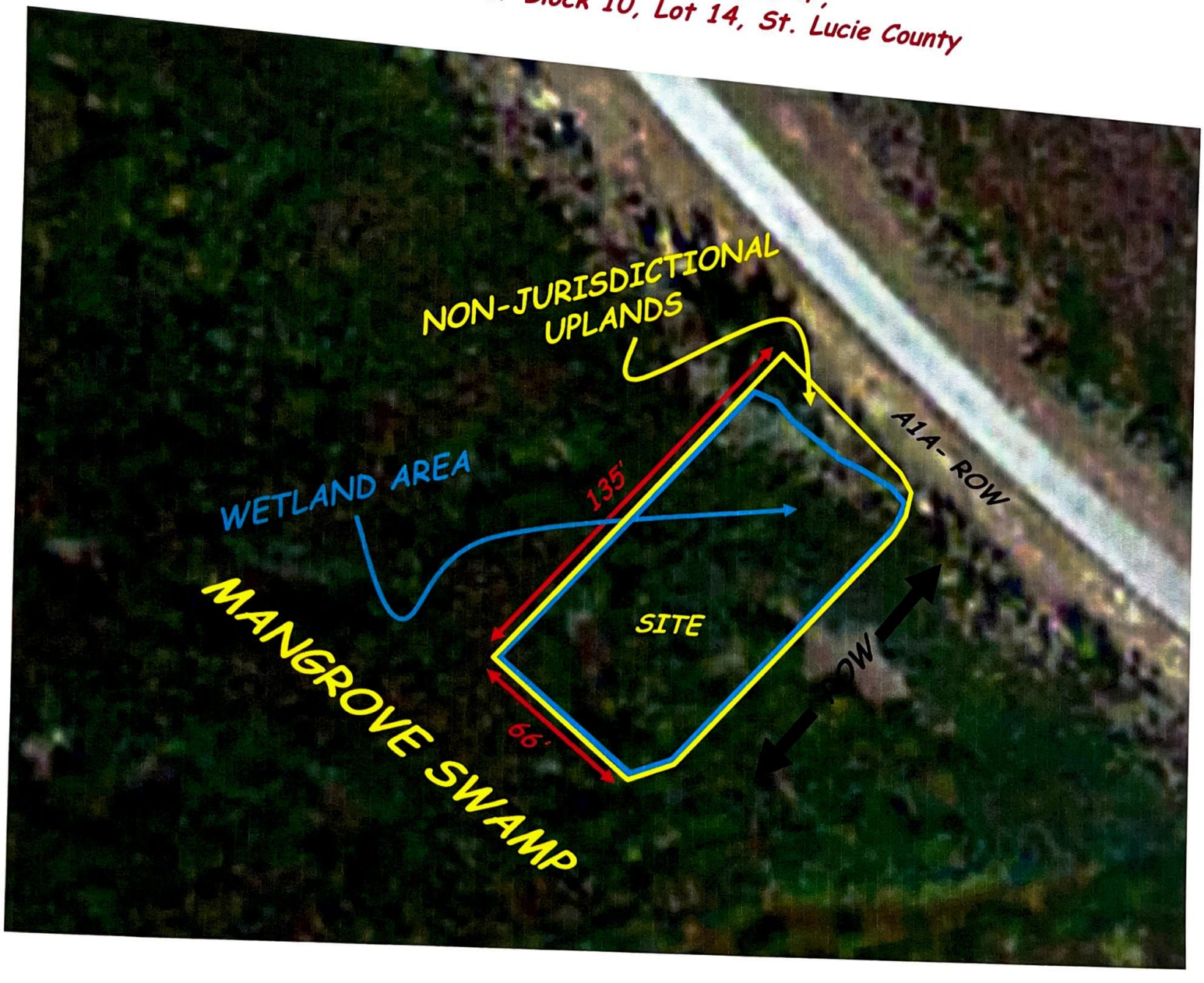
Mark Youmans
Environmental Consultant

AERIAL MAP

PIN: 2413-501-0158-000-4,
Surfside Harbor Block 10, Lot 14, St. Lucie County



Harbor Block 10, Lot 14, St. Lucie County



SITE PHOTO'S

PIN: 2413-501-0158-000-4 ,
Surfside Harbor Block 10, Lot 14, St. Lucie County

October 11, 2006



WETLAND BOUNDARY LOOKING WEST



UPLAND FRINGE LOOKING NORTH ALONG THE ROAD R.O.W.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Mr. Tony Acerra
302 SW Kane Avenue
Port Saint Lucie, FL 34953

Subject: PZANN2025-00007, Acerra Property Annexation
Parcel ID: 2413-501-0158-000-4
Technical Review Committee Comments for December 18, 2025, TRC Meeting

City of Fort Pierce Planning Department

The following comments are based on City of Fort Pierce Land Development Code and the applicant supplied documents for the above-referenced project. For particular questions regarding these comments, please contact Chris Suneson, Assistant Planning Director, at csuneson@cityoffortpierce.com

A. Statutory Eligibility
   1. This is a voluntary annexation governed by Florida Statute 171.044.
   2. The area to be annexed is one parcel of land containing 0.21 acres and is considered reasonably compact.
   3. The subject parcel is not contiguous to the southernmost portion of the municipal boundary as it exists now. Parcel 2413-501-0102-000-7 (Petition PZANN2025-00009) must be annexed in order for the subject parcel to be contiguous to the southernmost portion of the municipal boundary located on the east side of South Ocean Drive / State Highway A1A.
   4. Annexation of the subject parcel will not create an enclave.
B. Future Lane Use / Zoning
   1. The subject parcel is currently classified with a County Future Land Use of Residential Suburban, 2 du/ac (RS).
   2. The subject parcel is currently zoned as Hutchinson Island Residential District (HIRD).
   3. Staff will be recommending the subject parcel be placed in the Residential Low (RL) Future Land Use category and be zoned as Single-Family Low Density (R-1).
C. Consistency with Comprehensive Plan Annexation Policy
   1. Public services can be provided at equal to or better levels than current providers. Annexing the subject parcel into the City will enable it to be serviced by sanitary sewer.
   2. Public services can be provided at adopted levels of service.
   3. Annexation of the subject parcel would not eliminate or create an unincorporated island.
   4. Annexation of the subject parcel would not eliminate or create irregularities in the City's boundaries.
D. Services
   1. By annexing into the City, the subject parcel must be connected to FPUA utilities.
   2. By annexing into the City, the subject parcel will not be allowed to construct a septic system for sanitary sewer service.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Christopher Suneson, Planner

FROM: Tanner Retherford, P.E., Project Engineer

Thru: Mark Zrallack, P.E. – City Engineer

RE : Annexation – Parcel No. 2413-501-0158-000-4
Blk 10 - Lot 14 - PZANN2025-00007

DATE : December 3rd, 2025

This is to advise you that we have completed the review of the following documents as received by this office on November 24, 2025:

- [x] Annexations
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Future Land Use Designation
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site inspection, we

- [x] Recommend w/ Conditions
- [ ] Do Not Recommend
- [x] Annexation Approval
- [ ] DPCR Approval
- [ ] C/O

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

- [x] See attached for conditions of approval

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Miscellaneous\Annexations\Surfside Harbor\Block 10 - Lot 14\Annexations Approval - 120325.docx

CONDITIONS OF APPROVAL:

1. Approval conditioned on no on-site septic permitted in accordance with City of Fort Pierce Code of Ordinances Section 36-87.

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

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZANN2025-00007
S Ocean Dr-Annexation (Lot 2)

W/WW Engineering: Water is available to the parcel.

Sewer availability would be contingent upon the completion of construction of the required force main extension, payment of the applicable fees and charges.

To clarify for the record, there is no MSBU in place with FPUA.

Should you have any questions please contact Lugey Dawson at 772 466-1600 ext. 3428.

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

Gas: N/A

FPUAnet Fiber: N/A

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

December 18, 2025

Case #: PZANN2025-00007

Planner: City of Ft. Pierce Planning Department.

Annexation

South Ocean Dr., approx. 1750 ft south of Blue Heron Blvd., Ft. Pierce. (Acerra property)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

From: Jesse Almand
To: Kerry Driver; Planning Department
Subject: PZANN2025-00007 Annexation Tony Acerra
Date: Monday, December 8, 2025 12:31:43 PM
Attachments: Outlook-ekwymgvw.png

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SLCFD has no comments for this review.

Respectfully,

Jesse Almand 736
Captain, Development/Site Planning Review
Saint Lucie County Fire District
Community Risk Reduction
(772) 621-3385

From: Grant M. Chambers
To: Planning Department
Cc: Daniel Zrallack; Kerry Driver
Subject: TRC
Date: Wednesday, December 17, 2025 8:28:10 AM
Attachments: image001.png
2025-12-17 John Carrol High School SP Amendment Comments.docx

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Good morning,

Please see attached comments for the John Carrol project. The County's Engineering division does not have any comments on the other agenda items.

Thank you,

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW
Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov



Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

CITY OF FORT PIERCE

ANNEXATION

January 12, 2026

PZANN2025-00007
ACERRA PROPERTY – VOLUNTARY ANNEXATION
At or near 2528 S OCEAN DRIVE
(PARCEL ID: 2413-501-158-000-4)

APPLICANT/OWNER

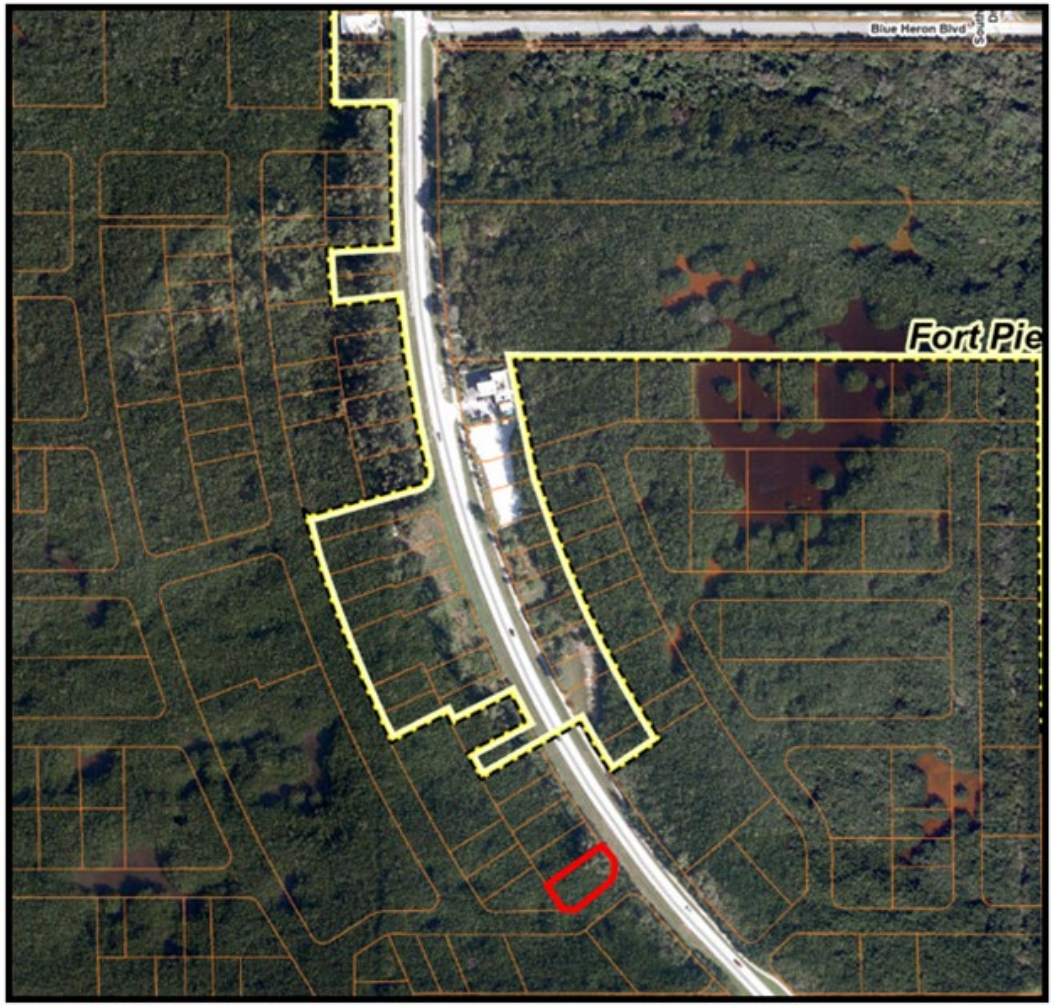
Tony Acerra

PARCEL ID:

2413-501-158-000-4

REQUEST:

Request to review and approve a voluntary application for Annexation by owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.21 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is Low Density Residential (RL) and the proposed Zoning is Single Family Low Density Zone (R-1).



Site Location Map

SUMMARY

Subject parcel contains 0.21 acres, and is located at the southern end of the City limits on Hutchison Island. For reference, approximately ¼ mile south of the Blue Heron Boulevard/A1A intersection and south of Pie Hole Pizza on the west side of the road.

Current St. Lucie County Future Land Use Designation / Zoning:

- FLU - RS, Residential Suburban, 2 du/ac
- Zone - HIRD, Hutchinson Island Residential District

Parcel is currently vacant and contains natural mangroves.

The current taxable value of the property is approximately $31,726. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

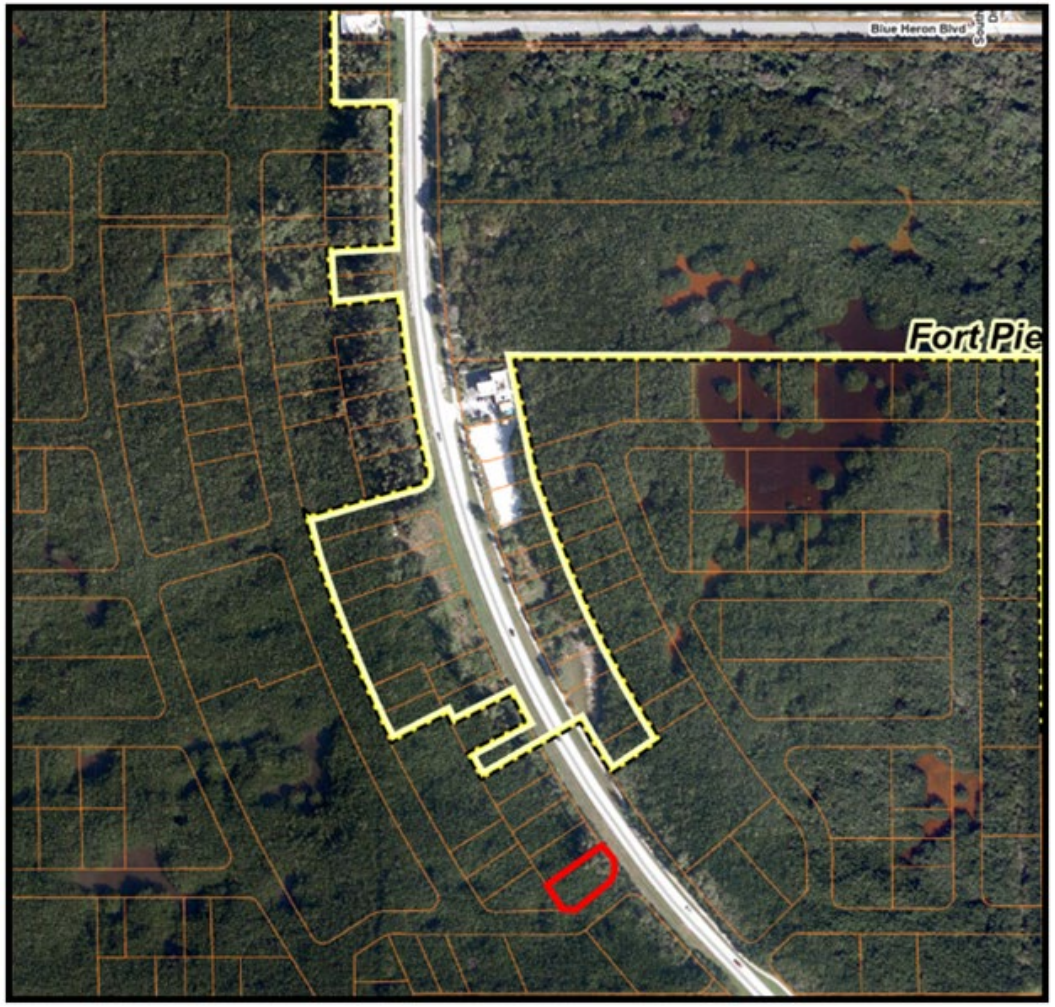
STATUTORY ELIGIBILITY

Voluntary Annexations are governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City:

- Must be reasonably compact;
- Must be contiguous to the municipal boundary;
- May not created an enclave.

These tests are met:

- Parcel is one lot with 0.21 acres of area;
- Parcel is immediately adjacent to Fort Pierce's boundary, subject to approval of the Fowler/Murray annexation;
- An enclave is not created.



Site Location Map

COMPREHENSIVE PLAN POLICIES

Future Land Use Element Objective 1.11 of the Comprehensive Plan states:

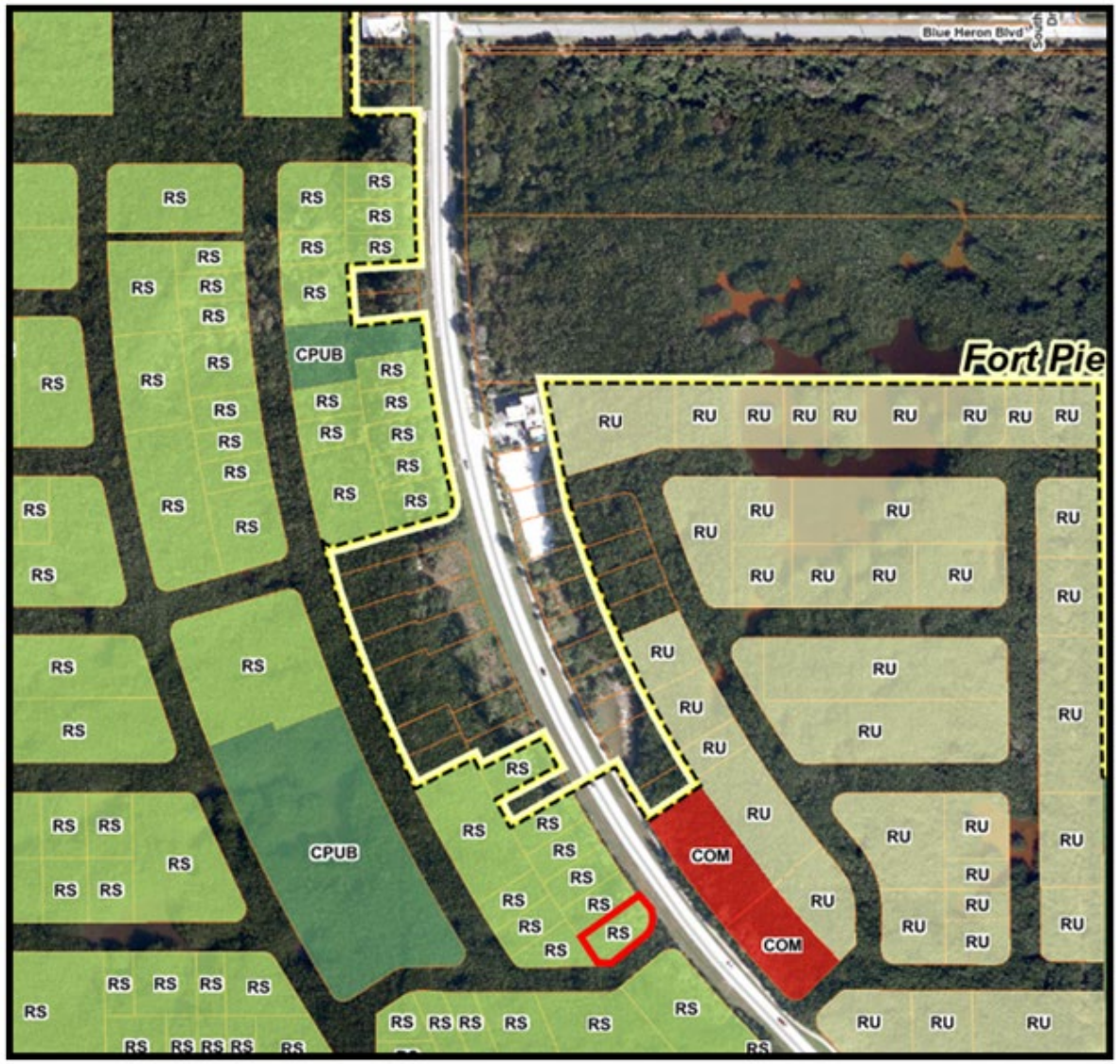
> *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The subject parcel is located within the FPUA services boundary.

Comprehensive Plan Policy 1.11.5 states:

> *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

EXISTING FUTURE LAND USE - COUNTY



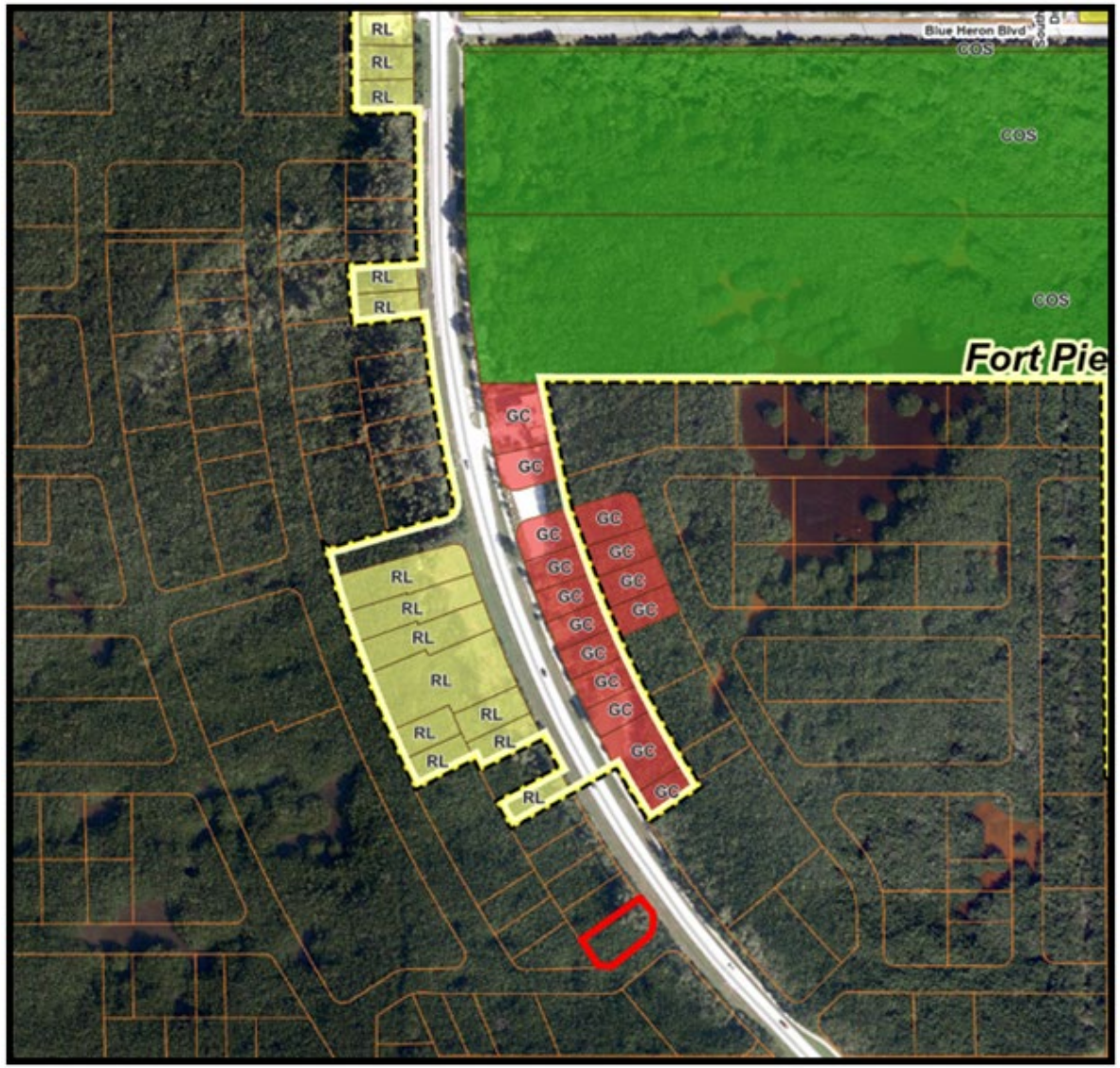
Current Saint Lucie County FLU:

RS, Residential Suburban, 2 du/ac

Proposed Fort Pierce FLU:

RL, Low Density Residential

PROPOSED FUTURE LAND USE - CITY



Current Saint Lucie County FLU:

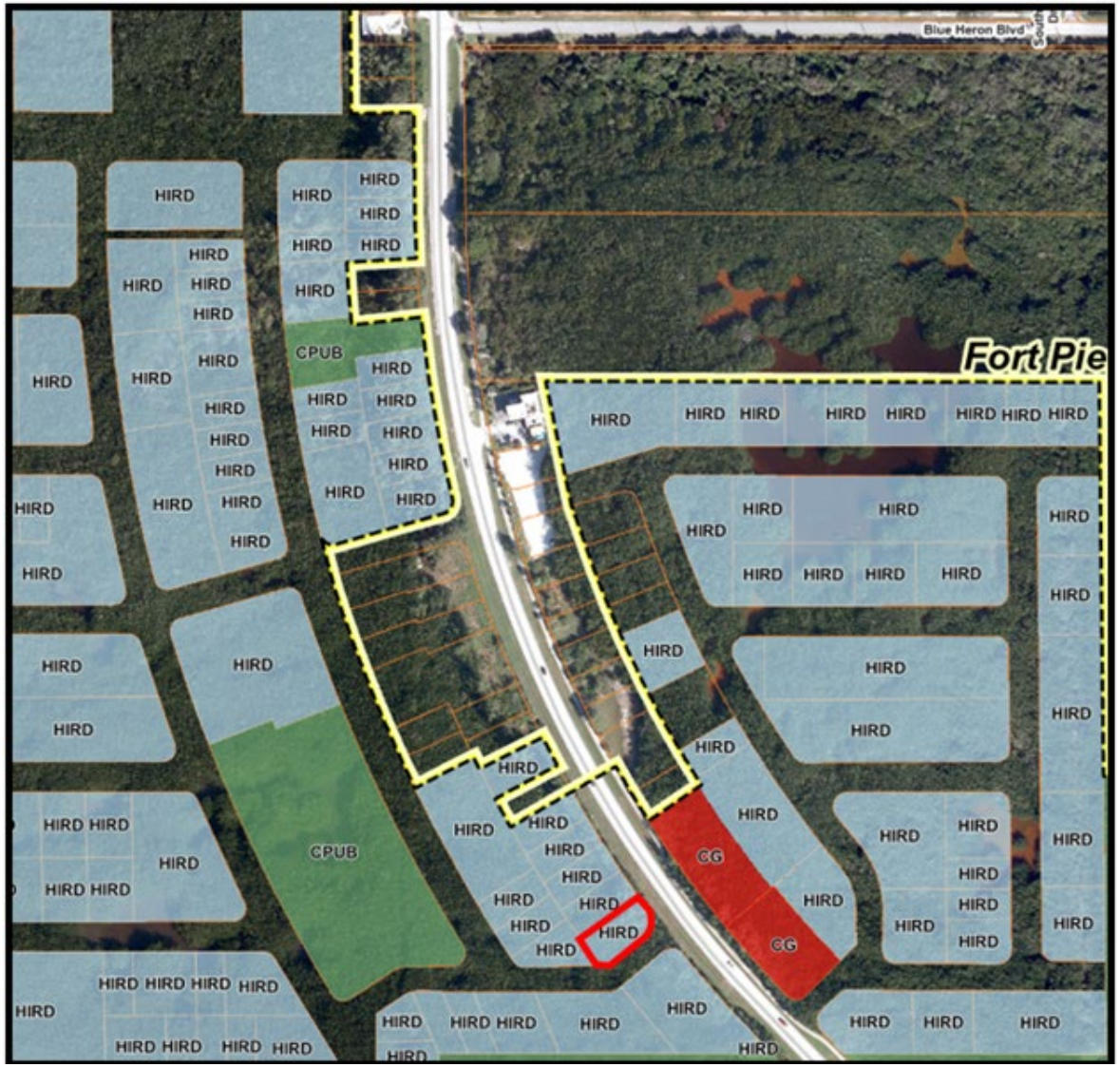
RS, Residential Suburban, 2 du/ac

Proposed Fort Pierce FLU:

RL, Low Density Residential

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcel is RL, Low Density Residential.

EXISTING ZONING - CITY & COUNTY



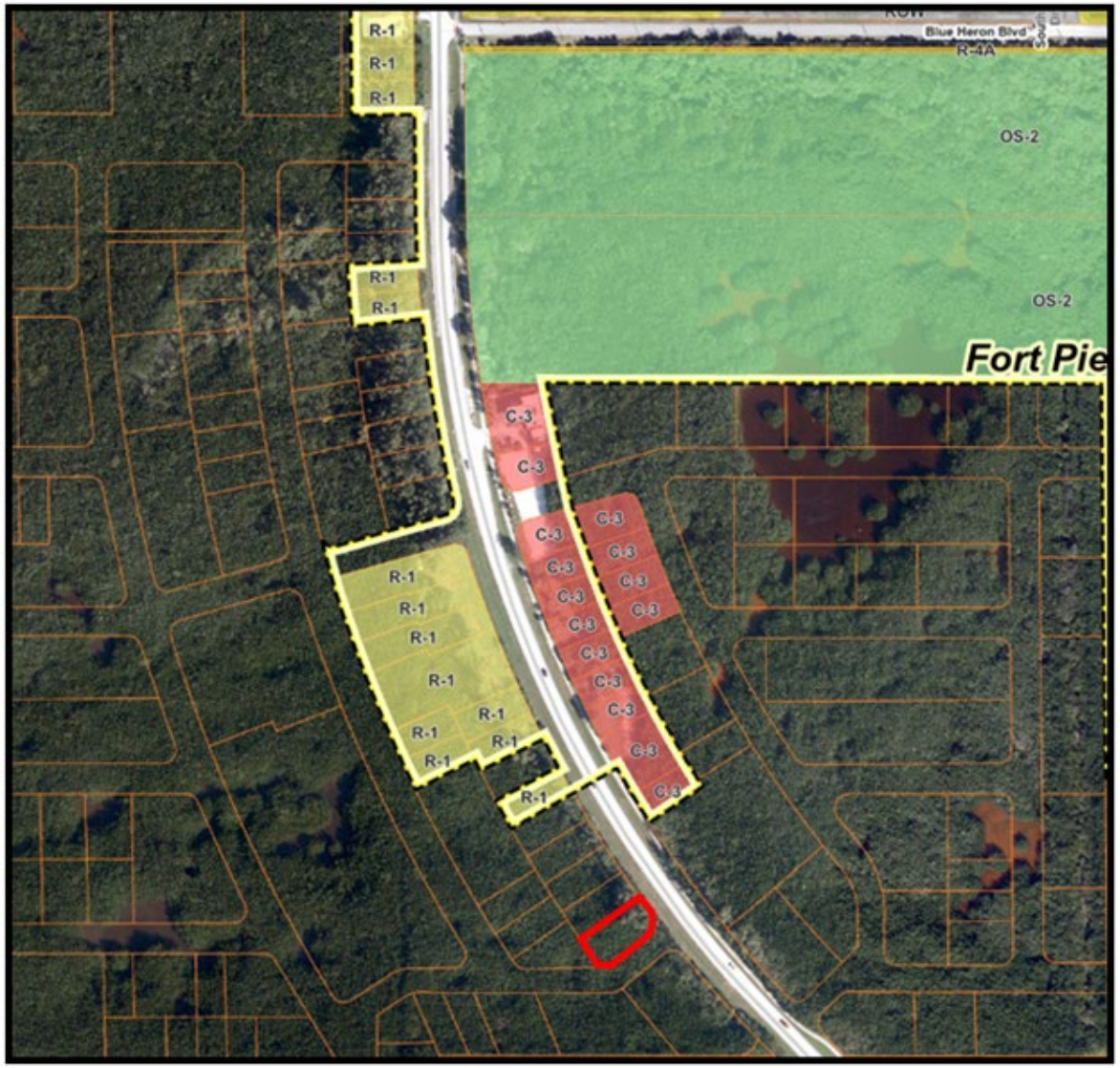
Current Saint Lucie County Zoning:

HIRD, Hutchinson Island Residential District

Proposed Fort Pierce Zoning:

R-1, Single-Family Low Density Zone

EXISTING ZONING - CITY & COUNTY



Current Saint Lucie County Zoning:

HIRD, Hutchinson Island Residential District

Proposed Fort Pierce Zoning:

R-1, Single-Family Low Density Zone

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning for the parcel is R-1, Single-Family Low Density Zone.

FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

FLU COMPARISON - ACERRA ANNEXATION

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	0.21	9,147.6

		RESIDENTIAL		COMMERCIAL	
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL SUBURBAN (RS)	2	1	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	1	0.0	0.0 SQ.FT
	INCREASE / (DECREASE)		0		0.0 SQ.FT

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

ZONING

In review of the bulk area regulations for the R-1 zoning district, the subject parcel would be considered non-conforming with regard to lot area and lot width requirements.

However, Section 125-70 of the Land Development Code provides for the continued use of non-conforming lots and the owner would be allowed to construct a single-family residence.

	R-1 Requirements	Subject Parcel
Lot Size	12,000 sq. ft.	9,148 sq. ft.
Lot Width	75 ft.	69 ft.

ANNEXATION REVIEW CRITERIA

Future Land Use Policy 1.11.1 of the Comprehensive Plan provides four (4) criteria by which annexations should be evaluated.

Criteria	Evaluation
City can provide services at equal or better levels than current providers.	Yes.
City can provide services at adopted levels of service.	Yes.
Annexation eliminates or could be expanded to eliminate an enclave.	Neither eliminates or creates and enclave.
Annexation eliminates irregularity in City boundary and improves services delivery.	Neither eliminates or creates irregularity.

TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed ANNEXATION with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

All Departments have supported the annexation, given the subject property is not allowed to construct a septic system on the property and is required to connect to water and sewer services provided by FPUA which would be regulated by building permitting.

STAFF RECOMMENDATION

Staff recommends that the Planning Board recommend APPROVAL of the proposed ANNEXATION.

- ❑ Consistent with Florida Statute 171.044.
- ❑ Consistent with Comprehensive Plan Objective 1.11 and Policies 1.11.5 and 1.11.1.
- ❑ Does not adversely affect the public health, safety, convenience and general welfare.

Alternative actions of the Planning Board:

- Recommend Approval with changes.

or

- Recommend Disapproval

CITY OF FORT PIERCE

ANNEXATION

January 12, 2026

PZANN2025-00007
ACERRA PROPERTY – VOLUNTARY ANNEXATION
At or near 2528 S OCEAN DRIVE
(PARCEL ID: 2413-501-158-000-4)

Planning Board - 2:00 PM **14. e.**

Meeting Date: 01/12/2026

Re: Lawnwood Hospital Parking Garage

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

PZSITE2025-00025
Major Site Plan
Lawnwood Hospital Parking Garage
1700 S. 23rd Street

SUMMARY:

PROJECT OVERVIEW
This application is being submitted for a Major Site Plan approval for the development of a new 5-floor parking garage at the Lawnwood Medical Center campus, located in Fort Pierce, Florida. The proposed garage is an integral part of the hospital's strategic plan to expand its infrastructure and improve accessibility for patients, visitors, and staff.

PROJECT DESCRIPTION
The proposed multi-level (5-floor) parking garage will provide a total of 591 parking spaces, covering 50,432 square feet of gross floor area. This includes 4 ADA-compliant surface parking spaces and 10 dedicated Electric Vehicle (EV) charging surface parking spaces, aligning with sustainability goals and anticipated future demand. Additionally, the project includes the construction of 109 new surface parking spaces, which will supplement the structured parking and improve access across the medical center campus. The total gross area for the surface parking is 34,866 square feet.

RECOMMENDATION:

The proposed Major Site Plan (Development) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required

mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

ALTERNATIVES:

- Recommend Approval with Alternative Conditions
- Recommend Disapproval

RESPONSIBLE STAFF:

Vennis Gilmore, Historic Preservation Officer/Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

OTHER INFORMATION:

Major Site Plan Amendment - Lawnwood Hospital Parking Garage - 1700 S. 23rd Street

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Attachments

Staff Report
Site Plan
Color Rendering
Lighting Plan
Conceptual Drainage Plan
Landscape Plan
Staff Report Supporting Documents
Application Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 01/06/2026 02:42 PM
Final Approval Date: 01/06/2026

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: HCA FLORIDA LAWNWOOD HOSPITAL PARKING GARAGE AND SURFACE PARKING – MAJOR SITE PLAN AMENDMENT (DEVELOPMENT & DESIGN REVIEW)
Project #PZSITE2025-00025

REVIEWER: VENNIS GILMORE, HISTORIC PRESERVATION OFFICER/SENIOR PLANNER

BOARD DATE: JANUARY 12, 2026

STAFF REPORT

Owner: Lawnwood Medical Center, Inc.

Applicant/Representative: Vanessa Mahoney and Michael Schwartz, Kimley-Horn

Requested Action: Major Site Plan (Development & Design Review)

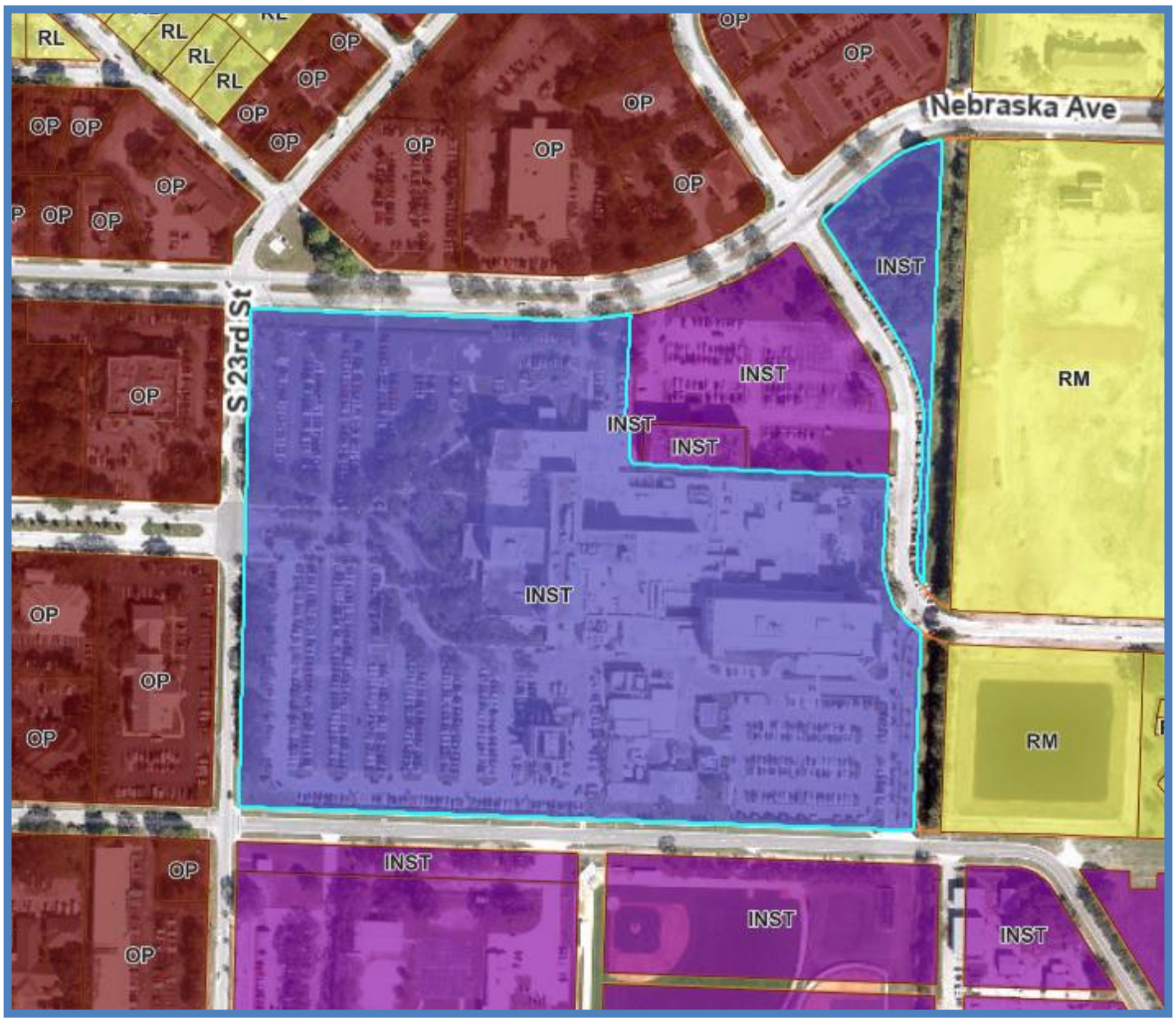
Location: Generally located at 1700 S 23RD Street in Fort Pierce, FL.

Parcel ID(s): 2416-504-0200-000-2

Current Zoning: PD, Planned Development Zone
Future Land Use: INST, Institutional



Future Land Use Map: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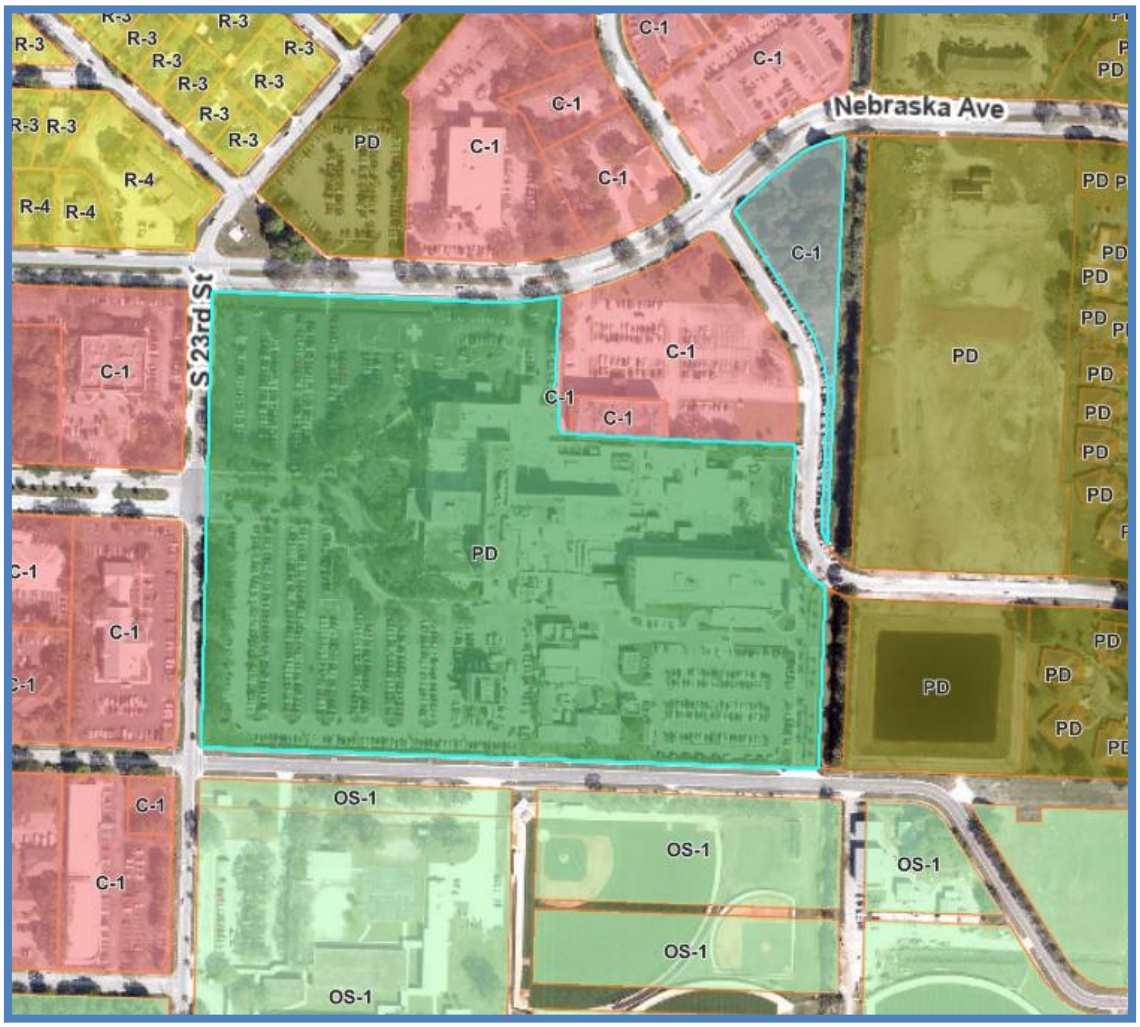


Surrounding Future Land Use:

North	East	South	West
OP	INST/RM	INST	OP

Surrounding Zoning:

North	East	South	West
PD/C-1	C-1/PD	OS-1	C-1

Site Area: **+/-** 3.44 Acres of the 22.36-acre medical campus

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request
Request for review of an application for a Major Site Plan (Development & Design Review) to construct a five-floor, parking garage with surface parking, the parking garage grossing approximately 50,432 square feet and the surface parking grossing 34,866 square feet with associated site improvements.

Project Summary

This application is being submitted for a Major Site Plan approval for the development of a new 5-floor parking garage at the Lawnwood Medical Center campus, located in Fort Pierce, Florida. The proposed garage is an integral part of the hospital's strategic plan to expand its infrastructure and improve accessibility for patients, visitors, and staff.

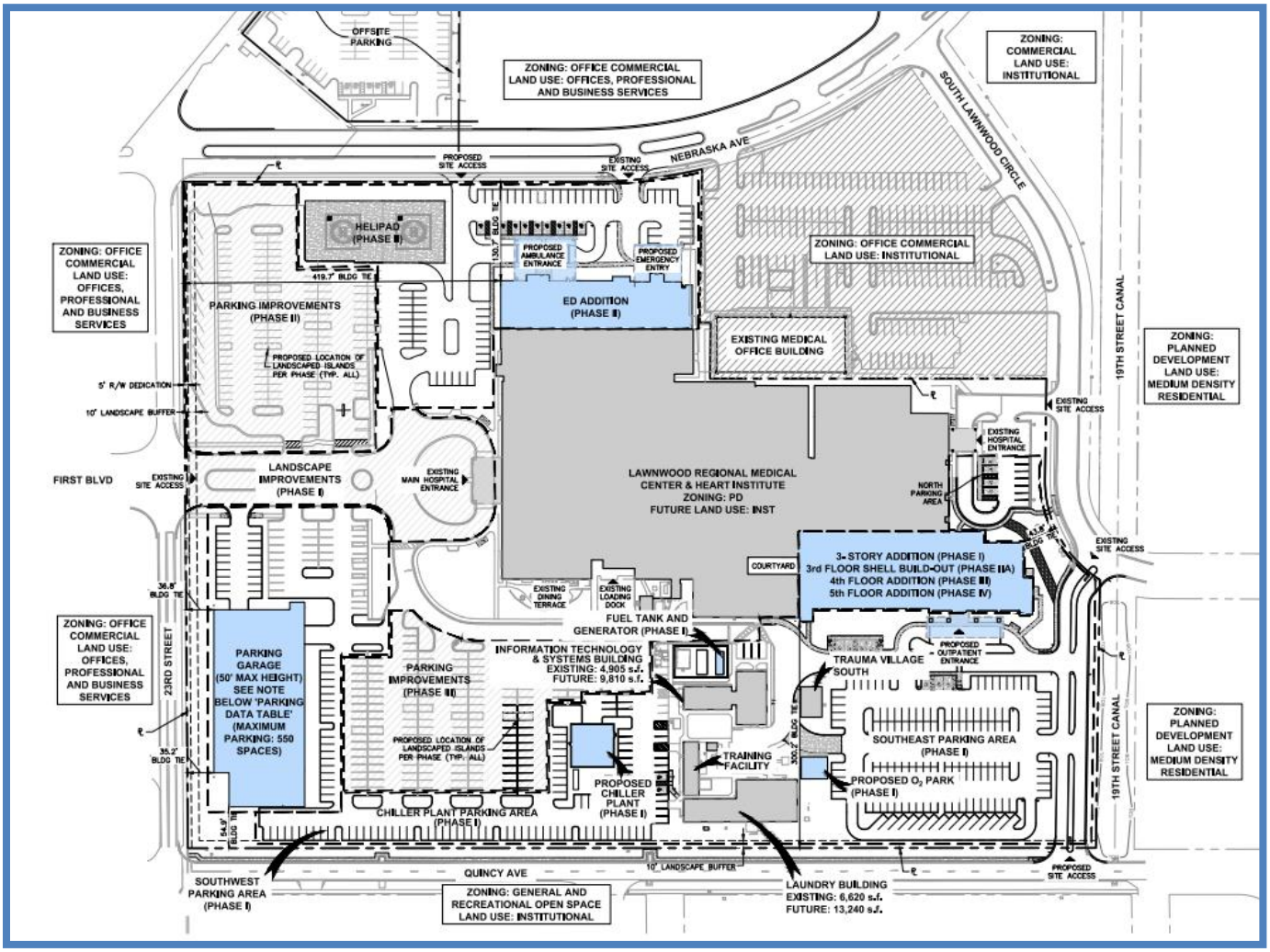
The proposed multi-level (5-floor) parking garage will provide a total of 591 parking spaces, covering 50,432 square feet of gross floor area. This includes 4 ADA-compliant surface parking spaces and 10 dedicated Electric Vehicle (EV) charging surface parking spaces, aligning with sustainability goals and anticipated future demand. Additionally, the project includes the construction of 109 new surface parking spaces, which will supplement the structured parking and improve access across the medical center campus. The total gross area for the surface parking is 34,866 square feet.

The subject site is located at 1700 S 23rd Street in Fort Pierce, FL. It is comprised of approximately 22.36 acres of land and identified by the parcel number 2416-504-0200-000-2. The existing future land use (FLU) designation is Instutional (INST), and the zoning classification is Planned Development Zone (PD). The property is currently occupied by HCA Florida Lawnwood Hospital. On December 21, 2020, the subject property was approved by City Commission to be rezoned to a Planned Development with a proposed Phase 1 Site Plan. The subject Planned Development (PD) intended to provide a process for the evaluation of the hospital as governed by an approved Master Site Plan (MSP). The standards and procedures of the MSP are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City the authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

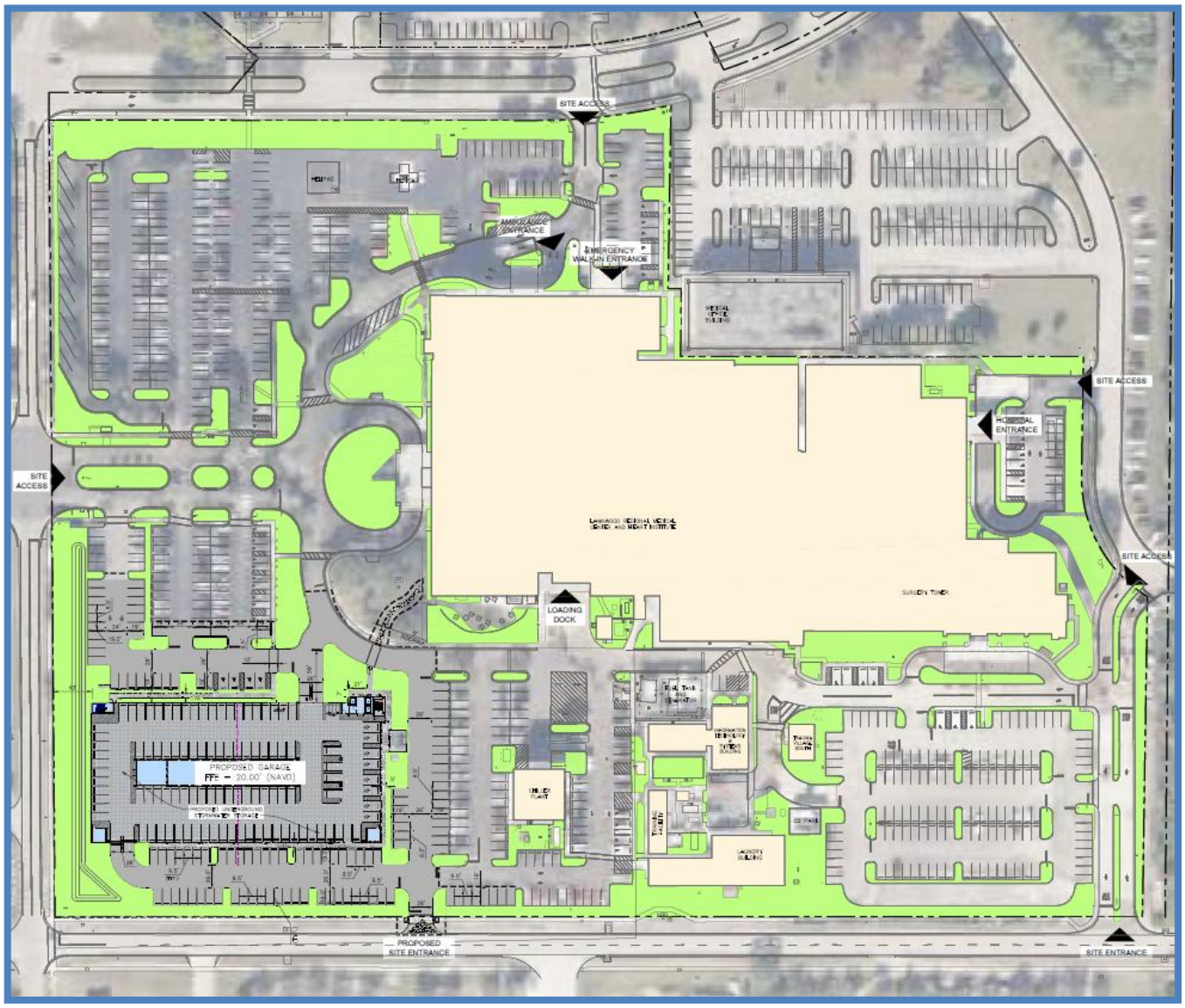
The five (5) sub-phases were approved for the following:

- Phase 1: The construction of a three (3) story Medical Tower
- Phase 2: A 3 rd floor shell build out of the Medical Tower with an Emergency Department Addition to the northern portion of the hospital
- Phase 3: A 4 th Floor addition to the Medical Tower
- Phase 4: A 5 th Floor addition to the Medical Tower
- Phase 5: A Parking Structure.

Overall PD (Phase 1 Site Plan)



Final Phase 1 Site Plan



Design

One (1) structure type is proposed for the parking garage:

- Building Area – 50,432 gsf total
  1st Floor – 12,025 sf
  2nd Floor – 12,025 sf
  3rd Floor – 12,025 sf
  4th Floor - 12,025 sf
  5th Floor -

  591 parking spaces

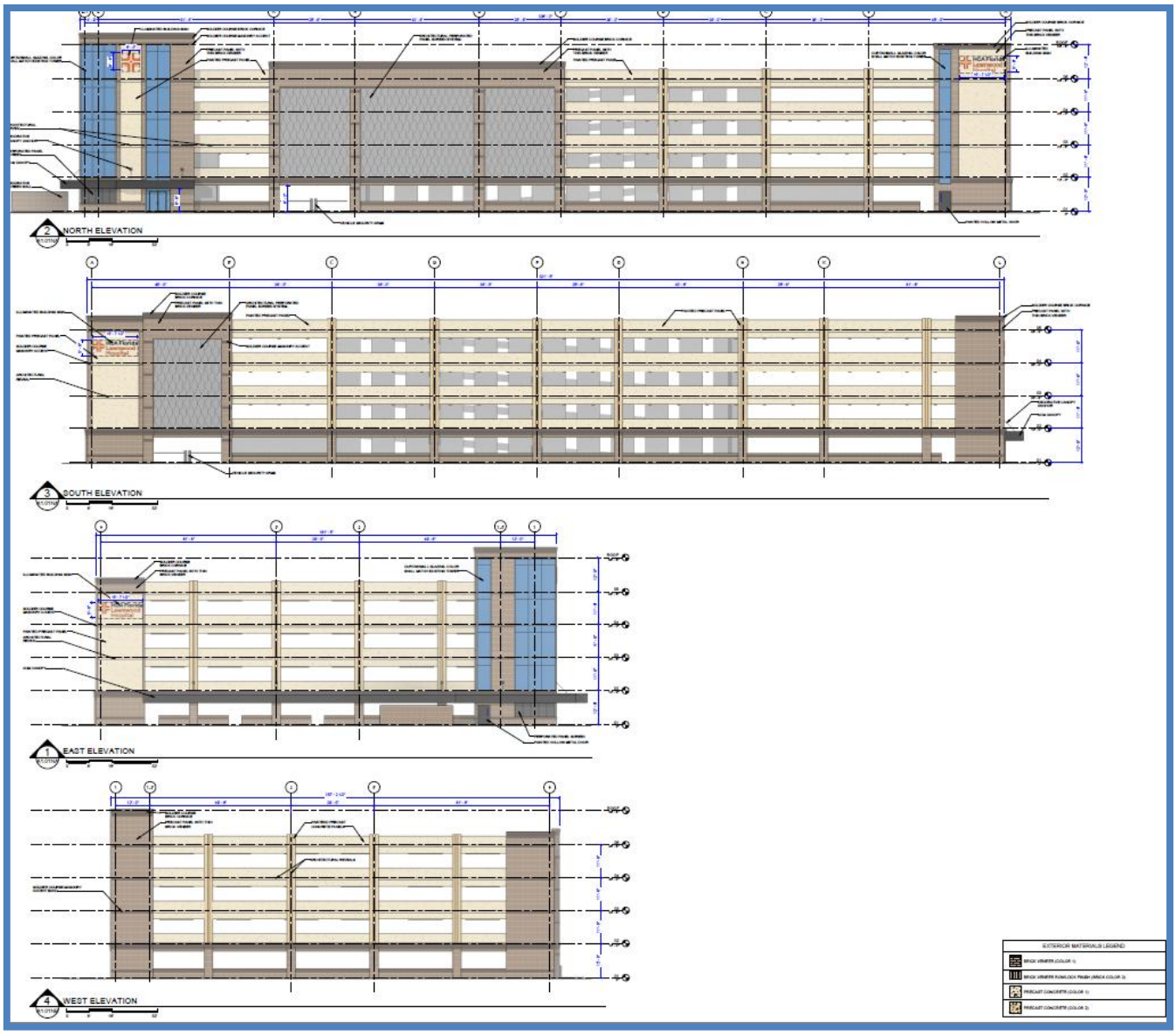
Surface Parking: 109 parking spaces
34,866 gsf total 10 dedicated Electric Vehicle (EV) charging spaces
4 ADA-Compliant surface parking spaces

The new parking garage will be constructed on an existing surface parking lot – 1700 South 23rd Steet, Fort Pierce, Florida 34950, southwest of the hospital campus. The new parking garage will be five levels above grade constructed primarily of Architectural Precast Concrete. The total garage height will be approximately 58'-6" feet +/-. The maximum building height for this parcel is 50-feet for the parapet. The elevators and stairs will go to 58' 6".

Horizontal expansion is planned for the garage to the South, taking a portion of the remaining surface parking. The new garage is not structured for vertical expansion. It is anticipated the City of Fort Pierce will expect an upgraded façade along 23rd Ave. and Quincy Ave. to include curtainwall, architectural screens, upgraded precast with thin brick or other miscellaneous detailing. In general, the aesthetics will match the newer patient tower located on the campus.

The garage will contain three (3) 3,500lb traction elevators – to be machine room-less. The elevator lobby will be constructed for adding an additional elevator in the future. Nine EV-standard parking spaces and one Accessible EV parking space are planned for the surface parking adjacent to the garage. The entire garage will be dedicated to staff and contain security gates at the ground floor entries and exits of the garage. An updated topographic survey, geotechnical report, and underground utility locator will be supplied.

Elevations


NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
EXTERIOR MATERIALS LEGEND

Renderings



NORTH ELEVATION - PRIMARY ENTRANCE



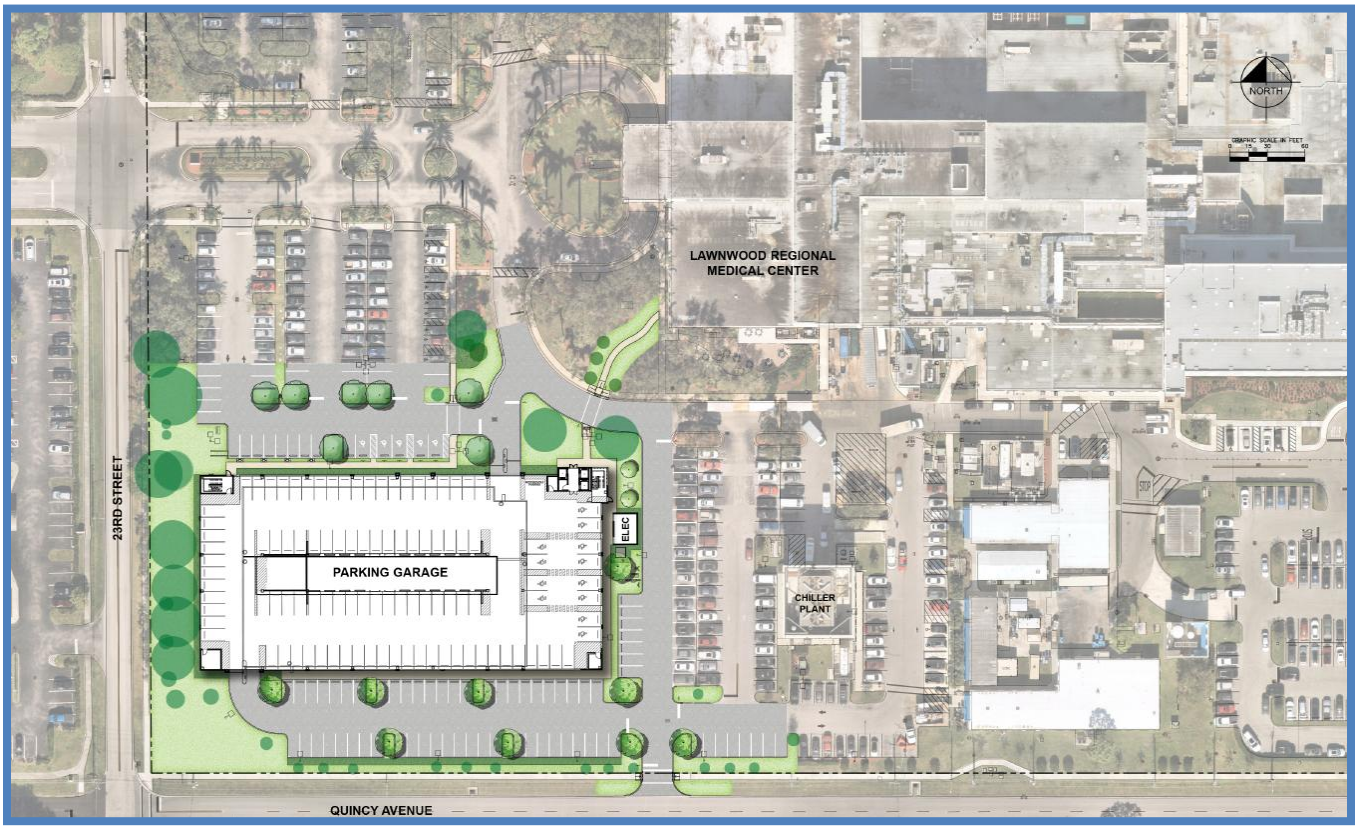
SOUTH ELEVATION - SECONDARY ENTRANCE

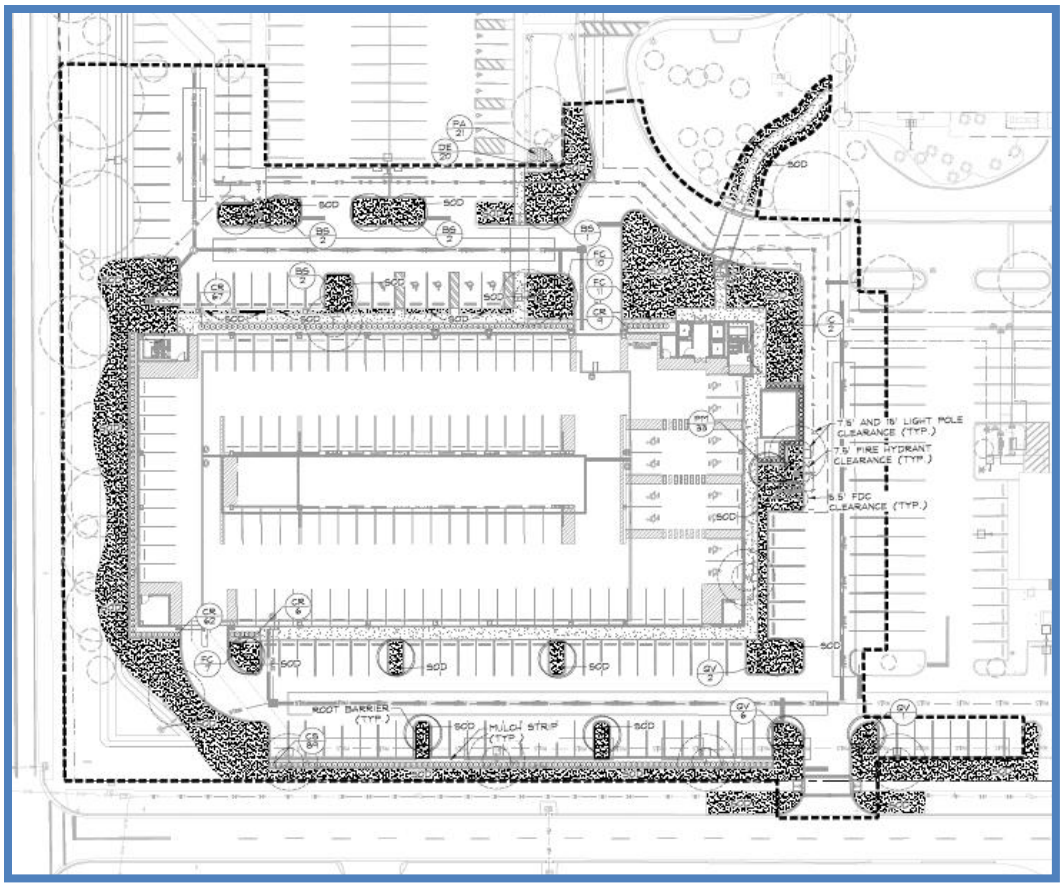
Stormwater Retention & Landscaping

Stormwater Retention

Please see stormwater drainage plan on the conceptual civil plans provided with this submittal.

Landscape Plan





Landscaping

All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation. All new landscaping shall be provided with 100% irrigation coverage.

The overall landscape plan is provided on Sheets L1-00 through L2.11; detailed landscape plans with a plant list are provided on Sheet L2-00, and the project landscape notes are provided on Sheet1 L2.11.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		QTY
TREES							
BS	Bursera simaruba	Gumbo Limbo	Cont.	2.5" DBH	12' HT x 5' SPR		7
IC	Ilex cassine	Dahoon Holly	Cont.	2" DBH	10' HT x 4' SPR		2
QV	Quercus virginiana	Southern Live Oak	Cont.	2.5" DBH	12' HT x 5' SPR		9
CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	SPACING	QTY
SHRUBS							
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	36" O.C.	24" HT" X 24" SPR.	36" o.c.	144
CS	Clusia guttifera	Small Leaf Clusia	Cont.	36" O.C.	36" HT x 36" SPR	36" o.c.	89
PM	Podocarpus macrophyllus	Podocarpus	Cont.	30" O.C.	48" HT. X 36" SPR.	30" o.c.	33
SHRUB AREAS							
DE	Duranta erecta 'Gold Mound'	Gold Mound Dewdrops	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	20
FC	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15" HT. x 15" SPR.	24" o.c.	28
PA	Plumbago auriculata	Blue Plumbago	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	21
GROUND COVERS							
SA	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	Sod				± 20,187 sf

Plant List

Total Trees Proposed:
18

Total Shrubs Proposed:
355

Comprehensive Plan
The subject property is designated with a INST, Institutional future land use. The designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regard to consistency with established ordinances and requirements of the City Code.

Fort Pierce Engineering Department
See Supporting Documents.
Fort Pierce Building Department
See Supporting Documents.
St. Lucie County Planning Department
See Supporting Documents.
St. Lucie County PW/Engineering
See Supporting Documents.
Fort Pierce Police Department
See Supporting Documents.
City Clerk Office
No comments received.
Code Enforcement
No comments received.
Fort Pierce Utilities Authority
See Supporting Documents.
St. Lucie County Fire District
See Supporting Documents.
Florida Department of Transportation
See Supporting Documents.
St. Lucie County School Board
No comments received.
St. Lucie Transportation Planning Organization
No comments received.
St. Lucie County Transit – Area Regional Transit
See Supporting Documents.

Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

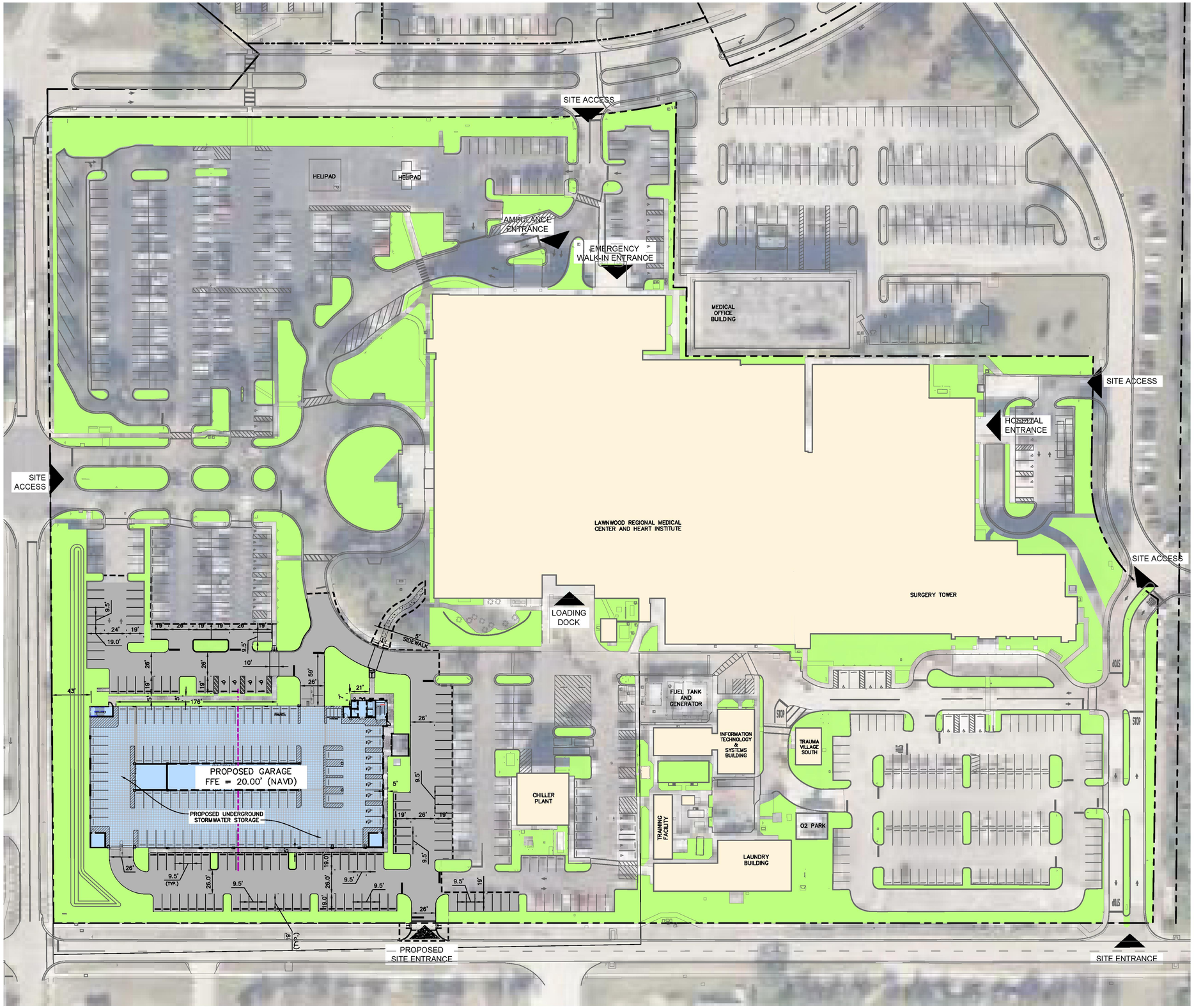
Staff Recommendation:

The proposed Major Site Plan (Development) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

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



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- EXISTING BUILDING AREA
- LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

AFFECTED AREA: (191,736 S.F.) 4.40 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

ZONING: PLANNED DEVELOPMENT (PD)

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	10 FEET	638 FEET
SIDE (WEST):	10 FEET	43 FEET
SIDE (EAST):	10 FEET	840 FEET
REAR (SOUTH):	10 FEET	82 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	35%
OPEN SPACE (AFFECTED AREA ONLY):	20%	23%

PARKING REQUIREMENTS

REQUIRED:
2 SPACES PER BED
435 BEDS x 2 SPACE/BED = 870 SPACES
HANDICAP PARKING REQUIRED = 20 SPACES

TOTAL 890 PARKING SPACES

EXISTING:
EXISTING HOSPITAL PARKING: 1,016 SPACES

DEMOLISHED SPACES TOTAL: 313 SPACES

PROPOSED SPACES TOTAL: 710 SPACES
EV SPACES: 10 SPACES
SW LOT: 109 SPACES (INCLUDES 4 ADA SPACES)
PARKING GARAGE: 591 SPACES

PROPOSED TOTAL: 1,412 SPACES

LAND USE CALCULATION

EXISTING CONDITIONS (AFFECTED AREA)			
PERVIOUS:	30,376 S.F.	0.70 AC	20%
BUILDING:	0 S.F.	0.00 AC	0%
IMPERVIOUS:	119,370 S.F.	2.74 AC	80%
TOTAL:	149,746 S.F.	3.44 AC	100%

PROPOSED CONDITIONS (AFFECTED AREA)			
PERVIOUS:	34,866 S.F.	0.80 AC	23%
BUILDING:	0 S.F.	0.00 AC	0%
GARAGE:	50,432 S.F.	1.16 AC	34%
IMPERVIOUS:	64,448 S.F.	1.48 AC	43%
TOTAL:	149,746 S.F.	3.44 AC	100%

NOTE:

THE PROPOSED SITE PLAN AMENDMENT SHALL INCLUDE THE FOLLOWING NOTE:
"ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 107, 119 AND 125."

MICHAEL FREDERICK SCHWARTZ LICENSE No. 56200 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Date: 11/6/2025

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
818 3rd Avenue, Suite 202 | Nashville, Tennessee 37210
Phone: 615.254.5757 | www.bargedesign.com

REVISIONS:

DATE: 10/16/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.E.P. & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
1102 KLINE STREET, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
1102 KLINE STREET, SUITE 106
NASHVILLE, TN 37204
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEST CORPORATE BLVD., SUITE 200
PALM BEACH GARDENS, FL 33410 - P.E.
MANAGER: VANESA M. MAHONEY, P.E.

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROWE
HCA CONSTRUCTION MANAGER:
KEVIN JOHNSON

BARGE #: 17769337

HCA #: 3583200035

VENDOR INFORMATION

OVERALL SITE PLAN

C2.00

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Plotted By: Mahoney, Vanesa Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: C2.00 OVERALL SITE PLAN October 31, 2025 10:33:25am K:\WPB_DevServices\140950052 — HCA FL Lawnwood Hospital Parking Garage\CADD\PlanSheets\C2.00 OVERALL SITE PLAN.dwg



NORTH ELEVATION - PRIMARY ENTRANCE



SOUTH ELEVATION - SECONDARY ENTRANCE

NOTE:
THESE RENDERINGS ARE INTENDED TO ILLUSTRATE THE DESIGN CONCEPT AND ELEMENT RELATIONSHIPS OF THE COMPLETED PROJECT, AS INDICATED IN THE CONTRACT DOCUMENTS. THE LACK OF DETAIL AND INFORMATION CONTAINED IN THESE RENDERINGS DO NOT RELIEVE THE CONTRACTOR FROM FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATTERS RELATING TO INFORMATION NOT SHOWN ON THESE RENDERINGS.

