CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, May 13, 2014 - 6:00 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. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

5. **APPROVAL OF MINUTES**

   a. Planning Board Minutes April 8, 2014

6. **NEW BUSINESS**

   a. Zoning Text Amendment - Request to amend City Code Section 22-22. Allowed uses; eliminating the differentiation of public and private elementary, middle or high schools.

   b. Approval of a Conceptual Development Plan for Fresh Wind, Fresh Fire Church of God

   c. Abandonment of Boston Avenue Extension East of S. Indian River Drive

7. **BOARD COMMENTS**

8. **ADJOURNMENT**

Any person seeking to appeal the decision of the Planning Board of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of 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 the Planning Department at (772) 467-3729, at least five (5) days prior to the

meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5. a.**

Meeting Date: 05/13/2014

Re: Planning Board Minutes 4/8/2014

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

Information

SUBJECT:

Planning Board Minutes April 8, 2014

Attachments

Planning Board Minutes 4/8/2014

Form Review

Form Started By: Alicia Rosenthal Started On: 04/30/2014 09:01 AM

Final Approval Date: 05/02/2014

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, April 8, 2014, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

Chairman Burdge called the meeting to order.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chairman Bob Burdge; Marcia Baker; Erica Ganzi; Eduardo Mujica; Phyllis Castro; Tim O'Connell; Robert Poitier; John George; Eloise Cummings; Brian Paul; Steve Weaver; Mike Dahan

Staff Present: Rebecca Grohall, Planning Manager
James Walker, Assistant City Attorney
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

All members are present.

5. APPROVAL OF MINUTES

a. Planning Board Minutes 3/11/2014

Motion was made by Robert Poitier, seconded by Marcia Baker to approve minutes for the March 11, 2014 meeting.

AYE: Chairman Bob Burdge, Marcia Baker, Erica Ganzi, Eduardo Mujica, Phyllis Castro, Tim O'Connell, Robert Poitier, John George, Eloise Cummings, Brian Paul

Passed

6. NEW BUSINESS

The order of new business was changed by Chairman Burdge. Item C - Approval of a Special Exception to expand a nonconforming structure by 542.5 square feet was the first item.

a. Request for Authorization of Similar Use - Recreational Vehicle (RV) Sales & Service in the C-6, Marine Commercial Zoning District.

Mr. Benton gave an overview of the application. Keith and Cody Danks, applicants, commented. Mr. Paul inquired about adding rentals to part of the authorization of similar use. Mr. Benton responded.

Motion was made by Marcia Baker, seconded by Brian Paul to approve the request for Authorization of Similar Use of recreational vehicles (RV) sales, service and rentals in the C-6, Marine Commercial Zoning District.

AYE: Brian Paul, Eloise Cummings, John George, Erica Ganzi, Marcia Baker, Tim O'Connell, Robert Poitier, Phyllis Castro, Eduardo Mujica, Chairman Bob Burdge

Passed

b. Conditional Use - Sunrise Marine & RV - Approval to add Recreational Vehicle Sales & Service to the former St. Lucie Outboard Marine site located at 657 N. 2nd Street.

Mr. Benton gave an overview of the application. Keith and Cody Danks, applicants, commented. Ms. Baker asked about the impact of the current and proposed construction on N. 2nd Street. Mr. Benton responded. Ms. Baker inquired if Bancshares Realty is a subsidiary of PNC Bank. Ms. Baker asked about provisions, so larger boats and RV's being towed do not cause traffic problems. Mr. O'Connell inquired about the grant from the port to renovate 2nd Street. Ms. Grohall, Planning Manager, responded. Ms. Ganzi asked about the actual area of the parcel, RV only sales on the parcel and if improvements are being planned for the driveway along Avenue H. Mr. Benton responded.

Motion was made by Marcia Baker, seconded by Robert Poitier to approve the Conditional Use of Sunrise Marine & RV to add recreational vehicle sales and service at 657 N. 2nd Street with the conditions recommended by staff.

AYE: Phyllis Castro, Tim O'Connell, Robert Poitier, Marcia Baker, Erica Ganzi, John George, Eloise Cummings, Eduardo Mujica, Chairman Bob Burdge

NAY: Brian Paul

Passed

c. Approval of a Special Exception to expand a nonconforming structure by 542.5 sq. ft.

This item was discussed as first item under new business. Mr. Benton gave an overview of the application. Ms. Baker asked about the flood zone for the area. Ms. Cummings inquired about the existing structure. Mr. Benton responded.

Motion was made by Marcia Baker, seconded by John George to approve a Special Exception to expand a nonconforming structure by 542 square feet.

AYE: Eduardo Mujica, Phyllis Castro, Tim O'Connell, Robert Poitier, John George, Eloise Cummings, Brian Paul, Marcia Baker, Erica Ganzi, Chairman Bob Burdge

Passed

7. BOARD COMMENTS

The Technical Review Comments are useful. A potential educational workshop focusing on Crime Prevention through Environmental Design is being planned for the board.

8. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 05/13/2014

Information

REQUESTED ACTION

Zoning Text Amendment - Request to amend City Code Section 22-22. Allowed uses; eliminating the differentiation of public and private elementary, middle or high schools.

LOCATION

Various Zoning Districts

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval

Attachments

Staff Report
Proposed Ordinance 14-017
Application & Supporting Documents

Form Review

Form Started By: Kori Benton Started On: 05/06/2014 02:53 PM

Final Approval Date: 05/07/2014

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THRU: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Proposed Amendment to Section 22-22. Allowed uses.
Consolidation of Uses – Elementary, Middle, or High schools, Public & Private

DATE: May 6, 2014

STAFF REPORT

Requested Action:

Review and advancement of a recommendation to the City Commission regarding a proposed Ordinance amending City Code Section 22-22. Allowed uses; eliminating the differentiation of public and private elementary, middle or high schools.

Staff Analysis:

The City Commission, on November 4th, 2013, adopted Ordinance L-295, which relocated all of the permitted and conditional uses for all of the zoning districts into a single, combined Use Table. The Use Table is located in a newly created Section of the Code, offering a "one-stop-shop" for reviewing uses permitted within the City. The adopted table also provides several additional uses that were not previously listed within the City Code, further expanding some of the existing listed uses into additional zoning districts.

Prior to the adoption of Ordinance L-295, the City of Fort Pierce Code of Ordinances referred to both public and private educational facilities as schools and providing the same opportunity as semi-restricted and conditional use permission in select districts. The adoption of Ordinance L-295 effectively separated public and private educational facilities into separate use categories. The published table restricts application for private educational facilities in the E-1, C-1, C-2, C-4, C-5, C-6, and CP zoning districts, while public educational facilities were provided the capacity for conditional use consideration in these districts.

St. Andrew's Episcopal Academy, Inc. is seeking a Zoning Text Amendment to Section 22-22(e) of the City of Fort Pierce Code of Ordinances to eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of Ordinance L-295. The proposed amendment seeks to grant private educational facilities the same zoning privileges provided to public educational facilities.

Prior to the adoption of Ordinance L-295, the provisions of Chapter 22-Zoning did not distinguish between public and private schools. Schools were presented as either semi-restricted or conditional uses permitted in various zoning districts schools, and occasionally coupled with churches and daycare centers.

The applicant has provided excerpts of Land Development Regulations for neighboring municipalities such as Vero Beach, Jupiter, and Sebastian. In reviewing these excerpts in addition to other municipalities, it is evident that many jurisdictions couple private and public schools together, without differentiation. In examples such as Port St. Lucie and St. Lucie County, where a differentiation was made, the degree of distinction varied. For example, St. Lucie County limits public schools from locating within their established General Commercial Zone; however private educational service establishments were permitted. In Port St. Lucie, the differentiation occasionally limited private schools to consideration via a Special Exception, while public schools were permitted. Schools, both public and private were maintained predominantly as Conditional Uses or Special Exceptions to allow jurisdiction to consider specific requests with respect to their location and plan.

Furthermore, it is noted that the existing site of St. Andrew's K-8 School is located within the C-4, Central Commercial Zoning District. The adopted Use Table has rendered a classification of this school as a non-conforming use. This classification limits the capacity of the existing school facility to be reconstructed if the structure incurs damage exceeding fifty (50) per cent of the replacement value at the time of damage or be enlarged without a limit of not more than twenty (20) per cent and upon conditional use approval.

The proposed amendment would enable the Planning Board and City Commission to consider private elementary, middle, and high schools as conditional use within the E-1, C-1, C-2, C-4, C-5, C-6, and CP zoning districts. This classification grants the ability to consider whether to allow, when desirable, this use, which would not be appropriate generally or without restriction throughout the listed zoning districts, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

Staff Recommendation:

Staff recommends the Planning Board review the proposed Ordinance and forward a recommendation of approval of the requested amendment.

ORDINANCE NO. 14-017

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE THREE, BASIC ZONING DISTRICTS, SECTION 22-22, AMENDING THE ALLOWED USES IN VARIOUS ZONING DISTRICTS TO PROVIDE CONSISTENCY FOR CONSIDERATION OF ELEMENTARY, MIDDLE, OR HIGH SCHOOLS BOTH PUBLIC AND PRIVATE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 22-22 is hereby amended so that the same shall read as follows:

Sec. 22-22. - Allowed Uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.

(e) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
–Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
–Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Multi-Dwelling Building	-	-	-	-	-	C	P	P	-	C	C	C	-	C	C	-	-	-	-	-	-	-	-
–Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 1 (1–6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
–Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Elementary, Middle or High School ~~– Public~~	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
~~– Elementary, Middle or High School – Private~~	~~-~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~-~~	~~-~~	~~C~~	~~-~~	~~-~~	~~-~~	~~-~~		~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
–Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	C	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	C	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	C	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	C	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C
Community Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
– Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

SECTION 2. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This Ordinance is and the same shall become effective immediately upon final passage.

_____

Linda Hudson, Mayor

ATTEST:

_____

Linda W. Cox, City Clerk

APPROVED AS TO FORM & CORRECTNESS:

_____

Robert V. Schwerer, Esq.,

City Attorney

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

RECEIVED
MAR 25 2014
CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR ZONING TEXT AMENDMENT

1. Zoning Code Section to be amended: Section 22-22 (e) - Use table

2. Current Text: See attached Section 22-22(e)

3. Proposed Text: See attached redlined Section 22-22(e)

4. Reason for Amendment: Zoning Text Amendment to Section 22-22(e) of the City of Fort Pierce Code of Ordinances to eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of ordinance no. L-295. The proposed amendment seeks to allow private educational facilities the same zoning rights currently provided to public educational facilities.

5. Name of Applicant: St. Andrews Episcopal Academy, Inc. c/o John Liebler, Rector/Board Chair
   Signature of Applicant: John S Liebler
   Mailing Address: 210 South Indian River Drive
   City Fort Pierce State FL Zip 34950
   Phone # 772-461-7689 Fax # 772-461-4683
   E-mail: frjohn@mystandrews.com

6. Name of Representative: Trina Angelone, Interim Head of School
   Signature of Representative: Trina Angelone
   Mailing Address: 210 South Indian River Drive
   City Fort Pierce State FL Zip 34950
   Phone # 772-461-7689 Fax # 772-461-4683
   E-mail: headofschool@staacademy.org

Please supply all backup material.

To be completed by the City of Fort Pierce

Date Received 3/25/14 By Keri Benton
Fee Paid: $3,980.00 Receipt Number: Check # 13133

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

March 25, 2014

Rebecca Grohall, AICP
Planning Manager
City of Fort Pierce
Planning Department
100 North US 1
Fort Pierce, FL 34954

Re: Application for Zoning Text Amendment
Section 22-22(e) City of Fort Pierce Code of Ordinances
Eliminate the Differentiation of Allowable Uses for Public and Private Educational Facilities created by the Adoption of Ordinance No. L-295

Dear Ms. Grohall:

St. Andrew's Episcopal Academy, Inc. is seeking a Zoning Text Amendment to Section 22-22(e) of the City of Fort Pierce Code of Ordinances to eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of ordinance no. L-295. The proposed amendment seeks to allow private educational facilities the same zoning rights currently provided to public educational facilities.

Prior to the adoption of ordinance no. L-295 the City of Fort Pierce Code of Ordinances referred to both public and private educational facilities as schools and both had the same allowable uses. Upon adoption of ordinance no. L-295, public and private educational facilities were differentiated and private educational facilities were prohibited in E-1, C-1, C-2, C-4, C-5, C-6, and CP zoning districts, while public educational facilities were allowed as a conditional use in these districts.

St. Andrew's Episcopal Academy is launching a high school program and is in the process of acquiring nearby properties for the expansion. The properties of interest located immediately south of the existing school facilities are in the C-1 zoning district and 111 2nd Street is in the C-4 zoning district. St. Andrews Episcopal Academy is an extension of St. Andrew's Episcopal Church and is located in the C-4 zoning district. In our meeting on March 18, 2014, Trina Angelone, Interim Head of School, described her vision of expanding St. Andrew's Episcopal Academy into an urban academia which would function in cooperation with the local businesses, research facilities, and cultural facilities to provide a truly unique learning experience for the students.

Even though the zoning text amendment has been initiated based on the interests of St. Andrews's Episcopal School, this proposed code revision would correct an inconsistency created by the adoption of ordinance L-295. Additional reasons to consider for approval of this proposed amendment include the following:

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

1. Private Educational Facilities would have Less Impact than Public Educational Facilities on Public Infrastructure.

Private educational facilities are typically smaller in size, rely less on bus services, and are more appropriate in a commercial district than a public educational facility which is often fenced along the entire perimeter and has large playing fields. The fact that student transportation to and from a private educational facility is predominately provided by the parents, creates an additional source of customers benefitting downtown merchants, restaurants, and other businesses. There is an increase in potential benefits to the community by allowing private educational facilities the same allowable uses offered to public educational facilities.

2. Consistent with the Land Development Regulations of Similar Municipalities.

The land development regulations or code of ordinances for four nearby municipalities similar in size and character as the City of Fort Pierce were reviewed to determine if public and private educational facilities or schools were considered the same or different with respect to allowable use in the various zoning districts. The four municipalities included City of Sebastian, City of Vero Beach, Town of Jupiter, and Town of Juno Beach. In all cases, public and private schools were considered to be the same in all zoning districts in which they were allowed. A copy of the pertinent sections of the codes from each of these municipalities is included for reference in the Appendix.

Amending the City of Fort Pierce Code of Ordinances to allow private educational facilities the same development rights as public educational facilities would be consistent with the development regulations of similar nearby municipalities and would be consistent with the City of Fort Pierce policy prior to ordinance no. L-295.

3. Discrimination against Private Educational Facilities.

Appendix H includes a copy of the Marquette Law Review, Volume 38, Issue 4, Spring 1955, Article 7, "Constitutional Law – Validity of Zoning Ordinances Discriminating against Private Education Facilities". This article presents case studies with very similar circumstances as to what currently exists with respect to the City of Fort Pierce allowable uses for public and private educational facilities. In the example cases presented, the argument was made that private and public schools both serve the same purpose of educating the children of the community and therefore must receive equal treatment under the zoning laws.

Amending the City of Fort Pierce Code of Ordinances to eliminate the differentiation between public and private educational facilities would be consistent with past judicial opinions.

We respectfully request that you carefully consider this additional information presented in your evaluation of the Application for Zoning Text Amendment. Revising the allowable use Table in Section 22-22(e) as proposed would eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of ordinance no. L-295 and allow private educational facilities the same zoning rights currently provided to public educational facilities. This amendment would be consistent with the City of Fort Pierce policy prior to the adoption of ordinance no L-295, consistent with past court decisions, consistent with other local

municipalities, and would bring both an economic and development benefit to the Downtown Business and Entertainment Overlay District in Fort Pierce.

St. Andrew's Episcopal Academy along with St. Andrew's Episcopal Church has been an asset to the City of Fort Pierce for over 34 years. Without approval of the zoning text amendment, St. Andrew's Episcopal Academy would not have opportunity to expand to the next level and become one of the many focal points in the downtown community.

If you have any questions please do not hesitate to contact myself, Trina Angelone, or Father John Liebler.

Sincerely,

William P. Stoddard, Ph.D., P.E.

Cc: Trina Angelone
Fr. John Liebler

Appendix A

Current Zoning Text

City of Fort Pierce Code of Ordinances
Section 22-22. Allowed Uses

CURRENT ZONING TEXT

Sec. 22-22. Allowed uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.

(e) *Use table.*

ONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
ESIDENTIAL																							
ousehold Living																							
-Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
-Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	-	C	C	C	-	C	C	-	-	-	-	-	-	-	-
-Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Manufactured Home Park or ubdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
ome Occupations (per equirements of Section 22-63	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
roup Living (except as noted elow)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
-Community Residential Home, ype 1 (1-6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Community Residential Home, ype 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Dormitories, Fraternity and orority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UBLIC AND CIVIC																							
ommunity/Cultural (except as oted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
-Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Environmental Research and ducation Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
ay Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-

-Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-			-	-	-	-	-	-	-	-	-	
ducational Facilities																									
-College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	
-Elementary, Middle or High chool - Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	
-Elementary, Middle or High chool - Private	-	C	C	C	C	C	C	C	C	-	-	C	-	-	-	-		-	-	-	-	-	-	-	
-Marine Research/Education acilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-		
overnment Facilities (except as oted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C		
-Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-		
-Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-	-	C	C	
edical Facilities (except as noted elow)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-		
-Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-		
-Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-		
ark and Open Space (except as oted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-		
- emetery/Columbarium/Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-		
-Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-		
-Game and Wildlife Management eserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-		
-Water Dependent Recreation acilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C		
assenger Terminal																									
-Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-		
-Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-		
-Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-		
-Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-		
eligious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-		
ocial Service Institution (except noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-		
-Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-		
tilities																									
-Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C	
-Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C		
-Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C		
OMMERCIAL																									
ting and Drinking tablishments																									
-Brew Pub	-	-	-	-	-	-	-	-	C	P	C	P	P	P	P	C	C	C	-	-	-	-	-		
-Coffee Shop	-	-	-	-	-	-	C	-	C	C	P	P	P	P	P	C	C	C	-	-	-	-	-		
-Neighborhood Bistro	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-		
-Neighborhood Café	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-		
-Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-		
-Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C		
-Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-		
ntertainment, Indoor (except as	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-		

oted below)																									
-Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-
-Arcade Amusement Center	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-
-Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-
-Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-
ntertainment, Outdoor (except as oted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-	-	-
-Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-
-Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-
-Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-
arine-Related Commercial except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	-	C	
-Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-	-	-
-Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	-	C	
ffice																									
-Administrative, Professional, eneral, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-	-	
-Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-	-	
-Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-	-	
-Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	C	P	-	C	-	-	-	-	-	-	
vernight Accommodations																									
-Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
-Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-	-	
-Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	-	
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	
arking, Commercial	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-	-	
etail Sales & Service, Sales-riented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-	-	
-Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-	-	
-Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-	-	
-Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-	-	
-Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-	-	
-Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-	-	
-Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-	-	
etail Sales & Service, Personal-ervice Oriented (except as noted elow)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-	-	
-Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-	-	
-Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-	-	
-Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-	-	
-Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
-Educational Service tablishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-	-	
-Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-	-	
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-	-	
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-	-	
-Neighborhood Commercial ervices	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-	-	

-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-	-	-
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-	-	-
-Veterinary (Without Outdoor uns)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-	-	-
etail Sales & Service, Repair-riented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-	-	-
elf-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-	-	-
ehicle Sales & Service																									
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	-	C	P	
-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-	P	
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-	-	
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-	-	
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-	-	
-Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-	-	
-Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-	-	
-Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-	-	
IDUSTRIAL																									
rtisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-	-	
-Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-	-	
ght Industrial Service (except as ɔted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-	-	
-Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-	-	
-Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	
-Building Maintenance Facilities ıd Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-	-	
-Contractors/Others Performing ervices Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-	-	
-Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	
-Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-	-	
arine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	-	P	
arehouse & Freight (except as ɔted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-	-	
-Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-	-	
aste-Related Use (except as ɔted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	
-Solid Waste Separation, Transfer ation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	
-Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	-	
-Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	
holesale Trade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	C	P	-	-	-	-	-	
eavy Industrial (except as noted low)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	
-Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	-	-	-	-	-	
-Processing of Food & Related oducts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	-	-	-	-	
THER																									
quaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C		
mmunity Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	

ock/Moorage Facility (except as oted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
-Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
-Docks for Single Family Homes n canals within Surfside or ennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
avigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
elecommunication Facility																								
-Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
-Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Ord. No. L-295, § 1, 11-4-13

Appendix B

Proposed Zoning Text Amendment

City of Fort Pierce Code of Ordinances
Section 22-22. Allowed Uses

Sec. 22-22. - Allowed Uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.

(e) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
–Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
–Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Multi-Dwelling Building	-	-	-	-	-	C	P	P	-	C	C	C	-	C	C	-	-	-	-	-	-	-	-
–Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 1 (1–6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
–Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School ~~- Public~~	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Elementary, Middle or High School - Private	-	C	C	C	C	C	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
–Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	C	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	C	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	C	P	-	C	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	C	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C
Community Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
– Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Appendix C

City of Fort Pierce
Ordinance No. L-295

ORDINANCE NO. L-295

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE THREE, BASIC ZONING DISTRICTS, CREATING SECTION 22-22, SPECIFYING ALLOWED USES; AMENDING CHAPTER 22, ARTICLE THREE, AMENDING SECTIONS 22-23 THROUGH 22-28, BASIC ZONING DISTRICTS; AMENDING CHAPTER 22, ARTICLE THREE; AMENDING SECTIONS 22-29 THROUGH 22-39, BASIC ZONING DISTRICTS; SPECIFYING UPDATED USES IN ALL ZONING DISTRICTS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 22-22 is hereby created so that the same shall read as follows:

Sec. 22-22. - Allowed Uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.

(e) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
–Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
–Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Multi-Dwelling Building	-	-	-	-	-	C	P	P	-	C	C	C	-	C	C	-	-	-	-	-	-	-	-
–Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 1 (1–6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
–Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School - Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Elementary, Middle or High School - Private	-	C	C	C	C	C	C	C	C	-	-	C	-	-	-	-		-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
–Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	C	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	C	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	C	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	C	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	-	-	-
OTHER																							

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C
Community Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
– Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

SECTION 2. Sections 22-23(b) and 22-23(c) are hereby amended so that the same shall read as follows:

Sec. 22-23. - Single-Family Estate Density zone (E-1).