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS

615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
Phone: 615.254.1000 / Fax:615.255.6572

REVISIONS:

DATE: 03/12/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

Digitally signed by MATTHEW GRIFFITH
Date: 2025.05.06 11:17:12-05'00'

HCA Healthcare
HCA DESIGN MANAGER: RYAN ROHE
HCA CONSTRUCTION MANAGER: GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #: 3093200030

RENDERINGS

A9.00

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Schedule

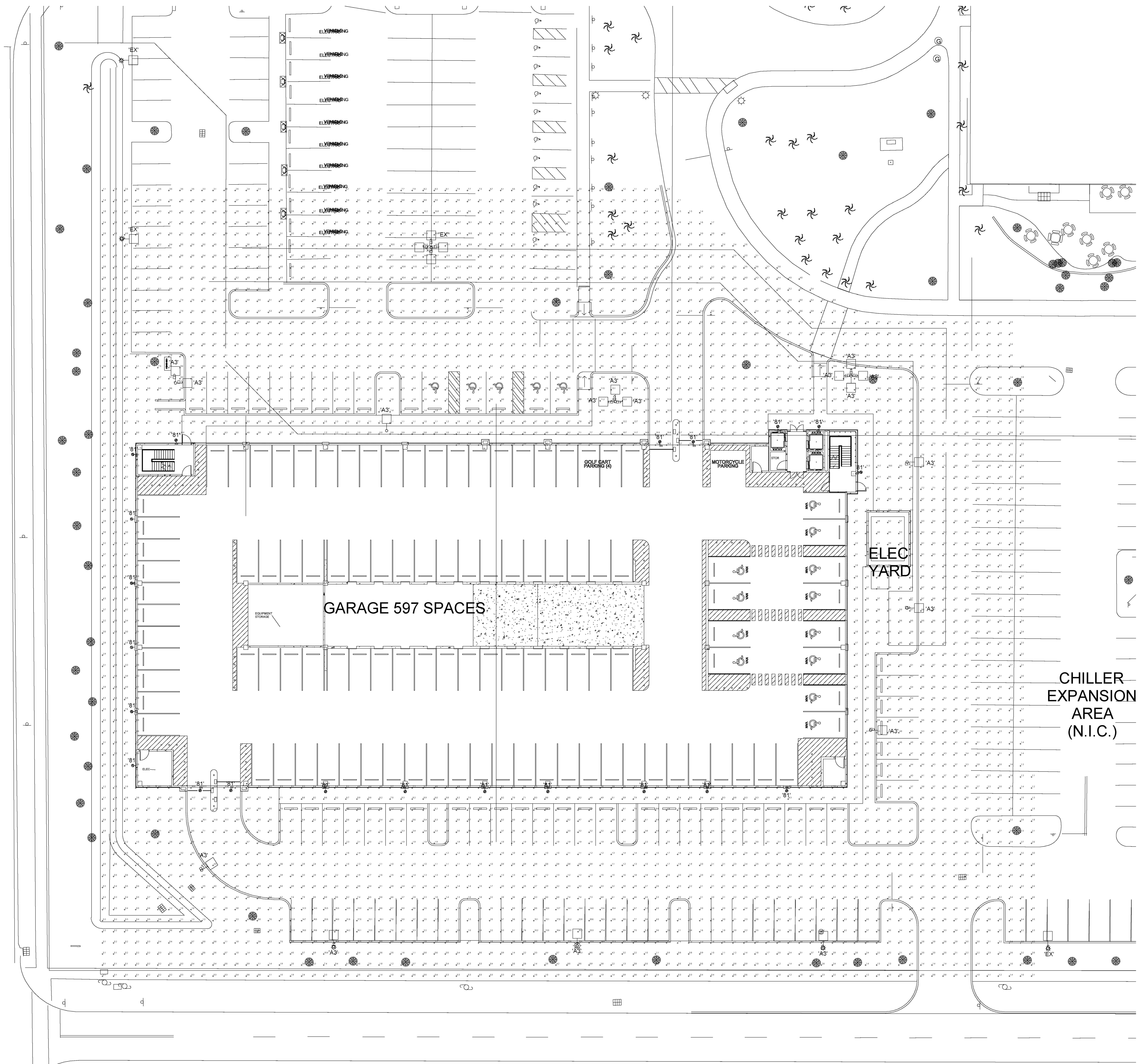
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		9	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	215.77	Max: 21526cd
	B		18	Lithonia Lighting	DSXW1 P6 40K 80CRI T3M	7000 4000K 80CRI Type 3 Medium	1	6454	1	48.25	Max: 5152cd
	C		1	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	431.54	Max: 21526cd
	D		2	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	647.31	Max: 21526cd
	E		1	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	863.08	Max: 21526cd

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VA	TEMP	VOLTS	LUMENS	MOUNT	REMARKS
81	LITHONIA	DSXW1-LED-20C-1000-40K-T3M-MVOLT-PE-DDBXD	74 VA	4000K	120/277	7573	WALL	DECORATIVE WALL PACK WITH PHOTOCELL
A3	LITHONIA	DSX1-LED-P8-40K-T3M-MVOLT-(MOUNTING)-(FINISH)	207 VA	4000K	120/277	24268	25' POLE	PARKING/SITE LIGHTING TYPE 3 DISTRIBUTION

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	5.1 fc	26.6 fc	0.1 fc	266.0:1	51.0:1



ELECTRICAL - SITE PHOTOMETRIC PLAN

0 10' 20' 40' 60'

ES.02_ELECTRICAL - SITE PHOTOMETRIC PLAN
Autodesk Docs://HCA Florida - Lawnwood Parking Garage - 3766337/ICT_250121_ET24_Central.rvt

Discipline Sort:
Drawing:
File:
Time / Date: 5/5/2025 2:06:39 PM

D-Series Size 1
Legacy LED Area Luminaire

d"series

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics: P1, P2, P3, P4, P5, P6, P7, P8, P9; Rotated optics: P10, P11, P12, P13	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short; T5S Type V short; T5M Type V medium; T5W Type V wide; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT; XVOLT (277V-480V); 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor; RPUMBA Round pole universal mounting adaptor. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options		Other options	Finish (required)	Generation (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRHN Network, high/low motion/ambient sensor; PER NEMA twist-lock receptacle only (controls ordered separate); PER5 Five-pin receptacle only (controls ordered separate); PER7 Seven-pin receptacle only (controls ordered separate); DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); DS Dual switching	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc; PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc; FAO Field adjustable output	Shipped installed: HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); L90 Left rotated optics; R90 Right rotated optics; HA 50°C ambient operations. Shipped separately: BS Bird spikes; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white	G1 Generation 1

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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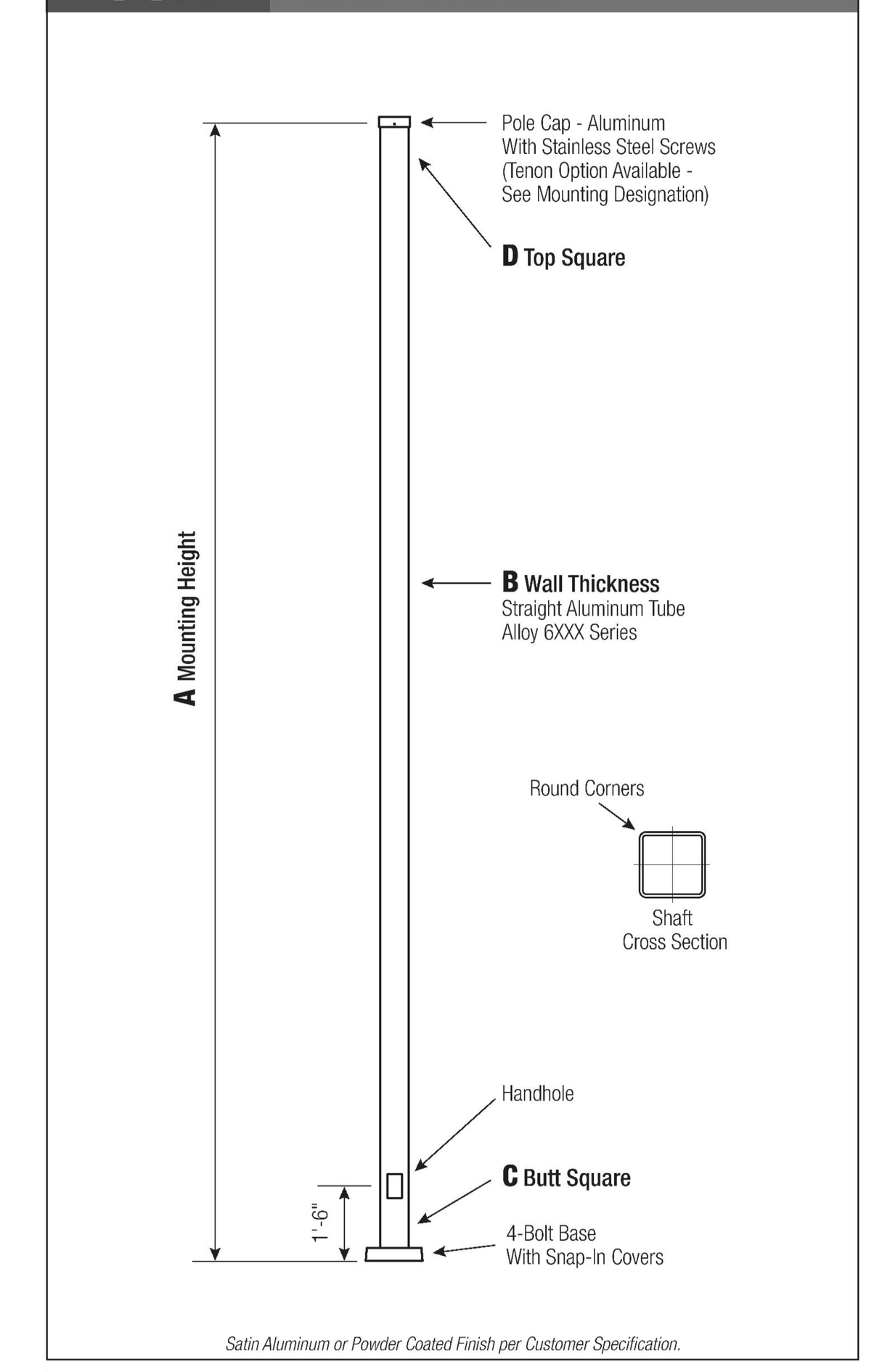
DSX1 LED G1
Rev. 11/28/23
Page 1 of 8

SSA Square Straight Aluminum Pole No Arm — 4-Bolt Base



Satin Aluminum or Powder Coated Finish per Customer Specification.

C Butt Sq.	D Top Sq.	F Bolt Cir. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
4	4	8.5 - 9.5	9.875	1.5	.75 x 17 x 3
5	5	10.5 - 11.5	11.25	2	.75 x 30 x 3
6	6	12 - 13	12.75	2.25	1 x 36 x 4
6.625	6.625	13 - 14	13.5	2.25	1 x 36 x 4

Dimensions in Inches

Pole
The pole shaft will be constructed of seamless extruded tube of 6XXX Series Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld.

Base Style
4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Snap-In Bolt Covers.

Handhole
4"-5" Butt Squares - 2" x 4" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.
6"+ Butt Square - 3" x 5" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.

Anchorage
Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.

Vibration Damper
If determined necessary by Hapco, a top-mount, field installed First Mode Vibration Damper will be provided. Customer specification of the damper is available.

Mounting Designation
Side Drill Mount
For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.
Tenon Mount
For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (3", 4", etc.).

140 hapco www.hapco.com

WARNING: *Do not install light pole without luminaire.*

D-Series Size 1
LED Wall Luminaire

d"series

Catalog Number
Notes
Type

Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		

For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens; P2 2200 Lumens; P3 3200 Lumens; P4 4300 Lumens; P5 5200 Lumens; P6 7200 Lumens; P7 10000 Lumens	27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K; 57K 5700K; AMBPC Amber PC; AMBLW Amber LW	70CRI 70CRI; 80CRI 80CRI; AMCRI Amber CRI	T2S Type 2 Short; T2M Type 2 Medium; T3LG Type 3 Low Glare; T3M Type 3 Medium; T4M Type 4 Medium; TFTM Forward Throw Medium; BLC3 Back Light Control Type 3; BLC4 Back Light Control Type 4	MVOLT; 120; 208; 240; 277; 347; 480; HVOLT	Shipped included: SRM Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)	Shipped installed: PE Photoelectric cell, button type; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor, <15' mtg ht; PIRH 180° motion/ambient light sensor, 15-30' mtg ht; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc; E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant; E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant

Other Options		Finish (required)		
Shipped installed: SF Single fuse (120, 277 or 347V); DF Double fuse (208, 240 or 480V); HS House-side shield; SPD Separate surge protection	Shipped separately: BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White	DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum	DWHGXD Textured white; DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSXW1-LED
Rev. 12/12/24

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS

615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.255.6572

REVISIONS:

DATE: 05/ 05/ 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
A Salas O'Brien Company
2950 KRAFT DRIVE
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

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KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

VENDOR INFORMATION

KERRY D. RICE, JR. LICENSE No 81089 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Kerry D. Rice Jr. Date: 2025.05.05 14:08:09-05'00'

BARGE #: 3766337

HCA #: 3093200030

ELECTRICAL - SITE PHOTOMETRIC PLAN

ES.02

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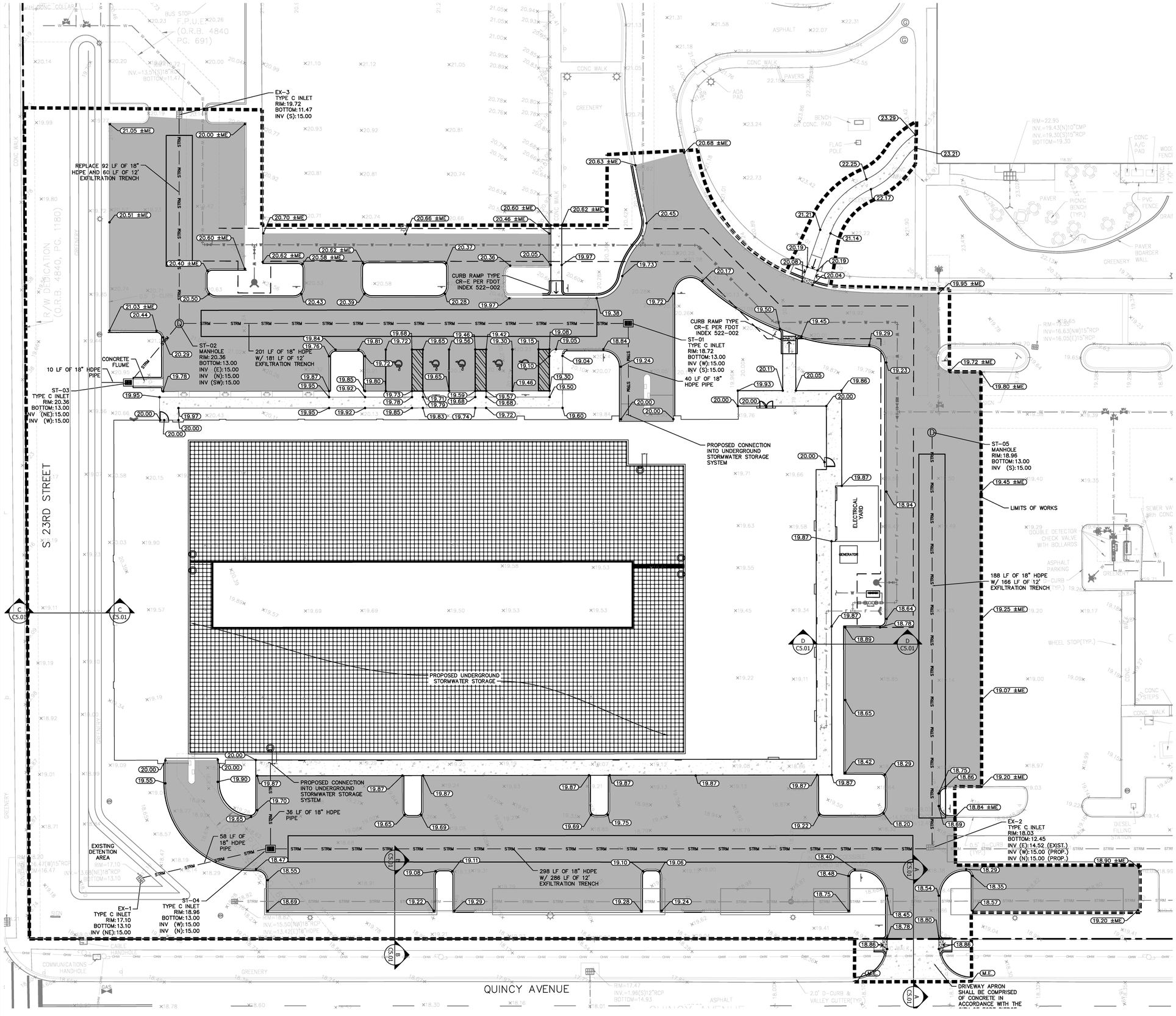

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

KEY MAP
NTS

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- PROPOSED CONCRETE
- EXIST. STORM PIPE
- EXIST. SAN. SEWER PIPE
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- EXIST. COMMUNICATIONS
- EXIST. GAS LINE
- EXIST. OVERHEAD WIRE
- PROP. STORM PIPE
- PROP. STORM INLET
- EXIST. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- FLOW ARROW
- PROPOSED PAVEMENT

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE
DESIGN SOLUTIONS
615 3rd Avenue South | Suite 200 | Nashville, Tennessee 37210
Phone: 615.254.5706 | Fax: 615.254.5707

REVISIONS:

DATE:
07 / 03 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
C. THOMASSON ASSOCIATES, INC.
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NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
2000 RIVEREDGE PARKWAY, SUITE 105
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEST CORPORATE BLVD., STE 200
DALVA BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN POPE
HCA CONSTRUCTION MANAGER:
ERIC STINSON

BARGE #:
3766337

HCA #:
3300200020

MICHAEL FREDERICK SCHWARTZ
LICENSE
No. 56200
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal.
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Date: 07/03/2025

PAVING GRADING AND DRAINAGE PLAN

C5.00

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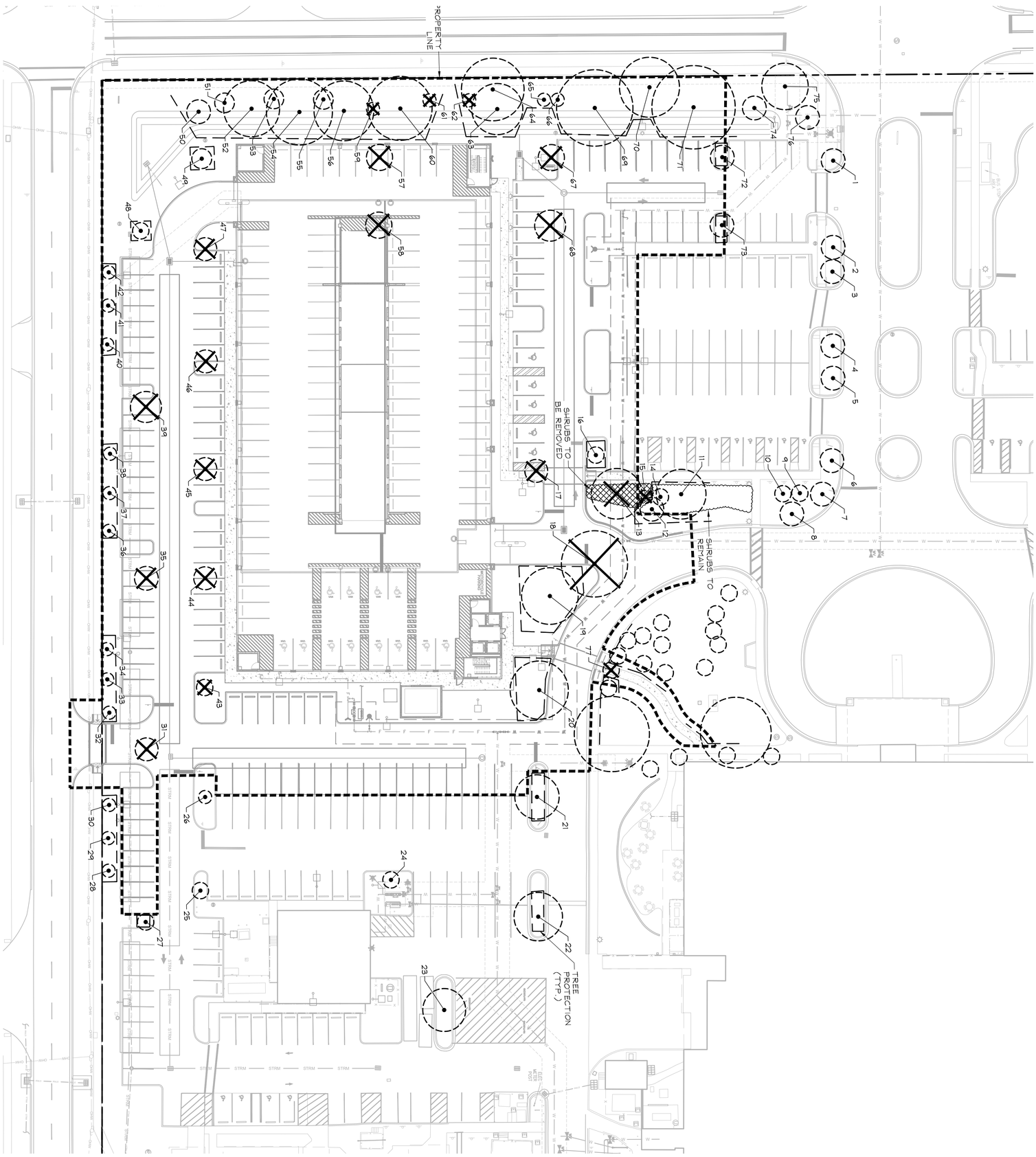
Plotted By:Martinez Moises Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:C5.00 PAVING GRADING AND DRAINAGE PLAN July 03, 2025 01:53:21pm K:\web_developer\jobs\140950052 - hca fl lawnwood hospital parking garage\CADD\plotsheets\C5.00 PAVING GRADING AND DRAINAGE PLAN.dwg

Plotted By:Webster, Brooke, Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE, Layout:L1.00 TREE DISPOSITION PLAN, July 03, 2025 - 01:50:12pm - K:\wpb_devservices\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\L1.00 TREE DISPOSITION PLAN.dwg



KEY:

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE RELOCATED
- TREE TO BE PROTECTED PER DETAIL ON L1.10 SHEET

GRAPHIC SCALE IN FEET 0 15 30 60

NORTH

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HCA Healthcare

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HCA CONSTRUCTION MANAGER:
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GENERAL CONTRACTOR

FOR PERMIT - NOT FOR CONSTRUCTION

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

REVISIONS:

DATE: 07/ 03/ 2025

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L1.00 TREE DISPOSITION PLAN

NO.	BOTANICAL NAME	COMMON NAME	DBH (IN)	DISPOSITION	NOTES
1	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
2	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
3	*Roystonea regia*	Royal Palm	35' CT	REMAIN	
4	*Roystonea regia*	Royal Palm	35' CT	REMAIN	
5	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
6	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
7	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
8	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
9	*Phoenix roebelenii*	Pygmy Date Palm	6' CT	REMAIN	single
10	*Phoenix roebelenii*	Pygmy Date Palm	10' CT	REMAIN	double
11	*Quercus virginiana*	Live Oak	12"	REMAIN	
12	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
13	***Quercus virginiana***	**Live Oak**	**12"**	**REMOVE**	
14	*Phoenix roebelenii*	Pygmy Date Palm	6' CT	REMAIN	single
15	***Phoenix roebelenii***	**Pygmy Date Palm**		**REMOVE**	**single; dead**
16	*Quercus virginiana*	Live Oak	2"	REMAIN	
17	***Quercus virginiana***	**Live Oak**	**2"**	**REMOVE**	
18	***Quercus virginiana***	**Live Oak**	**18"**	**REMOVE**	
19	*Quercus virginiana*	Live Oak	12"	REMAIN	
20	*Quercus virginiana*	Live Oak	24"	REMAIN	
21	*Quercus virginiana*	Live Oak	10"	REMAIN	
22	*Quercus virginiana*	Live Oak	12"	REMAIN	
23	*Quercus virginiana*	Live Oak	12"	REMAIN	
24	*Quercus virginiana*	Live Oak	4"	REMAIN	
25	*Quercus virginiana*	Live Oak	4"	REMAIN	
26	*Quercus virginiana*	Live Oak	3"	REMAIN	
27	*Quercus virginiana*	Live Oak	4"	REMAIN	
28	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
29	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
30	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
31	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
32	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
33	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
34	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
35	***Quercus virginiana***	**Live Oak**	**5"**	**REMOVE**	**poor**
36	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
37	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
38	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
39	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
40	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
41	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
42	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
43	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	**poor**
44	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
45	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	
46	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
47	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	
48	*Quercus virginiana*	Live Oak	2"	REMAIN	
49	*Quercus virginiana*	Live Oak	5"	REMAIN	
50	*Quercus virginiana*	Live Oak	10"	REMAIN	
51	*Bursera simaruba*	Gumbo Limbo	4"	REMAIN	
52	*Quercus virginiana*	Live Oak	24"	REMAIN	
53	*Bursera simaruba*	Gumbo Limbo	3"	REMAIN	
54	*Quercus virginiana*	Live Oak	30"	REMAIN	
55	*Bursera simaruba*	Gumbo Limbo	3"	REMAIN	
56	*Quercus virginiana*	Live Oak	24"	REMAIN	
57	***Bursera simaruba***	**Gumbo Limbo**	**6"**	**REMOVE**	
58	***Bursera simaruba***	**Gumbo Limbo**	**8"**	**REMOVE**	
59	***Coccoloba diversifolia***	**Pigeon Plum**	**2"**	**REMOVE**	**poor**
60	*Quercus virginiana*	Live Oak	30"	REMAIN	
61	***Coccoloba diversifolia***	**Pigeon Plum**		**REMOVE**	**dead**
62	***Coccoloba diversifolia***	**Pigeon Plum**		**REMOVE**	**dead**
63	*Quercus virginiana*	Live Oak	18"	REMAIN	
64	*Quercus virginiana*	Live Oak	30"	REMAIN	
65	*Coccoloba diversifolia*	Pigeon Plum	2"	REMAIN	
66	*Coccoloba diversifolia*	Pigeon Plum	2"	REMAIN	
67	*Bursera simaruba*	Gumbo Limbo	6"	REMAIN	
68	***Bursera simaruba***	**Gumbo Limbo**	**8"**	**REMOVE**	
69	*Quercus virginiana*	Live Oak	32"	REMAIN	
70	*Quercus virginiana*	Live Oak	18"	REMAIN	
71	*Quercus virginiana*	Live Oak	30"	REMAIN	
72	*Bursera simaruba*	Gumbo Limbo	8"	REMAIN	
73	*Bursera simaruba*	Gumbo Limbo	10"	REMAIN	
74	*Sabal palmetto*	Cabbage Palm	25' CT	REMAIN	
75	*Swietenia mahagoni*	Mahogany	18"	REMAIN	
76	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
77	***Wodyetia bifurcata***	**Foxtail Palm**	**12' CT**	**REMOVE**	

TREE DISPOSITION SUMMARY:

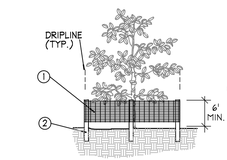
TOTAL TREES PROTECTED	46
TOTAL TREES RELOCATED	0
TOTAL TREES REMOVED	17
TOTAL PALMS PROTECTED	13
TOTAL PALMS RELOCATED	0
TOTAL PALMS REMOVED	2

TREE MITIGATION SUMMARY:

TOTAL TREE DBH PROTECTED	+510"
TOTAL TREE DBH RELOCATED	+0"
TOTAL TREE DBH REMOVED	86"
TOTAL TREE MITIGATION:	+424" CREDITS
(510 + 0") - 86" = +424"	

PALM MITIGATION SUMMARY:

TOTAL PALMS PROTECTED	13
TOTAL PALMS RELOCATED	0
TOTAL PALMS REMOVED	2
TOTAL PALM MITIGATION:	+11 CREDITS
13 - 2 = +11	



1. 6'H 'PERIMETER PLUS' CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL 'T' POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL 'T' POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A Tree/Shrub Protector
Barrier Detail

NTS

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GENERAL CONTRACTOR

REVISIONS

DATE: 07 / 03 / 2025

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RYAN RONE
HCA CONSTRUCTION MANAGER:
MICHAEL CARSON

BARGE #: 3766337
HCA #: 3093200030

TREE DISPOSITION SCHEDULE

L1.10

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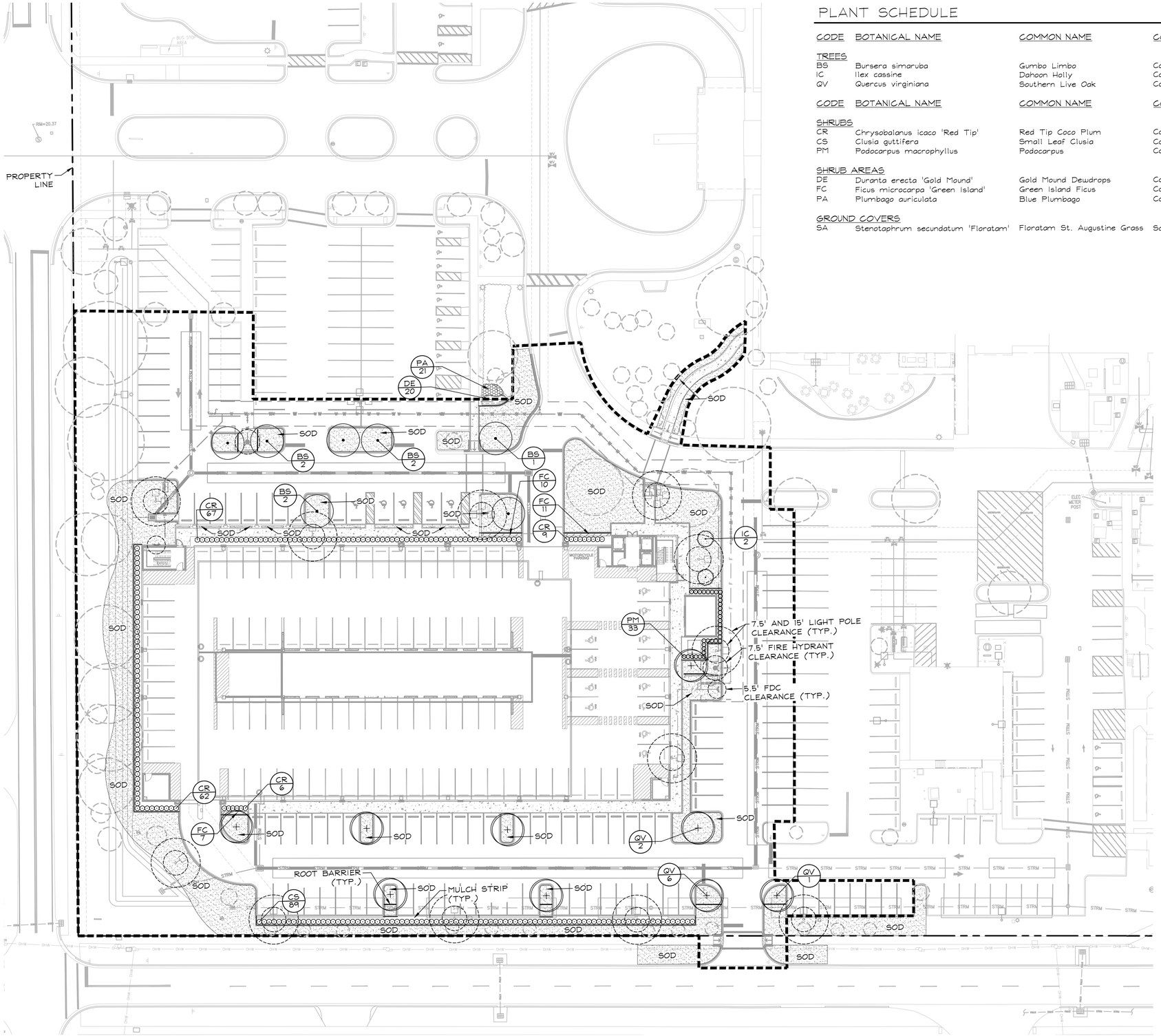
Plotted By: Webster, Brooke Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: L1.10 TREE DISPOSITION SCHEDULE July 03, 2025 01:50:47pm K:\work_directories\1400950052_hca fl lawnwood hospital parking garage\CADD\sheetsets\L1.00 TREE DISPOSITION SCHEDULE.dwg



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		QTY
TREES							
BS	Bursera simaruba	Gumbo Limbo	Cont.	2.5" DBH	12' HT x 5' SPR		7
IC	Ilex cassine	Dahoon Holly	Cont.	2" DBH	10' HT x 4' SPR		2
QV	Quercus virginiana	Southern Live Oak	Cont.	2.5" DBH	12' HT x 5' SPR		9
CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	SPACING	QTY
SHRUBS							
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	36" O.C.	24" HT" X 24" SPR.	36" o.c.	144
CS	Clusia guttifera	Small Leaf Clusia	Cont.	36" O.C.	36" HT x 36" SPR	36" o.c.	89
PM	Podocarpus macrophyllus	Podocarpus	Cont.	30" O.C.	48" HT. X 36" SPR.	30" o.c.	33
SHRUB AREAS							
DE	Duranta erecta 'Gold Mound'	Gold Mound Dewdrops	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	20
FC	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15" HT. x 15" SPR.	24" o.c.	28
PA	Plumbago auriculata	Blue Plumbago	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	21
GROUND COVERS							
SA	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	Sod				± 20,187 sf

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIMSHERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

EXISTING TREE - PRUNING NOTES:

1. TREE PRUNING WORK MUST BE PERFORMED BY OR DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
2. CONTRACTOR SHALL HOLD A PRE-PRUNING CONFERENCE WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING PRUNING OPERATIONS.
3. PRUNE TREES PER ANSI A300 FOR THE FOLLOWING:
   - 3.1. MAINTENANCE - TO MAINTAIN OR IMPROVE THE TREE'S HEALTH AND STRUCTURE
   - 3.2. HAZARD REDUCTION - TO REMOVE DEAD LIMBS OR OTHER VISIBLE HAZARDS FROM THE TREE CANOPY
   - 3.3. CROWN CLEANING - TO SELECTIVELY REMOVE DEAD, DYING OR DISEASED BRANCHES, WEAK BRANCHES, AND SUCKER SPROUTS.
   - 3.4. CROWN RAISING - TO REMOVE LOWER BRANCHES TO PROVIDE VERTICAL CLEARANCE
   - 3.5. VISTA PRUNING - TO SELECTIVELY THIN FRAMEWORK LIMBS WITHIN THE CROWN TO ALLOW FOR VIEWS THROUGH THE TREE
   - 3.6. CROWN RESTORATION - TO IMPROVE THE STRUCTURE, FORM, AND APPEARANCE OF A TREE THAT HAS BEEN DAMAGED, HEADED, OR VANDALIZED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
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REVISIONS

DATE: 07 / 03 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

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RYAN RICHE
HCA CONSTRUCTION MANAGER:
ANTHONY MYERS

BARGE #: 3766337
HCA #: 3093200030

VENDOR INFORMATION

LANDSCAPE PLAN

L2.00

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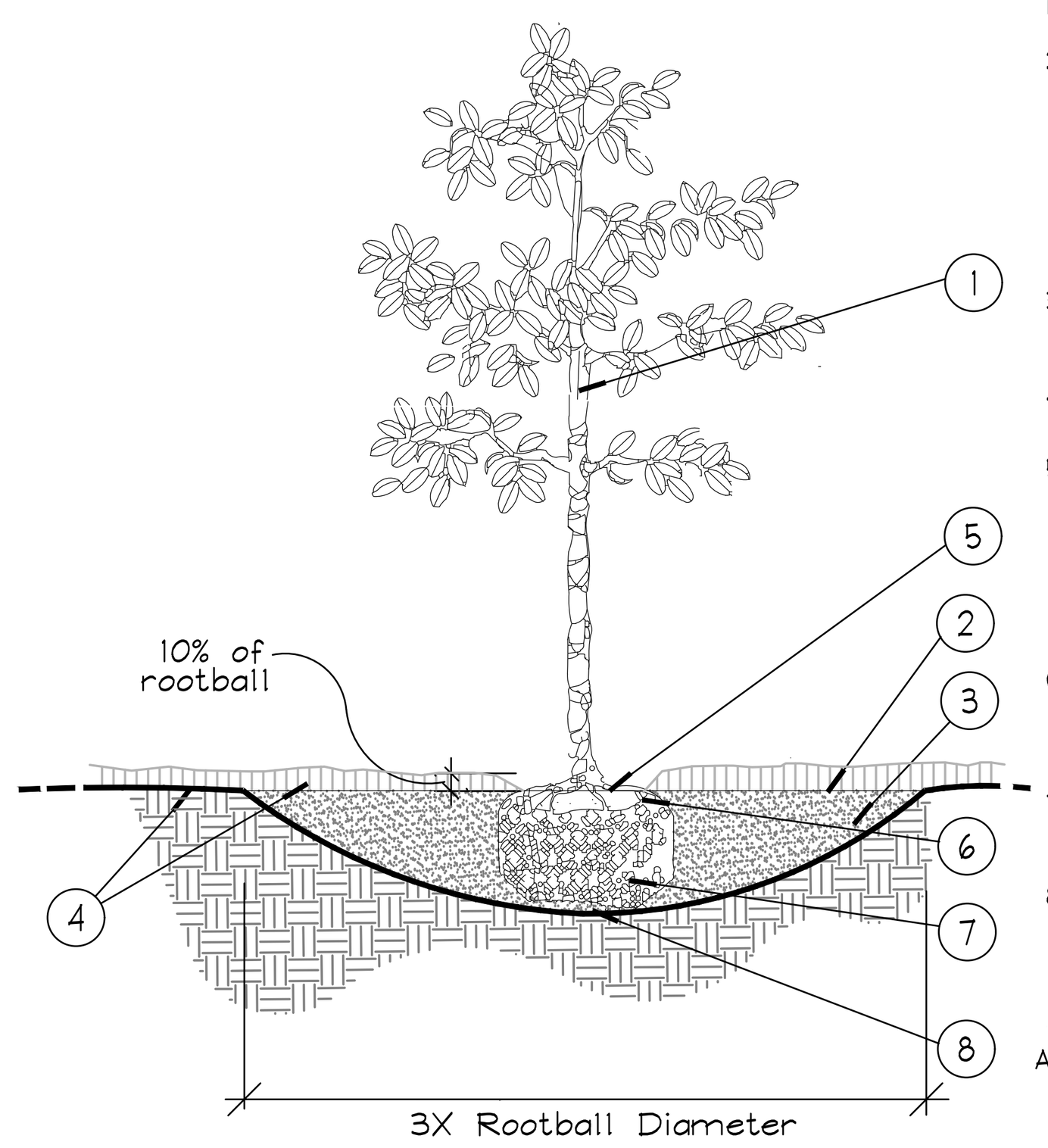
Plotted By: Webster, Brooke Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE | Layout: L2.00 LANDSCAPE PLAN | July 03, 2025 01:50:43pm K:\mob_design\projects\1406960052_hca_fl_lawnwood_hospital_parking_garage\CAD\plotsheets\L2.00_LANDSCAPE PLAN.dwg

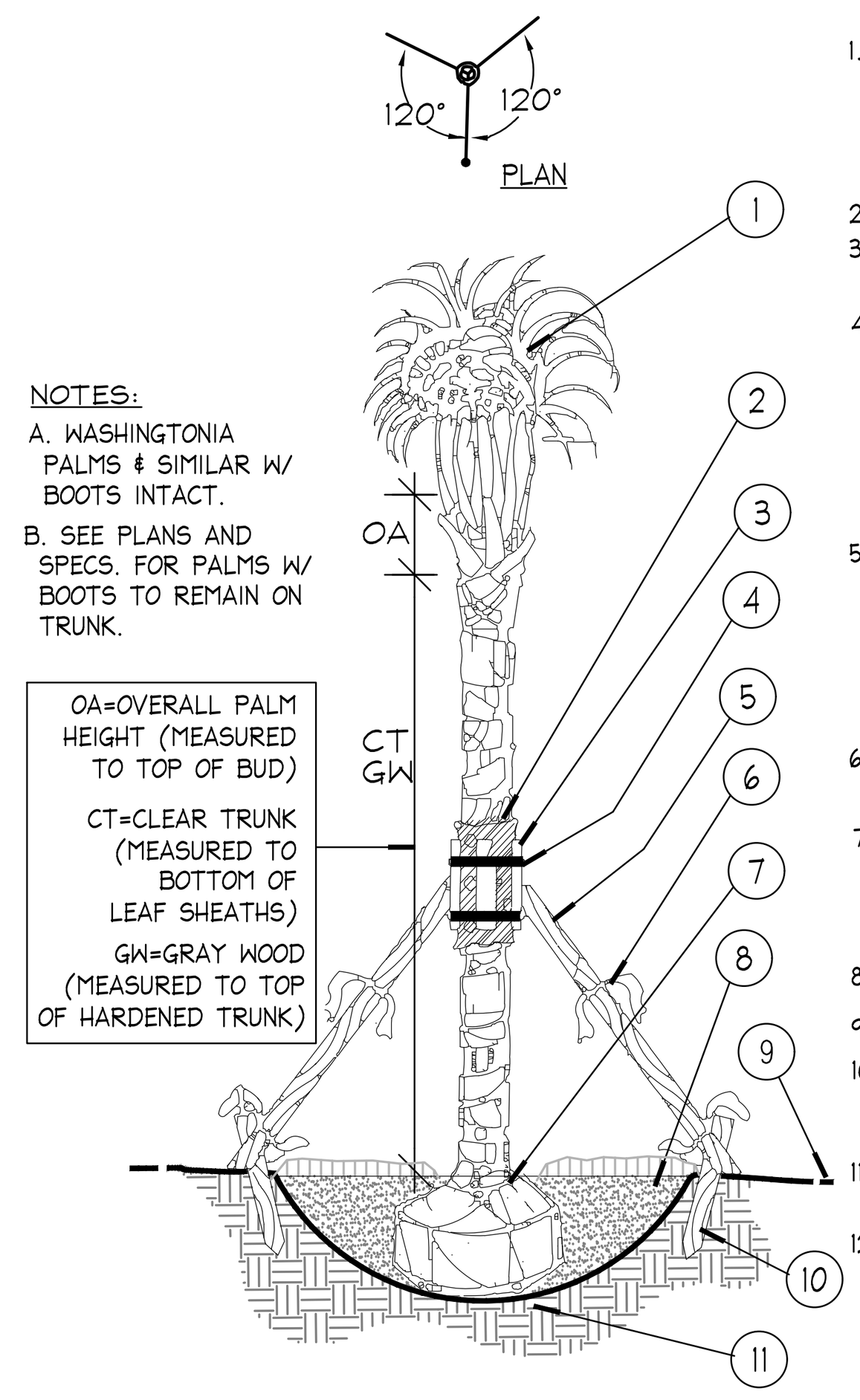


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

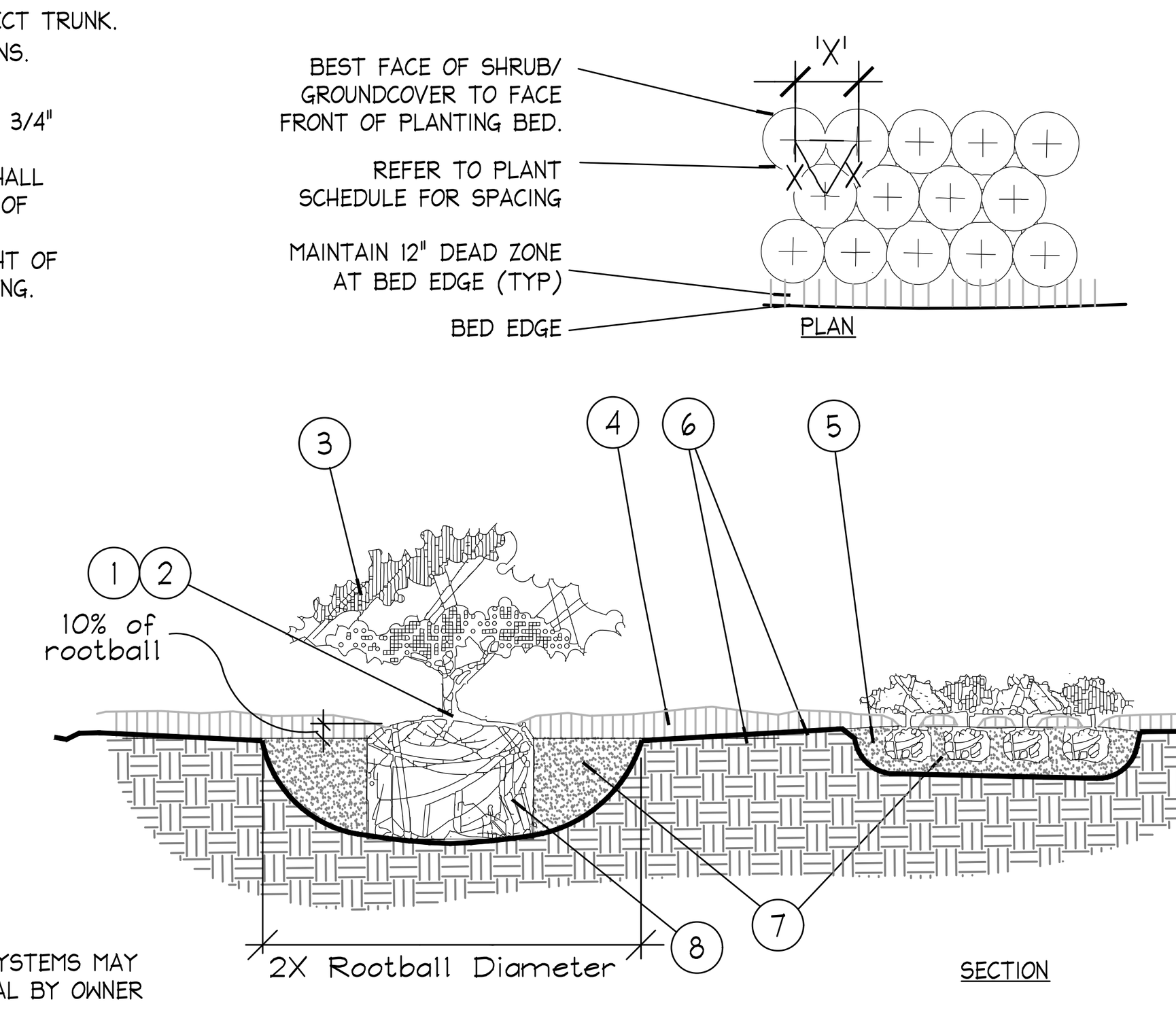
A Tree Planting
SECTION — NTS



1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

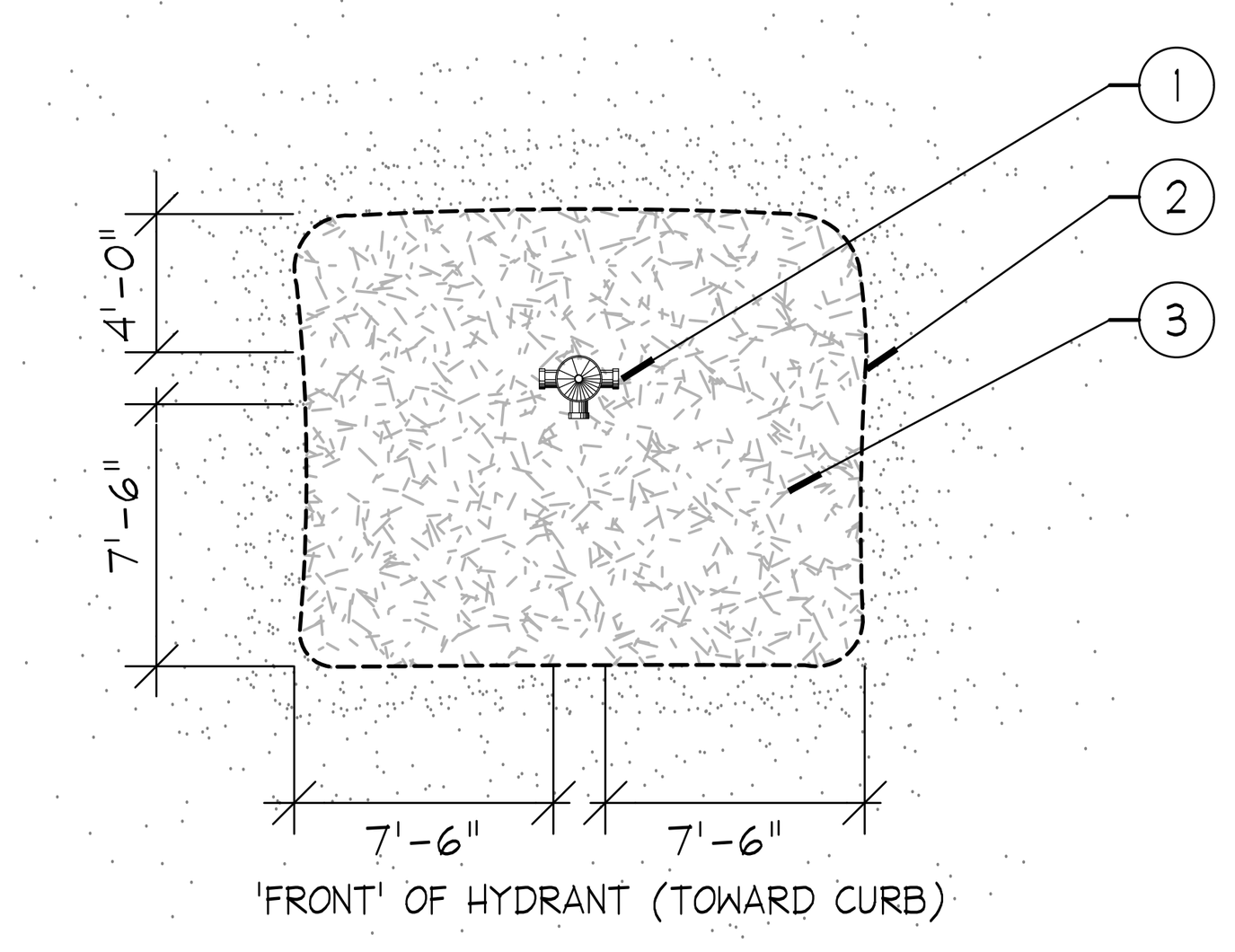
B Palm Planting and Staking
SECTION — NTS



* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

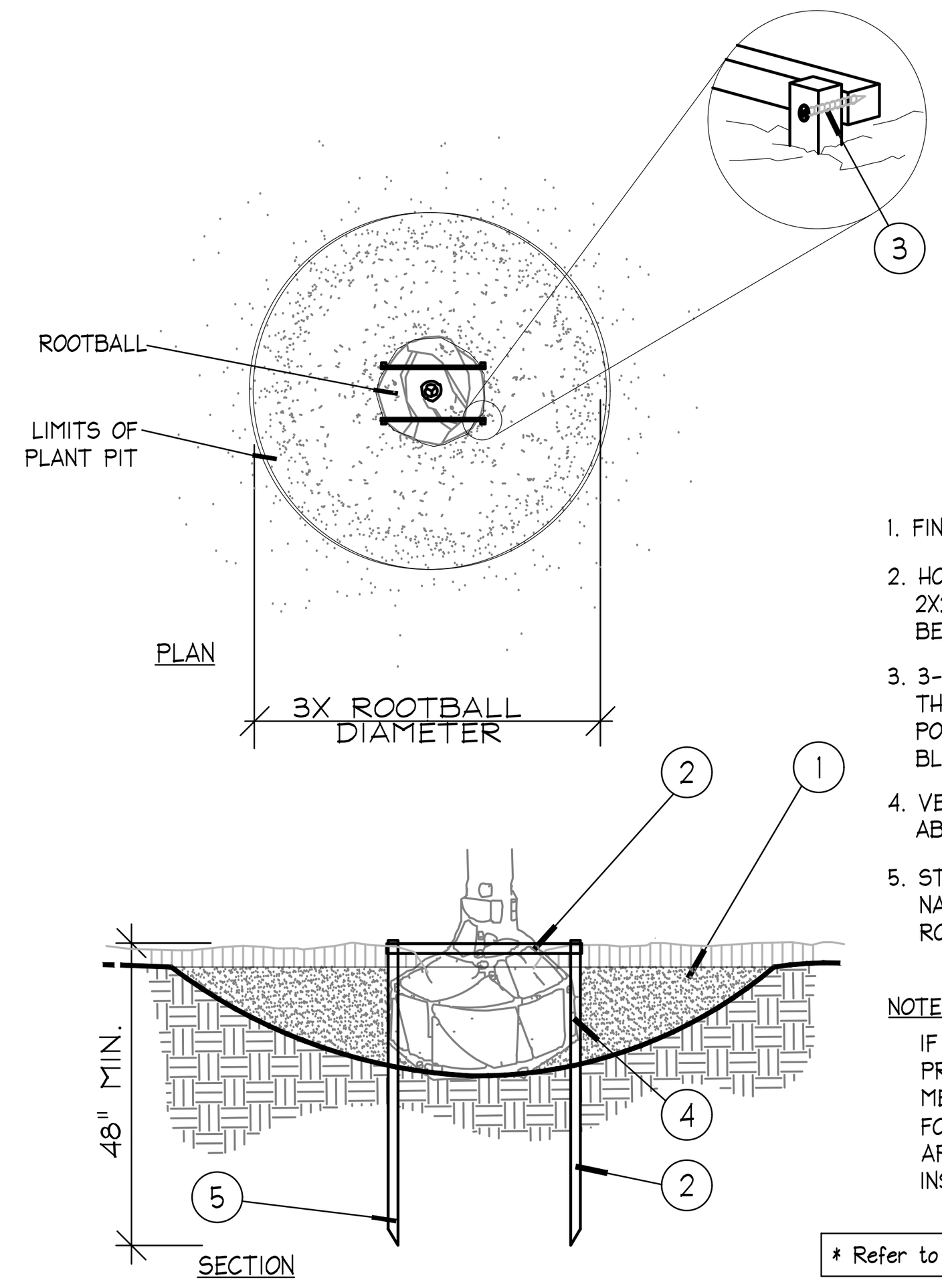
NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 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.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

D Fire Hydrant Clear Zone
PLAN — NTS

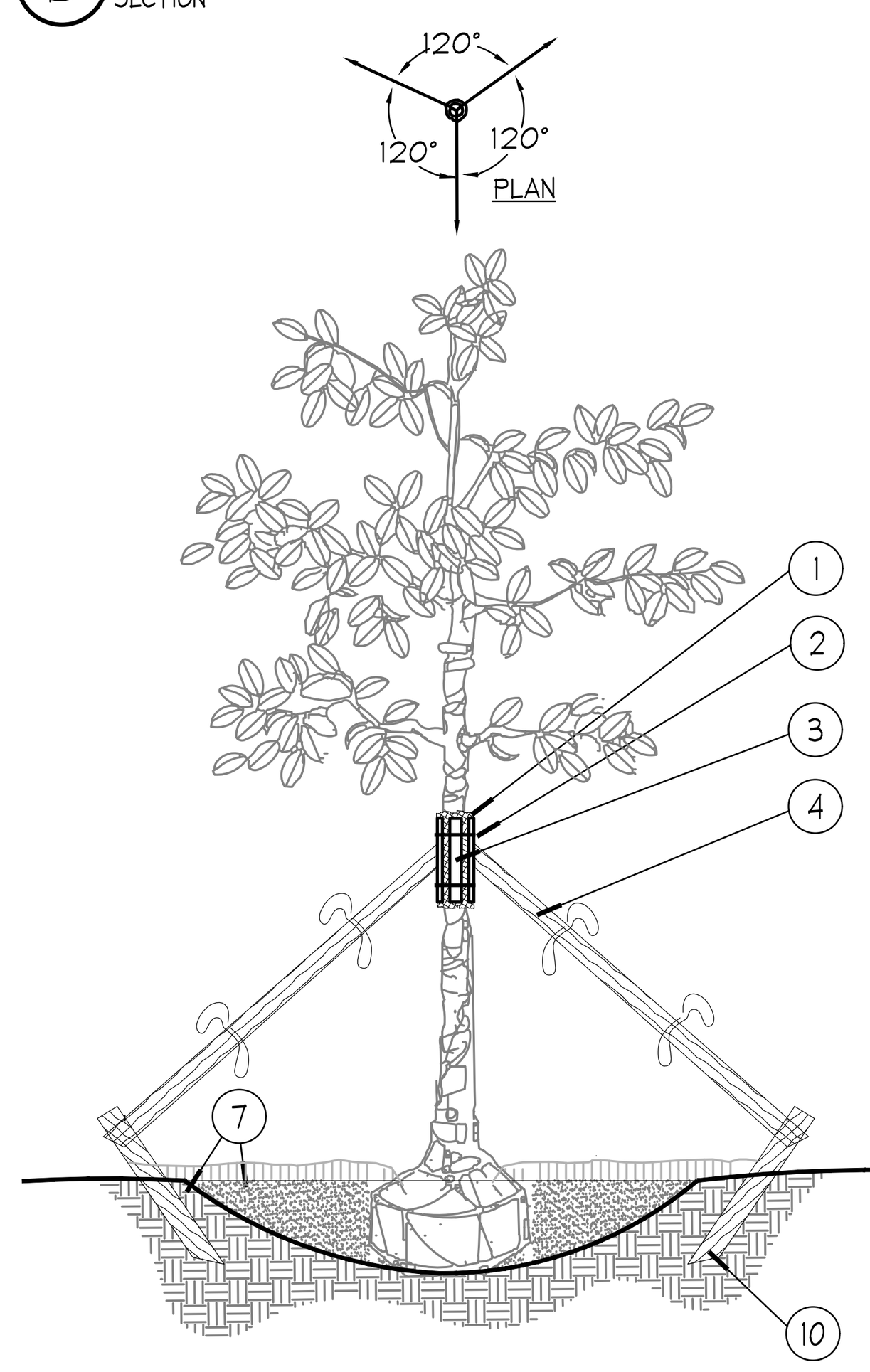


1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

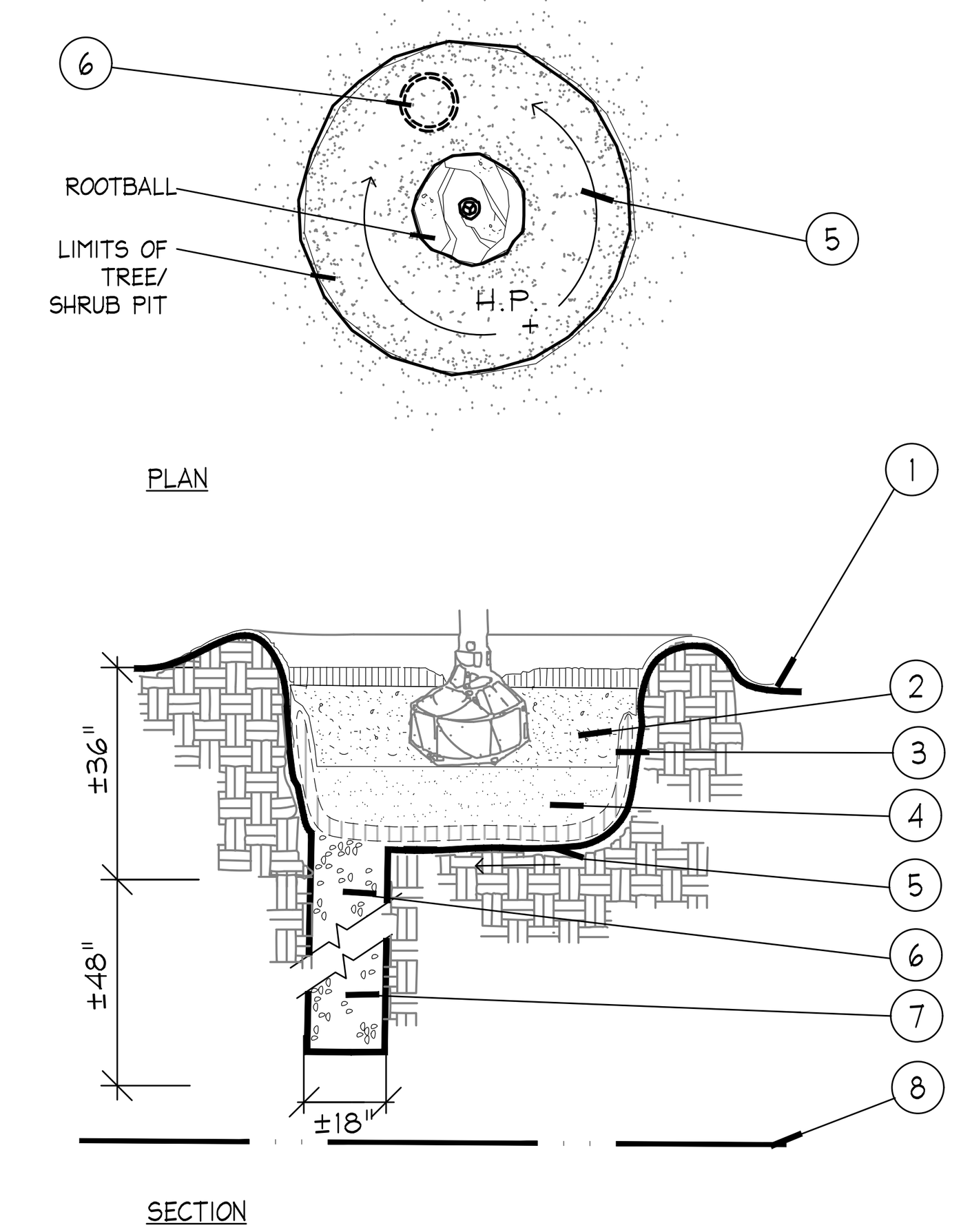
NOTES:
A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking - 100 Gal + or B&B 4" +
SECTION — NTS

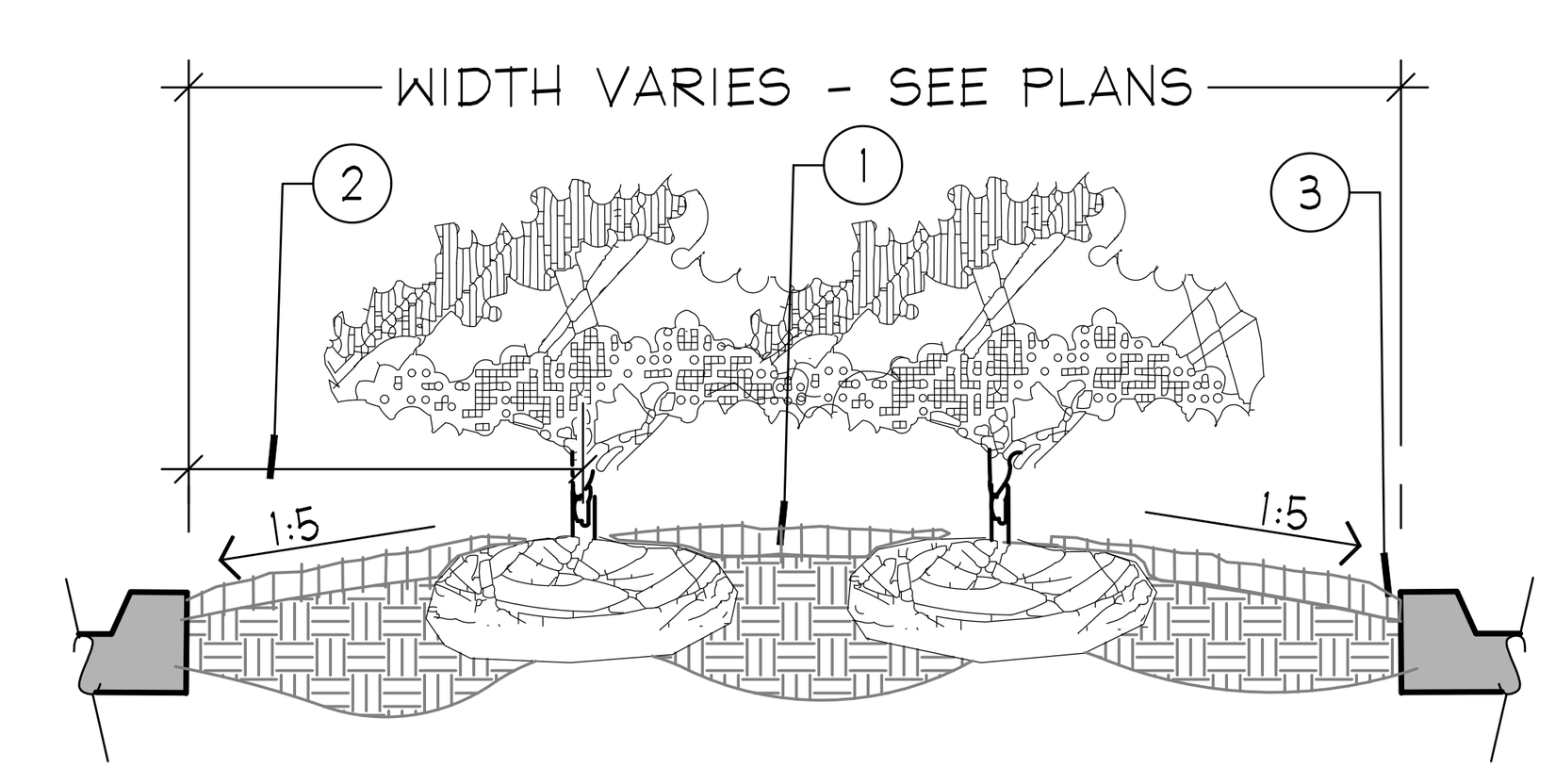


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

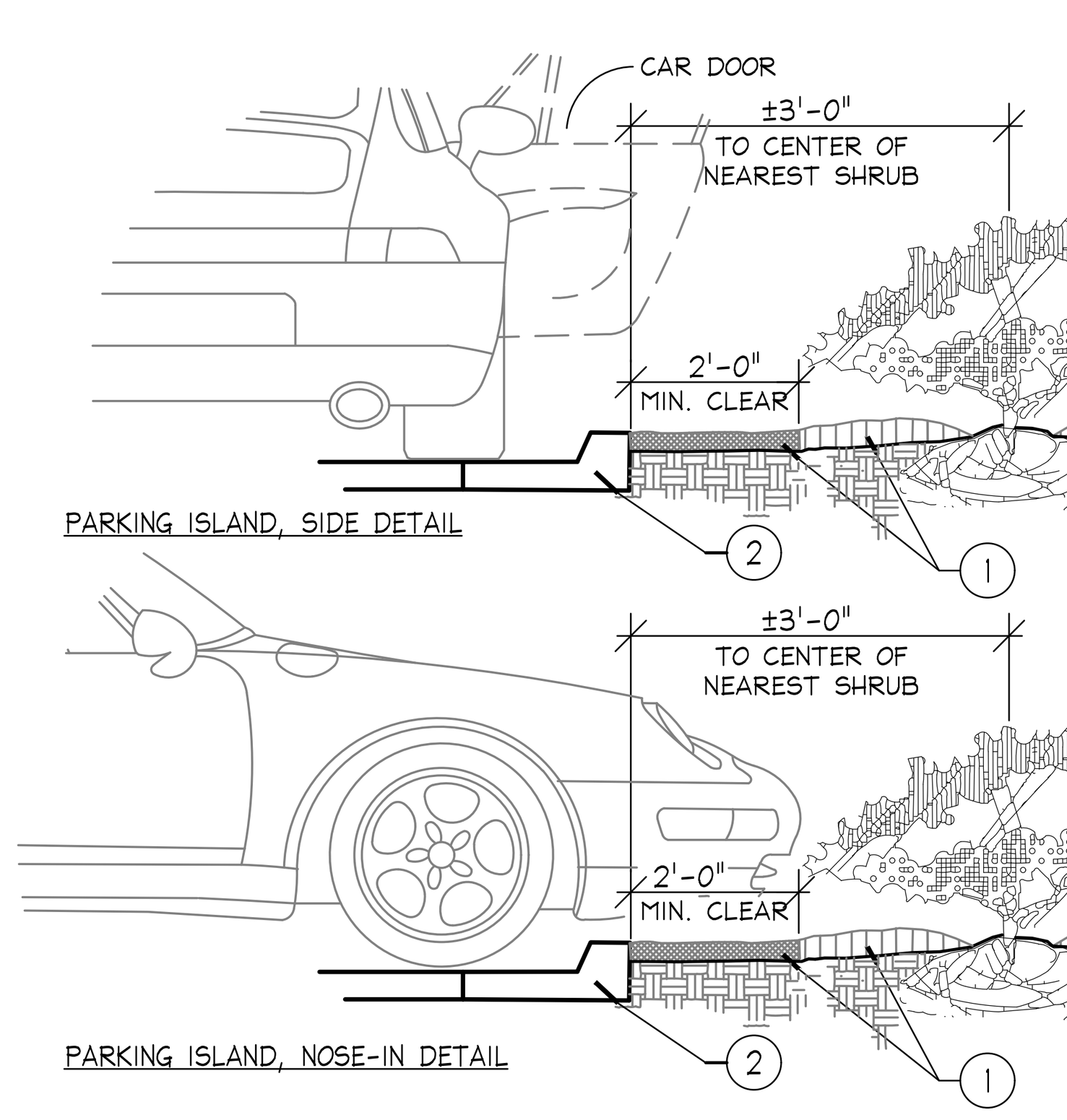
G Poor Drainage Condition
PLAN/SECTION — NTS



PLANTER ISLAND NOTES
1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

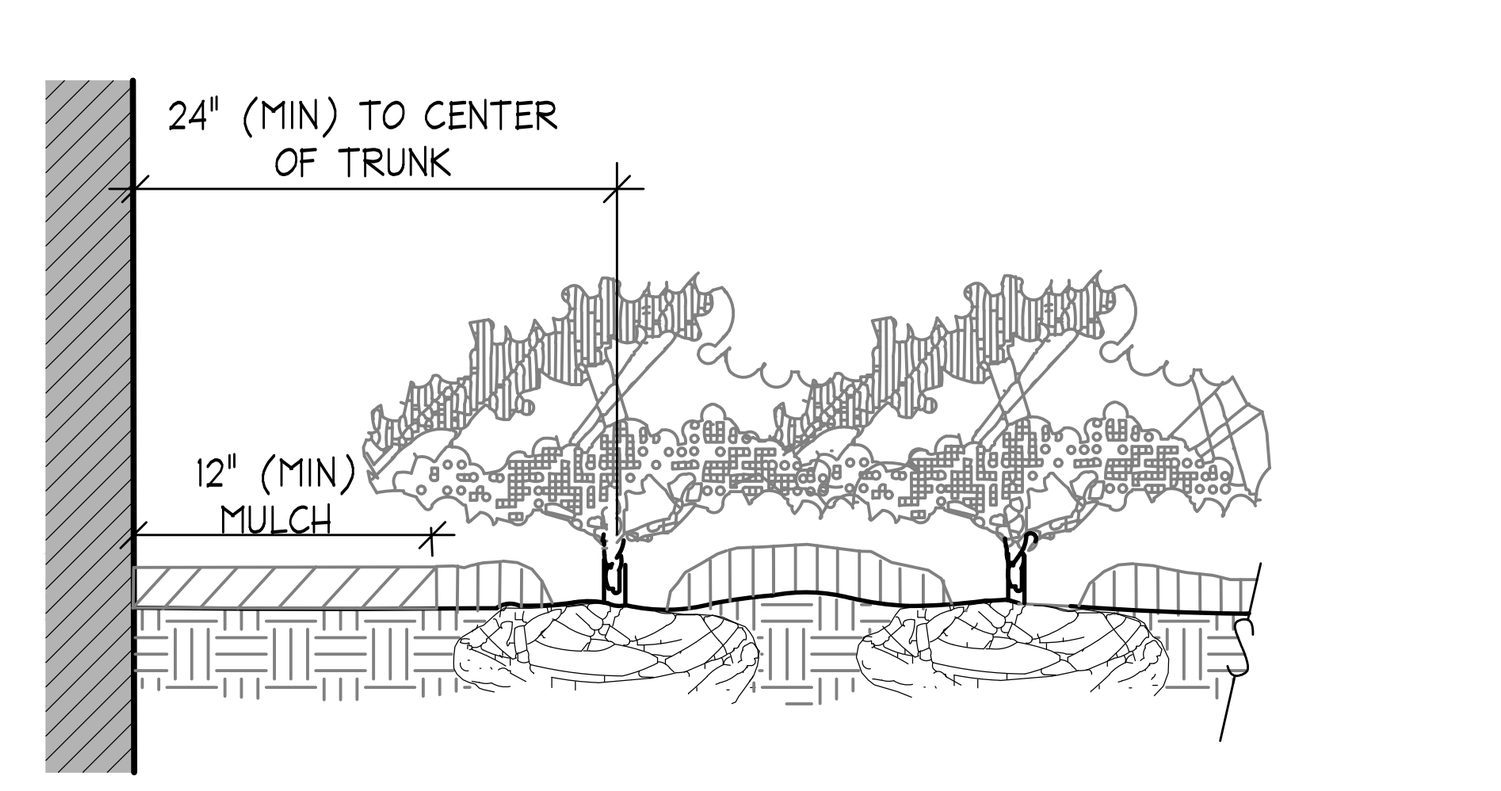
- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

H Planted Parking Lot Islands / Medians
SECTION — NTS



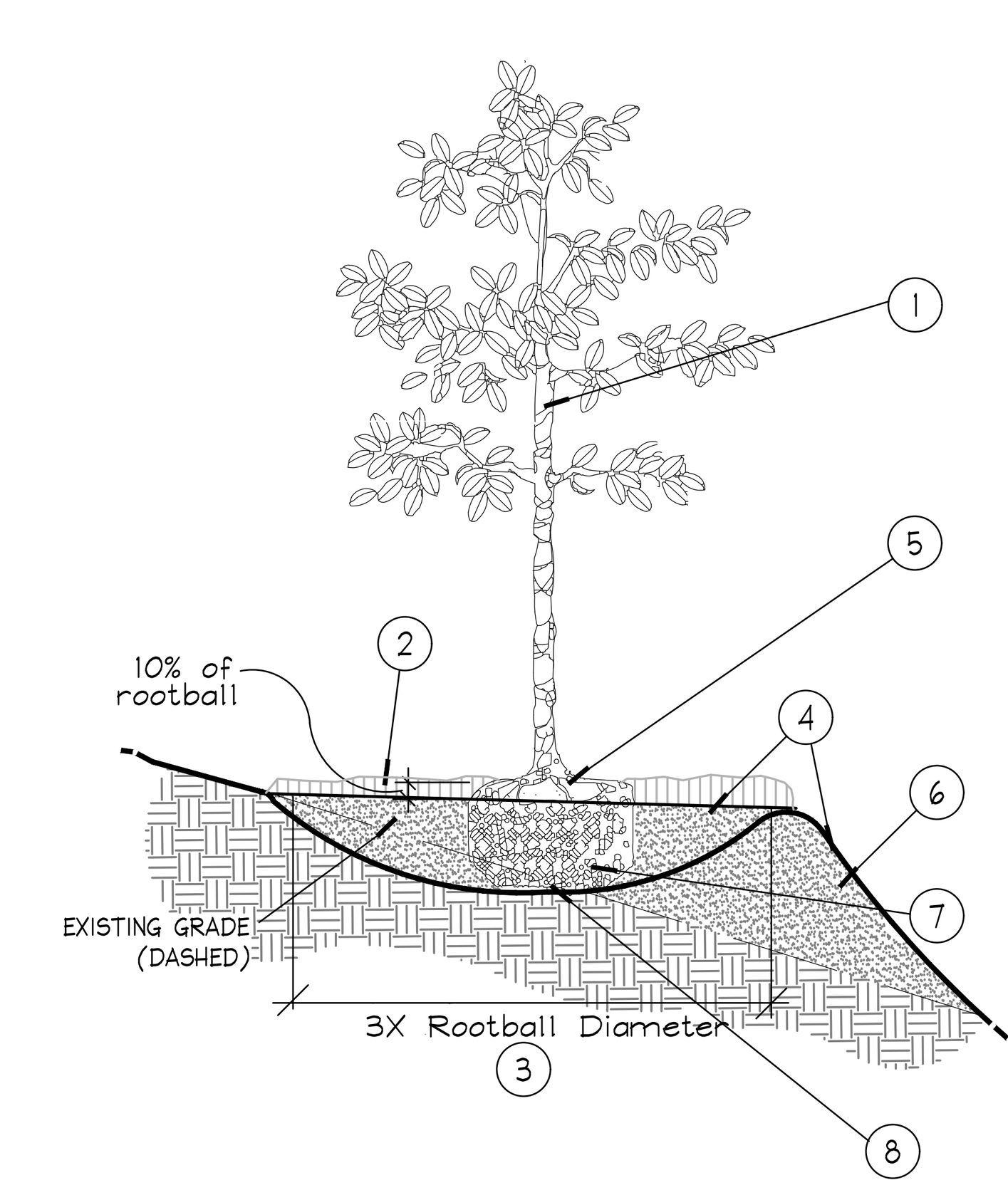
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

I Parking Space/Curb Planting
SECTION — NTS



NOTES
* CLEAR ZONE: 24" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

J Plantings Adjacent to Buildings
SECTION — NTS

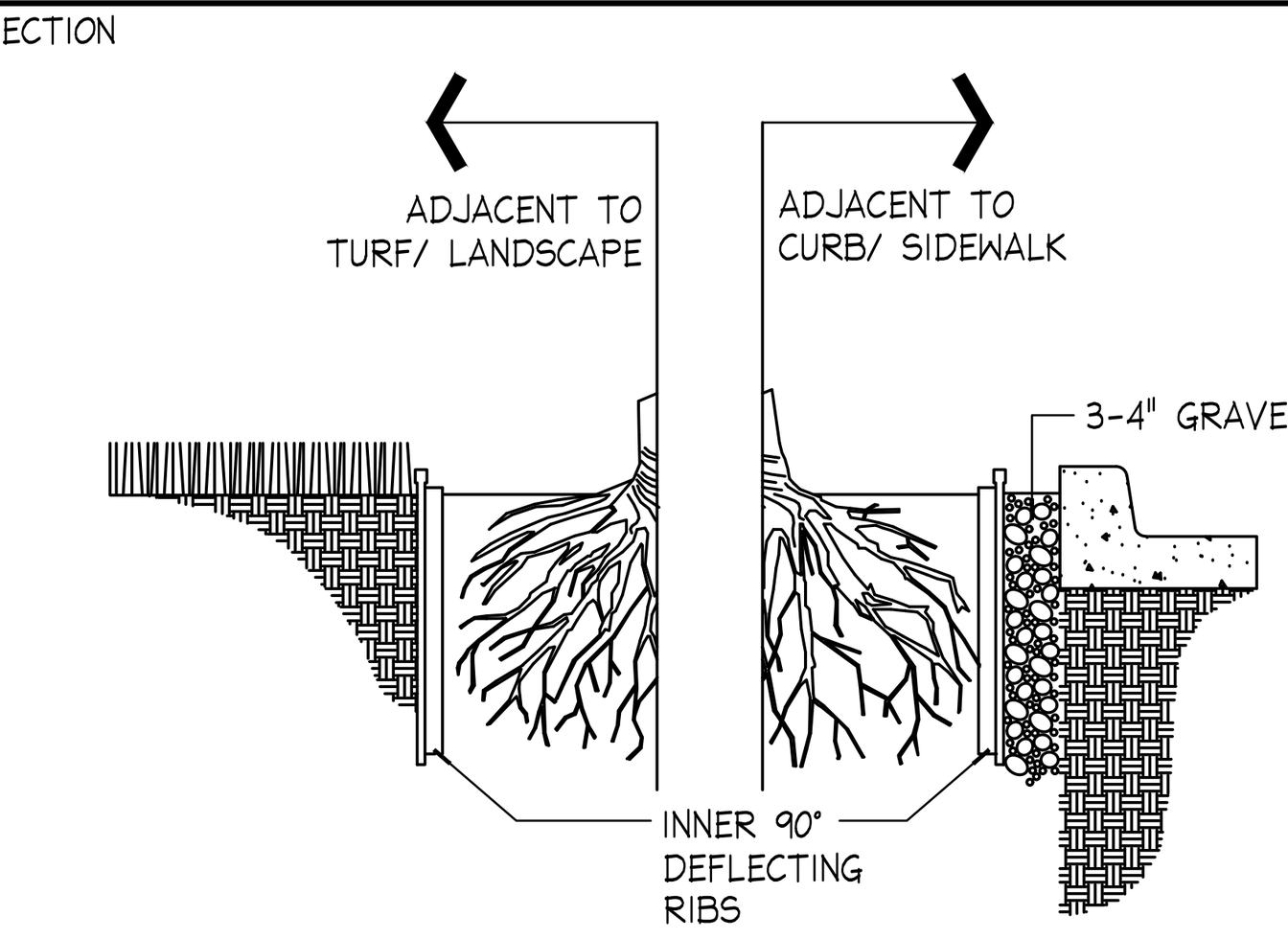


1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

K Planting on a Slope
SECTION — NTS



LINEAR APPLICATION

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668
(or approved equal)

SIZE: 36" D
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AS REQUIRED, PER PLAN NOTES.
3. SUBMIT PRODUCT DATA FOR APPROVAL.

L Root Barrier
Barrier Detail — NTS

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.255.6572

REVISIONS:
DATE: 07/ 03/ 2025

HCA FLORIDA LAWNWOOD
PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
11601 KEW GARDENS AVENUE, SUITE 200
PALM BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

VENDOR INFORMATION

BARGE #: 3766337
HCA #.: 3093200030

LANDSCAPE DETAILS
L2.10

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Plotted By: Webster, Brooke Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: L2.10 LANDSCAPE DETAILS July 03, 2025 01:50:56pm K:\wpb_devservices\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\L2.10 LANDSCAPE NOTES.dwg

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH; OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

#WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

#FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
815 3rd Avenue South | Suite 100 | Nashville, Tennessee 37210
Phone: 615.255.2288 | Fax: 615.255.2299

REVISIONS

DATE: 07 / 03 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
JC THOMASSON ASSOCIATES, INC.
2000 CRAIGMONT ROAD, SUITE 200
NASHV

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Lawnwood Hospital Parking Garage PZSITE2025-00025

REVIEW DATE: 6/23/2025

PLANNER: VENNIS GILMORE

REVIEWED BY: Captain Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X____

The following Conditions/Revisions are necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**
2. **Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the assigned project number, business name, address, primary contact name, phone number and email address for the responsible party. Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.**

3. **Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal.**

4. **Fire District Development/Site Plan Review application, supporting documentation, and the associated review fee, are due prior to site plan approval.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

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Fax: **(772) 621-3604**

5. **A separate submittal to SLCFD for review and permitting will be required for any Fire Alarm, Fire Sprinkler, Underground Fire Main, or other life safety systems where required by the currently adopted version of the *Florida Fire Prevention Code.***

6. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)**

7. **Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**

8. **The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.**

9. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)**

10. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

11. **Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.)***

12. **Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)**

13. **Please provide a truck circulation detail.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

14. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)**

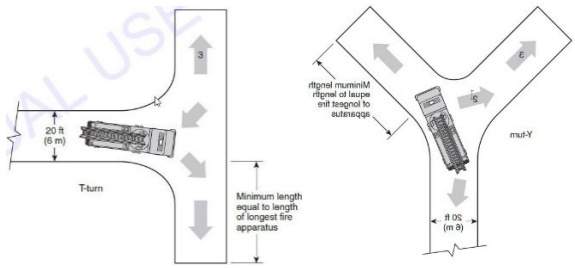
15. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**

16. **Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**

17. **Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)**

18. **The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)**

19. **Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)**



20. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The**

maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

21. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.**

22. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**

23. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

24. **Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).**

25. **The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.**

26. **Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½**

inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

27. **Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Vennis Gilmore, Senior Planner

From : Tanner Retherford, P.E., Project Engineer

Thru : Mark Zrallack, P.E., City Engineer

Re : Major Site Plan Amendment – Lawnwood Hospital Parking Garage – 1700 S. 23rd Street – PZSITE2025-00025

Date : December 1st, 2025

This is to advise you that we have completed the review of the following documents as received by this office on December 1st, 2025:

- ☑ Major Site Plan Amendment
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ Building Construction Plans
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

☑ Recommend ☐ Do Not Recommend

☑ Major Site Plan Amendment ☐ DPCR ☐ C/O

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

☑ See attached for engineering comments

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

ADVISORY COMMENTS:

1. The project shall have an approved South Florida Water Management District (SFWMD) ERP prior to land development permit approval.
2. Rainfall quantities shall follow the City of Fort Pierce code for rainfall amounts per Section 119-3(e)(7)
    a. 10year-3day = 6.0 inches
    b. 25year-3day = 9.50 inches
    c. 100year-3day = 12.23 inches
3. The drainage plan was reviewed conceptually and will be reviewed in depth at time of land development permit application. All stormwater design shall be in accordance with the City of Fort Pierce Code of Ordinance Section 119.
4. Tree mitigation plans and costs shall be reviewed and approved by the city arborist. All mitigation costs, if any, shall be paid prior to land development permit approval.
5. Prior to the issuance of a Certificate of Occupancy, a final inspection shall be scheduled with this department and the following shall be submitted to the City Engineer:
    a. A certificate of completion signed and sealed by the engineer of record.
    b. Two copies of certified as-builts.
    c. Signed and sealed density test with location map of test areas.
    d. A maintenance plan and agreement signed by the owner and/or operating entity shall be notarized and submitted to the City Engineer. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same.

MZ/TR

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

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00025
Lawnwood Hospital Parking Garage - 1700 S 23 St - 3rd Resubmittal

W/WW Engineering: Approved.

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

New pad mount transformer lead time is up to 52 weeks.

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

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

Gas: N/A

FPUAnet Fiber: N/A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Michael Schwartz
Kimbley-Horn
11601 Kew Gardens AVE Unit: Suite 200
Palm Beach Gardens, FL 33410

Re: Major Site Plan Amendment – Lawnwood Hospital Parking Garage – Project #: PZSITE2025-00025

Dear Mr. Schwartz,

The following are comments from the Planning Department's review of your application **(Please Provide a Written Response and any revisions (if applicable) for all responsible Departments):**

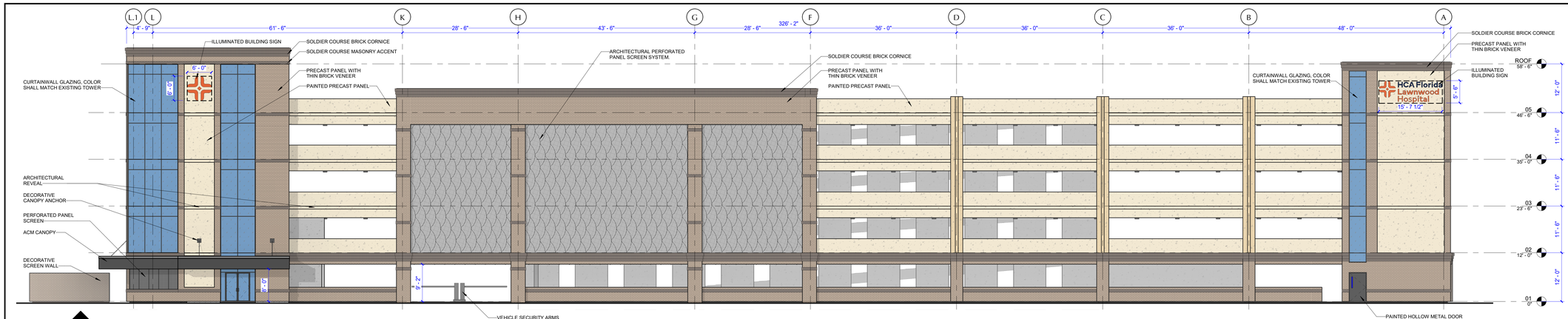
1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.

2. A Landscape Inspection will be required to be approved by the City of Fort Pierce Public Works Department prior to Final Certificate of Occupancy.

3. Please provide a color overlay landscape plan for presentation purposes.

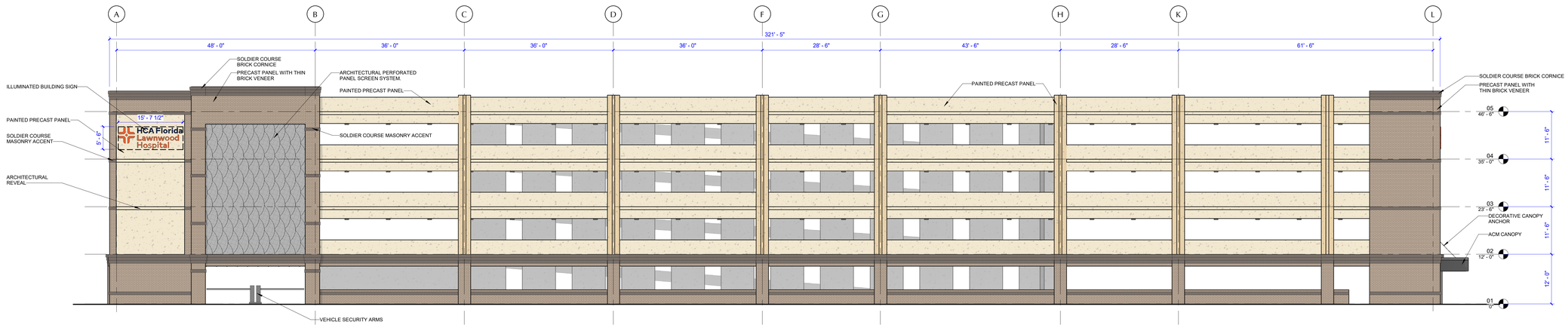
If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Senior Planner



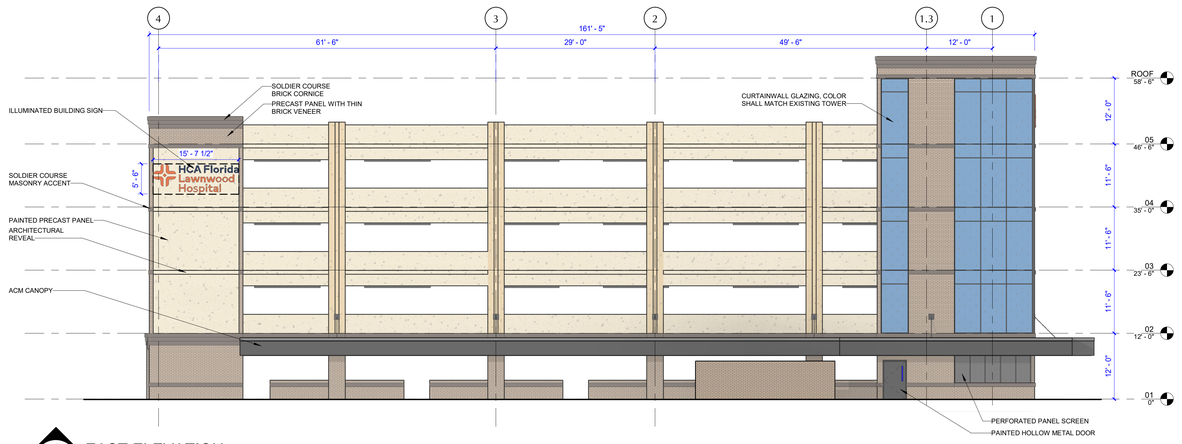
2 A1.01NA NORTH ELEVATION

0 8' 16' 32'



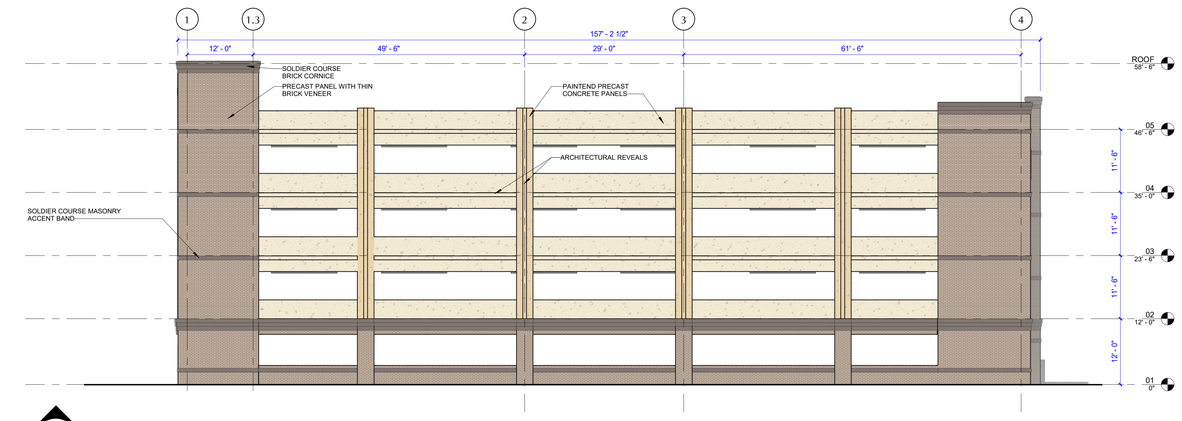
3 A1.01NA SOUTH ELEVATION

0 8' 16' 32'



1 A1.01NA EAST ELEVATION

0 8' 16' 32'



4 A1.01NB WEST ELEVATION

0 8' 16' 32'

EXTERIOR MATERIALS LEGEND
BRICK VENEER (COLOR 1)
BRICK VENEER ROWLOCK FINISH (BRICK COLOR 2)
PRECAST CONCRETE (COLOR 1)
PRECAST CONCRETE (COLOR 2)

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIES
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.254.6572

REVISIONS

DATE:
03 / 12 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2964 PRATT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARGO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA Healthcare
HCA DESIGN MANAGER:
PAUL MOSES
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

BARGE #:
3766337

HCA #:
3082200030

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G GRIFFITH
REGISTERED ARCHITECT
AR101992

EXTERIOR ELEVATIONS

A2.01

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A2.01_EXTERIOR ELEVATIONS
Accident Does I:\HCA Florida - Lawnwood Parking Garage - 3766337\3766337_Lawnwood_R24.rvt

Discipline Sort
Document
File
Print Date 8/9/2025 9:53:38 AM



NORTH ELEVATION - PRIMARY ENTRANCE



SOUTH ELEVATION - SECONDARY ENTRANCE

NOTE:
THESE RENDERINGS ARE INTENDED TO ILLUSTRATE THE DESIGN CONCEPT AND ELEMENT RELATIONSHIPS OF THE COMPLETED PROJECT, AS INDICATED IN THE CONTRACT DOCUMENTS. THE LACK OF DETAIL AND INFORMATION CONTAINED IN THESE RENDERINGS DO NOT RELIEVE THE CONTRACTOR FROM FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATTERS RELATING TO INFORMATION NOT SHOWN ON THESE RENDERINGS.

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS

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Phone: 615.254.1000 / Fax:615.255.6572

REVISIONS:

DATE: 03/12/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
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NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

RENDERINGS

A9.00

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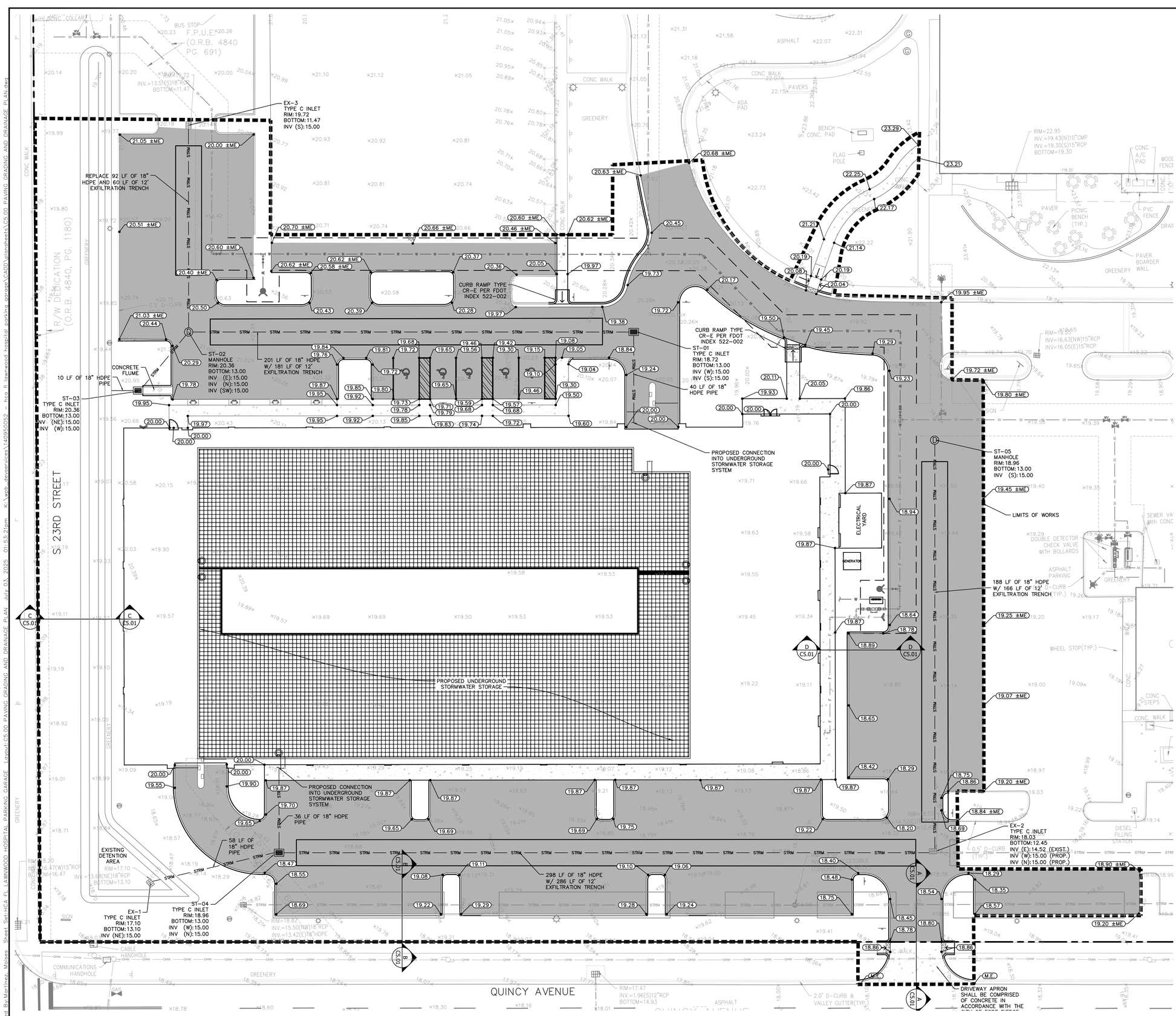
A9.00 RENDERINGS
Autodesk Docs://HCA Florida - Lawnwood Parking Garage - 3766337/3766337_Lawnwood_R24.rvt

Discipline Sort:
Drawing:
File:
Time / Date: 5/6/2025 9:02:36 AM



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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIES
815 3rd Avenue South | Suite 200 | Nashville, Tennessee 37210
Phone: 615.255.2288 | Fax: 615.255.2299

REVISIONS

DATE: 07 / 03 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
JC THOMASSON ASSOCIATES, INC.
3900 HICKORY FOREST ROAD, SUITE 500
NASHVILLE TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
3900 HICKORY FOREST ROAD, SUITE 106
NASHVILLE TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEST CORPORATE DRIVE, SUITE 200
PALM BEACH GARDENS FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

HCA Healthcare
HCA DESIGN MANAGER:
RYAN POPE
HCA CONSTRUCTION MANAGER:
CAM CASSADA

VENDOR INFORMATION

MICHAEL FREDERICK SCHWARTZ LICENSE No. 56200 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 07/03/2025

BARGE #: 3766337
HCA #: 3003200030

PAVING GRADING AND DRAINAGE PLAN

C5.00

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Plotted By:Mortinez, Moises Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:C5.00 PAVING GRADING AND DRAINAGE PLAN July 03, 2025 01:53:21pm K:\web_deuservices\140950052 – hca fl lawnwood hospital parking garage\CADD\plotsheets\C5.00 PAVING GRADING AND DRAINAGE PLAN.dwg

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Comercial
South	Institutional	Institutional	OS1 / General Recreational Open Space
East	Vacant Residential	RM - Medium Density Residential	PD - Planned Development
West	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Institutional	Planned Development	601,900 sq. ft. is existing	21.02 acres	N/A
****Proposed**	Institutional	Planned Development	243,238 is proposed	21.02	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 N/A
Demand Analysis	Maximum Increase of 243,238 SF X 0.125 (Actual demand based on MEP Calculations is 1,650 GPD)
Current Zoning/FLU	Total gallons per day 30,405 GPD
**Proposed Zoning/FLU	Total gallons per day 30,405 GPD
**Change in Demand	Total gallons per day 0

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 N/A
Demand Analysis	Maximum N/A
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

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

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

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	Not a residential project
****Proposed Zoning/FLU**	Not a residential project
***Change in Demand**	Not a residential project

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	Any applicable increase in stormwater discharge due to an increase in the proposed project impervious area will meet and comply with all applicable regulatory standards and requirements.

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	Planned Development	Planned Development
****Proposed Zoning/FLU**	Planned Development	Planned Development
***Change in Demand**	Trips 0	Trips 0
Impact to Capacity	See Traffic Impact Analysis	

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: N/A Single Family: N/A Multifamily: N/A
Non-residential (square footage): 243,238 SF
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total) N/A

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Parking Garage	N/A	243,238	23.0	TBD	TBD

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: N/A

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


Nebraska Ave
Nebraska Ave
S Lawnwood Cir
Frist Blvd
S 23rd St
4, 5, 6
Quincy Ave
1, 2, 3
Quincy Ave
S 23rd St
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 Airbus


PARKING
07


2
END
SCHOOL
ZONE


3
SPEED
LIMIT
25


4
S 23rd
Outpatient Services
Main Entrance


S 23RD
SPEED LIMIT 25
5


6
1701
Florida
HEALTH
St. Lucie County
HOSPITAL


Nebraska Ave
Nebraska Ave
S Lawnwood Cir
Frist Blvd
11, 12, 13, 14,
15, 16, 17, 18
8, 9, 10
S 23rd St
6, 7
1, 2, 3
4, 5
Quincy Ave
Quincy Ave
S 23rd St
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 Airbus


1


2


3


4
HCA Florida


5


6


7


8
STOP


9


10


11
SPORT
4x4


HCA Florida
Lawnwood Hospital
EMERGENCY
Main Entrance
Outpatient Services
1700 S. 23rd Street
STOP


13
HCA Florida
LAKEWOOD MEDICAL PARK


14


15
STOP
TOYOTA


STOP
EMERGENCY
Patient Registration
Outpatient Services
Shipping and Receiving
ACCESSIBLE
PARKING
ONLY


17


STOP

LAWNWOOD REGIONAL MEDICAL CENTER
DESIGN REVIEW NARRATIVE

Design Review Narrative for Major Site Plan Amendment Approval
Project Title: Lawnwood Medical Center Parking Garage
Project Location: 1700 S 23RD Street, Fort Pierce, FL
Applicant: Lawnwood Medical Center, Inc.
Prepared by: Barge Design Solutions
Date: May 5, 2025

ARCHITECTURAL NARRATIVE STATEMENT

The new parking garage will be constructed on an existing surface parking lot – 1700 South 23rd Steet, Fort Pierce, Florida 34950, southwest of the hospital campus. The new parking garage will be five levels above grade constructed primarily of Architectural Precast Concrete. The total garage height will be approximately 58'-6" feet +/-. The maximum building height for this parcel is 50-feet for the parapet. The elevators and stairs will go to 58'-6".

Horizontal expansion is planned for the garage to the South, taking a portion of the remaining surface parking. The new garage is not structured for vertical expansion. It is anticipated the City of Fort Pierce will expect an upgraded façade along 23rd Ave. and Quincy Ave. to include curtainwall, architectural screens, upgraded precast with thin brick or other miscellaneous detailing. In general, the aesthetics will match the newer patient tower located on the campus.

The garage will contain three (3) 3,500lb traction elevators – to be machine room-less. The elevator lobby will be constructed for adding an additional elevator in the future. Nine EV-standard parking spaces and one Accessible EV parking space are planned for the surface parking adjacent to the garage. The entire garage will be dedicated to staff and contain security gates at the ground floor entries and exits of the garage. An updated topographic survey, geotechnical report, and underground utility locator will be supplied.

LAWNWOOD REGIONAL MEDICAL CENTER
ENVIRONMENTAL IMPACT REPORT (NOT APPLICABLE)

Environmental Impact Report Narrative
Project Title: Lawnwood Medical Center Parking Garage
Project Location: 1700 S 23RD Street, Fort Pierce, FL
Applicant: Lawnwood Medical Center, Inc.
Date: May 5, 2025

The proposed parking garage will be constructed on an existing parking lot that is not in an environmentally sensitive area. Therefore, this submittal item is not applicable.

LAWNWOOD REGIONAL MEDICAL CENTER
PARKING GARAGE
PROJECT JUSTIFICATION STATEMENT
May 5, 2025

Executive Summary

The applicant, Lawnwood Medical Center, Inc., the ("Applicant"), is the fee simple owner of the subject parcel demonstrated by the Warranty Deed as recorded in the public records of St. Lucie County, FL (ORB. 247, PG. 1047). The Applicant, through its Authorized Agent, Kimley-Horn & Associates, Inc., is seeking the following approvals from the City of Ft. Pierce:

- Major Site Plan Amendment
- Concurrency Review / Certificate
- Design Review

This request is for the approval of a 243,000+ square feet parking garage over an existing surface parking lot. The garage will add 591 parking spaces, including 5 ADA spaces and 8 proposed electric vehicle spaces, as well as 110 regular spaces. Additionally, relocation of the existing site utilities outside of the garage's footprint are proposed.

Location Map

The image below shows the location of the hospital, located at 1700 S 23rd Street in Fort Pierce.



Lawnwood Regional Medical Center History and Compliance Statement

The Lawnwood Medical Center property was originally acquired around 1976, with the initial facility constructed in approximately 1977. Over the years, numerous additions and improvements have been made to accommodate the growing needs of the campus. In response to the continued population growth along the Treasure Coast and the Medical Center's expanding service area, there is a significant and increasing demand for adequate parking infrastructure to support staff. The proposed parking garage directly addresses this need, providing a critical solution to existing and anticipated capacity challenges. Moreover, the character and design of the proposed structure are consistent with the development objectives of the City and align with the City's comprehensive plan, as well as the Planned Development.

Lawnwood Regional Medical Center Highlights

- Lawnwood Medical Center is the first and only hospital on the Treasure Coast to offer a Comprehensive Stroke Program, capable of treating the most complex stroke cases using the latest advancements in medical technology. Prior to the launch of this program, patients with severe stroke conditions had to be transferred out of the community for specialized care.
- The Lawnwood Regional Treasure Coast Trauma Center is a life-saving resource for the region, having treated over 10,000 patients with an impressive 96% survival rate.
- Home to the most experienced cardiovascular team on the Treasure Coast, the Lawnwood Heart Institute leads in heart disease treatment, offering the most advanced and innovative procedures available.
- Lawnwood is deeply committed to delivering high-quality pediatric care close to home. The hospital features a dedicated Pediatric Emergency Room, a Level III Neonatal Intensive Care Unit (NICU), a Pediatric Intensive Care Unit (PICU), and offers services in 14 pediatric specialty areas.

Lawnwood Regional Medical Center Community Services

- Birthing Center - Obstetrics
- Cancer Care
- Cardiac and Vascular Rehabilitation
- Cardiac Catheterization
- Cardiology
- Cardiopulmonary
- Cardiovascular Surgery
- Comprehensive Stroke
- Critical Care
- Emergency Medicine (Adult and Pediatric)
- ENT
- Gastroenterology
- General Surgery
- Hand Surgery
- Heart Institute
- Interventional Radiology
- Infectious Disease
- MRI
- Neonatal Intensive Care Unit (Level III)
- Neurology
- Neurosurgery
- Ophthalmology
- Oral and Maxillofacial Surgery
- Orthopedic Surgery
- Pediatric ER
- Pediatric Intensive Care Unit
- Pediatric Specialty Services
- Pediatrics
- Plastic Surgery
- Podiatry
- Radiology/Diagnostic Imaging
- Therapy - Occupational, Physical, Respiratory, Speech (Adult and Pediatric)
- Trauma Center (Level II)
- Urology
- Vascular
- Women's Services
- Wound Care

Lawnwood Regional Medical Center Mission and Values

In pursuit of the mission, Lawnwood believes the following value statements are essential and timeless to its service to the community:

- Recognize and affirm the unique and intrinsic worth of each individual patient.
- Treat all those we serve with compassion and kindness.
- Trust our colleagues as valuable members of our healthcare team and pledge to treat one another with loyalty, respect, and dignity.
- Act with absolute honesty, integrity, and fairness in the way we conduct our business and the way we live our lives.

Compliance with City of Ft. Pierce Standards for Planned Development ("PD")

1. Comprehensive plan consistency:
   The request is consistent with the goals, objectives and policies of the comprehensive plan, along with the future land use element, and the standards and criteria contained in the comprehensive plan, as adopted.

2. Perimeter setbacks:
   In general terms, the applicable setbacks will be in compliance.

3. Open space:
   At least twenty (20) per cent of the site shall be devoted to open space, regardless of project size or intended use unless referenced with the proposed site-specific amendment to the Planned Development.

4. Applicability to other code of ordinances not in conflict:
   The project will be consistent and in compliance with all building code, housing code, and other land use regulations of the City of Fort Pierce.

5. Easements:
   Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs will be provided as required for the success of the project.

6. Variances are not necessary.
   The project complies with the regulations specified in the PD development standards, therefore, no variances are hereby required and/or requested.

Demonstration of Compliance with Section 22-59 Design Review:

This project has demonstrated compliance with Section 22-59 by incorporating the architectural elements as required within said Article. This project has provided the architectural treatments which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community. Please see the proposed elevations which demonstrate said compliance and consistency with each Phase of the project.

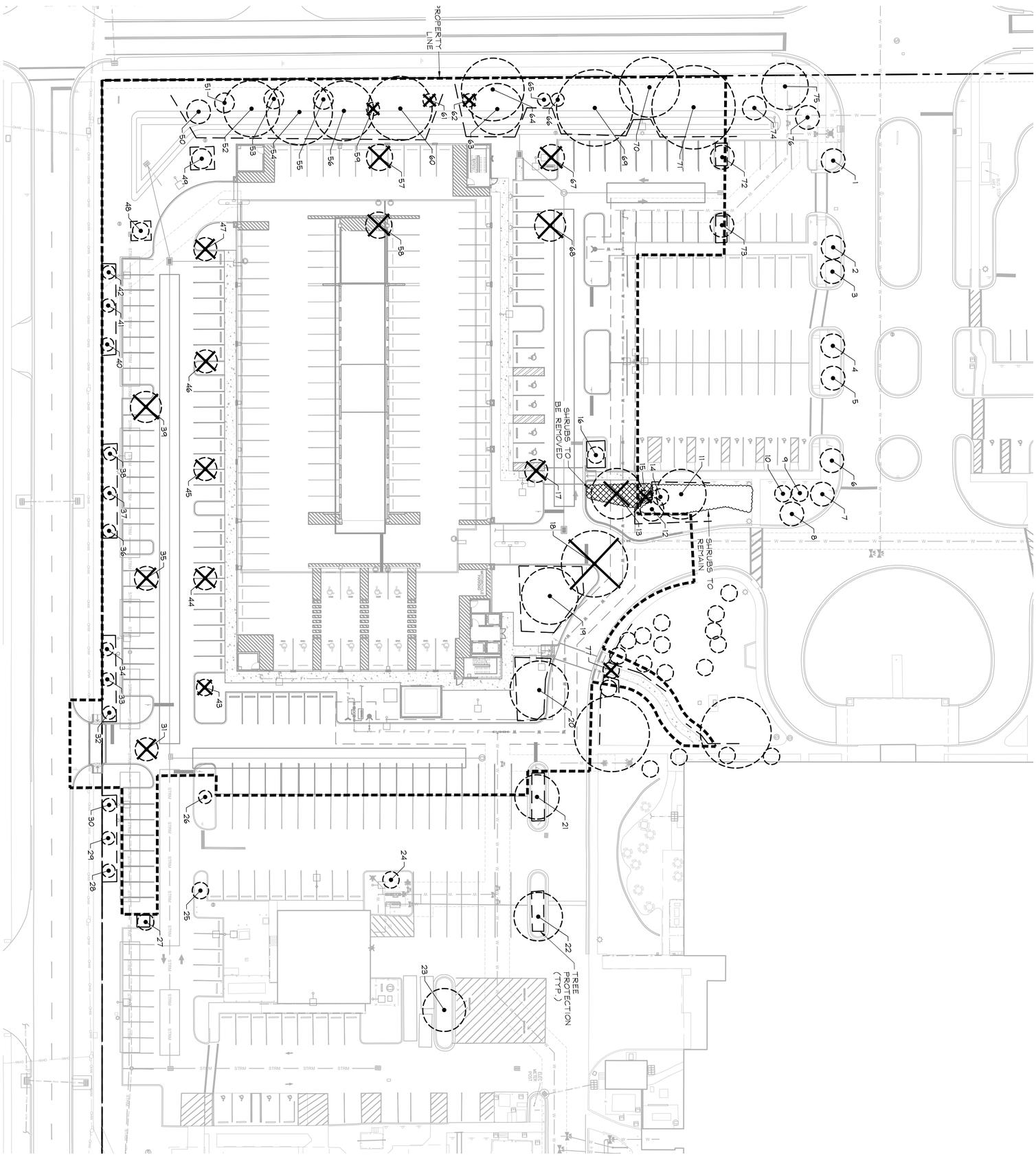
Demonstration of Compliance with Article IV – Supplementary Regulations

This project has demonstrated compliance with Article IV by incorporating the standards as required within said Article. This project has provided improvements which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community.

Conclusion

The applicant has provided clear justification for the requested approvals from the City of Fort Pierce, which include a Major Site Plan Amendment, Concurrency Review/Certificate, and Design Review. The proposed project entails the construction of a 243,000+ square foot parking garage on the site of an existing surface lot. The new structure will introduce 591 parking spaces, including 5 ADA-compliant spots, and 8 proposed Electric Vehicle spaces. To support the development, existing site utilities will be relocated outside the footprint of the proposed garage.

Plotted By:Webster, Brooke, Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE, Layout:L1.00 TREE DISPOSITION PLAN, July 03, 2025 - 01:50:12pm - K:\wpb_devservices\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\L1.00 TREE DISPOSITION PLAN.dwg



KEY:

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE RELOCATED
- TREE TO BE PROTECTED PER DETAIL ON L1.10 SHEET

GRAPHIC SCALE IN FEET 0 15 30 60

NORTH

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HCA Healthcare

HCA DESIGN MANAGER:
RYAN ROHE

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

CIVIL CONSULTANT	STRUCTURAL CONSULTANT	M,P,E & T CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC. 11661 KEW GARDENS AVENUE, SUITE 200 PALM BEACH GARDENS, FL 33410 MANAGER: VANESA M. MAHONEY, P.E.	STRUCTURAL DESIGN GROUP 200 GREAT CIRCLE ROAD, SUITE 106 NASHVILLE, TN 37228 MANAGER: JEREMY SALMON	I.C. THOMASSON ASSOCIATES, INC. 2960 KRAFT DRIVE, SUITE 500 NASHVILLE, TN 37204 MANAGER: FRANK MARCO

GENERAL CONTRACTOR

FOR PERMIT - NOT FOR CONSTRUCTION

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

REVISIONS:

DATE: 07/ 03/ 2025

BARGE DESIGN SOLUTIONS

615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax 615.255.8372

L1.00 TREE DISPOSITION PLAN

NO.	BOTANICAL NAME	COMMON NAME	DBH (IN)	DISPOSITION	NOTES
1	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
2	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
3	*Roystonea regia*	Royal Palm	35' CT	REMAIN	
4	*Roystonea regia*	Royal Palm	35' CT	REMAIN	
5	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
6	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
7	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
8	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
9	*Phoenix roebelenii*	Pygmy Date Palm	6' CT	REMAIN	single
10	*Phoenix roebelenii*	Pygmy Date Palm	10' CT	REMAIN	double
11	*Quercus virginiana*	Live Oak	12"	REMAIN	
12	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
13	***Quercus virginiana***	**Live Oak**	**12"**	**REMOVE**	
14	*Phoenix roebelenii*	Pygmy Date Palm	6' CT	REMAIN	single
15	***Phoenix roebelenii***	**Pygmy Date Palm**		**REMOVE**	**single; dead**
16	*Quercus virginiana*	Live Oak	2"	REMAIN	
17	***Quercus virginiana***	**Live Oak**	**2"**	**REMOVE**	
18	***Quercus virginiana***	**Live Oak**	**18"**	**REMOVE**	
19	*Quercus virginiana*	Live Oak	12"	REMAIN	
20	*Quercus virginiana*	Live Oak	24"	REMAIN	
21	*Quercus virginiana*	Live Oak	10"	REMAIN	
22	*Quercus virginiana*	Live Oak	12"	REMAIN	
23	*Quercus virginiana*	Live Oak	12"	REMAIN	
24	*Quercus virginiana*	Live Oak	4"	REMAIN	
25	*Quercus virginiana*	Live Oak	4"	REMAIN	
26	*Quercus virginiana*	Live Oak	3"	REMAIN	
27	*Quercus virginiana*	Live Oak	4"	REMAIN	
28	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
29	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
30	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
31	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
32	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
33	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
34	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
35	***Quercus virginiana***	**Live Oak**	**5"**	**REMOVE**	**poor**
36	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
37	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
38	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
39	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
40	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
41	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
42	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
43	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	**poor**
44	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
45	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	
46	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
47	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	
48	*Quercus virginiana*	Live Oak	2"	REMAIN	
49	*Quercus virginiana*	Live Oak	5"	REMAIN	
50	*Quercus virginiana*	Live Oak	10"	REMAIN	
51	*Bursera simaruba*	Gumbo Limbo	4"	REMAIN	
52	*Quercus virginiana*	Live Oak	24"	REMAIN	
53	*Bursera simaruba*	Gumbo Limbo	3"	REMAIN	
54	*Quercus virginiana*	Live Oak	30"	REMAIN	
55	*Bursera simaruba*	Gumbo Limbo	3"	REMAIN	
56	*Quercus virginiana*	Live Oak	24"	REMAIN	
57	***Bursera simaruba***	**Gumbo Limbo**	**6"**	**REMOVE**	
58	***Bursera simaruba***	**Gumbo Limbo**	**8"**	**REMOVE**	
59	***Coccoloba diversifolia***	**Pigeon Plum**	**2"**	**REMOVE**	**poor**
60	*Quercus virginiana*	Live Oak	30"	REMAIN	
61	***Coccoloba diversifolia***	**Pigeon Plum**		**REMOVE**	**dead**
62	***Coccoloba diversifolia***	**Pigeon Plum**		**REMOVE**	**dead**
63	*Quercus virginiana*	Live Oak	18"	REMAIN	
64	*Quercus virginiana*	Live Oak	30"	REMAIN	
65	*Coccoloba diversifolia*	Pigeon Plum	2"	REMAIN	
66	*Coccoloba diversifolia*	Pigeon Plum	2"	REMAIN	
67	*Bursera simaruba*	Gumbo Limbo	6"	REMAIN	
68	***Bursera simaruba***	**Gumbo Limbo**	**8"**	**REMOVE**	
69	*Quercus virginiana*	Live Oak	32"	REMAIN	
70	*Quercus virginiana*	Live Oak	18"	REMAIN	
71	*Quercus virginiana*	Live Oak	30"	REMAIN	
72	*Bursera simaruba*	Gumbo Limbo	8"	REMAIN	
73	*Bursera simaruba*	Gumbo Limbo	10"	REMAIN	
74	*Sabal palmetto*	Cabbage Palm	25' CT	REMAIN	
75	*Swietenia mahagoni*	Mahogany	18"	REMAIN	
76	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
77	***Wodyetia bifurcata***	**Foxtail Palm**	**12' CT**	**REMOVE**	

TREE DISPOSITION SUMMARY:

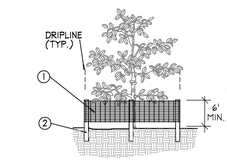
TOTAL TREES PROTECTED	46
TOTAL TREES RELOCATED	0
TOTAL TREES REMOVED	17
TOTAL PALMS PROTECTED	13
TOTAL PALMS RELOCATED	0
TOTAL PALMS REMOVED	2

TREE MITIGATION SUMMARY:

TOTAL TREE DBH PROTECTED	+510"
TOTAL TREE DBH RELOCATED	+0"
TOTAL TREE DBH REMOVED	86"
TOTAL TREE MITIGATION:	+424" CREDITS
(510 + 0") - 86" = +424"	

PALM MITIGATION SUMMARY:

TOTAL PALMS PROTECTED	13
TOTAL PALMS RELOCATED	0
TOTAL PALMS REMOVED	2
TOTAL PALM MITIGATION:	+11 CREDITS
13 - 2 = +11	



1. 6'H 'PERIMETER PLUS' CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL 'T' POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL 'T' POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A Tree/Shrub Protector
Barrier Detail

NTS

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GENERAL CONTRACTOR

REVISIONS

DATE: 07 / 03 / 2025

BARGE DESIGN SOLUTIONS
815 3rd Avenue South, Suite 200 | Nashville, Tennessee 37210
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HCA FLORIDA LAWNWOOD PARKING GARAGE

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STRUCTURAL DESIGN GROUP
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CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
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HCA Healthcare
HCA DESIGN MANAGER:
RYAN RONE
HCA CONSTRUCTION MANAGER:
MICHAEL CARSON

BARGE #: 3766337
HCA #: 3093200030

TREE DISPOSITION SCHEDULE

L1.10

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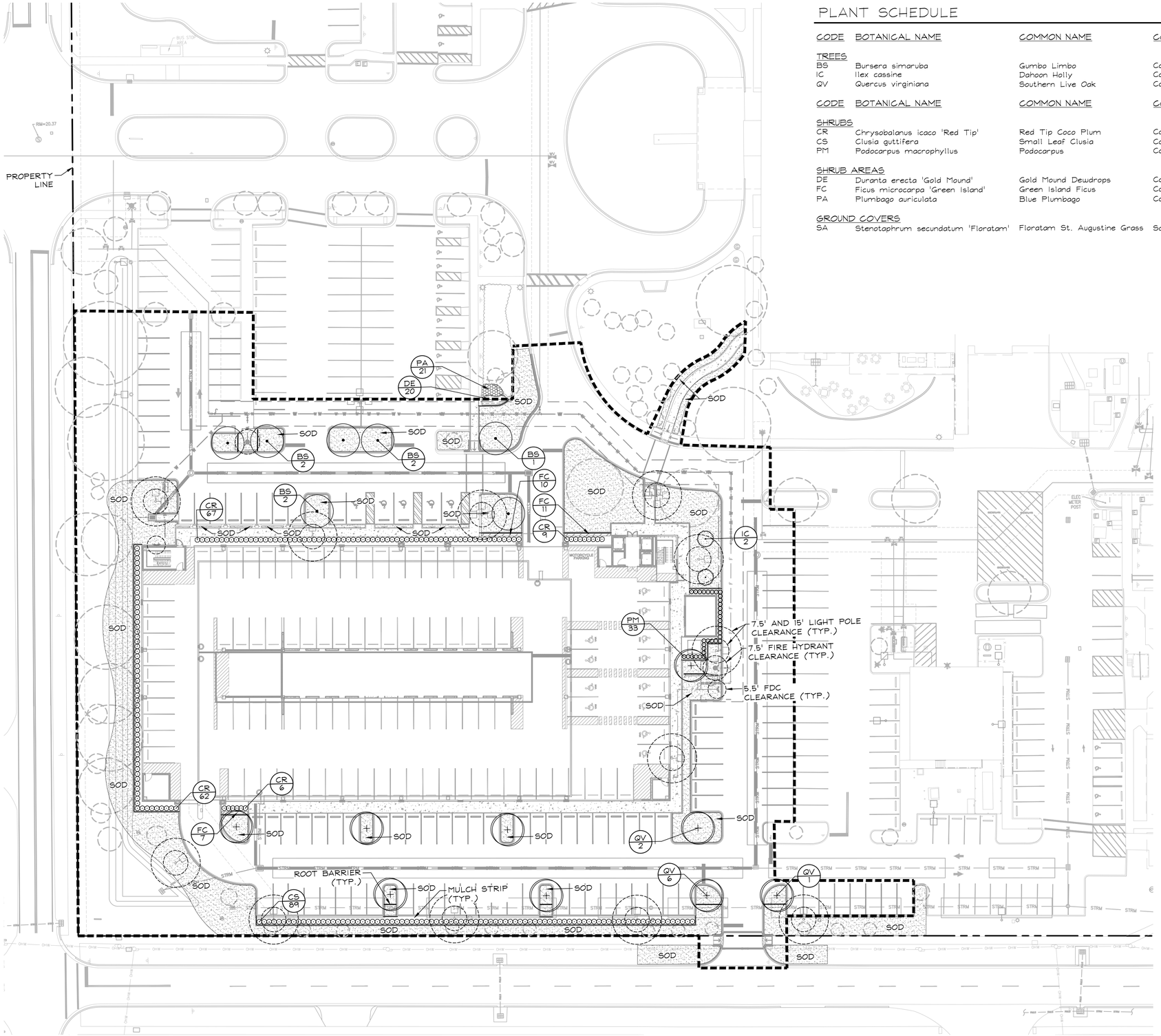
Plotted By: Webster, Brooke Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: L1.10 TREE DISPOSITION SCHEDULE July 03, 2025 01:50:47pm K:\work_directories\1400950052_hca fl lawnwood hospital parking garage\CADD\sheetsets\L1.00 TREE DISPOSITION SCHEDULE.dwg



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		QTY
TREES							
BS	Bursera simaruba	Gumbo Limbo	Cont.	2.5" DBH	12' HT x 5' SPR		7
IC	Ilex cassine	Dahoon Holly	Cont.	2" DBH	10' HT x 4' SPR		2
QV	Quercus virginiana	Southern Live Oak	Cont.	2.5" DBH	12' HT x 5' SPR		9
CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	SPACING	QTY
SHRUBS							
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	36" O.C.	24" HT" X 24" SPR.	36" o.c.	144
CS	Clusia guttifera	Small Leaf Clusia	Cont.	36" O.C.	36" HT x 36" SPR	36" o.c.	89
PM	Podocarpus macrophyllus	Podocarpus	Cont.	30" O.C.	48" HT. X 36" SPR.	30" o.c.	33
SHRUB AREAS							
DE	Duranta erecta 'Gold Mound'	Gold Mound Dewdrops	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	20
FC	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15" HT. x 15" SPR.	24" o.c.	28
PA	Plumbago auriculata	Blue Plumbago	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	21
GROUND COVERS							
SA	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	Sod				± 20,187 sf

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIMSHERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

EXISTING TREE - PRUNING NOTES:

1. TREE PRUNING WORK MUST BE PERFORMED BY OR DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
2. CONTRACTOR SHALL HOLD A PRE-PRUNING CONFERENCE WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING PRUNING OPERATIONS.
3. PRUNE TREES PER ANSI A300 FOR THE FOLLOWING:
   - 3.1. MAINTENANCE - TO MAINTAIN OR IMPROVE THE TREE'S HEALTH AND STRUCTURE
   - 3.2. HAZARD REDUCTION - TO REMOVE DEAD LIMBS OR OTHER VISIBLE HAZARDS FROM THE TREE CANOPY
   - 3.3. CROWN CLEANING - TO SELECTIVELY REMOVE DEAD, DYING OR DISEASED BRANCHES, WEAK BRANCHES, AND SUCKER SPROUTS.
   - 3.4. CROWN RAISING - TO REMOVE LOWER BRANCHES TO PROVIDE VERTICAL CLEARANCE
   - 3.5. VISTA PRUNING - TO SELECTIVELY THIN FRAMEWORK LIMBS WITHIN THE CROWN TO ALLOW FOR VIEWS THROUGH THE TREE
   - 3.6. CROWN RESTORATION - TO IMPROVE THE STRUCTURE, FORM, AND APPEARANCE OF A TREE THAT HAS BEEN DAMAGED, HEADED, OR VANDALIZED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
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REVISIONS

DATE: 07 / 03 / 2025

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RYAN RICHE
HCA CONSTRUCTION MANAGER:
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BARGE #: 3766337
HCA #: 3093200030

VENDOR INFORMATION

LANDSCAPE PLAN

L2.00

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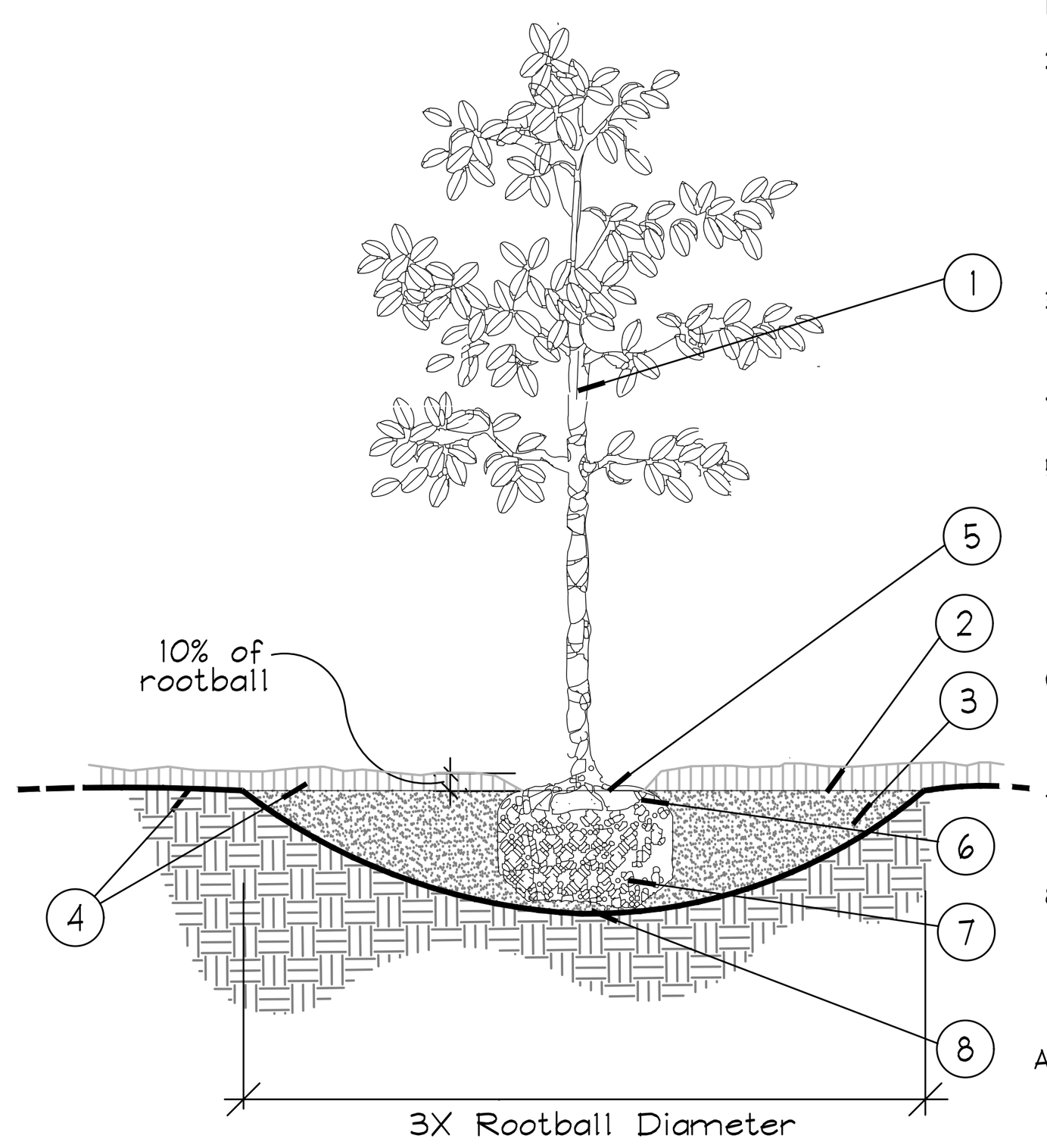
Plotted By: Webster, Brooke Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE | Layout: L2.00 LANDSCAPE PLAN | July 03, 2025 01:50:43pm K:\mob_design\projects\1406960052_hca_fl_lawnwood_hospital_parking_garage\CAD\plotsheets\L2.00_LANDSCAPE PLAN.dwg



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

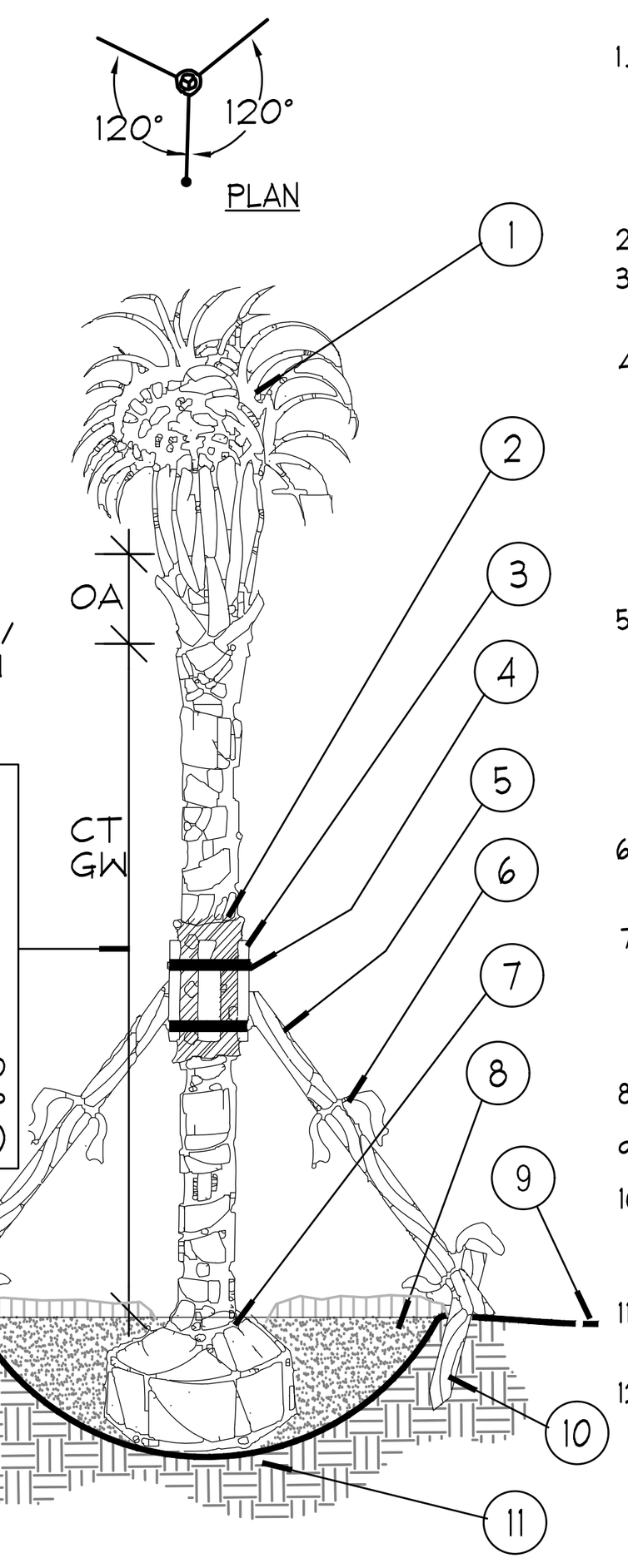
* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS

NOTES:

A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

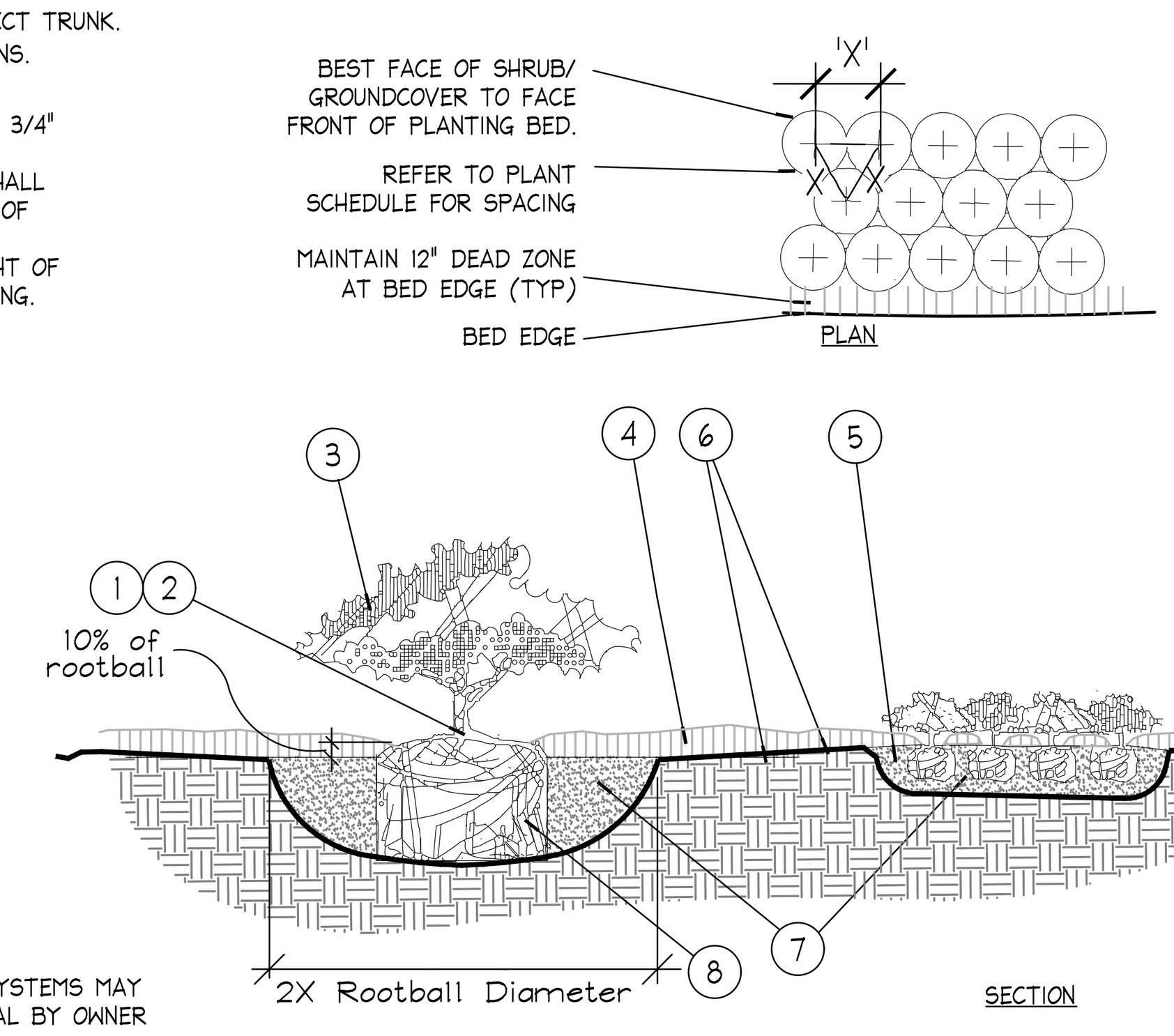
OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)



1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION NTS

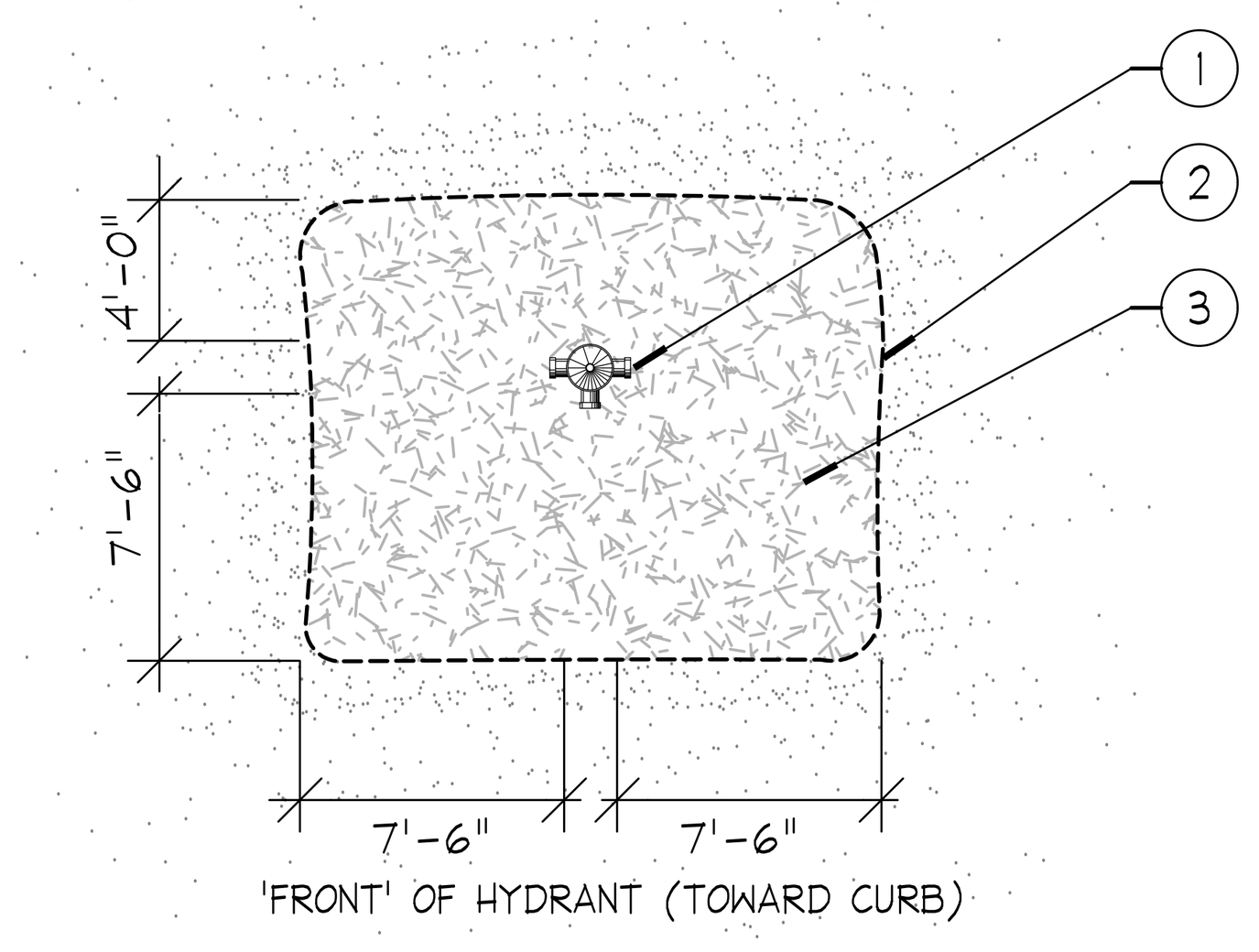


* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

NOTES:

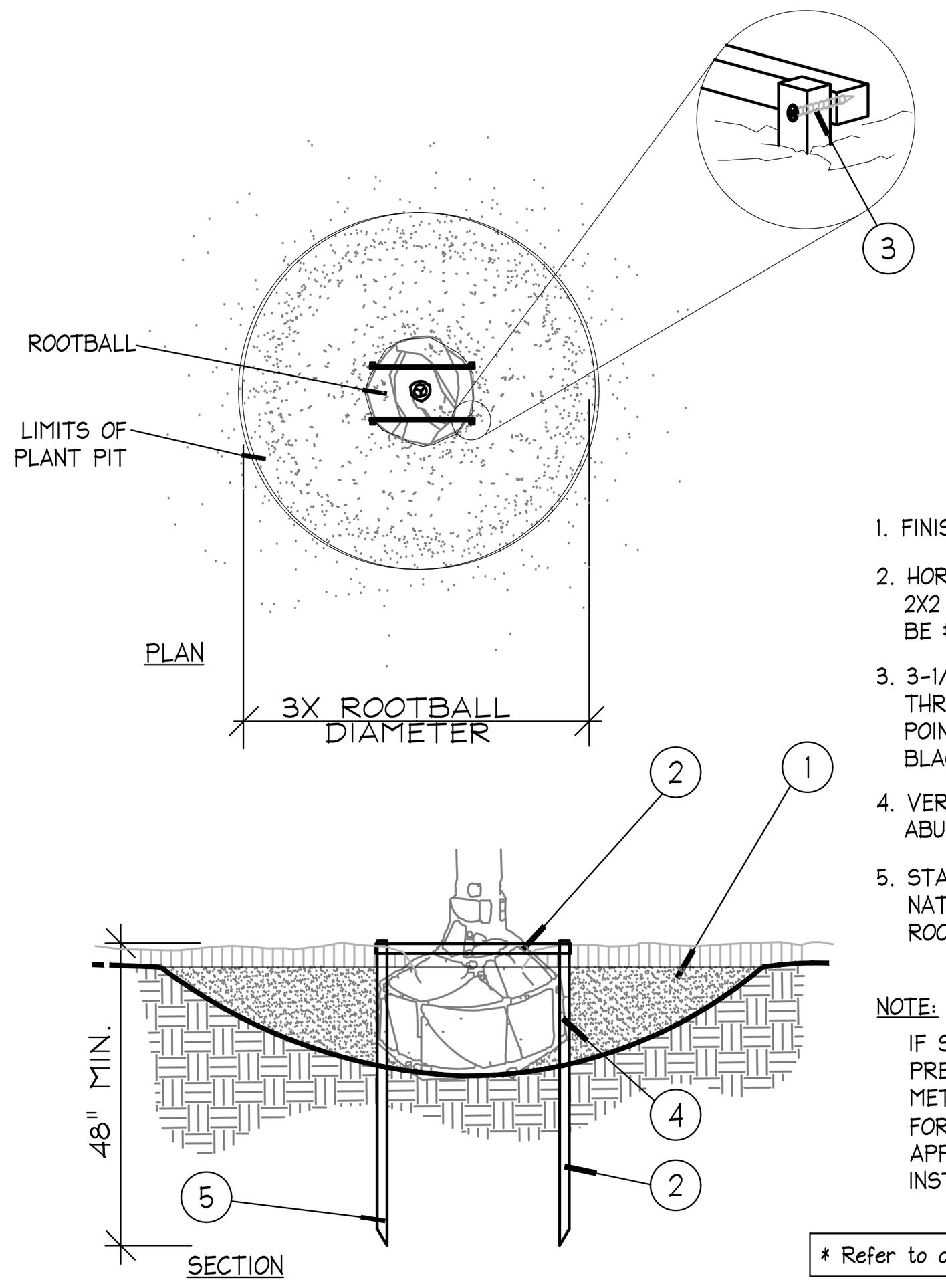
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 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.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

C Shrub / Groundcover Planting
PLAN/SECTION NTS



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

D Fire Hydrant Clear Zone
PLAN NTS



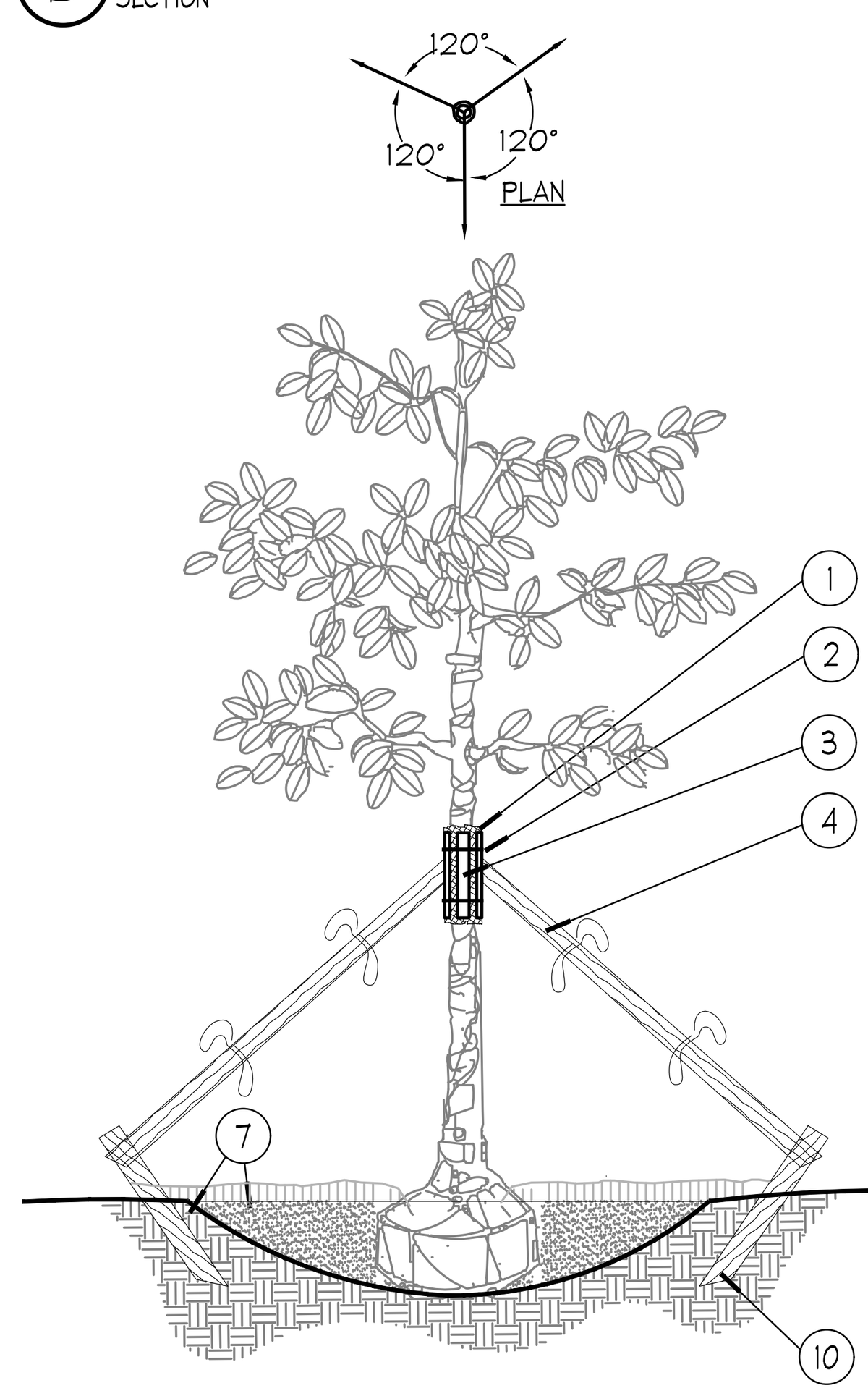
1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

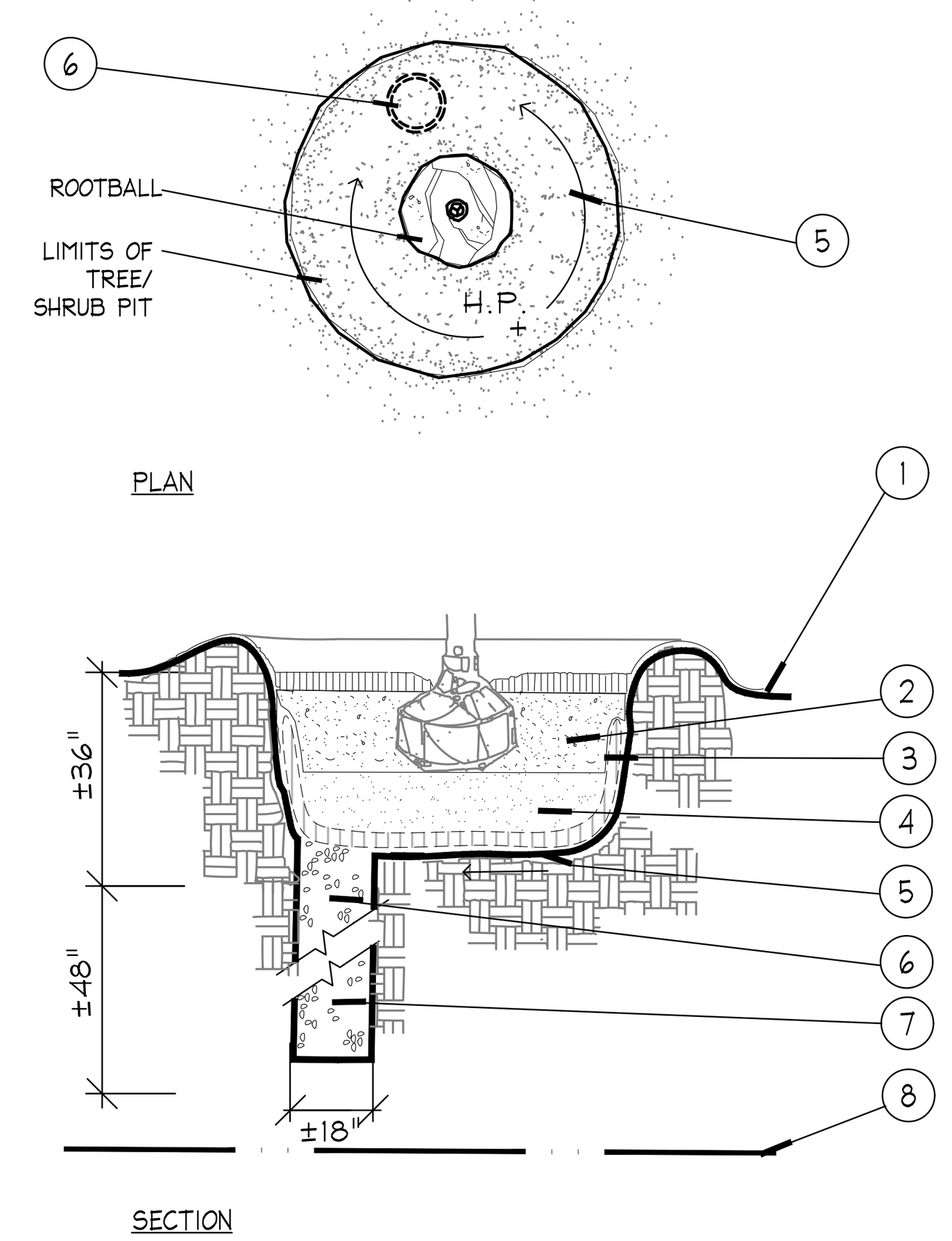
A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking - 100 Gal + or B&B 4" +
SECTION NTS



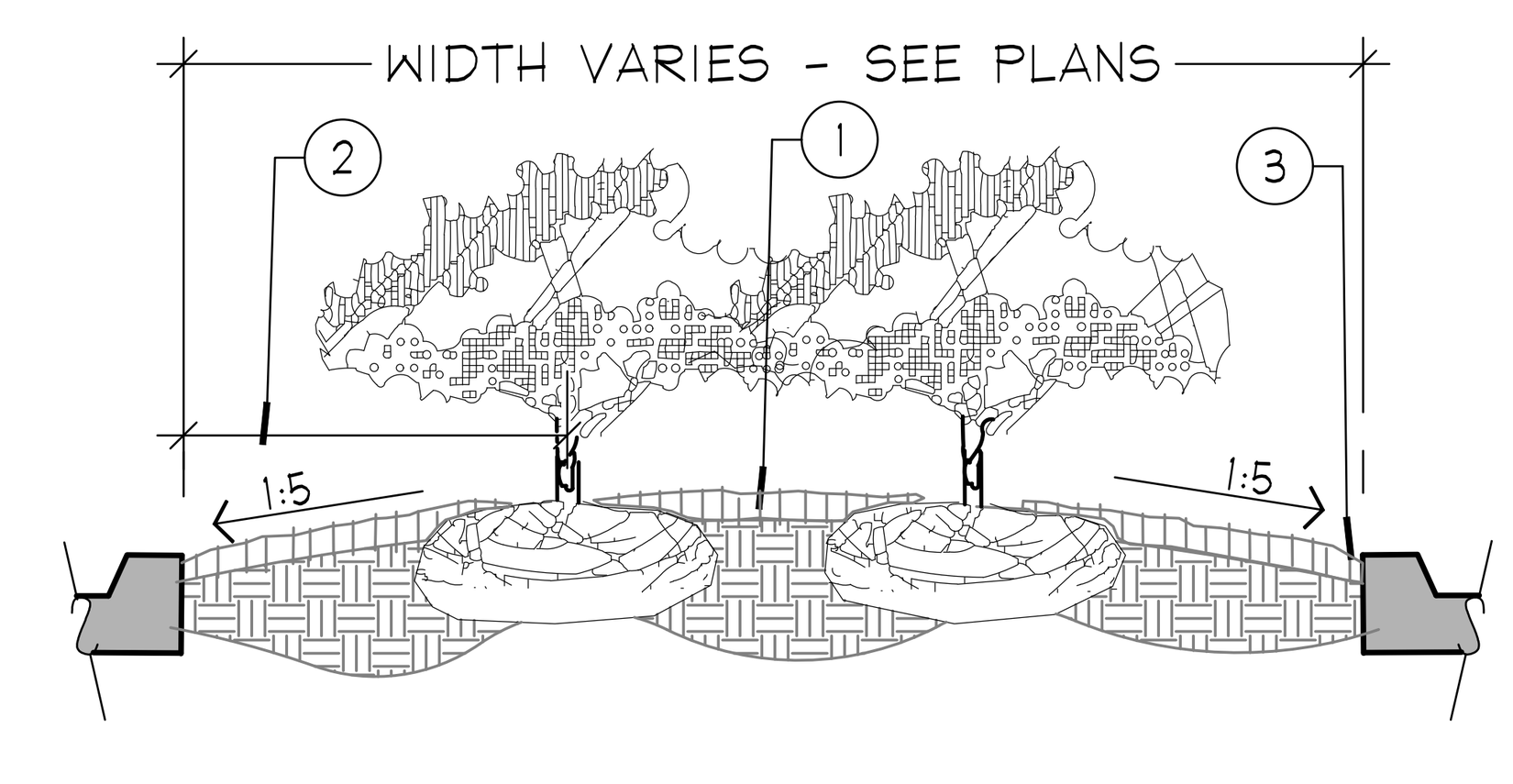
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION NTS