(a) *Purpose.* This classification is intended to provide for areas of single-family dwellings with an average net density of approximately one unit per acre.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an E-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Single-family dwellings, except mobile homes.~~

~~(2) Home occupations which satisfy requirements in section 22-63~~

~~(3) Temporary uses which fulfill provisions in section 22-65~~

~~(4) Farmstand sales establishments.~~

~~(c) *Conditional use permitted.* The following uses and their accessory uses are permitted in an E-1 zone, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Churches, excluding schools, except those that only provide religious instruction.~~

~~(2) Park or recreation areas.~~

~~(3) Cemeteries.~~

~~(4) Public utility structures, such as utility substations.~~

(~~d~~ b) *Basic use standards.* Uses in an E-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for single-family dwellings shall be thirty thousand (30,000) square feet.

b. The minimum lot width shall be one hundred (100) feet.

c. The minimum lot depth shall be two hundred (200) feet.

(2) *Yards.*

a. The minimum depth of the front yard will be eighty-five (85) feet.

b. The minimum depth of the side yards shall be fifteen (15) feet, except on corner lots the minimum side yard depth on a street side will be twenty (20) feet.

c. The minimum depth of the rear yard shall be forty (40) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is forty (40) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be fourteen (14) feet, except on double-frontage and waterfront lots it shall be forty (40) feet.

(3) *Lot coverage.* Buildings will not cover more than twenty-five (25) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of thirty-five (35) feet above grade.

(~~e~~ c) *Other applicable use standards.*

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.

(4) Materials or objects which would detract from open space character of an uncovered and unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

(~~f~~ d) *Nonconforming situations.* Nonconforming structures and characteristics of farmstand sales establishments that have been damaged or destroyed by natural disaster or other catastrophic event, i.e., fire or other calamity, may be replaced or reconstructed provided that:

(1) The significance of the property owner's hardship is more compelling than, and reasonably overbalances, the public benefit resulting from not allowing the use or structure to be reestablished;

(2) Replacement or reconstruction of the use or structure is compatible with the character of the neighborhood and will not jeopardize future development of the area in compliance with the provisions and intent of the city's land development regulations;

(3) The value of properties in the vicinity of the replacement or reconstruction will not be adversely affected;

(4) No expansion of gross floor area occurs;

(5) The degree of nonconformity is not increased;

(6) The replacement structure is in compliance with the city's adopted building code, Coastal Construction Control Line, and FEMA regulations; and,

(7) A building permit is issued within twenty-four (24) months after the date of destruction and the construction is diligently pursued to completion.

SECTION 3. Sections 22-23.1(b) and 22-23.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-23.1. - E-2 Residential Single-Family—Two units per acre.

(a) *Purpose.* This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than two (2) units per acre for conventional

developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an E-2 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Single-family dwellings, except mobile homes.~~

~~(2) Home occupations which satisfy requirements in section 22-63~~

~~(3) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an E-2 zone if the city commission, after a public hearing determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Churches.~~

~~(2) Schools.~~

~~(3) Park or recreation areas.~~

~~(4) Cemeteries.~~

~~(5) Public utility structures, such as utility substations.~~

~~(6) Dwelling rentals.~~

(~~d~~b) *Basic use standards.* Uses in an E-2 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size*.

a. The minimum lot area for single-family dwellings shall be fifteen thousand (15,000) square feet.

b. The minimum lot width shall be one hundred (100) feet.

c. The minimum lot depth shall be one hundred ten (110) feet.

(2) *Yards*.

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum depth of the side yards shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be twenty (20) feet.

c. The minimum depth of the rear yard shall be twenty (20) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is twenty (20) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven (7) feet, except on double-frontage and waterfront lots it shall be twenty (20) feet.

(3) *Lot coverage.* Buildings will not cover more than twenty-five (25) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of thirty-five (35) feet above grade.

(~~e~~c) *Other applicable use standards*.

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a

guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 4. Sections 22-23.2(b) and 22-23.2(c) are hereby amended so that the same shall read as follows:

Sec. 22-23.2. - E-3 Residential Single-Family—Three units per acre.

(a) *Purpose.* This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than three (3) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an E-3 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Single-family dwellings, except mobile homes.~~

~~(2) Home occupations which satisfy requirements in section 22-63~~

~~(3) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an E-3 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Churches.~~

~~(2) Schools.~~

~~(3) Park or recreation areas.~~

~~(4) Cemeteries.~~

~~(5) Public utility structures, such as utility substations.~~

~~(6) Dwelling rentals.~~

(~~d~~b) *Basic use standards.* Uses in an E-3 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size*.

a. The minimum lot area for single-family dwellings shall be twelve thousand (12,000) square feet.

b. The minimum lot width shall be seventy-five (75) feet.

c. The minimum lot depth shall be one hundred ten (110) feet.

(2) *Yards*.

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum depth of the side yards shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be twenty (20) feet.

c. The minimum depth of the rear yard shall be twenty (20) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is twenty (20) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven (7) feet, except on double-frontage and waterfront lots it shall be twenty (20) feet.

(3) *Lot coverage.* Buildings will not cover more than twenty-five (25) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

(ec) *Other applicable use standards*.

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 5. Sections 22-24(b) and 22-24(c) are hereby amended so that the same shall read as follows:

Sec. 22-24. - Single-Family Low Density zone (R-1).

(a) *Purpose.* This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four (4) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Single-family dwellings, except mobile homes.~~

~~(2) Home occupations which satisfy requirements in section 22-63~~

~~(3) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-1 zone if the city commission, after a public hearing, determines that the location and~~

~~development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Churches, excluding schools except those that only provide religious instruction.~~

~~(2) Park or recreation areas.~~

~~(3) Cemeteries.~~

~~(4) Public utility structures, such as utility substations.~~

~~(5) Dwelling rentals.~~

(~~d~~b) *Basic use standards.* Uses in an R-1 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for single-family dwellings shall be twelve thousand (12,000) square feet.

b. The minimum lot width shall be seventy-five (75) feet.

c. The minimum lot depth shall be one hundred ten (110) feet.

(2) *Yards.*

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

c. The minimum depth of the rear yard shall be twenty (20) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is twenty (20) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven (7) feet, except on double-frontage and waterfront lots it shall be twenty (20) feet.

(3) *Lot coverage.* Buildings will not cover more than twenty-five (25) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

(~~e~~c) *Other applicable use standards.*

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 6. Sections 22-25(b) and 22-25(c) are hereby amended so that the same shall read as follows:

Sec. 22-25. - Single-Family Intermediate Density zone (R-2).

(a) *Purpose.* This district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-2 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Single-family dwellings, except mobile homes.~~

~~(2) Home occupations which satisfy requirements in section 22-63~~

~~(3) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-2 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~

~~(2) Churches, schools and day care centers.~~

~~(3) Park or recreation areas.~~

~~(4) Community centers and nonprofit clubs.~~

~~(5) Cemeteries.~~

~~(6) Public utility structures, such as utility substations.~~

~~(7) Dwelling rentals.~~

(~~d~~b) *Basic use standards.* Uses in an R-2 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for single-family dwellings shall be nine thousand (9,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be one hundred ten (110) feet.

(2) *Yards.*

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

c. The minimum depth of the rear yard shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The

minimum depth of the rear yard for the remainder of the lot will be seven (7) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

(3) *Lot coverage.* Buildings will not cover more than thirty (30) per cent of the lot area.

(4) *Building heights.* No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

(e~~d~~c) *Other applicable use standards.*

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in section 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 7. Sections 22-26(b) and 22-26(c) are hereby amended so that the same shall read as follows:

Sec. 22-26. - Single-Family Moderate Density zone (R-3).

(a) *Purpose.* The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-3 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Single-family dwellings, except mobile homes.~~

~~(2) Home occupations which satisfy requirements in section 22-63~~

~~(3) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-3 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Innovative residential developments which satisfy standards in section 22-82~~

~~(2) Duplex subdivisions (not single duplexes) which fulfill provisions in section 22-83~~

~~(3) Mobile home subdivisions and conventional home/mobile home subdivisions which satisfy regulations in section 22-84~~

~~(4) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~

~~(5) Churches, schools and day care centers.~~

~~(6) Park or recreation areas.~~

~~(7) Cemeteries.~~

~~(8) Community centers and nonprofit clubs.~~

~~(9) Public utility structures, such as utility substations.~~

~~(10) Dwelling rentals.~~

~~(11) Student housing.~~

(~~d~~b) *Basic use standards.* Uses in an R-3 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for a single-family dwelling shall be seven thousand two hundred (7,200) square feet.

b. The minimum lot area for a duplex will be twelve thousand (12,000) square feet.

c. The minimum lot width shall be seventy-five (75) feet for a duplex.

d. The minimum lot width for other uses will be sixty-five (65) feet.

e. The minimum lot depth for a duplex will be one hundred twenty (120) feet.

f. The minimum lot depth for other uses shall be one hundred (100) feet.

(2) *Yards.*

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

c. The minimum depth of the rear yard shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be six (6) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

(3) *Lot coverage.* Buildings will not cover more than thirty-five (35) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

(~~e~~c) *Other applicable use standards.*

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least six (6) feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 8. Sections 22-27(b) and 22-27(c) are hereby amended so that the same shall read as follows:

Sec. 22-27. - Medium Density Residential zone (R-4).

(a) *Purpose.* The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-4 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Single-family dwellings, except mobile homes.~~

~~(2) Duplexes.~~

~~(3) Triplexes and quadraplexes.~~

~~(4) Multifamily housing developments.~~

~~(5) Townhome dwellings; including those approved prior to December 18, 2006, which conform to standards in subsection 22-27(e), are hereby exempt from subsections 18-11(g)(3) and (4), Design standards, lots, and subsections 22-27(d)(1)—(5), Basic use stand1ards.~~

~~(6) Home occupations which satisfy requirements in section 22-63~~

~~(7) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-4 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Innovative residential developments which satisfy standards in section 22-82~~

~~(2) Mobile home subdivisions and conventional home/mobile home subdivisions which satisfy regulations in section 22-84~~

~~(3) Mobile home parks.~~

~~(4) Boarding houses.~~

~~(5) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~

~~(6) Churches, schools and day care centers.~~

~~(7) Park or recreation areas.~~

~~(8) Community centers and nonprofit clubs.~~

~~(9) Cemeteries.~~

~~(10) Public utility structures, such as utility substations.~~

~~(11) Neighborhood commercial uses listed in subsection 22-30(b).~~

~~(12) Dwelling rentals.~~

~~(13) Student housing.~~

(~~d~~b) *Basic use standards.* Uses in an R-4 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.

b. The minimum lot area for a duplex, triplex or a quadraplex shall be four thousand (4,000) square feet per unit.

c. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.

d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed ten (10) units per acre.

e. The minimum lot width for duplexes, triplexes, quadraplexes, and multifamily housing development shall be seventy-five (75) feet.

f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.

g. The minimum lot width for other uses will be sixty (60) feet.

h. The minimum lot depth for duplexes, triplexes, quadraplexes, townhomes and multifamily housing development shall be ninety (90) feet.

i. The minimum lot depth for other uses will be seventy (70) feet.

(2) *Yards.*

a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.

b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.

d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.

f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.

g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3) *Lot coverage.*

a. Buildings in multifamily housing developments shall not cover more than fifty (50) per cent of the lot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.

c. Buildings in other developments shall not cover more than forty (40) per cent of the lot area.

(4) *Building heights.* No building shall exceed forty-five (45) feet above grade.

(5) *Additional requirements dwelling, townhome.*

a. Ownership: One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.

b. Common area: Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following: Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).

c. Parking: Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.

d. Access: When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. Yards: Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(e~~c~~) *Other applicable use standards.*

(1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.

(3) On any lot used for residential purposes, other than a multifamily housing development, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house.

(4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a single townhome lot shall be sixteen (16) feet.

(5) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(7) Conditional uses will meet the requirements in section 22-74 through 22-86

(8) Signs will comply with standards referred to in section 22-55

(9) All other applicable ordinance requirements will also be satisfied.

SECTION 9. Sections 22-27.1(b) and 22-27.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-27.1. - Hutchinson Island Medium Density Residential zone (R-4A).

(a) *Purpose.* It is the purpose of this section to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-4A zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Single-family dwellings, except mobile homes.~~

~~(2) Duplexes.~~

~~(3) Triplexes and quadraplexes.~~

~~(4) Multifamily housing developments.~~

~~(5) Within multifamily housing developments the following uses are permitted, provided that all such uses located within an apartment structure and the area of the individual businesses combined does not comprise more than five (5) per cent of the total floor area:~~

~~a. Personal service establishments such as a beauty parlor, barber shop, tailor and other similar uses, provided not more than three (3) persons are employed in any one establishment.~~

~~b. Retail sales establishments intended primarily for the use of the tenants, provided that any one establishment does not exceed one thousand six hundred (1,600) square feet.~~

~~c. Doctors' offices and medical clinics primarily for the use of the tenants, provided that any one establishment does not exceed one thousand two hundred (1,200) square feet.~~

~~(6) Townhome dwellings.~~

~~(7) Home occupations which satisfy requirements in section 22-65~~

~~(8) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-4A zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~

~~(2) Churches, schools and day care centers.~~

~~(3) Park or recreation areas.~~

~~(4) Community centers and nonprofit clubs.~~

~~(5) Public utility structures, such as utility substations.~~

~~(6) Neighborhood commercial uses listed in subsection 22-30(b).~~

~~(7) Dwelling rentals.~~

~~(8) Commercial off-street parking lots.~~

(~~d~~b) *Basic use standards.* Uses in an R-4A zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.

b. The minimum lot area for a townhome dwelling lot shall be one thousand five hundred (1,500) square feet.

c. The minimum lot area for a duplex, triplex or a quadraplex shall be five (5,000) square feet per unit.

d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed eight (8) units per acre.

e. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments shall be seventy-five (75) feet.

f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.

g. The minimum lot width for other uses shall be sixty (60) feet.

h. The minimum lot depth for duplexes, triplexes and multifamily housing developments shall be ninety (90) feet.

i. The minimum lot depth for townhome development shall be ninety (90) feet.

j. The minimum lot depth for other uses shall be seventy (70) feet.

(2) *Yards.*

a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.

b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.

d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.

f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.

g. All other uses: The minimum depth of the rear yard shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3) *Lot coverage.*

a. Buildings in multifamily housing developments shall not cover more than forty-five (45) per cent of the lot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.

c. Buildings in other developments shall not cover more than forty (40) per cent of the lot area.

(4) *Buildings heights.* No building shall exceed forty-five (45) feet above grade.

(5) *Density.* Unless otherwise provided, densities on land within the city situated east of the Indian River may not exceed eight (8) units a gross acre, other provisions of this chapter notwithstanding. However, upon application in the manner provided for by section 22-58, the commission may allow one additional density bonus for landscaping, for a maximum allowable addition of one (1) density bonus unit per acre upon consideration by the commission of their compatibility with the natural features of the area and surrounding development and the availability of supporting infrastructure. The application shall demonstrate compliance with each of the following criteria depending upon the categories for which density bonuses are sought:

a. *Landscaping.*

1. Landscape area requirements as specified in section 22-59 shall be increased by twenty (20) per cent;

2. Landscape tree planting requirements as specified in section 22-59 shall be increased by twenty (20) per cent;

3. Minimum height levels of required trees at time of planting, as specified in subsection 22-59(b)(3)b.1. shall be increased by fifty (50) per cent;

4. Landscape irrigation/sprinkler systems shall be installed;

5. All plant species must be salt tolerant and meet with the approval of the director of development. An approved species list may be obtained from the director of development.

(6) *Additional requirements dwelling, townhome.*

a. Ownership: One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.

b. Common Area: Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following. Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).

c. Parking: Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.

d. Access: When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. Yards: Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(e<u>c</u>) *Other applicable use standards.*

(1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.

(3) On any lot used for residential purposes, other than a multifamily housing development, no more than one (1) residential building will be allowed on the lot, except one (1) building without kitchen facilities may be allowed as a guest house.

(4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a townhome development shall be sixteen (16) feet.

(5) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(7) Conditional uses will meet the requirements in sections 22-74 through 22-86

(8) Signs will comply with standards referred to in section 22-55

(9) All other applicable ordinance requirements will also be satisfied.

SECTION 10. Sections 22-28(b) and 22-28(c) are hereby amended so that the same shall read as follows:

Sec. 22-28. - High Density **Residential zone (R-5).**

(a) *Purpose.* This residential category is intended to encourage the development of multifamily dwellings. Maximum gross densities should generally not exceed fifteen (15) units per acre for conventional developments and eighteen (18) units per acre for innovative residential developments. This zone provides for high density residential uses in locations which have suitable utilities and have good access to arterial or collector streets. Single-family homes, townhomes, duplexes, other residential uses, and various nonresidential uses are allowed when parameters and safeguards in this section are satisfied.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-5 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Triplexes and quadraplexes.~~

~~(2) Multifamily housing developments.~~

~~(3) Within multifamily housing developments the following uses are permitted, provided that all such uses are located within an apartment structure and the area of the individual businesses combined does not comprise more than five (5) per cent of the total floor area:~~

~~a. Personal service establishments such as a beauty parlor, barber shop, tailor and other similar uses, provided not more than three (3) persons are employed in any one establishment.~~

~~b. Retail sales establishments primarily for the use of the tenants, provided that any one establishment does not exceed one thousand six hundred (1,600) square feet.~~

~~c. Doctors' offices and medical clinics primarily for the use of the tenants, provided that any one establishment does not exceed one thousand two hundred (1,200) square feet.~~

~~(4) Townhome dwellings.~~

~~(5) Home occupations which satisfy requirements in section 22-63~~

~~(6) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-5 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Innovative residential developments which satisfy standards in section 22-82~~

~~(2) Single-family dwellings and duplexes.~~

~~(3) Mobile home parks.~~

~~(4) Boarding houses.~~

~~(5) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~

~~(6) Churches, schools and day care centers.~~

~~(7) Park or recreation areas.~~

~~(8) Community centers and nonprofit clubs.~~

~~(9) Cemeteries.~~

~~(10) Public utility structures, such as utility substations.~~

~~(11) Neighborhood commercial uses listed in subsection 22-30(b).~~

~~(12) Dwelling rentals.~~

~~(13) Restaurants that do not meet the criteria specified in subsection 22-28(b)(3).~~

~~(14) Student housing.~~

(~~d~~b) *Basic use standards.* Uses in an R-5 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.

b. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.

c. The minimum lot area for a duplex shall be seven thousand (7,000) square feet.

d. The minimum lot area for a triplex and quadraplex shall be twenty-five hundred (2,500) square feet per unit.

e. Multifamily housing developments will utilize a lot with a gross density that shall not exceed fifteen (15) units per acre.

f. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments shall be sixty (60) feet.

g. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.

h. The minimum lot width for other uses will be sixty (60) feet.

i. The minimum lot depth for duplexes, triplexes, quadraplexes and multifamily housing developments shall be eighty (80) feet.

j. The minimum lot depth for other uses will be seventy (70) feet.

k. The minimum lot depth for townhome development shall be ninety (90) feet.

(2) *Yards.* The following yard requirements shall apply except when a lot has a building over forty-five (45) feet tall. In such cases, side and rear requirements and the minimum distance between residential buildings located on the same property will be increased by one foot for every foot the tallest building on the lot exceeds forty-five (45) feet in height.

a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.

b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily housing developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.

d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily housing developments.

f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.

g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3) *Lot coverage.*

a. Buildings in multifamily housing developments shall not cover more than fifty (50) per cent of the lot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.

c. Buildings in other developments shall not cover more than forty-five (45) per cent of the lot area.

(4) *Building heights.* No building shall exceed two hundred (200) feet above grade.

(5) *Additional requirements dwelling, townhome.*

a. Ownership: One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.

b. Common area: Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following: Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).

c. Parking: Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.

d. Access: When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. Yards: Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(~~e~~c) *Other applicable use standards.*

(1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.

(3) On any lot used for residential purposes, other than a multifamily housing development, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house.

(4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a townhome development shall be sixteen (16) feet.

(5) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(7) Conditional uses will meet the requirements in sections 22-74 through 22-86

(8) Signs will comply with standards referred to in section 22-55

(9) All other applicable ordinance requirements will also be satisfied.

SECTION 11. Sections 22-29(b) and 22-29(c) are hereby amended so that the same shall read as follows:

Sec. 22-29. - Office commercial zone (C-1).

(a) *Purpose.* This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

~~(b) *Semi-restricted uses.* The following uses and their accessory uses are permitted in a C-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Finance, insurance and real estate establishments, such as banks, savings and loan associations, credit unions, security and commodity brokers, life insurance companies, car insurance companies and real estate companies.~~

~~(2) Business service establishments, such as employment services, advertising services, consumer credit and reporting services, collection services, mailing services and building maintenance services.~~

~~(3) Communication service establishments, such as newspaper and printing services, television and radio services (except transmission towers) and telephone and telegraph services (except transmission towers).~~

~~(4) Professional service establishments, except hospitals, such as doctors' offices, medical clinics and laboratories, legal services, engineering and architectural services and accounting, auditing and bookkeeping services.~~

~~(5) Administrative offices for businesses, public uses or semi-public uses.~~

~~(6) Home occupations which satisfy requirements in section 22-63~~

~~(7) Temporary uses meeting the requirements in section 22-65~~

~~(c) *Conditional uses.* The following uses and their accessory uses are permitted in a C-1 zone if the uses do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Any of the following uses which are located on the ground floor of a building with offices and which are intended primarily for employees of semi-restricted uses located in the C-1 zone:~~

~~a. Restaurants.~~

~~b. Barber shops.~~

~~c. Beauty shops.~~

~~d. Laundry and dry-cleaning establishments.~~

~~e. Shoe repair services.~~

~~f. Small drug stores.~~

~~(2) Commercial off-street parking lots.~~

~~(3) Hospitals, convalescent or nursing homes, and adult congregate living facilities. Maximum residential density for an adult congregate living facility shall not exceed thirty (30) units per acre.~~

~~(4) Post offices.~~

~~(5) Park or recreation areas.~~

~~(6) Cemeteries.~~

~~(7) Public utility structures, such as utility substations.~~

~~(8) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-4 zone.~~

~~(9) Day care centers which are intended primarily for use by employees of permitted uses located in the C-1 zone.~~

~~(10) Residential uses, when located in the upper stories of a structure where the ground floor is developed as a semi-restricted use. Residential density shall not exceed eighteen (18) units an acre.~~

(~~d~~b) *Basic use standards.* Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade.