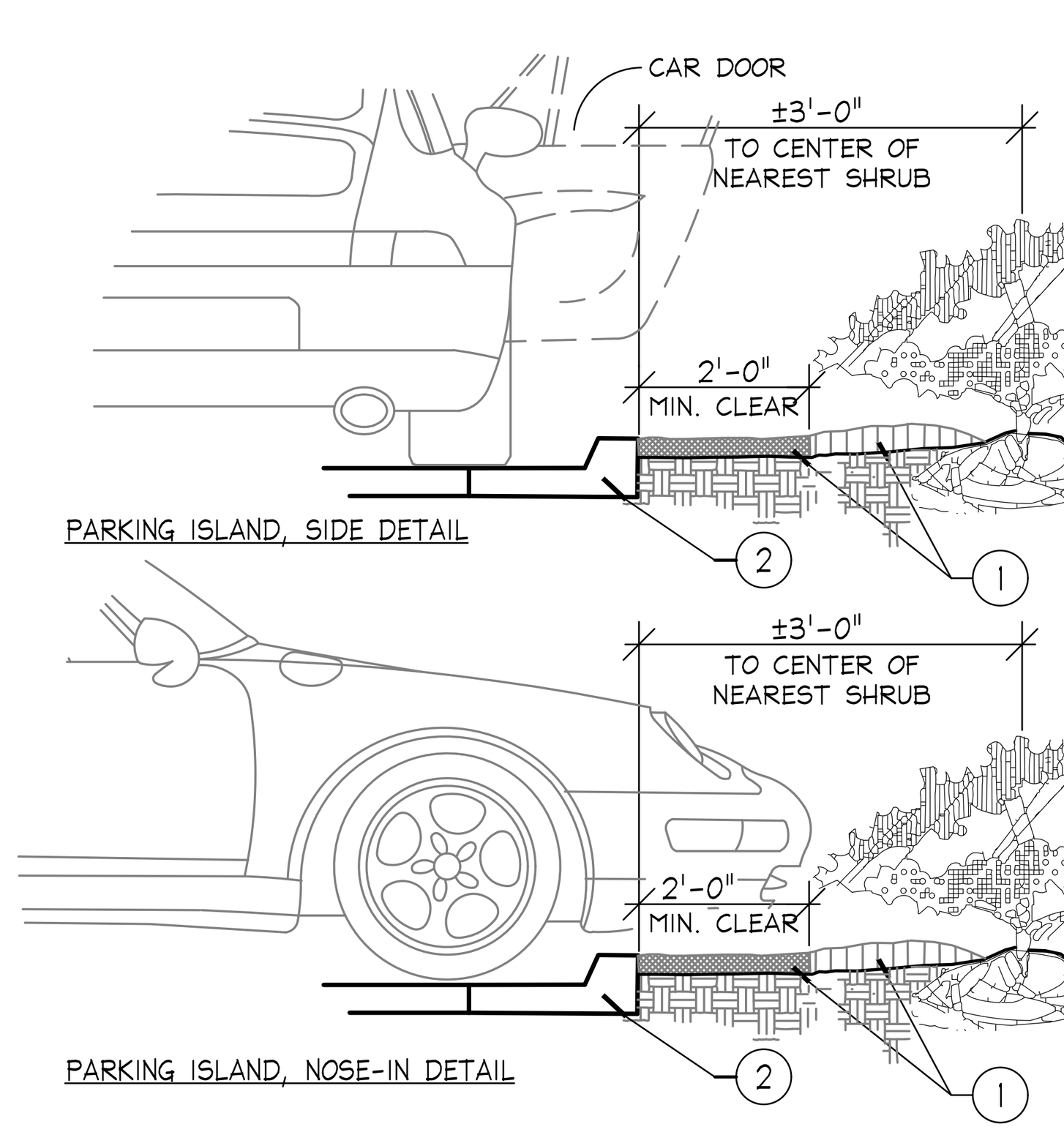


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

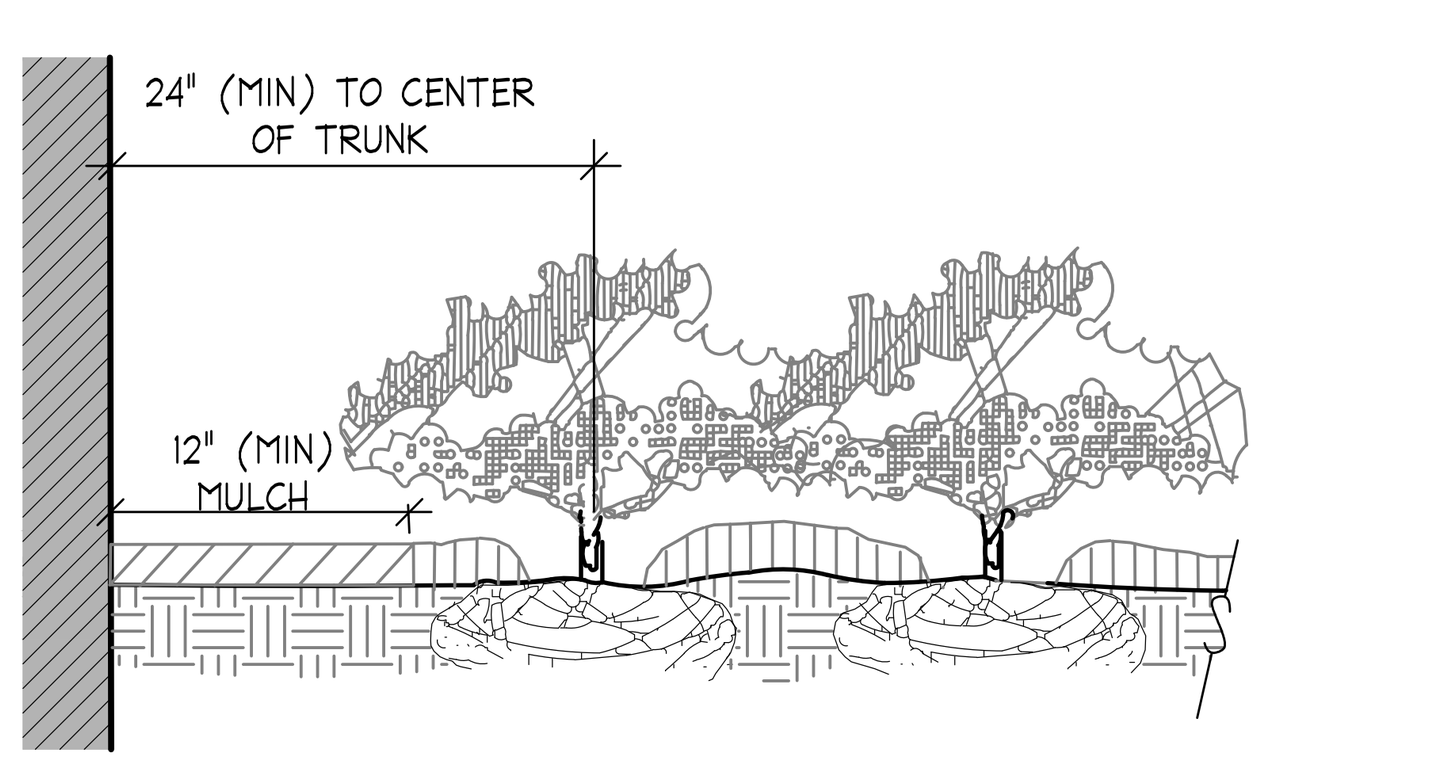
- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

H Planted Parking Lot Islands / Medians
SECTION NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

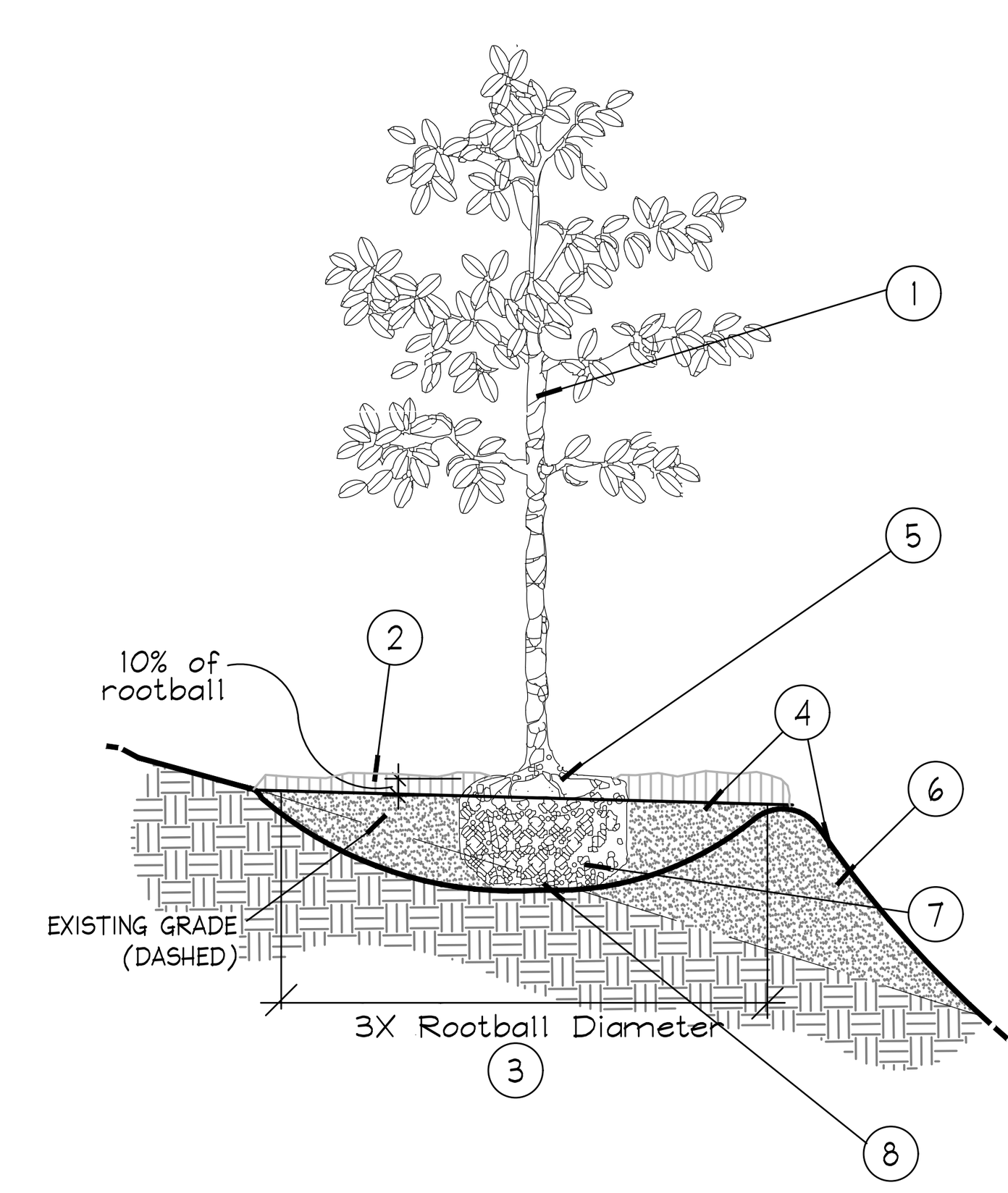
I Parking Space/Curb Planting
SECTION NTS



NOTES

* CLEAR ZONE: 24" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

J Plantings Adjacent to Buildings
SECTION NTS



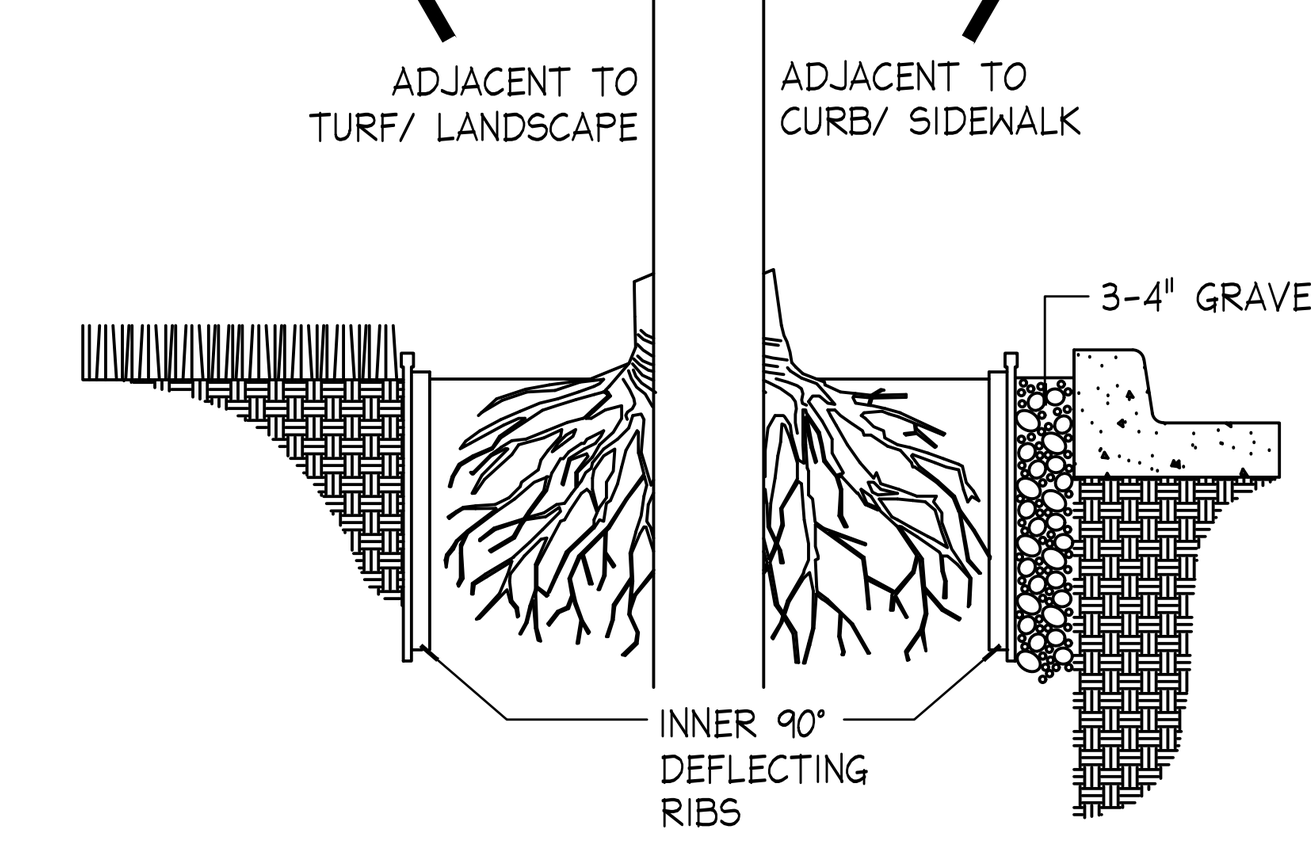
1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

K Planting on a Slope
SECTION NTS



LINEAR APPLICATION

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668
(or approved equal)

SIZE: 36" D
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AS REQUIRED, PER PLAN NOTES.
3. SUBMIT PRODUCT DATA FOR APPROVAL.

L Root Barrier
Barrier Detail NTS

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.255.6572

REVISIONS:

DATE: 07/ 03/ 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
11601 KEW GARDENS AVENUE, SUITE 200
PALM BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

VENDOR INFORMATION

BARGE #: 3766337
HCA #.: 3093200030

LANDSCAPE DETAILS

L2.10

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Plotted By:Webster, Brooke Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:L2.10 LANDSCAPE DETAILS July 03, 2025 01:50:56pm K:\wpb_devservices\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\L2.10 LANDSCAPE NOTES.dwg

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH; OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

#WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

#FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
815 3rd Avenue South | Suite 100 | Nashville, Tennessee 37210
Phone: 615.255.2288 | Fax: 615.255.2299

REVISIONS

DATE: 07 / 03 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
JC THOMASSON ASSOCIATES, INC.
2000 CRAIGMONT ROAD, SUITE 200
NASHV

Schedule

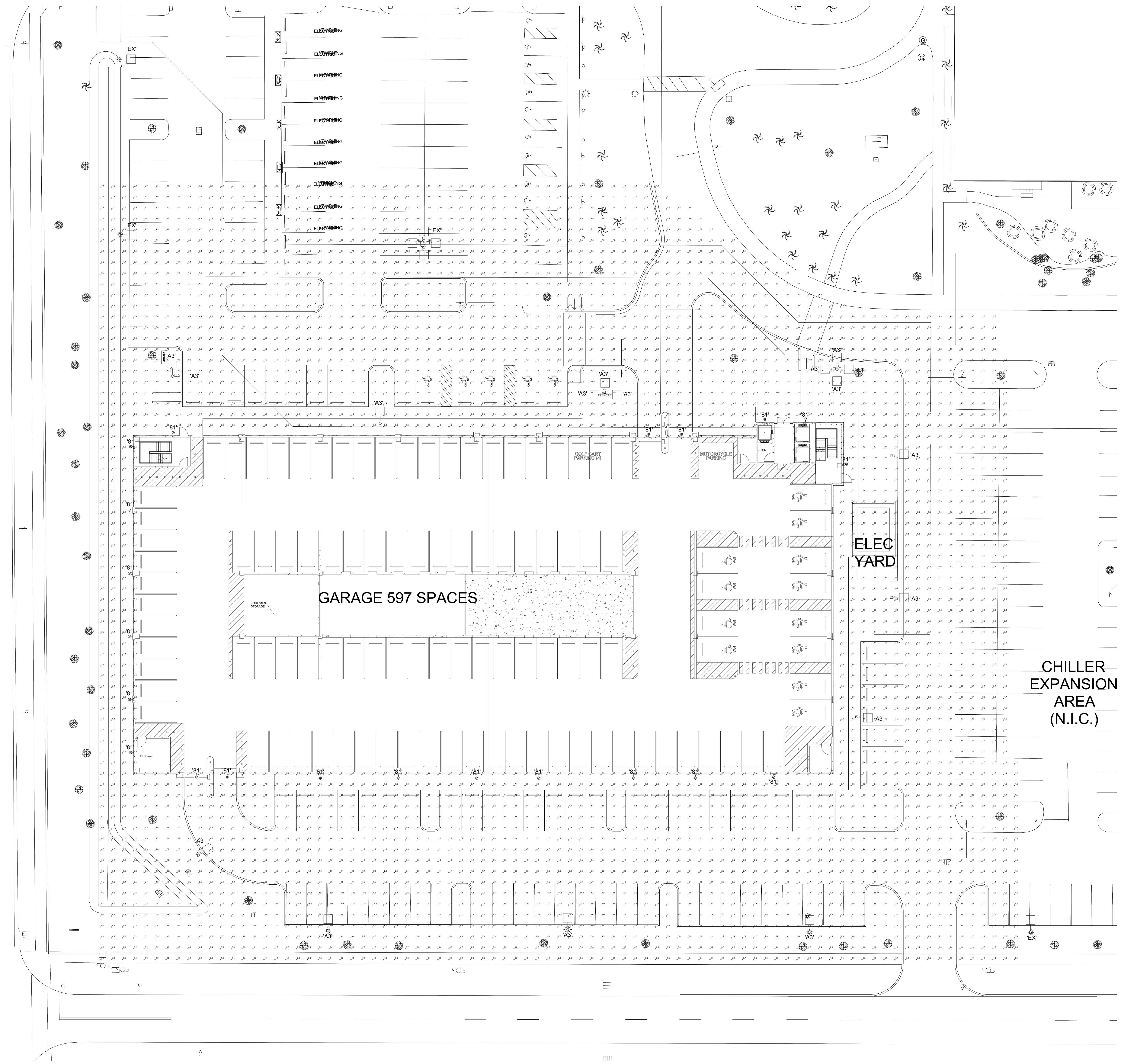
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		9	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	215.77	Max: 21526cd
	B		18	Lithonia Lighting	DSXW1 P6 40K 80CRI T3M	7000 4000K 80CRI Type 3 Medium	1	6454	1	48.25	Max: 5152cd
	C		1	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	431.54	Max: 21526cd
	D		2	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	647.31	Max: 21526cd
	E		1	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	863.08	Max: 21526cd

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VA	TEMP	VOLTS	LUMENS	MOUNT	REMARKS
81	LITHONIA	DSXW1-LED-20C-1000-40K-T3M-MVOLT-PE-DDBXD	74 VA	4000K	120/277	7573	WALL	DECORATIVE WALL PACK WITH PHOTOCELL
A3	LITHONIA	DSX1-LED-P8-40K-T3M-MVOLT-(MOUNTING)-(FINISH)	207 VA	4000K	120/277	24268	25' POLE	PARKING/SITE LIGHTING TYPE 3 DISTRIBUTION

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	5.1 fc	26.6 fc	0.1 fc	266.0:1	51.0:1



ELECTRICAL - SITE PHOTOMETRIC PLAN

0 10' 20' 40' 60'

D-Series Size 1
Legacy LED Area Luminaire

d"series

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics: P1, P2, P3, P4[1], P5[1], P6[1], P7[1], P8, P9[1]; Rotated optics: P10[2], P11[2], P12[2], P13[1,2]	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short[3]; T5S Type V short[3]; T5M Type V medium[3]; T5W Type V wide[3]; BLC Backlight control[4]; LCCO Left corner cutoff[4]; RCCO Right corner cutoff[4]	MVOLT[5]; XVOLT (277V-480V)[6,7,8]; 120[9]; 208[9]; 240[9]; 277[9]; 347[9]; 480[9]	Shipped included: SPA Square pole mounting; RPA Round pole mounting[10]; WBA Wall bracket[3]; SPUMBA Square pole universal mounting adaptor[11]; RPUMBA Round pole universal mounting adaptor[9]; Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish (required)	Generation (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled[13]; PIRHN Network, high/low motion/ambient sensor[14]; PER NEMA twist-lock receptacle only (controls ordered separate)[15]; PER5 Five-pin receptacle only (controls ordered separate)[15,16]; PER7 Seven-pin receptacle only (controls ordered separate)[15,16]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,20]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]; PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]; FAO Field adjustable output[20,22]	Shipped installed: HS House-side shield[23]; SF Single fuse (120, 277, 347V)[9]; DF Double fuse (208, 240, 480V)[9]; L90 Left rotated optics[2]; R90 Right rotated optics[2]; HA 50°C ambient operations[1]; Shipped separately: BS Bird spikes[24]; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white	G1 Generation 1

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SSA Square Straight Aluminum Pole
No Arm — 4-Bolt Base

Pole Cap - Aluminum With Stainless Steel Screws (Tenon Option Available - See Mounting Designation)

D Top Square

A Mounting Height

B Wall Thickness — Straight Aluminum Tube Alloy 6XXX Series

Round Corners — Shaft Cross Section

Handhole

C Butt Square

1'-6"

4-Bolt Base With Snap-In Covers

Satin Aluminum or Powder Coated Finish per Customer Specification.

C Butt Sq.	D Top Sq.	F Bolt Cir. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
4	4	8.5 - 9.5	9.875	1.5	.75 x 17 x 3
5	5	10.5 - 11.5	11.25	2	.75 x 30 x 3
6	6	12 - 13	12.75	2.25	1 x 36 x 4
6.625	6.625	13 - 14	13.5	2.25	1 x 36 x 4

Dimensions in Inches

Pole — *The pole shaft will be constructed of seamless extruded tube of 6XXX Series Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld.*

Base Style — *4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Snap-In Bolt Covers.*

Handhole — *4"-5" Butt Squares - 2" x 4" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole. 6"+ Butt Square - 3" x 5" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.*

Anchorage — *Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.* (G Base Square; F Bolt Circle; 180°; 90°; 270°; 0° Handhole - 0°; H Bolt Proj.; I Bolt Size)

Vibration Damper — *If determined necessary by Hapco, a top-mount, field installed First Mode Vibration Damper will be provided. Customer specification of the damper is available.*

Mounting Designation — *Side Drill Mount: For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.* (180°; 270°; 90°; 0°; Handhole) *Tenon Mount: For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (3", 4", etc.).*

140 hapco www.hapco.com — **WARNING:** *Do not install light pole without luminaire.*

D-Series Size 1
LED Wall Luminaire

d"series — BAA BABA

Catalog Number
Notes
Type

Specifications
Luminaire — Width: 13-3/4" (34.9 cm); Weight: 12 lbs (5.4 kg); Depth: 10" (25.4 cm); Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC) — Width: 13-3/4" (34.9 cm); BBW Weight: 5 lbs (2.3 kg); Depth: 4" (10.2 cm); E20WC Weight: 10 lbs (4.5 kg); Height: 6-3/8" (16.2 cm)

For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens; P2 2200 Lumens; P3 3200 Lumens; P4 4300 Lumens; P5 5200 Lumens; P6 7200 Lumens; P7 10000 Lumens	27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K; 57K 5700K; AMBPC Amber PC[1]; AMBLW Amber LW[1,3]	70CRI 70CRI; 80CRI 80CRI[2]; AMCRI Amber CRI	T2S Type 2 Short; T2M Type 2 Medium; T3LG Type 3 Low Glare[4]; T3M Type 3 Medium; T4M Type 4 Medium; TFTM Forward Throw Medium; BLC3 Back Light Control Type 3[4]; BLC4 Back Light Control Type 4[4]	MVOLT; 120[5]; 208[5]; 240[5]; 277[5]; 347[5,6]; 480[5,6]; HVOLT[6]	Shipped included: SRM Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)[7]	Shipped installed: PE Photoelectric cell, button type[8]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor, <15' mtg ht[9]; PIRH 180° motion/ambient light sensor, 15-30' mtg ht[9]; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9]; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9]; E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[10]; E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10]

Other Options		Finish (required)		
Shipped installed: SF Single fuse (120, 277 or 347V)[5,11]; DF Double fuse (208, 240 or 480V)[5,11]; HS House-side shield[12]; SPD Separate surge protection	Shipped separately[12]: BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White	DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum	DWHGXD Textured white; DSSTXD Textured sandstone

Accessories — Ordered and shipped separately.
- DSXWHS U — House-side shield (one per light engine)
- DSXWBSW U — Bird-deterrent spikes
- DSXW1VG U — Vandal guard accessory

NOTES
1. Only available with P1 and P6 Packages.
2. Not available with 57K.
3. Only Available with AMCRI.
4. Not available with HS Option.
5. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6. Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9. Reference Motion Sensor table on page 3. Not available with DMG.
10. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11. Not available with E20WC and E10WH.
12. Also available as a separate accessory; see Accessories information.

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS — 615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210 Phone: 615.254.1500 // Fax:615.255.6572

REVISIONS:

DATE: 05/ 05/ 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT — I.C. THOMASSON ASSOCIATES, INC. A Salas O'Brien Company, 2950 KRAFT DRIVE, NASHVILLE, TN 37204, MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT — STRUCTURAL DESIGN GROUP, 220 GREAT CIRCLE ROAD, SUITE 106, NASHVILLE, TN 37228, MANAGER: JEREMY SALMON

CIVIL CONSULTANT — KIMLEY HORN AND ASSOCIATES, INC., 1920 WEKIVA WAY, SUITE 200, WEST PALM BEACH, FL 33411, MANAGER: MIKE SCHWARTZ

HCA Healthcare — **HCA DESIGN MANAGER:** RYAN ROHE — **HCA CONSTRUCTION MANAGER:** GREG ATKINSON

VENDOR INFORMATION

BARGE #: 3766337

HCA #: 3093200030

ELECTRICAL - SITE PHOTOMETRIC PLAN

ES.02

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Discipline Sort:
Drawing: ES.02_ ELECTRICAL - SITE PHOTOMETRIC PLAN
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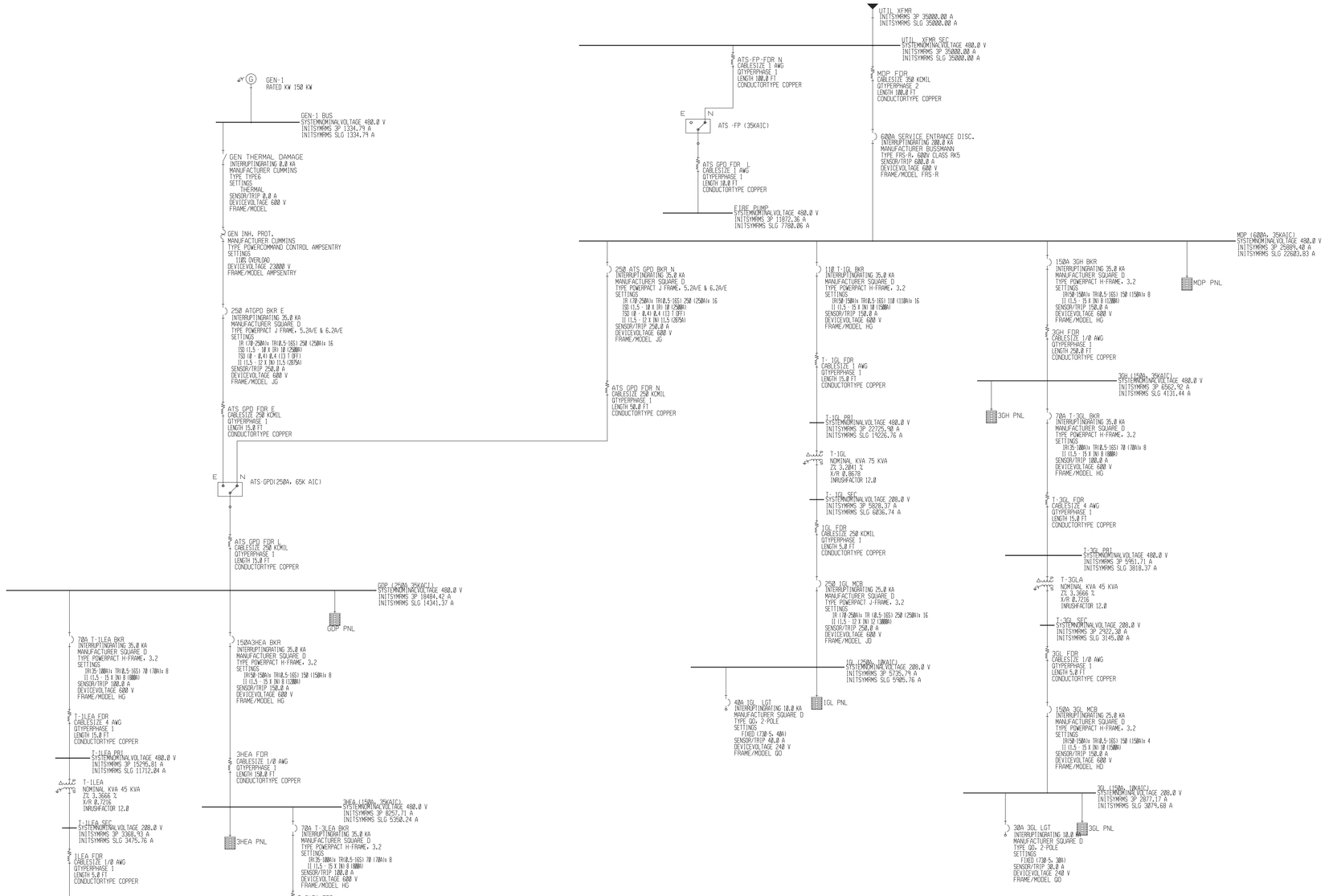
GENERAL NOTES:

A. GEAR MANUFACTURER TO SUBMIT COORDINATION STUDY FOR APPROVAL AS PART OF SUBMITTAL PACKAGE. ALL BREAKERS MUST COORDINATE FULLY AT .1S AND ABOVE PER NFPA 99 STANDARDS.

B. ALL CABLE/FEEDER LENGTHS ARE FOR ENGINEERING CALCULATIONS ONLY AND SHOULD NOT BE USED FOR PROJECT BUDGETING OR ESTIMATES OF MATERIALS TO BE USED. CONTRACTOR IS TO FIELD VERIFY ALL LENGTHS.



GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
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MANAGER: ANDY JODWAY

M.P.E. & T CONSULTANT
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HCA Healthcare
HCA DESIGN MANAGER:
MIKE SCHWARTZ
HCA CONSTRUCTION MANAGER:
GREG AYONSON

CONSTRUCTION DOCUMENTS

REVISIONS

DATE
07/31/2025

BARGE DESIGN SOLUTIONS

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

BARGE #:
3766337

HCA #:
3082200030

ELECTRICAL - ONE LINE DIAGRAM

E3.01

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CONDUIT AND WIRE DESIGNATION SCHEDULE

COPPER (n)						ALUMINUM ALLOY [n]		
WIRE/BKR MAX AMPS	DESIG. #	DESCRIPTION	WIRE/BKR MAX AMPS	DESIG. #	DESCRIPTION	WIRE/BKR MAX AMPS	DESIG. #	DESCRIPTION
20	1	2#12, 1/2"C	200	32	2#3/0, 1#6G,2"C	205	32	2#250MCM, 1#2G, 2-1/2"C
20	2	2#12, 1#12G, 1/2"C	200	33	3#3/0, 1#6G, 2"C	205	33	3#250MCM, 1#2G, 2-1/2"C
20	3	3#12,1#12G, 1/2"C	200	34	4#3/0, 1#6G, 2"C	205	34	4#250MCM 1#1G, 2-1/2"C
20	4	4#12, 1#12G, 1/2"C	230	35	2#4/0, 1#4G,2"C	230	35	2#300MCM, 1#2G, 2-1/2"C
30	5	2#10, 1#10G, 3/4"C	230	36	3#4/0, 1#4G, 2"C	230	36	3#300MCM, 1#2G, 2-1/2"C
30	6	3#10, 1#10G, 3/4"C	230	37	4#4/0, 1#4G,2-1/2"C	230	37	4#300MCM 1#2G, 3"C
30	7	4#10, 1#10G, 3/4"C	255	38	3#250MCM,1#4G, 2-1/2"C	250	38	3#350MCM, 1#2G, 2-1/2"C
40	8	2#8, 1#10G, 3/4"C	255	39	4#250MCM, 1#4G,2-1/2"C	250	39	4#350MCM, 1#2G, 3"C
40	9	3#8, 1#10G, 3/4"C	285	40	3#300MCM, 1#4G,2-1/2"C	270	40	3#400MCM, 1#1G, 3"C
40	10	4#8, 1#10G, 3/4"C	285	41	4#300MCM,1#4G,3"C	270	41	4#400MCM, 1#1G, 3"C.
55	11	2#6, 1#10G, 3/4"C	310	42	3#350MCM,1#3G, 2-1/2"C	310	42	3#500MCM, 1#1G, 3"C
55	12	3#6, 1#10G, 3/4"C	310	43	4#350MCM, 1#3G, 3"C	310	43	4#500MCM, 1#1G, 3-1/2"C
55	13	4#6, 1#10G, 1"C	380	44	3#500MCM, 1#3G, 3"C	385	44	3#750MCM, 1#1G, 3-1/2"C
70	14	2#4, 1#8G, 1"C	380	45	4#500MCM,1#3G,3-1/2"C	385	45	4#750MCM, 1#1G, 3-1/2"C
70	15	3#4, 1#8G, 1"C	460	46	2 SETS,EA;4#4/0,1#2G,.2-1/2"C	460	46	2 SETS, EA: 4#300MCM, 1#1/0G, 3"C.
70	16	4#4, 1#8G, 1-1/4"C	510	47	2 SETS,EA:4#250MCM,1#1G,2-1/2"C	540	47	2 SETS, EA: 4#400MCM, 1#2/0G, 3"C
85	17	2#3, 1#8G, 1-1/4"C	620	48	2 SETS,EA: 4#350MCM,1#1/0G,3"C	620	48	2 SETS, EA: 4#500MCM, 1#3/0G, 3-1/2"C
85	18	3#3, 1#8G, 1-1/4"C	760	49	2 SETS,EA: 4#500MCM, 1#1/0G,3-1/2"C	770	49	2 SETS, EA: 4#750MCM, 1#3/0G, 4"C
85	19	4#3, 1#8G, 1-1/4"C	855	50	3 SETS, EA: 4#300MCM,1#2/0G,3"C	930	50	3 SETS, EA: 4#500MCM, 1#4/0G, 3-1/2"C.
95	20	2#2, 1#8G, 1-1/4"C	930	51	3 SETS, EA: 4#350MCM, 1#2/0G,3"C	930	51	3 SETS, EA: 4#500MCM, 1#4/0G, 3-1/2"C.
95	21	3#2, 1#8G, 1-1/4"C	1005	52	3 SETS, EA: 4#400MCM,1#3/0G,3"C	1000	52	4 SETS, EA: 4#350MCM, 1#4/0G, 3"C.
95	22	4#2, 1#8G, 1-1/4"C	1140	53	3 SETS,EA:4#500MCM,1#3/0G,3-1/2"C	1240	53	4 SETS, EA: 4#500MCM, 1#250MCMG, 3-1/2"C.
130	23	2#1, 1#6G, 1-1/4"C	1240	54	4 SETS,EA: 4#350MCM,1#4/0G,3"C	1240	54	4 SETS, EA: 4#500MCM, 1#250MCMG, 3-1/2"C.
130	24	3#1, 1#6G, 1-1/4"C	1675	55	5 SETS,EA:4#400MCM,1#250MCMG,3"C	1700	55	5 SETS, EA: 4#600MCM, 1#400MCMG, 3-1/2"C.
130	25	4#1, 1#6G, 1-1/2"C	1900	56	5 SETS,EA:4#500MCM,1#250MCMG,3-1/2"C	1860	56	6 SETS, EA: 4#500MCM, 1#400MCMG, 3-1/2"C.
150	26	2#1/0, 1#6G, 1-1/2"C	2010	57	6 SETS,EA:4#400MCM,1#350MCMG,3-1/2"C	2040	57	6 SETS, EA: 4#600MCM, 1#600MCMG, 3-1/2"C
150	27	3#1/0, 1#6G,1-1/2"C	2280	58	6 SETS,EA:4#500MCM,1#350MCMG,3-1/2"C	2310	58	6 SETS, EA: 4#750MCM, 1#600MCMG, 4"C
150	28	4#1/0, 1#6G, 2"C	2660	59	7 SETS,EA:4#500MCM,1#400MCMG,3-1/2"C	2695	59	7 SETS, EA: 4#750MCM, 1#600MCMG, 4"C
175	29	2#2/0, 1#6G, 1-1/2"C	3040	60	8 SETS, EA:4#500MCM,1#500MCMG,3-1/2"C	3080	60	8 SETS, EA: 4#750MCM, 1#750MCMG, 4"C
175	30	3#2/0, 1#6G,1-1/ 2"C	4180	61	11 SETS,EA: 4#500MCM,1#600MCMG,3 1/2"C	4235	61	11 SETS, EA: 4#750MCM, 1#750MCMG, 4"C
175	31	4#2/0, 1#6G, 2"C						
CONDUIT SIZE BASED ON THHN/THWN 40% FILL CALCULATION WIRE SIZE BASED ON NEC 110-14C WITH 60°C AMPACITY TABLES FOR 20A THRU 100 AMPS AND 75°C AMPACITY TABLES FOR VALUES > 100 AMPS.						CONDUIT SIZE BASED ON 40% FILL CALCULATION FOR TYPE XHHW INSULATION		

NOTE!
IN GENERAL, THE ACTUAL BREAKER AMPERAGE SHALL BE EQUAL TO OR NEXT STANDARD SIZE SMALLER THAN THE MAXIMUM WIRE AMPS. EXCEPTIONS SHALL BE MOTOR AND SPECIAL EQUIPMENT BREAKERS WHICH SHALL BE SIZED PER N.E.C. AND VENDOR REQUIREMENTS. OMIT GROUND CONDUCTORS ON SERVICE ENTRANCE FEEDERS (TYPICAL). USE #12 WIRE U.O.N. PRIOR TO ROUGH-IN, CONTRACTOR SHALL COORDINATE BREAKER AND WIRING WITH ACTUAL REQUIREMENTS OF EQUIPMENT BEING FURNISHED FOR THIS SPECIFIC PROJECT.

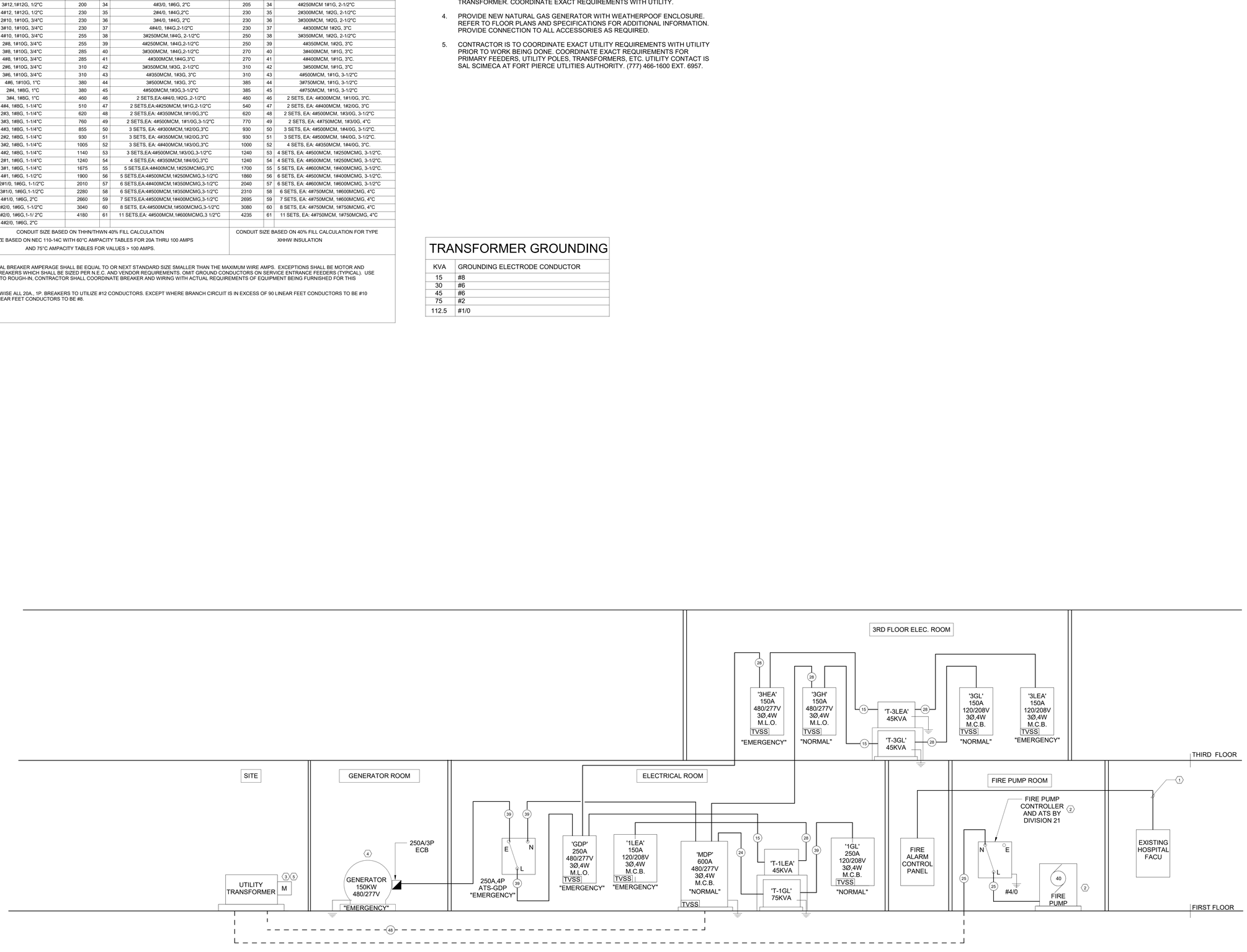
UNLESS NOTED OTHERWISE ALL 20A., 1P. BREAKERS TO UTILIZE #12 CONDUCTORS. EXCEPT WHERE BRANCH CIRCUIT IS IN EXCESS OF 90 LINEAR FEET CONDUCTORS TO BE #10 AND OVER 175 FEET LINEAR FEET CONDUCTORS TO BE #8.

NOTES: (⬡)

1. PROVIDE CONDUIT AND WIRING AS REQUIRED BY FIRE ALARM VENDOR TO CONNECT NEW FIRE ALARM SYSTEM TO HOSPITAL EXISTING MAIN FIRE ALARM SYSTEM. PROVIDE SPD FOR ALL EXTERIOR CIRCUITS ROUTED TO NEW GARAGE. REFER TO TELECOMMUNICATIONS DUCT BANK FOR ROUTING.
2. COORDINATE EXACT REQUIREMENTS WITH FIRE PUMP MANUFACTURER. WIRING TO BE 2-HOUR RATED OR ROUTED UNDERGROUND TO MEET REQUIREMENTS OF NEC 695.6(A)(1)/(2), 230.6, 230.9, AND 230.6(1)(2).
3. PROVIDE METER AND CT'S AS REQUIRED PER UTILITY COMPANY FOR NEW UTILITY TRANSFORMER. COORDINATE EXACT REQUIREMENTS WITH UTILITY.
4. PROVIDE NEW NATURAL GAS GENERATOR WITH WEATHERPOOF ENCLOSURE. REFER TO FLOOR PLANS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. PROVIDE CONNECTION TO ALL ACCESSORIES AS REQUIRED.
5. CONTRACTOR IS TO COORDINATE EXACT UTILITY REQUIREMENTS WITH UTILITY PRIOR TO WORK BEING DONE. COORDINATE EXACT REQUIREMENTS FOR PRIMARY FEEDERS, UTILITY POLES, TRANSFORMERS, ETC. UTILITY CONTACT IS SAL SCIMECA AT FORT PIERCE UTLITIES AUTHORITY. (777) 466-1600 EXT. 6957.

TRANSFORMER GROUNDING

KVA	GROUNDING ELECTRODE CONDUCTOR
15	#8
30	#6
45	#6
75	#2
112.5	#1/0



PARTIAL ELECTRICAL RISER DIAGRAM

N.T.S.

E3.00 ELECTRICAL - RISER DIAGRAM
Autodesk Docs://HCA Florida - Lawnwood Parking Garage - 3766337/07_250121_ETA_Central.rvt
Discipline Sort
Drawing Title
File
Print Date 7/3/2025 11:19:28 AM

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37203
MANAGER: ANDY JODWAY

M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES
A Salas O'Brien Company
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NASHVILLE, TN 37204
MANAGER: KERRY RICE JR.

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA Healthcare
HCA DESIGN MANAGER:
HCA FLORIDA LAWNWOOD HOSPITAL
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

BARGE #: 3766337
HCA #: 3082200030

CONSTRUCTION DOCUMENTS

BARGE DESIGN SOLUTIONS

REVISIONS:

DATE: 07 / 31 / 2025

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

ELECTRICAL - RISER DIAGRAM

E3.00

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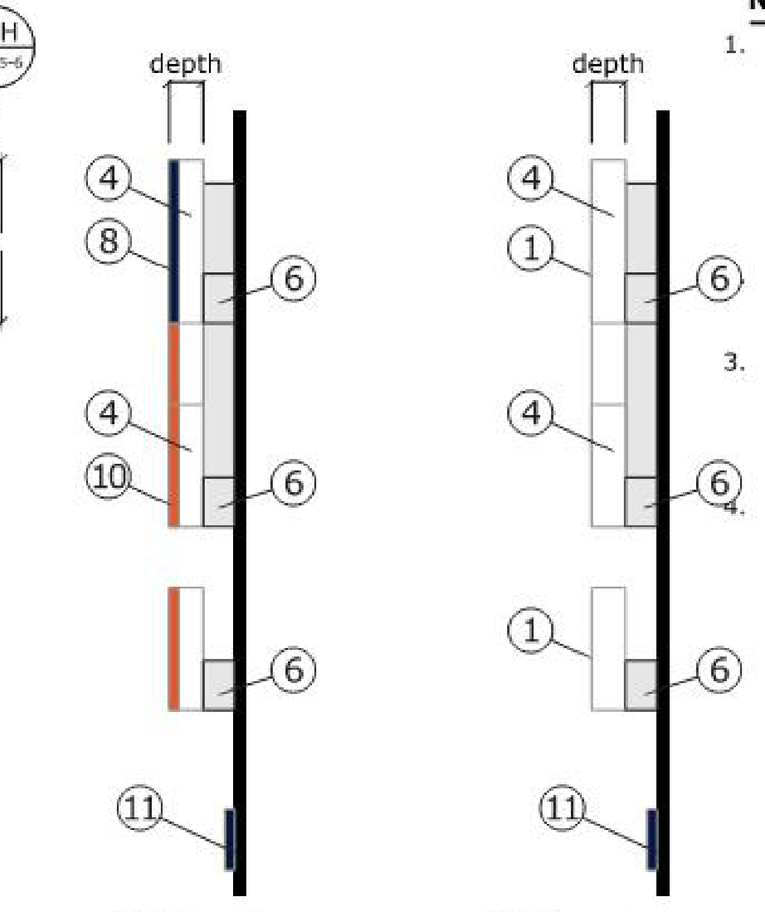
SIGNAGE SAMPLE - NOT FOR CONSTRUCTION



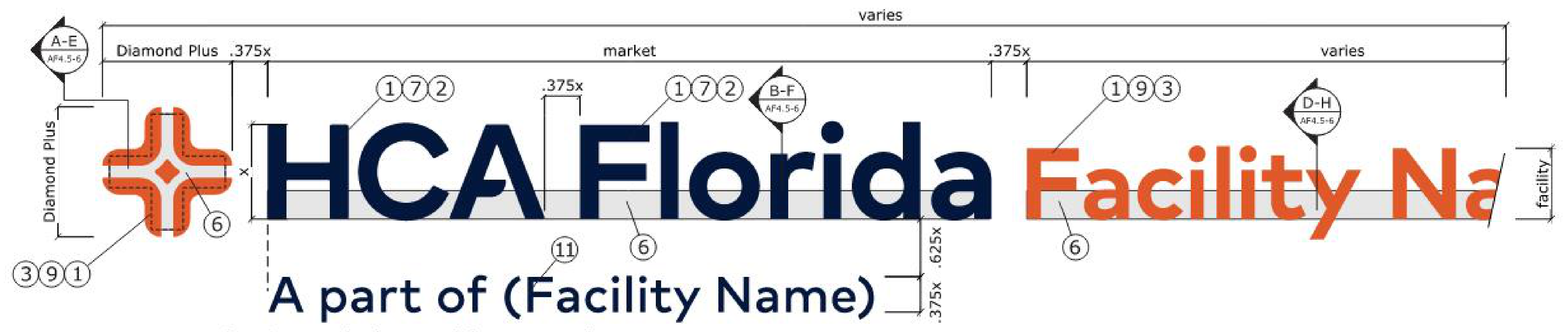
① Navy stacked channel letters w/raceway
SCALE: NTS



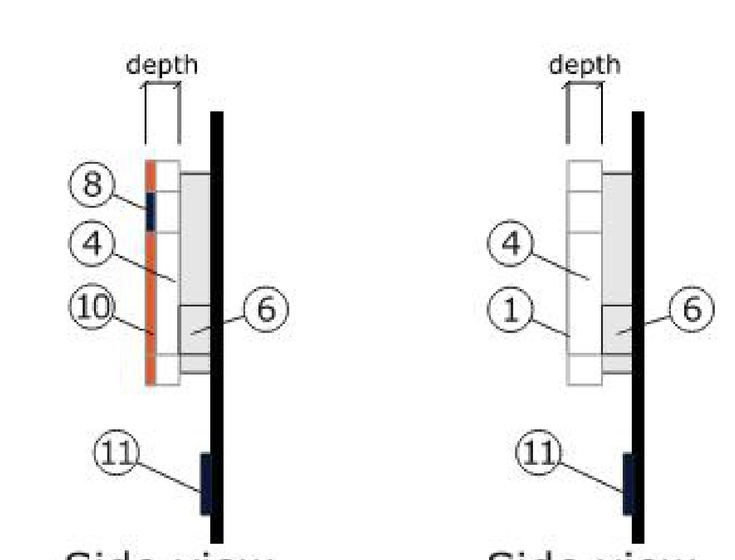
② Side view with trimcap

③ Side view trimless

Sign Type	x	.375x	.625x	Dmd Plus	facility	market	height	depth	Trimcap
CS.B.12.I	1'-0"	4 1/2"	7 1/4"	2'-3"	9"	7'-7 7/8"	3'-4 1/2"	3"	N
CS.B.15.I	1'-3"	5 5/8"	9 1/8"	2'-9 3/4"	11 1/4"	9'-6 7/8"	4'-2 5/8"	3"	N
CS.B.18.I	1'-6"	6 3/4"	11"	3'-4 1/2"	1'-1 1/2"	11'-5 3/4"	5'-0 3/4"	3"	N
CS.B.24.I	2'-0"	9"	1'-2 5/8"	4'-6"	1'-6"	15'-3 3/4"	6'-9"	3"	N
CS.B.30.I	2'-6"	11 1/4"	1'-6 1/4"	5'-7 1/2"	1'-10 1/2"	19'-1 3/4"	8'-5 1/4"	5"	Y
CS.B.36.I	3'-0"	1'-1 1/2"	1'-9 7/8"	6'-9"	2'-3"	22'-11 3/4"	10'-1 1/2"	5"	Y



④ Navy horizontal channel letters w/raceway
SCALE: NTS



⑤ Side view with trimcap

⑥ Side view trimless

Sign Type	x	.375x	.625x	Dmd Plus	facility	market	depth	Trimcap
CH.B.18.I	1'-6"	6 3/4"	11"	2'-0 3/4"	1'-1 1/2"	11'-5 3/4"	3"	N
CH.B.24.I	2'-0"	9"	1'-2 5/8"	2'-9"	1'-6"	15'-3 3/4"	3"	N
CH.B.30.I	2'-6"	11 1/4"	1'-6 1/4"	3'-5 1/4"	1'-10 1/2"	19'-1 3/4"	5"	Y
CH.B.36.I	3'-0"	1'-1 1/2"	1'-9 7/8"	4'-1 1/2"	2'-3"	22'-11 3/4"	5"	Y
CH.B.40.I	3'-4"	1'-3"	2'-0 3/8"	4'-7"	2'-6"	25'-6 1/4"	5"	Y
CH.B.48.I	4'-0"	1'-6"	2'-5 1/4"	5'-6"	3'-0"	30'-7 5/8"	5"	Y

Notes

1. Letter face to be 1/2" Plaskolite 2406 LD acrylic. Rout 5/16" from back to front leaving a 3/16" thick by 5/32" wide "shoulder" at the face. First surface decorate per elevation call outs. Use artwork provided by designer. Exposed shoulder returns to be mill finish. Secure with 3/8" short shank flathead stainless steel screws into center of 3/8" acrylic face return. Pre-drill only to screw depth to prevent telegraphing.
2. First surface decorate "HCA Florida" letters with dual color HCA Navy film. Overlam with 3M 3660M overlaminate. Use artwork provided by designer.
3. First surface decorate acrylic face with 3M 3630-124 orange over 3635-30 diffuser film. Overlam with 3M 3660M overlaminate. Second surface decorate acrylic with 3M 3635-30 white. Use artwork provided by designer.
4. For full color letter sets, Letter/Diamond Plus returns to be .040" aluminum for letters 12"-24", .050" for letters 24"-48" and .063" for larger than 48". Paint finish exterior surfaces White. Semi-gloss finish. Form as shown. Use artwork provided by designer. Note: letter depths vary by size. See chart. Paint finish interior surfaces with light enhancement paint. Use artwork provided by designer.
5. For full color letter sets, Letter/Diamond Plus backs to be .090" aluminum up to 24" letter height, .125" aluminum for 25" and larger. Paint finish exterior surfaces White. Semi-gloss finish. Paint finish interior surface with light enhancement paint. Use artwork provided by designer.
6. Extruded aluminum raceway to meet or exceed all applicable U.L and electrical code requirements. Paint finish to match existing building. use 5 1/2" x 5 1/2" for 12", 15", and 18" sets; use 8" x 7" for 24" to 36" sets.
7. "HCA Florida" trim capped letter faces to be .177" 2406 LD. First surface decorate with dual color HCA Navy. Overlam with 3M 3660M overlaminate. Use artwork provided by designer.
8. "HCA Florida" Navy letter trim cap to be 1" Jewelite blue. Paint finish to match HCA Navy. Semi-gloss finish. Attach with pan head screws as required. Paint heads to match trim cap.
9. Diamond Plus and letters to be .177" 7328 white acrylic. First surface decorate with 3M orange 3630-124 over 3M 3635-30 white diffuser. Overlam with 3M 3660M overlaminate.
10. Orange Diamond Plus and letter trim cap to be 1" Jewelite Orange. Paint finish to match HCA orange. Semi-gloss finish. Attach with pan head screws as required. Paint heads to match trim cap.
11. Optional 'A part of (Facility Name)' to be 1/4" aluminum plate. Hydro jet cut. Paint finish HCA Navy. Semi-gloss finish. Weld threaded studs second surface for wall attachment. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone

HCA Navy	PMS 289c
HCA Orange	PMS 7579c
Slate	PMS 424c
Crimson red	PMS 7427c

Paints

HCA Navy	Matthews Mp62320
HCA Orange	Matthews Mp72663
Slate	Matthews Mp58477
Crimson Red	Matthews Mp83154
White	Matthews Mp11477
Black	Matthews Mp70431

Vinyls opaque

HCA Navy	3M 3630-8695 (white bkg only)
HCA Orange	3M 3630-124 (white bkg only)
Slate	3M 180c-41 dark gray
White	3M 7725-10
Black	3M 180c-12
HCA Navy (dual color)	3M DN00545

Vinyls translucent

HCA Navy	3M 3630-8695
HCA Orange	3M 3630-124 w/diffuser
Crimson Red	3M 3630-53
White	3M 3630-20
Diffuser	3M 3635-30 (41% diffusion)

Vinyls reflective

Crimson Red	3M 680-82 Ruby red
White	3M 680-10

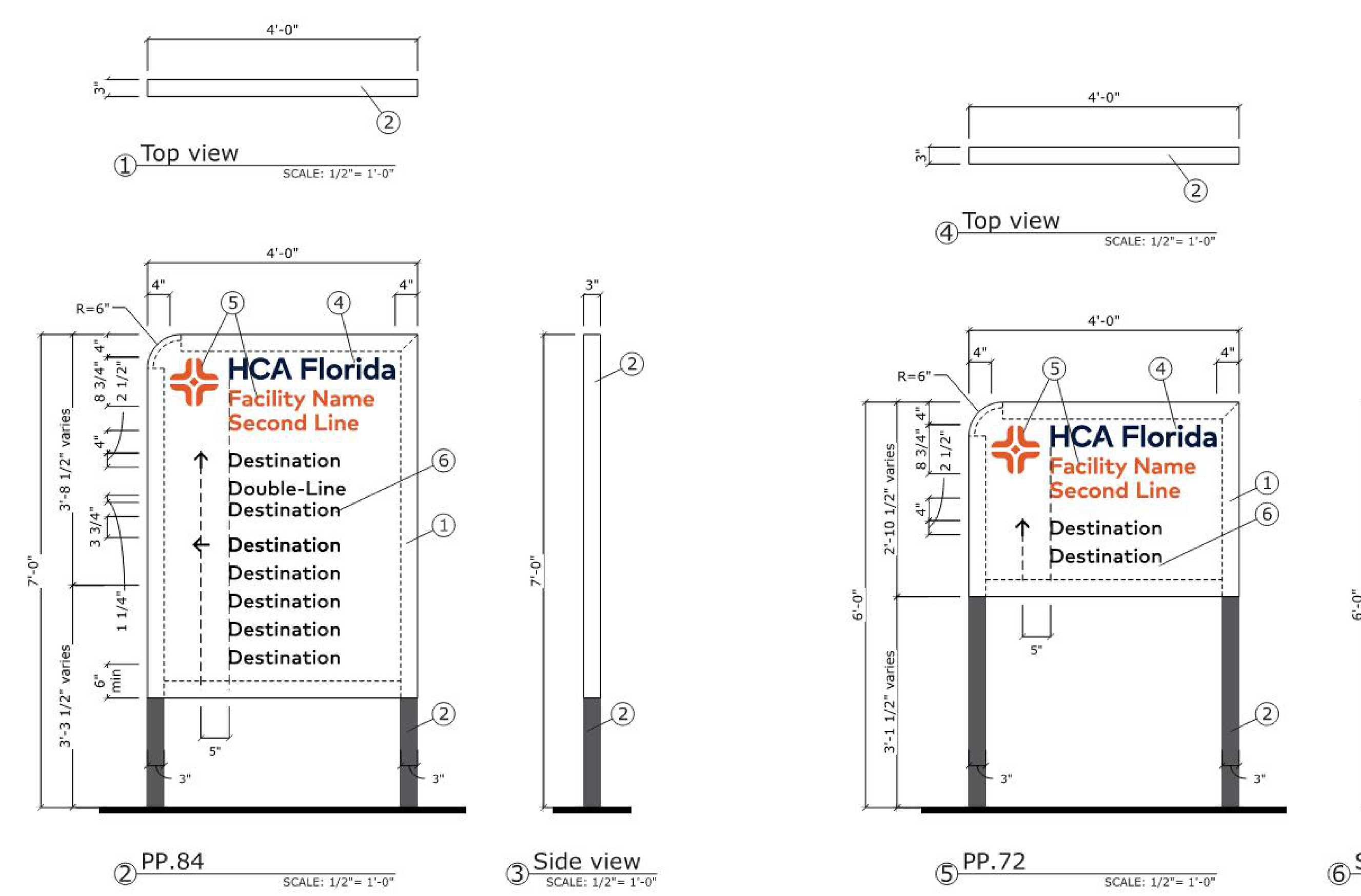
Navy channel letters w/raceway - Florida

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearances and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. See General Specifications for additional requirements. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Monigle Associates, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific project for which they were created, without previous written authorization from Monigle Associates, Inc. © Monigle Associates, Inc. "All Rights Reserved" 150 Adams Street - Denver, Colorado 80206

Client:	HCA	Checked By:	.	Rev No:	.
Job Number:	2610	Approval:	.	Rev No:	.
Drawn By:	JLD	.	.	Rev No:	.
Date:	11.10.2023	Scale:	As indicated	Rev No:	.

AF4.2

monigle



① Top view SCALE: 1/2"= 1'-0"

④ Top view SCALE: 1/2"= 1'-0"

② PP.84 SCALE: 1/2"= 1'-0"

③ Side view SCALE: 1/2"= 1'-0"

⑤ PP.72 SCALE: 1/2"= 1'-0"

⑥ Side view SCALE: 1/2"= 1'-0"

Notes:

1. Sign face(s) to be .125" aluminum. Form as shown. Paint finish White. Semi-gloss finish. Chemically weld to fabricated tube support frame. First surface film decorate per call outs.
2. 3"x3"x .125" aluminum tube frame. Miter cut and grind smooth at all exposed corners for a monolithic appearance. Provide horizontal member at bottom of sign face and top. Tube to be flush with sign face edge. Note: saw tooth cut and roll 3"x 1" x.125" aluminum channel to radius shown to complete top frame. Paint finish support tube frame White at sign face and Slate for the exposed legs below the sign face. Note: length of gray on legs varies by sign type. Extend support tube into a concrete foundation as required. No direct earth bury allowed.
3. All structural components including support tubes, concrete foundations, etc. to be sized by a licensed structural engineer to meet or exceed all applicable local, state and national codes
4. "HCA Florida" copy to be HCA Navy film. Use artwork provided by designer. Overlam individual letters with 3M 3660M overlaminate.
5. Diamond Plus/"Facility Name" to be HCA orange film 3630-124. Use artwork provided by designer. Overlam individual letters with 3M 3660M overlaminate.
6. Directional copy and arrows to be opaque black film 3M 180c-12. Size as shown. Typeface to be Mark for HCA medium. Verify all copy prior to fabrication.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone

HCA Navy	PMS 289c
HCA Orange	PMS 7579c
Slate	PMS 424c
Crimson red	PMS 7427c

Paints

HCA Navy	Matthews Mp62320
HCA Orange	Matthews Mp72663
Slate	Matthews Mp58477
Crimson Red	Matthews Mp83154
White	Matthews Mp11477
Black	Matthews Mp70431

Vinyls opaque

HCA Navy	3M 3630-8695 (white bkg only)
HCA Orange	3M 3630-124 (white bkg only)
Slate	3M 180c-41 dark gray
White	3M 7725-10
Black	3M 180c-12
HCA Navy (dual color)	3M DN00545

Vinyls translucent

HCA Navy	3M 3630-8695
HCA Orange	3M 3630-124 w/diffuser
Crimson Red	3M 3630-53
White	3M 3630-20
Diffuser	3M 3635-30 (41% diffusion)

Vinyls reflective

Crimson Red	3M 680-82 Ruby red
White	3M 680-10

7' & 6' branded directionals (non-illuminated) - Florida

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearances and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. See General Specifications for additional requirements. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Monigle Associates, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific project for which they were created, without previous written authorization from Monigle Associates, Inc. © Monigle Associates, Inc. "All Rights Reserved" 150 Adams Street - Denver, Colorado 80206

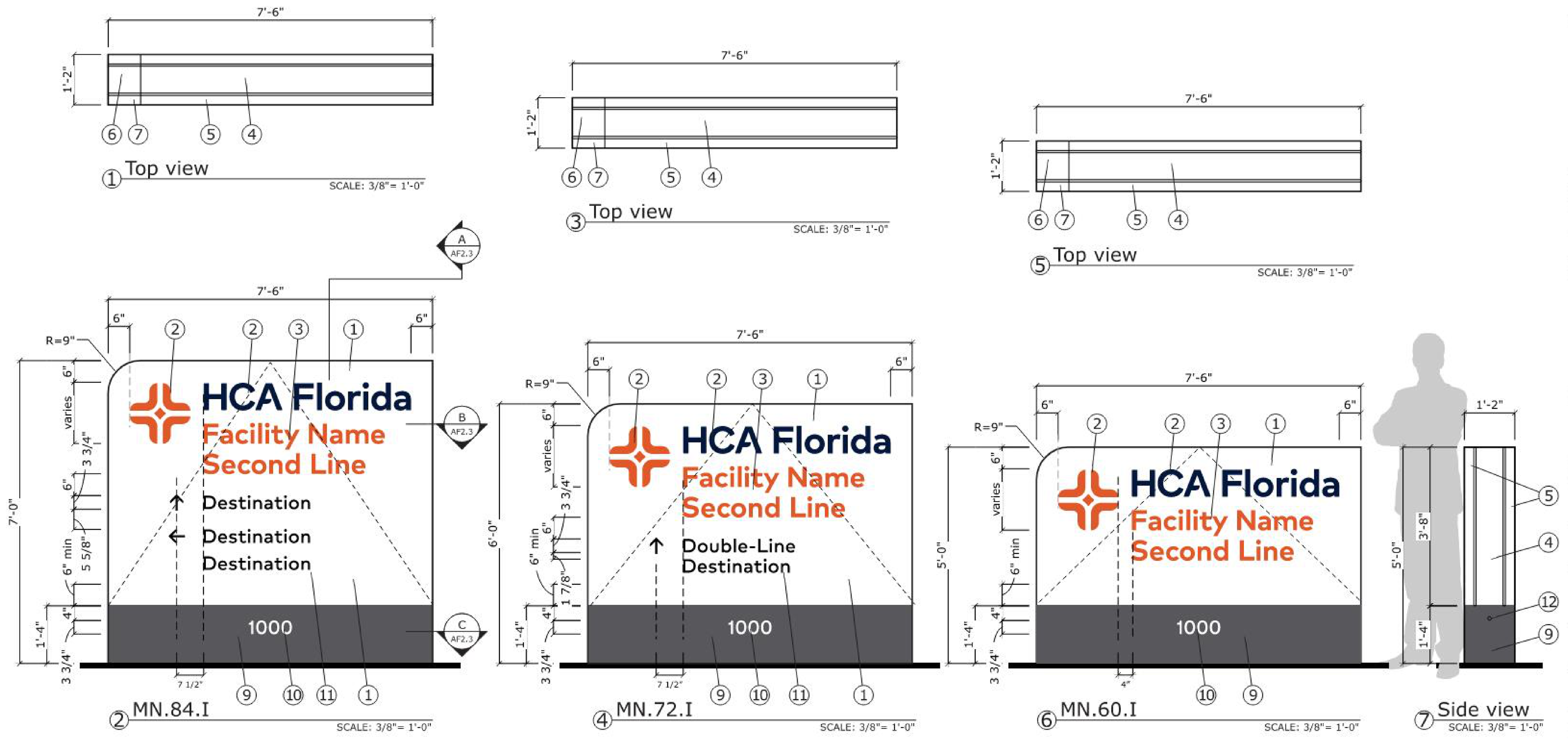
Client:	HCA	Checked By:	.	Rev No:	.
Job Number:	2610	Approval:	.	Rev No:	.
Drawn By:	JLD	.	.	Rev No:	.
Date:	11.10.2023	Scale:	As indicated	Rev No:	.

AF8.8

monigle

Notes:

1. Sign face to be 3M Panagraphics III. First surface decorate per call outs. Overlay entire face with 3M 3660M overlaminate.
2. Film decorate HCA Florida with 3M 3630-8695 HCA Navy. Use artwork provided by designer. Verify all copy prior to fabrication.
3. Diamond Plus Mark and facility name to be 3M 3630-124 HCA orange over 3635-30 diffuser film. Use artwork provided by designer. Verify all copy prior to production.
4. Sign body filler to be SignComp medium body filler #2015. Form as shown. Paint finish all exterior exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
5. Extrusion cover for flex face retainer to be SignComp #2095. Paint finish all exterior surfaces with White. Semi-gloss finish. Attach with countersunk flathead stainless steel screws. Paint heads to match.
6. 9" radiused filler body piece to be SignComp #4050. Paint finish all exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
7. 9" radiused extrusion cover to be SignComp #4260P. Paint finish exterior surfaces White. Sem-gloss finish.
8. .125" aluminum cladding. Form as shown. Paint finish Slate. Semi-gloss finish.
9. .125" aluminum base cladding. Form as shown. Paint finish Slate. Semi-gloss finish. Make one side removable for bolt access.
10. Address copy to be white reflective film 3M 680-10 white. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
11. Directional copy only if needed to be opaque black film. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
12. Location of photocell when required.



① Top view SCALE: 3/8"= 1'-0"

③ Top view SCALE: 3/8"= 1'-0"

⑤ Top view SCALE: 3/8"= 1'-0"

② MN.84.I SCALE: 3/8"= 1'-0"

④ MN.72.I SCALE: 3/8"= 1'-0"

⑥ MN.60.I SCALE: 3/8"= 1'-0"

⑦ Side view SCALE: 3/8"= 1'-0"

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone

HCA Navy	PMS 289c
HCA Orange	PMS 7579c
Slate	PMS 424c
Crimson red	PMS 7427c

Paints

HCA Navy	Matthews Mp62320
HCA Orange	Matthews Mp72663
Slate	Matthews Mp58477
Crimson Red	Matthews Mp83154
White	Matthews Mp11477
Black	Matthews Mp70431

Vinyls opaque

HCA Navy	3M 3630-8695 (white bkg only)
HCA Orange	3M 3630-124 (white bkg only)
Slate	3M 180c-41 dark gray
White	3M 7725-10
Black	3M 180c-12
HCA Navy (dual color)	3M DN00545

Vinyls translucent

HCA Navy	3M 3630-8695
HCA Orange	3M 3630-124 w/diffuser
Crimson Red	3M 3630-53
White	3M 3630-20
Diffuser	3M 3635-30 (41% diffusion)

Vinyls reflective

Crimson Red	3M 680-82 Ruby red
White	3M 680-10

7', 6' & 5' monuments - Florida

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Client:	HCA	Checked By:	.	Rev No:	.
Job Number:	2610	Approval:	.	Rev No:	.
Drawn By:	JLD	.	.	Rev No:	.
Date:	11.10.2023	Scale:	As indicated	Rev No:	.

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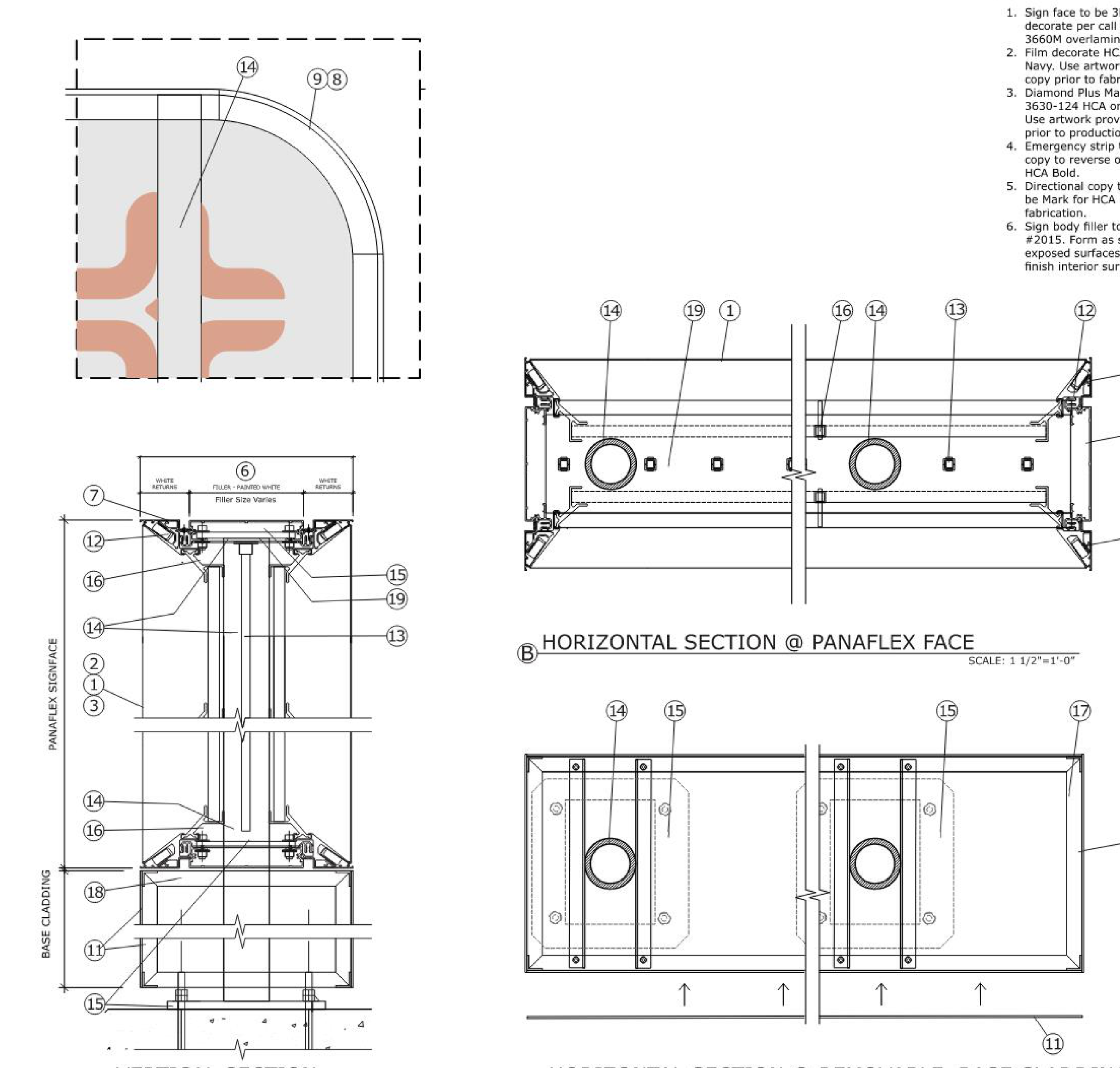

Ⓐ VERTICAL SECTION SCALE: 1 1/2"=1'-0"

Ⓑ HORIZONTAL SECTION @ PANAFLEX FACE SCALE: 1 1/2"=1'-0"

Ⓒ HORIZONTAL SECTION @ REMOVABLE BASE CLADDING SCALE: 1 1/2"=1'-0"

Notes

1. Sign face to be 3M Panagraphics III. First surface decorate per call outs. Overlay entire face with 3M 3660M overlaminate.
2. Film decorate HCA Florida with 3M 3630-8695 HCA Navy. Use artwork provided by designer. Verify all copy prior to fabrication.
3. Diamond Plus Mark and facility name to be 3M 3630-124 HCA orange over 3635-30 diffuser film. Use artwork provided by designer. Verify all copy prior to production.
4. Emergency strip to be 3M 3630-53 Crimson red, copy to reverse out white. Typeface to be Mark for HCA Bold.
5. Directional copy to be opaque black film. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
6. Sign body filler to be SignComp medium body filler #2015. Form as shown. Paint finish all exterior exposed surfaces White. Semi-gloss finish. paint finish interior surfaces with light enhancement paint.
7. Extrusion cover for flex face retainer to be SignComp #2095. Paint finish all exterior surfaces with White. Semi-gloss finish. attach with countersunk flathead stainless steel screws. Paint heads to match.
8. 9" radiused filler body piece to be SignComp #4050. Paint finish all exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
9. 9" radiused extrusion cover to be SignComp #4260P. Paint finish exterior surfaces White. Semi-gloss finish.
10. Provide prop rods as required to support face during servicing.
11. .125" aluminum base cladding. Form as shown. Paint finish Slate. Semi-gloss finish. Make one side removable for bolt access.
12. Flex face retention extrusion to be SignComp #2086. Miter cut at square corners for monolithic appearance. Hinge along top for access. Note: 9" radiused retention extrusion to be SignComp #4250
13. LED illumination to be Current Powerstrip DS as required to provide even illumination across sign face without hot spots or shadows. LED manufacturer to provide layouts, module specification, and power supply requirements.
14. Round steel support tube as required to be sized by a licensed structural engineer to meet or exceed all applicable local, state, and national codes. Paint finish with light enhancement paint. Weld steel match plate at bottom for foundation attachment. Weld steel top plate for bolt attachment of extrusion filler bodies. Weld additional plate as required to pick up the lower horizontal sign filler body extrusion.
15. Steel match plate, anchor bolts, concrete foundation and reinforcement to be sized by a licensed structural engineer to meet or exceed all applicable local, state and national codes.
16. Provide SignComp small face brace #5352 and 1" sq. tube supports as required to maintain face rigidity.
17. Provide aluminum angle framing as required for support of base cladding. Bolt attach to steel angles welded to steel support tubes.
18. Steel angles welded to steel support tube to provide attachment surface for bolt connection of angle frame at base.
19. SignComp raceway cover #5116.

Lighting control devices
Existing locations
For existing locations where we are replacing currently illuminated signage, determine through tech audit if circuit is currently controlled by:
a. Building mounted photocell
b. Signage mounted photocell
c. Astronomical time clock.
d. If building mounted photocell or astronomical timers exist on signage circuits, tie into existing circuit. If sign-based photocell, provide photocell for new signage on sign or side facing away from primary street at installation location.

New locations
For new locations without previous signage, provide the following:
a. For channel letter sets provide an astronomical timer at panel to control lighting from dusk till dawn.
b. For free standing signs, provide a photocell on sign on side facing away from primary street at installation location.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone

HCA Navy	PMS 289c
HCA Orange	PMS 7579c
Slate	PMS 424c
Crimson red	PMS 7427c

Paints

HCA Navy	Matthews Mp62320
HCA Orange	Matthews Mp72663
Slate	Matthews Mp58477
Crimson Red	Matthews Mp83154
White	Matthews Mp11477
Black	Matthews Mp70431

Vinyls opaque

HCA Navy	3M 3630-8695 (white bkg only)
HCA Orange	3M 3630-124 (white bkg only)
Slate	3M 180c-41 dark gray
White	3M 7725-10
Black	3M 180c-12
HCA Navy (dual color)	3M DN00545

Vinyls translucent

HCA Navy	3M 3630-8695
HCA Orange	3M 3630-124 w/diffuser
Crimson Red	3M 3630-53
White	3M 3630-20
Diffuser	3M 3635-30 (41% diffusion)

Vinyls reflective

Crimson Red	3M 680-82 Ruby red
White	3M 680-10

Monuments section detail

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearances and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. See General Specifications for additional requirements. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Monigle Associates, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific project for which they were created, without previous written authorization from Monigle Associates, Inc. © Monigle Associates, Inc. "All Rights Reserved" 150 Adams Street - Denver, Colorado 80206

Client:	HCA	Checked By:	.	Rev No:	.
Job Number:	2610	Approval:	.	Rev No:	.
Drawn By:	BRS	.	.	Rev No:	.
Date:	11.10.2023	Scale:	As indicated	Rev No:	.

AF2.3

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BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.255.6572

GENERAL CONTRACTOR

REVISIONS:

DATE: 03/ 12/ 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

HCA SIGNAGE STANDARD

A9.01

Discipline Sort:
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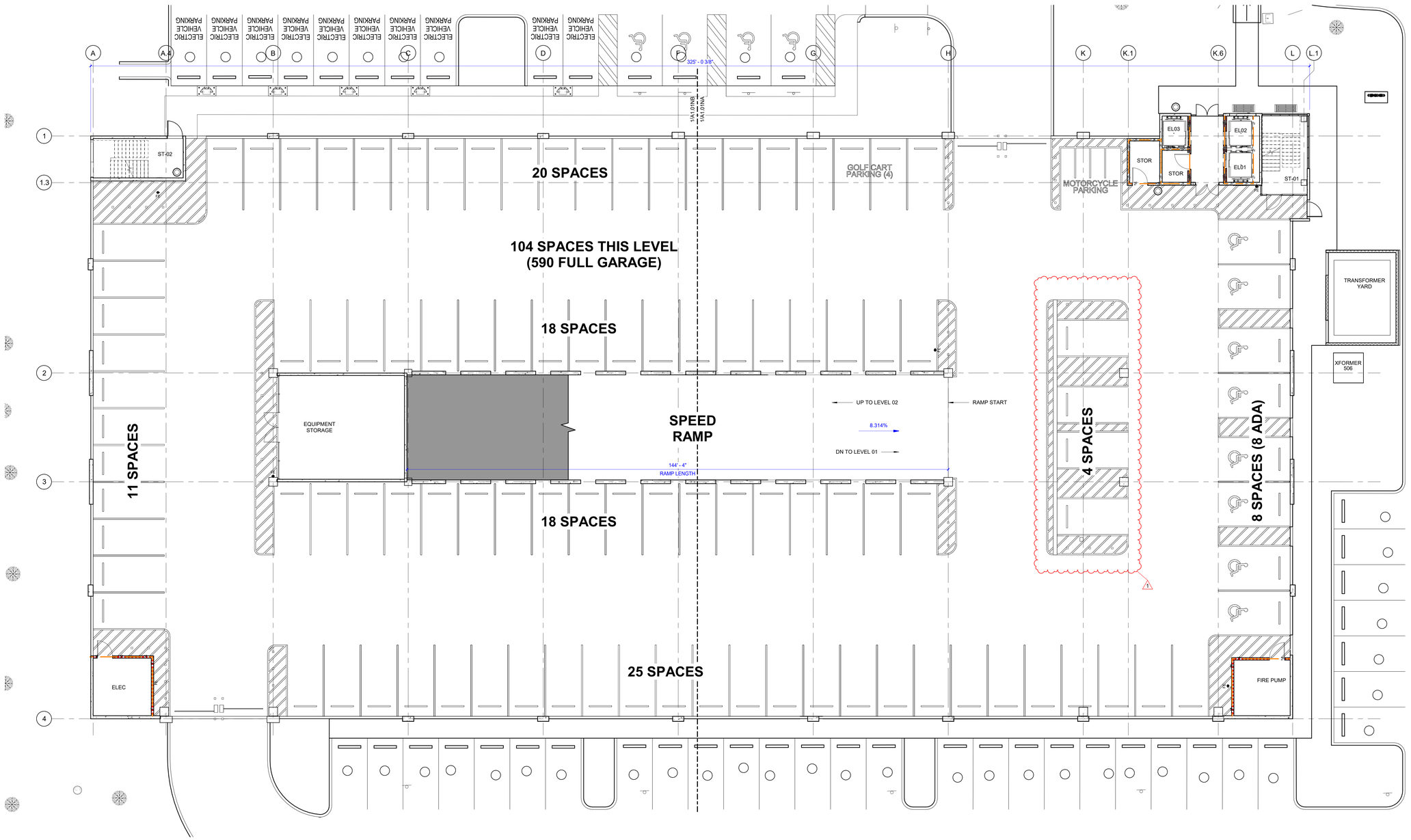

LEVEL 01 - OVERALL PLAN

0 8' 24'

A0.1 - LEVEL 01 OVERALL PLAN
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CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

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REVISIONS:

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DATE:
07.31.2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T CONSULTANT
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NASHVILLE, TN 37228
MANAGER: JIM PARKER

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KIMLEY-HORN AND ASSOCIATES, INC.
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JESSE GUSTAFSON

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #:
3766337

HCA #.:
3093200030

LEVEL 01 OVERALL PLAN

A0.1

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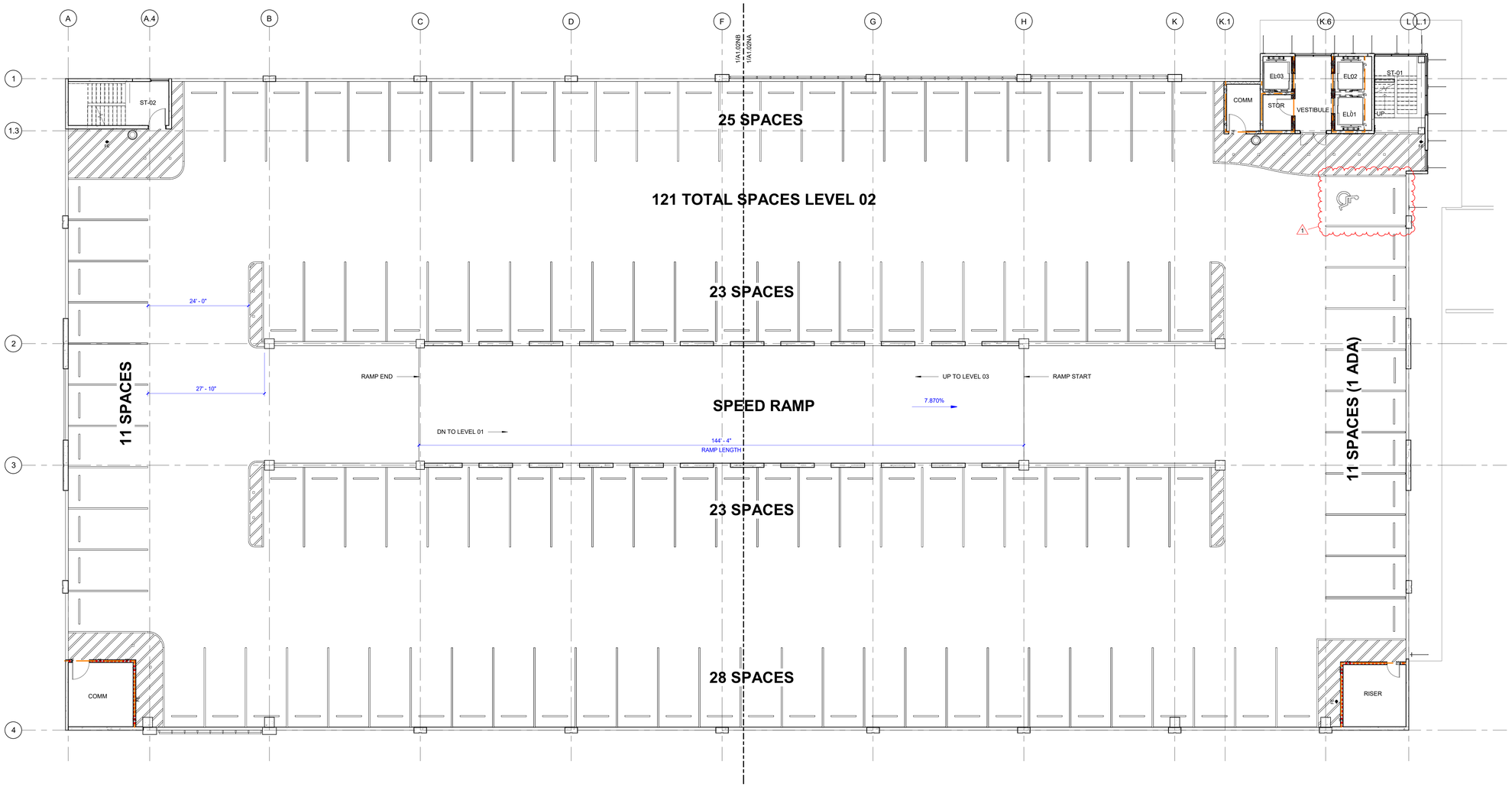

LEVEL 02 - OVERALL PLAN

0 8' 24'

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37203
MANAGER: ANDY JODWAY

M,P,E & T CONSULTANT
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HCA CONSTRUCTION MANAGER:
GREG ATKINSON

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HCA #: 3093200030

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REVISIONS:
09/26/2025 AMENDMENT 1
DATE: 07/31/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

LEVEL 02 OVERALL PLAN

A0.2

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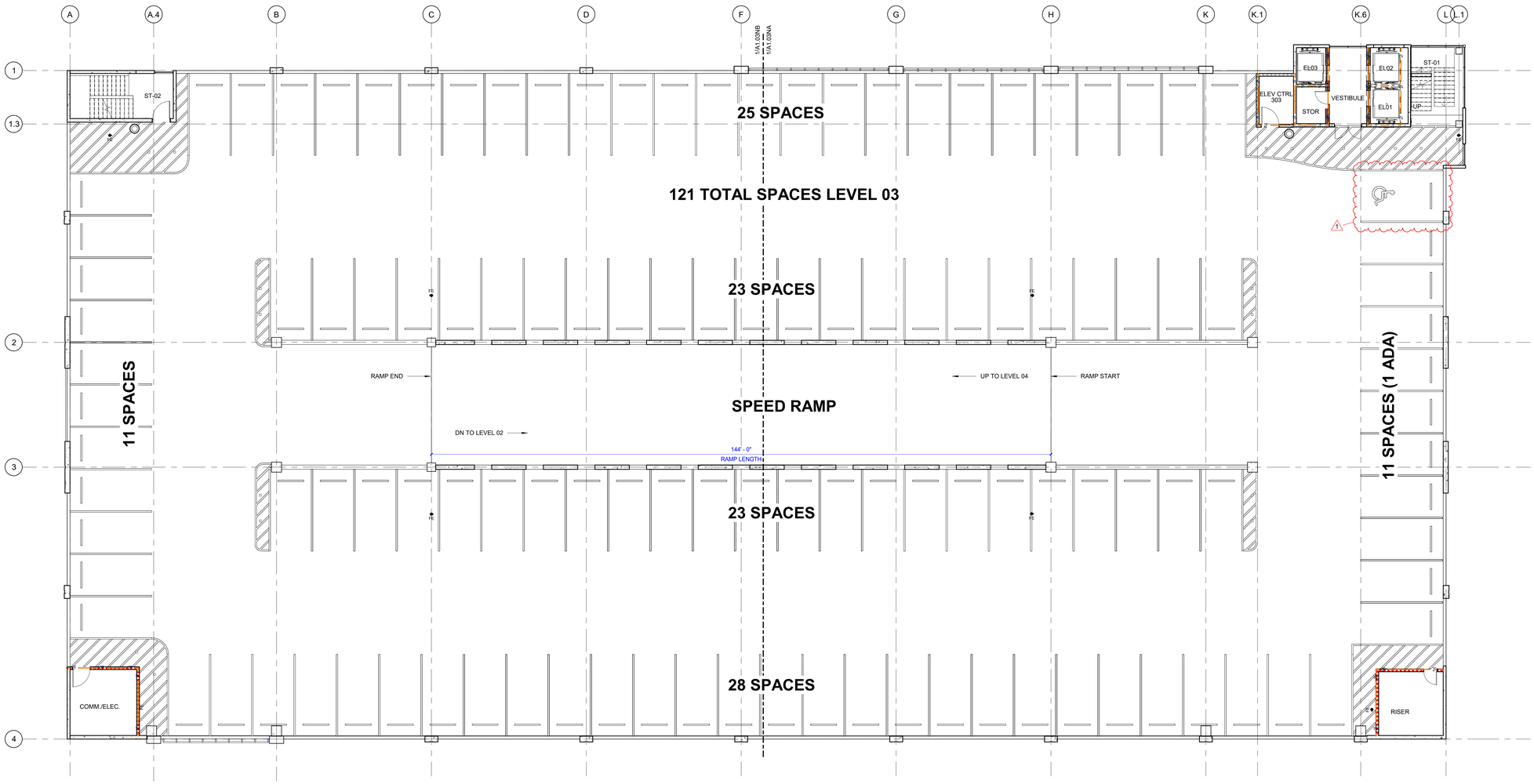

LEVEL 03 - OVERALL PLAN

0 8' 24'

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37203
MANAGER: ANDY JODWAY

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HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

LEVEL 03 OVERALL PLAN

A0.3

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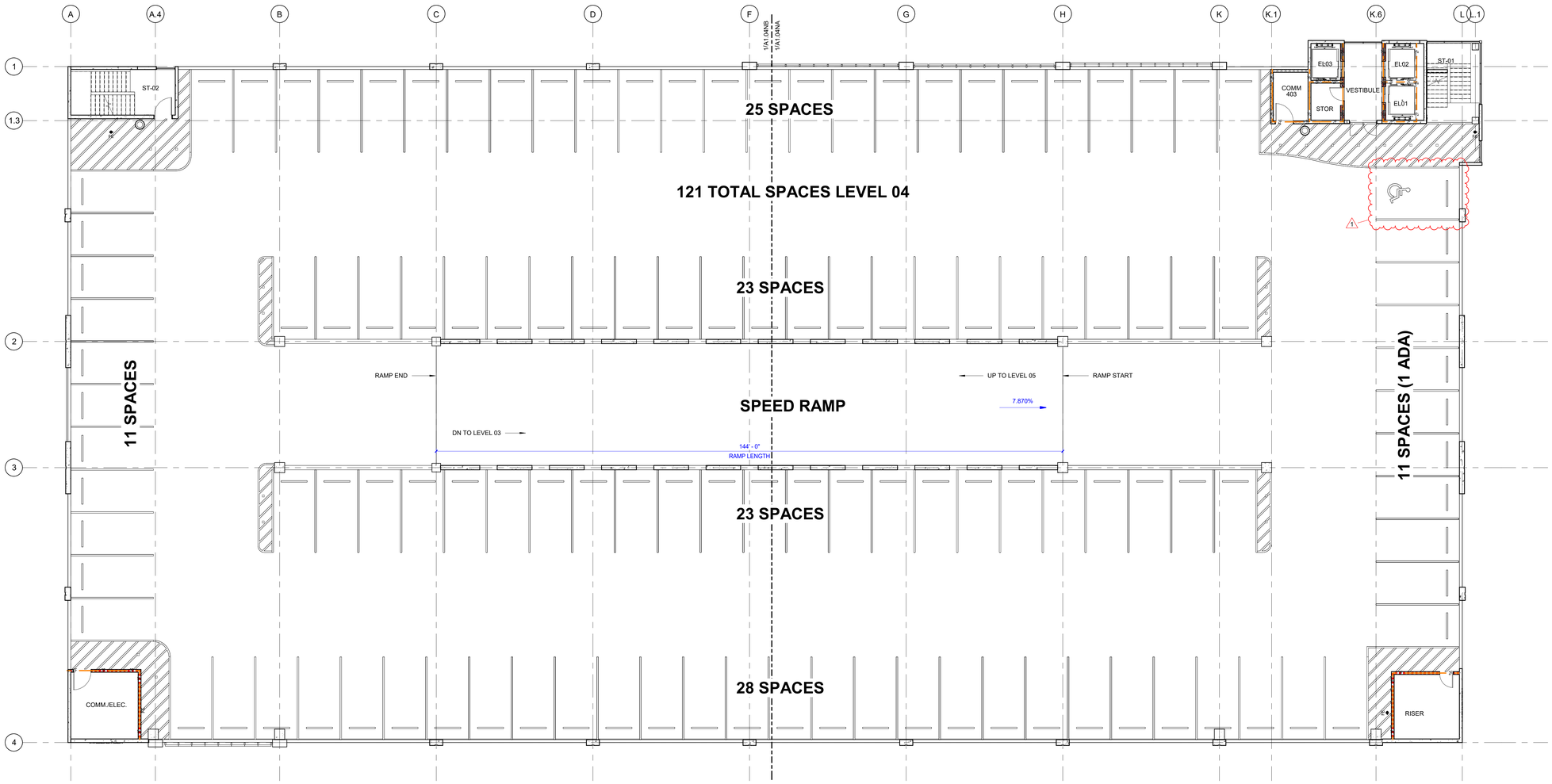

LEVEL 04 - OVERALL PLAN

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GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
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1	AMENDMENT 1	09/26/2025

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HCA CONSTRUCTION MANAGER:
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STATE OF FLORIDA
MATTHEW G. GRIFFIN
REGISTERED ARCHITECT
AR101992

BARGE #:
3768337

HCA #.:
3093200030

LEVEL 04 OVERALL PLAN

A0.4

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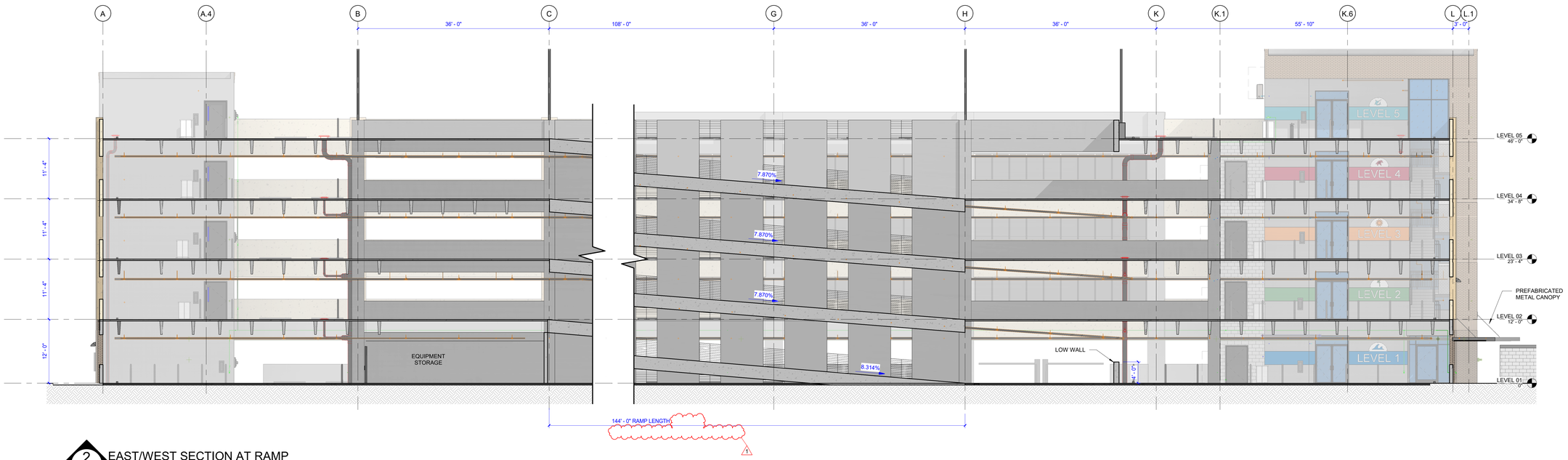

2 A0.5 EAST/WEST SECTION AT RAMP

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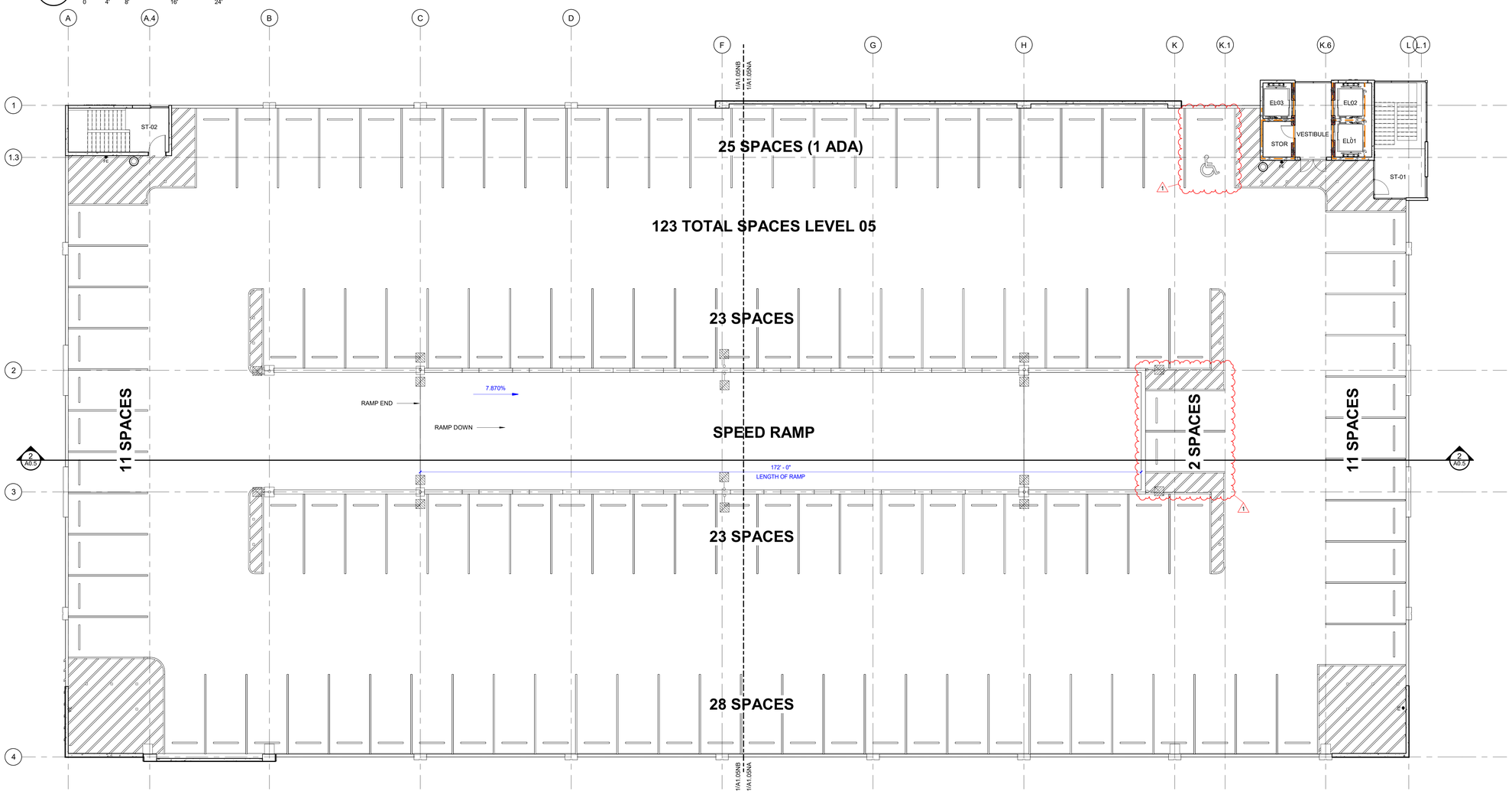

LEVEL 05 - OVERALL PLAN

0 8' 24'

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37203
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS

REVISIONS:
09/28/2025 AMENDMENT 1
DATE: 07/31/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

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STRUCTURAL DESIGN GROUP
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KRISTEN VAUGHN
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #: 3093200030

LEVEL 05 OVERALL PLAN AND SECTION

A0.5

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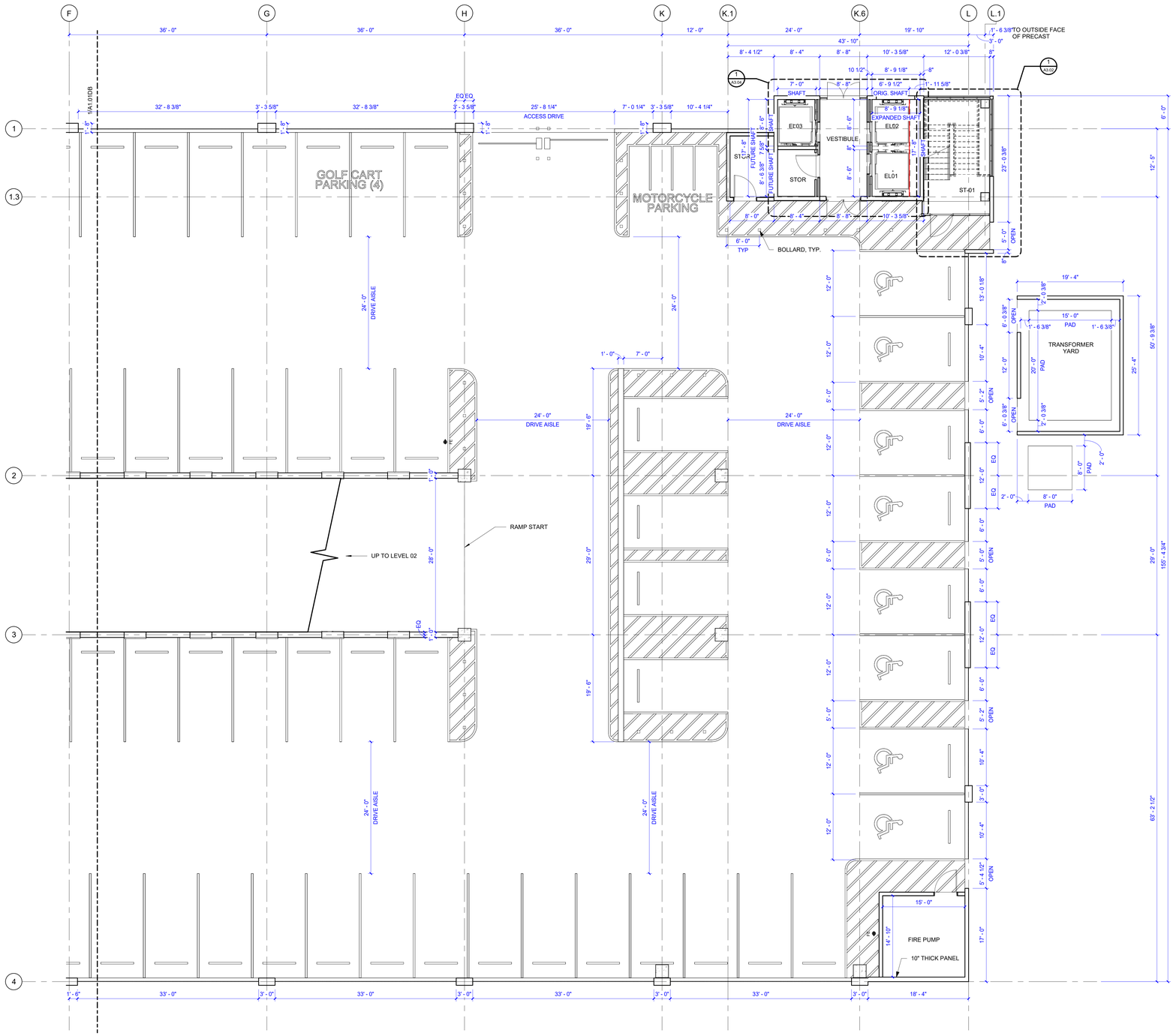


DIMENSION 1ST FLOOR PLAN

0 4' 8' 16' 24'

WALL FRAMING LEGEND

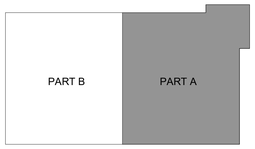
4	4" CH METAL STUDS (SHAFTWALLS)	V3	3 5/8" METAL STUD
V1	7/8" HAT CHANNEL	V6	6" METAL STUD
V2	2 1/2" METAL STUD	6	6" METAL STUD

ALL WALLS ARE CONSTRUCTED WITH 3 5/8" METAL STUDS UNLESS NOTED OTHERWISE

"V" INDICATES VENEER WALL. TYPICAL VENEER WALLS ARE STUDS (SIZE INDICATED ABOVE) WITH 5/8" GYP. BD. ON **ONE** SIDE.

DIMENSION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. WHERE THERE IS A QUESTION REGARDING DIMENSIONS, CONSULT THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
2. REFER TO LARGE SCALE PLANS FOR ADDITIONAL DIMENSIONS.
3. ALL INTERIOR WALL DIMENSIONS ARE FROM OUTSIDE FACE OF GYPSUM BOARD TO OUTSIDE FACE OF GYPSUM BOARD OR TO CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
4. UNLESS INDICATED OTHERWISE, ALL INTERIOR WALLS ARE 4 7/8" THICK AND ARE CONSTRUCTED OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS.
5. CORRIDOR WIDTHS GIVEN ARE THE MINIMUM CLEAR DIMENSIONS.
6. REFER TO ANSI/ADA DETAILS FOR ACCESSIBLE DOOR CLEARANCE REQUIREMENTS. DOORS SHALL BE MOUNTED 4 INCHES FROM FINISH FACE OF WALL TO HINGE SIDE OF FRAME, UNLESS NOTED OTHERWISE. REFER TO DETAIL 1/A6.01.
7. THE DIMENSIONS PROVIDED REFLECT INFORMATION INDICATED IN THE ORIGINAL CONTRACT DOCUMENTS FURNISHED BY THE OWNER AND HAVE NOT BEEN FIELD CHECKED OR OTHERWISE VERIFIED. IT IS INTENDED THAT THE NEW CONSTRUCTION BE ALIGNED WITH THE EXISTING BUILDING AS SHOWN. NEW WINDOWS SHALL ALIGN WITH EXISTING WINDOWS BELOW. NEW ARCHITECTURAL ELEMENTS SHALL ALIGN WITH EXISTING ELEMENTS AS SHOWN, ETC. THE CONTRACTOR SHALL DETERMINE THE ACTUAL CONDITIONS AND ADVISE THE ARCHITECT IF ADJUSTMENTS ARE NECESSARY.
8. CONTRACTOR SHALL "3D LASER SCAN" THE PORTION OF THE EXISTING HOSPITAL WHERE WORK IS INDICATED TO DETERMINE THE ACTUAL DIMENSIONS OF THE BUILDING WITH THE LEVEL OF ACCURACY REQUIRED FOR THE PROPER FABRICATION OF THE WALL PANELS AND ALIGNMENT OF WINDOWS AND OTHER ELEMENTS.



KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1500 | Fax:615.254.6572

REVISIONS:
1 AMENDMENT 09/26/2025

DATE: 07.31.2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2900 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: KERRY RICE

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STRUCTURAL DESIGN GROUP
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MANAGER: MIKE SCHWARTZ

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HCA Healthcare
HCA DESIGN MANAGER:
PETER LUSARDI, AIA, NCARB
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA — MATTHEW G. GRIFFITH — AR101992 — REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

DIMENSIONED 1ST FLOOR - PART A

A1.01DA

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Directline Sort:
Drawing:
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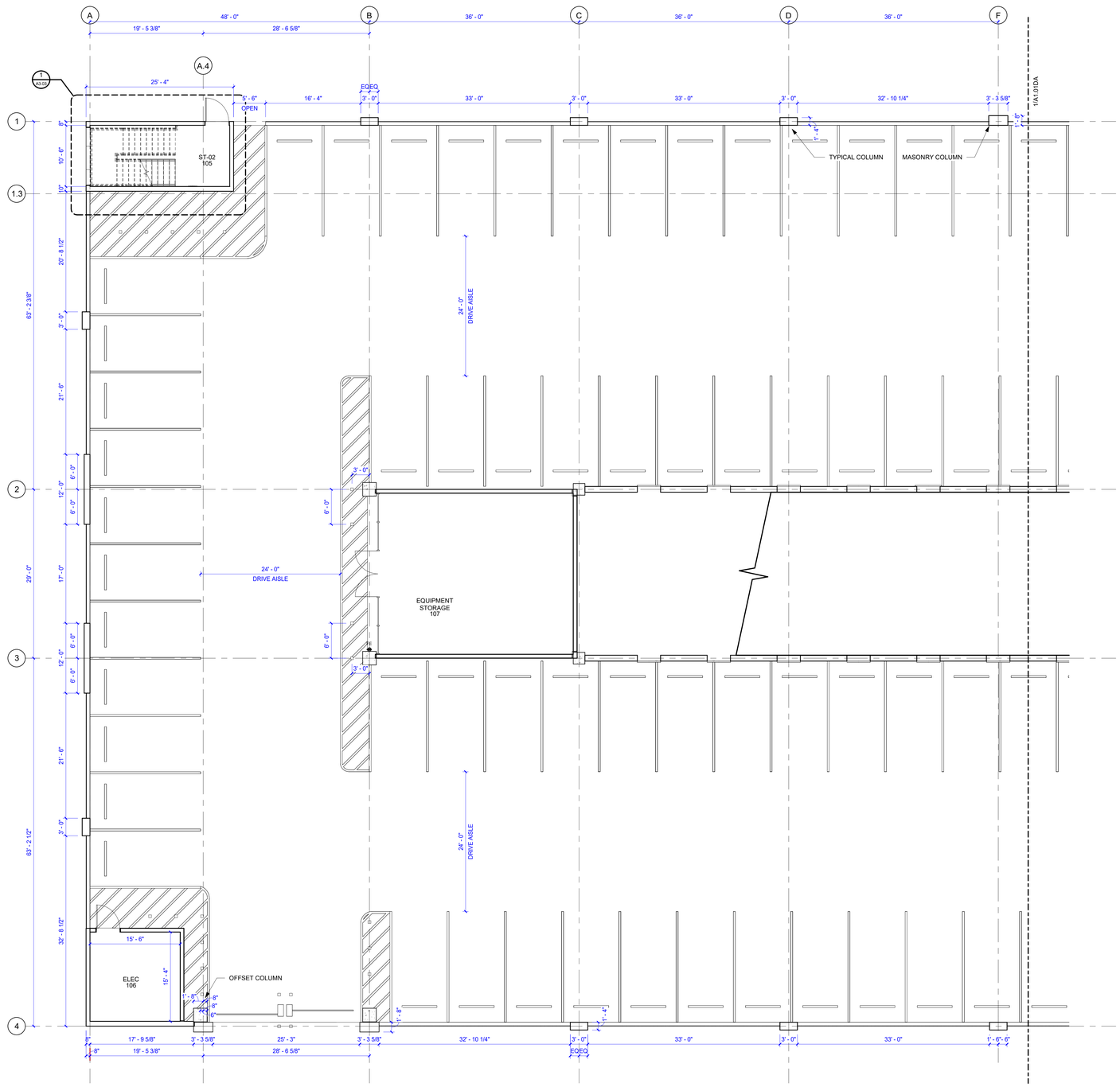
Print Date: 10/16/2025 12:36:30 PM

A1.01DA_DIMENSIONED 1ST FLOOR - PART A
Autodesk Docs://HCA Florida - Lawnwood Parking Garage - 3766337/3766337_Lawnwood_R24.rvt



DIMENSION 1ST FLOOR PART A

0 4' 8' 16' 24'

WALL FRAMING LEGEND			
4	4" CH METAL STUDS (SHAFTWALLS)	V3	3 5/8" METAL STUD
V1	7/8" HAT CHANNEL	V6	6" METAL STUD
V2	2 1/2" METAL STUD	6	6" METAL STUD

ALL WALLS ARE CONSTRUCTED WITH 3 5/8" METAL STUDS UNLESS NOTED OTHERWISE

"V" INDICATES VENEER WALL. TYPICAL VENEER WALLS ARE STUDS (SIZE INDICATED ABOVE) WITH 5/8" GYP. BD. ON **ONE** SIDE.

DIMENSION NOTES

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2. REFER TO LARGE SCALE PLANS FOR ADDITIONAL DIMENSIONS.
3. ALL INTERIOR WALL DIMENSIONS ARE FROM OUTSIDE FACE OF GYPSUM BOARD TO OUTSIDE FACE OF GYPSUM BOARD OR TO CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
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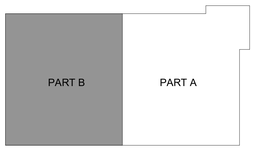

KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 // Fax:615.254.6572

REVISIONS:

1	AMENDMENT 1	09/26/2025

DATE:
07.31.2025

M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
250 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WISMAN LANE, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA Healthcare

HCA DESIGN MANAGER:
ANDREW SULLIVAN

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #:
3766337

HCA #:
30932000030

DIMENSIONED 1ST FLOOR - PART B

A1.01DB

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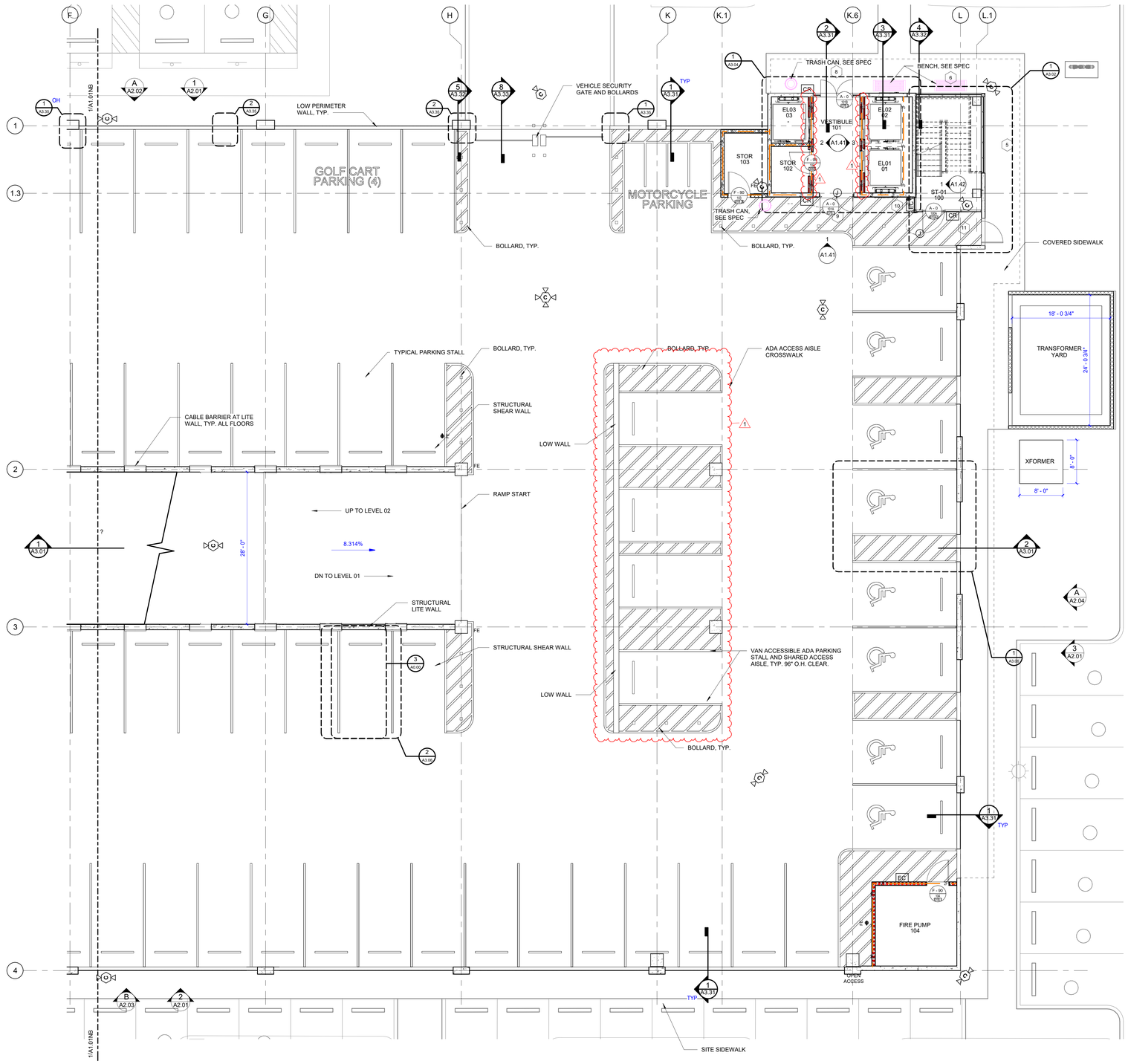
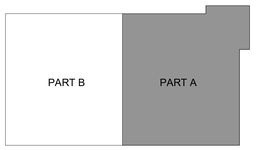


NOTED 1ST FLOOR PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY ↑ ↓ LOWEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
	NON RATED PARTITION	



KEYPLAN

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LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 | Fax:615.254.6572

REVISIONS:
1 AMENDMENT 09/26/2025

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HCA FLORIDA LAWNWOOD PARKING GARAGE

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M.P.E. & T CONSULTANT
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NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEST NEW HAVEN, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare

HCA DESIGN MANAGER:
ANDREW MCCLAIN

HCA CONSTRUCTION MANAGER:
GREGG ATKINSON

STATE OF FLORIDA — MATTHEW G. GRIFFITH — AR101992 — REGISTERED ARCHITECT

BARGE #: 3766337

HCA #.: 3093200030

NOTED 1ST FLOOR - PART A

A1.01NA

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A1.01NB - NOTED 1ST FL DOOR - (PART A
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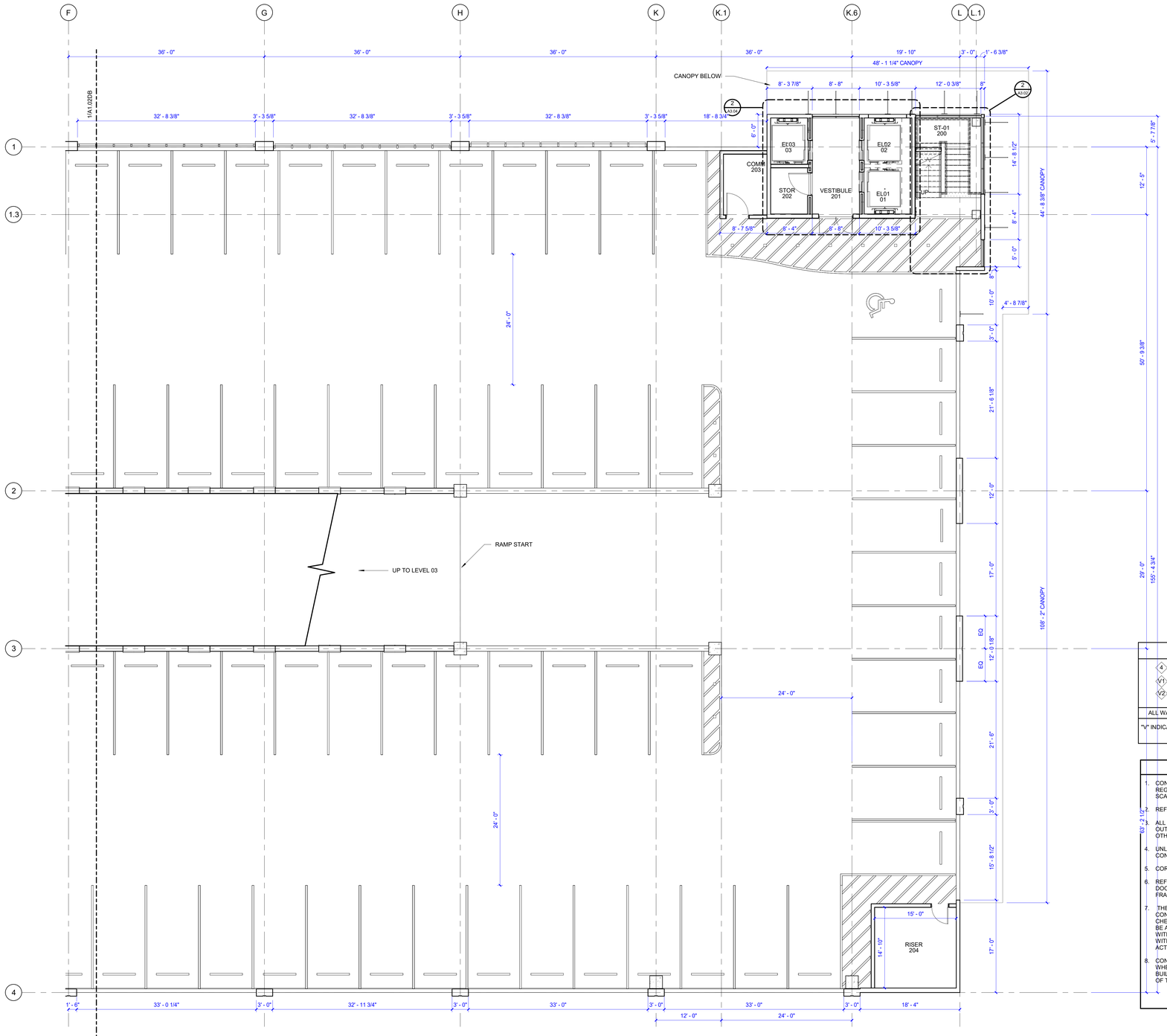

LEVEL 02 DIMENSIONED PLAN PART A

0 4' 8' 16' 24'

WALL FRAMING LEGEND

4	4" CH METAL STUDS (SHAFTWALLS)	V3	3 5/8" METAL STUD
V1	7/8" HAT CHANNEL	V6	6" METAL STUD
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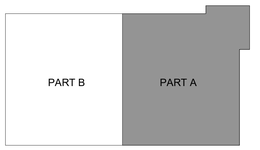

KEYPLAN

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GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
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M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES
250 VENTURE DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WILSON WAY, SUITE 201
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA Healthcare

HCA DESIGN MANAGER:
JOSE MARTINEZ-MARIN

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #:
3766337

HCA #:
3082200030

DIMENSIONED 2ND FLOOR - PART A

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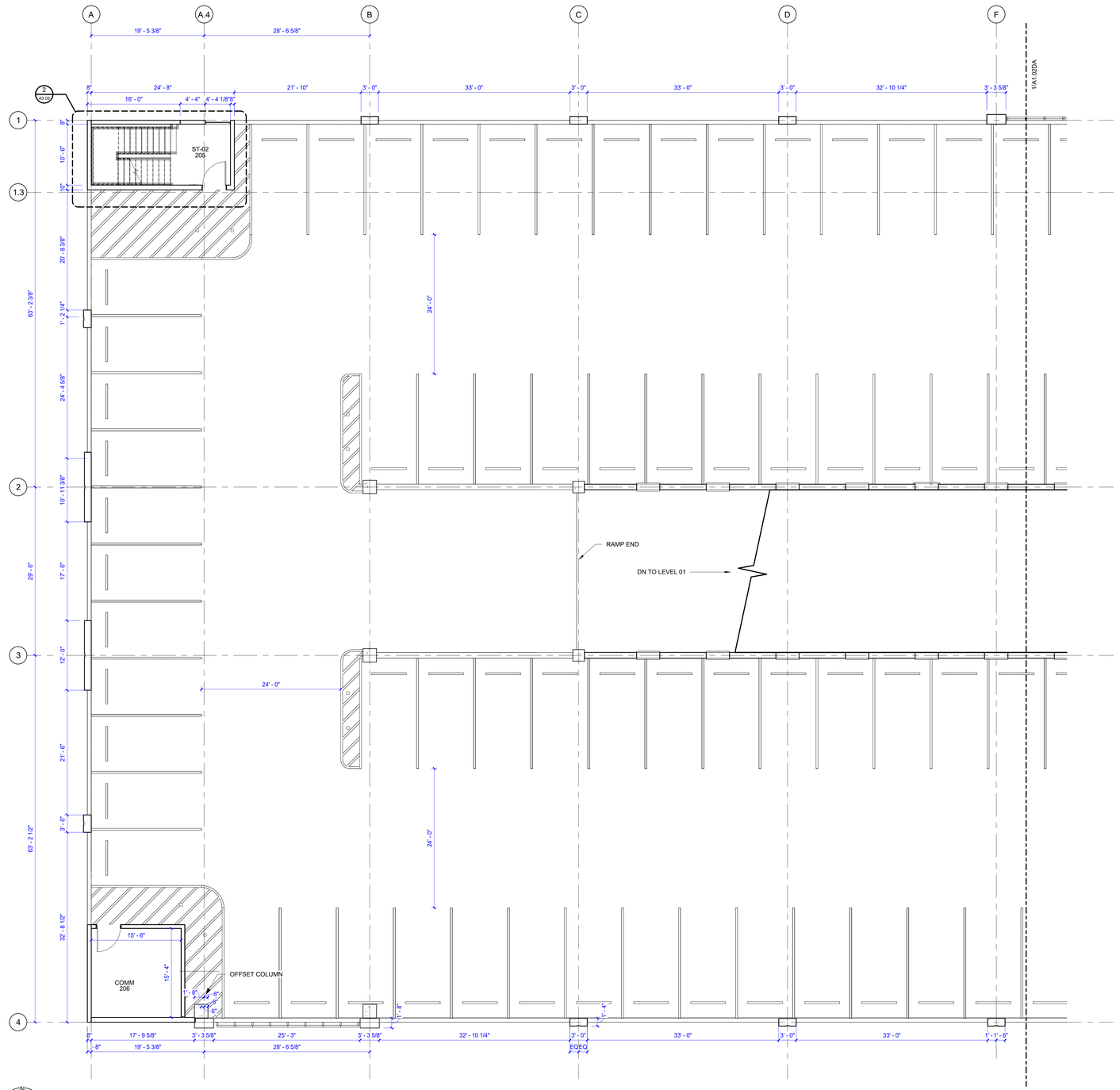

LEVEL 02 DIMENSIONED PLAN PART B

0 4' 8' 16' 24'

WALL FRAMING LEGEND			
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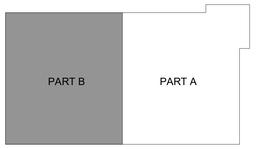

KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 // Fax:615.254.6572

REVISIONS:

09/26/2025	AMENDMENT 1	

DATE:
07.31.2025

M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES
250 KNIGHTDRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
207 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WISMAN LANE, SUITE 201
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA Healthcare

HCA DESIGN MANAGER:
KRISTEN SHAW-HARRIS

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G GRIFFIN
AR101992
REGISTERED ARCHITECT

BARGE #:
3766337

HCA #:
3093200030

DIMENSIONED 2ND FLOOR - PART B

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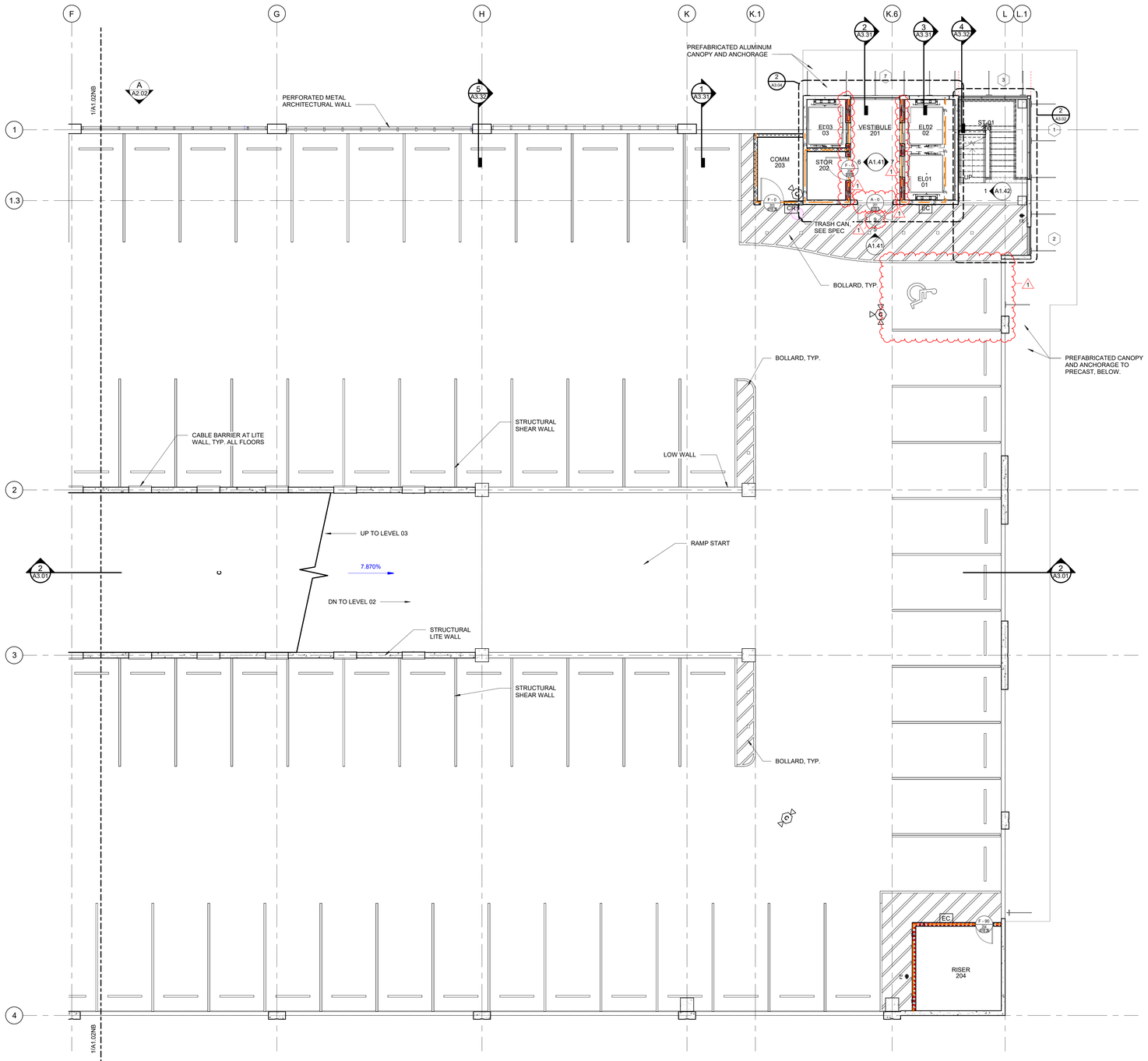
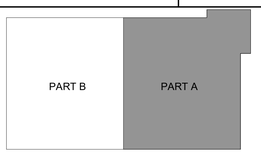


LEVEL 02 NOTED PLAN PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	



KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37203
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
Phone: 615.254.1000 / Fax:615.254.0072

REVISIONS:
09/26/2025 AMENDMENT 1
DATE: 07/31/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2950 KRAFT DRIVE, SUITE 500
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MANAGER: KERRY RICE

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STRUCTURAL DESIGN GROUP
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MANAGER: JIM PARKER

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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
KRISTEN VAUGHN
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

NOTED 2ND FLOOR - PART A

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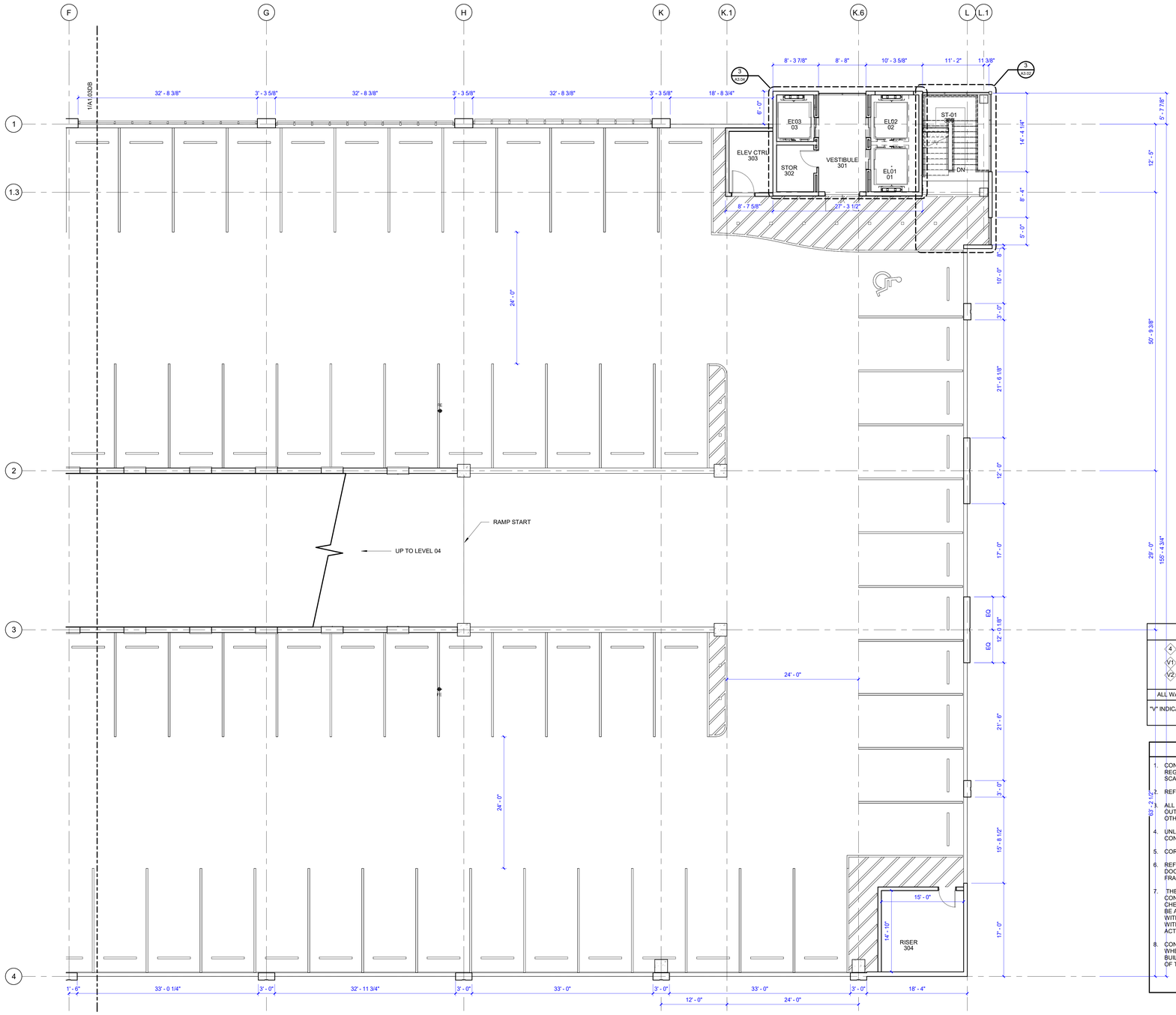

LEVEL 03 DIMENSIONED PLAN PART A

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WALL FRAMING LEGEND			
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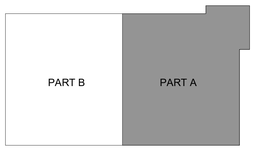

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STRUCTURAL DESIGN GROUP
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MANAGER: JIM PARKER

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VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA Healthcare
HCA DESIGN MANAGER:
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HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G GRIFFIN
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #: 3093200030

DIMENSIONED 3RD FLOOR - PART A

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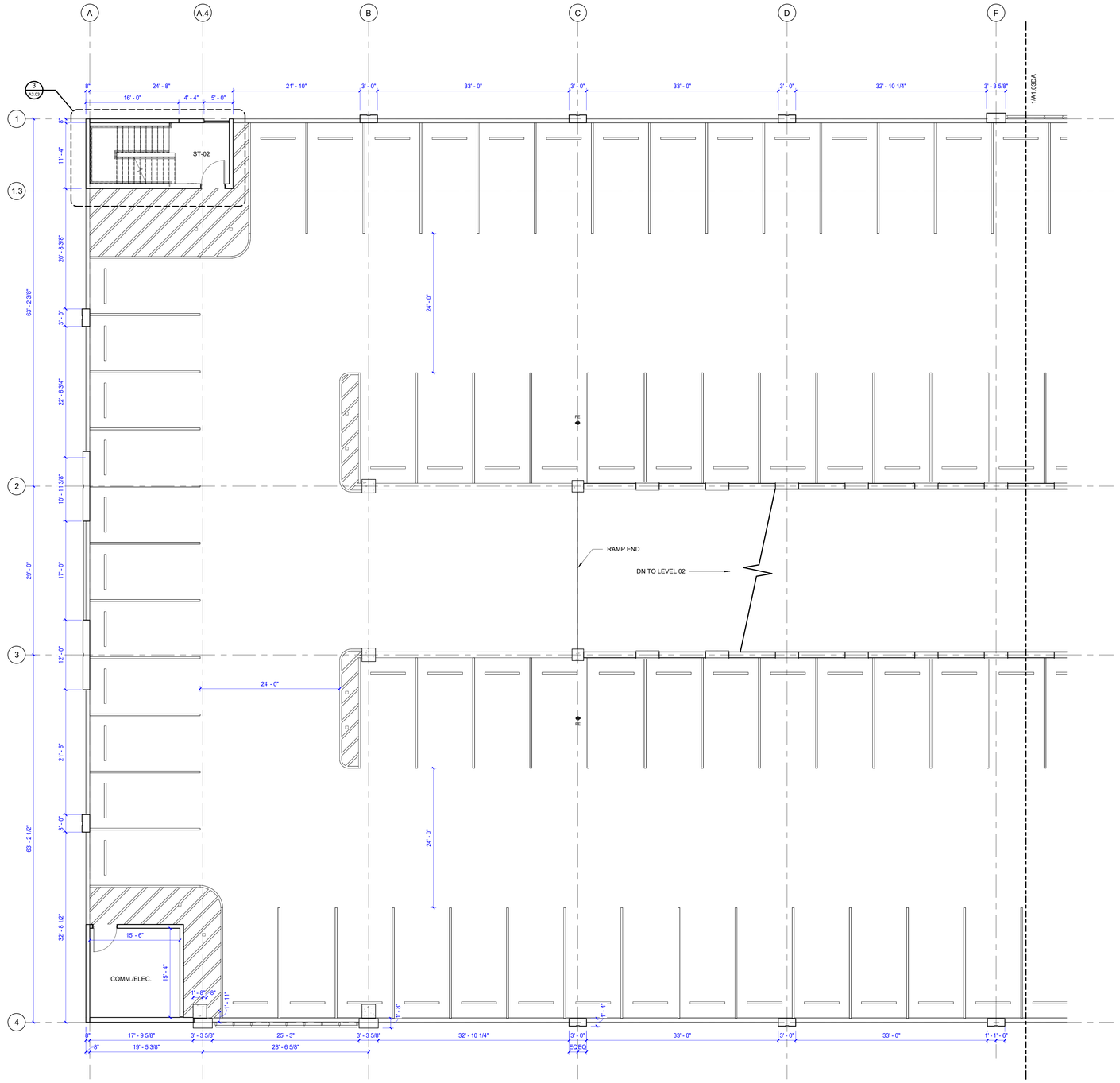

LEVEL 03 DIMENSIONED PLAN PART B

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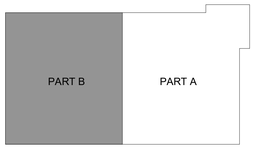

KEYPLAN

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

CONSTRUCTION DOCUMENTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 // Fax:615.254.6572

REVISIONS:

1	AMENDMENT 1	09/26/2025

DATE:
07.31.2025

M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
250 KNIGHT DRIVE, SUITE 500
NASHVILLE TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WISTARIA WAY, SUITE 201
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA DESIGN MANAGER:
KEVIN SULLIVAN

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #:
3768337

HCA #:
3093200030

DIMENSIONED 3RD FLOOR - PART B

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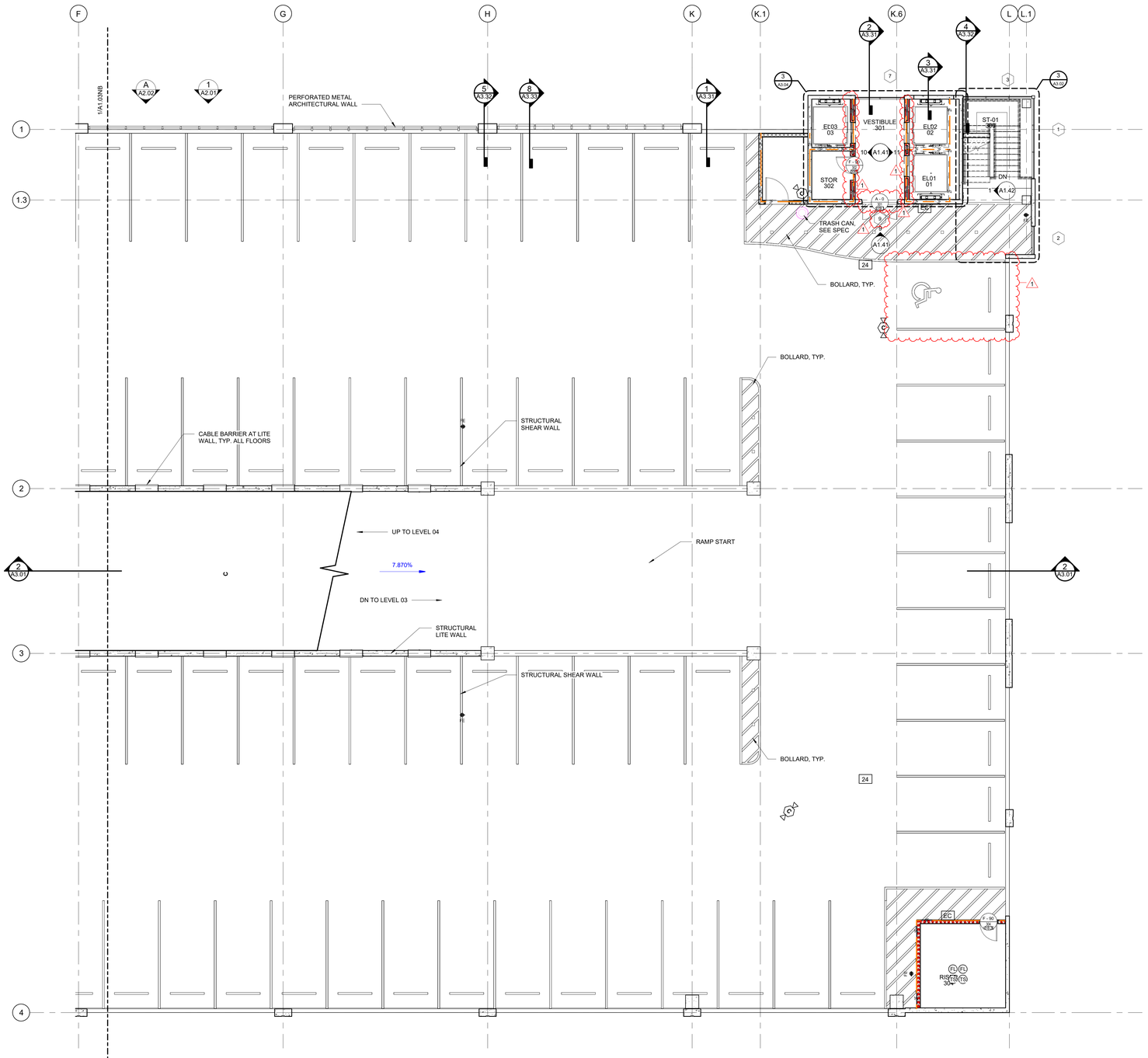
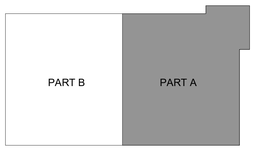


LEVEL 03 NOTED PLAN PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	



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Phone: 615.254.1000 / Fax:615.254.0572

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NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
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NASHVILLE, TN 37228
MANAGER: JIM PARKER

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WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

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HCA DESIGN MANAGER:
KRISTEN VAUGHN
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
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BARGE #: 3766337
HCA #.: 3093200030

NOTED 3RD FLOOR - PART A

A1.03NA

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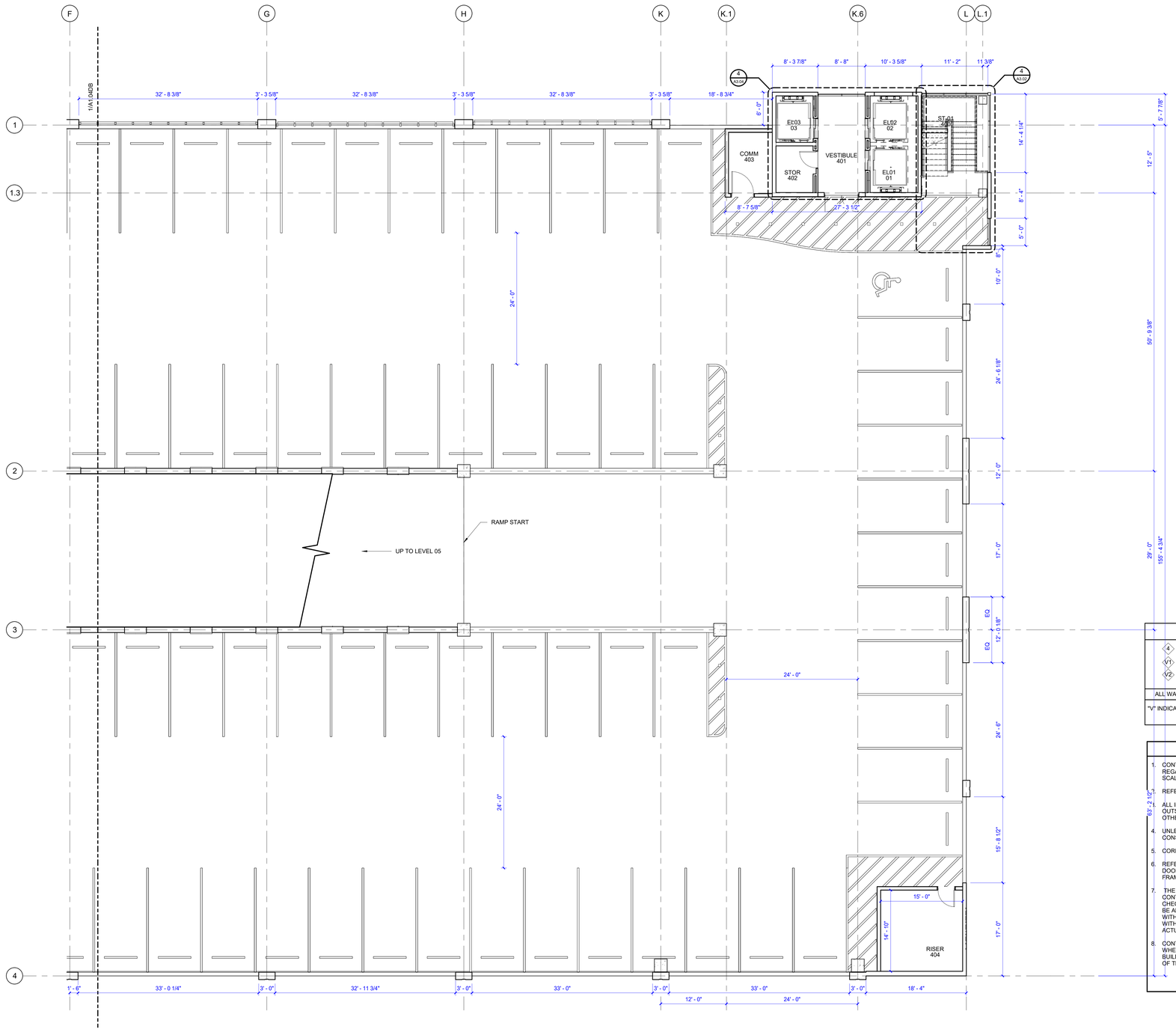

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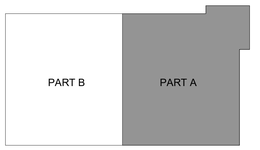

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LAYTON CONSTRUCTION
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MANAGER: ANDY JODWAY

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I.C. THOMASSON ASSOCIATES
3600 NEW HOPE DRIVE, SUITE 500
NASHVILLE, TN 37220
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
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HCA DESIGN MANAGER:
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HCA CONSTRUCTION MANAGER:
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CONSTRUCTION DOCUMENTS

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1700 S. 23RD STREET FORT PIERCE, FL 34950

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337

HCA #.: 3093200030

DIMENSIONED 4TH FLOOR - PART A

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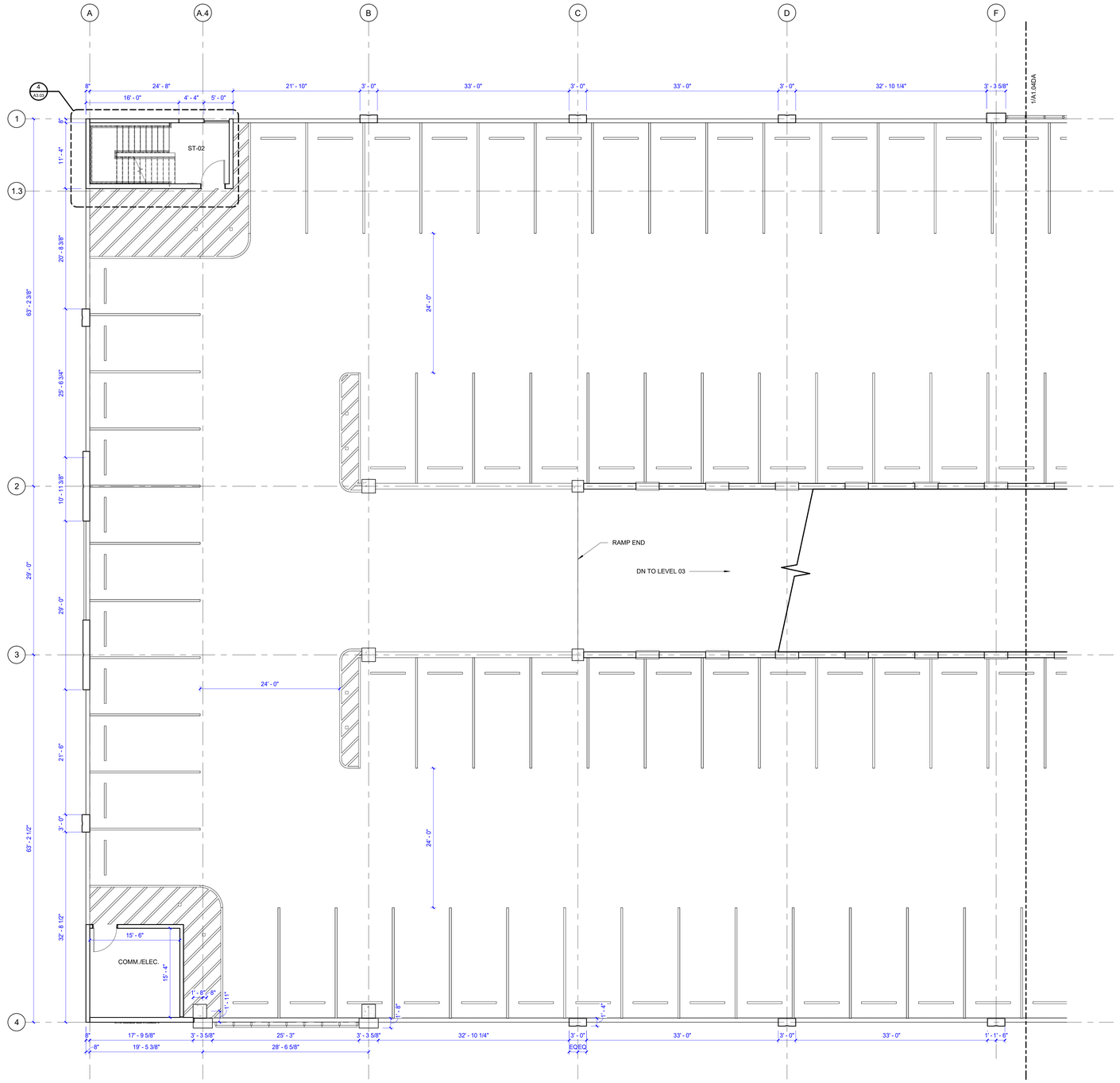

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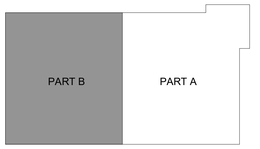

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MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WISTARIA WAY, SUITE 201
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA Healthcare

HCA DESIGN MANAGER:
KEVIN SULLIVAN

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #:
3768337

HCA #:
3093200030

DIMENSIONED 4TH FLOOR - PART B

A1.04DB

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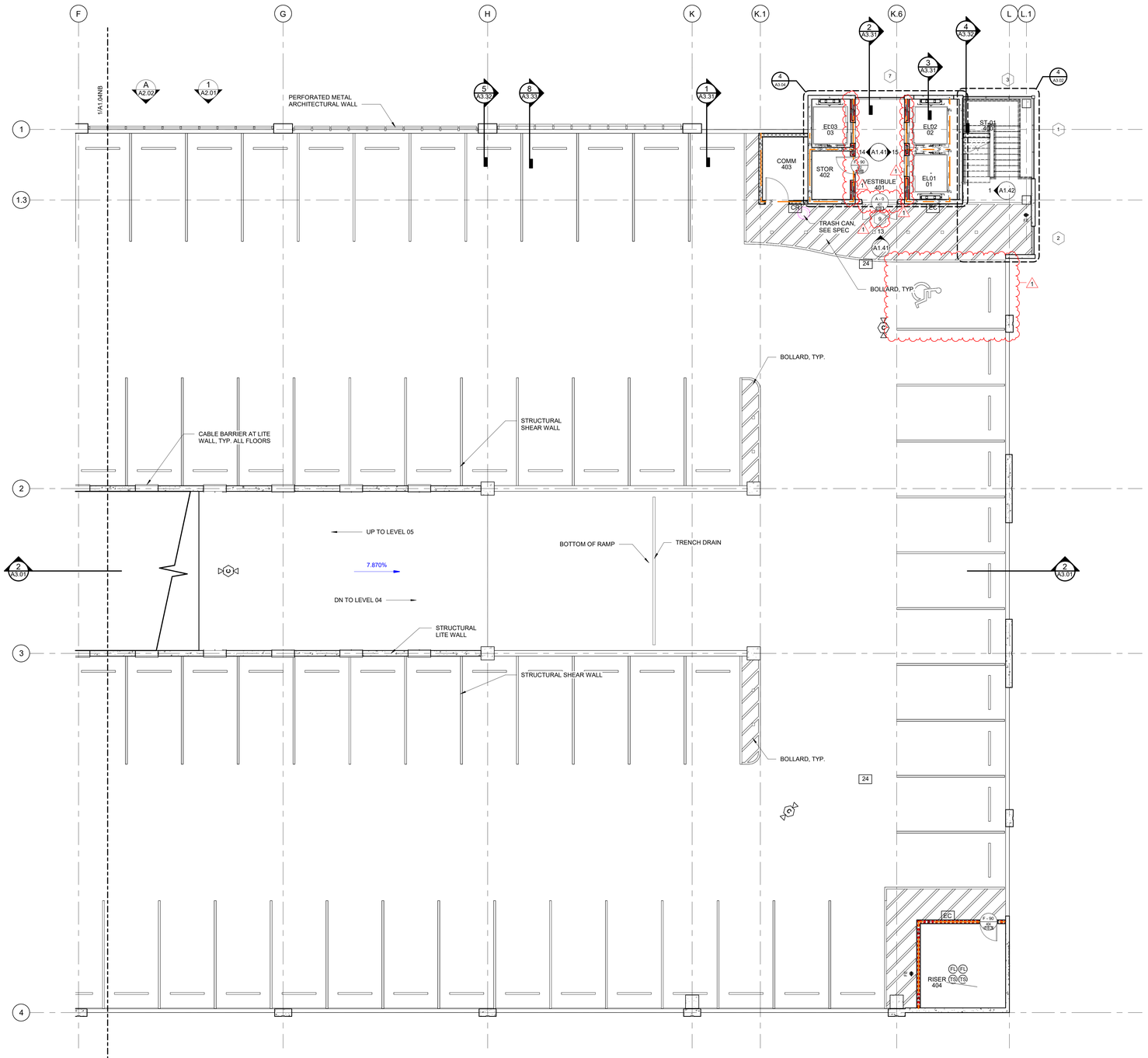

LEVEL 04 NOTED PLAN PART A

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HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
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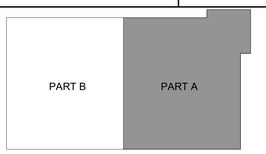
LOWEST PRIORITY	NON RATED PARTITION	



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NASHVILLE, TN 37203
MANAGER: ANDY JODWAY

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615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
Phone: 615.254.5000 / Fax:615.254.5072

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HCA FLORIDA LAWNWOOD PARKING GARAGE

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HCA CONSTRUCTION MANAGER: GREG ATKINSON

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BARGE #: 3766337
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NOTED 4TH FLOOR - PART A

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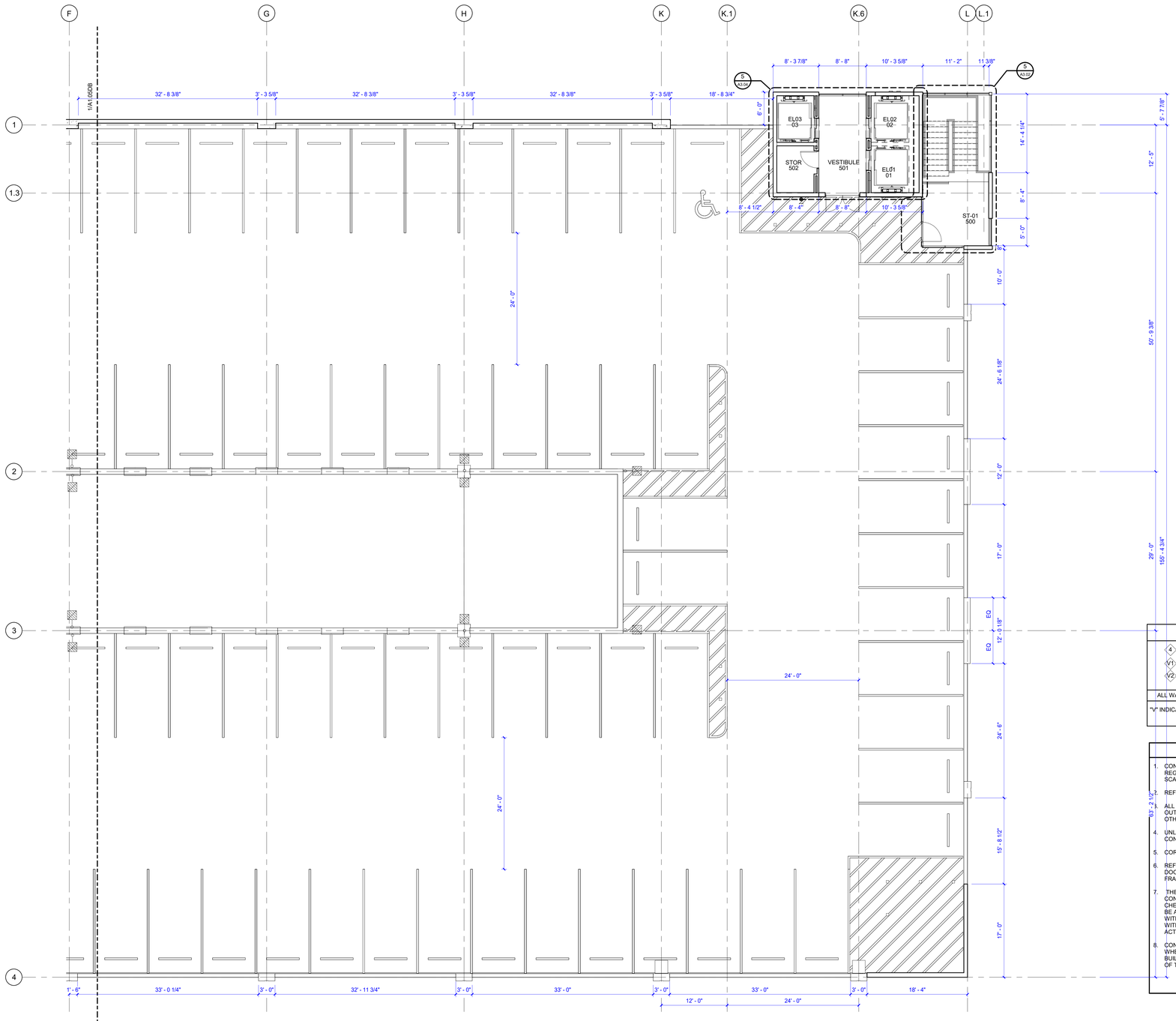

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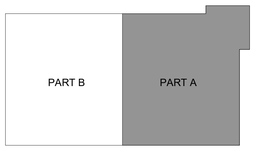

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HCA, WEST PALM BEACH, FL
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MATTHEW G GRIFFITH — REGISTERED ARCHITECT — AR101992

BARGE #: 3766337
HCA #: 3082200030

DIMENSIONED 5TH FLOOR - PART A

A1.05DA

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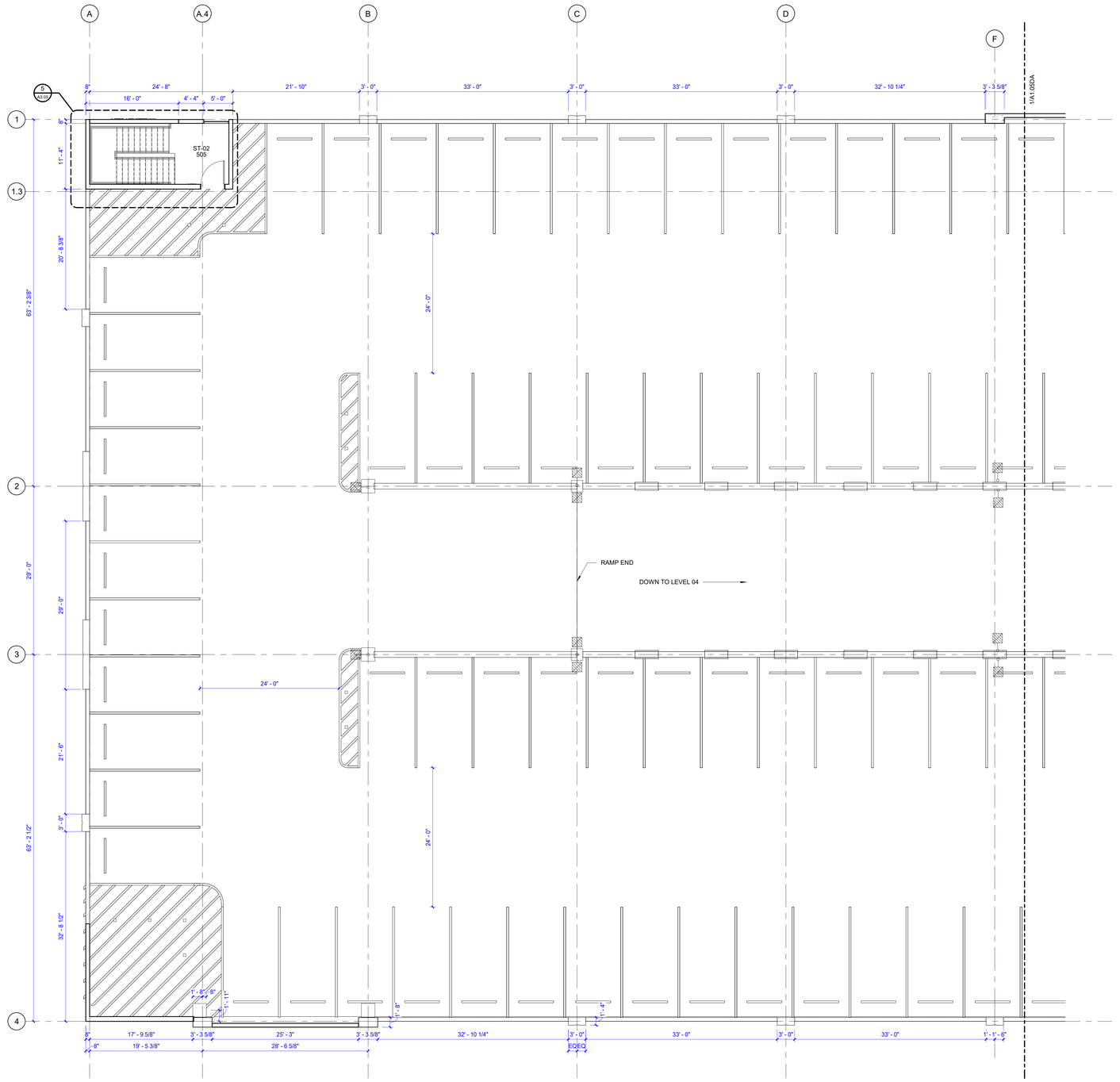

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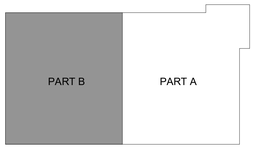
"V" INDICATES VENEER WALL. TYPICAL VENEER WALLS ARE STUDS (SIZE INDICATED ABOVE) WITH 5/8" GYP. BD. ON **ONE** SIDE.