(~~e~~c) *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 12. Sections 22-30(b) and 22-30(c) are hereby amended so that the same shall read as follows:

Sec. 22-30. - Neighborhood commercial zone (C-2).

(a) *Purpose.* This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in a C-2 zone if no more than five thousand (5,000) square feet of floor area is devoted to each use, if the uses do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle and if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Uses allowed as semi-restricted uses in a C-1 zone.~~

~~(2) Grocery, meat, fruit and vegetable stores.~~

~~(3) Bakeries.~~

~~(4) Drugstores.~~

~~(5) Hardware stores.~~

~~(6) Beauty shops.~~

~~(7) Barber shops.~~

~~(8) Laundry and dry-cleaning establishments.~~

~~(9) Home occupations which satisfy requirements in section 22-63~~

~~(10) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-2 zone if no more than five thousand (5,000) square feet of floor area are devoted to each use and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Restaurants, banks and savings and loan associations which do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle.~~

~~(2) Gasoline service stations and car washes.~~

~~(3) Neighborhood health centers.~~

~~(4) Churches and day care centers.~~

~~(5) Park or recreation areas.~~

~~(6) Libraries.~~

~~(7) Fire stations.~~

~~(8) Community centers and nonprofit clubs.~~

~~(9) Public utility structures, such as utility substations.~~

~~(10) Cemeteries.~~

~~(11) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-4 zone.~~

(~~d~~b) *Basic use standards.* Uses in a C-2 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) *Yards.*

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) *Lot coverage.* Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) *Building height.* No building shall exceed a height of forty-five (45) feet above grade.

(~~e~~c) *Other applicable use standards.*

(1) Site plan review shall be required for multifamily housing developments with twenty (20) or more dwelling units and for other uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage, and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 13. Sections 22-31(b) and 22-31(c) are hereby amended so that the same shall read as follows:

Sec. 22-31. - General commercial zone (C-3).

(a) *Purpose.* 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. Compared to the C-4 zone, 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.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in a C-3 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Uses allowed as semi-restricted uses in a C-1 zone.~~

~~(2) Retail sales establishments (including incidental manufacturing and repairing of goods on the premises, provided, however, that the space devoted to manufacturing and repairing does not exceed twenty (20) per cent of the gross floor area of the establishment) such as restaurants, bars, grocery stores, bakeries, department stores, clothing stores, fabric shops, luggage stores, gift shops, jewelry stores, florist shops, camera shops, record stores, toy stores, book stores, newsstands, stationery stores, drug stores, sporting goods stores, furniture stores, appliance stores, hardware stores, auto parts stores, gasoline service stations, bicycle shops and auto sales facilities.~~

~~(3) Motels/hotels.~~

~~(4) Personal service establishments, such as laundering and dry-cleaning establishments (except those which primarily serve other businesses), beauty and barber services, garment alterations and funeral homes.~~

~~(5) Repair service establishments which facilitate light repair work, including: Auto repair such as tune-ups, transmissions, mufflers, reupholstering, pinstriping (excludes auto body and paint shops) and truck repair not to exceed trucks over one-ton capacity; radio and television repair services; watch, clock and jewelry repair services, and shoe repair services.~~

~~(6) Educational service establishments, such as vocational and trade schools, business and stenographic schools, art and music schools, dancing schools and correspondence schools.~~

~~(7) Public and semi-public facilities, except hospitals, sanitariums, rest homes, convalescent homes, public utility structures and public works maintenance facilities.~~

~~(8) Private indoor amusement, entertainment and/or recreation establishments, such as theaters, bowling alleys, pool halls, dance halls and indoor tennis courts and handball and swimming pool facilities.~~

~~(9) Taxi stations.~~

~~(10) Commercial off-street parking lots.~~

~~(11) Temporary uses meeting the requirements in section 22-65~~

~~(12) Adult establishments, pursuant to Chapter 11.5~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-3 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Repair service establishments not allowed as a semi-restricted use in this zone.~~

~~(2) Wholesale trade, warehouse and distribution establishments (including trucking terminals).~~

~~(3) Contract construction service establishments.~~

~~(4) Kennels.~~

~~(5) Bus depots.~~

~~(6) Hospitals, sanitariums, rest homes, convalescent homes, and adult congregate living facilities. The maximum residential density for an adult congregate living facility shall not exceed thirty (30) units per acre.~~

~~(7) Public utility structures and public works maintenance facilities.~~

~~(8) Cemeteries.~~

~~(9) Amusement parks.~~

~~(10) Marinas, including marinas with charter fishing facilities.~~

~~(11) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in section 22-102~~

~~(12) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 zone.~~

~~(13) *Reserved.*~~

~~(14) Flea markets.~~

~~(15) Nonprofit bingo halls.~~

~~(16) Industrial, semi-restricted uses permitted in section 22-34(b) [Light industrial zone (I-1)] except the uses specified in sections 22-34(b)(6) and (7).~~

~~(17) Ship and boat building and repair facilities.~~

~~(18) Recreational vehicle parks.~~

~~(19) Day care centers and schools other than educational service establishments.~~

~~(20) Railroad passenger station.~~

~~(21) Amusement arcades and arcade amusement centers.~~

(~~d~~b) *Basic use standards.* Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

(~~e~~c) *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

(9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:

a. One thousand (1,000) feet from any other adult establishment:

b. Four hundred (400) feet from any established church, public or private school, public playground or public park;

c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.

(10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:

a. Front door of the main building occupied by any other adult establishment or any established church; or

b. To the nearest property line of any residential district, playground, school or park.

SECTION 14. Sections 22-32(b) and 22-32(c) are hereby amended so that the same shall read as follows:

Sec. 22-32. - Central commercial zone (C-4).

(a) *Purpose.* This direct is intended to serve as a primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area. It is intended to be an intensively used area catering primarily to the pedestrian. The district is not suitable for low intensity uses requiring a large tract of land, most types of repair services, warehouses and other uses which would detract from the character of the area.

~~(b) *Semi-restricted uses permitted.* Except for the following uses and their accessory uses, uses permitted in a C-3 zone as semi-restricted uses will be permitted in a C-4 zone as semi-restricted uses if the uses do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle and if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws.~~

~~(1) Retail sales establishments selling automobiles or other large motorized vehicles.~~

~~(2) Post offices, police stations and fire stations.~~

~~(3) Taxi stations.~~

~~(4) Commercial off-street parking lots.~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-4 zone as conditional uses if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Uses permitted in subsection (b) of this section that have drive-in purchases or service facilities which make it possible for a person to transact business from a vehicle.~~

~~(2) Stores selling or repairing automobiles or other large motorized vehicles.~~

~~(3) Bus depots and taxi stations.~~

~~(4) Commercial off-street parking lots.~~

~~(5) Hospitals, sanitariums, rest homes and convalescent homes.~~

~~(6) Post offices, police stations and fire stations.~~

~~(7) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 zone.~~

~~(8) Marinas, including marinas with charter fishing facilities.~~

~~(9) Manufacturing, other than that allowed as an accessory use in subsection (b) of this section, which provides an opportunity for safe public viewing of the manufacturing, and involves production of products for retail sale on the premises.~~

~~(10) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in section 22-102~~

~~(11) Public utility structures.~~

~~(12) Flea markets.~~

~~(13) Residential uses, when located in the upper stories of a structure where the ground floor is developed as a semirestricted use. Residential density shall not exceed thirty (30) units an acre.~~

~~(14) Railroad passenger station.~~

(~~d~~b) *Basic use standards.* Uses in a C-4 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Yards. The minimum yard depth for portions of the property abutting a residential district or across an existing street from a residential district will be fifteen (15) feet.

(2) Reserved.

(~~e~~c) *Other applicable use standards.*

(1) Uses identified as a permitted use within the Use Table are only permitted if they do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle. Uses identified as a permitted use within the Use Table that have drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle shall be allowed as a Conditional Use.

(~~1~~2) Site plan review shall be required for all uses which have buildings with more than four thousand (4,000) square feet of floor area.

(~~2~~3) Indoor storage will not be the principal use of the ground floor of any building.

(~~3~~4) Accessory buildings shall comply with yard, lot coverage and building height requirements of this chapter.

(~~4~~5) Every lot shall abut a street other than an alley for at least fifteen (15) feet.

(~~5~~6) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(~~6~~7) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(~~7~~8) Conditional uses will meet the requirements in sections 22-74 through 22-86

(~~8~~9) Signs will comply with standards referred to in section 22-55

(~~9~~10) All other applicable ordinance requirements will also be satisfied.

SECTION 15. Sections 22-33(b) and 22-33(c) are hereby amended so that the same shall read as follows:

Sec. 22-33. - Tourist commercial zone (C-5).

(a) *Purpose.* The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.

~~(b) *Semi-restricted uses permitted.* The following uses are permitted in a C-5 zone as semirestricted uses if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Restaurants, delicatessens and bars.~~

~~(2) Motels, hotels and resort hotels.~~

~~(3) Retail sales and service establishments, provided that any one establishment does not exceed one thousand six hundred (1,600) square feet in area.~~

~~(4) Service facilities which provide personal services in conjunction with and incidental to a motel.~~

~~(5) Amusement, entertainment and/or recreation establishments.~~

~~(6) Home occupations which satisfy requirements in section 22-63~~

~~(7) Temporary uses which fulfill provisions in section 22-65~~

~~(8) Single-family homes which satisfy requirements in section 22-101(2)b.~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-5 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Retail foodstuff establishments, and drug stores not over five thousand (5,000) square feet in size.~~

~~(2) Self-service laundries.~~

~~(3) Gasoline service stations.~~

~~(4) Branch financial institutions.~~

~~(5) Commercial off-street parking lots.~~

~~(6) Neighborhood health centers.~~

~~(7) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~

~~(8) Churches and day care centers.~~

~~(9) Public and semi-public park or recreation areas.~~

~~(10) Libraries.~~

~~(11) Fire stations.~~

~~(12) Community centers and nonprofit clubs.~~

~~(13) Cemeteries.~~

~~(14) Public utility structures, such as utility substations.~~

~~(15) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 zone and standards for Hutchinson Island.~~

~~(16) Medical offices.~~

(~~d~~b) *Basic use standards.* Uses in a C-5 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of forty-five (45) feet above grade, except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.

(~~e~~c) *Other applicable use standards.*

(1) Site plan review shall be required for multifamily housing developments and for other uses which have buildings with more than four thousand (4,000) feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 16. Sections 22-33.1(b) and 22-33.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-33.1. - Marine commercial zone (C-6).

(a) *Purpose.* The intent of this district is primarily to provide suitable locations for compatible marine commercial and tourist-related facilities. In part, this means that areas in the zone should be in close proximity to an arterial or collector street and should also be located in close proximity to the waterfront. The requirements in this zone recognize that certain marine oriented commercial activities can be compatible with activities that are more tourist-related and when combined can create a special environment. The uses laid out in this zone are not meant to be as inclusive as those found in a general commercial zone, but rather should be reserved for uses that are dependent on or benefit from proximity to the water.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in a C-6 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning provisions and other city laws:~~

~~(1) Restaurants and restaurants with bars.~~

~~(2) Seafood retailers and markets.~~

~~(3) Retail boat and marine equipment sales establishments.~~

~~(4) Retail trade facilities used for the sale of products such as ice, bait, tackle, charts, gifts, groceries, and other products that are marine or tourist oriented.~~

~~(5) Marinas, including marinas with charter fishing facilities.~~

~~(6) Ship and boat repair facilities.~~

~~(7) Charter fishing offices.~~

~~(8) Marine regulatory agencies.~~

~~(9) Offices for marine-related businesses.~~

~~(10) Marine research and educational facilities.~~

~~(11) Motels and hotels.~~

~~(12) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-6 zone if the uses satisfy the criteria in subsection (c) of this section and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning provisions and other city laws:~~

~~(1) Seafood receiving and processing facilities.~~

~~(2) Warehousing, storage areas, wholesale facilities and distribution facilities for marine equipment, marine products, marine-related products and/or materials customarily shipped via waterborne transportation facilities.~~

~~(3) Shipbuilding facilities.~~

~~(4) Shipping and boat marine facilities.~~

~~(5) Public utility structures and public works.~~

~~(6) Maintenance facilities.~~

~~(7) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 zone.~~

~~(8) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions of section 22-102~~

~~(9) Parks or recreational areas.~~

~~(10) Resort hotels.~~

~~(11) Bars and lounges not otherwise allowed in section 22-33.1(b).~~

(~~d~~b) *Basic use standards.* Uses in a C-6 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

a. The minimum depth of the front yard will be twenty-five feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting the public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Building shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed the height of sixty-five (65) feet above grade, except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.

(e<u>c</u>) *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet.

(2) Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements of sections 22-74 through 22-87

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 17. Sections 22-34(b) and 22-34(c) are hereby amended so that the same shall read as follows:

Sec. 22-34. - Light industrial zone (I-1).

(a) *Purpose.* The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an I-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Facilities for the assembly of electronics equipment or electrical appliances.~~

(2) Facilities for the production, assembling and/or packaging of precision instruments.

(3) Printing, lithography and publishing establishments.

(4) Research, experimental, testing and film laboratories.

(5) Bottling plants.

(6) Wholesale trade, warehouse and distribution establishments, including trucking and railroad terminals.

(7) Bulk storage yards, including bulk storage of flammable liquids and other hazardous materials if the location and treatment of the premises have been approved by the Chief of the Fort Pierce/Saint Lucie County Fire District, but excluding junkyards.

(8) Retail sales establishments which sell building materials, agricultural equipment and/or mobile homes.

(9) Welding or machine shops.

(10) Contract construction service establishments.

(11) Commercial and industrial laundries.

(12) Cold storage and ice processing facilities.

(13) Public utility structures and public works maintenance facilities.

(14) Temporary uses meeting the requirements of section 22-65

(15) Farmers market complexes, on publicly-owned land.

(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an I-1 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:

(1) Establishments not mentioned in subsection (b) of this section which are engaged in the production, assembling, packaging or treatment of materials, goods, foodstuff and other semi-finished or finished products from semi-finished or raw materials.

(2) Junkyards.

(3) Restaurants.

(4) Credit unions and branch offices of banks or savings and loan associations.

(5) Hiring halls, union halls and employment agencies.

(6) Vocational, technical, trade and industrial schools.

(7) Park or recreation areas.

(8) Fire stations.

(9) Security guard quarters.

(10) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in section 22-102

(11) Major utilities.

(12) Any structure over sixty-five (65) feet in height, except that conditional approval is not required where the structure is a vertical projection such as a chimney, spire, aerial, flagpole or other similar object.

(13) Ship and boat building and repair facilities.

(14) Railroad passenger station.

(~~d~~b) *Basic use standards.* Uses in an I-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot width shall be one hundred (100) feet.

b. The minimum lot depth shall be one hundred (100) feet.

(2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

(~~e~~c) *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 18. Sections 22-34.1(b) and 22-34.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-34.1. - Heavy industrial zone (I-3).

(a) *Purpose.* The purpose of this district is to provide for heavy industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an I-3 zone if the uses will not violate standards referred to in subsections (d) and (e), additional zoning ordinance provisions and other city laws:~~

~~(1) Any use permitted in subsection 22-34(b).~~

~~(2) Agricultural services.~~

~~(3) Construction services:~~

~~a. *Building construction* - General contractor;~~

~~b. *Other construction* - General contractors;~~

~~c. *Construction* - Special trade contractors.~~

~~(4) Docks and boathouses (private).~~

~~(5) Engineering services.~~

~~(6) Manufacturing:~~

a. Food and kindred products.

b. Tobacco products.

c. Textile mill products.

d. Apparel and other finished products.

e. Lumber and wood products, except furniture.

f. Furniture and fixtures.

g. Printing and publishing and allied industries.

h. Chemicals and allied products:

1. Drugs.

2. Soap, detergents and cleaning preparations; perfumes, cosmetics and other toilet preparations.

3. Agricultural chemicals.

i. Rubber and misc. plastic products.

j. Leather and leather products.

k. Glass:

1. Flat glass.

2. Glass and glassware—Pressed or blown.

3. Glass products—Made of purchased glass.

l. Fabricated metal products.

m. Industrial/commercial machinery and computer equipment.

n. Electronic and other electrical equipment and components, except computer equipment.

o. Transportation equipment.

p. Measuring, analyzing and controlling instruments.

q. Miscellaneous manufacturing industries:

1. Jewelry, silverware, and platedware.

2. Musical instruments and parts.

3. Dolls, toys, games and sporting goods.

4. Pens, pencils and other office and artists' materials.

5. Costume jewelry, costume novelties, and notions.

6. Brooms and brushes.

7. Signs and advertising displays.

8. Morticians' goods.

9. Manufacturing industries, NIC.

r. Paper and allied products:

1. Paperboard containers and boxes.

2. Converted paper and paperboard products.

(7) Local and suburban transit.

(8) Water transportation.

(9) Transportation services.

(10) Communications.

(11) Motor freight transportation and warehousing.

(12) Motion pictures.

(13) Membership organizations.

(14) Personal and business services.

(15) Research, development, and testing services.

(16) Repair services:

a. Automotive and automotive parking.

b. Electrical.

c. Watch, clock and jewelry repair.

d. Reupholstery and furniture repair.

e. Miscellaneous repairs and services.

(17) Retail trade:

a. Lumber and other building materials.

b. Paint, glass and wallpaper.

c. Hardware.

d. Nurseries, lawn and garden supplies.

e. Mobile home dealers.

f. Automotive/boat/RV/motorcycle dealers.

g. Gasoline service.

h. Furniture and furnishings.

(18) Telecommunication towers.

(19) Wholesale trade—Durable goods:

a. Motor vehicle and automotive equipment.

b. Furniture and home furnishings.

c. Lumber and other building materials.

d. Professional and commercial equipment/supplies.

e. Metals and minerals, except petroleum.

f. Electrical goods.

g. Hardware, plumbing and heating equipment, and supplies.

h. Machinery, equipment, and supplies.

i. Miscellaneous durable goods:

1. Sporting and recreational goods.

2. Toys and hobby goods.

3. Jewelry, watches, precious stones and metals.

4. Durable goods NEC.

(20) Wholesale trade—Nondurable goods:

a. Paper and paper products.

b. Drugs.

c. Dry goods and apparel.

d. Groceries and related products.

e. Farm products—Raw materials.

f. Chemicals and allied products.

g. Beer, wine, and distilled alcoholic beverages.

h. Miscellaneous nondurable goods:

1. Farm supplies.

2. Books, periodicals, and newspapers.

3. Flowers, nursery stock and florists' supplies.

4. Tobacco/tobacco products.

5. Paints, varnishes and supplies.

6. Nondurable goods, NEC.

(21) Mobile food vendors.

(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an I-3 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e), additional zoning ordinance provisions and other city laws:

(1) Any conditional use permitted in subsection 22-34(c).

(2) Airport, landing and takeoff fields—General aviation.

(3) Manufacturing:

a. Paper and allied products.

b. Chemicals and allied products.

c. Petroleum refining and related products.

d. Stone, clay, glass and concrete products.

e. Primary metal industries.

f. Ammunition and ordnance.

(4) Natural or manufactured gas storage and distribution points.

(5) Scrap, waste and land clearing and yard trash recycling operations.

(6) Warehousing and storage services—Stockyards.

(7) Wholesale trade—Nondurable goods:

a. Petroleum and petroleum products.

~~(8) Co-generation facilities.~~

~~(9) Fueling facilities.~~

~~(10) Industrial wastewater disposal.~~

~~(11) One detached single-family dwelling or mobile home for on-site security purposes per property.~~

~~(12) Retail:~~

~~a. Bottled gas.~~

~~b. Fuel oil.~~

~~c. Gasoline service stations.~~

~~d. Retail trade accessory to the primary manufacturing or wholesaling use.~~

(~~d~~b) *Basic use standards.* Uses in an I-3 zone must meet the requirements of this section. More-restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot width shall be one hundred (100) feet

b. The minimum lot depth shall be one hundred (100) feet

(2) *Yards.* The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

(~~e~~c) *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (25,000 square feet of floor area).

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet

(4) Conditional uses will meet the requirements in sections 22-74 through 22-86

(5) Signs will comply with standards referred to in section 22-55

(6) All other applicable ordinance requirements will also be satisfied.

(~~f~~d) *Parking and loading standards.* The following are the off-street parking and loading standards for the I-3 zone:

(1) *Parking.*

a. Less than one hundred thousand (100,000) square feet = 2.0 spaces per one thousand (1,000) square feet of floor area.

b. More than one hundred thousand (100,000) square feet = 1.0 space per one thousand (1,000) square feet of floor area.

(2) *Loading.*

a. Zero to twenty-four thousand, nine hundred ninety-nine (24,999) square feet = one loading space.

b. Twenty-five thousand (25,000) to fifty-nine nine hundred ninety-nine (59,999) square feet = two (2) loading spaces.

c. Sixty thousand (60,000) to one hundred nineteen thousand, nine hundred ninety-nine (119,999) square feet = three (3) loading spaces.

d. One hundred twenty thousand (120,000) to one hundred ninety-nine thousand nine hundred ninety-nine (199,999) square feet = four (4) loading spaces.

e. Two hundred thousand (200,000) to two hundred ninety-nine thousand, nine hundred ninety-nine (299,999) square feet = five (5) loading spaces.

(ge) *Annexed property assigned I-3 zoning.* This subsection shall apply to any annexed property that does not comply with subsections (d) and (e) at the time of annexation. Any property annexed and assigned I-3 zoning shall be allowed to continue all uses occurring on the property at the time of annexation. No modifications to any part of the property shall be required by the city. In the event the annexed property is damaged or destroyed due to fire or natural disaster, then the property owner shall be permitted to reconstruct the property to the form, manner and condition the property was in prior to the damage or destruction notwithstanding any non- compliance with subsections(d) and (e). Property annexed and assigned I-3 zoning is exempt from [section] 22-67

SECTION 19. Sections 22-35(b) and 22-35(c) are hereby amended so that the same shall read as follows:

Sec. 22-35. - Marine industrial zone (I-2).