DIMENSION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. WHERE THERE IS A QUESTION REGARDING DIMENSIONS, CONSULT THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
2. REFER TO LARGE SCALE PLANS FOR ADDITIONAL DIMENSIONS.
3. ALL INTERIOR WALL DIMENSIONS ARE FROM OUTSIDE FACE OF GYPSUM BOARD TO OUTSIDE FACE OF GYPSUM BOARD OR TO CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
4. UNLESS INDICATED OTHERWISE, ALL INTERIOR WALLS ARE 4 7/8" THICK AND ARE CONSTRUCTED OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS.
5. CORRIDOR WIDTHS GIVEN ARE THE MINIMUM CLEAR DIMENSIONS.
6. REFER TO ANSI/ADA DETAILS FOR ACCESSIBLE DOOR CLEARANCE REQUIREMENTS. DOORS SHALL BE MOUNTED 4 INCHES FROM FINISH FACE OF WALL TO HINGE SIDE OF FRAME, UNLESS NOTED OTHERWISE. REFER TO DETAIL 1/A6.01.
7. THE DIMENSIONS PROVIDED REFLECT INFORMATION INDICATED IN THE ORIGINAL CONTRACT DOCUMENTS FURNISHED BY THE OWNER AND HAVE NOT BEEN FIELD CHECKED OR OTHERWISE VERIFIED. IT IS INTENDED THAT THE NEW CONSTRUCTION BE ALIGNED WITH THE EXISTING BUILDING AS SHOWN. NEW WINDOWS SHALL ALIGN WITH EXISTING WINDOWS BELOW. NEW ARCHITECTURAL ELEMENTS SHALL ALIGN WITH EXISTING ELEMENTS AS SHOWN, ETC. THE CONTRACTOR SHALL DETERMINE THE ACTUAL CONDITIONS AND ADVISE THE ARCHITECT IF ADJUSTMENTS ARE NECESSARY.
8. CONTRACTOR SHALL "3D LASER SCAN" THE PORTION OF THE EXISTING HOSPITAL WHERE WORK IS INDICATED TO DETERMINE THE ACTUAL DIMENSIONS OF THE BUILDING WITH THE LEVEL OF ACCURACY REQUIRED FOR THE PROPER FABRICATION OF THE WALL PANELS AND ALIGNMENT OF WINDOWS AND OTHER ELEMENTS.



KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

M.P.E. & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2900 VIGNETT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 MERIDIAN, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA DESIGN MANAGER:
JAMES HUGHES

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

BARGE
DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 | Fax:615.254.6572

REVISIONS:

09/26/2025	AMENDMENT 1	

DATE:
07 / 31 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #:
3766337

HCA #:
3093200030

DIMENSIONED 5TH FLOOR - PART B

A1.05DB

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Discipline: Sort:
Drawing:
File:
Plot Date: 10/16/2025 12:36:43 PM

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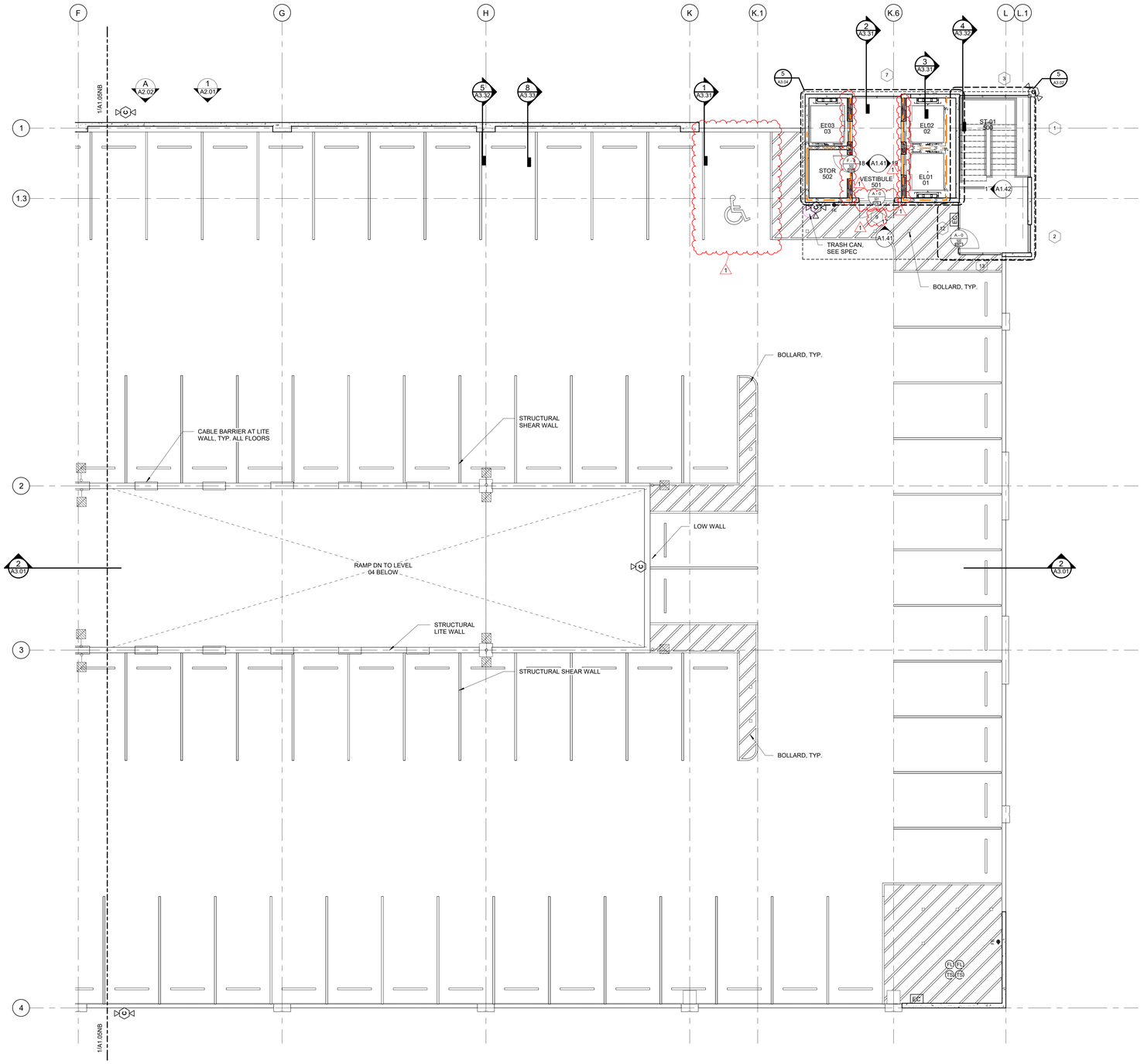
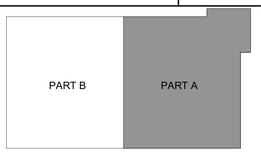


LEVEL 05 NOTED PLAN PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	



KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37203
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
Phone: 615.254.1000 / Fax:615.254.6072

REVISIONS:
AMENDMENT 1
09/26/2025
DATE: 07/31/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
KRISTEN VAUGHN
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #: 3093200030

NOTED 5TH FLOOR - PART A

A1.05NA

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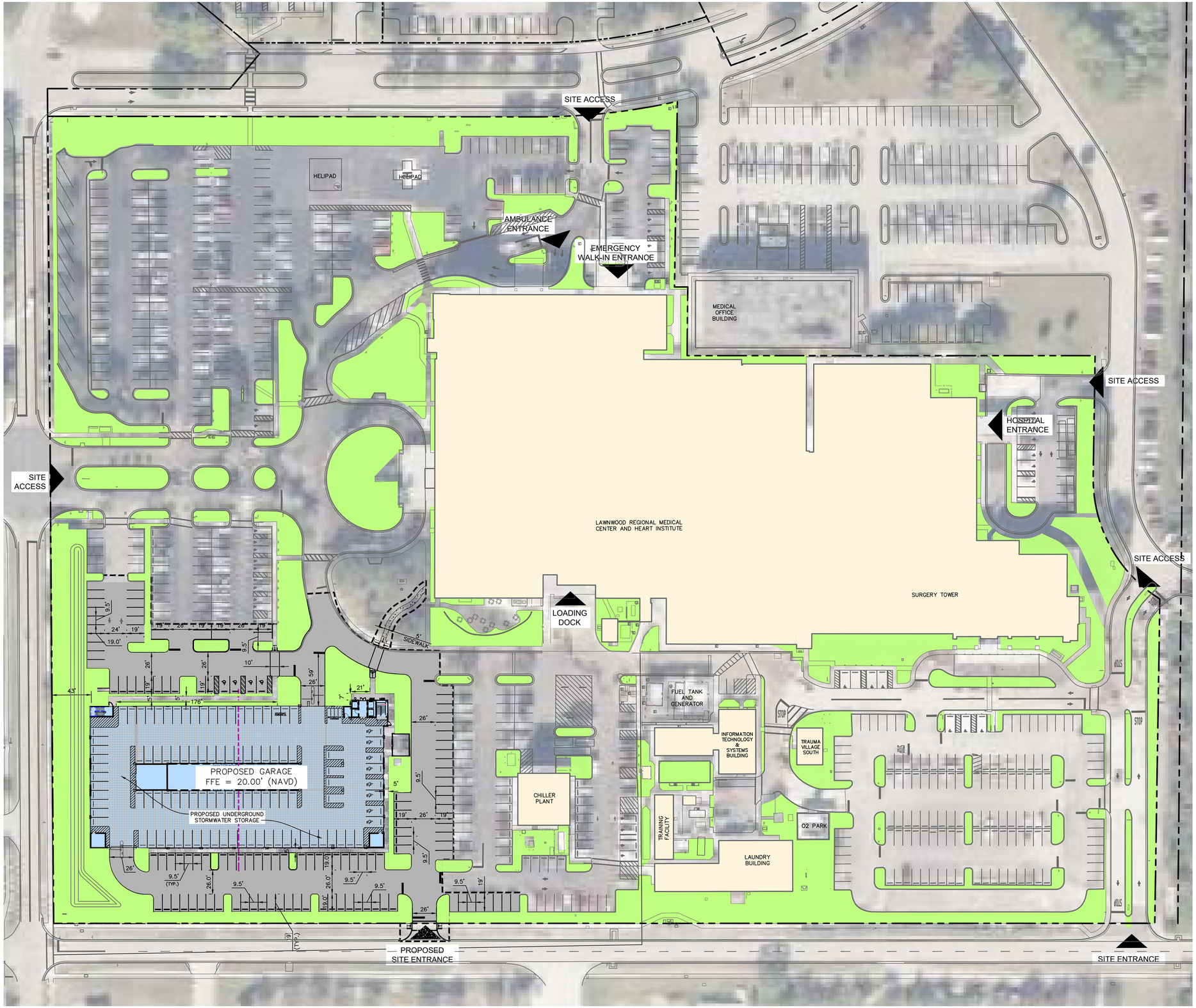

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- EXISTING BUILDING AREA
- LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

AFFECTED AREA: (191,736 S.F.) 4.40 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

ZONING: PLANNED DEVELOPMENT (PD)

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	10 FEET	638 FEET
SIDE (WEST):	10 FEET	43 FEET
SIDE (EAST):	10 FEET	840 FEET
REAR (SOUTH):	10 FEET	82 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	35%
OPEN SPACE (AFFECTED AREA ONLY):	20%	23%

PARKING REQUIREMENTS

REQUIRED:
2 SPACES PER BED
435 BEDS x 2 SPACE/BED = 870 SPACES
HANDICAP PARKING REQUIRED = 20 SPACES

TOTAL 890 PARKING SPACES

EXISTING:
EXISTING HOSPITAL PARKING: 1,016 SPACES

DEMOLISHED SPACES TOTAL: 313 SPACES

PROPOSED SPACES TOTAL: 710 SPACES
EV SPACES: 10 SPACES
SW LOT: 109 SPACES (INCLUDES 4 ADA SPACES)
PARKING GARAGE: 591 SPACES

PROPOSED TOTAL: 1,412 SPACES

LAND USE CALCULATION

EXISTING CONDITIONS (AFFECTED AREA)

PERVIOUS:	30,376 S.F.	0.70 AC	20%
BUILDING:	0 S.F.	0.00 AC	0%
IMPERVIOUS:	119,370 S.F.	2.74 AC	80%
TOTAL:	149,746 S.F.	3.44 AC	100%

PROPOSED CONDITIONS (AFFECTED AREA)

PERVIOUS:	34,866 S.F.	0.80 AC	23%
BUILDING:	0 S.F.	0.00 AC	0%
GARAGE:	50,432 S.F.	1.16 AC	34%
IMPERVIOUS:	64,448 S.F.	1.48 AC	43%
TOTAL:	149,746 S.F.	3.44 AC	100%

NOTE:

THE PROPOSED SITE PLAN AMENDMENT SHALL INCLUDE THE FOLLOWING NOTE:
"ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 107, 119 AND 125."

MICHAEL FREDERICK SCHWARTZ LICENSE No. 56200 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 11/02/2025

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
818 3rd Avenue South | Suite 201 | Nashville, Tennessee 37210
Phone: 615.254.5900 | www.bargedesign.com

REVISIONS

DATE: 10/16/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
CC THOMASSON ASSOCIATES, INC.
2000 CHURCH STREET, SUITE 500
NASHVILLE TN 37234
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
2000 CHURCH STREET, SUITE 106
NASHVILLE TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
RILEY HORN AND ASSOCIATES, INC.
3825 EDWARDS ROAD, SUITE 200
PALM BEACH GARDENS FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

HCA Healthcare
HCA DESIGN MANAGER:
RYAN FOHR
HCA CONSTRUCTION MANAGER:
CAITLIN NOVA

VENDOR INFORMATION

BARGE #: 3766337

HCA #: 3093200030

OVERALL SITE PLAN

C2.00

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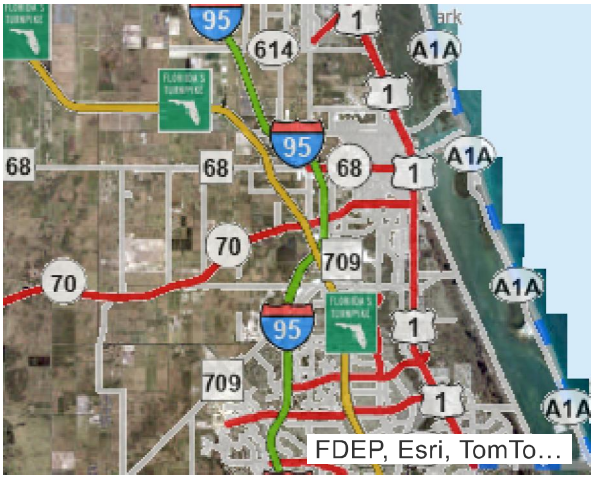
Plotted By: Mahoney, Vanesa Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: C2.00 OVERALL SITE PLAN October 31, 2025 10:33:25am K:\WPB_DevServices\140950052 — HCA FL Lawnwood Hospital Parking Garage\CADD\PlanSheets\C2.00_OVERALL SITE PLAN.dwg

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, April 29, 2025

Parcel Report



Unable to find these features on the map.



Parcel

Parcel ID: 2416-504-0200-000-2

Property ID: 25689

Owner 1: Lawnwood Medical Center Inc

Site Address: 1700 S 23RD ST

Owner

Owner 1: Lawnwood Medical Center Inc

Owner 2:

Owner 3:

Mailing Address: HCA c/o DuCharme McMillen & Associates PO Box 80610 Indianapolis, IN 46280-0610

Overview

Primary Land Use: 7300 - PRVTE HOSP

District Group: 0022 - Fort Pierce

Subdivision: Lawnwood Addition

Just/Market Value: $60,838,100

Finished Area: 420,980

Acres: 22.36

Total Area: 974,002

Legal Description

Legal Description: LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: FROM SW COR BLK 95 RUN N 00 DEG 05 MIN 58 SEC E 88.86 FT TO EXCHANGE LI BETWEEN CE ALLEN CO AND CITY OF FT PIERCE AND POB, TH CONT N 00 DEG 05 MIN 58 SEC E 881.28 FT TO SLY R/W NEBRASKA AV, TH ELY ALG SD SLY R/W LI 1340 FT M/L TO W R/W S 19 ST CANAL, TH S 01 DEG 04 MIN 23 SEC W 1231.71 M/L FT TO AFOREMENTIONED EXCHANGE LI, TH N 89 DEG 28 MIN 42 SEC W 1201.7 FT TO POB AND ALL VAC ST RS/W LYG WITHIN AFORE MENTIONED DESC AS IN OR 247-700-LESS ST RS/W DEEDED TO CITY OF FT PIERCE AS IN OR 248 PGS 2926, 2934 AND 268-1540 AND LESS TO SUN BANK AS IN OR 290-1616 AND LESS TO LAWNWOOD MED ASSOC LTD AS IN OR 290-1624 AND LESS TO SUN BANK AS IN OR 301-2538 (22.36 AC) (OR 247-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential
2024	$60,838,100	$54,975,600	$3,896,000	$1,966,500	$60,838,100	$0	$60,838,100	$0
2023	$33,724,300	$27,856,600	$3,896,000	$1,971,700	$33,724,300	$0	$33,724,300	$0
2022	$33,959,600	$28,530,900	$3,896,000	$1,532,700	$33,959,600	$0	$33,959,600	$0
2021	$29,334,600	$25,165,100	$3,896,000	$273,500	$29,334,600	$0	$29,334,600	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2012	335.5	23,149.5

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: HOSP - HOSPITALS AND MEDICAL CARE FACILITIES

Story Height: 5 Story

No of Living Units:

Total Finished Area: 294,468

Gross Sketched Area: 307,098

Year Built: 1977

Effective Year: 1977

Primary Roof Cover: Gypsum

Primary Roof Structure: Steel Conc

Primary Wall: Reinf Conc

A/C %: 100

Building Sequence: 2

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units: 1

Total Finished Area: 1,040

Gross Sketched Area: 1,672

Year Built: 1981

Effective Year: 1985

Primary Roof Cover: Metal

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 3

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 6,172

Gross Sketched Area: 7,028

Year Built: 1989

Effective Year: 1989

Primary Roof Cover: Rolled Memb

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 4

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units: 1

Total Finished Area: 5,000

Gross Sketched Area: 6,500

Year Built: 1989

Effective Year: 1989

Primary Roof Cover: Sheet Metal

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 5

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 1,120

Gross Sketched Area: 1,145

Year Built: 2013

Effective Year: 2013

Primary Roof Cover: Mod Bitimun

Primary Roof Structure: BarJst/Rigid

Primary Wall: Tilt Up

A/C %: 100

Building Sequence: 6

Bedrooms: 0

Bathrooms: 0

Building Type: Mechanical - Mechancical-Utilities

Story Height: 20 Ft Add Ht

No of Living Units:

Total Finished Area: 3,364

Gross Sketched Area: 3,364

Year Built: 2021

Effective Year: 2021

Primary Roof Cover: Roll Comp

Primary Roof Structure: BarJst/Rigid

Primary Wall: CB Stucco

A/C %:

Building Sequence: 7

Bedrooms: 0

Bathrooms: 0

Building Type: HOSP - HOSPITALS AND MEDICAL CARE FACILITIES

Story Height: 4 Story

No of Living Units:

Total Finished Area: 109,816

Gross Sketched Area: 113,350

Year Built: 2023

Effective Year: 2023

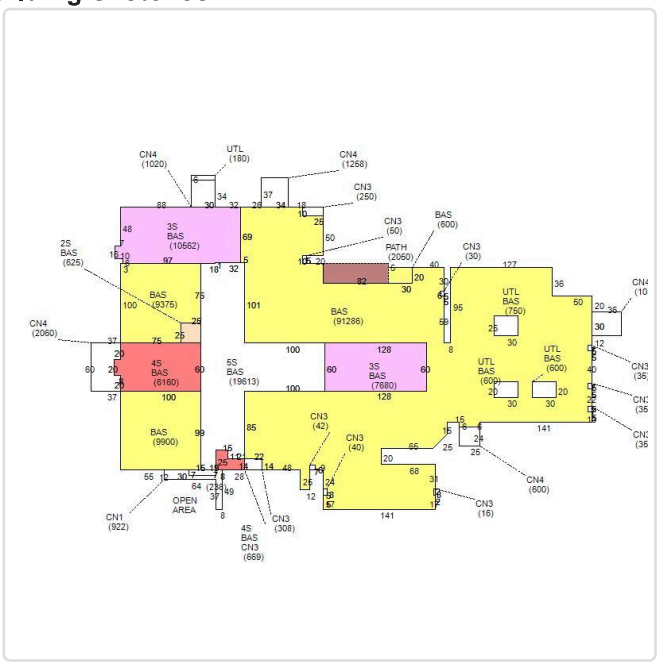
Primary Roof Cover: Mod Bitimun

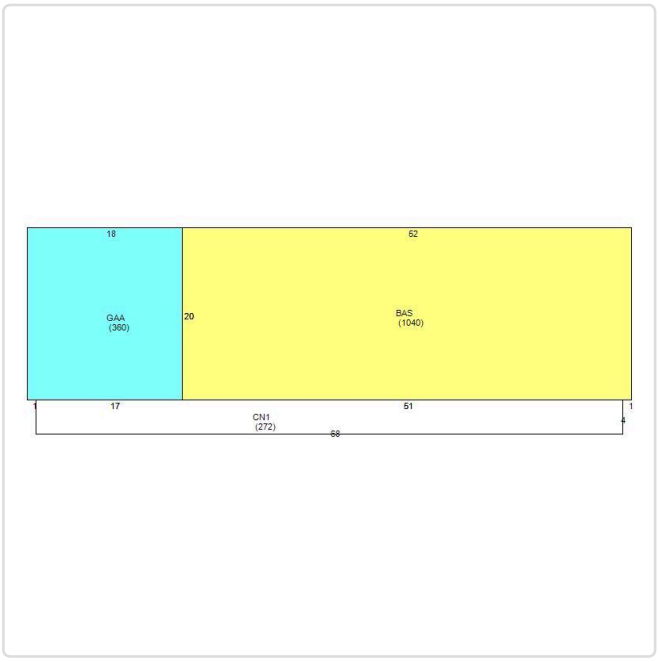
Primary Roof Structure: BarJst/Rigid

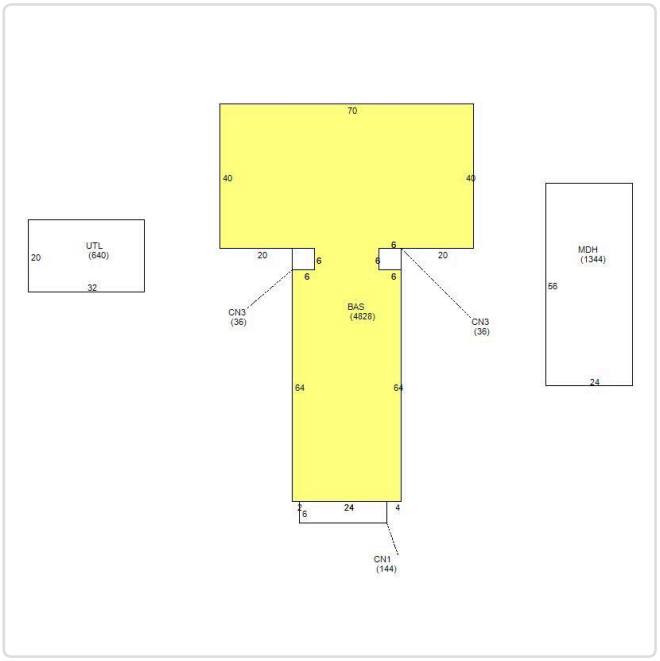
Primary Wall: Tilt Up

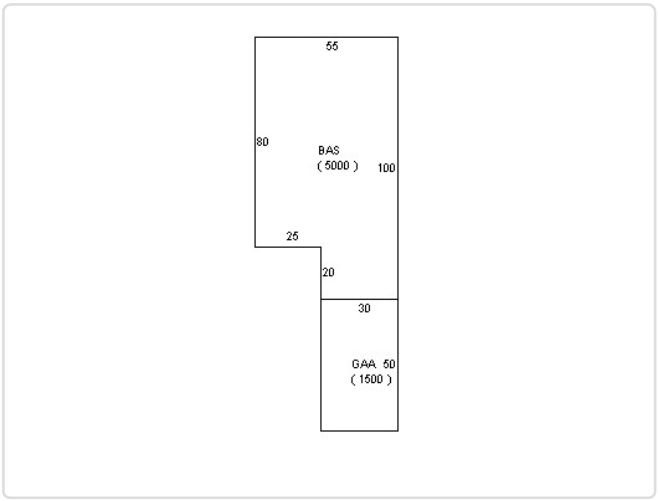
A/C %: 100

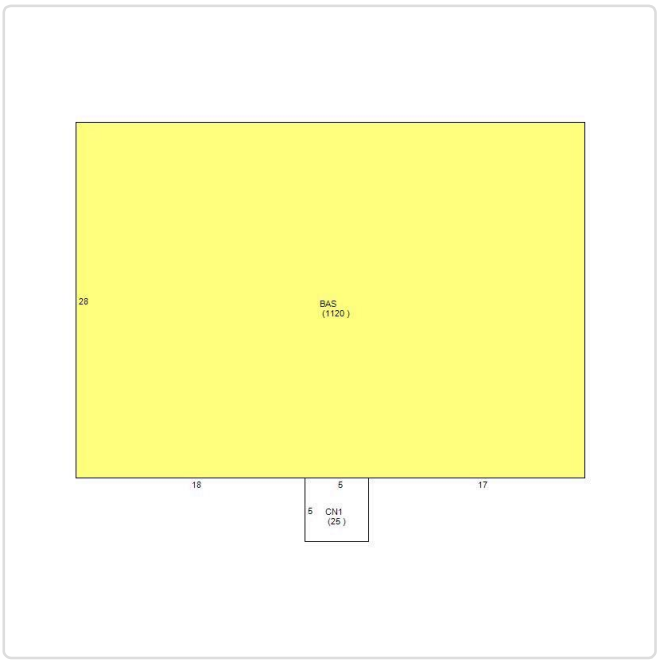
Building Sketches







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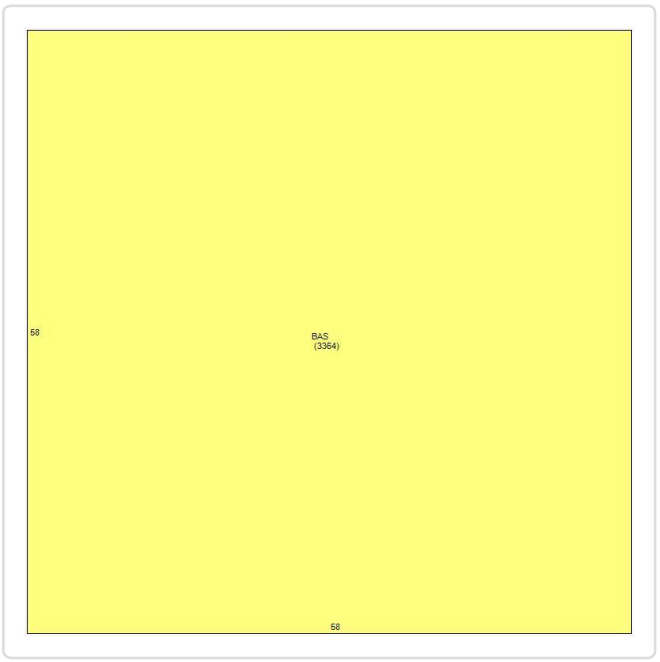
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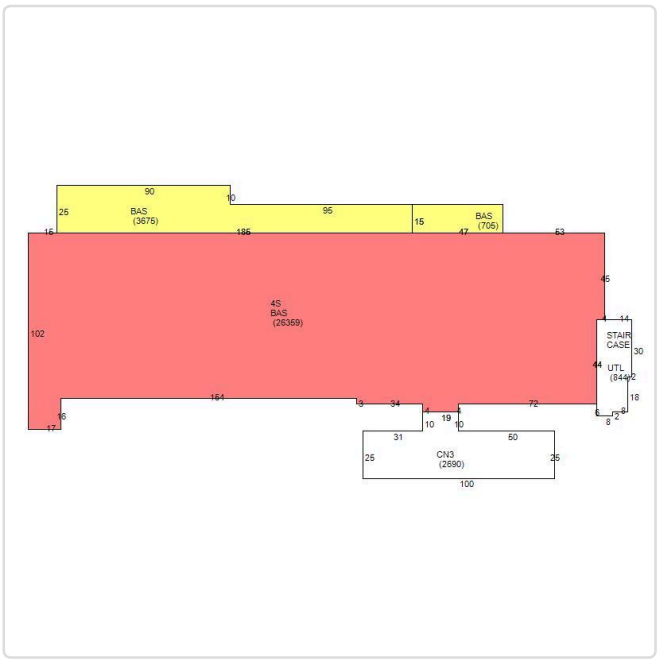
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BAS
(705)
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102
14
STAIR
CASE
30
44
UTL
(844)
2
18
154
3
34
4
19
1
72
6
8
2
8
16
17
10
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31
50
25
CN3
(2690)
25
100

Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	UTL	UTILITY ROOM	0	2,130
1	PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	0	2,050
1	CN4	CANOPY	0	6,018
1	CN3	CANOPY	0	1,510
1	CN1	CANOPY	0	922
1	BAS	BASE AREA	158,420	158,420
1	5S	FULL 4 STORIES OVER BASE (5 FLOORS TOTAL)	78,452	19,613
1	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	20,487	6,829
1	3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	36,484	18,242
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	625	625
2	GAA	Garage Attached Average	0	360
2	CN1	CANOPY	0	272
2	BAS	BASE AREA	1,040	1,040
3	UTL	UTILITY ROOM	0	640
3	MDH	MODULE OFFICE BLDG	1,344	1,344
3	CN3	CANOPY	0	72
3	CN1	CANOPY	0	144
3	BAS	BASE AREA	4,828	4,828
4	GAA	Garage Attached Average	0	1,500
4	BAS	BASE AREA	5,000	5,000
5	CN1	CANOPY	0	25
5	BAS	BASE AREA	1,120	1,120
6	BAS	BASE AREA	3,364	3,364
7	UTL	UTILITY ROOM	0	844
7	CN3	CANOPY	0	2,690
7	BAS	BASE AREA	30,739	30,739
7	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	79,077	26,359

SFYI

Description	Units	Year Built
ELEVATOR	10,400	2024
COMMERCIAL LIGHT-DOUBLE	25	2022
COMMERCIAL LIGHT- SINGLE	25	2022
Asphalt	72,832	2022
CEMENT CURB	3,160	2022
8 inch block wall with stucco	72	2022
CONCRETE LOW	10,090	2022
CONCRETE LOW	2,578	2021
Asphalt	39,867	2021
CEMENT CURB	900	2021
CONCRET RAMP	780	2021
8 inch block wall with stucco	107	2011
CHAIN LINK FENCE 6' TALL	535	2001
BARB WIRE	230	1988
8 inch block wall with stucco	1,600	1988
CONCRETE LOW	800	1988
CHAIN LINK FENCE 8' TALL	230	1988
COMMERCIAL LIGHT-DOUBLE	9	1977
Asphalt	10,340	1977
COMMERCIAL LIGHT-TRIPLE	1	1977
COMMERCIAL LIGHT- SINGLE	14	1977
Asphalt	440,000	1977
CONCRETE LOW	20,232	1977
COMMERCIAL LIGHT-QUAD	9	1977
ELEVATOR	19,500	1977

Land Lines

Line Number	Units	Unit Type
1	974,002	SqFt

Permits

Permit Number	Issue Date	Description
24-2282	07/01/2024	Electric
24-751	06/20/2024	Repairs
24-1270	06/05/2024	Electric
23-2510	06/03/2024	Repairs
23-2480	05/22/2024	Roof
24-349	02/25/2024	Fence
24-112	02/20/2024	Repairs
24-111	01/30/2024	Plumbing
23-3537	10/25/2023	Electric
23-4178	10/24/2023	Electric
BP23-2510	08/30/2023	Repairs
BP23-3365	08/30/2023	Electric
23-2098	07/19/2023	Repairs
23-2833	07/14/2023	Interior Commercial
BP23-1153	06/28/2023	Repairs
BP23-2480	06/27/2023	Roof
BP23-1110	04/04/2023	Electric
BP22-4468	02/06/2023	Repairs
22-3108	09/21/2022	Additions to existing construction
BP20-3462	05/23/2022	Commercial New Construction
BP20-3463	04/08/2022	Repairs
BP22-0787	03/31/2022	Alterations/Remodeling
BP22-3119	03/30/2022	Electric
BP20-0171	03/01/2022	
BP22-0139	01/31/2022	
BP21-5230	01/30/2022	Electric
BP21-5225	01/30/2022	Electric
BP22-0116	01/26/2022	Commercial New Construction
BP19-3138	06/29/2021	Interior Office Buildout
BP21-3119	05/27/2021	Electric
BP20-3463	04/27/2021	Commercial New Construction
BP20-3462	04/27/2021	Commercial New Construction
BP20-3461	03/07/2021	Site Work
BP20-4302	01/03/2021	Fence
BP19-3138	12/21/2020	Interior Office Buildout
BP20-0783	12/09/2020	Site Work
BP20-0997	12/09/2020	Commercial New Construction
BP20-0447	09/03/2020	
BP20-2212	07/23/2020	Roof
BP19-3918	03/16/2020	
BP19-3286	01/23/2020	Interior Office Buildout
BP19-3624	11/11/2019	Awning/Shutters
BP19-2552	10/15/2019	
BP18-3054	12/16/2018	
BP15-0319	12/05/2018	

Permit Number	Issue Date	Description
BP18-1633	06/14/2018	
BP18-0328	02/08/2018	Enclosure
BP17-0970	06/09/2017	Remodel
BP17-1224	05/31/2017	Additions to existing construction
BP16-0319	10/03/2016	
BP15-3131	06/01/2016	Alterations/Remodeling
BP15-2268	09/03/2015	Electric
BP15-1272	05/27/2015	Electric
BP15-0319	05/14/2015	Alterations/Remodeling
BP15-0288	05/13/2015	Alterations/Remodeling
BP15-0287	05/13/2015	Alterations/Remodeling
BP14-2711	12/08/2014	Electric
BP14-2712	11/03/2014	Electric
BP14-2377	09/17/2014	Roof
BP14-1848	08/20/2014	Additions to existing construction
BP14-0366	03/10/2014	Electric
BP14-0123	01/16/2014	Alterations/Remodeling
BP13-2751	12/01/2013	Electric
BP13-2750	08/23/2013	Electric
BP13-1136	04/02/2013	Awning/Shutters
BP13-0927	03/14/2013	Alterations/Remodeling
BP13-0868	02/27/2013	Roof
BP12-1484	11/15/2012	Commercial New Construction
BP12-1021	06/04/2012	Electric
BP12-0090	06/01/2012	Electric
BP12-0215	02/13/2012	Concrete
BP12-0071	01/29/2012	Electric
BP12-0072	01/29/2012	Electric
BP11-3033	01/10/2012	Electric
BP11-2943	12/12/2011	Electric
BP11-2849	11/21/2011	Electric
BP11-2842	11/20/2011	Electric
BP11-2785	11/17/2011	Electric
BP11-2826	11/17/2011	Electric
BP11-2715	11/17/2011	Electric
P11-1272	09/14/2011	Alterations/Remodeling
BP11-2012	09/13/2011	Roof
BP11-1114	07/15/2011	Alterations/Remodeling
BP11-1152	07/12/2011	Demolition
BP11-1092	07/05/2011	Alterations/Remodeling
BP11-0919	06/17/2011	Electric
BP11-0510	03/28/2011	Electric
BP11-0079	01/31/2011	Electric
BP10-0900	12/12/2010	Additions to existing construction
BP10-1964	09/08/2010	Alterations/Remodeling
BP10-1963	09/08/2010	Alterations/Remodeling
BP10-1962	09/08/2010	Alterations/Remodeling
BP10-0900	08/06/2010	Alterations/Remodeling

Permit Number	Issue Date	Description
BP10-0904	07/30/2010	Alterations/Remodeling
BP10-0900	07/30/2010	Alterations/Remodeling
BP10-0438	03/24/2010	Slab
BP09-2079	12/02/2009	Alterations/Remodeling
BP09-0681	05/12/2009	Alterations/Remodeling
0800000350	06/02/2008	Unknown
0700001861	03/26/2008	Alterations/Remodeling
0700001371	11/28/2007	Unknown
0700001338	09/24/2007	Roof
CR2006137	01/18/2007	Alterations/Remodeling
MP0700001606	12/31/2006	
MP0700000733	12/31/2006	
MPCR2006103	12/31/2006	
MP0700001605	12/31/2006	
TENT200629	12/27/2006	Unknown
DI200624	12/27/2006	Demolition
TENT200524	04/17/2006	Unknown
FE2005235	01/16/2006	Chainlink Fence
CA20059	11/28/2005	Additions to existing construction
SW20059	08/18/2005	Unknown
FD200513	08/18/2005	Foundation
RF20051992	06/13/2005	Roof
TENT20053	02/23/2005	Unknown
CR2003111	01/22/2004	Alterations/Remodeling
RF2003457	01/21/2004	Roof
DI200325	12/11/2003	Demolition
FE2002-11	10/09/2002	Fence
F01-00001328	10/04/2001	Roof
F01-000619	06/07/2001	Alterations/Remodeling
F01-000108	03/28/2001	Commercial New Construction
F01-000108	03/28/2001	Heat and Air Conditioning
F01-000271	03/25/2001	Commercial New Construction
F00-00009	01/16/2001	Fence
F00-0001150	10/05/2000	Alterations/Remodeling
f00-000792	06/28/2000	Roof
F99-000297	03/22/1999	Alterations/Remodeling
F98-000803	06/25/1998	Heat and Air Conditioning
F98-000706	06/05/1998	Roof
F98-01138B	04/28/1998	Sprinkler System
F98-01138A	01/13/1998	Heat and Air Conditioning
F98-001138	01/07/1998	Additions to existing construction
F97-001284	12/02/1997	Alterations/Remodeling
F97-000957	09/05/1997	Demolition
F96-000641	06/11/1996	Sprinkler System
F96-01030A	02/11/1996	Roof
F96-001030	01/18/1996	Sprinkler System
F95-01030B	12/19/1995	Sprinkler System
F95-01030A	11/05/1995	Heat and Air Conditioning

Permit Number	Issue Date	Description
F95-001130	10/30/1995	Additions to existing construction
F95-001030	10/30/1995	Additions to existing construction
F95-000578	05/23/1995	Roof
F92-000404	08/01/1992	Roof
F92-001470	08/01/1992	Alterations/Remodeling
F91-01559I	12/12/1991	Alterations/Remodeling
F910001265	09/26/1991	Roof
F91000405A	06/13/1991	Heat and Air Conditioning
F91000405	04/09/1991	Alterations/Remodeling
F900001141	02/04/1991	Heat and Air Conditioning
F900001451	11/20/1990	Alterations/Remodeling
F89001141	10/25/1990	Commercial New Construction
F89001150A	03/22/1990	Heat and Air Conditioning
F89001150B	10/31/1989	Commercial New Construction
F89000830I	08/01/1989	Additions to existing construction

Sales History

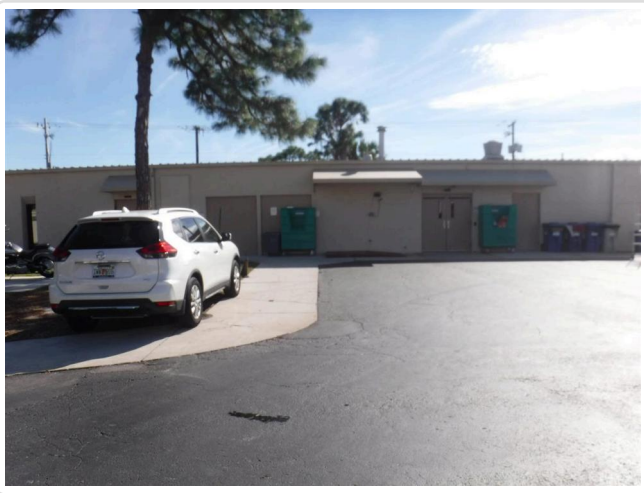
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/31/1975	$470,900	XX00	CV		247-1047	Clerk of Courts

Photos







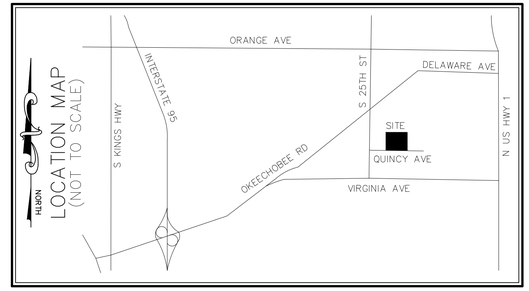








v2023-08-17



1. EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND ALL DOCUMENTS AFFECTING THE PROPERTY:

TYPE OF INSTRUMENT	BOOK & PAGE/INSTRUMENT NO.	
1. PLAT OF LAWNWOOD ADDITION	PLAT BOOK 2 16	**[AFFECTS AS SHOWN]**
2. ORDINANCE NO. E-358	150 394	**[AFFECTS NOT PLOTTABLE]**
3. ORDINANCE NO. G-260	249 700	**[AFFECTS NOT PLOTTABLE]**
4. ORDINANCE NO. G-310	265 675	**[AFFECTS NOT PLOTTABLE]**
5. QUITCLAIM DEED FOR ALL RESERVATIONS OF UTILITY EASEMENTS	289 2674	**[AFFECTS NOT PLOTTED, BLANKET]**
6. RESTRICTIVE COVENANTS AND RECIPROCAL EASEMENTS 7. EASEMENT	609 141 **898 601**	**[AFFECT AS SHOWN(PARCEL 2 & 3)]**
8. EASEMENT FROM CORPORATION	1313 2652	**[AFFECTS AS SHOWN]**
9. EASEMENT FROM CORPORATION	2670 1804	**[DOES NOT AFFECT]**
10. EASEMENT FROM CORPORATION	2704 2998	**[DOES NOT AFFECT]**
11. DECLARATION OF USE RESTRICTIONS ANDEASEMENT AGREEMENT	3041 1236	**[AFFECTS NOT PLOTTED]**
12. AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3103 699	**[AFFECTS NOT PLOTTED]**
13. FIRST AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3138 531	**[AFFECTS NOT PLOTTED]**
14. APPROVAL AND WAIVER OF RIGHT OF FIRST REFUSAL	3193 395	**[AFFECTS NOT PLOTTABLE]**
15. SECOND AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3198 183	**[AFFECTS NOT PLOTTED]**
16. AGREEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF TREASURE COAST CONNECTOR SHELTERS	3273 1000	**[AFFECTS NOT PLOTTABLE]**
17. EASEMENT FROM CORPORATION	3295 1022	**[AFFECTS AS SHOWN]**
18. THIRD AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3309 1017	**[AFFECTS NOT PLOTTED]**
19. FOURTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING . . .	3337 797	**[AFFECTS NOT PLOTTED]**

EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND ALL DOCUMENTS AFFECTING THE PROPERTY:

TYPE OF INSTRUMENT	BOOK & PAGE/INSTRUMENT NO.	
20.FIFTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3388 2122	**[AFFECTS NOT PLOTTED]**
21. SIXTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3419 768	**[AFFECTS NOT PLOTTED]**
22. SEVENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3483 1288	**[AFFECTS NOT PLOTTED]**
23. EIGHT AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3646 2755	**[AFFECTS NOT PLOTTED]**
24. NINTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3716 2676	**[AFFECTS NOT PLOTTED]**
25. TENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3781 1093	**[AFFECTS NOT PLOTTED]**
26. ELEVENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3881 678	**[AFFECTS NOT PLOTTED]**
27. TWELFTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3938 2114	**[AFFECTS NOT PLOTTED]**
28. THIRTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4001 2225	**[AFFECTS NOT PLOTTED]**
29. FOURTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4049 851	**[AFFECTS NOT PLOTTED]**
30. FIFTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4148 1829	**[AFFECTS NOT PLOTTED]**
31. SIXTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4326 2935	**[AFFECTS NOT PLOTTED]**
32. SEVENTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4371 700	**[AFFECTS NOT PLOTTED]**
33. EIGHTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4439 2823	**[AFFECTS NOT PLOTTED]**
34. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT 4558 100		
35. NINETEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4695 2303	**[AFFECTS NOT PLOTTED]**
36. EASEMENT FROM CORPORATION TO CORPORATION	4840 684	**[AFFECTS AS SHOWN]**
37. EASEMENT FROM CORPORATION TO CORPORATION	4840 691	**[AFFECTS AS SHOWN]**
38. RIGHT-OF-WAY-DEDICATION	4840 1180	**[AFFECTS AS SHOWN]**
39. TWENTIETH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4978 2235	**[AFFECTS NOT PLOTTED]**
40. NOTICE OF COMMENCEMENT (FILED 05/13/2024)	5149 124	**[AFFECTS NOT PLOTTABLE]**
41. NOTICE OF COMMENCEMENT (FILED 05/29/2024)	5155 2923	**[AFFECTS NOT PLOTTABLE]**
42. NOTICE OF COMMENCEMENT (FILED 07/08/2024)	5174 1727	**[AFFECTS NOT PLOTTABLE]**

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON PER PROPERTY INFORMATION REPORT ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER : NCS-819306-1B-NAS, EFFECTIVE SEARCH DATE: FROM: JANUARY 06, 1976 AT 2:42 P.M. THROUGH: FEBRUARY 21, 2025 AT 8:00 A.M. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°27'01"E ALONG THE WEST LINE OF BLOCK 95, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. BEARINGS ANNOTATED WITH (PLAT) REFER TO RECORD PLAT BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS +0°2'57".
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
7. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
8. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. FLOOD ZONE:"X": FIRM PANEL NO.12111C0186J & NO.12111C0187J; COMMUNITY NO 120286; DATE: FEBRUARY 16, 2012.
11. BENCHMARK ORIGIN DESCRIPTION:FLORIDA DEPARTMENT OF TRANSPORTATION MONUMENT, "BLC2", WITH AN ELEVATION OF 16.40 FEET.
12. THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING CONDITIONS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

DESCRIPTION

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25'32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29'28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30'32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00'13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29'47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET, SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45'13" EAST, SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40'13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES, 00', THENCE RUN SOUTH 01 DEGREES, 04'23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28'42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED FEBRUARY 20, 1976, RECORDED IN BOOK 248, PAGE 2928 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED MAY 23, 1977, RECORDED IN BOOK 268, PAGE 1540 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JULY 18, 1978, RECORDED IN BOOK 290, PAGE 1616 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JANUARY 18, 1979, RECORDED IN BOOK 301, PAGE 2538 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO HCA REALTY, INC., A TENNESSEE CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED SEPTEMBER 23, 1988, RECORDED IN BOOK 604, PAGE 1629 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST.LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 11, 2025. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY
UPDATE TREES PER COMMENTS	04/23/2025	EJS
FILE NAME 8688 SPS.dwg		

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

LAWNWOOD REGIONAL MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

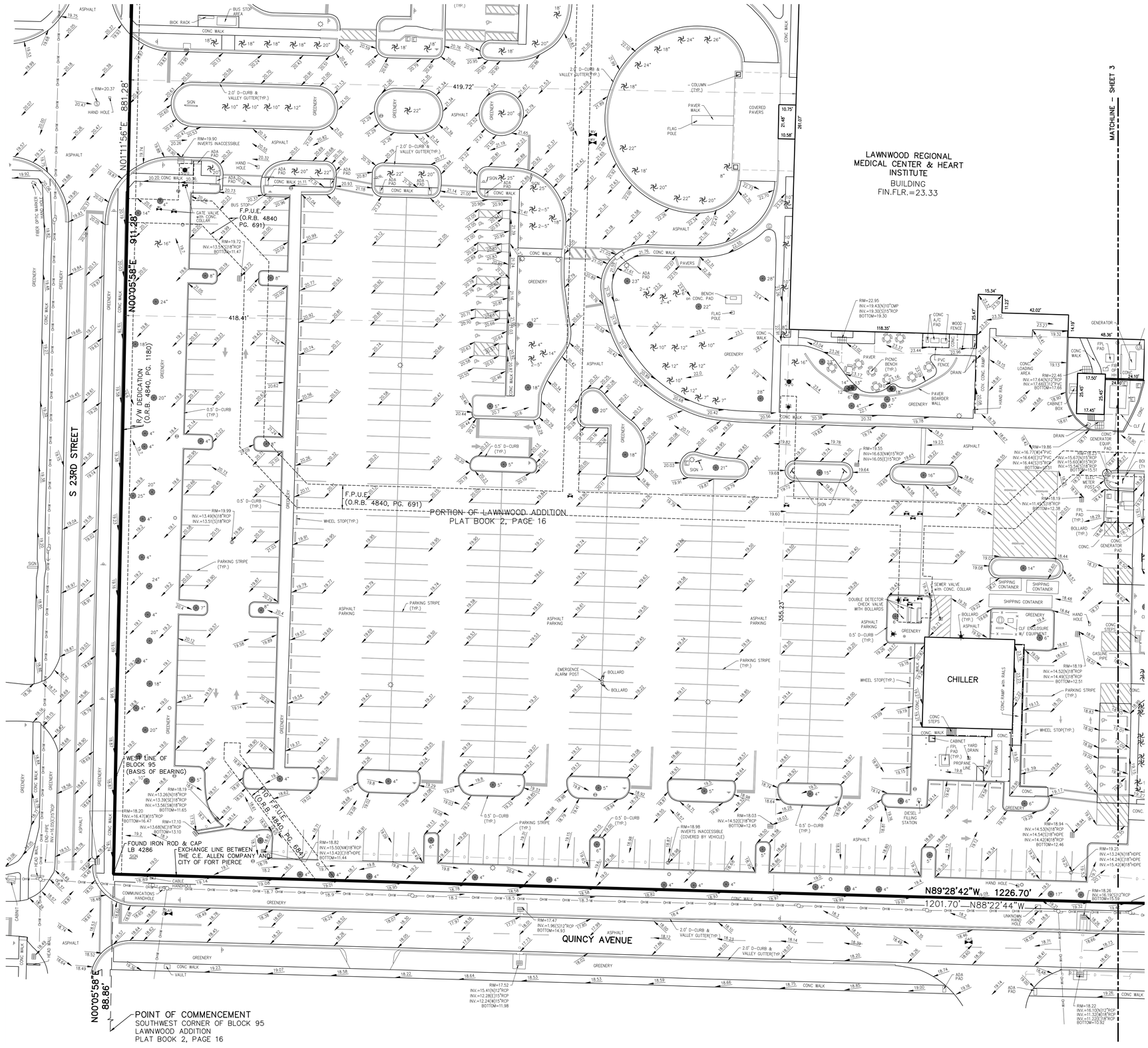
DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 8688

SHT.NO. 1

OF 5 SHEETS



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS. – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC. – SECTION
Δ – DELTA (CENTRAL ANGLE)
P.V.C. – POLYVINL CHLORIDE
D.D.C.V. – DOUBLE DETECTOR CHECK VALVE
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
F.P.U.E. – FORT PIERCE UTILITY EASEMENT

TREE LEGEND

– MISCELLANEOUS
– PALM TREE

*IMPROVEMENTS SHOWN ON THIS SHEET WERE UPDATED MARCH 2025

UPDATE TREES PER COMMENTS	04/23/2025	EJS
REVISIONS	DATE	BY
FILE NAME: 8688 SPS2.dwg		

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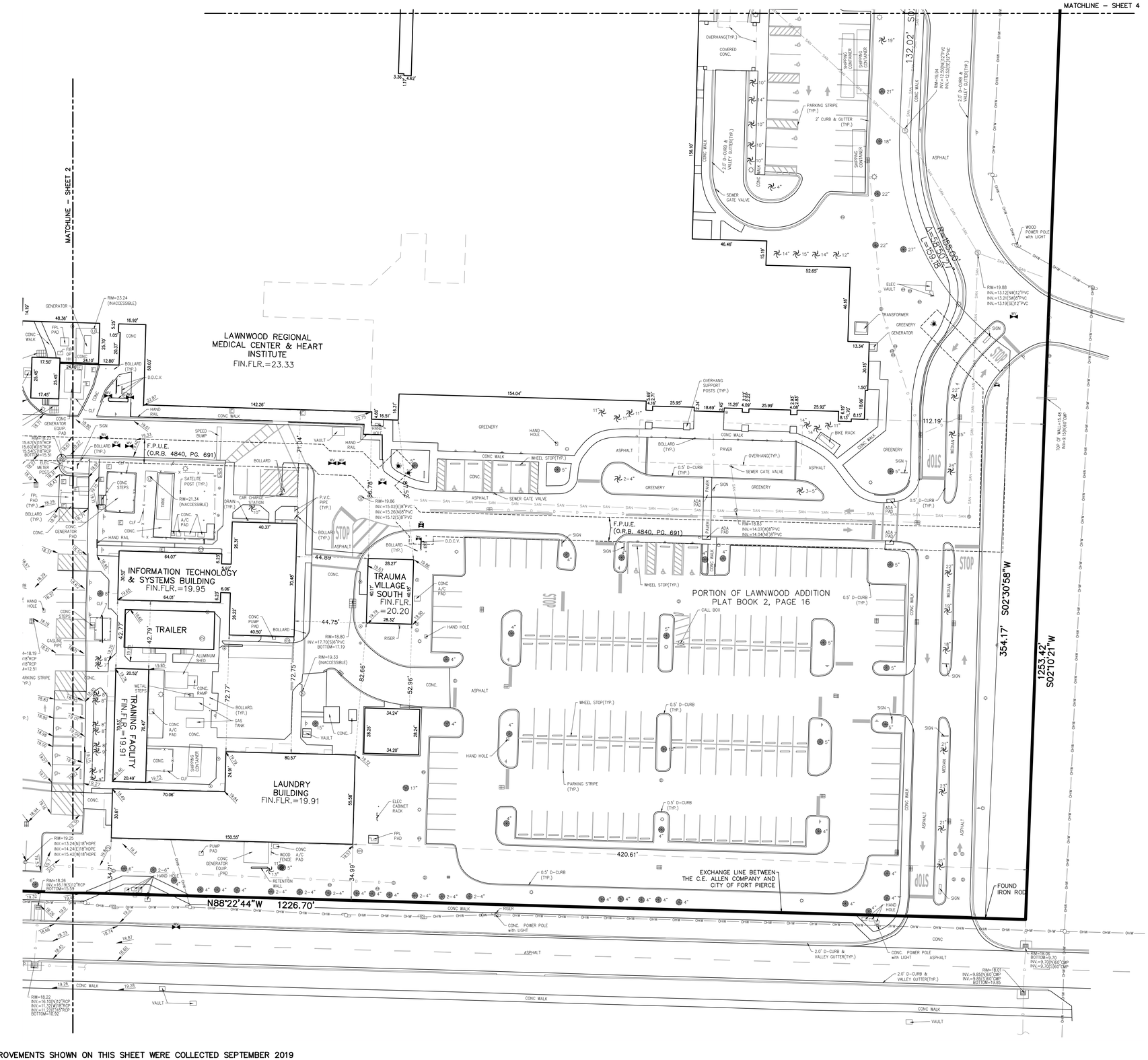
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD REGIONAL MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 2
OF 5 SHEETS



*IMPROVEMENTS SHOWN ON THIS SHEET WERE COLLECTED SEPTEMBER 2019 AND HAVE NOT BEEN UPDATED

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
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O/S – BUILDING OFFSET
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P.V.C. – POLYVINL CHLORIDE
D.D.C.V. – DOUBLE DETECTOR CHECK VALVE
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
F.P.U.E. – FORT PIERCE UTILITY EASEMENT

TREE LEGEND

– MISCELLANEOUS
– PALM TREE

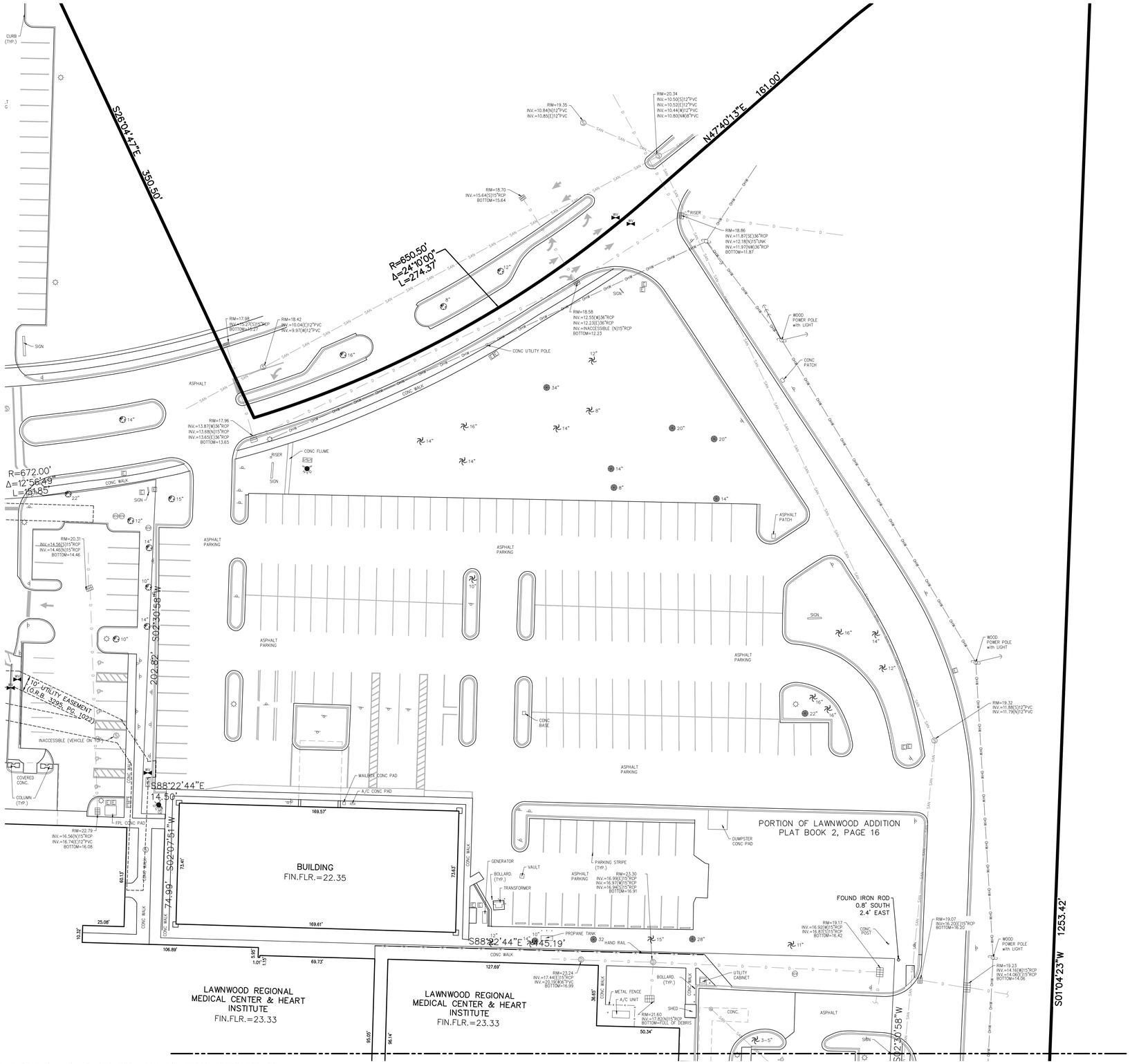
		04/23/2025	EJS
		DATE	BY
	UPDATE TREES PER COMMENTS		
	REVISIONS		
	FILE NAME 8688 SPS2.dwg		

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

LAWNWOOD REGIONAL MEDICAL CENTER SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 3
OF 5 SHEETS



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TREE LEGEND

– MISCELLANEOUS
– PALM TREE

*IMPROVEMENTS SHOWN ON THIS SHEET WERE COLLECTED SEPTEMBER 2019 AND HAVE NOT BEEN UPDATED

REVISIONS	DATE	BY
UPDATE TREES PER COMMENTS	04/23/2025	EJS
FILE NAME 8688 SPS2.dwg		

CAULFIELD & WHEELER, INC.
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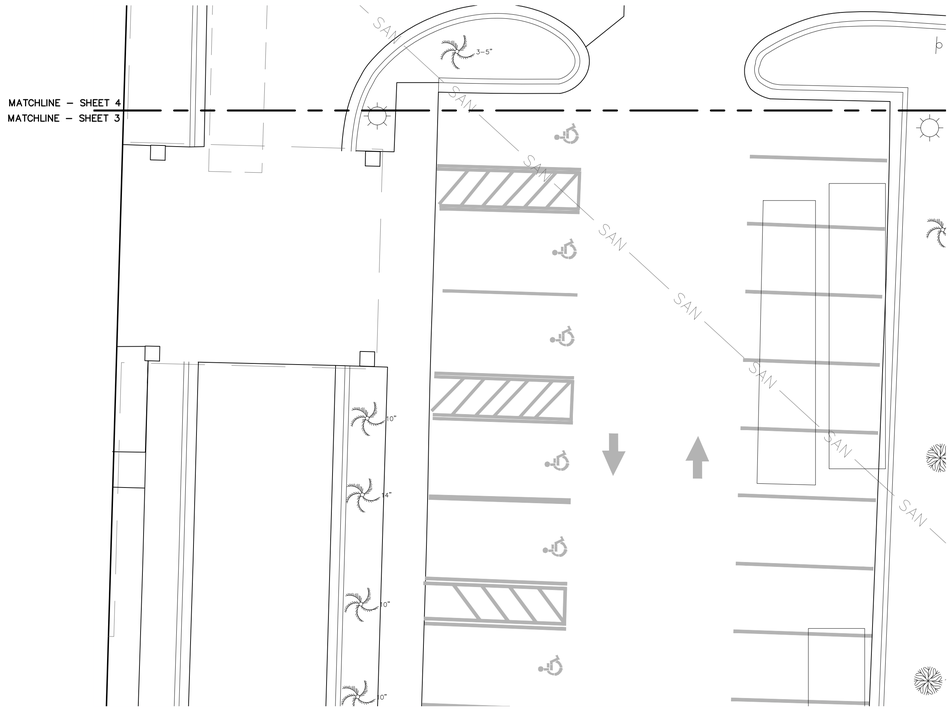
LAWNWOOD REGIONAL MEDICAL CENTER SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB #	8688
SHT.NO.	4
	OF 5 SHEETS

DETAIL VIEW





GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 INCH = 10 FT.

LEGEND

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PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD REGIONAL MEDICAL CENTER
ALTA/NSPS LAND TITLE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 5
OF 5 SHEETS

April 28, 2025

HCA Florida Lawnwood Hospital
1700 South 23rd Street
Fort Pierce, FL 34950

RE: ***Lawnwood Medical - Traffic Evaluation***
Fort Pierce, Florida
Kimley-Horn #144283016

Kimley-Horn and Associates, Inc. has prepared a traffic statement for the above-referenced project. The site is located at 1700 South 23rd Street in Fort Pierce, Florida. The proposed development includes the construction of a 564-space parking garage. No additional space is proposed to be added to the existing hospital and medical uses on site. Because the development will serve the parking demand of the existing site and no additional uses are proposed, no new trips are anticipated to be added by the garage. A new driveway is proposed to be located along Quincy Avenue to serve the site and other parking nearby. The parcel number for the project site is 2416-504-0200-000-2.

The site plan is included in the Appendix for reference.

TRIP GENERATION

The trip generation potential of the hospital was calculated in a previously submitted report. The excerpt of those calculations is included in the Appendix. The trip generation potential for the hospital is 5,026 daily trips, 416 AM peak hour trips (+283 inbound, +133 outbound), and 429 PM peak hour trips (+137 inbound, +292 outbound). No increase in trips will be generated by the proposed parking garage. These trips will be redistributed the existing driveways and to the new driveway on Quincy Avenue.

SITE ACCESS

Access to the site includes one existing full access driveway on Nebraska Avenue, one existing full access driveway on 23rd street, two full access driveways on Quincy Avenue (one existing and one proposed), and two existing full access driveways on Lawnwood Circle. Figure 1 illustrates the driveway volumes for the proposed development.

The proposed garage will shift some of the existing driveway volumes from the existing driveways to the new driveway on Quincy Avenue. However, due to the low volume of traffic on Quincy Avenue, no turn lanes are recommended as part of the garage development. Furthermore, the location of the driveway is not anticipated to interfere with the operations of the driveway serving the County site to the south based on the low volumes of vehicles utilizing that driveway.

CONCLUSION

Kimley-Horn and Associates, Inc. has prepared a traffic statement for the proposed Lawnwood Medical parking garage. Because the development is ancillary to the existing hospital and medical uses, and no new additional intensity is proposed for the hospital, no additional trips are anticipated to be added by the development. A new driveway is being proposed on Quincy Avenue. No turn lanes are recommended for this new driveway.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration Number 64773

Attachments

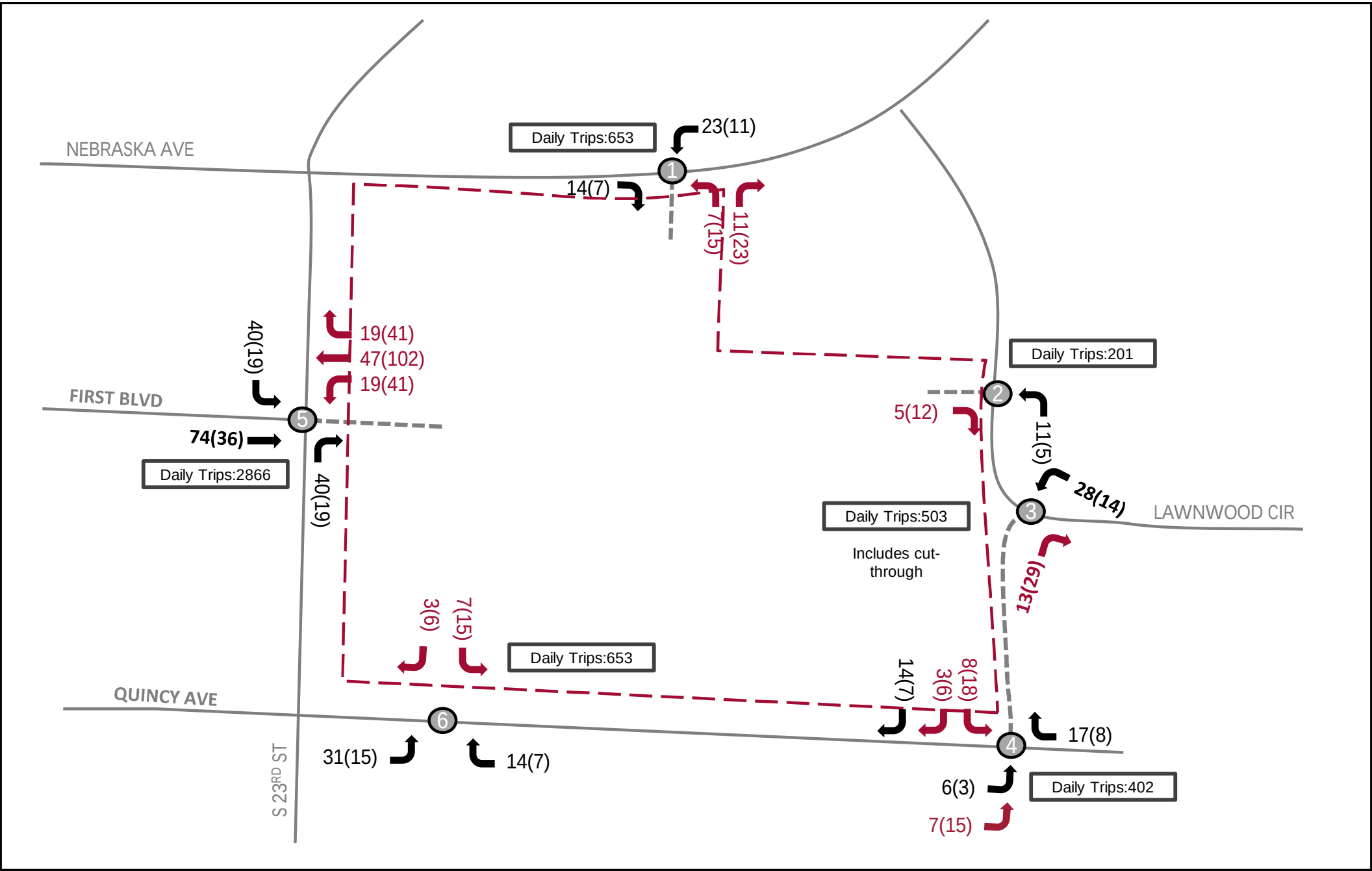


FIGURE 1
PROJECT DRIVEWAY VOLUMES
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

Kimley»Horn

APPENDIX

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 existing site currently contains 299,090 square feet of hospital use. The proposed plan of development includes expanding the existing hospital to 391,510 square feet.

Trip Generation

The trip generation potential of the development was calculated based upon the trip generation rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 10th Edition*. Land Use 610 (Hospital) was used in the trip generation calculations.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the net new trip generation potential of the proposed site is an increase of 544 net external daily trips, an increase of 68 net new external AM peak hour trips (46 in, 22 out) and an increase of 77 net new external PM peak hour trips (24 in, 53 out). Based on the net new external daily trips the proposed development has a development area of influence of one-mile.

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario								
Hospital	299.09 KSF	4,482	348	237	111	352	113	239
Subtotal		*4,482*	*348*	*237*	*111*	*352*	*113*	*239*
Proposed Scenario								
Hospital	391.51 KSF	5,026	416	283	133	429	137	292
Subtotal		*5,026*	*416*	*283*	*133*	*429*	*137*	*292*
Driveway Volumes		*544*	*68*	*46*	*22*	*77*	*24*	*53*
Net Differential Trips		*544*	*68*	*46*	*22*	*77*	*24*	*53*

Trip generation was calculated using the following data:

Daily Trip Generation
Hospital [ITE 610] = T = 5.88(X)+2723.70

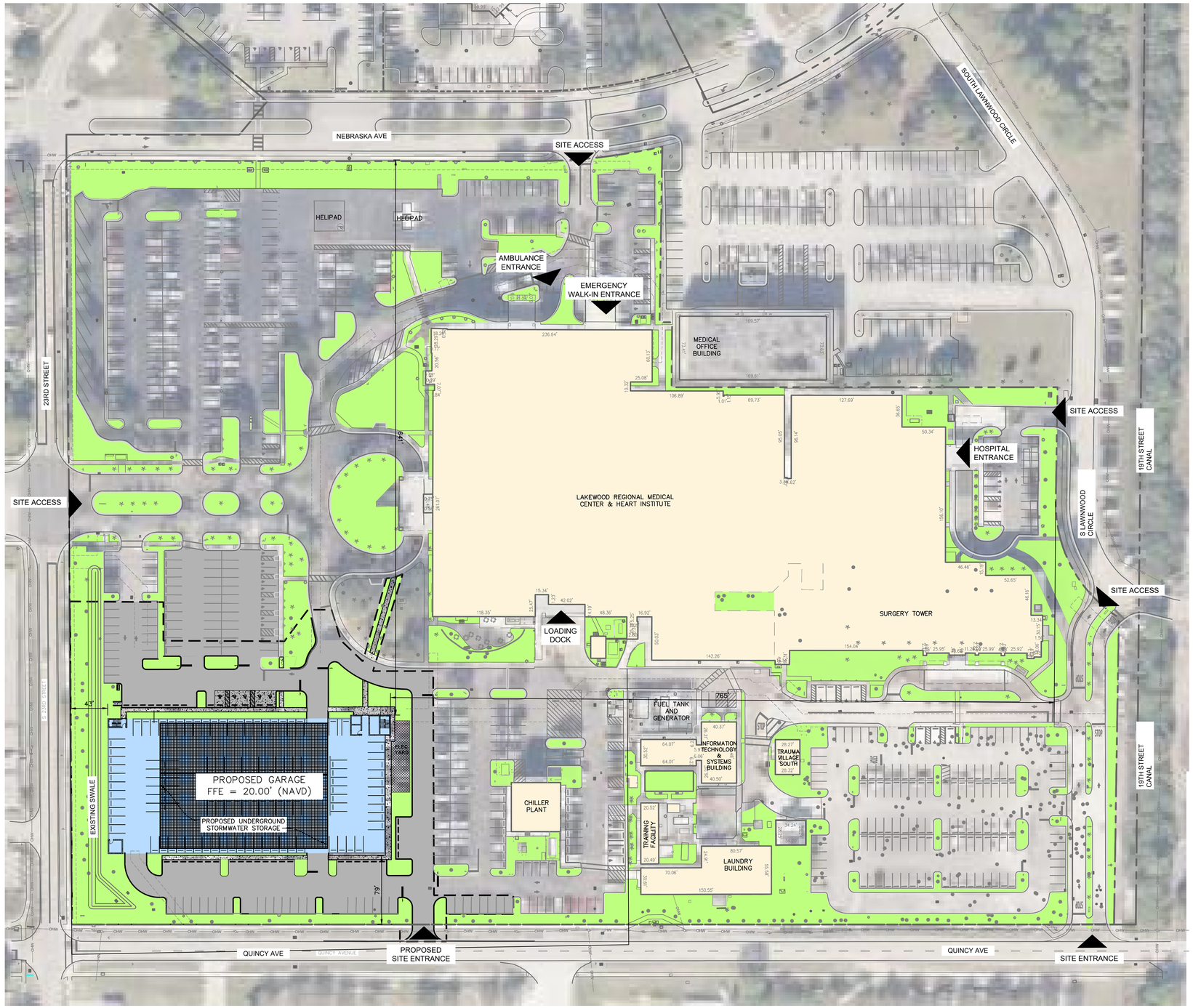
AM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.74(X)+126.36 (68% in, 32% out)

PM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.84(X)+100.56 (32% in, 68% out)

K:\WPB_TPTO\1442\144283016 - Lawnwood Medical\Excel\[2019-10-17 Tripgen.xlsx]Tripgen

Traffic Distribution

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

PROPERTY LINE

LIMITS OF WORK

EXISTING BUILDING AREA

LANDSCAPE AREA

PROPOSED PAVEMENT

PROPOSED BUILDING AREA

PROPOSED CONCRETE SIDEWALK

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

AFFECTED AREA: (191,736 S.F.) 4.40 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

ZONING: PLANNED DEVELOPMENT (PD)

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	10 FEET	641 FEET
SIDE (WEST):	10 FEET	43 FEET
SIDE (EAST):	10 FEET	765 FEET
REAR (SOUTH):	10 FEET	79 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	35%
OPEN SPACE (AFFECTED AREA ONLY):	20%	18%

PARKING REQUIREMENTS

REQUIRED:
2 SPACES PER BED
435 BEDS x 2 SPACE/BED = 870 SPACES
HANDICAP PARKING REQUIRED = 20 SPACES

TOTAL 890 PARKING SPACES

EXISTING:
EXISTING HOSPITAL PARKING: 1,016 SPACES

DEMOLISHED SPACES TOTAL: 273 SPACES

PROPOSED SPACES TOTAL: 639 SPACES
SW LOT: 75 SPACES
PARKING GARAGE: 564 SPACES

PROPOSED TOTAL: 1,382 SPACES

LAND USE CALCULATION

EXISTING CONDITIONS			
PERVIOUS:	34,816 S.F.	0.80 AC	18%
BUILDING:	3,223 S.F.	0.07 AC	2%
SWALE BANK:	4,635 S.F.	0.11 AC	2%
SWALE BOTTOM:	523 S.F.	0.01 AC	0%
IMPERVIOUS:	148,538 S.F.	3.41 AC	78%
TOTAL:	191,736 S.F.	4.40 AC	100%

PROPOSED CONDITIONS			
PERVIOUS:	34,848 S.F.	0.80 AC	18%
BUILDING:	10,380 S.F.	0.24 AC	6%
SWALE BANK:	3,643 S.F.	0.08 AC	2%
SWALE BOTTOM:	658 S.F.	0.02 AC	0%
GARAGE:	73,188 S.F.	1.68 AC	38%
IMPERVIOUS:	69,018 S.F.	1.58 AC	36%
TOTAL:	191,736 S.F.	4.40 AC	100%

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 300 | Nashville, Tennessee 37210
Phone: 615.254.5444 | www.bargedesign.com

REVISIONS

DATE: 03 / 12 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.E.P. & T CONSULTANT
C.T. THOMASSON ASSOCIATES, INC.
2000 CHURCH STREET, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
2000 CHURCH STREET, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
PINKLEY HORN AND ASSOCIATES, INC.
777 YAMATO ROAD, SUITE 200
BOCA RATON, FL 33431
MANAGER: VANESA M. MAHONEY, P.E.

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
SCOTT CRAWFORD

BARGE #: 3766337

HCA #: 3093200020

OVERALL SITE PLAN

C2.00

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Plotted By:Martinez, Moises Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:C2.00 OVERALL SITE PLAN April 17, 2025 09:51:49am K:\WPB_DevServices\1409500052 - HCA FL Lawnwood Hospital Parking Garage\CAD\PlanSheets\C2.00 OVERALL SITE PLAN.dwg

324316

STATUTORY

Warranty Deed

This instrument prepared by
William H. Beardall
BEARDALL, GRIDLEY, LEWIS, BLANKNER & LEGETTE
ATTORNEYS AT LAW
60 NORTH COURT AVENUE, ORLANDO, FLORIDA

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Indenture *Made this* 5th *day of* January 1976, **Between**

GORDON S. NUTT, a single man,

of the County of Seminole, *State of* Florida, *grantor, and*
HCA-FT. PIERCE, INC., a Florida corporation,

whose post-office address is 1 Park Plaza, Nashville, Tennessee,
of the County of Davidson, *State of* Tennessee, *grantee,*

Witnesseth: *That said grantor, for and in consideration of the sum of* ------ TEN -------- *Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in* St. Lucie *County, Florida, to-wit:*

All of those certain lands described in Schedule "A" attached hereto and made a part hereof.

2416-504-0000-000/0

Subject to easements reserved by the City of Fort Pierce within any vacated alleys, right of way for extension of 19th Street through Blocks 76 and 77, Lawnwood Addition, and rights of way and easements for existing roads and ditches running through said property, and subject to platted streets and alleys shown on the plat of Lawnwood Addition, Plat Book 2, page 16, St. Lucie County Public Records.

FLORIDA DEPT OF REVENUE JAN-6'76 P.B. 10830 DOCUMENTARY SUR TAX 518.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 512.70

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 900.00

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

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:

William H. Beardall _____ (Seal)
Patricia S. Waring _____ Gordon S. Nutt (Seal)
_____ _____ (Seal)
_____ _____ (Seal)

STATE OF FLORIDA
COUNTY OF ORANGE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
GORDON S. NUTT, a single man,

D.R. BOOK 247 PAGE 1047

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.
WITNESS my hand and official seal in the County and State last aforesaid, this 5th *day of* January, 1976.

William H. Beardall
Notary Public State of Fla. at Large.
My commission expires: 6/24/78

WHB/pw

LEGAL DESCRIPTION

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25'32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29'28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30'32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00'13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29'47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET, SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45'13" EAST, SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40'13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES, 00', THENCE RUN SOUTH 01 DEGREES, 04'23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28'42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED FEBRUARY 20, 1976, RECORDED IN BOOK 248, PAGE 2928 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED MAY 23, 1977, RECORDED IN BOOK 268, PAGE 1540 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JULY 18, 1978, RECORDED IN BOOK 290, PAGE 1616 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JANUARY 18, 1979, RECORDED IN BOOK 301, PAGE 2538 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO HCA REALTY, INC., A TENNESSEE CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED SEPTEMBER 23, 1988, RECORDED IN BOOK 604, PAGE 1629 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST.LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

LAWNWOOD REGIONAL MEDICAL CENTER
PARKING GARAGE
WRITTEN NARRATIVE

Site Plan Narrative for Major Site Plan Amendment Approval
Project Title: Lawnwood Medical Center Parking Garage
Project Location: 1700 S 23RD Street, Fort Pierce, FL
Applicant: Lawnwood Medical Center, Inc.
Prepared by: Kimley-Horn
Date: May 5, 2025

PROJECT OVERVIEW

This application is being submitted for a Major Site Plan Amdedment approval for the development of a new structured parking garage at the Lawnwood Medical Center campus, located in Fort Pierce, Florida. The proposed garage is an integral part of the hospital's strategic plan to expand its infrastructure and improve accessibility for patients, visitors, and staff.

PROJECT DESCRIPTION

The proposed multi-level parking garage will provide a total of 591 parking spaces, covering 243,238 square feet of gross floor area. This includes 5 ADA-compliant spaces and 8 dedicated Electric Vehicle (EV) charging spaces, aligning with sustainability goals and anticipated future demand.
Additionally, the project includes the construction of 110 new surface parking spaces, which will supplement the structured parking and improve access across the medical center campus.

UTILITY AND INFRASTRUCTURE IMPROVEMENTS

Key infrastructure improvements associated with this project include:

- Relocation of an existing water main that currently runs beneath the proposed garage footprint. The line will be rerouted outside of the garage limits to prevent conflicts and ensure continued service reliability.
- Rerouting of stormwater pipes located under the garage area. The site will be upgraded with a Cupolex stormwater management system (a subsurface chamber-based solution that will be installed beneath the garage). This system is designed to meet the South Florida Water Management District (SFWMD) standards for stormwater quantity and quality treatment.
- An electrical yard and emergency generator will be installed immediately east of the garage. These elements are necessary to support the increased electrical demand associated with the new garage infrastructure.

LANDSCAPING AND SITE AESTHETICS

Landscaping will be installed throughout the site in accordance with the City of Fort Pierce's landscape code requirements. Plantings will be selected to provide visual appeal, enhance the pedestrian environment, and contribute to the site's overall ecological function.

FUTURE EXPANSION

A future expansion of the parking structure is planned for the south side of the garage. While this expansion is anticipated as part of the long-term site development strategy, an exact timeline for construction has not yet been determined. The current site plan and utility layout have been designed to accommodate this future phase with minimal disruption.

COMPLIANCE AND DESIGN CONSIDERATIONS

The design of the garage and associated site improvements conforms to the applicable zoning and land development standards of the City of Fort Pierce. The site layout, circulation, and access have been planned to maximize safety, efficiency, and compatibility with the existing hospital campus. All stormwater and utility improvements are engineered to comply with regulatory standards and best practices, with coordination from SFWMD and FPUA as required.

CONCLUSION

This project represents a significant step forward in improving the infrastructure and service capacity of Lawnwood Medical Center. With the addition of structured parking, enhanced utility infrastructure, this development will serve the growing needs of the community while preparing the site for future expansion. We respectfully request the City's approval of this Major Site Plan Amendment application to proceed with this essential improvement.

Stormwater Management Calculations
May 2025

Lawnwood Parking Garage

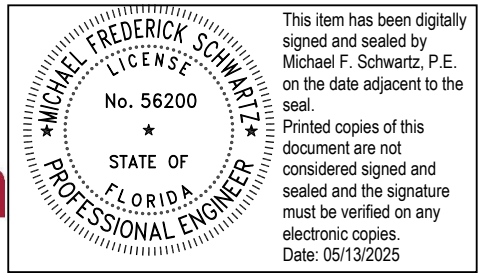
Fort Pierce, St. Lucie County, FL

Prepared for:

Lawnwood Medical Center, Inc.
City of Fort Pierce
SFWMD

Prepared by:

Kimley»Horn



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Registry No. 35106
Kimley-Horn Project #: 140950052

Michael F. Schwartz, P.E.
FL P.E. Number 56200

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APPENDIX C – EXISTING AND PROPOSED DRAINAGE CALCULATIONS
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1.0 INTRODUCTION

Lawnwood Medical Center (or "the project" or "the site") is an existing +/- 22.36-acre medical campus located at 1700 South 23rd Street in the City of Fort Pierce. The site lies within Section 28, Township 43S, Range 42E in St. Lucie County, Florida.

The proposed site improvements include the demolition of an existing parking lot and the addition of a 591-space parking garage. Additional improvements include a surface parking lot, associated utility relocations and the installation of an underground stormwater detention system called Cupolex.

The site is under the jurisdiction of the South Florida Water Management District (SFWMD) and must meet the District's criteria. The site was previously permitted through SFWMD (permit number 56-103734-P). A control water elevation of 15.50' (NAVD 1988) will be used for this project as defined in the Master Drainage permit, permit number 56-00163-S.

This analysis provides an existing versus proposed condition analysis of the affected area located in Basin 5 only. Included in this report are calculations for water quality volume and water quantity requirements. This report demonstrates that the proposed development will meet all current design standards and criteria set forth by SFWMD.

2.0 EXISTING SITE CONDITIONS

The site is bordered to the south by Quincy Avenue, to the east by the 19th Street Canal, to the north by Nebraska Avenue, and to the West by 23rd Street. The existing stormwater system lies within a 74-acre master system that is composed of 5 basins. Refer to Appendix G for the limits of the master system and corresponding basin locations.

The existing stormwater management system conveys runoff from the western portion of Basin 5 to the eastern portion through a network of inlets and underground piping. Stormwater is directed into a subsurface StormTrap system located beneath the Surgery Tower parking lot, which provides detention before discharging into a control structure adjacent to the 19th Street Canal. Additionally, a swale along the western property line offers supplemental stormwater storage and will be maintained in the proposed condition. Since the 19th Street Canal is part of the regional master drainage system, discharge from the project site is not subject to a specific release rate limitation.

3.0 DEVELOPMENT CRITERIA

3.1 MINIMUM FINISHED FLOOR ELEVATION

SFWMD's requires that all building floors be at or above the 100-year flood elevations, including Federal Flood insurance Rate Maps. The site lies within Flood Zone X per current FEMA FIRM Panel 12111C0186J dated February 16, 2012. The site is located outside of the 500-year floodplain and is determined to be outside of the 0.2% annual chance floodplain, therefore no base flood elevation is established. Refer to Appendix D for FEMA flood map. The finished floor elevation of the building per the Master Drainage Permit is established at elevation 19.51 NAVD (21.00 NGVD).

The following table compares each SFWMD finished floor elevation criteria and determines the governing criteria per the district's standards:

Criteria	Minimum Elevation (NAVD '88)
FEMA Flood Studies	Zone X
Minimum Building Floor Elevation (SFWMD Permit Number: 56-00163-S)	19.51
Base Flood Elevation + 2.00'	N/A
100 – Year Storm Event Maximum Stage (Zero Discharge)	18.38
Governing Finished Floor Elevation	19.51
Proposed Finished Floor Elevation	20.00

4.0 PROPOSED STORMWATER MANAGEMENT SYSTEM

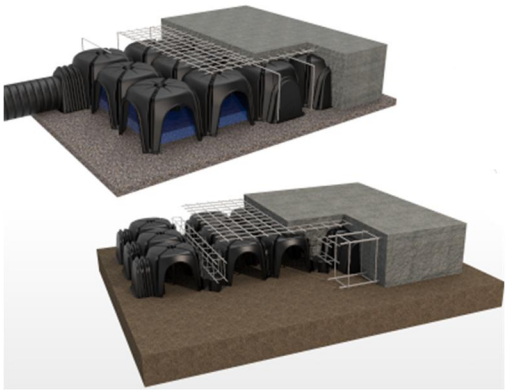
The proposed stormwater management system has been designed to address site-specific constraints using both exfiltration trenches and underground detention systems. Stormwater runoff will be collected and conveyed toward the southeastern portion of Basin 5, where it will be treated prior to discharging into the 19th Street Canal.

Due to limited available open space, traditional above-ground storage solutions were not feasible. To meet regulatory storage and water quality treatment requirements, the design incorporates a Cupolex underground detention system. This innovative, dome-structured system maximizes storage volume underground, while maintaining structural integrity. The Cupolex system provides efficient temporary storage and promotes water quality improvement through controlled release of stormwater.

4.1 CUPOLEX

FUNCTION

Cupolex is a sustainable, modular forming system made from recycled plastic that creates an open, void-forming structure for concrete slabs. In stormwater management applications, Cupolex is used to construct underground detention systems beneath parking lots or building slabs. The dome-shaped forms create void spaces that temporarily store stormwater runoff, allowing controlled release or infiltration into the subgrade. This system reduces peak flow rates, supports Low Impact Development (LID) goals, and helps meet stormwater volume reduction and water quality treatment requirements, especially in space-constrained sites.



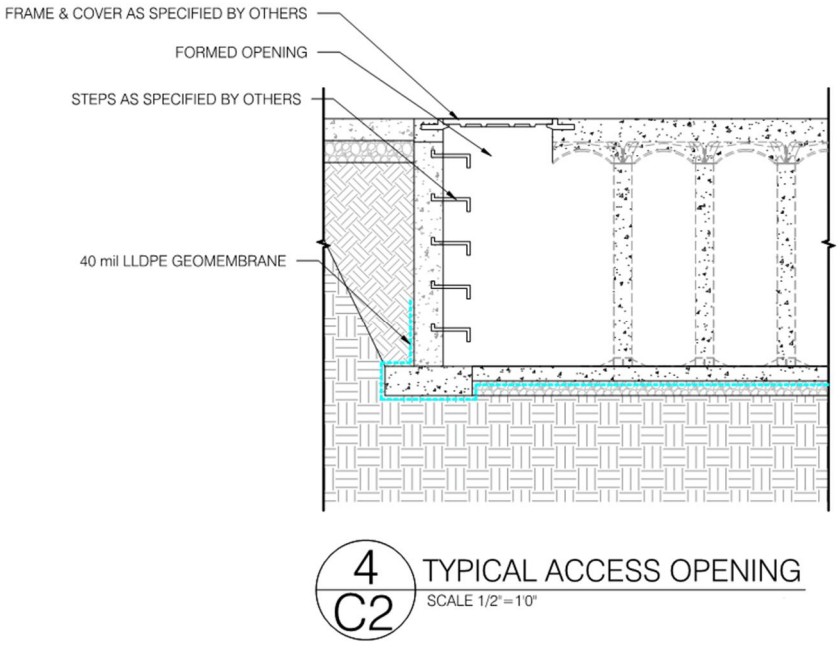
Pictured Above: Cupolex Chambers

The proposed drainage system will capture 2.233 ac-ft of stormwater. The invert of the structure is located at an elevation of 15.50 NAVD and the top of the structure is at elevation 19.50 NAVD. Details for this structure have been included with the plans.

MAINTENANCE

The Cupolex system provides substantial underground void storage through its dome-shaped, modular formwork, allowing for efficient stormwater detention and conveyance. While the system itself is not intended to function as a traditional chamber with internal walk-through access, maintenance access is provided through strategically placed manholes at key locations, such as inlet and outlet pipes.

Access points are typically designed for each Cupolex detention area to facilitate inspection and maintenance. Standard access openings are equipped with steps, if required, to allow maintenance personnel safe entry. The hospital will contract a qualified maintenance provider to service the Cupolex system annually. Maintenance activities will be performed via these access points to ensure sediment removal, pipe cleaning, and system integrity. The figure below illustrates a typical access point detail for the Cupolex system.



Pictured Above: Typical access point detail.

5.0 STORMWATER MANAGEMENT CALCULATIONS

The stormwater management calculations are based on the comparison of the existing conditions within Basin 5 versus the proposed development's stage-storage calculations. The rainfall amounts in the following table for the existing and proposed TR-55 Volume Calculations are based on SFWMD accepted rainfall curves found in Appendix B of this report:

Rainfall Data		
Storm Frequency (yr.)	Duration (hrs.)	Amount (in)
5	24	5
10	24	6
25	72	9
100	72	11

Existing and proposed land use areas and storage calculations are as follows:

PRE-DEVELOPMENT LAND USE		
Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.74
Building	0.00	
Asphalt / Sidewalk / Other Impervious	2.74	
Pervious Area		0.70
Swale Bank	0.11	
Swale Bottom	0.01	
Landscaping	0.58	
Total Area		**3.44**

POST-DEVELOPMENT LAND USE		
Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.64
Building	0.00	
Garage	1.16	
Asphalt / Sidewalk / Other Impervious	1.48	
Pervious Area		0.80
Swale Banks	0.01	
Swale Bottom	0.11	
Landscaping	0.68	
Total Area		**3.44**

PRE-DEVELOPMENT SOIL STORAGE	
Wet Season Water Table / Control Elevation	15.50
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods
Average Site Elevation (Swale Bottom)	16.50
Average Depth to Water Table (Swale Bottom)	1.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.45
Soil Storage (S) Over the Site (Swale Bottom)	0.01
Average Site Elevation (Swale Banks)	17.75
Average Depth to Water Table (Proposed Land Use)	2.25
Soil Storage Capability (Flatwoods, w/ 25% reduction)	1.88
Soil Storage (S) Over the Site (Proposed Land Use)	0.01
Average Site Elevation (Landscaping)	19.50
Average Depth to Water Table (Landscaping)	4.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75
Soil Storage (S) Over the Site (Landscaping)	1.14
Soil Storage (S) Over the Site (Entire Site)	1.17
Curve Number (CN) Based on Soil Storage (S)	**89.6**

POST-DEVELOPMENT SOIL STORAGE	
Wet Season Water Table / Control Elevation	15.50
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods
Average Site Elevation (Swale Bottom)	16.50
Average Depth to Water Table (Swale Bottom)	1.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.45
Soil Storage (S) Over the Site (Swale Bottom)	0.02
Average Site Elevation (Swale Banks)	17.75
Average Depth to Water Table (Proposed Land Use)	2.25
Soil Storage Capability (Flatwoods, w/ 25% reduction)	1.88
Soil Storage (S) Over the Site (Proposed Land Use)	0.02
Average Site Elevation (Landscaping)	19.50
Average Depth to Water Table (Landscaping)	4.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75
Soil Storage (S) Over the Site (Landscaping)	1.33
Soil Storage (S) Over the Site (Entire Site)	1.37
Curve Number (CN) Based on Soil Storage (S)	**88.0**

5.1 Water Quality

Water Quality Volume

Typically, SFWMD requires all projects to retain the first inch of runoff from the entire developed site or 2-1/2" times Environmental Resource Permit's (ERP) percent impervious, whichever is greater. The project is in a WNAS (Waters Not Achieving Standards) area therefore, 150% of the required water quality volume is required to be achieved prior to discharging offsite.

Water Quality Calculations				
Basin Area (ac)	1" Over Basin (ac-ft.)	2.5" x (%) Impervious (ac-ft.)	150% of required Water Quality Volume	**Governing Condition (ac-ft.)**
3.44	0.287	0.550	0.825	**0.825**

As shown in the table above, the total required water quality treatment volume is 0.825 acre-feet. Of this, 0.688 acre-feet will be treated within the Cupolex system, and the remaining 0.303 acre-feet will be treated in the exfiltration trench located south of the garage. The Cupolex system includes an internal 8-inch-thick weir wall that retains water up to elevation 18.10. Once this elevation is reached, excess stormwater overtops the weir and is directed to the adjacent exfiltration trench, providing the additional required treatment volume.

5.2 Stormwater Events – Maximum Stages

The site was analyzed for a range of frequencies up through the 100-year frequency (i.e. 5, 10, 25, 100-year) and durations from 1 to 3 days. These critical storms note that all the following criteria is met per SFWMD's standards:

- The minimum road crown elevation shall meet or exceed the 10-year, 1-day storm peak stage
- The minimum perimeter berm elevation shall meet or exceed the 25-year, 3-day storm
- The Finished Floor Elevation at a minimum shall meet the 100-year, 3-day storm peak stage (with zero discharge)

The construction plans, drainage calculations, soil storage, stage-storages and peak stages for each critical storm event are provided within this report on separate pages. The tables below summarize runoff for the pre-development and post-development conditions and respective stages in the post-development condition:

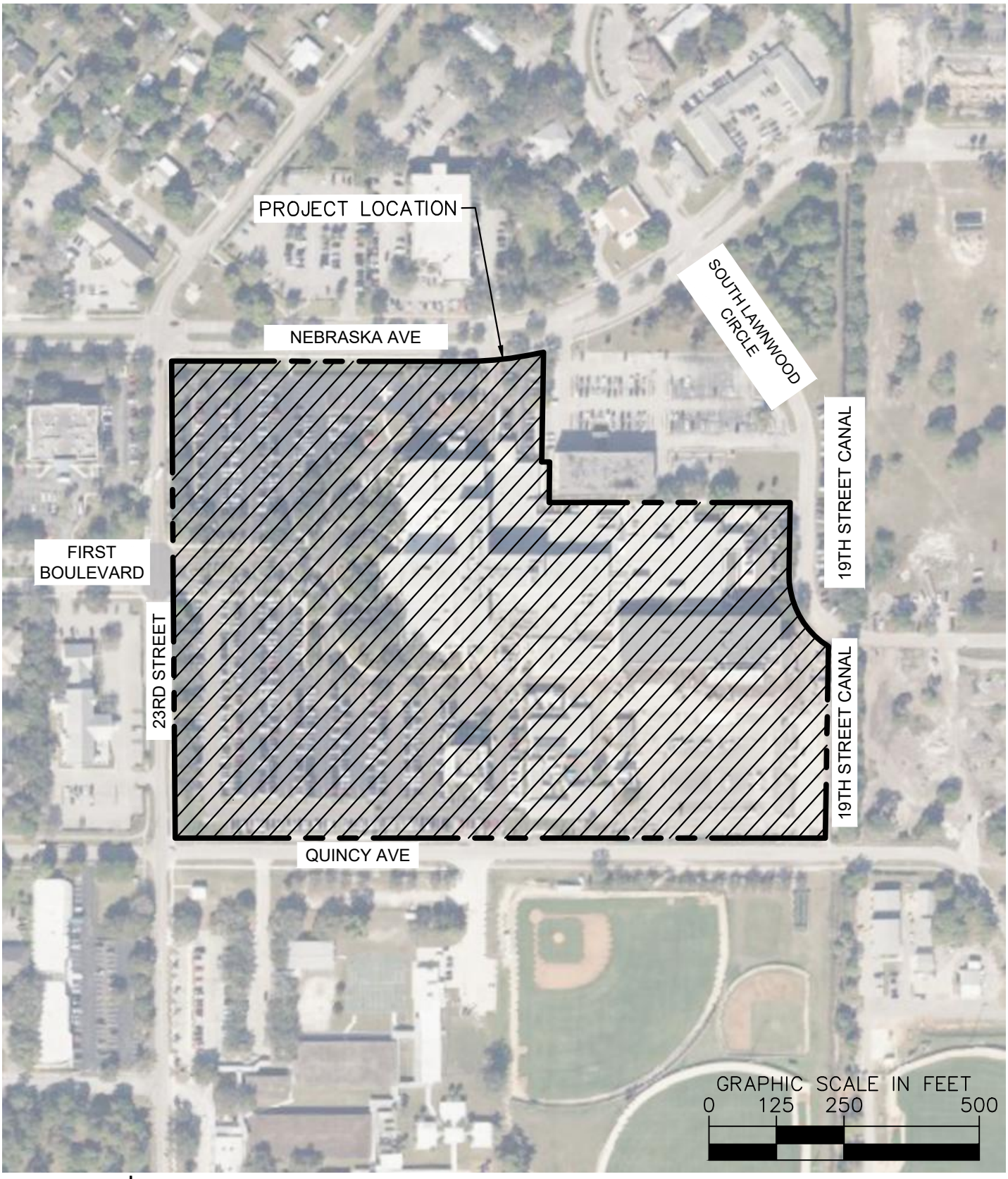
PRE-DEVELOPMENT RUNOFF				
	5-year / 1-day	10-year / 1-day	25-year / 3-day	100-year / 3-day
Potential Maximum Retention (S) (in)	1.17	1.17	1.17	1.17
Rainfall (P) (in)	5.00	6.00	9.00	11.00
Total Site Drainage Area (A) (ac)	3.44	3.44	3.44	3.44
Runoff (Q) (in)	3.83	4.80	7.74	9.71
Volume of Runoff (V_r) (ac-ft.)	1.10	1.37	2.22	2.78
TR-55 Stage (ft.)	**18.11**	**18.28**	**18.81**	**19.10**

POST-DEVELOPMENT RUNOFF				
	5-year / 1-day	10-year / 1-day	25-year / 3-day	100-year / 3-day
Potential Maximum Retention (S) (in)	1.37	1.37	1.37	1.37
Rainfall (P) (in)	5.00	6.00	9.00	11.00
Total Site Drainage Area (A) (ac)	3.44	3.44	3.44	3.44
Runoff (Q) (in)	3.667	4.624	7.546	9.515
Volume of Runoff (V_r) (ac-ft.)	1.051	1.326	2.163	2.728
TR-55 Stage (ft.)	**17.12**	**17.34**	**18.02**	**18.38**

6.0 Conclusion

The proposed stormwater improvements meet all South Florida Water Management District (SFWMD) requirements for both water quantity and quality across the required design storm events. Water quality treatment is achieved through the combined use of the Cupolex underground detention system and the proposed exfiltration trench. Stormwater quantity and attenuation standards are satisfied via a system of inlets, conveyance piping, site grading enhancements, and the Cupolex structure. The building's finished floor elevation exceeds the minimum required elevation of 19.51 feet NAVD, ensuring flood protection. As a result, the proposed development will not adversely impact adjacent properties within the 74-acre master drainage system.

Appendix A: Location Map



NORTH

LEGEND

PROPERTY LINE

HCA FLORIDA LAWNWOOD PARKING GARAGE
LOCATION MAP

1700 S. 23RD STREET FORT PIERCE, FL 34950

Appendix B: Rainfall Curves

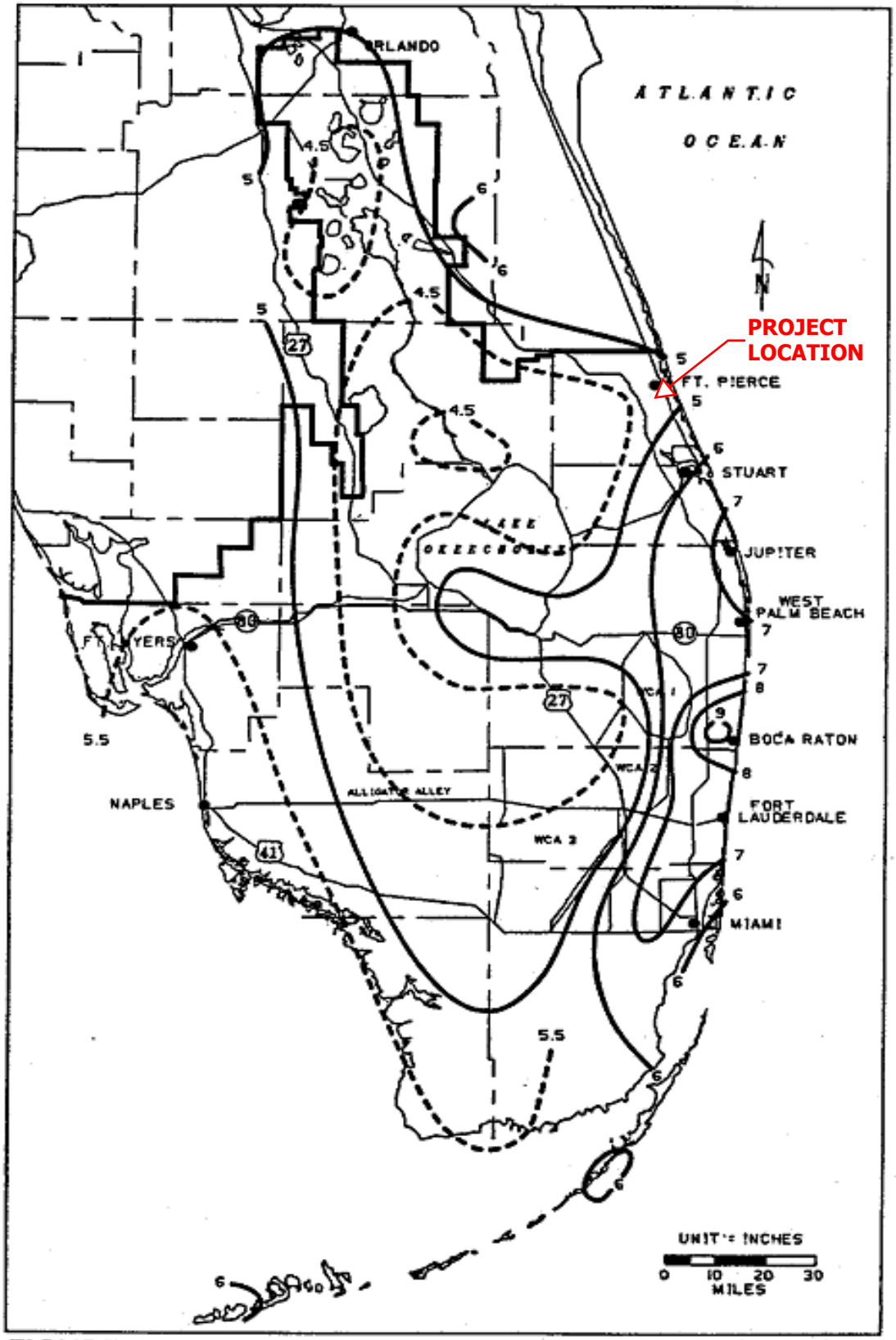


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

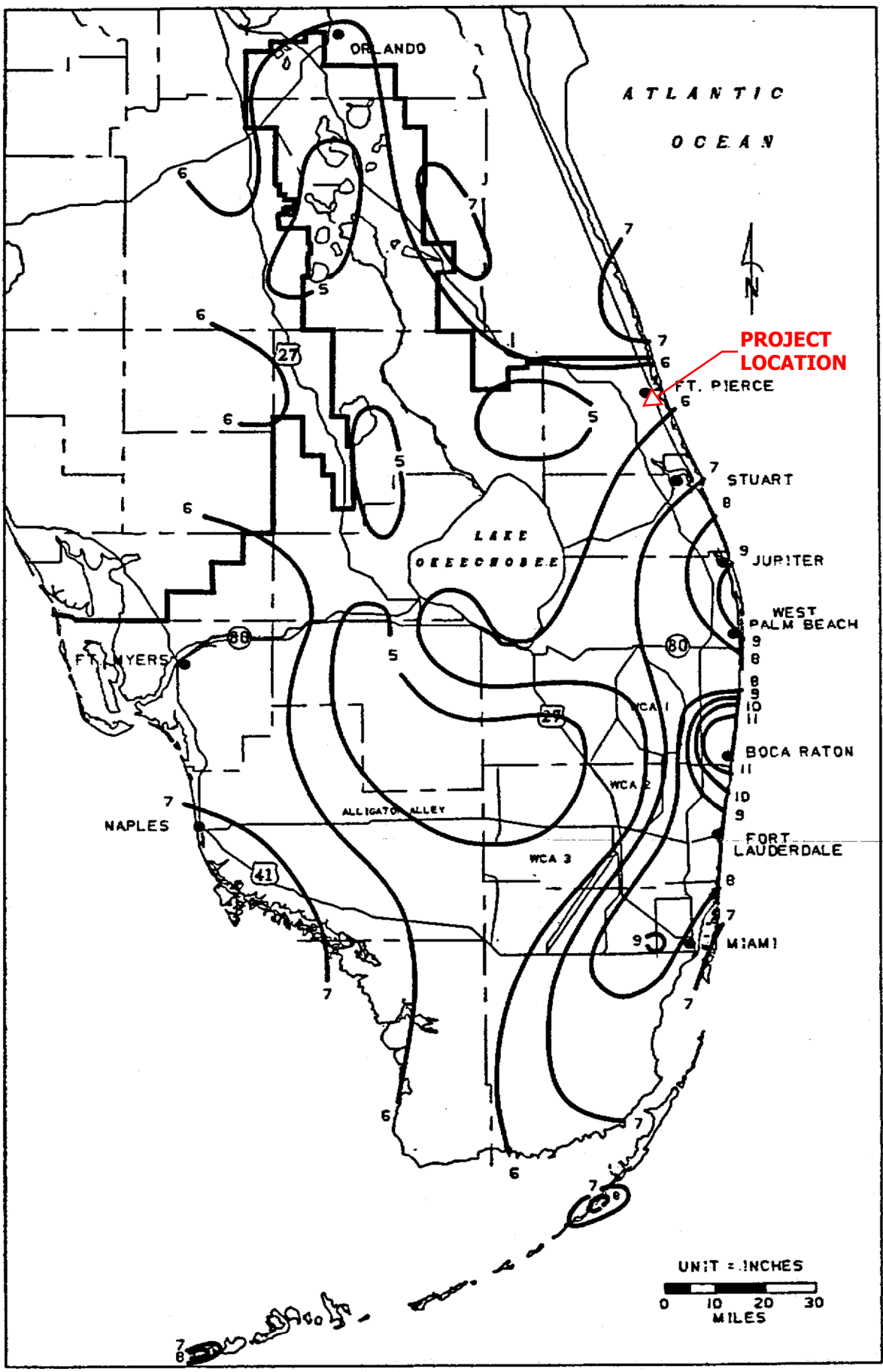


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

Figure C-4

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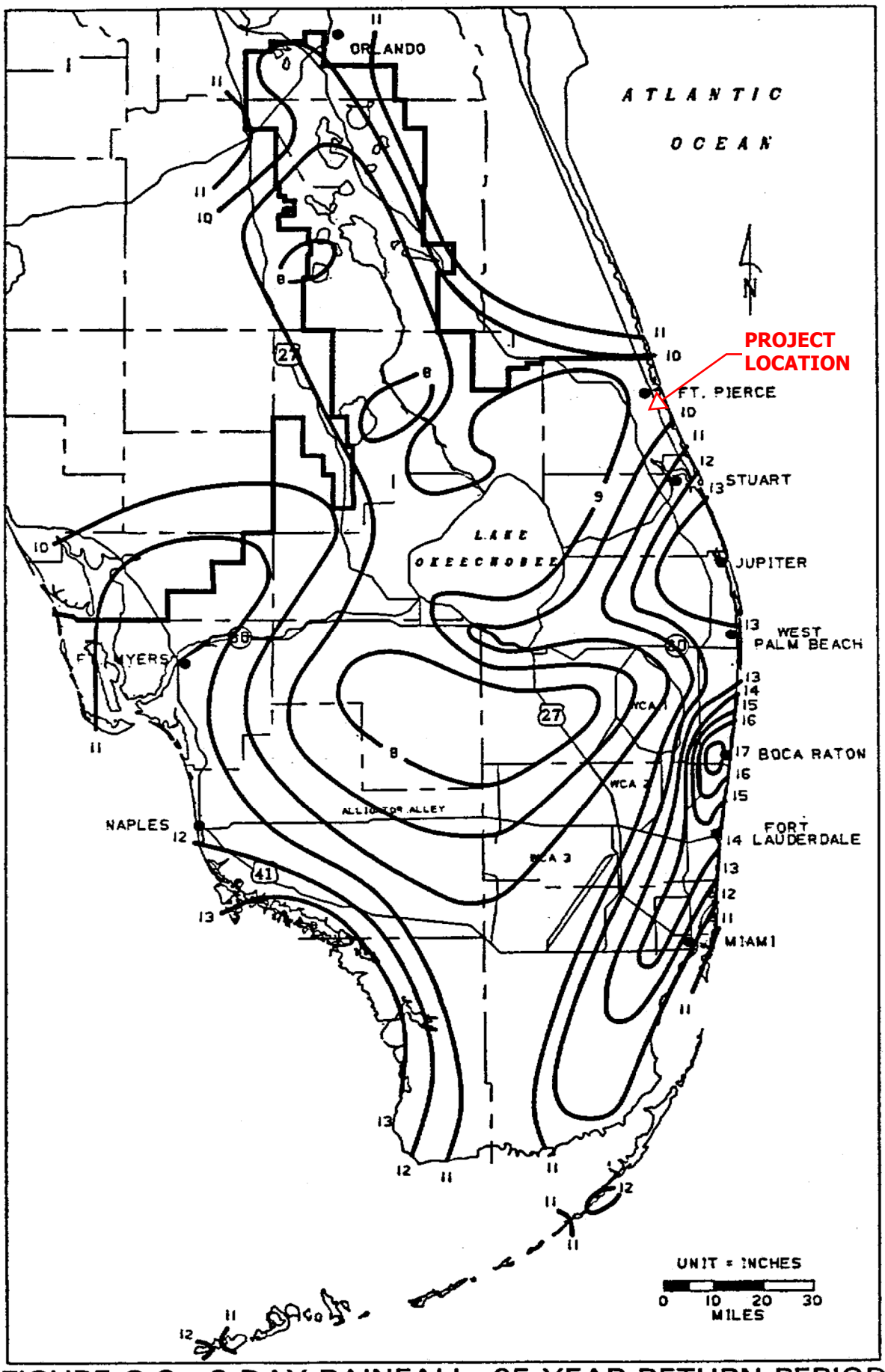

FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Figure C-8

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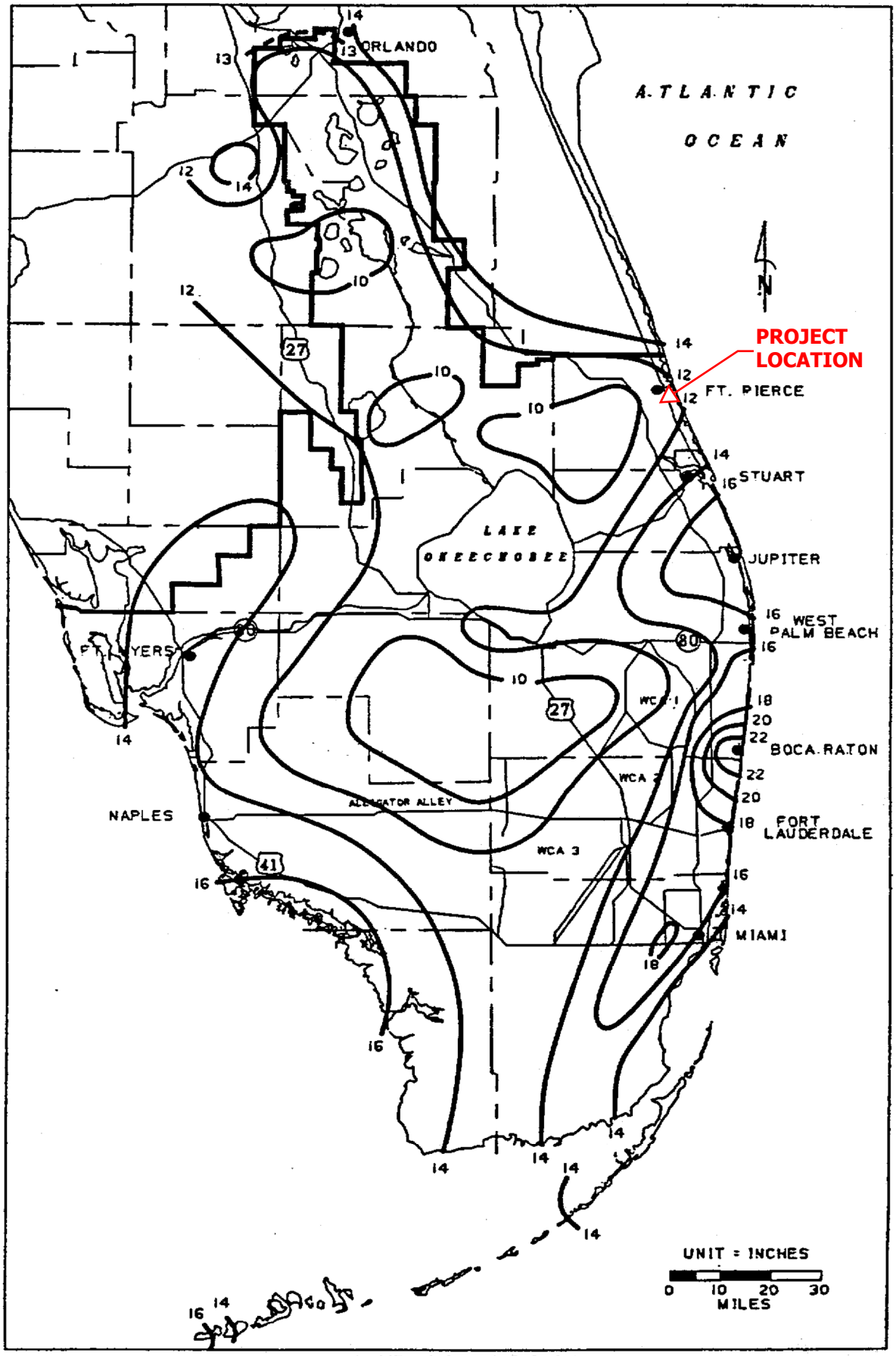

FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Figure C-9

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Appendix C: Existing & Proposed Drainage Calculations

Land Use + Soil Storage Calculations

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Existing Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.74
Building	0.00	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	2.74	
Pervious Area		0.70
Swale Bottom	0.11	
Swale Banks	0.01	
Landscaping	0.58	
Total Area		3.44

Proposed Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.64
Building	0.00	
Garages	1.16	
Asphalt / Sidewalk / Other Imp.	1.48	
Pervious Area		0.80
Swale Bottom	0.11	
Swale Banks	0.01	
Landscaping	0.68	
Total Area		3.44

Land Use + Soil Storage Calculations

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Soil Storage

	Existing	Proposed	DATUM
Wet Season Water Table / Control Elevation	15.50	15.50	NAVD 1988
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods	Flatwoods	
Average Site Elevation (Swale Bottom)	16.50	16.50	NAVD 1988
Average Depth to Water Table (Swale Bottom)	1.00	1.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.45	0.45	in
Soil Storage (S) Over the Site (Swale Bottom)	0.01	0.02	in
Average Site Elevation (Swale Banks)	17.75	17.75	NAVD 1988
Average Depth to Water Table (Proposed Land Use)	2.25	2.25	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	1.88	1.88	in
Soil Storage (S) Over the Site (Proposed Land Use)	0.01	0.02	in
Average Site Elevation (Landscaping)	19.50	19.50	NAVD 1988
Average Depth to Water Table (Landscaping)	4.00	4.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75	6.75	in
Soil Storage (S) Over the Site (Landscaping)	1.14	1.33	in
Soil Storage (S) Over the Site (Entire Site)	1.17	1.37	in
Curve Number (CN) Based on Soil Storage (S)	89.6	88.0	

Site Stage-Storage - Existing

Lawnwood Parking Garage VMM

Project No: 140950052 5/10/2025

Stage Step Interval:	1
Start Stage Elevation:	12.00

Storage Type	Impervious Area	Swale Bottom	Swale Banks	Landscaping	Total
	L	V	L	L	Area
Area (ac)	2.740	0.110	0.010	0.580	3.440
Avg Low Elev.	17.00	16.50	16.50	18.00	
Avg High Elev.	20.00		19.00	21.00	

					TOTAL
Stage	Impervious Area	Swale Bottom	Swale Banks	Landscaping	**CUM, AC-FT**
12.00	0.000	0.000	0.000	0.000	**0.000**
13.00	0.000	0.000	0.000	0.000	**0.000**
14.00	0.000	0.000	0.000	0.000	**0.000**
15.00	0.000	0.000	0.000	0.000	**0.000**
16.00	0.000	0.000	0.000	0.000	**0.000**
17.00	0.000	0.055	0.001	0.000	**0.056**
18.00	0.457	0.165	0.005	0.000	**0.626**
19.00	1.827	0.275	0.013	0.097	**2.211**
20.00	4.110	0.385	0.023	0.387	**4.904**
21.00	6.850	0.495	0.033	0.870	**8.248**
22.00	9.590	0.605	0.043	1.450	**11.688**
23.00	12.330	0.715	0.053	2.030	**15.128**
24.00	15.070	0.825	0.063	2.610	**18.568**
25.00	17.810	0.935	0.073	3.190	**22.008**
26.00	20.550	1.045	0.083	3.770	**25.448**
27.00	23.290	1.155	0.093	4.350	**28.888**

Water Quality Calculations - Existing

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

I. LAND USE:

1	Building	0.00 ac.	0.00%
2	Garages	0.00 ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	2.74 ac.	79.65%
4	Swale Bottom	0.11 ac.	3.20%
5	Swale Banks	0.01 ac.	0.29%
6	Landscaping	0.58 ac.	16.86%
	Total =	**3.44 ac.**	**100%**

Total overall impervious surface with building = 79.65%

Is the site within a basin discharging to WNAS? Yes

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.
2. Exfiltration trench requires the volume required for the wet detention system.
3. If the site is within a basin that discharges to an Impaired Water Body (Waters Not Attaining Standards - WNAS), must provide an additional 50% of Required Water Quality Volume as reasonable assurance to not impact water quality.

III. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 3.44 acres X (1 foot / 12 inches)
   = **0.287 ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 3.44 acres - (0.00 acres + 0.00 acres)
      = **3.44 acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 3.44 acres - 0.70 acres
      = **2.74 acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality x 100%
      = 2.74 acres / 3.440 acres x 100%
      = **79.65 % Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 79.65 %
      = **1.99 inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 1.99 inches X (3.44 acres - 0.000 acres) x (1 foot / 12 inches)
      = **0.57 ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.287 ac-ft
   2.5 inches times the percentage of impervious area = 0.571 ac-ft

   Additional 50% if within WNAS (0.000 ac-ft if not within WNAS) = 0.285 ac-ft

   WQ volume of 0.856 ac-ft required

Exfiltration Trench Calculations - Existing

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula: L = 2*(0.5*Vwq + Vadd) / (K((2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^4*W*Du))

2. Design Information:

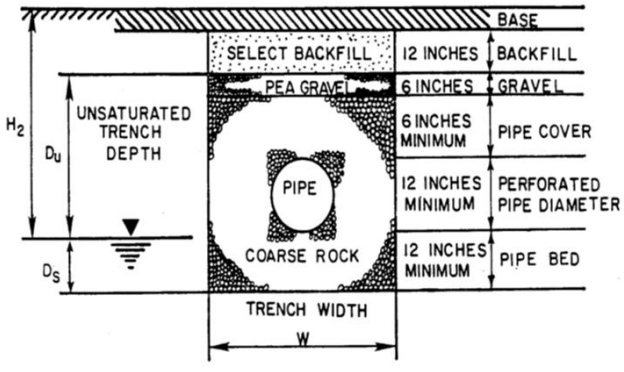
Weir Needed in ET System?	yes			
Weir Elevation	17.96	ft.		
V_{wq} = Water Quality Vol. to be Exfiltrated:	10.28	ac-in	3.28"xSite =	0.94 ac-ft
V_{add} = Add. Storage Vol. in 1 hour (up to 3.28"xSite - V_{wq}):	1.01	ac-in		11.28 ac-in
W = Trench Width:	12.00	ft.		
K = Hydraulic Conductivity:	2.510E-04	cfs/sq-ft per ft head		
H2 = Depth of Water Table:	2.46	ft.		
Du = Non-Saturated Trench Depth:	2.46	ft.		
Ds = Saturated Trench Depth:	1.05	ft.		
Total Trench Depth:	3.50	ft.		

3a.	Exfiltration Trench Required (Quality):	1488	**ft.**
3b.	Exfiltration Trench Required (Max. Additional Storage):	292	**ft.**
3c.	Total Maximum Exfiltration Trench Required:	**1780**	**ft.**

4. Exfiltration Trench Provided: **512 ft.**

5. Storage Provided:

Exfiltration Trench Vol Provided (Quality):	0.295	ac-ft
Exfiltration Trench Vol Provided (Additional Storage):	0.000	ac-ft
Total Exfiltration Trench Vol Provided:	**0.295**	**ac-ft**
50% Volume in Pipes + 50% of voids for length beyond max. ET required	**0.010**	**ac-ft**
Total Storage Volume Provided in Exfiltration Trench	**0.305**	**ac-ft**



Thickness (in)	Elev (ft)	
	18.58	Lowest Inlet
7.5		Asphalt + Base Thickness
		Select Backfill
	17.96	Top of Trench (Top of Pea Gravel)
6		Pea Gravel
6		Pipe Cover (Min. 6")
	17.96	Weir Elevation (if applicable)
	16.96	Inside Top of Pipe
18		Pipe Size (Min. 12")
	15.46	Invert of Pipe
12		Pipe Bed (Min. 12")
	14.46	Bottom of Trench
	15.50	Water Table / Control Water Elevation

TR-55 Volume Calculations - Existing

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Existing Land Use

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	1.17	1.17	1.17	1.17
Rainfall (P) (in)	5	6	9	11
Total Site Drainage Area (A) (ac)	3.44	3.44	3.44	3.44
Runoff (Q) (in)	3.83	4.80	7.74	9.71
Volume of Runoff (V_r) (ac-ft)	1.10	1.37	2.22	2.78

Stage - Storage Existing

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench ($V_{wq}+V_{add}+V_{void}$) (ac-ft)	Total Storage (ac-ft)
12.00	0.000	0.305	0.305
13.00	0.000	0.305	0.305
14.00	0.000	0.305	0.305
15.00	0.000	0.305	0.305
16.00	0.000	0.305	0.305
17.00	0.056	0.305	0.360
18.00	0.626	0.305	0.931
19.00	2.211	0.305	2.516
20.00	4.904	0.305	5.209

Summary Stages

	Existing Stage (ft)	Criteria
5-year/24 hours	18.11	Min. Parking Elev.
10 year/24 hours	18.28	Min. Road Crown
25-year /72 hours	18.81	Min. Perim. Berm
100-year /72 hours (No Discharge)	19.10	Min. Finished Floor

Summary Discharges

	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours			

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Site Stage-Storage - Proposed

Lawnwood Parking Garage VMM
Project No: 140950052 5/10/2025

Stage Step Interval:	1
Start Stage Elevation:	12.00

Storage Type	Impervious Area	Swale Bottom	Swale Banks	Underground Storage	Landscaping	Total
	L	V	L	V	L	Area
Area (ac)	1.480	0.110	0.010	--	0.680	2.280
Avg Low Elev.	17.00	16.50	16.50	--	18.00	
Avg High Elev.	20.00		19.00	--	21.00	

						TOTAL
Stage	Impervious Area	Swale Bottom	Swale Banks	Underground Storage	Landscaping	**CUM, AC-FT**
12.00	0.000	0.000	0.000	0.000	0.000	**0.000**
13.00	0.000	0.000	0.000	0.000	0.000	**0.000**
14.00	0.000	0.000	0.000	0.000	0.000	**0.000**
15.00	0.000	0.000	0.000	0.000	0.000	**0.000**
16.00	0.000	0.000	0.000	0.284	0.000	**0.284**
17.00	0.000	0.055	0.001	0.851	0.000	**0.907**
18.00	0.247	0.165	0.005	1.418	0.000	**1.834**
19.00	0.987	0.275	0.013	1.986	0.113	**3.374**
20.00	2.220	0.385	0.023	2.233	0.453	**5.314**
21.00	3.700	0.495	0.033	2.233	1.020	**7.481**
22.00	5.180	0.605	0.043	2.233	1.700	**9.761**
23.00	6.660	0.715	0.053	2.233	2.380	**12.041**
24.00	8.140	0.825	0.063	2.233	3.060	**14.321**
25.00	9.620	0.935	0.073	2.233	3.740	**16.601**
26.00	11.100	1.045	0.083	2.233	4.420	**18.881**
27.00	12.580	1.155	0.093	2.233	5.100	**21.161**

Water Quality Calculations - Proposed

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

I. LAND USE:

1	Building	0.00 ac.	0.00%
2	Garages	1.16 ac.	33.72%
3	Asphalt / Sidewalk / Other Imp.	1.48 ac.	43.02%
6	Swale Bottom	0.11 ac.	3.20%
7	Swale Banks	0.01 ac.	0.29%
8	Landscaping	0.68 ac.	19.77%
	Total =	**3.44 ac.**	**100%**

Total overall impervious surface with building = 76.74%

Is the site within a basin discharging to WNAS? Yes

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.

2. Exfiltration trench requires the volume required for the wet detention system.

3. If the site is within a basin that discharges to an Impaired Water Body (Waters Not Attaining Standards - WNAS), must provide an additional 50% of Required Water Quality Volume as reasonable assurance to not impact water quality.

III. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 3.44 acres X (1 foot / 12 inches)
   = **0.287 ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 3.44 acres - (0.00 acres + 0.00 acres)
      = **3.44 acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 3.44 acres - 0.80 acres
      = **2.64 acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality x 100%
      = 2.64 acres / 3.440 acres x 100%
      = **76.74 % Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 76.74 %
      = **1.92 inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 1.92 inches X (3.44 acres - 0.000 acres) x (1 foot / 12 inches)
      = **0.55 ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.287 ac-ft
   2.5 inches times the percentage of impervious area = 0.550 ac-ft

   Additional 50% if within WNAS (0.000 ac-ft if not within WNAS) = 0.275 ac-ft

WQ volume of 0.825 ac-ft required

Exfiltration Trench Calculations - Proposed

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula: $L = 2*(0.5*Vwq + Vadd) / (K((2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^4*W*Du))$

2. Design Information:

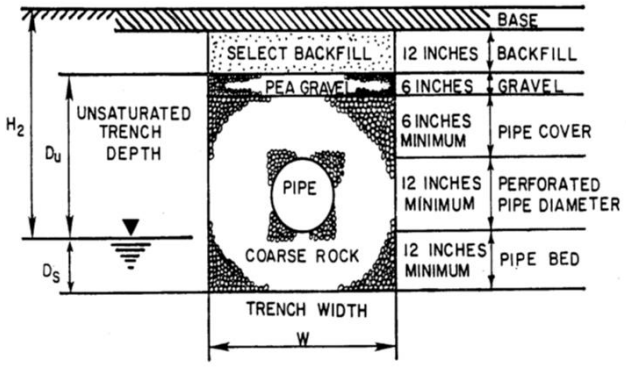
Weir Needed in ET System?	yes			
Weir Elevation	17.96	ft.		
V_{wq} = Water Quality Vol. to be Exfiltrated:	9.90	ac-in	3.28"xSite =	0.94 ac-ft
V_{add} = Add. Storage Vol. in 1 hour (up to 3.28"xSite - V_{wq}):	1.38	ac-in		11.28 ac-in
W = Trench Width:	12.00	ft.		
K = Hydraulic Conductivity:	2.510E-04	cfs/sq-ft per ft head		
H2 = Depth of Water Table:	2.46	ft.		
Du = Non-Saturated Trench Depth:	2.00	ft.		
Ds = Saturated Trench Depth:	1.51	ft.		
Total Trench Depth:	3.50	ft.		

3a.	Exfiltration Trench Required (Quality):	1489	**ft.**
3b.	Exfiltration Trench Required (Max. Additional Storage):	416	**ft.**
3c.	Total Maximum Exfiltration Trench Required:	**1904**	**ft.**

4. Exfiltration Trench Provided: **527 ft.**

5. Storage Provided:

Exfiltration Trench Vol Provided (Quality):	0.292	ac-ft
Exfiltration Trench Vol Provided (Additional Storage):	0.000	ac-ft
Total Exfiltration Trench Vol Provided:	**0.292**	**ac-ft**
50% Volume in Pipes + 50% of voids for length beyond max. ET required	**0.011**	**ac-ft**
Total Storage Volume Provided in Exfiltration Trench	**0.303**	**ac-ft**



Thickness (in)	Elev (ft)	
	18.12	Lowest Inlet
7.5		Asphalt + Base Thickness
		Select Backfill
	17.50	Top of Trench (Top of Pea Gravel)
6		Pea Gravel
6		Pipe Cover (Min. 6")
	17.96	Weir Elevation (if applicable)
	16.50	Inside Top of Pipe
18		Pipe Size (Min. 12")
	15.00	Invert of Pipe
12		Pipe Bed (Min. 12")
	14.00	Bottom of Trench
	15.50	Water Table / Control Water Elevation

TR-55 Volume Calculations - Proposed

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Volume Required

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	1.37	1.37	1.37	1.37
Rainfall (P) (in)	5	6	9	11
Total Site Drainage Area (A) (ac)	3.44	3.44	3.44	3.44
Runoff (Q) (in)	3.667	4.624	7.546	9.515
Volume of Runoff (V_r) (ac-ft)	1.051	1.326	2.163	2.728

Stage - Storage Proposed

Stage (elev., ft)	Site Storage (Includes Underground Vault Storage) (ac-ft)	Total Volume Stored in Exfiltration Trench ($V_{wq}+V_{add}+V_{void}$) (ac-ft)	Total Storage (ac-ft)
12.00	0.000	0.000	0.000
13.00	0.000	0.000	0.000
14.00	0.000	0.000	0.000
15.00	0.000	0.000	0.000
16.00	0.284	0.000	0.284
17.00	0.907	0.000	0.907
18.00	1.834	0.303	2.137
19.00	3.374	0.303	3.677
20.00	5.314	0.303	5.617
21.00	7.481	0.303	7.784
22.00	9.761	0.303	10.064
23.00	12.041	0.303	12.344

Summary Quality

Required Min Water Quality to Meet:	0.825 ac-ft
Water Quality Volume Met at Stage:	16.87 ft

Summary Stages

	Proposed Stage (ft)	Existing Stage (ft)	Criteria
5-year/24 hours	17.12	18.11	Min. Parking Elev.
10 year/24 hours	17.34	18.28	Min. Road Crown
25-year /72 hours	18.02	18.81	Min. Perim. Berm
100-year /72 hours (No Discharge)	18.38	19.10	Min. Finished Floor

Summary Discharges

	Proposed Discharge (cfs) *from modeling*	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours		0.00	0	0

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Summary

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Stage Summary

Design Storm	Proposed Stage (ft)	Existing Stage (ft)	#REF!	Criteria
5-year/24 hours	17.12	18.11	#REF!	Min. Parking Elev.
10 year/24 hours	17.34	18.28	#REF!	Min. Road Crown
25-year /72 hours	18.02	18.81	#REF!	Min. Perim. Berm
100-year /72 hours (No Discharge)	18.38	19.10	#REF!	Min. Finished Floor

Finished Floor Elev. Summary

Criteria	Min. FF Elev.
FEMA Flood Map	
ASCE/SEI 24-05 (Cat III, BFE + 1')	1.00
100-year Flood Elev Map	
Design 100-year/3-day (No Disch) Elev	18.38
Governing Finish Floor Elevation	18.38

Quality Summary

Required Min Water Quality to Meet:	0.825 ac-ft required	
Water Quality Volume Met at Stage:	16.87 ft	
Quality Provided Through Exfiltration:	0.302769354 ac-ft	
Exfiltration Trench Used:	527 ft	
Exfiltration Trench Dimensions:	Width (ft) = 12.00	Depth (ft) = 3.50

Discharges Summary

	Proposed Discharge (cfs) *from modeling*	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours		0.00	0.00	0.00

Compensating Storage Summary

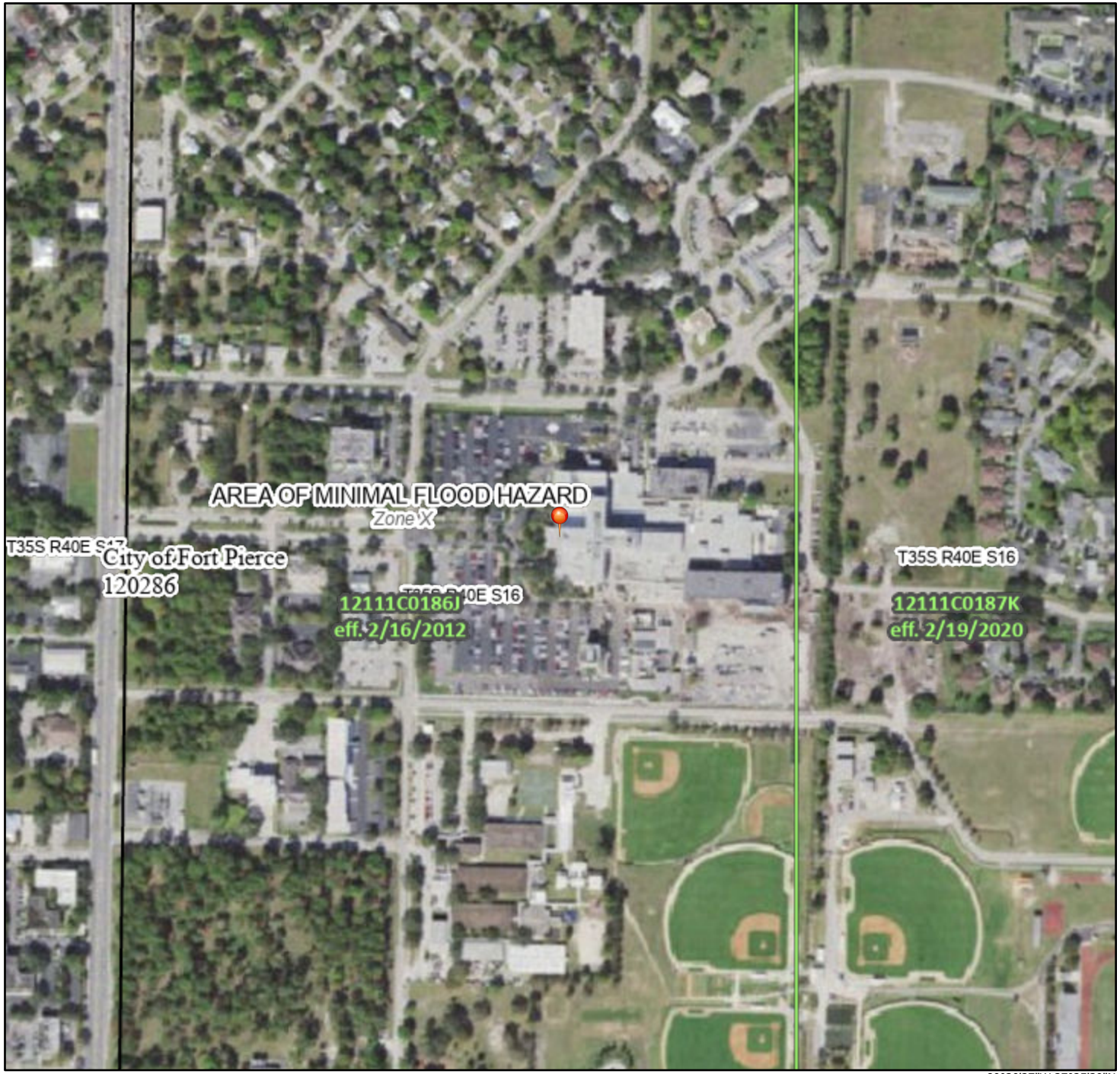
Storage Type	Existing (ac-ft)	Proposed (ac-ft)	Difference (ac-ft)
Site Storage (Grade up to 100 year stage)	0.00	0.00	0.00
Soil Storage	0.33	0.39	0.06
Exfiltration Trench Storage	512.00	0.30	-511.70
TOTAL	512.33	0.69	-511.64

Appendix D: FEMA FIRMette

National Flood Hazard Layer FIRMette

FEMA

80°21'4"W 27°26'11"N



80°20'27"W 27°25'39"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/2/2025 at 8:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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Appendix E: USGS Soils Map

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida

HCA Florida Lawnwood



April 2, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,540 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 18, Aug 23, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Lawnwood and Myakka sands	18.2	67.4%
50	Waveland and Immokalee fine sands	8.8	32.6%
Totals for Area of Interest		**27.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

21—Lawnwood and Myakka sands

Map Unit Setting

National map unit symbol: 1jpvg
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Lawnwood and similar soils: 41 percent
Myakka and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lawnwood

Setting

Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 28 inches: sand
Bh1 - 28 to 52 inches: sand
Bh2 - 52 to 58 inches: sand
C - 58 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 10 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Myakka

Setting
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile
A - 0 to 7 inches: sand
E - 7 to 27 inches: sand
Bh - 27 to 38 inches: sand
C - 38 to 80 inches: sand

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Ankona
Percent of map unit: 7 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Electra

Percent of map unit: 7 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY045FL - Sandy Scrubby Flatwoods on Rises and Knolls
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Waveland

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

50—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jpwd
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Waveland and similar soils: 45 percent
Immokalee and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand

Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
Cg - 54 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Electra

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Jonathan

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)
Hydric soil rating: No

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Appendix F: Geotechnical Report

REPORT OF GEOTECHNICAL ENGINEERING SERVICES

For:

LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
1700 S. 23RD STREET
FORT PIERCE, FLORIDA 34950

Prepared for:

HCA MANAGEMENT SERVICES, LP
C/O STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228

Prepared by:

PROFESSIONAL SERVICE INDUSTRIES, INC.
2000 AVENUE P, SUITE 16
RIVIERA BEACH, FLORIDA 33404

PSI PROJECT NO. 0772-902

October 4, 2019

2000 Avenue P, Suite 16
Riviera Beach, FL 33404
phone: 561.844.2404
fax: 516.844.2474
intertek.com/building
psiusa.com

October 4, 2019

HCA Management Services, LP
c/o Structural Design Group
220 Great Circle Road, Suite 106
Nashville, TN 37228

Attention: Mr. Jeremy Salmon, P.E., S.E. - Principal

Re: Report of Geotechnical Engineering Services
Lawnwood Regional Medical Center Surgery Expansion
1700 S. 23rd Street, Fort Pierce, Florida 34950
PSI Project No.: 0772-902

Dear Mr. Salmon:

Professional Service Industries, Inc. (PSI), an Intertek Company, has completed a geotechnical engineering study in connection with the referenced project. Our services were provided in general accordance with PSI Proposal No. 0772-286585, dated August 12, 2019. This report provides an overview of the work completed by PSI, as well as recommendations for use in site preparation, foundation, drainage and pavement design and construction.

We trust this report is adequate for your current needs; however, should you have any questions or should additional information be required, please do not hesitate to contact our office at (561) 844-2404.

Respectfully Submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.
Certificate of Authorization No. 3684

JUAN D VILLEGAS LICENSE No. 60745 STATE OF FLORIDA PROFESSIONAL ENGINEER

Juan D. Villegas, P.E. 10/04/2019
Principal Consultant
FL License No. 60745

David Arias
Branch Manager

Cc: Addressee (1-PDF)

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APPENDIX A
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Schematic of Usual Open-Hole Percolation Tests

APPENDIX C
Boring Log Key

1.0 PROJECT INFORMATION

1.1 GENERAL

We understand that the proposed project consists of improvements within the premises of the Lawnwood Regional Medical Center in Fort Pierce, Florida. The scope of services for this project included the completion of a subsurface investigation and geotechnical engineering analyses and reporting. This report summarizes the results of the work performed and provides recommendations regarding site preparation, foundation, drainage and pavement design and construction.

1.2 SITE DESCRIPTION

The proposed project site is located at 1700 S. 23rd Street in Fort Pierce, St. Lucie County, Florida. The project site is within the premises of the Lawnwood Regional Medical Center. The proposed construction areas consists for paved parking and driveways and undeveloped land covered with trees/vegetation at the southeast and west areas of the site. The proposed boring locations were accessible with our truck-mounted drill rig except for the borings performed for the proposed parking expansion at the west area of the site.

1.3 PROPOSED CONSTRUCTION

It is our understanding that the proposed project involves the design and construction of a 3-story addition (surgery building expansion) that will be designed for two future floors. We understand that existing canopy will be demolished to accommodate the building expansion. Also, we understand that the existing O2 park building will be removed and relocated and that a new central plant building will be constructed at the south side of the site. Also, an at grade parking lot (asphalt pavement) will be constructed within the existing retention pond at the southeast area, as well as at the west area of the site.

Structural loading information for the proposed 3-story addition was provided by the Structural Engineer at the time of the preparation of this report. We understand that the building addition column loads will range from approximately 27 kips (minimum load at column line H.5/A) to 581 kips (maximum load at column line C/P). Walls loads will be in the order of 1 kip/ft. We understand that these loads include all five floors. Structural loading for the other project components (02 park and central plant building) was not available. Therefore, we have assumed that maximum column and wall loads for these components will not exceed the building addition structural loading noted above.

If any of the noted information is incorrect or has changed, please notify PSI so that we may amend the recommendations presented in this report, if appropriate.

2.0 FIELD EXPLORATION AND SUBSURFACE CONDITIONS

2.1 STANDARD PENETRATION TEST (SPT) BORINGS

To evaluate the subsurface conditions within the proposed improvements, we drilled and sampled Standard Penetration Test (SPT) borings to depths ranging from approximately 6 to 60 feet below existing site grade at the time of our field exploration. The approximate locations at which the SPT borings were performed are shown on **Sheet 1** of **Appendix A** and tabulated in **Table 1** of **Appendix B**. The SPT boring locations are summarized in **Table A** below:

Table A: SPT Boring Locations

Proposed Improvement	Corresponding Boring No.	Boring Depth (ft.)
3-story addition (surgery building expansion)	B-1, B-2, B-3, B-4	60
Central Plant	CP-1, CP-2	40
02 Park	OP-1	40
Southeast Parking Area	A-1, A-2, A-3, A-4, A-5	6, 10
West Parking Area [1]	A-6, A-7, A-8	5

Note [1]: At the west parking area, hand auger borings were performed due to access limitations to the truck mounted drill rig.

After seating the sample spoon six inches, the number of successive blows required to drive the sampler twelve inches into the soil constitutes the test result commonly referred to as the "N" value. The “N” value has been empirically correlated with various soil properties and is considered to be indicative of the relative density of cohesionless soils and the consistency of cohesive materials. The SPT borings were performed using a CME-55 truck mounted drill rig equipped with an automatic hammer. The recovered split spoon samples were visually classified in the field and transported to the laboratory for further review. Following completion of our field services, the boreholes were backfilled with excavated soil.

2.2 PERCOLATION TESTS

PSI performed two percolation tests (P-1 and P-2) at a depth of 10 feet below grade within SPT borings A-4 and A-2, respectively. The percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Condition Constant Head" Percolation Test. SPT sampling was performed simultaneously as the boreholes were advanced using a 6-inch diameter casing. A 4-inch diameter perforated PVC pipe was placed in the boreholes prior to retrieving the casing. Water was then pumped into the boreholes to raise the water level as close to the ground surface as possible. Once the inflow equalized with the outflow rate, the average pumping rate and level of the water for this stabilized flow rate was recorded. The hydraulic conductivity values determined from the tests are presented in **Table 3** of **Appendix B**. The values are in units of cubic feet of flow per second, per square foot of seepage area, per foot of head (cfs/ft^2-ft). The tabulated values are an ultimate values. The designer should apply an appropriate factor of safety to the reported values.

2.3 SUBSURFACE CONDITIONS

Our interpretation of the subsurface conditions is based on the SPT borings and hand auger borings performed at the approximate locations shown on **Sheet 1** of **Appendix A**. The following **Tables B** to **E** summarize the subsurface conditions at each project component. For more specific information such as layer depths, please refer to the soil profiles on **Sheet 2** of **Appendix A.** It should be noted that the stratification lines shown on the soil profiles indicate approximate transitions between soil types based on visual observation of the recovered soil samples and the interpretation of the field logs by a geotechnical engineer. In situ stratification changes could occur gradually or at different depths. Included with the soil profiles are the N-values and groundwater levels measured at the time the borings were drilled. Please note that all boring depths refer to in this report are below existing site grades at the time of our field exploration.