(a) *Purpose.* This zone is intended primarily to provide a location for port activities, marine industry and supporting uses. In addition, certain nonindustrial water-oriented uses and uses associated with them may be permitted. The district is designed to exclude uses which can be located equally well elsewhere and are inconsistent with the character of the district. Large areas with adequate waterfront, street and railroad access are appropriate for this type of zoning.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an I-2 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Shipping and port marine facilities.~~

~~(2) Seafood receiving and processing facilities.~~

~~(3) Commercial fishing facilities.~~

~~(4) Ship and boat building and repair facilities.~~

~~(5) Petroleum receiving, dispensing and storage facilities.~~

~~(6) Warehousing, storage areas, wholesale facilities and distribution facilities (including trucking terminals) for marine equipment, marine products, marine related products and/or materials customarily shipped via waterborne transportation facilities.~~

~~(7) Cold storage and ice processing facilities.~~

~~(8) Charter fishing offices.~~

~~(9) Fish cleaning establishments.~~

~~(10) Marine regulatory agencies.~~

~~(11) Marine research and education facilities.~~

~~(12) Aquaculture facilities permitted in conjunction with aquatic facilities in an adjacent A-1 or A-2 zone.~~

~~(13) Temporary uses meeting the requirements of section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an I-2 zone if the uses satisfy the criteria in subsection (e) of this section and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (f) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Establishments not mentioned in subsection (b) of this section which are engaged in the production, assembling, packaging or treatment of materials, goods, foodstuffs and other semi-finished or finished products from semi-finished or raw materials.~~

~~(2) Restaurants and bars.~~

~~(3) Seafood markets.~~

~~(4) Retail boat and marine equipment sales establishments.~~

~~(5) Retail trade facilities used for the sale of products such as ice, bait, tackle, charts, gifts, groceries and gasoline when the facilities are in conjunction with and incidental to other uses being allowed in the district.~~

~~(6) Commercial off-street parking lots.~~

~~(7) Marinas, including marinas with charter fishing facilities.~~

~~(8) Hiring halls, union halls and employment agencies.~~

~~(9) Park or recreation areas.~~

~~(10) Public utility structures and public works maintenance facilities.~~

~~(11) Fire stations.~~

~~(12) Security guard quarters.~~

~~(13) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in section 22-102~~

~~(14) Business, communication, finance and professional services.~~

~~(15) Major utilities.~~

~~(16) Any structure over sixty-five (65) feet in height, except that conditional approval is not required where the structure is a vertical projection such as a chimney, spire, aerial, flagpole or other similar object.~~

(~~d~~b) *Basic use standards.* Uses in an I-2 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot width shall be one hundred (100) feet.

b. The minimum lot depth shall be one hundred (100) feet.

(2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

(~~e~~c) *Special conditional use criteria.* No conditional use will be allowed in an I-2 zone unless it meets one or more of the following criteria:

(1) The use is a water-dependent use, which means that it can only be carried out on, in or adjacent to water and the location or access is needed for:

a. Waterborne transportation (such as navigation; moorage, fueling and servicing of ships or boats; terminal and transfer facilities; fish or other resource and material receiving and shipping); or

b. Recreation (active recreation such as swimming, boating or fishing; passive recreation such as viewing or walking); or

c. A source of water (such as energy production, cooling of industrial equipment or wastewater or other industrial processes); or

d. Marine research or education (such as viewing, sampling, recording information, conducting experiments or teaching).

(2) The use is a water-related use, which means that:

a. It provides goods and/or services that are directly associated with water-dependent uses (supplying materials to, using products of or offering commercial or personal services to water-dependent uses); or

b. If it were not located near the water, it would experience a public loss of quality in the goods and services offered (evaluation of public loss of quality will include a subjective consideration of economic, social and environmental consequences of the use).

(3) The use which is not the primary use of the structure, shares an existing structure with a water-dependent use or water-related use and the combination results in a multiple use facility.

(4) The project provides significant public access or recreation uses through the provision of waterfront seating, walkways, piers, street furniture or similar facilities.

(5) The use is an accessory use important to the operations of the principal use.

(6) The use is a temporary use which meets the requirements of section 22-65

(~~f~~d) *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 and 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 20. Sections 22-35.1(b) and 22-35.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-35.1. - Commercial parkway zone (CP-1).

(a) *Purpose.* The CP-l district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting. This district may function as a transition zone between commercial/light industrial activities and uses which may be sensitive to nuisance such as residential land uses.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in the CP-1 zone if the uses will not violate standards referred to in subsections (d), (e), or (f) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Uses allowed as semi-restricted uses in a C-1 zone.~~

~~(2) Printing, lithography and publishing establishments.~~

~~(3) Research, experimental and film laboratories.~~

~~(4) Wholesale trade, warehouse and distribution establishments, including trucking terminals.~~

~~(5) Repair service establishments (excluding auto body and paint shops) including, but not limited to, auto repair, pinstriping, truck repair, radio, and television, watch, clock, jewelry and shoe repair services.~~

~~(6) Contract construction service establishments.~~

~~(7) Commercial and industrial laundries.~~

~~(9) Facilities for the production, assembling and/or packaging of precision instruments.~~

~~(10) Manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Uses include, but are not limited to, food beverages, apparel (except leather and furs), textiles, pharmaceuticals, household appliances, and plastics.~~

~~(11) Temporary uses meeting the requirements in section 22-65~~

~~(c) *Conditional uses permitted*. The following uses and their accessory uses are permitted in a CP-1 zone if the city commission, after a public hearing, determines that the location and development of plans comply with applicable standards referred to in subsections (d), (e) and (f) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Reserved.~~

~~(2) Public and semi-public facilities, except for the following uses: hospitals, sanitariums, rest homes, convalescent homes, and public works maintenance facilities.~~

~~(3) Commercial off-street parking lots and/or parking garages when such facilities are principal uses.~~

~~(4) Public or private utility structures.~~

~~(5) Auto body and paint shops.~~

~~(6) Recycling facilities.~~

~~(7) Bottling plants.~~

~~(8) Retail sales establishments including, but not limited to, restaurants, bars, grocery stores, bakeries, department stores, clothing stores, gift shops, jewelry stores, sporting goods stores, furniture stores, appliance stores, hardware stores, building materials stores, agricultural equipment stores, auto parts stores, gasoline service stations, bicycle shops and auto and mobile home sales facilities.~~

~~(9) Any structure over sixty-five (65) feet in height.~~

~~(10) Hotels and motels.~~

(~~d~~c) *Basic use standards.* Uses in a CP-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be twenty thousand (20,000) square feet.

b. The minimum lot width shall be one hundred (100) feet.

c. The minimum lot depth shall be one hundred (100) feet.

(2) Yards.

a. The minimum depth of the front yard shall be twenty-five (25) feet.

b. The minimum depth of the rear yard shall be twenty (20) feet.

c. The minimum depth of the side yard shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be twenty (20) feet.

(3) *Lot coverage.* Buildings will not cover more than sixty (60) per cent of the lot area.

(4) *Building heights.* No building shall exceed a height of sixty-five (65) feet above grade.

(~~e~~d) *Open space standards.*

(1) A minimum of twenty (20) per cent of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, planting, or other public purposes other than rights-of-way, utility easements, and parking areas. At the request of the developer and subject to the approval of the city commission, use of recreational facilities may be offered to the general public. Areas that are natural or man-made floodways, lakes, and stormwater retention areas may be also be used to satisfy the total open space requirement.

(2) All land dedicated for open space shall be under the legal control of the developer.

(~~f~~e) *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least sixty (60) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 21. Sections 22-36(b) and 22-36(c) are hereby amended so that the same shall read as follows:

Sec. 22-36. - General and recreational open space zone (OS-1).

(a) *Purpose.* This zone is intended primarily for uses which, by their nature of development, contribute open space and visual relief, significant to the area's development pattern, in part, due to the scenic value or the buffering functions of the use. The zone is designed to achieve this by primarily allowing recreational uses.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an OS-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Park or recreation areas, except amusement parks.~~

~~(2) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an OS-1 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Indoor amusement, entertainment and/or recreation establishments.~~

~~(2) Restaurants.~~

~~(3) Gift shops.~~

~~(4) Cemeteries.~~

~~(5) Marinas, community buildings, amphitheaters and museums.~~

~~(6) Public utility structures, such as utility substations, and public and semipublic uses.~~

~~(7) Major utilities.~~

(~~d~~b) *Basic use standards.* Uses in an OS-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses:

(1) Lot size.

a. The minimum lot width shall be one hundred (100) feet.

b. The minimum lot depth shall be one hundred (100) feet.

(2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or residential district will be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than forty (40) per cent of the lot area.

(4) Building height. No building shall exceed a height of thirty-five (35) feet above grade.

(~~e~~c) *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 22. Sections 22-37(b) and 22-37(c) are hereby amended so that the same shall read as follows:

Sec. 22-37. - Conservation open space zone (OS-2).

(a) *Purpose.* This district is for areas containing important natural environmental features which pose severe limitations on their suitability for development. It is the intent of the zone to retain to open character of the zone wherever possible by limiting the uses primarily to conservation, low intensity recreation and other compatible uses. Due to the sensitive environmental character of areas in the district, many users are allowed as conditional uses.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an OS-2 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Game and wildlife management preserves.~~

~~(2) Low intensity recreation.~~

~~(3) Water reservoirs and control structures.~~

~~(4) Fire control towers.~~

~~(5) Home occupations which satisfy requirements in section 22-63~~

~~(6) Temporary uses which fulfill provisions in section 22-65~~

~~(7) Ancillary structures less than five hundred (500) square feet in size.~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an OS-2 zone if the city and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Environmental research and education facilities.~~

~~(2) Game and wildlife management preserves.~~

~~(3) Aquaculture facilities.~~

~~(4) Agriculture.~~

~~(5) Single-family dwellings, excluding mobile homes.~~

~~(6) Innovative residential developments.~~

~~(7) Public utility structures, such as utility substations.~~

~~(8) Ancillary structures over five hundred (500) square feet in size.~~

~~(9) Major utilities.~~

(~~d~~b) *Basic use standards.* Uses in an OS-2 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area for single-family dwelling shall be five (5) acres.

b. The minimum lot width shall be one hundred (100) feet.

c. The minimum lot depth shall be two hundred (200) feet.

(2) Yards.

a. The minimum depth of the front yard will be forty (40) feet.

b. The minimum depth of the side yard will be twenty (20) feet.

c. The minimum depth of the rear yard shall be thirty (30) feet.

(3) Lot coverage. Buildings will not cover more than five (5) per cent of the lot.

(4) Height of buildings. No building shall exceed a height of twenty-eight (28) feet above grade, except fire control towers.

(~~e~~c) *Other applicable use standards.*

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on a lot, except one building without kitchen facilities may be allowed as a guest house.

(3) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(4) Conditional uses will meet the requirements in sections 22-74 through 22-86

(5) Signs will comply with standards referred to in section 22-55

(6) All other applicable ordinance requirements will also be satisfied.

SECTION 23. Sections 22-38(b) and 22-38(c) are hereby amended so that the same shall read as follows:

Sec. 22-38. - Aquatic conservation zone (A-1).

(a) *Purpose.* This district is intended to help assure that aquatic areas having exceptional biological, aesthetic, educational or scientific value are appropriately protected for future generations. The regulations are designed to encourage management of these areas for low to moderate intensities of use, with emphasis on maintaining the flow of aquatic resources and recreational benefits. To the extend practical, damage to the ecosystems of the affected aquatic and shoreland areas and adverse impacts on the public's use of the water should be minimized.

~~(b) *Semi-restricted uses permitted.*~~

~~(1) Navigational aids are allowed in an A-1 zone if no major alterations or the area are necessary and if other ordinance requirements are satisfied.~~

~~(2) Docks for single-family homes located on the Indian River Lagoon, Inlet or other water bodies are allowed if other ordinance requirements are satisfied. Docks for single family homes that are located on canals within Surfside or Jennings Cove are subject to conditional use approval pursuant to subsection (c)(3).~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an A-1 zone if they meet the criteria in subsection (e) of this section and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Water-dependent recreation facilities.~~

~~(2) Aquaculture facilities.~~

~~(3) Dock/moorage facilities, other than permitted in subsection (b)(2)~~

~~(4) Marine research and/or education facilities.~~

~~(5) Major utilities.~~

~~(6) Land transportation facilities.~~

(~~d~~b) *Building heights.* No building will exceed a height of twenty-five (25) feet above the mean high tide line in tidal areas and the ordinary high water line in nontidal areas.

(~~e~~c) *Special conditional use criteria.* No conditional use will be allowed in an A-1 zone unless it meets one or more of the following criteria:

(1) The use is a water-dependent use, which means that it can only be carried out on, in or adjacent to water and the location or access is needed for:

a. Waterborne transportation (such as navigation; moorage, fueling and servicing of ships or boats; terminal and transfer facilities; fish or other resource and material receiving and shipping); or

b. Recreation (active recreation such as swimming, boating or fishing; passive recreation such as viewing or walking); or

c. A source of water (such as energy production, cooling of industrial equipment or wastewater or other industrial processes); or

d. Marine research or education (such as viewing, sampling, recording information, conducting experiments or teaching).

(2) The use is a water-related use, which means that:

a. It provides goods and/or services that are directly associated with water-dependent uses (supplying materials to, or using products of or offering commercial or personal services to water-dependent uses); or

b. If it were not located near the water, it would experience a public loss of quality in the goods and services offered (evaluation of public loss of quality will include a subjective consideration of economic, social and environmental consequences of the use).

(3) The use which is not the primary use of the structure, shares an existing structure with a water-dependent use or water-related use and the combination results in a multiple use facility.

(4) The project provides significant public access or recreation uses through the provision of waterfront seating, walkways, piers, street furniture or similar facilities.

(5) The use is an accessory use important to the operations of the principal use.

(6) The use is a temporary use which meets the requirements of section 22-65

(~~f~~d) *Other applicable use standards.*

(1) Accessory buildings shall comply with all building height requirements of this chapter.

(2) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(3) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(4) Conditional uses will meet the requirements in sections 22-74 and 22-86

(5) Signs will comply with standards referred to in section 22-55

(6) All other applicable ordinance requirements will also be satisfied.

(~~g~~e) *Unregulated activities.* The provisions of this district will not be interpreted to prohibit or regulate the following activities, unless the prohibition or regulation is specifically stated as a condition of approval of a conditional use:

(1) Filling.

(2) Dredging.

(3) Dredged material disposal.

(4) Bankline/stream alteration.

(5) Construction and repair of shoreline stabilization structures, mosquito control structures and dikes.

(6) Installing types of navigational structures not previously listed in this subsection.

SECTION 24. Sections 22-39(b) and 22-39(c) are hereby amended so that the same shall read as follows:

Sec. 22-39. - Aquatic development zone (A-2).

(a) *Purpose.* This district is intended for aquatic areas which should be managed primarily for navigation and other water-oriented uses, consistent with the need to minimize damage to

the ecosystem of the area. Water-dependent, water-related and other uses are allowed which are consistent with the character of nearby shoreland areas. Aquatic development areas may include areas suitable for navigation (including shipping and access channels and turning basins), areas adjacent to developed or developable shorelands which may need to be altered to provide navigational access or create new land for water-oriented uses and other appropriate areas.

(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an A-2 zone as a semi-restricted use if: No dredging or filling is necessary; piers and/or similar facilities are not required in new locations; and the use will not violate standards referred to in subsections (d) and (f) of this section, additional zoning ordinance provisions and other city laws:

(1) Any of the following uses when access to the facilities is provided from property in an I-2 zone by piers or similar means:

a. Shipping and/or port marine facilities.

b. Ship and boat building and repair facilities.

(2) Any of the following uses when access to the facilities is provided from property in an I-2, C-3, C-4 or C-5 zone by piers or similar means:

a. Commercial fishing facilities.

b. Charter fishing facilities.

c. Petroleum receiving, dispensing and/or storage facilities for marine use.

d. Storage areas for marine equipment.

e. Cold storage and/or reprocessing facilities.

f. Fish cleaning establishments.

g. Marine regulatory agencies.

h. Marine research and education facilities.

(3) Navigational aids.

(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an A-2 zone if they meet the criteria in subsection (e) of this section and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (f) of this section, additional zoning ordinance provisions and other city laws:

(1) Uses listed in subsection (b) of this section which require new piers or similar facilities, dredging and/or filling.

(2) Marinas.

(3) Water-dependent recreation.

(4) Aquaculture facilities.

(5) Major utilities.

(6) Land transportation facilities.

(7) Restaurants and bars.

(8) Seafood markets.

(9) Retail trade facilities used for the sale of products such as ice, bait, tackle, charts, gifts and groceries when the facilities are in conjunction with and incidental to other uses being allowed in the district.

(~~d~~b) *Building heights.* No building will exceed a height of forty-five (45) feet above the mean high tide line in tidal areas and the ordinary high water line in nontidal areas.

(~~e~~c) *Special conditional use criteria.* No conditional use will be allowed in an A-2 zone unless it meets one or more of the following criteria:

(1) The use is a water-dependent use, which means that it can only be carried out on, in or adjacent to water and the location or access is needed for:

a. Waterborne transportation (such as navigation; moorage, fueling and servicing of ships or boats; terminal and transfer facilities or fish or other resource and material receiving and shipping); or

b. Recreation (active recreation such as swimming, boating or fishing; passive recreation such as viewing or walking); or

c. A source of water (such as energy production, cooling of industrial equipment or wastewater or other industrial processes); or

d. Marine research or education (such as viewing, sampling, recording information, conducting experiments or teaching).

(2) The use is a water-related use, which means that:

a. It provides goods and/or services that are directly associated with water-dependent uses (supplying materials to, or using products of or offering commercial or personal services to water-dependent uses); or

b. If it were not located near the water, it would experience a public loss of quality in the goods and services offered (evaluation of public loss of quality will include a subjective consideration of economic, social and environmental consequences of the use).

(3) The use which is not the primary use of the structure, shares an existing structure with a water-dependent use or water-related use and the combination results in a multiple use facility.

(4) The project provides significant public access or recreation uses through the provision of waterfront seating, walkways, piers, street furniture or similar facilities.

(5) The use is an accessory use important to the operations of the principal use.

(6) The use is a temporary use which meets the requirements of section 22-65

(~~f~~d) *Other applicable use standards.*

(1) Uses identified as a permitted use within the Use Table are only permitted if no dredging or filling is necessary and piers or similar facilities are not required in new locations. If dredging and/or filling or new piers or similar facilities are required, said uses shall be allowed as a Conditional Use.

(2) Uses identified as a permitted use within the Use Table are only permitted when access to the facilities are provided from a property in an I-2, C-3, C-4 or C-5 zone by piers or similar means.

(~~1~~3) Commercial or industrial uses situated on floating structures shall be located so they will be protected from currents and wave action and so they will not rest on the bottom at low water.

(~~2~~4) Accessory buildings shall comply with all building height requirements of this chapter.

(~~3~~5) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(~~4~~6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(~~5~~7) Conditional uses will meet the requirements in sections 22-74 through 22-86

(~~6~~8) Signs will comply with standards referred to in section 22-55

(~~7~~9) All other applicable ordinance requirements will also be satisfied.

(~~g~~e) *Unregulated activities.* The provisions of this district will not be interpreted to prohibit or regulate the following activities, unless the prohibition or regulation is specifically stated as a condition of approval of a conditional use:

(1) Filling.

(2) Dredging.

(3) Dredged material disposal.

(4) Bankline/stream alteration.

(5) Construction and repair of shoreline stabilization structures, mosquito control structures and dikes.

(6) Installing types of navigational structures not previously listed in this subsection.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This Ordinance is and the same shall become effective immediately upon final passage.

_____

Linda Hudson, Mayor

ATTEST:

_____

Linda W. Cox, City Clerk

APPROVED AS TO FORM & CORRECTNESS:

_____

Robert V. Schwerer, Esq.,

City Attorney

Planning Board **6. b.**

Meeting Date: 05/13/2014

Information

REQUESTED ACTION

Approval of a Conceptual Development Plan for Fresh Wind, Fresh Fire Church of God

LOCATION

401 N 25th Street

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Review and make recommendations as appropriate for its approval or disapproval.

Attachments

Staff Report
Aerial
Zoning Map
Application
Site Plan
Floor Plan
Landscape Plan
Lighting Plan
TRC Comments

Form Review

Form Started By: Kori Benton Started On: 05/06/2014 02:13 PM

Final Approval Date: 05/08/2014

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

BENTTO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Conceptual Development Plan
Fresh Wind, Fresh Fire Church of God
401 N 25th Street

DATE: May 5, 2014

STAFF REPORT

Owner: Annette N McMullian
2320 Atlantic Beach Blvd
Fort Pierce FL 34949

Applicant: Andrea Dampier
PO Box 853
Fort Pierce FL, 34954

Representative: Abraham Chabab, PE
5428 NW Edgewater Avenue
Port St. Lucie, FL 34983

Requested Action: Approvals of a Conceptual Development Plan

Location: 401 N 25th Street

Parcel IDs: 2408-501-0018-0005, 2408-507-0134-0002, 2408-507-0133-0005, 2408-507-0132-0008

Zoning: C-3, General Commercial & R-4, Medium Density Residential

Surrounding Zoning:

North	East	South	West
C-3	R-4	C-3 & R-3	U (SLC)

Future Land Use: GC, General Commercial & RM, Medium Density Residential

Parcel Size: 2.5 acres

Utilities: Located within the FPUA Retail Service Area

Per Section 22-58(e) of the City Code, the applicant is requesting the review and approval of a Conceptual Development Plan. Section 22-58(e) of the City Code states:

Prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, adopt the following procedure:

(1) A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use;

(2) The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;

(3) The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

Staff Analysis:

The applicant is requesting review of a Conceptual Development Plan for a new church facility for Fresh Wind, Fresh Fire Church of God at 401 N 25th Street. The 2.5 acre site consists of four parcels, three of which are currently vacant. The site contains a single family home, which appears to be unused, located just east of N 26th Street.

The site containing the conceptual development plan features split zoning designations of C-3, General Commercial and R-3, Single-family Moderate Density Residential. The applicant anticipates the pursuit of Zoning Atlas and Future Land Use Map Amendments concurrent with Site Plan and Conditional Use applications, it order to address this circumstance.

The site abuts Moore's Creek and a single-family home to the north and unimproved right-of-way (Avenue C) to the south. The properties beyond these strips of right-of-way to the north and south are zoned R-4, C-3, and R-3, occupied by various residential dwellings. The properties to the east, across 25th Street are zoned C-3 and are vacant. The properties to the east of the site are zoned R-3, featuring single-family homes.

The proposed church is planned to be approximately 5,610 square feet with an assembly area nearly 3,000 square feet in size, containing 220 seats. The height of the church will reach a peak height of 30 ft., with a mean height of approximately 20 ft. The subject development will be reviewed pursuant to the established design review guidelines in City Code Section 22-59, as it is located along an arterial roadway and requires site plan consideration.

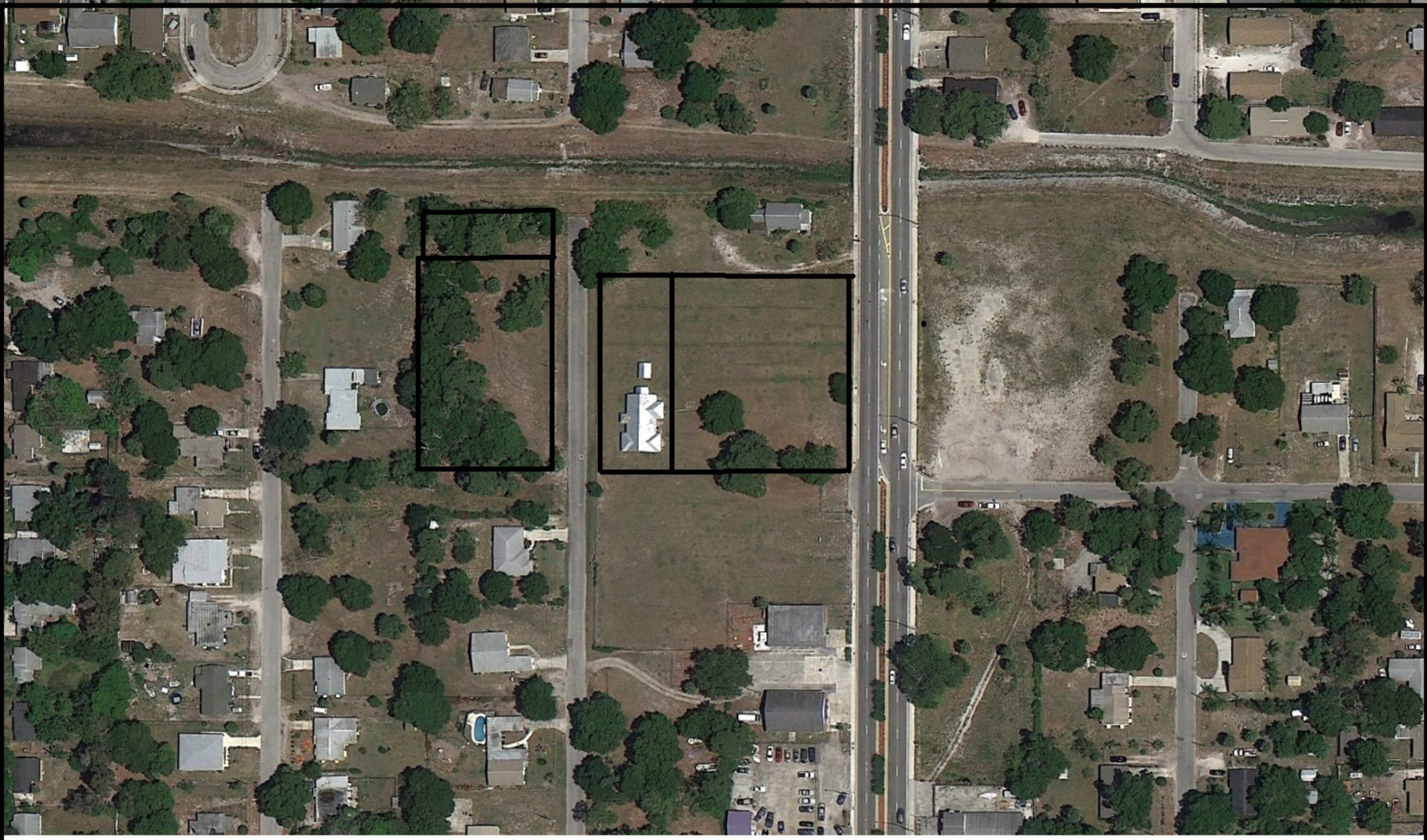
Access to the site is proposed via two-way driveways on N 26th Street. This arrangement places access to the site solely upon 26th Street, which is readily accessible from N 25th Street via Avenue B to the south. North bound traffic must access N 26th Street from Orange Avenue, located over 1,000 ft. to the south of the development. The capacity exists to complete the unfinished extension of Avenue C connecting N 25th Street to N 26th Street in order to provide more direct access to the site.
The applicant is proposing the dedication of 5 feet easements along N 26th Street for the purpose of sidewalk installation. Adequate parking, lighting, and landscaping are presented to meet the

requirements of the City Code. Storm water retention is presented to be managed by dry retention areas along the northern portion of the properties. Three existing oak trees are scheduled for preservation on site, however further assessment is necessary to review impacts to existing trees at the site presented for overflow parking.

All affected Departments have reviewed the submittals and provided comments regarding the proposed conceptual development based on compliance with the requirements of the City Code. The comments generated are attached for review by the Board. The representative has amended the plans to address the identified deficiencies.

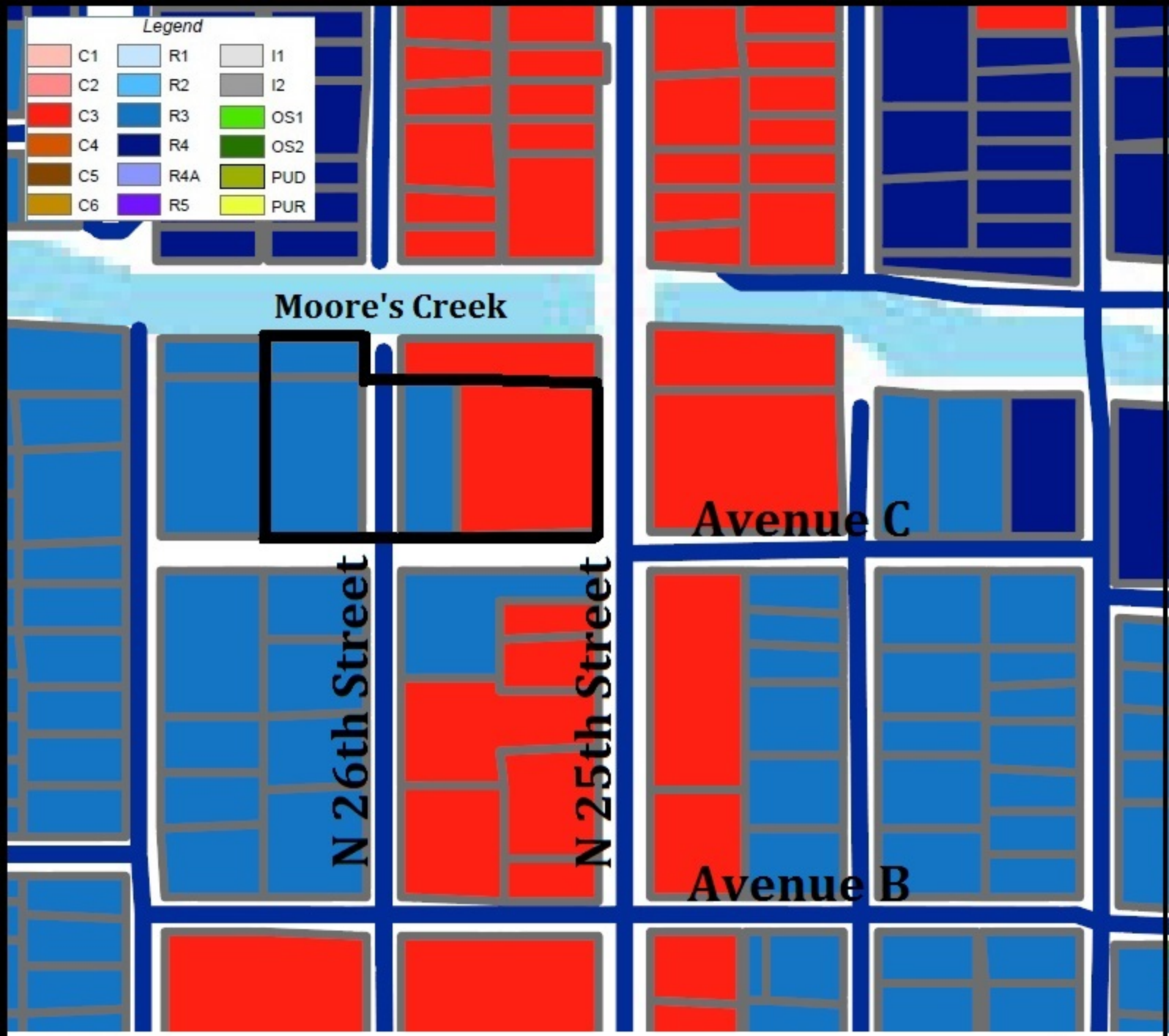
Staff Comments:

The Planning Board shall review the Conceptual Development Plan and make recommendations as appropriate for its approval or disapproval.



401 N 25th Street

Site Aerial



401 N 25th Street

Zoning Map

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

RECEIVED
MAR 1 2014
CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR CONCEPTUAL DEVELOPMENT PLAN

Project Name: FRESH WIND FRESH FIRE CHURCH OF GOD, INC.

1. Project description for which conceptual approval is requested. CHURCH FACILITY WITH 5160 S F & 81 PARKING SPACES ON PARCELS 2, 3, 4

2. Property Tax ID # ~~#2408507013200~~8/~~240850701013300~~05/~~240850701340002~~ 240850100180005

3. Property address ~~400 NORTH 26TH STREET~~

4. Zoning district R3/C3 **5.** Future Land Use R3/C3 **6.** Total Acreage 1.9576

7. Building Height(s) 30 FT **8.** Building (S.F.) 5610 **9.** Dwelling Units

10. Historic District (Y/N) N **11.** Lot Coverage (S.F.) 85275

12. Name of Owner(s): ANNETTE MCMULLIAN
Signature of owner(s): Annette McMullian
Mailing Address: 23so ATLANTIC BEACH BLVD
(City) FORT PIERCE (State) FLORIDA (zip) ~~34949~~
Phone #

13. Name of Applicant: ARNDREA DAMPIER
Signature of Applicant: Arndrea Dampier
Mailing Address: P O BOX 853
(City) FORT PIERCE (State) FL (zip) ~~34954~~
Phone # 772 713 4879

14. Name of Representative: ABRAHAM CHABAB
Signature of Representative:
Mailing Address: 5428 N W EDGEWATER AVE
(City) PORT ST LUCIE (State) FL (zip) ~~34983~~
Phone # 772 878 5079 Fax # 772 785 8291
E-mail: agchabab@msn.com

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

ANNETTE MCMULLIAN — 772 464 4987

Property Owner's Name (Please Print) — Phone

FORT PIERCE, FL

Address — State — Zip

Annette McMullian

Property Owner's Signature — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of February, 2014, by annette mcmullian who is personally known to me or has produced her drivers license as identification.

Signature of Notary (seal)

MEGAN DAVIS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE842326
Expires 10/10/2016

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (13) 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:

1. Conceptual Development Plan with layout of the proposed development;
2. Statement describing in detail the character and intended use;
3. Statement bearing on the ownership and control of the proposed use.

An Intake Review Meeting will be required before any submittals are accepted

To be completed by the City of Fort Pierce

Date Received _____ By _____

Fee: _____ Receipt: _____

Abraham Chabab, P.E.
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983

April 29, 2014

Kori Benton, Historic Preservation Officer
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce , FL. 34954

RE : Fresh Wind, Fresh Fire Church
Conceptual Site Plan, Technical Review Comments

Dear Mr. Benton:

This letter will provide you with the changes that have been recommended by city staff. Outstanding comments have been addressed in the following order:

A-Technical Review Comments, Planning Department:

-Comment 1
We have added PIN numbers for Parcel 1-4 and eliminate parcels that are not part of site plan.

-Comment 2
A landscape island at the center of cul-de-sac has been added.

-Comment 3
Parking calculations have been revised to reflect fixed seating of 220 seats and an additional 15% of required parking has been added.

-Comment 4
a. 10 feet wide landscape strip has been is showing on the plan next to street right of way.
b. We will address this item during our submittal of site plan application.

-Comment 5
We will provide the necessary curbing to protect the landscape areas.

-Comment 6
We are aware of the Split Zoning/Future Land Use requirements as well the unity of title and right of way dedications or easements. These issues will be addressed during our submittal of site plan application.

B-Technical Review Comments, Engineering Department

-Comment 1
We are aware of the Split Zoning/Future Land Use requirements as well the unity of title and right of way dedications or easements. These issues will be addressed during our submittal of site plan application.

772-878-5079 772-475-6630 Fax 772-785-8291
Email: agchabab1@msn.com

RE : Fresh Wind, Fresh Fire Church
Conceptual Site Plan, Technical Review Comments

B-Technical Review Comments, Engineering Department

-Comment 2
Signed and sealed boundary and topographic survey is enclosed.
-Comment 3
We have revised the street names to reflect Avenue C for Georgia Avenue and eliminated the platted right of way of Alabama Avenue.
-Comment 4
Please see revised survey regarding the exact width of existing sidewalk along 25th St.
-Comment 5
We have revised plans to show curbing area, section between driveway isle and retention area will be addressed to the satisfaction of the Planning Department.
-Comment 6
Proposed sidewalks that will access overflow parking have been revised to reflect perpendicular connection to N. 26th St.
-Comment 7
We are proposing 100% retention on site with zero discharge.

Please review the enclosed materials and let us know if we have resolved all outstanding comments. Should you have any questions or require additional information, please contact me at your convenience.

Sincerely

Abraham Chabab , P.E.

cc: Mike Menard
Pastor Arndrea Dampier

Abraham Chabab, P.E.
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983

Mar. 3, 2014

Kori Benton, Planner
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce, FL 34954

RE : Traffic Statement for Fresh Wind Fresh Fire Church
Located at 400 N. 26th Street, Fort Pierce FL.

Dear Mr. Benton :

Proposed project is to build a church facility that will occupy 1.95 acres with 5610 square feet building and 81 parking spaces. Church will provide services on Sundays and evenings during off peak hours thus creating no impact to current level of service for major streets. In this letter we have provided the following:

Existing Traffic Conditions :
Current level of service is "C" for most streets within 1 mile radius. Orange Avenue and 25th Street.

Traffic Distribution From Proposed Development:
Based on Concurrency Management Chapter 22-217, Average peak traffic conditions are conducted during weekday hours from 6am -9am for AM counts and 4pm-7pm for PM counts. Trips associated with the proposed development during these hours are minimal and will be generated only by the pastor and administrative staff for less than 12 trips per day during the above mentioned hours.

Traffic Statement Summary:
This facility will generate less than 1% of current trip volume .Affected streets should experience little or no impact to traffic entering and exiting the church and level of service will remain at its current LOS "C". Church services are conducted on Sundays and weeknights when traffic operations are above LOS "C". This project has **de minimis impacts** on roadway links within 1 mile radius and is in compliance with concurrency plan of the city of Fort Pierce.

Mr 3/14

772-878-5079 772-475-6630 Fax 772-785-8291
Email: agchabab1@msn.com

COOK & MENARD ARCHITECTURE, INC.

806 Delaware Ave. Ft. Pierce, Florida 34950
Phone: (772) 460-7751, Fax: (772) 460-4244
Email Address: cookmenard@yahoo.com

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

Auto access to the property is proposed to be from North 26th street, thus allowing safer entry and departure and better disbursement of traffic following services. Parking therefore will be to the rear of the building and the front will be as close as possible to North 25th street for pedestrian access and maximum visual exposure benefits. A drop off/turnaround drive is provided on the North side with a covered walk for ease of passenger access.

The two live oaks and one pine tree on the property are to be saved and integrated into the new landscaping.

North 25th street is zoned for commercial use and in the vicinity of this property there is a combination of vacant land, older residential and mom and pop small businesses. There is no consistent architectural style or theme along the North 25th street corridor.

The majority of the architectural details selected for the church do not exist on the nearby buildings. Articulation of the building façade is achieved by the use of three dimensional raised stucco banding around windows and doors, detailed in such a way as to promote vertical proportions. Other design elements include a bell tower, stained glass panels and stucco sills and quoins. The building exterior colors will complement the façade articulation with accent colors distinguishing the stucco banding from the body colors of the building.

The building, though tall, is a single story design with a variety of architectural story design with a variety of architectural details and architectural, dimensional, fiberglass shingle roofing, making it compatible with the existing, nearby structures.

COOK & MENARD ARCHITECTURE, INC.

806 Delaware Ave. Ft. Pierce, Florida 34950
Phone: (772) 460-7751, Fax: (772) 460-4244
Email Address: cookmenard@yahoo.com

Site Analysis

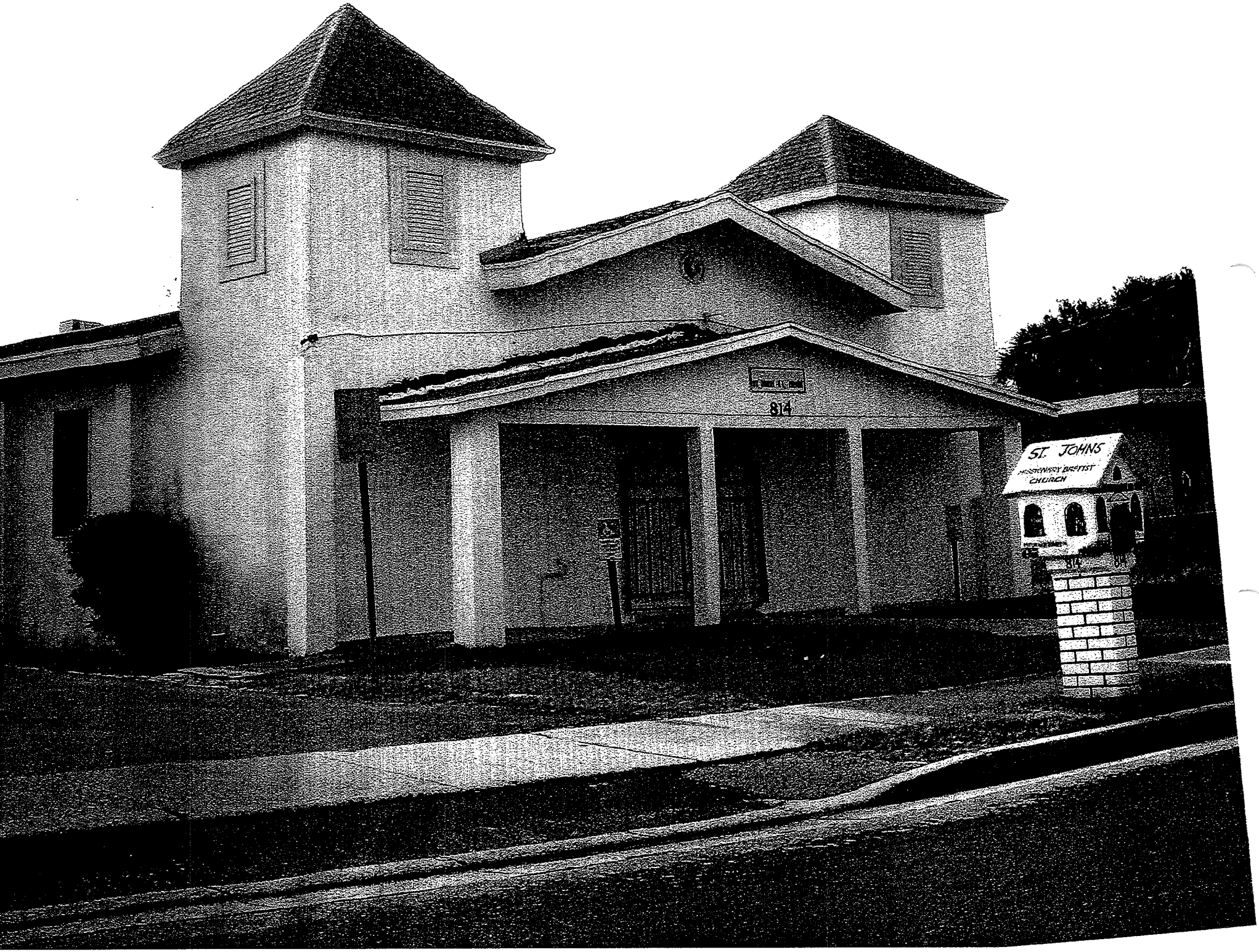
Surrounding Properties:
Older residential structures on the west side of North 26th street and to the North side of the site on North 25th street. To the South and East (across 25th street) is vacant land.