Table B: Generalized Subsurface Conditions (Surgery Building Expansion; B-1 to B-4)

Layer No.	General Material Description (USCS)	N_{auto} Value Range (bpf)	N_{auto} Value Average (bpf)	Relative Density
1	Asphalt Pavement	-	-	-
2	Topsoil (OL)	-	-	-
3	Light to Brown Fine to Medium Sand, Trace to Little Limerock (SP, SP-SM)	15 - 31	22	Medium Dense to Dense
4	Dark Brown to Black Fine to Medium Sand, Trace to Few Organics (SP, SP-SM)	13 - 27	19	Medium Dense to Dense
5	Brown to Dark Brown Fine to Medium Sand (SP, SP-SM)	2 - 22	12	Very Loose to Medium Dense
6	Light Brown or Light Gray Fine to Medium Sand, Trace to Few Shell Fragments (SP, SP-SM)	7 - 59	42	Loose to Very Dense

Table C: Generalized Subsurface Conditions (Central Plant; CP-1 & CP-2)

Layer No.	General Material Description (USCS)	N_{auto} Value Range (bpf)	N_{auto} Value Average (bpf)	Relative Density
1	Asphalt Pavement	-	-	-
3	Light to Brown Fine to Medium Sand, Trace to Little Limerock (SP, SP-SM)	10 - 14	12	Medium Dense
4	Dark Brown to Black Fine to Medium Sand, Trace Organics (SP, SP-SM)	10 - 14	12	Medium Dense
5	Brown to Dark Brown Fine to Medium Sand (SP, SP-SM)	5 - 18	11	Loose to Medium Dense

Table D: Generalized Subsurface Conditions (02 Park; OP-1)

Layer No.	General Material Description (USCS)	N_{auto} Value Range (bpf)	N_{auto} Value Average (bpf)	Relative Density
2	Topsoil (OL)	-	-	-
3	Light to Brown Fine to Medium Sand, Trace to Little Limerock (SP, SP-SM)	2 - 5	4	Very Loose to Loose
5	Brown to Dark Brown Fine to Medium Sand (SP, SP-SM)	7 - 15	12	Loose to Medium Dense

Table E: Generalized Subsurface Conditions (Parking; A-1 to A-8)

Layer No.	General Material Description (USCS)	N_{auto} Value Range (bpf)	N_{auto} Value Average (bpf)	Relative Density
2	Topsoil (OL)	-	-	-
5	Brown to Dark Brown Fine to Medium Sand (SP, SP-SM)	3 - 17	9	Very Loose to Medium Dense

2.4 GROUNDWATER CONDITIONS

The groundwater table was not observed in the SPT borings at the time of drilling (September 2019). It should be noted that groundwater levels fluctuate seasonally in response to rainfall and the infiltration rate of the soil. Therefore, at a time of year different from the time of drilling, there is a possibility of a change in the recorded level. We recommend that the contractor determine the actual groundwater levels at the time of construction to assess groundwater impact on the construction procedure.

2.5 GENERAL GEOTECHNICAL ENGINEERING PARAMETERS

The following geotechnical parameters were obtained based on empirical correlations between the N-value and the soil strength:

Table F: Geotechnical Engineering Parameters

Layer No.	General Material Description (USCS)	Unit Weight, γ (pcf)		Soil Friction Angle, ϕ (°)	Lateral Earth Pressure Coefficients		
		Total, γ_T	Effective, γ'		K_a	K_p	K_o
3	Sand	110	48	32	0.307	3.255	0.470
4	Sand	105	43	29	0.347	2.882	0.515
5	Sand	105	43	31	0.320	3.124	0.485
6	Sand	115	53	38	0.238	4.204	0.384

2.6 BELOW GRADE WALLS

Structures with below grade walls will be subjected to lateral at-rest, passive or active earth pressures. Walls which are restrained at the top and bottom will be subjected to at-rest soil pressures whereas those which are not restrained at the top and where sufficient movement is allowed to be mobilized will be subjected to active or passive earth pressures. Below grade walls must be designed to resist earth pressure from granular backfill, surcharge loads and unbalanced hydrostatic forces. Lateral earth pressure geotechnical design parameters for below grade walls or retaining walls are presented in **Table F** of the previous section.

3.0 LABORATORY TESTING

The soil samples recovered from the borings were visually reviewed in the laboratory by a geotechnical engineer to confirm the field classifications. The samples were classified using the Unified Soil Classification System (USCS) in general accordance with the American Society of Testing and Materials (ASTM) test designation D2487. The soil classification was based on visual observations and laboratory testing. Our laboratory program consisted of performing moisture content tests (ASTM D2216), organic content (ASTM D2974), and particle size distribution tests (ASTM D6913) including material finer than the No. 200 sieve. Please refer to **Table 2** of **Appendix B** for details on the soil laboratory testing results. The grain size data sheets are also presented in **Appendix B**.

4.0 FOUNDATION RECOMMENDATIONS

4.1 GENERAL

Based on the field data obtained from the borings and the foundation loads noted in **Section 1.3**, the proposed structures can be supported on shallow foundations bearing on compacted approved structural fill material or densified native soils after implementation of one of the options presented in this section.

It should be noted that granular soils with trace to few organics (Layer 4; organic content ranging from 0.6% to 7.4%, average 4.9%) were found in the borings performed for the building expansion and the central plant. Layer 4 material was found in these borings to depths ranging from 2 to 6 feet below the existing ground surface. It is our opinion that layer 4 should be removed below the proposed foundation (isolated and spread footings) footprints if **Options A** or **C** below are selected. Removal of layer 4 would not be required for the floor slabs.

- **Option A: Shallow Foundations (No Ground Improvement):** This option can be used for all structures provided that the structural loading is as noted in **Section 1.3**. An allowable soil bearing capacity of 2,500 psf should be used for this option.
- **Option B: Shallow Foundations after Deep Ground Improvement:** Ground improvement would be carried out using gravel columns installed using the vibro-replacement process. An allowable soil bearing capacity of 6,000 psf should be used for this option. For shallow foundations after ground improvement, removal of layer 4 would not be required.
- **Option C: Combination of Shallow Foundations with and without Ground Improvement:** This option was requested by the Structural Engineer to prevent ground improvement induced vibrations on the existing structure's shallow foundations. Shallow foundations without ground improvement may be used along columns lines Q and A (adjacent to the existing building). All other shallow foundations may be constructed after ground improvement using the vibro-replacement method.

For all three options, the floor slab can be constructed at grade. More detailed site preparation procedures associated with these foundation systems are presented hereafter.

4.2 OPTION A: SHALLOW FOUNDATIONS

After completion of site preparation procedures as noted in **Section 5.0** of this report, the proposed structure can be supported on shallow foundations that are designed using a maximum net allowable bearing pressure of 2,500 pounds per square foot (psf) bearing on compacted approved structural fill material or densified native soils.

The bottom of the footings should bear at least 24 inches below the finished exterior grade in order to provide confinement. We further recommend that the footings supporting isolated columns have a minimum width of 36 inches and that continuous footings have a minimum width of at least 24 inches, even if those dimensions produce a bearing pressure less than the allowable. The purpose of limiting the minimum footing size is to prevent a "punching" shear failure and to reduce the possibility of bearing on an isolated weak zone.

Foundations subject to transient lateral loads will resist these forces through a combination of base shearing resistance mobilized at the footing-subgrade interface and earth pressure acting on the vertical faces of the footings at right angles to the direction of applied load. Base shearing resistance may be determined using a friction factor of 0.4. Passive earth pressure resistance should be computed using an equivalent fluid pressure of 140 pounds per square foot per foot of depth, for granular material. Resistance to sliding determined in accordance with the noted parameters should be considered available/ultimate resistance. Accordingly, the design for sliding resistance should include a factor of safety. We suggest that a factor of safety of at least 1.5 be used. To calculate the resistance of a footing to uplift forces, a prismatic failure block with vertical faces should be assumed above the footing base. The resisting forces will be provided by the combination of footing weight, overburden soil weight in the failure block, and shearing resistance along the faces of the soil block. The weight of the soil above the water table should be taken as 110 pounds per cubic foot (pcf). For submerged soil, a buoyant weight of 48 pcf should be used. The factor of safety against uplift should not be less than 1.5.

The amount of settlement of a structure founded on top of compacted granular soils is primarily governed by the elastic compressibility of the material, the size and depth of its foundations, and the pressure imposed on the supporting materials by the foundations. Based on the field test data obtained, our experience with similar structures and empirical relationships for bearing capacity and settlement, we have estimated that the maximum total settlement of the foundations will be in the order of one inch. Differential settlement, between adjacent foundations, should be approximately one-half of the total settlement movement. Compacted granular soils that will provide support to the foundations have very low compressibility characteristics and any settlement due to pressure applied by the foundations is likely to occur almost immediately upon application of the loads. In this case, nearly all of the settlement of the structure foundations due to dead loads is expected to take place during construction. The portion of the settlement due to live loads will generally take place soon after the first application of this load. Our settlement estimates are contingent upon subgrade preparation being carried out as recommended herein. Total and differential settlements of the noted magnitudes are usually considered tolerable for the anticipated construction; however, the tolerance of the proposed structure to the predicted total and differential settlements should be confirmed by the structural engineer/architect. Additionally, our settlement estimates are based on the foundation loads being in the order of magnitude noted in **Section 1.3** of this report.

4.3 OPTION B: SHALLOW FOUNDATIONS AFTER DEEP GROUND IMPROVEMENT

Ground improvement would be carried out using gravel columns installed using the vibro-replacement process. Such work is typically performed by a Specialty Foundation Contractor on a performance specification basis. Therefore, it is our recommendation that the work on this project be carried out by an experienced/qualified Specialty Contractor on a performance specification basis. The performance specification requirements for the project have been developed by PSI and are as follows:

- Improve the ground at depth to provide for an allowable design bearing pressure of 6,000 pounds per square foot (psf).
- For footings sized for the design bearing pressure, provide for settlement that is one inch or less total movement with differential settlement not exceeding one half inch for the range of foundation loads noted earlier.
- Confirm the adequacy of the design/construction through the performance of a plate load test.

The Specialty Contractor that is selected to perform the ground improvement work should be experienced/qualified and have successfully completed at least ten similar projects within the past five years. Vibro-replacement performed using an H-pile driven with a hammer at its top should not be considered an acceptable ground modification technique for this project. A vibratory probe with a horsepower rating of 160 HP and 23 tons of centrifugal force should be used to construct the gravel columns.

The ground improvement program should consist of installing stone/gravel columns at the proposed spread footing locations and along continuous wall footings, to control total and differential settlement of the completed foundations. Also, the foundation specialty contractor should have experience and capabilities of using a lower horsepower vibrator to minimize vibrations during installation of stone/gravel columns adjacent to existing structures. All field work associated with the deep ground improvement should be monitored by a representative of the geotechnical engineer.

As noted earlier, the soil improvement criteria for vibro-replacement should include constructing stone columns beneath all column and load bearing wall foundations to provide an allowable soil bearing capacity of 6,000 pounds per square foot (psf) with a maximum of one inch of total settlement. The densification by vibro-replacement method should be from the bottom of the proposed footing to typically twice the width of the footing for column pads and four times the width of strip footings. The actual number and depth of the gravel columns should be determined by the Specialty Contractor with a plan and design calculations submitted prior to starting the work in the field.

The specialty foundation contractors design submittal should be signed and sealed by a Florida Professional Engineer.

The gravel for use in the vibro-replacement process should meet the gradation criteria of No. 57 Stone (ASTM C-33) as noted below.

Sieve Size	Percent Passing
1.5 inches	100
1.0 inches	95 to 100
½ inch	25 to 60
No. 4	0 to 10
No. 8	0 to 5

The adequacy of the gravel column installation should be confirmed through the performance of a full scale static load test. The load test should be completed on a minimum 10 foot by 10 foot steel plate that is loaded in increments to a top load of 1,000 kips. The plate load test should be carried out in a manner similar to the quick pile load test procedures in ASTM D1143. The installation of all gravel columns should be observed by a representative of PSI.

4.4 OPTION C: COMBINATION OF SHALLOW FOUNDATIONS WITH AND WITHOUT DEEP GROUND IMPROVEMENT

Shallow foundations without ground improvement may be used along column lines Q and A (adjacent to the existing building) and shallow foundations with ground improvement at all other shallow foundation locations. The purpose of this combined shallow foundation system is to prevent ground improvement induced vibrations on the existing structure's shallow foundations adjacent to column lines Q and A. Our settlement evaluations between shallow foundations without improvement (column lines Q and A) and with ground improvement (column lines B, P, and P.5) resulted in estimated differential settlements in the order of half an inch. Recommendations for shallow foundations without and with ground improvement were provided in **Sections 4.2** and **4.3**, respectively.

4.5 GROUND FLOOR SLAB

We recommend that the procedures described in **Section 5.0** of this report be used to prepare the floor slab subgrade. Ground floor slabs can bear directly on top of compacted structural fill material. A modulus of subgrade reaction value of 150 pounds per cubic inch (pci) may be used for design. To avoid potential moisture problems, we recommend that floor slab subgrade soils be covered with a vapor barrier (such as visqueen, normally 6 mil thick) prior to constructing the slab-on-grade floors. The floor slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of the slabs and foundation system so that a small amount of independent movement can occur without causing structural damage. An ultimate friction factor of 0.21 should be used for the vapor barrier-soil interface with an appropriate factor of safety

5.0 SITE PREPARATION

5.1 GENERAL

Based on the results of our field exploration, we anticipate site preparation procedures to include the steps listed below. All work should be carried out in accordance with current regulatory criteria. The earthwork and testing required herein should be performed under the supervision of PSI personnel.

1. Site preparation for the proposed development should include the removal of the existing pavement, topsoil, vegetation, etc., as required. All unwanted ground cover, vegetation, or other unsuitable materials should be completely removed from the site and properly disposed of.
2. The location of any existing conflicting underground utility lines within the construction area should be established. Provisions should be made to relocate any interfering utility lines within the construction area. Abandoned utilities should be removed or grouted to reduce the possibility of subsurface erosion that could result in future settlement.

3. The cleared exposed subgrade should be densified as specified in **Section 5.2.** Densification of the soils should be performed within the proposed development areas plus a 5-foot wide perimeter extending beyond the outside edges, where practical. Densification operations should continue until the subgrade soils are firm and unyielding.
4. Option A and C: Layer 4 should be completely removed below the shallow foundation (isolated and spread footings) footprints without ground improvement. Layer 4 should be removed at a ratio of 1 horizontal: 1 vertical (1H:1V) starting from the bottom of the proposed foundation bearing level downward and outward until suitable materials are reached (i.e. stratum 5 – sand). The over-excavation should then be backfilled and brought to the foundation bearing levels with structural fill as recommended in **Section 5.3** of the report. Removal of layer 4 would not be required for the ground floor slabs.
5. After densification of the existing granular soils, fill required to raise grades should conform to the recommendations in **Section 5.3** of the report.
6. It is mandated by federal regulations that all excavations, whether they be utility trenches, footings/pile caps excavations, be constructed in accordance with the OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

5.2 IN-SITU DENSIFICATION

Following initial site preparation and clearing activities, in-situ densification of the subgrade soils should be performed in the proposed development areas plus a five-foot-wide perimeter extending beyond the outside edges of the construction areas, where practical. Densification should be accomplished with a self-propelled vibratory roller which imparts a dynamic force of not less than 40,000 pounds. To minimize the effects of compaction induced vibrations on adjacent existing structures, the compaction operations should be limited to a distance not closer than 25 feet from existing structures (subject to field adjustment as necessary). The maximum drum roller weight to be used between 5 to 25 feet from existing structures should be limited to 4 tons.

For distances of less than 5 feet, a walk behind vibratory sled or roller should be used. Compaction of the bearing surface using this equipment should continue until no further vertical settlement of that surface is visually discernible. Any area of the exposed surface that deflects excessively under the weight of the compaction equipment should be excavated approximately 24 inches and replaced with compacted structural fill.

Density control should be exercised in the upper 12 inches of the compacted subgrade. Soils in this interval should be compacted to at least 95 percent of the Modified Proctor maximum dry density determined per ASTM D1557. Frequent wetting of the subgrade may be necessary during the rolling operations to prevent drying and loosening of the upper 6 to 12 inches of soil.

5.3 STRUCTURAL FILL AND BACKFILL

Structural fill should be free of organic matter and consist of granular material containing less than 12 percent passing by dry weight the U.S. Standard No. 200 mesh sieve. The fill material may be composed of either clean sands and/or limerock. The fill material should have no particle size in excess of three inches and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, SW, SP-SM or SW-SM. Structural fill should be placed in level lifts not exceeding 12 inches in loose thickness. Each lift should be compacted to at least 95 percent of the Modified Proctor maximum dry density near the optimum moisture content as determined by ASTM D1557.

Fill to be compacted with a vibratory plate tamper or a small walk behind vibratory roller should be placed in lifts not exceeding six inches in loose thickness. In place density tests should be performed by a qualified soils technician working under the supervision of a geotechnical engineer in accordance with appropriate ASTM procedures. Any fill indicating less than the recommended relative compaction should be recompacted until the required density is obtained prior to the placement of subsequent fill lifts or pouring concrete for substructures.

Structural fill or backfill placed below the water table and to a height of one foot above it should consist of a combination of FDOT No. 57 Stone and structural fill material mixed in an approximate 50% proportion by volume. Density testing will not be required within this layer; however, the subgrade preparation work should be observed by a representative from our office to confirm that the material is in a stable and unyielding condition.

The use of a commercially available fill material by the name “Cyclone Sand” should not be permitted for the project. Cyclone sand contains large amounts of fines and is therefore very sensitive to moisture. The moisture sensitivity of the material makes it difficult to compact and achieve the desired densities.

5.4 GROUNDWATER CONTROL

Groundwater control may be required for construction excavations at this site for either excavation dewatering or removal of temporarily perched water from a rain event, such water can be controlled by pumping from sumps located in ditches or pits. Groundwater should be maintained at the following levels:

1. At least one foot below the bottom of any excavation made during construction operations and,
2. At least two feet below the surface of any vibratory compaction operations.

Dewatering with well points might be used for deeper excavations or when required to facilitate construction. Dewatering systems should be designed and operated so as not to impact adjacent construction. Additionally, the discharge from dewatering systems should be handled in accordance with current regulatory criteria as related to the same. The dewatering systems shall be evaluated and designed by a specialty dewatering contractor.

5.5 SHALLOW FOUNDATION CONSTRUCTION

Following the general site preparation recommendations in **Section 5.0**, the steps noted below will apply for preparing the foundation subgrade for areas that are to support shallow foundations.

1. If the deep ground improvement option is used, the footings should be placed on ground modified/improved by the vibro-replacement technique using gravel columns.
2. Soils exposed at the bottom of the footing excavations should be compacted to at least 95 percent of the Modified Proctor maximum dry density just before pouring concrete. If the footing bearing materials become disturbed due to surface water resulting from precipitation and runoff, the disturbed soils should be overexcavated and replaced with compacted limerock which is densified to at least 95 percent of the materials Modified Proctor maximum dry density as determined by ASTM designation D1557.
3. All open foundation excavations should be observed and approved by a licensed geotechnical engineer or his representative prior to pouring concrete.

6.0 PAVEMENT SECTION RECOMMENDATIONS

We recommend that the procedures described in **Section 5.0** of this report be used to prepare the pavement subgrade. Flexible pavement sections in this geographic area typically consist of an asphaltic concrete wearing course, a limerock base course and a stabilized subgrade (sub-base). Based on the expected traffic loading and our experience in the area, the typical pavement section thicknesses noted in **Table G** should be acceptable. The base course materials in the pavements should consist of crushed limerock having a minimum Limerock Bearing Ratio (LBR) of 100. Base materials should meet the requirements presented in the latest revisions of the Florida Department of Transportation "Specifications for Road and Bridge Construction", Section 911 (limestone). The base course should be compacted to at least 98 percent of the material's maximum dry density (ASTM D1557). The subgrade should be stabilized to a depth of 12 inches to achieve a minimum LBR of 40. This can be obtained by blending base material (limerock) with the existing subgrade soils. The required mixing ratio should be determined by laboratory testing. The stabilized subgrade should be compacted to at least 95 percent of the maximum dry density (ASTM D1557). The LBR requirement for the subgrade soils is only required for the "flexible" pavement section.

TABLE G: TYPICAL PAVEMENT SECTION SUGGESTIONS

Type of Pavement	Layer	Material Description	Layer Thickness (inches)	
			Light Duty	Medium Duty
Flexible	(A)	Florida DOT Asphalt Type S	1.5	2.5
	(B)	Crushed limerock with minimum LBR of 100, compacted to 98% of the Modified Proctor maximum dry density	6.0	8.0
	(SB)	Stabilized sub-grade (sub-base) fill with a minimum LBR of 40 compacted to 95% of the Modified Proctor maximum dry density	12.0	12.0
Rigid	(C)	Florida DOT Portland Cement Concrete	5.0	6.0
	(SB)	Stabilized sub-base compacted to 95% of the Modified Proctor maximum dry density	12.0	12.0
(A) = Asphaltic Concrete, (B) = Base Course, (SB) = Stabilized Sub-grade (Sub-base), (C) = Concrete				

Where dumpsters are to be parked on the pavement, so that considerable load is transferred from relatively small steel supports, it is recommended that rigid concrete pavement be constructed. In addition, the area utilized for unloading the dumpsters by heavy duty-trucks should also be provided with a rigid pavement. A minimum Portland cement concrete pavement thickness of 5 inches should be used in parking areas (light duty) and 6 inches in loading areas (medium duty), if rigid pavements are to be employed. The subgrade soils below concrete pavements should be compacted to a minimum density of 95% of the modified Proctor maximum dry density (ASTM D1557). Fill that may be required to raise grades in pavement areas should be compacted to at least 95 percent of the material's maximum dry density (ASTM D1557).

Actual pavement section thicknesses and the reinforcement details for the rigid pavement section should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements. The noted sections represent minimum thicknesses for typical local construction practices and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.

7.0 REPORT LIMITATIONS

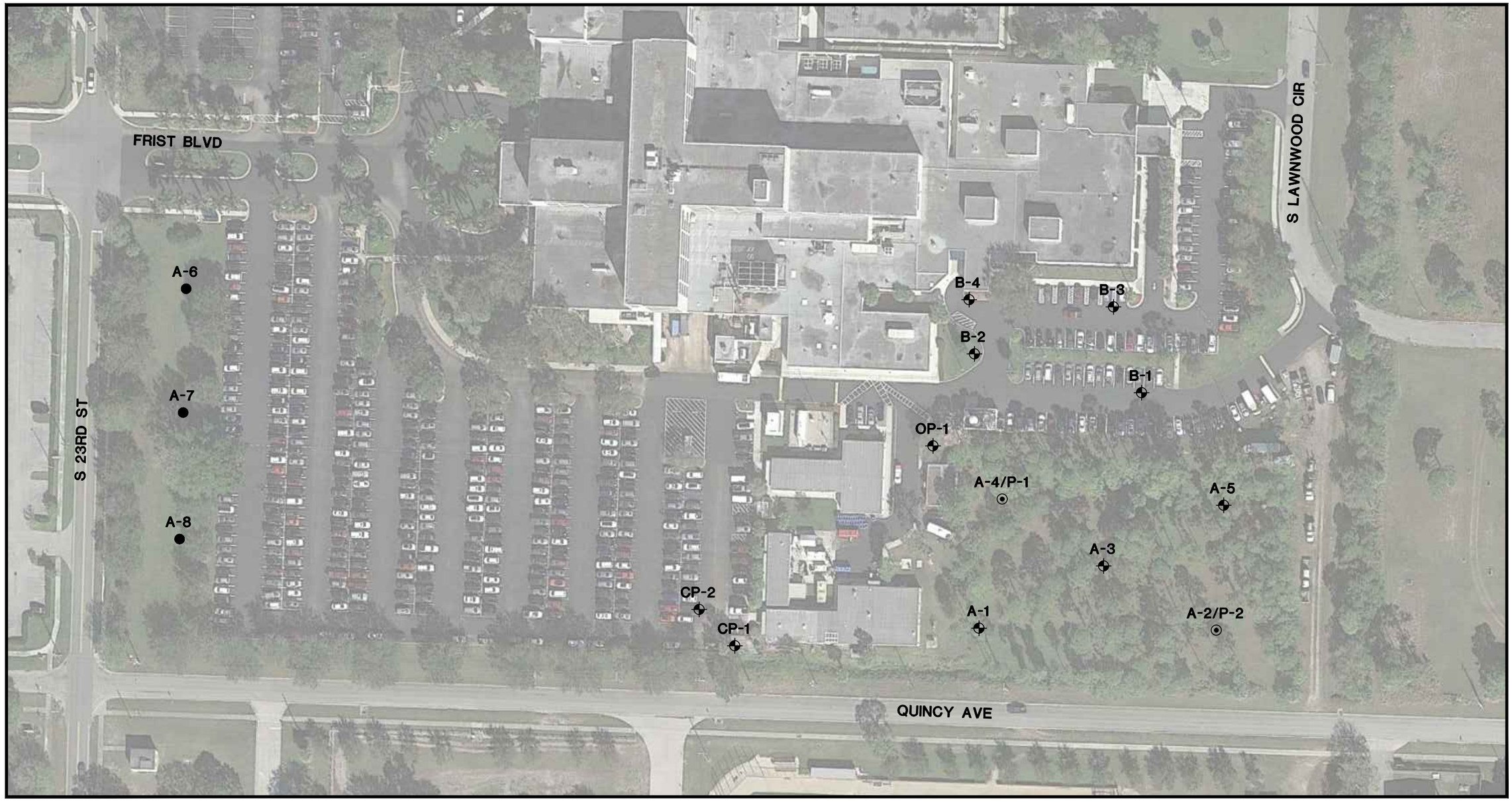
Our professional services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. No other warranties are implied or expressed. After the plans and specifications are complete, it is recommended that PSI be provided the opportunity to review the final design and specifications, in order to verify that the earthwork and foundation recommendations are properly interpreted and implemented. At that time, it may be necessary to submit supplemental recommendations.

The scope of investigation was intended to evaluate soil conditions within the influence of the proposed development. The analyses and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed development.

The scope of our services did not include an environmental assessment for the presence or absence of hazardous or toxic materials in the soil and groundwater. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

This report has been prepared for the exclusive use of HCA Management Services, LP (c/o Structural Design Group) and its design consultants, for the specific application to the design and construction of the proposed Lawnwood Regional Medical Center improvements in Fort Pierce, Florida.

APPENDIX A



LEGEND

- Approximate SPT boring location
- Approximate Hand Auger boring location
- Approximate SPT boring and Percolation Test location

BORING LOCATION PLAN

0 100'

PLAN SCALE

intertek psi

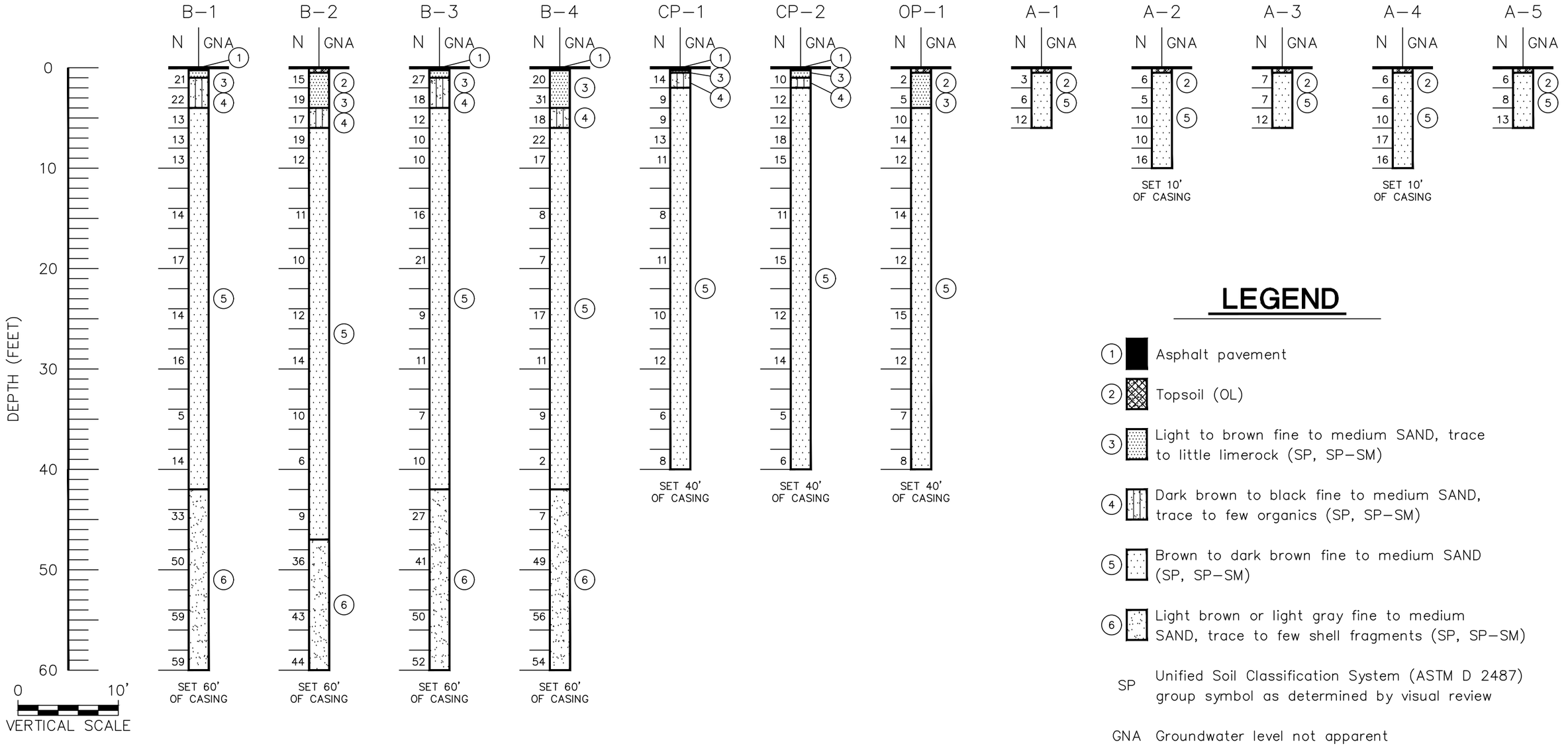
DRAWN	DJG
CHECKED	DA
APPROVED	JV
SCALE	NOTED

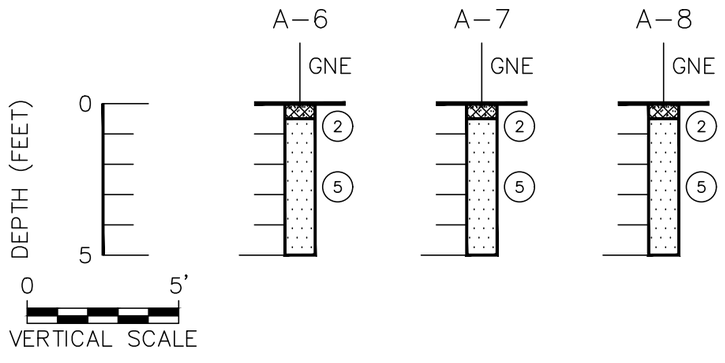
GEOTECHNICAL SERVICES

LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION

FORT PIERCE, FLORIDA

DATE	PROJ. NO.	SHEET
SEPT 19	0772902	1





SOIL PROFILES

LEGEND

1. Asphalt pavement
2. Topsoil (OL)
3. Light to brown fine to medium SAND, trace to little limerock (SP, SP–SM)
4. Dark brown to black fine to medium SAND, trace to few organics (SP, SP–SM)
5. Brown to dark brown fine to medium SAND (SP, SP–SM)
6. Light brown or light gray fine to medium SAND, trace to few shell fragments (SP, SP–SM)

SP — Unified Soil Classification System (ASTM D 2487) group symbol as determined by visual review

GNA — Groundwater level not apparent

GNE — Groundwater level not encountered

N — SPT N–value in blows/foot

intertek psi

DRAWN	DJG
CHECKED	DA
APPROVED	JV
SCALE	NOTED

GEOTECHNICAL SERVICES

LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION

FORT PIERCE, FLORIDA

DATE	PROJ. NO.	SHEET
SEPT 19	0772902	2

APPENDIX B

TABLE 1: SUMMARY OF BORING LOCATIONS
LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
1700 S. 23RD STREET, FORT PIERCE, FLORIDA
PROJECT NO. 0772-902

BORING NUMBER	LATITUDE [1]	LONGITUDE [1]	BORING DEPTH (FT.)	GROUNDWATER DEPTH (FT.)	DATE PERFORMED
B-1	27.431395°	-80.344142°	60.0	NE	9/14/19
B-2	27.431496°	-80.344658°	60.0	NE	9/13/19
B-3	27.431622°	-80.344231°	60.0	NE	9/14/19
B-4	27.431648°	-80.344672°	60.0	NE	9/13/19
CP-1	27.430703°	-80.345391°	40.0	NE	9/15/19
CP-2	27.430804°	-80.345498°	40.0	NE	9/15/19
OP-1	27.431247°	-80.344782°	40.0	NE	9/15/19
A-1	27.430752°	-80.344643°	6.0	NE	9/16/19
A-2/P-2	27.430745°	-80.343916°	10.0	NE	9/16/19
A-3	27.430919°	-80.344262°	6.0	NE	9/16/19
A-4/P-1	27.431100°	-80.344572°	10.0	NE	9/16/19
A-5	27.431084°	-80.343898°	6.0	NE	9/16/19
A-6	27.431652°	-80.347109°	5.0	NE	9/27/19
A-7	27.431328°	-80.347102°	5.0	NE	9/27/19
A-8	27.430984°	-80.347136°	5.0	NE	9/27/19

Notes:
1. Geographic coordinates should be considered approximate.
2. NE: Groundwater Not Encountered.

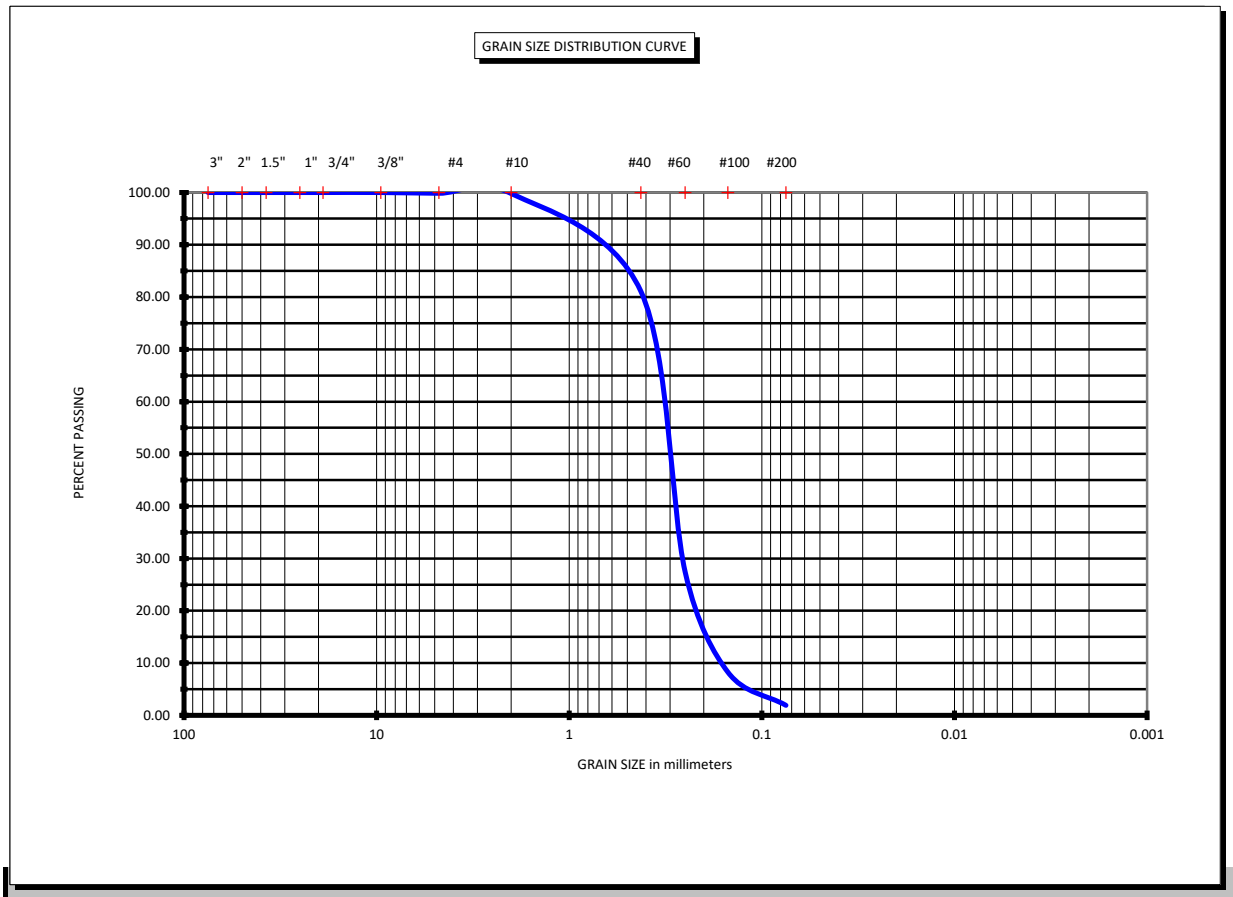
TABLE 2: SUMMARY OF LABORATORY TEST RESULTS
LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
1700 S. 23RD STREET, FORT PIERCE, FLORIDA
PROJECT NO. 0772-902

					SIEVE ANALYSES, PERCENT PASSING (%)										
BORING NUMBER	SAMPLE DEPTH INTERVAL (FEET)	STRATUM NUMBER	ORGANIC CONTENT (%)	MOISTURE CONTENT (%)	1.5"	1"	3/4"	3/8"	#4	#10	#40	#60	#100	#200	USCS CLASS.
B-1	1.0-2.0	4	0.6	5.3	100.0	100.0	100.0	100.0	99.9	99.8	81.1	27.4	8.2	1.9	SP
B-1	2.0-4.0	4	5.1	20.4	100.0	100.0	100.0	100.0	99.9	99.4	80.7	30.0	11.2	4.2	SP
B-2	4.0-6.0	4	5.5	17.7	100.0	100.0	100.0	100.0	100.0	99.9	84.5	36.3	14.4	5.0	SP-SM
B-3	2.0-4.0	4	7.4	23.3	100.0	100.0	100.0	100.0	100.0	99.2	79.7	29.7	10.7	3.8	SP
B-4	4.0-6.0	4	6.3	19.7	100.0	100.0	100.0	100.0	100.0	100.0	84.6	36.4	14.8	5.1	SP-SM
CP-2	1.0-2.0	4	4.3	12.6	100.0	100.0	100.0	100.0	100.0	99.5	83.6	34.8	13.6	4.7	SP

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

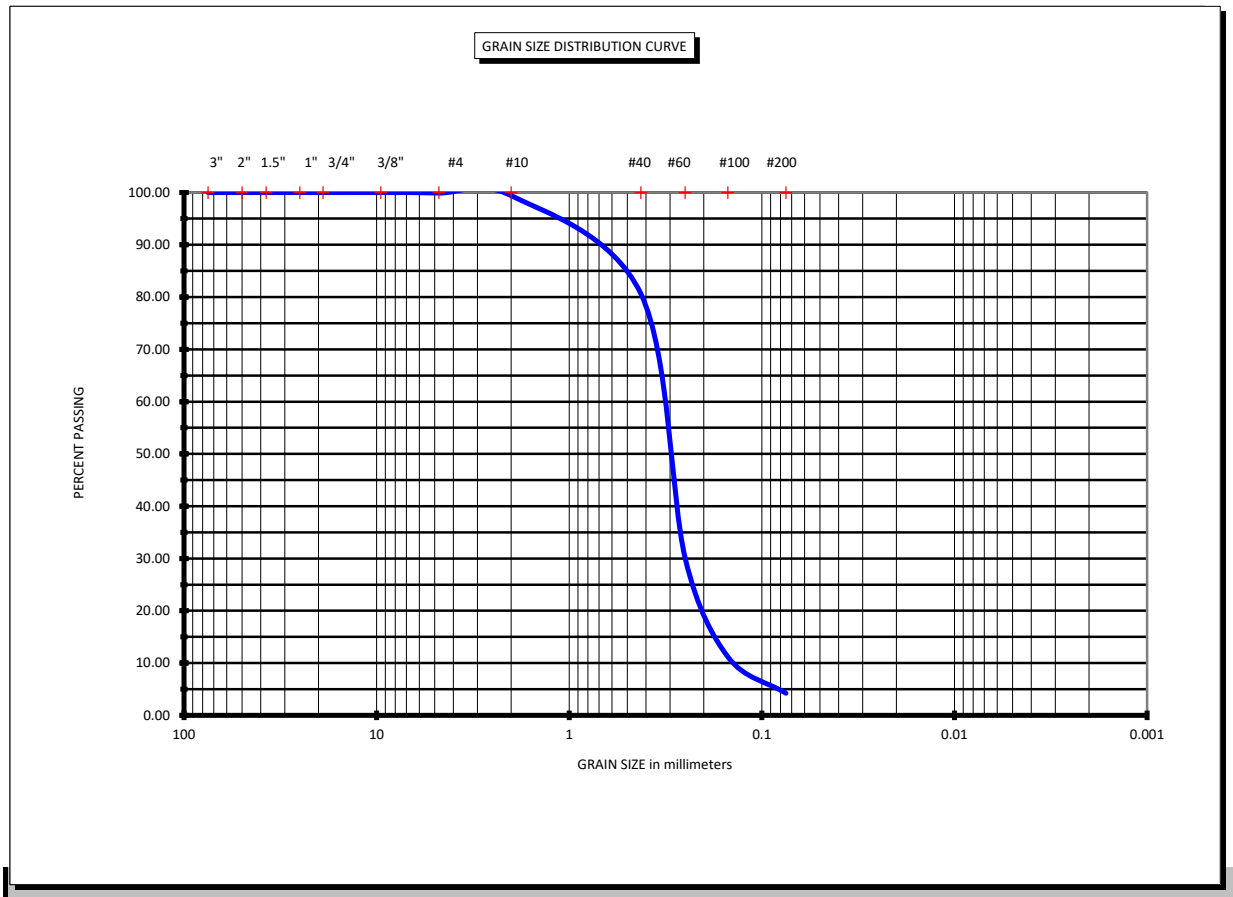
BORING # B-1 **SAMPLE #** 2 **Depth (feet)** 1.0-2.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Trace Organics (SP)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

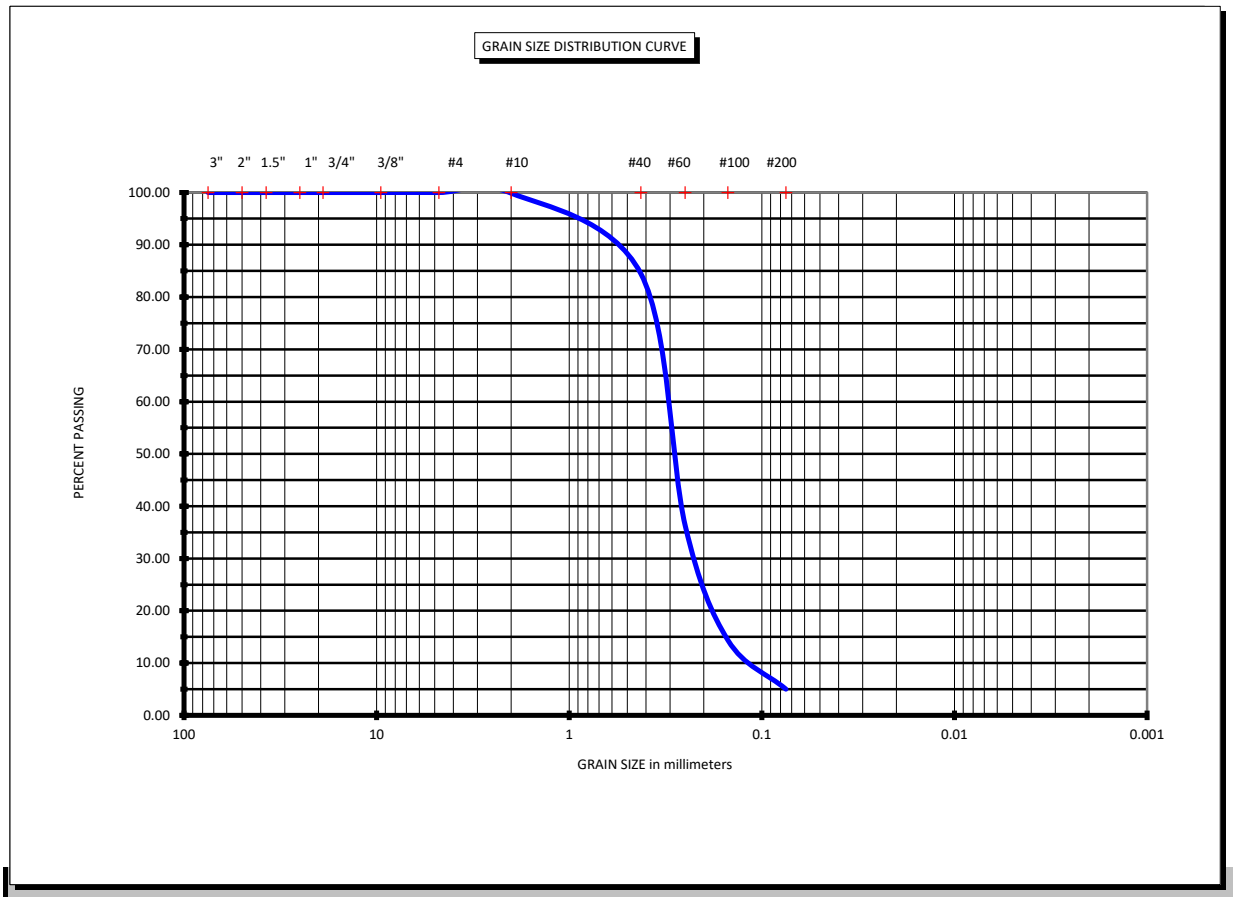
BORING # B-1 **SAMPLE #** 3 **Depth (feet)** 2.0-4.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Few Organics (SP)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

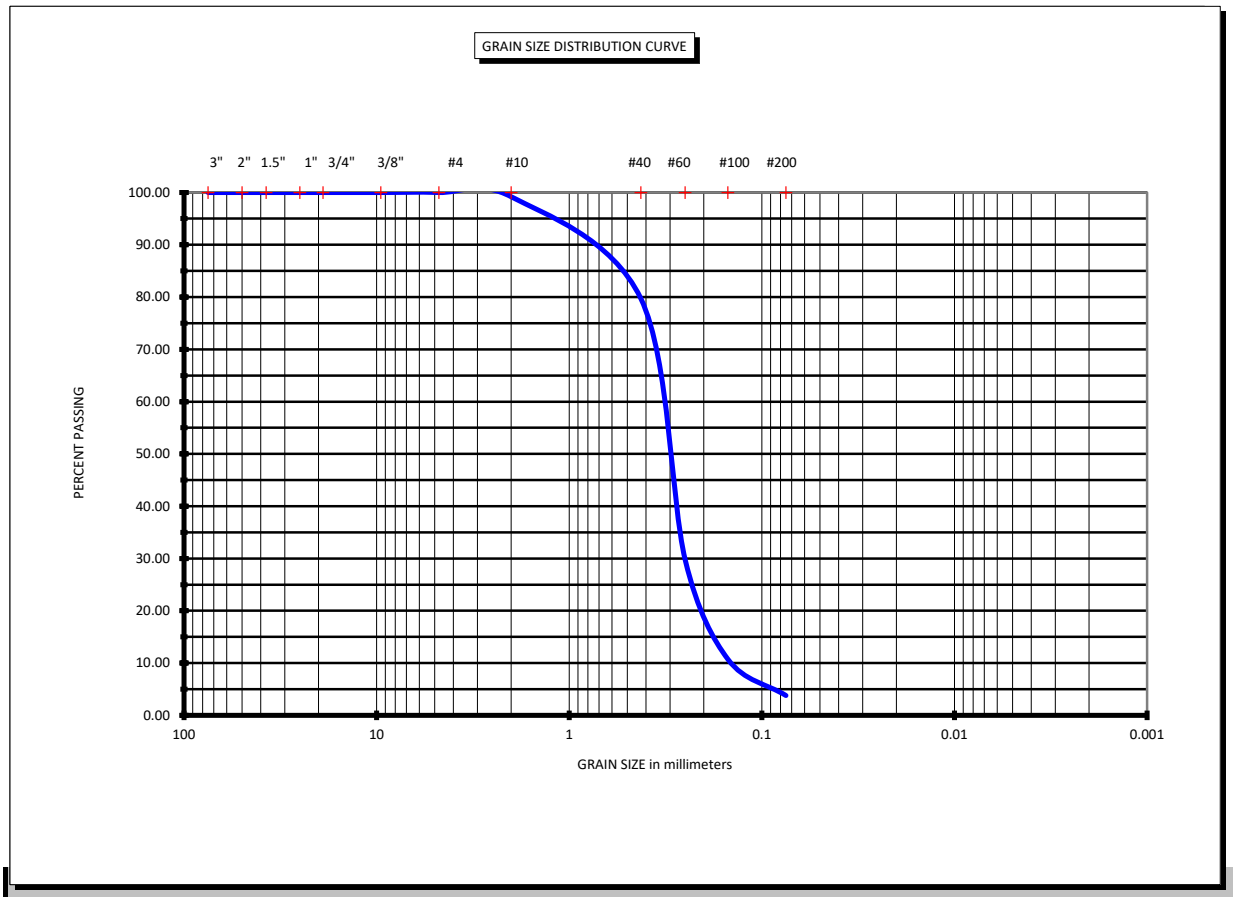
BORING # B-2 **SAMPLE #** 4 **Depth (feet)** 4.0-6.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Few Organics (SP-SM)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

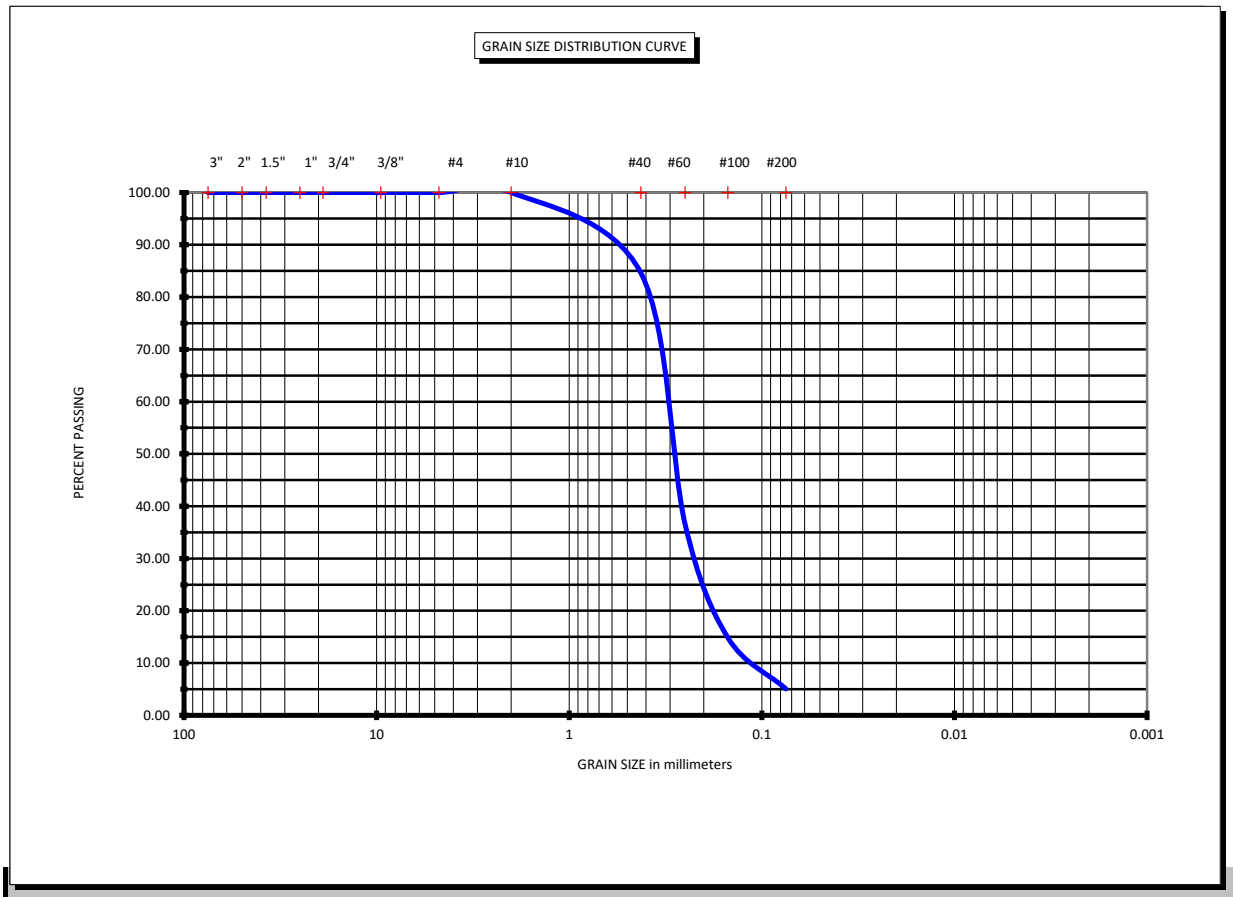
BORING # B-3 **SAMPLE #** 3 **Depth (feet)** 2.0-4.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Few Organics (SP)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

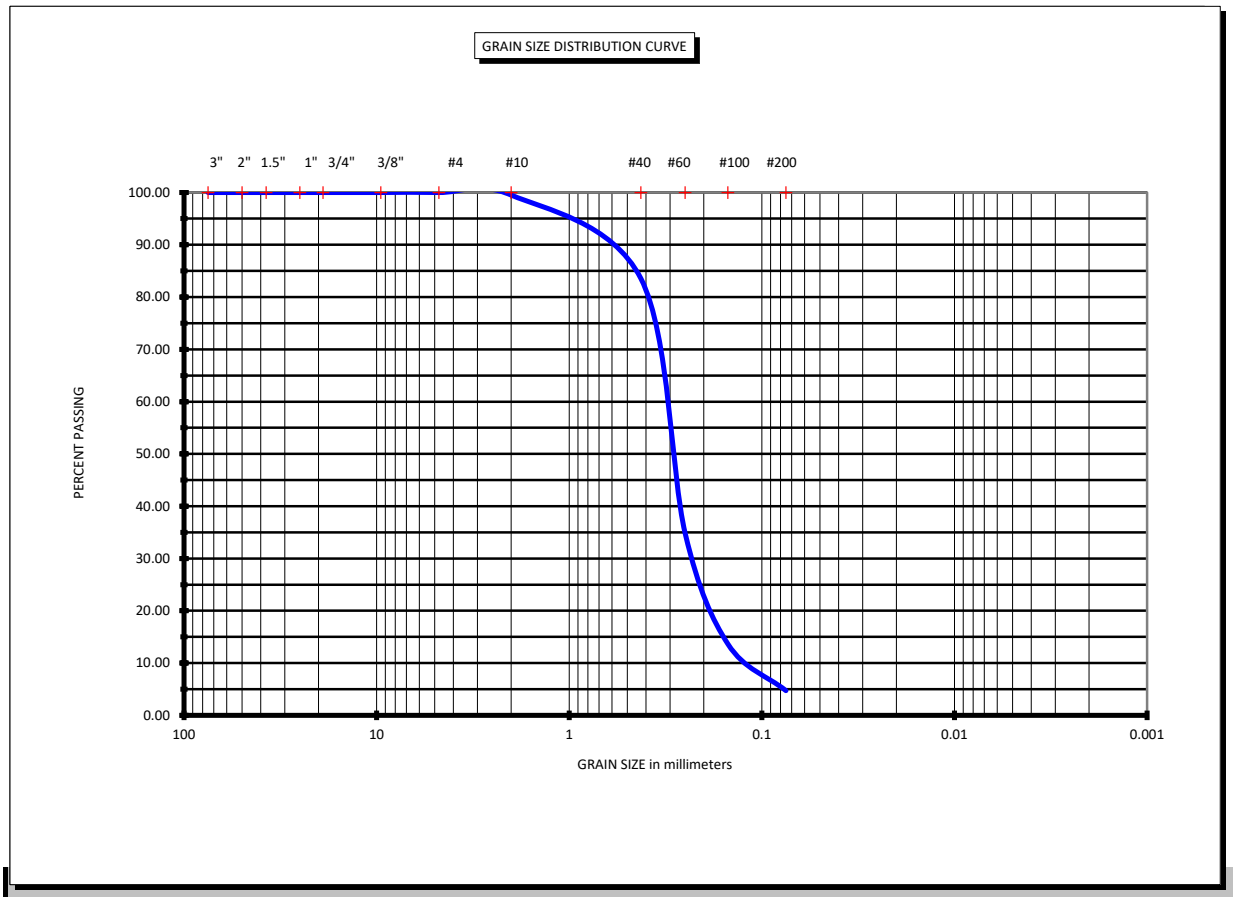
BORING # B-4 **SAMPLE #** 4 **Depth (feet)** 4.0-6.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Few Organics (SP-SM)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

BORING # CP-2 **SAMPLE #** 2 **Depth (feet)** 1.0-2.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Trace Organics (SP)

TABLE 3: SUMMARY OF PERCOLATION TEST RESULTS
LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
1700 S. 23RD STREET, FORT PIERCE, FLORIDA
PROJECT NO. 0772-902

TEST NO.	DATE PERFORMED	CASING DIAMETER (inches)	PERFORATED PVC DIAMETER (inches)	DEPTH OF HOLE (feet)	DEPTH TO GROUNDWATER LEVEL BELOW GROUND SURFACE (feet)		HYDRAULIC HEAD	SATURATED HOLE DEPTH,	AVERAGE FLOW RATE,	HYDRAULIC CONDUCTIVITY,
					PRIOR TO TEST	DURING TEST	H_2 (feet)	D_S (feet)	Q (gpm)	K (cfs/ft^2-ft)
P-1	9/16/2019	6	4	10.0	10.0	0.0	10.0	0.0	5.0	2.09E-04
P-2	9/16/2019	6	4	10.0	10.0	0.0	10.0	0.0	6.0	2.51E-04

NOTES:

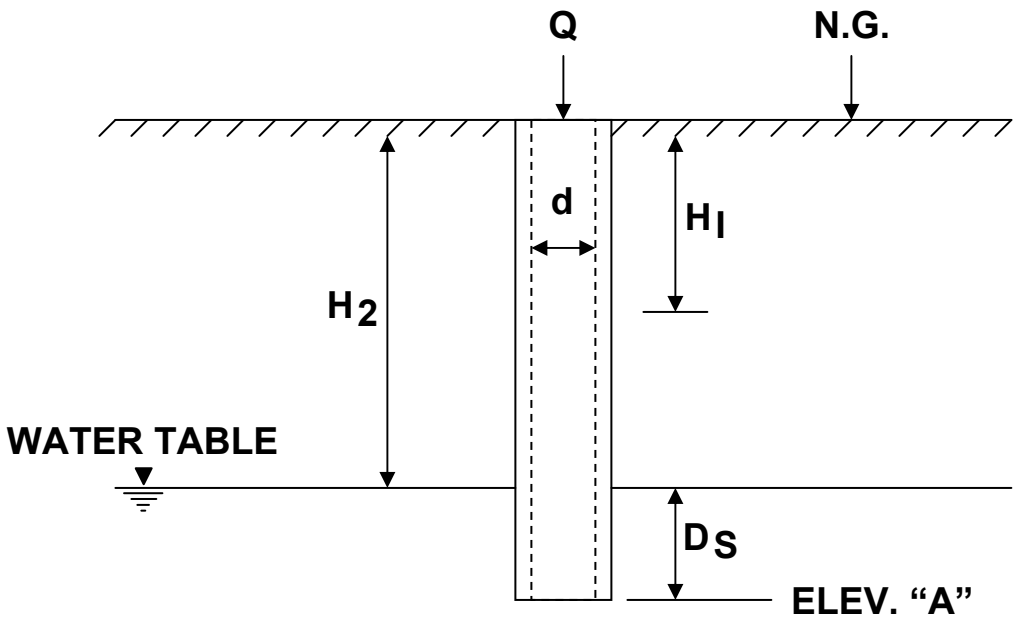
(1) The above hydraulic conductivity value is for a french drain installed to the same depth as the borehole test. The value represents an ultimate value. The designer should apply the appropriate factor of safety.

(2) The hydraulic conductivity value was calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the following page.

(3) A hole diameter of four inches was used in the computation of the Hydraulic Conductivity value presented in the above table.

(4) The groundwater was not found in the borehole prior to testing. Therefore, in order to use the SFWMD percolation test formula, a groundwater depth of 10 feet was used in the calculations.

USUAL OPEN – HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K= HYDRAULIC CONDUCTIVITY (CFS/FT.^{2} - FT.HEAD)

Q= "STABILIZED" FLOW RATE (CFS)

d= DIAMETER OF TEST HOLE (FEET)

H_2 = DEPTH TO WATER TABLE (FEET)

D_S = SATURATED HOLE DEPTH (FEET)

ELEV. "A"= PROPOSED TRENCH BOTTOM ELEV.

H_I = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT.HEAD)

APPENDIX C

BORING LOG KEY

UNIFIED SOIL CLASSIFICATION SYSTEM
FIELD CLASSIFICATION SYSTEM
FOR SOIL EXPLORATION

NON COHESIVE SOILS
(Sand, Gravel and Combinations)

Density

Very Loose	-4 blows/ft. or less
Loose	-5 to 10 blows/ft.
Medium Dense	-11 to 30 blows/ft.
Dense	-31 to 50 blows/ft.
Very Dense	-51 blows/ft. or more

Grain Size Terminology

Soil Fraction	Particle Size	US Standard Sieve Size
Boulders	Larger than 12”	Larger than 12”
Cobbles	3” to12”	3” to 12”
Gravel: Coarse	¾” to 3”	¾” to 3”
Small	4.76mm to ¾”	#4 to ¾”
Sand: Coarse	2.00mm to 4.76mm	#10 to #4
Medium	0.42mm to 2.00mm	#40 to #10
Fine	0.074mm to 0.42mm	#200 to #40
Silt	0.005mm to 0.074 mm	Smaller than #200
Clay	Smaller than 0.005mm	Smaller than #200

RELATIVE PROPORTIONS FOR NON ORGANIC SOILS

Descriptive Term	%
Trace	1 - 10
Little	11 - 20
Some	21 - 35
And	36 - 50

RELATIVE PROPORTIONS FOR ORGANIC CONTENT

Descriptive Term	Organic Content %
Trace	> 1 but < 5
Some	> 5 but < 20
Muck	> 20 but <75
Peat	> 75

COHESIVE SOILS
(Clay, Silt and Combinations)

Consistency	Unconfined Compressive Strength (tons/sq. ft.)	Field Identification (Approx.) SPT Blows/ft.
Very Soft	Less than 0.25	0 - 2
Soft	0.25 – < 0.5	3 - 4
Medium Stiff	0.5 - < 1.0	5 - 8
Stiff	1.0 - < 2.0	9 -15
Very Stiff	2.0 - < 4.0	16 - 30
Hard	Over 4.0	> 30

Classification on logs are made by visual inspection.

Standard Penetration Test - Driving a 2.0” O.D., $1^{3/8}$” I.D., sampler a distance of 1.0 foot into undisturbed soil with a 140 pound hammer free falling a distance of 30.0 inches. It is customary for **PSI** to drive the spoon 6.0 inches to seat into undisturbed soil, then perform the test. The number of hammer blows for seating the spoon and making the tests are recorded for each 6.0 inches of penetration on the drill log (e.g.- 6/8/9). The standard penetration test results can be obtained by adding the last two figures (i.e. 8 + 9 = 17 blows/ft.).

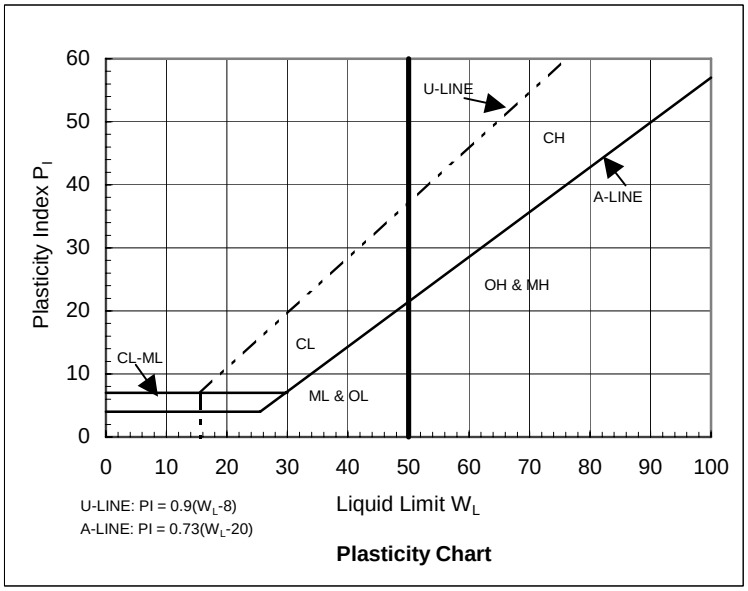
Strata Changes - In the column “Material Description” on the boring logs, the horizontal lines represent approximate transitions between soil types.

Groundwater observations were made at the times indicated. Porosity of soil strata, weather conditions, site topography, etc., may cause changes in the water levels indicated on the logs.

Groundwater symbols: ▽- observed groundwater elevation, encountered while drilling; ▼-observed groundwater elevation upon completion of boring; ⧩ - observed groundwater elevation after a certain amount of time.

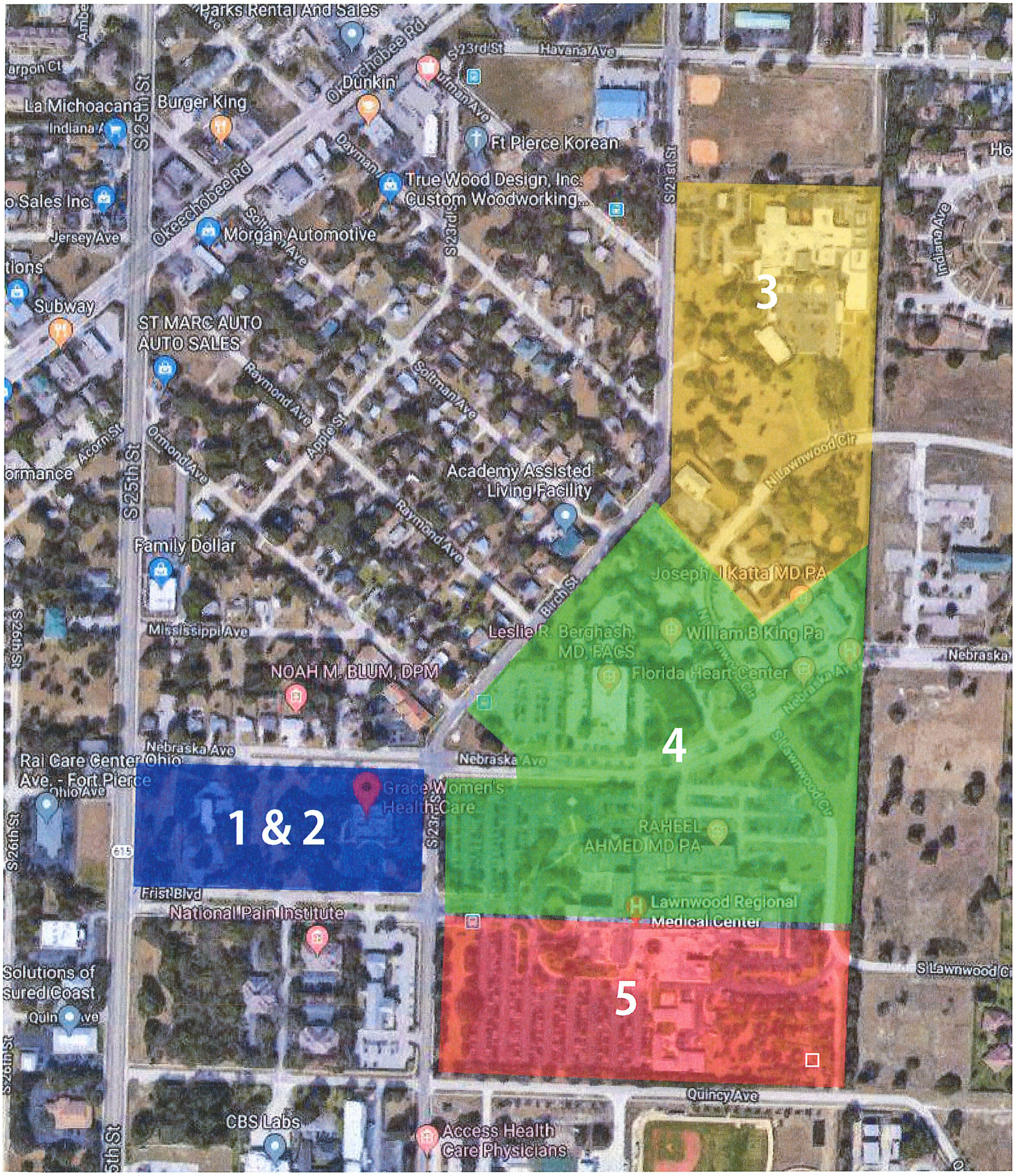
Unified Soil Classification System

Major Divisions			Group Symbol	Typical Names	Classification Criteria for Coarse-Grained Soils		
Coarse-grained soils (more than half of material is larger than No. 200)	Gravels (more than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_U \geq 4$ $1 \leq C_C \leq 3$	$C_U = \frac{D_{60}}{D_{10}}$	$C_C = \frac{D^2_{30}}{D_{10} D_{60}}$
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW ($C_U < 4$ or $1 > C_C > 3$)		
		Gravels with fines (appreciable amount of fines)	GM (d u)	Silty gravels, gravel-sand-silt mixtures	Atterberg limits below A line or $P_I < 4$	Above A line with $4 < P_I < 7$ are borderline cases requiring use of dual symbols	
			GC	Clayey gravels, gravel-sand-clay mixtures	Atterberg limits above A line or $P_I > 7$		
	Sands (more than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_U \geq 6$ $1 \leq C_C \leq 3$	$C_U = \frac{D_{60}}{D_{10}}$	$C_C = \frac{(D_{30})^2}{D_{10} D_{60}}$
			SP	Poorly graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW ($C_U < 6$ or $1 > C_c > 3$)		
		Sands with fines (appreciable amount of fines)	SM (d u)	Silty sands, sand-silt mixtures	Atterberg limits below A line or $P_I < 4$	Limits plotting in hatched zone with $4 \leq P_I \leq 7$ are borderline cases requiring use of dual symbols	
			SC	Clayey sands, sand-clay mixtures	Atterberg limits above A line with $P_I > 7$		
Fine-grained soils (more than half of material is smaller than No. 200)	Silt and clays (liquid limit <50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity	1. Determine percentages of sand and gravel from grain size curve. 2. Depending on percentages of fines (fraction smaller than 200 sieve size), coarse-grained soils are classified as follows: Less than 5% - GW, GP, SW, SP More than 12% - GM, GC, SM, SC 5-12% - Borderline cases requiring dual symbols		
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays			
			OL	Organic silts and organic silty clays of low plasticity			
	Silts and clays (liquid limit >50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts			
			CH	Inorganic clays or high plasticity, fat clays			
			OH	Organic clays of medium to high plasticity, organic silts			
	Highly organic soils		PT	Peat and other highly organic soils			



Plasticity Chart

Appendix G: Master Drainage Map



Parks Rental And Sales
Okeechobee Rd
S 23rd St
Havana Ave
Dunkin'
La Michoacana
Burger King
Indiana Ave
S 25th St
Ft Pierce Korean
True Wood Design, Inc.
Custom Woodworking...
Okeechobee Rd
Morgan Automotive
Jersey Ave
Subway
ST MARC AUTO
AUTO SALES
Raymond Ave
Soltman Ave
Apple St
Acorn St
Ormond Ave
Academy Assisted
Living Facility
Family Dollar
Mississippi Ave
Birch St
Joseph I Katta MD PA
Leslie R. Berghash,
MD, FACS
William B King Pa
Florida Heart Center
NOAH M. BLUM, DPM
Nebraska Ave
Rai Care Center Ohio
Ave. - Fort Pierce
Ohio Ave
Grace Women's
Health Care
RAHEEL
AHMED MD PA
Frist Blvd
National Pain Institute
Lawnwood Regional
Medical Center
S Lawnwood Cir
Solutions of
Quincy Ave
CBS Labs
Access Health
Care Physicians
S 26th St
S 21st St
Indiana Ave
N Lawnwood Cir
Nebraska
3
4
1 & 2
5

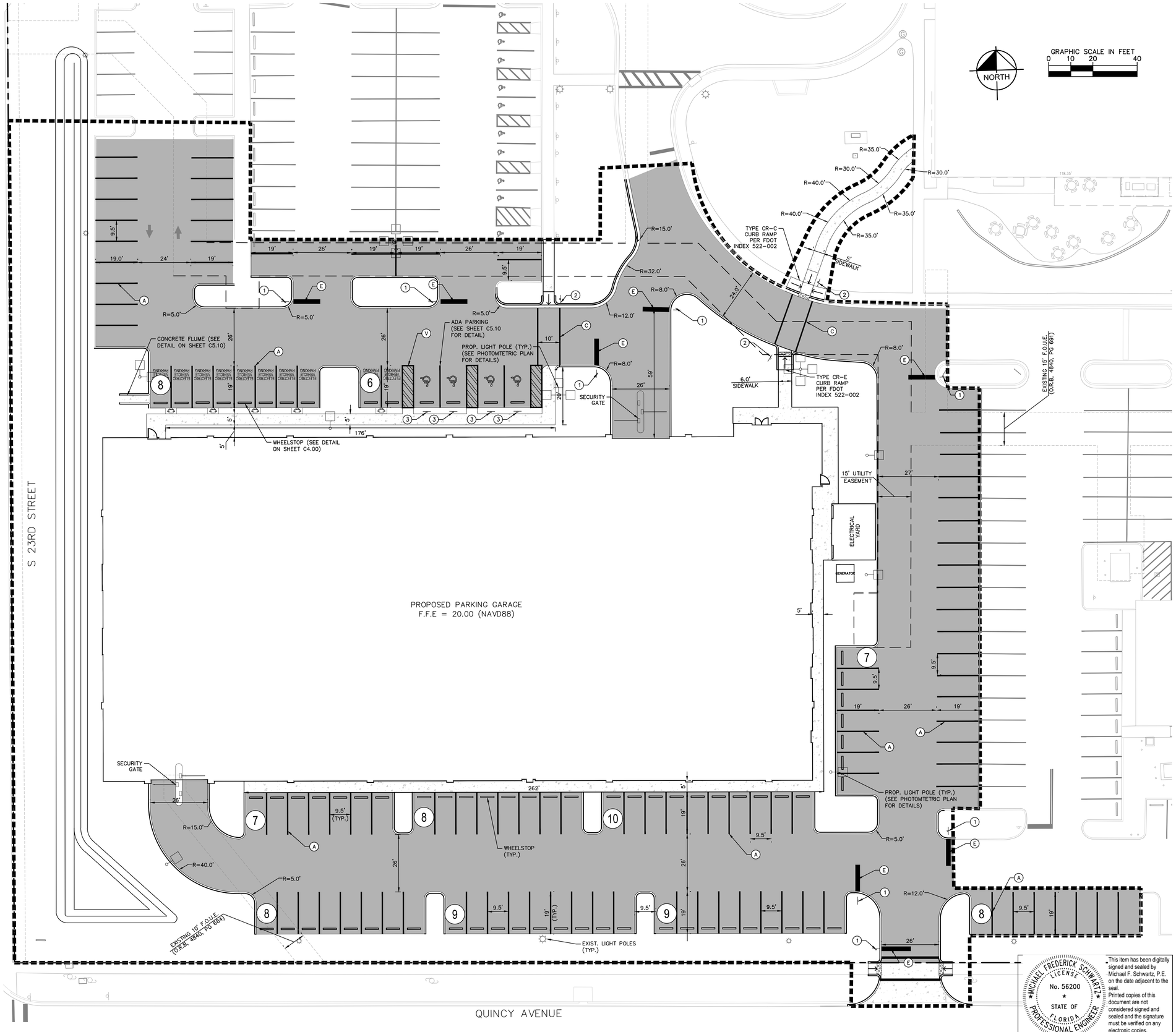


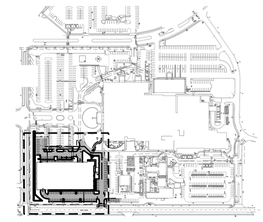
LAWNWOOD HOSPITAL - PARKING GARAGE

FORT PIERCE, FL

HCA Florida Lawnwood Hospital

Kimley»Horn





KEY MAP
NTS

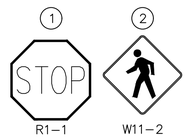
LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE SHEET C5.10 FOR DETAILS)
- (9) PARKING COUNT

SIGNAGE & STRIPING KEY:

A = 6" SOLID WHITE
B = 8" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'-30')
G = 6" SKIP WHITE TYP (6'-10')
H = 6" SKIP WHITE TYP (2'-4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = 6" SKIP YELLOW TYP (10'-30')
M = 6" SKIP YELLOW TYP (6'-10')
N = 6" SKIP YELLOW TYP (2'-4')
O = 24" SOLID WHITE LINE (CROSSWALK)
P = RPM BI-DIRECTIONAL AMBER/AMBER
R = WHITE ARROW (PAINT)
T = RPM BI-DIRECTIONAL WHITE/RED
U = RPM BI-DIRECTIONAL RED/YELLOW
V = ADA SIGNAGE AND STRIPING
W = WHITE PAVEMENT MESSAGE PER FDOT INDEX 711-001
X = 12" SOLID YELLOW

** PAVEMENT MARKINGS SHALL BE SLIP RESISTANT PAINT WITH THE EXCEPTION OF STOP BARS AND CROSSWALKS WHICH SHALL BE THERMOPLASTIC.



HORIZONTAL CONTROL NOTES:

1. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 520-001. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR TYPE "F" CURB OR NO CURB, UNLESS OTHERWISE NOTED.
3. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO FDOT 2020-21 STANDARD PLANS INDEX 522-002.
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL STOP BARS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS SHALL BE DOUBLE-COATED PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL SIGNAGE SHALL BE CONSISTENT WITH THE CITY OF FORT PIERCE'S CODE.
8. BUMPER RAILS SHALL BE IN ACCORDANCE OF THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTION 125-315(C)(7)

MICHAEL FREDERICK SCHWARTZ LICENSE No. 56200 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 11/02/2025

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

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REVISIONS

DATE: 10/16/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

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HCA DESIGN MANAGER:
RYAN POHE
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BARGE #: 3766337
HCA #.: 3093200030

VENDOR INFORMATION

HORIZONTAL CONTROL PLAN

C4.00

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Plotted By:Mahoney, Vanesa Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:C4.00 HORIZONTAL CONTROL PLAN October 31, 2025 - 10:39:39am K:\arch_drawings\140950052 - hca fl lawnwood hospital parking garage\CAD\Construct\C4.00 HORIZONTAL CONTROL PLAN.dwg