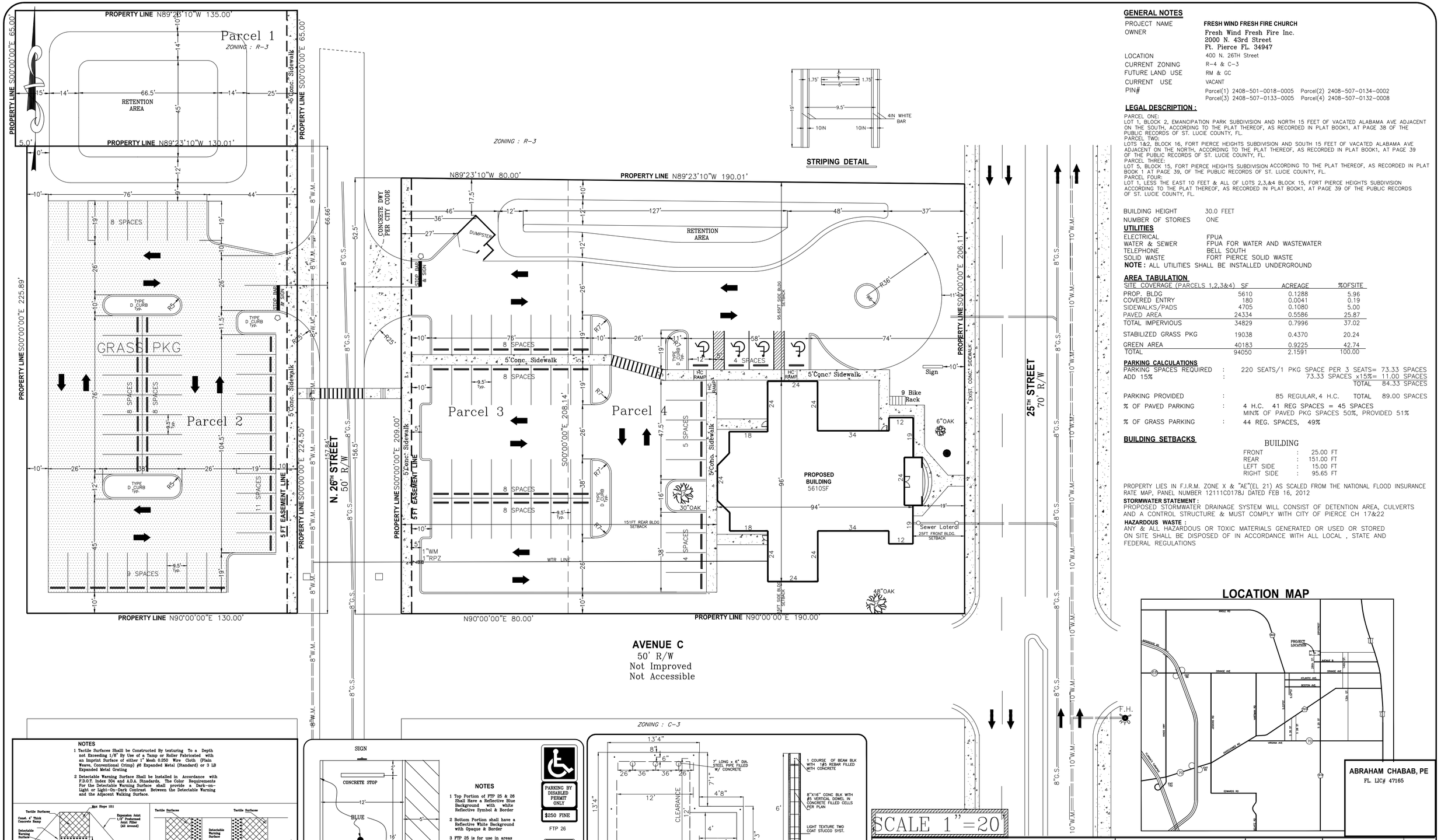
Specimen trees:
Two live oak trees and 1 slash pine are the only significant natural vegetation and are to be preserved.

Access:
This property is bordered by North 25th street on the East and North 26th street on the West. Access from North 25th street would be problematic due to the median island configuration.

Orientation:
There are no surrounding features worthy of preferred view orientation. North 25th street is by far the busiest of the two fronting streets and would be the logical front face of the building for maximum exposure benefits and pedestrian access.

Surrounding Built Environment:
There are no structures in the immediate vicinity that would influence the building design.


814
ST. JOHNS
MISSIONARY BAPTIST
CHURCH



STRIPING DETAIL

GENERAL NOTES

PROJECT NAME	**FRESH WIND FRESH FIRE CHURCH**
OWNER	Fresh Wind Fresh Fire Inc. 2000 N. 43rd Street Ft. Pierce FL. 34947
LOCATION	400 N. 26TH Street
CURRENT ZONING	R-4 & C-3
FUTURE LAND USE	RM & GC
CURRENT USE	VACANT
PIN#	Parcel(1) 2408-501-0018-0005 Parcel(2) 2408-507-0134-0002 Parcel(3) 2408-507-0133-0005 Parcel(4) 2408-507-0132-0008

LEGAL DESCRIPTION :

PARCEL ONE:
LOT 1, BLOCK 2, EMANCIPATION PARK SUBDIVISION AND NORTH 15 FEET OF VACATED ALABAMA AVE ADJACENT ON THE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK1, AT PAGE 38 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FL.
PARCEL TWO:
LOTS 1&2, BLOCK 16, FORT PIERCE HEIGHTS SUBDIVISION AND SOUTH 15 FEET OF VACATED ALABAMA AVE ADJACENT ON THE NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK1, AT PAGE 39 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FL.
PARCEL THREE:
LOT 5, BLOCK 15, FORT PIERCE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FL.
PARCEL FOUR:
LOT 1, LESS THE EAST 10 FEET & ALL OF LOTS 2,3,&4 BLOCK 15, FORT PIERCE HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK1, AT PAGE 39 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FL.

BUILDING HEIGHT	30.0 FEET
NUMBER OF STORIES	ONE

UTILITIES

ELECTRICAL	FPUA
WATER & SEWER	FPUA FOR WATER AND WASTEWATER
TELEPHONE	BELL SOUTH
SOLID WASTE	FORT PIERCE SOLID WASTE

NOTE : ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

AREA TABULATION

SITE COVERAGE (PARCELS 1,2,3&4)	SF	ACREAGE	%OFSITE
PROP. BLDG	5610	0.1288	5.96
COVERED ENTRY	180	0.0041	0.19
SIDEWALKS/PADS	4705	0.1080	5.00
PAVED AREA	24334	0.5586	25.87
TOTAL IMPERVIOUS	34829	0.7996	37.02
STABILIZED GRASS PKG	19038	0.4370	20.24
GREEN AREA	40183	0.9225	42.74
TOTAL	94050	2.1591	100.00

PARKING CALCULATIONS

PARKING SPACES REQUIRED : 220 SEATS/1 PKG SPACE PER 3 SEATS= 73.33 SPACES
ADD 15% : 73.33 SPACES x15%= 11.00 SPACES
TOTAL 84.33 SPACES

PARKING PROVIDED : 85 REGULAR, 4 H.C. TOTAL 89.00 SPACES
% OF PAVED PARKING : 4 H.C. 41 REG SPACES = 45 SPACES
MIN% OF PAVED PKG SPACES 50%, PROVIDED 51%
% OF GRASS PARKING : 44 REG. SPACES, 49%

BUILDING SETBACKS

BUILDING

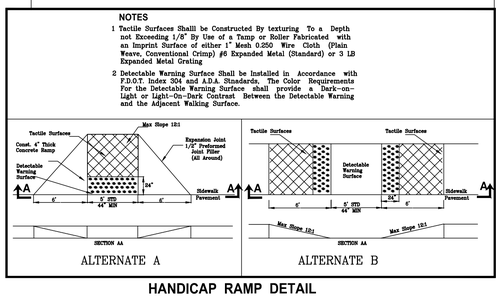
FRONT	:	25.00 FT
REAR	:	151.00 FT
LEFT SIDE	:	15.00 FT
RIGHT SIDE	:	95.65 FT

PROPERTY LIES IN F.I.R.M. ZONE X & "AE"(EL 21) AS SCALED FROM THE NATIONAL FLOOD INSURANCE RATE MAP, PANEL NUMBER 12111C0178J DATED FEB 16, 2012

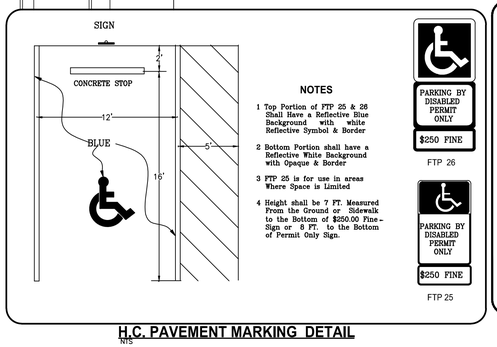
STORMWATER STATEMENT :
PROPOSED STORMWATER DRAINAGE SYSTEM WILL CONSIST OF DETENTION AREA, CULVERTS AND A CONTROL STRUCTURE & MUST COMPLY WITH CITY OF PIERCE CH 17&22

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

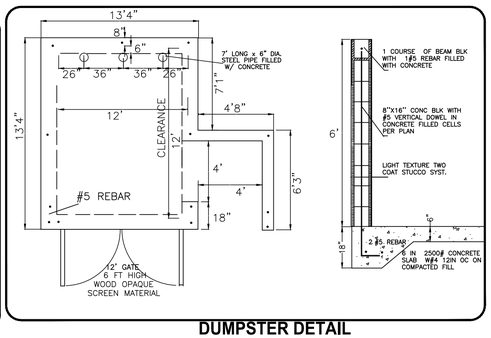
LOCATION MAP



HANDICAP RAMP DETAIL
N.T.S.



H.C. PAVEMENT MARKING DETAIL
N.T.S.



DUMPSTER DETAIL W/ SIDE OPENING

SCALE 1"=20'

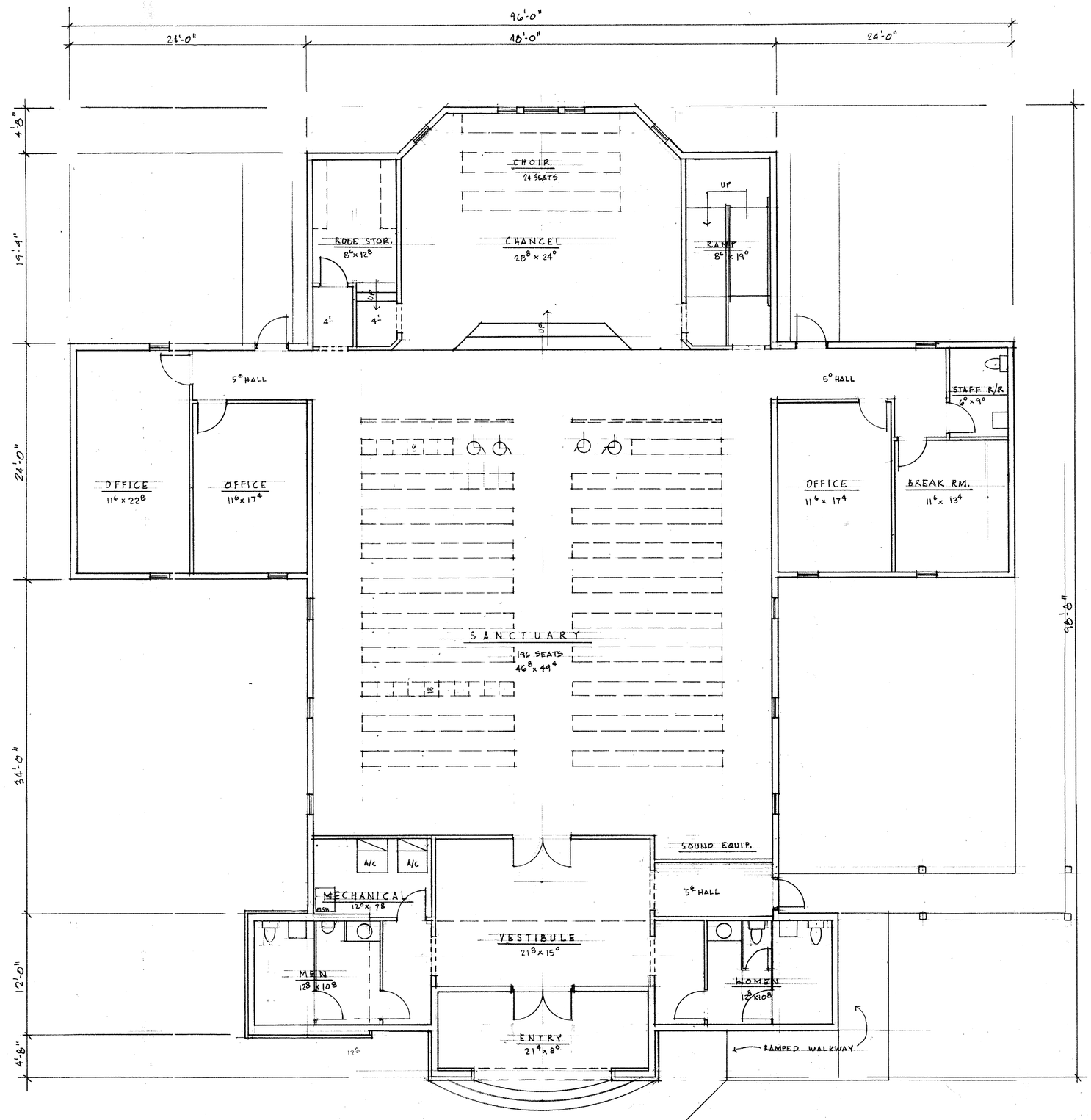
ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
5428 NW EDGEWATER AVE
PORT ST. LUCIE FL. 34983
Email agchabab1@msn.com
772 878-5079/475-6630
Fax 772 785-8291

FRESH WIND FRESH FIRE CHURCH

CONCEPTUAL SITE PLAN

DESIGNED BY	AC
DRAWN BY	AC
DATE	Sep 30/13
SHEET	1 OF 4

REVISIONS	DATE
Tech Review Cmts	Apr 29/14



FLOOR PLAN

3/16" = 1'-0"

REVIEW: 2/25/14

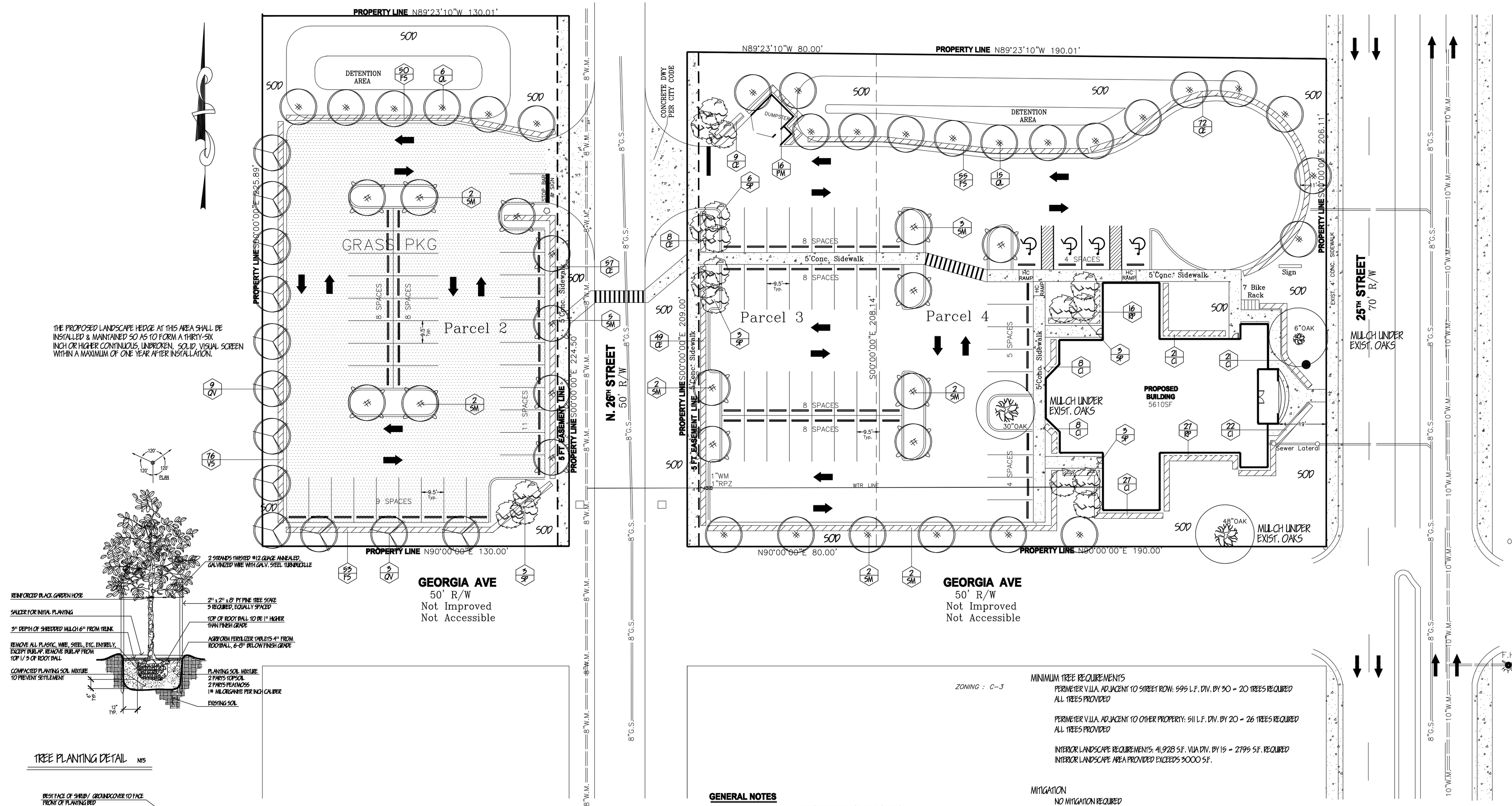
FRESH WIND FRESH FIRE
CHURCH OF GOD
FT. PIERCE, FLORIDA

PETER B. COOK

COOK & MENARD
ARCHITECTURE INC.
STATE OF FLORIDA REGISTRATION NO. AA0003494
FT. PIERCE, FLORIDA 34950
806 DELAWARE AVE.
PHONE: (772) 468-7751
FAX: (772) 468-4244

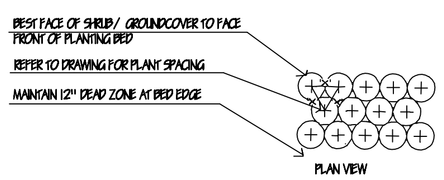
SHEET 1 OF THREE

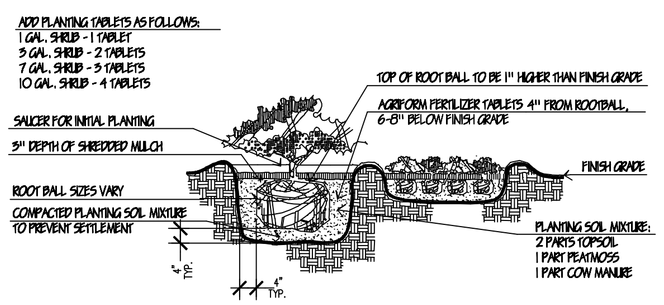
FRESH WIND FRESH FIRE



THE PROPOSED LANDSCAPE HEDGE AT THIS AREA SHALL BE INSTALLED & MAINTAINED SO AS TO FORM A THIRTY-SIX INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER INSTALLATION.

TREE PLANTING DETAIL NTS





SHRUB/ GROUNDCOVER PLANTING DETAIL NTS

MITIGATION

PINES TO BE REMOVED	0"
OAKS TO BE REMOVED	0"
TOTAL	0"
PINES TO BE PRESERVED	0"
OAK TREES TO BE PRESERVED	84"
TOTAL	84"

0 SABAL PALMS TO BE RELOCATED ON SITE
0 SABAL PALMS TO BE PRESERVED

REQUIRED MITIGATION:
NONE

30"OAK INDICATES OAK TREE TO BE PRESERVED

ZONING : C-3

MINIMUM TREE REQUIREMENTS
PERIMETER V.U.A. ADJACENT TO STREET ROW: 595 L.F. DIV. BY 30 = 20 TREES REQUIRED
ALL TREES PROVIDED

PERIMETER V.U.A. ADJACENT TO OTHER PROPERTY: 511 L.F. DIV. BY 20 = 26 TREES REQUIRED
ALL TREES PROVIDED

INTERIOR LANDSCAPE REQUIREMENTS: 41,928 S.F. V.U.A DIV. BY 15 = 2795 S.F. REQUIRED
INTERIOR LANDSCAPE AREA PROVIDED EXCEEDS 3000 S.F.

MITIGATION
NO MITIGATION REQUIRED

ALL LANDSCAPE MATERIAL TO BE F.I.A. #1 OR BETTER
BAHIA SOD AS REQUIRED
MALALEUCA OR EUCALYPTUS MULCH (NO CYPRESS) AS REQUIRED TO 3" THICKNESS MINIMUM IN ALL PLANT BEDS
FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN 15 MPH WIND
ALL PROHIBITED SPECIES SHALL BE REMOVED FROM SITE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

GENERAL NOTES

PROJECT NAME	**FRESH WIND FRESH FIRE CHURCH**
OWNER	Fresh Wind Fresh Fire Inc. 2000 N. 43rd Street Ft. Pierce FL. 34947
LOCATION	365 N. 26TH Street
CURRENT ZONING	R-4 & C-3
FUTURE LAND USE	RM & GC
CURRENT USE	VACANT
PIN#	2408-507-0132-0008
BUILDING HEIGHT	30.0 FEET
NUMBER OF STORIES	ONE

UTILITIES

ELECTRICAL	FPUA
WATER & SEWER	FPUA FOR WATER AND WASTEWATER
TELEPHONE	BELL SOUTH
SOLID WASTE	FORT PIERCE SOLID WASTE

NOTE : ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

AREA TABULATION

SITE COVERAGE (PARCELS 2,3&4) SF		ACREAGE	%OFSITE
PROP. BLDG	5610	0.1288	6.58
COVERED ENTRY	180	0.0041	0.21
SIDEWALKS/PADS	4380	0.1005	5.14
PAVED AREA	24334	0.5586	28.53
TOTAL IMPERVIOUS	34504	0.7921	40.46
STABILIZED GRASS PKG	17594	0.4039	20.63
GREEN AREA	33177	0.7616	38.91
TOTAL	85275	1.9576	100.00

PLANT & MATERIAL SCHEDULE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE (HT. x SPR.)	CONTAINER
CE	195	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	24" x 18"	#3
-	-	-	-	-	-
CI	107	CHRYSOBALANUS ICACO	COCOPLUM	24" x 18"	#3
-	-	-	-	-	-
FS	234	FORESTIERA SEGREGATA	FLORIDA PRIVET	24" x 18"	#3
-	-	-	-	-	-
-	-	-	-	-	-
PM	16	PODOCARPUS MICROPHYLLA	JAPANESE YEW	24" x 18"	#3
QL	27	QUERCUS LAURIFOLIA	LAUREL OAK	12-14' x 5', 2-1/ 2" DBH	B & B
QV	12	QUERCUS VIRGINIANA	LIVE OAK	12-14' x 5', 2-1/ 2" DBH	B & B
SM	16	SWIETENIA MAHAGONI	MAHOGANY	12-14' x 5', 2-1/ 2" DBH	B & B
SP	18	SABAL PALMETTO	SABAL PALM	1/ 3 - 18, 20, 22' O.A.	B & B
-	-	-	-	-	-
RP	43	RAPANEA PUNCTATA	MYRSINE	24" x 18"	#3
-	-	-	-	-	-
VS	76	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	24" x 18"	#3
-	-	-	-	-	-
-	-	-	-	-	-

Date	Revision

William A. Flint, III
Landscape Architect
Stuart, FL
772.220.0424
FLA. Reg. #941
fax 772.220.8915

FRESH WIND FRESH FIRE CHURCH
N. 26TH STREET
FT. PIERCE, FL

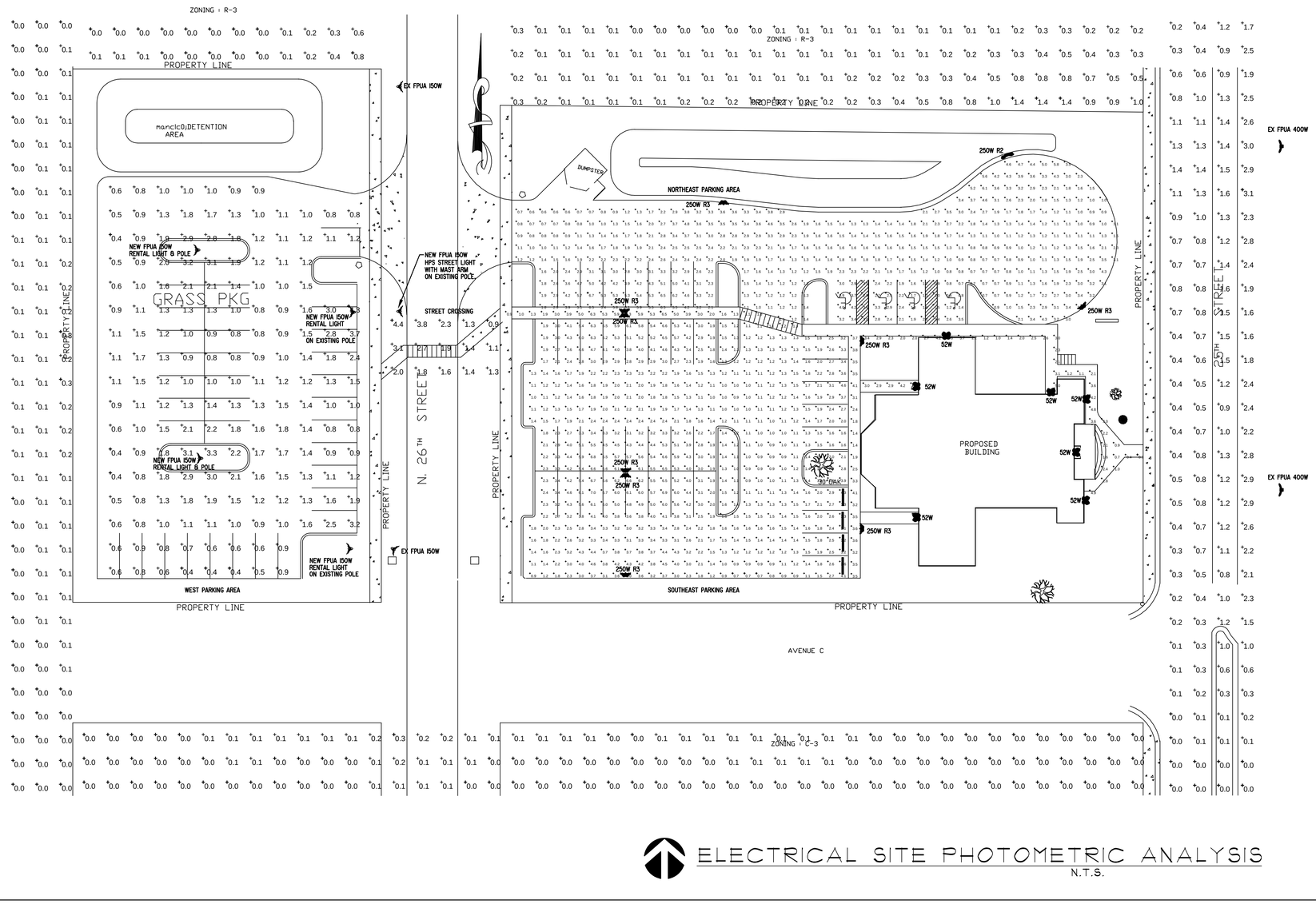
LANDSCAPE PLAN

DATE: 02.11.2014
DRAWN: WAF
CHECKED:
SCALE: 1" = 20'
PROJECT NO. 14-006

SEAL

SHEET L1 OF 1

C:\Users\Bill\Clients\Abraham\Dwgs\LP fresh wind fresh fire church.dwg, Model, 2/12/2014 12:45:13 AM, DWG To PDF.pc3



ELECTRICAL SITE PHOTOMETRIC ANALYSIS

N.T.S.

PHOTOMETRIC ANALYSIS NOTES:

THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58

CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THIS PLAN PROVIDES AN AVERAGE 2.1 FOOT-CANDLES ON THE STREET CROSSING AND AN AVERAGE OF 2.8 FOOT-CANDLES ON THE SIDEWALKS EAST OF 26TH STREET. A UNIFORMITY RATIO OF 2.3:1 WAS ACHIEVED ON THE STREET CROSSING AND 9.3:1 WAS ACHIEVED ON THE SIDEWALKS EAST OF 26TH STREET, WHICH CONFORMS WITH THE CODE MAXIMUM LIMIT OF 10:1 FOR SIDEWALKS.

22-60

(1)b. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOTCANDLE ON THE PAVEMENT. THIS PLAN PROVIDES AN AVERAGE OF 1.3 FOOT-CANDLES IN THE WEST PARKING AREA, AN AVERAGE OF 2.6 FOOT-CANDLES IN THE SOUTHEAST PARKING AREA, AND AN AVERAGE OF 2.2 FOOT-CANDLES IN THE NORTHEAST PARKING AREA.

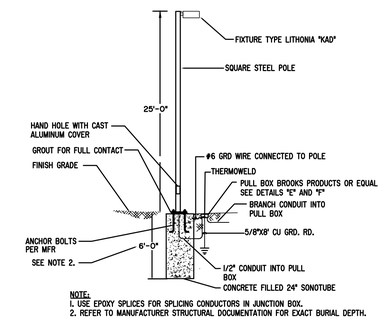
(2) THIS PLAN PROVIDES A UNIFORMITY RATIO OF 3.3 TO 1 IN THE WEST PARKING AREA, 3.7 TO 1 IN THE SOUTHEAST PARKING AREA, AND 3.7 TO 1 IN THE NORTHEAST PARKING AREA, WHICH COMPLIES WITH CODE.

(3) LIGHTING CONTROL IS BY PHOTOCELL ON FPUA RENTAL LIGHTS IN THE WEST PARKING AREA AND BY ASTRONOMIC TIME CLOCK ON THE CUSTOMER OWNED FIXTURES ON THE EAST SIDE OF 26TH STREET. THIS COMPLIES WITH CODE.

(4) MAXIMUM SPILL TO THE NORTH AND EAST OF 26TH STREET IS 1.4 FC. THIS LEVEL IS A COMBINATION OF FPUA STREET LIGHTING FROM 25TH STREET AND THE CUSTOMER FIXTURES NECESSARY TO MEET CODE ON THE EAST CIRCLE. THIS LIGHT FALLS ON A DRAINAGE CANAL. THEREFORE IT IS PROPOSED THAT THIS SPILL IS NOT OBJECTIONABLE. THE SPILL REDUCES TO 0.3FC BEFORE IT REACHES PRIVATE PROPERTY NORTH OF THE CANAL. MAXIMUM SPILL OT THE NORTH AND WEST OF 26TH STREET IS 0.8 FC. THIS IS PRIMARILY FROM THE NEARBY FPUA STREET LIGHT AND ALSO FALLS UPON THE DRAINAGE CANAL. MAXIMUM SPILL TO THE EAST IS 3.1 FC IS ONTO 25TH STREET AND IS COMBINED WITH EXISTING STREET LIGHTING. IT IS PROPOSED THAT THIS IS NOT OBJECTIONABLE. SPILL TO THE SOUTH IS 0.3 FOOT-CANDLES MAXIMUM. SPILL TO THE WEST IS ALSO 0.3 FOOT-CANDLES MAXIMUM.

THE LIGHTING PLAN USES FULL CUTOFF FIXTURES MOUNTED AT HEIGHTS OF 25 FEET ON POLES, USING R2 ROADWAY DISTRIBUTION AND R3 AREA DISTRIBUTION. THE LIGHTING PLAN ALSO INCLUDES FIXTURES MOUNTED ON THE BUILDING AT 9 FEET AND THE FRONT PORCH AT 10 FEET. FIXTURES ON THE BUILDING AND ON THE CUSTOMER POLES ARE FULL-CUTOFF TYPE. FPUA RENTAL LIGHTING IS TO BE CUTOFF COBRAHEAD FIXTURES. LIGHTING TECHNOLOGY IS HIGH-PRESSURE SODIUM, MATCHING THE STREET LIGHTING ON 26TH STREET.

THE PLAN RELIES UPON THE CITY REQUIRING FPUA TO INSTALL AN ADDITIONAL 150W HIGH-PRESSURE SODIUM ROADWAY FIXTURE ON ITS POLE AT THE CROSSING OF 26TH STREET. THIS IS POINTED OUT ON THE PLAN.



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. REFER TO MANUFACTURER STRUCTURAL DOCUMENTATION FOR EXACT BURIAL DEPTH.

SITE LIGHTING POLE DETAIL

SCALE : NONE

NO.	DATE	REVISIONS	DR	CK	APP

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
C.A. No. 28173

315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

CLIENT:
COOK & MENARD ARCHITECTURE INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

PROJECT NAME:
FRESH WIND FRESH FIRE CHURCH

PROJECT LOCATION:
365 N 26TH STREET
(GEORGIA AVE & 25TH STREET)
FORT PIERCE, FLORIDA

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSE No 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT OF FORT PIERCE ENGINEERING, INC FOR WHICH THEY WERE PREPARED. REUSE OR IMPROPER RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY FORT PIERCE ENGINEERING, INC SHALL BE WITHOUT LIABILITY TO FORT PIERCE ENGINEERING, INC. © COPYRIGHT 2014, FORT PIERCE ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET TITLE

ELECTRICAL SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: XX-XX-2014

DRAWN: TCT

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

13001-19

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Technical Review Comments

Fresh Wind, Fresh Fire Church of God

Conceptual Development Plan

1. Planning Department
2. Code Enforcement
3. Engineering Department
4. Fort Pierce Police Department

100 N. U.S. 1 ◊ P.O. BOX 1480 ◊ FORT PIERCE, FL 34954 -1480 ◊ 772-467-3000 ◊ FAX 772-466-5808
WWW.CITYOFFORTPIERCE.COM

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

April 16, 2014

Abraham Chabab, PE
5428 NW Edgewater Avenue
Port St. Lucie, FL 34983

Re: ***Technical Review***
Conceptual Site Plan- Fresh Wind, Fresh Fire Church
400 N 25th Street

Dear Mr. Chabab, PE,

1) Please revise the General Notes on the Site Plan to incorporate all parcel identification numbers included in the conceptual plan. Furthermore, please eliminate parcel legal descriptions of lots not contained in conceptual plan or provide a brief narrative of future intentions or plans.

2) Per City Code Section 22-187(7)Interior vehicular use areas, b. the applicant is encouraged to provide a minor landscape strip within the "turnaround" (cul-de-sac) to break up the expansive pavement area and ensure the turnaround complies with City Code Section 22-61 (3) maximum driveway widths.

3) Per Section 22-60(d)(3)l. of the City Code, Churches established with fixed seating are required to provide one space per 3 seats, furthermore Section 22-60 (a)(6) requires an additional fifteen (15) percent of the required parking to be provided for the additional accessory uses identified on the proposed Floor Plan.

-The parking calculations provided on the site plan base parking upon a 212 seat assembly area, however the floor plan suggests 220 seats. Please revise this figure accordingly (base space requirement 74 spaces).

-If the parking is based upon a 220 seat assembly, the required parking calculation is as follows (220/3) = 73.33 + (73.33*.15) = 84.33 spaces. Therefore 85 total vehicular spaces, 81 regular & 4 handicap, and 9 short-term bicycle parking spaces are required.

-Long term bicycle parking spaces may be provide in-lieu for two of the three additional spaces required.

4) Per City Code Sections 22-187(6) *Vehicular use, building,* ***retention/detention areas adjacent to other property.*** Landscape standards for these areas are as follows:

a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide.

b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. When the area to be screened abuts residentially zoned property, a site-obscuring fence or planted material which is not less than six (6) feet in height shall be included. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting. The planted material shall be a species which in St. Lucie County normally grows to a height of six (6) feet or more.
- Please revise the location or increase landscaping materials to provide screening between the retention areas and adjacent property. The proposed shrubs and trees along the northern property lines can simply be shifted to the north side of the proposed retention areas to comply with this requirement.

5) Per City Code Section 22-187 (12) d. All landscaping required by the city must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.

- Please provide curbing or similar device along the perimeter of the vehicular use areas. Solutions other than curbing for protection of landscaping within the pervious lot can be discussed further with staff.

6) Advisory Comments:

a) As previously discussed, the submittal of a formal site plan is contingent upon the elimination of split Zoning/Future Land Use.
b) Prior to issuance of the Certificate of Occupancy, a Unity of Title combining the developed parcels shall be recorded and submitted. In addition, some type of legal documentation must bind the off-site parking lot to the development in order to prevent the future separation of these parcels.
c) Prior to issuance of the Certificate of Occupancy, a recorded sketch and description and easement deed shall be submitted encompassing the proposed 5' sidewalk easements along 26th Street.

Please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,

Kori Benton
Historic Preservation Officer

CITY OF FORT PIERCE

COMMUNITY RESPONSE DIVISIONS

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Protecting the health, safety and welfare of our community

TO:	Kori Benton, Historic Preservation Officer
FROM:	Peggy Arraiz, Code Compliance Manager
RE:	Technical Review Project: # 14-40100001 400 N 26th Street – Conceptual Site Plan
DATE:	March 21, 2014

Code Enforcement has reviewed the above project and has the following comments:

- There is an active lot clearing violation at this time. The owner is working towards compliance and I do not foresee any additional problems. Once cleared, please maintain lot until actual development takes place.

100 N. US Hwy 1 ¤ P.O. Box 1480 ¤ Fort Pierce, FL 34954-1480
P: 772-467-3148 ¤ F: 772-468-0457 ¤ E-Mail: parraiz@city-ftpierce.com
www.cityoffortpierce.com

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
APR 01 2014
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Kori Benton, Historic Preservation Officer

FROM: John R. Andrews, P.E., City Engineer

DATE: March 28, 2014

PROJECT: **Fresh Wind, Fresh Fire Church of God – 400 N. 26th Street Conceptual Site Plan – TRC Project: #14-40100001**

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received by this office on March 27, 2014:

- ☑ Preliminary Site Plan
- ☐ Engineering Plans
- ☐ Test Reports & Related Documents
- ☐ Certificate of Completion
- ☐ Record Drawings
- ☐ Permits from applicable Local, State & Federal Agencies
- ☐ Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval of Site Plan ☐ Building Permit ☐ 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

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ENGINEERING COMMENTS:

1. Advisory Comments:
   a) Prior to issuance of the Certificate of Occupancy, a Unity of Title combining the developed parcels shall be recorded and submitted. In addition, some type of legal documentation must bind the off-site parking lot to the development in order to prevent the future separation of these parcels.
   b) Prior to issuance of the Certificate of Occupancy, a recorded sketch and description and easement deed shall be submitted encompassing the proposed 5' sidewalk easements along 26th Street.
2. Provide a signed and sealed boundary and topographic survey in accordance with City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
3. Both the survey and the development plans incorrectly identify the surrounding roadways per their plat name as opposed to their official name. Georgia Avenue is actually Avenue "C" and the noted Alabama Avenue on the north side is actually platted property and no longer right-of-way.
4. The development plans indicate the existing 25th Street sidewalk as being 4' in width. Our records indicate that this width is incorrect, please verify and provide necessary revisions.
5. Confirm with the Planning Department that the required curbing separating landscaped areas from vehicular use areas is not required.
6. The sidewalks connecting the 26th Street crosswalk to the new sidewalks shall be installed perpendicular and not at an angle to the proposed North 26th Street sidewalks.
7. The preliminary drainage plans shall identify the ultimate discharge for the on-site detention system. Should the project be designed for an on-site system with no discharge then please be aware the requirement is 100% retention of the run-off generated from a 100 year – 1 day storm event.

JRA/tst

Fort Pierce Police Department

Memo

To: Lt. Curry

From: Officer C. Glenn-Reed

Date: 04/17/14

Re: Site Plan Review- Fresh Wind, Fresh Fire Church of God (400 North 26th Street)

Approved

I have reviewed the attached site plan for the proposed Fresh Wind, Fresh Fire Church of God and offer the following comments and recommendations: **The recommendations contained within the report are suggestions made from a crime prevention standpoint. They are intended to suggest ways to improve safety at the location and should be viewed only as suggestions. The overall plan for this project should be approved by the Fort Pierce Police Department and plans should move forward as anticipated within the guidelines of the City of Fort Pierce.**

The use of CPTED (Crime Prevention Through Environmental Design) plays an important role to the Fort Pierce Police Department and the community we serve. Extra care should be taken to ensure that all properties (pre- existing and new construction) are built using current CPTED principles of design. In those principles, the three major components of CPTED strategy include:

- Natural Surveillance
- Natural Access Control
- Territorial Reinforcement

From our standpoint, using these three design strategies reduces the opportunity for criminal behavior and increases the possibility that the unwelcome criminal element will be discovered and exposed at a greater degree.

Fresh Wind, Fresh Fire Church of God has taken steps to provide both Natural access control as well as Territorial reinforcement by using entrances and landscaping for the project. The Natural Surveillance plan also appears to be balanced in that there are limited "ambush points"

throughout the property and open view perimeters to provide easy viewing by residents and visitors.

A Photometric Survey was provided. It appears that the designer will be using Metal Halide lighting on the property. The Metal Halide lighting provides the best night viewing for citizen safety. The high intensity lighting also allows people to view things from outside the area.

In addition to the lighting recommendations, the property designers and builders should use caution in designing the landscape of the property. The landscaping should be designed to limit the number of "ambush points" within the property. Using a simple rule of 2' 6' landscaping should help ease this concern. When designing landscape for a property such as this, the landscaper should ensure that no shrub reaches higher than 2' above the ground thus not allowing a criminal the opportunity to hide in the bushes. In planting trees, the designer should ensure that the canopy of the tree falls no more than 6'. Again, this limits the ability of an intruder to hide in the trees around the building. In this project all of the landscaping planned does meet these requirements. It should also be noted that hardy, thorny bushes should be used in areas where people should not be present. Using these types of bushes sends a clear message to the criminal element that they are not welcome and should stay away from these areas.

The site plan did not include any perimeter fencing but it did have a continuous hedge running around the perimeter of the parking lot and church. This sufficiently restricts access to the property.

In summary, the property design looks to be sound in terms of limiting criminal opportunity into the development. The builder appears to have taken the time and effort to ensure that the uses of CPTED design strategies are being employed for this project. The Fort Pierce Police Department has several officers that are trained in CPTED strategies. If requested, one of these officers will be available to answer questions regarding crime prevention strategies.

Planning Board **6. c.**

Meeting Date: 05/13/2014

Information

REQUESTED ACTION

Abandonment of Boston Avenue Extension East of S. Indian River Drive

LOCATION

Boston Avenue East of S. Indian River Drive, West of the Indian River – Approximately 290 S. Indian River Drive

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report
Draft Ordinance 14-018
Ordinance 14-018 - Exhibit A
Application
Transmittal Letter
Appraisal
Survey
Distribution of Right-of-way

Form Review

Form Started By: Kori Benton Started On: 05/06/2014 06:03 PM

Final Approval Date: 05/08/2014

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Right-of-way Abandonment
Boston Avenue Extension – East of South Indian River Drive

DATE: May 5, 2014

STAFF REPORT

Owners:

St. Andrews Episcopal Church
210 S Indian River Drive
Fort Pierce FL 34950

SB Florida CRE Holdings LLC
5310 East SR 64
Bradenton FL 34208

Applicant: St. Andrews Episcopal Church c/o John Liebler
210 S Indian River Drive
Fort Pierce FL 34950

Requested Action: Abandonment of Boston Avenue Extension East of S. Indian River Drive

Location: Boston Avenue East of S. Indian River Drive, West of the Indian River – Approximately 290 S. Indian River Drive

Parcel IDs: 2410-804-0003-000-4, 2410-804-0004-000-1, 2410-808-0001-000-2,

Zoning: C-4, Central Commercial & C-1, Office Commercial

Surrounding Zoning:

North	East	South	West
C-4	N/A	C-1	C-4

Future Land Use: CBD, Central Business District & OP- Offices- Professional & Business

Right-of-way area: .22 Acres

Staff Analysis:

The applicant is requesting the City Commission of the City of Fort Pierce, vacate and abandon an unopened 25 ft. by approximately 380 ft. strip of right-of-way known as Boston Avenue, as identified in Plat Book 5, Page 32, Public Records of St. Lucie County, Florida; said right-of-way lying east of South Indian River Drive and west of the Indian River, north of Citrus Avenue.

The subject right-of-way was created during the 1920s after dredging and shoaling extended the bank of Indian River Drive east several hundred feet into the Indian River Lagoon. The private property lines expanded eastward, continuing the Boston Avenue right-of-way eastward as well. This section of Boston Avenue has never been formally paved, however the City Commission opened a portion of the right-of-way in 1975 to provide formal access to an apartment complex previously situated along the riverbank. Although the section of Boston Avenue remained unpaved, it provided access to a parcel and development, which was landlocked otherwise.

The request is based upon St. Andrew's pending acquisition of land abutting the right-of-way and preparation of development plan in hopes of expanding their existing school in Downtown Fort Pierce. The abandonment and acquisition of this section of right-of-way provides greater flexibility and capacity for design when preparing plans for the potential expansion.

The abandonment of this section of Boston Avenue would effectively land lock Parcel# 2410-804-0004-000-1, rendering it a non-conforming lot, therefore the applicant must proceed with a Unity of Title with their currently held Parcel to the west prior to the recording of the proposed abandonment.

All affected Departments, with the exception of FPUA Water & Wastewater and FPUA Electric & Gas have reviewed the submittals and provided approvals for the proposed abandonment based on compliance with the requirements of the City Code.

The City of Fort Pierce will secure and deed an easement over the entire area to be abandoned for the benefit of the Fort Pierce Utilities Authority (FPUA) prior to any abandonment of this alleyway to provide for access and use of any existing of future utility infrastructure deemed necessary.

Comprehensive Plan

The adopted Comprehensive Plan seeks to expand opportunities to provide the public with expanded access to the waterfront. The following Goals, Objectives, and Policies within the Comprehensive Plan express this strategy:

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.

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

3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.

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

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.

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.

Staff Comments:

The Planning Board shall review the requested abandonment and forward a recommendation as appropriate for its approval or disapproval. Staff recommends that the Planning Board forward a recommendation to the City Commission to grant the abandonment with the following conditions:

1) A 15' pedestrian assess easement, from Melody Lane to the southeast corner of the right-of-way requested for abandonment, dedicated to the City of Fort Pierce to provide future opportunity to expand access to the waterfront is recorded prior to the effective date of abandonment.
2) The City of Fort Pierce will secure and deed an easement over the entire area to be abandoned for the benefit of the Fort Pierce Utilities Authority (FPUA) prior to any abandonment of this alleyway to provide for access and use of any existing of future utility infrastructure deemed necessary.
3) The applicant record a Unity of Title between Parcels 2410-804-0003-000-4 & 2410-804-0004-000-1 prior to the effective date of the abandonment as to avoid the creation of a non-conforming lot.

ORDINANCE NO. 14-018

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF CITY RIGHT-OF-WAY KNOW AS BOSTON AVENUE, LOCATED BETWEEN SOUTH INDIAN RIVER DRIVE AND THE INDIAN RIVER; PROVIDING FOR THE RESERVATION OF A UTILITY EASEMENT FOR ALL UTILITY PURPOSES UNTO THE CITY OF FORT PIERCE, FLORIDA**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, has been requested to vacate and abandon an unopened 25 foot right-of-way known as Boston Avenue, as identified in Plat Book 5, Page 32, Public Records of St. Lucie County, Florida; said right-of-way lying east of South Indian River Drive and west of the Indian River, north of Citrus Avenue; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway or thoroughfare purposes, but which is needed for the location and maintenance of any and all utilities by the City of Fort Pierce, both now existing and which may be installed in the future.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That portion of right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned and there is hereby saved and reserved unto the City of Fort Pierce, Florida, for the use and benefit of the Fort Pierce Utility Authority an easement for all utility purposes over the entire tract and lands identified herein:

A PORTION OF CITY RIGHT-OF-WAY KNOWN AS BOSTON AVENUE, LOCATED BETWEEN SOUTH INDIAN RIVER DRIVE AND THE INDIAN RIVER, AS RECORDED IN PLAT BOOK 5, PAGE 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

As depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 2. The City shall deed an easement over the entire area to be abandoned for the benefit of the Fort Pierce Utilities Authority (FPUA) prior to any abandonment of this alleyway.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be and become effective upon all conditions precedent being met and the granting of utility easements for the benefit of the FPUA.

APPROVED AS TO FORM & CORRECTNESS:

_____
Robert V. Schwerer, Esq.
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. 14-018 was duly advertised by title only in the St. Lucie News Tribune on December, 2014; 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 , 2014; and was duly introduced, read by title only, and passed on second and final reading on , 2014, 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 the st day of 2014.

_____
Linda Hudson,
Mayor Commissioner

ATTEST:

_____
Linda W. Cox,
City Clerk

(City Seal)

EXHIBIT A to ORDINANCE No. 14-018

Legal Description:

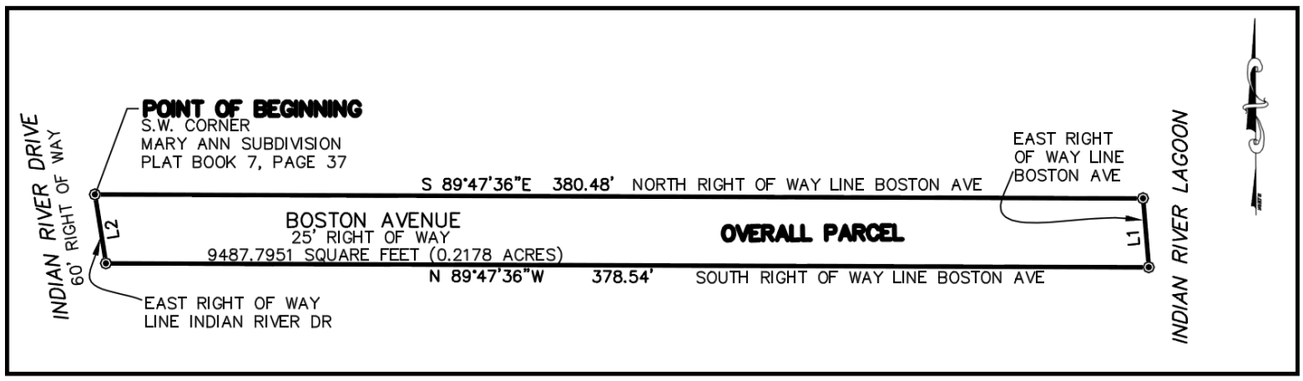
A PORTION OF CITY RIGHT-OF-WAY KNOWN AS BOSTON AVENUE, LOCATED BETWEEN SOUTH INDIAN RIVER DRIVE AND THE INDIAN RIVER, AS RECORDED IN PLAT BOOK 5, PAGE 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, OR MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN S 89^{0}47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 380.48 FEET MORE OR LESS TO THE EAST RIGHT OF BOSTON AVENUE; THENCE RUN S 0446'02"E ALONG SAID EAST RIGHT OF WAY OF BOSTON AVENUE, A DISTANCE OF 25.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE; THENCE LEAVING SAID EASTERLY LINE, RUN N 8947'36"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE, A DISTANCE OF 378.54 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A 60 FOOT RIGHT OF WAY); THENCE LEAVING SAID SOUTH LINE OF BOSTON AVENUE, RUN N 0908'15"W ALONG SAID RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A DISTANCE OF 25.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.22 ACRES MORE OR LESS.

EXHIBIT A to ORDINANCE No. 14-018



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Abandonment

Property address or Location 210 South Indian River Drive

Parcel ID #(s) 2410-804-0003-000-4

Project description Abandon right-of-way of Boston Avenue east of Indian River Drive, see attached legal and sketch for Parcel A

St. Andrews Episcopal Church
Property Owner(s)
210 South Indian River Drive
Street Address
Fort Pierce, FL. 34950
City State Zip
772-461-7689
Phone Number
frjohn@mystandrews.com
Email Address

St. Andrews Episcopal Church c/o John Liebler, Rector/Board Chair
Applicant/Representative, Title, Company
210 South Indian River Drive
Street Address
Fort Pierce FL 34950
City State Zip
(772)461-7689
Phone Number
frjohn@mystandrews.com
Email Address

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

John S. Liebler, Rector, St Andrew's Episcopal Church
Property Owner(s) Signature(s)

STATE OF FLORIDA -- St. Lucie COUNTY
The foregoing instrument was acknowledged before me this 15 day of April, 2014, by John S. Liebler who is personally known to me or has produced N/A as identification.

Barbara A. Bradford
Signature of Notary

BARBARA A. BRADFORD
MY COMMISSION # FF 049157
EXPIRES: December 7, 2017
Bonded Thru Budget Notary Services

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☒ Current survey, including property size
- ☒ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☒ Encumbrance Title Search
- ☒ Complete, notarized application

Application Type:

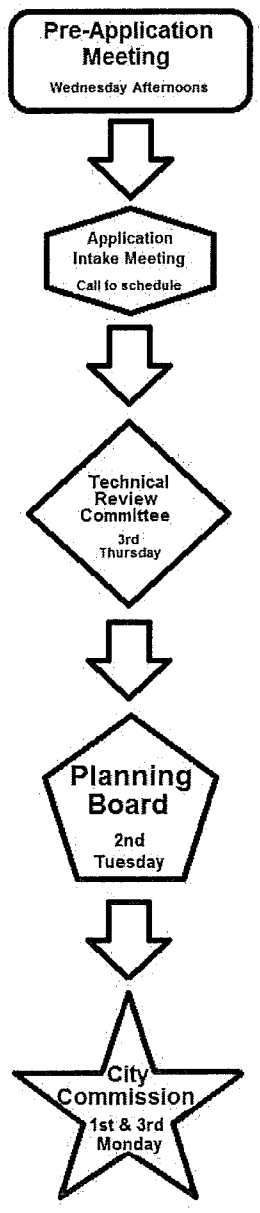
☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: Related property owner north and south of Boston Avenue right-of-way. Right-of-way not currently being utilized.

List any utilities visible or known to exist in the right of way/easement: Existing FPUA water main in a portion of the right-of-way

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Abandonment

Property address or Location South Indian River Drive

Parcel ID #(s) 2410-804-0004-000-1

Project description Abandon right-of-way of Boston Avenue east of Indian River Drive, see attached legal and sketch for Parcel B

SB Florida CRE Holdings, LLC	St. Andrews Episcopal Academy, Inc. c/o John Liebler, Rector/Board Chair
Property Owner(s)	**Applicant/Representative, Title, Company**
5310 East SR 64	210 South Indian River Drive
Street Address	Street Address
Bradenton, FL. 34208	Fort Pierce, FL. 34950
City State Zip	City State Zip
	(772) 461-7689
Phone Number	Phone Number
	frjohn@mystandrews.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 16th day of April, 2014, by Jason Block who is personally known to me or has produced Personally Known as identification.

Signature of Notary

CRYSTAL LUKAS
Notary Public - State of Florida
Commission #EE185523
My Commission Expires
April 13, 2016

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☒ Current survey, including property size
- ☒ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☒ Encumbrance Title Search
- ☒ Complete, notarized application

Application Type:

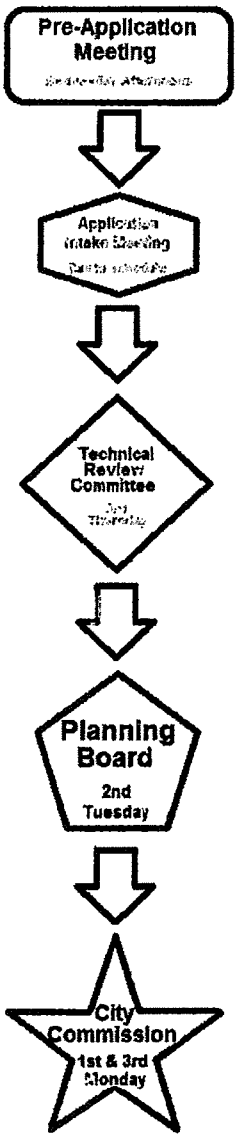
☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: Common property owner north and south of Boston Avenue right-of-way. Right-of-way is not currently being utilized

List any utilities visible or known to exist in the right of way/easement: Existing FPUA water main in a portion of the right-of-way

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Abandonment

Property address or Location 300 St. Andrews Lane

Parcel ID #(s) 2410-808-0001-000-2

Project description Abandon right-of-way of Boston Avenue east of Indian River Drive, see attached legal and sketch for Parcel C

SB Florida CRE Holdings, LLC	St. Andrews Episcopal Academy, Inc. c/o John Liebler, Rector/Board Chair
Property Owner(s)	**Applicant/Representative, Title, Company**
5310 East SR 64	210 South Indian River Drive
Street Address	Street Address
Bradenton, FL 34208	Fort Pierce FL 34950
City State Zip	City State Zip
	(772)461-7689
Phone Number	Phone Number
	frjohn@mystandrews.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 10th day of April, 2014, by Jason Block who is personally known to me or has produced personally known as identification.

Signature of Notary

(seal)

CRYSTAL LUKAS
Notary Public - State of Florida
Commission #EE185523
My Commission Expires
April 13, 2016

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☒ Current survey, including property size
- ☒ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☒ Encumbrance Title Search
- ☒ Complete, notarized application

Application Type:

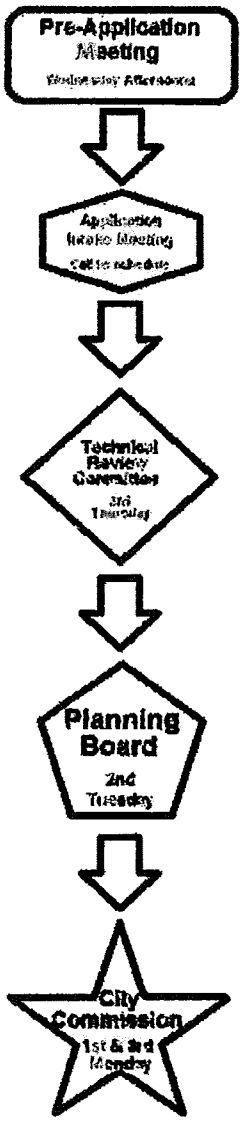
☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: Common and related property owners north and south of Boston Avenue right-of-way. Right-of-way not being utilized.

List any utilities visible or known to exist in the right of way/easement: Existing FPUA water main in a portion of the right-of-way

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

April 16, 2014

Rebecca Grohall, AICP
Planning Manager
City of Fort Pierce
Planning Department
100 North US 1
Fort Pierce, FL 34954

Re: Application for Abandonment of Boston Avenue Right-of-Way
East of South Indian River Drive

Dear Ms. Grohall:

St. Andrew's Episcopal Academy, Inc. is seeking an abandonment of the Boston Avenue right-of-way east of South Indian River Drive. According to the title commitment for the properties, it appears that ownership rights for all but a 20 ft wide by 160 ft long portion of Boston Avenue right-of-way has been assigned to parcel 2 as defined by the survey. However, rights for the use of the right-of-way still exist over the entire platted right-of-way.

We have reviewed the existing utility records and have found a three inch water main in a portion of the right-of-way, which was filled with grout in 2007.

Enclosed please find one (1) original and (7) seven copies of the following:

1. Notarized applications from the three (3) property owners abutting the right of way
   a. St. Andrew's Episcopal Church Parcel ID# 2410-804-0003-000-4
   b. SB Florida CRE Holdings, LLC Parcel ID# 2410-804-0004-000-1
   c. SB Florida CRE Holdings, LLC Parcel ID# 2410-808-0001-000-2

2. Sketch and legal descriptions for
   a. Parcel A to be conveyed to Parcel ID# 2410-804-0003-000-4
   b. Parcel B to be conveyed to Parcel ID# 2410-804-0004-000-1
   c. Parcel C to be conveyed to Parcel ID# 2410-808-0001-000-2
   d. Parcel D Boston Avenue right-of-way east of South Indian River Drive

3. Survey of Boston Avenue right of way and abutting properties

4. Commitment of title Insurance including Parcel ID# 2410-804-0004-000-1 and 2410-808-0001-000-2

5. FPUA As-Built Utility plans for Boston Avenue area east of South Indian River Drive

6. Appraisal of Boston Avenue right-of-way east of South Indian River Drive

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

7. Encumbrance title search for Boston Avenue – To be submitted under separate cover

If you have any questions please do not hesitate to contact myself, Trina Angelone, or Father John Liebler.

Sincerely,

William P. Stoddard, Ph.D., P.E.

Cc: Trina Angelone
Fr. John Liebler

AN APPRAISAL OF

THE BOSTON AVENUE RIGHT-OF-WAY LOCATED EAST OF INDIAN RIVER DRIVE IN FORT PIERCE, FLORIDA

FILE #14-70822

PREPARED FOR

ST. ANDREWS EPISCOPAL CHURCH

AS OF

APRIL 15, 2014

BY

HARRY D. GRAY, MAI, SRA
CALLAWAY & PRICE, INC.

Callaway & Price, Inc.

Real Estate Appraisers And Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Please respond to Treasure Coast office
E-Mail: h.gray@callawayandprice.com

TREASURE COAST

1803 South 25th Street, Suite 1
Fort Pierce, FL 34947
772.464.8607 | 772.461.0809 Fax
Stuart: 772.287.3330

Harry D. Gray, MAI, SRA
Cert Gen RZ662
h.gray@callawayandprice.com

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SOUTH FLORIDA

1410 Park Lane South, Suite 1
Jupiter, FL 33458
561.686.0333 | 561.686.3705 Fax

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116
mrs@cpwpb.com

Stephen D. Shaw, MAI
Cert Gen RZ1192
sds@cpwpb.com

CENTRAL FLORIDA

114 6th Avenue, Suite 3
Indialantic, FL 32903
321.726.0970 | 321.726.0384 Fax

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

April 16, 2014

Ms. Trina Angelone
St. Andrews Episcopal Church
210 South Indian River Drive
Fort Pierce, FL 34950

Dear Ms. Angelone:

We have made an investigation and analysis of the Boston Avenue Right of Way located east of Indian River Drive in Fort Pierce, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Property as of April 15, 2014. The Subject Property is considered to be the road right-of-way for Boston Avenue totaling 3,200 square feet located east of Indian River Drive. Given the property type associated with the Subject Property, we have incorporated the across the fence methodology for valuing the Subject Property.

This report has been prepared for our client, St. Andrews Episcopal Church. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple of the Subject Property as of April 15, 2014 was:

$65,000

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Harry D. Gray, MAI, SRA
Cert Gen RZ662

Bryan A. Neill
Cert Gen RZ2609

HDG/BAN/clw:14-70822
Attachments

PROPERTY TYPE	:	Road Right-of-Way
LOCATION	:	The Subject Property is located east of Indian River Drive along the Boston Avenue Right-of-Way in Fort Pierce, Florida.
DATE OF VALUATION	:	April 15, 2014
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 3,200 square feet.
BUILDING	:	None.
ZONING	:	Surrounding properties are zoned C-4, Central Commercial & C-1, Office Commercial Zone by the City of Fort Pierce
LAND USE PLAN	:	Surrounding properties have a future land use of CBD, Central Business District by the City of Fort Pierce
HIGHEST AND BEST USE		
AS IF VACANT	:	Future commercial development in conjunction with neighboring properties
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF APRIL 15, 2014	:	$65,000

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ADDENDA
Qualifications:
Harry D. Gray, MAI, SRA
Bryan A. Neill

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Harry D. Gray, MAI, SRA and Bryan A. Neill have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. As of the date of this report, Harry D. Gray, MAI, SRA has completed the continuing education program of the Appraisal Institute.

Harry D. Gray, MAI, SRA
Cert Gen RZ662

Bryan A. Neill
Cert Gen RZ2609

HDG/BAN clw:14-70822

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.

4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.

6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.

7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.

VIEW OF SUBJECT PROPERTY

VIEW OF SUBJECT PROPERTY

RIVER VIEW FROM SUBJECT PROPERTY

STREET SCENE ALONG SOUTH INDIAN RIVER DRIVE

AERIAL PHOTO

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of April 15, 2014.

Intended Use and User of Appraisal

This report has been prepared for our client, St. Andrews Episcopal Church. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

PARCEL 2 (NOT INCLUDED)
THAT PORTION OF LOT 3, BLOCK A, ANDREWS AND RICHARDS ADDITION TO FT. PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 191 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE.
LESS AS DESCRIBED IN DEED BOOK 76, PAGE 231 AND LESS ROAD RIGHT OF WAYDESCRIBED IN OFFICIAL RECORDS BOOK 2931, PAGE 1323

Market Value

Section 1110 of Financial Institutions Reform, Recovery, and Enforcement Act's (FIRREA) instructions to the Office of Thrift Supervision uses the definition of Market Value below as developed by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, and adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

> "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> a. buyer and seller are typically motivated;
>
> b. both parties are well informed or well advised, and acting in what they consider their own best interests;
>
> c. a reasonable time is allowed for exposure in the open market;

d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Hypothetical Conditions or Extraordinary Assumptions

No Hypothetical Conditions or Extraordinary Assumptions were made for the valuation of the Subject Property.

Exposure Time and Marketing Time

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Exposure Time** on page 73 as follows:

> "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Marketing Time** on page 121 as follows:

> "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

Based on the comparable sales and our knowledge of the market it is our opinion that a marketing time of 12 months would have been needed for the Subject Property.

Across the Fence Method

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Method** on page 3 as follows:

> "A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence (ATF) Value

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Value** on page 3 as follows:

> "In corridor valuation, a value opinion based on comparison with adjacent lands including the consideration of adjustment factors such as market conditions, real property rights conveyed, and location."

SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property on April 15, 2014 by Harry D. Gray, MAI, SRA and Bryan A. Neill. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department.

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

Since only one approach was used, no reconciliation of value was necessary.

NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map

In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

North	-	North Causeway
South	-	Citrus Overpass
East	-	Indian River
West	-	U.S. Highway 1

The above neighborhood coincides with area delineated in the Redevelopment and Revitalization Plan for the City of Fort Pierce. The neighborhood contains office, retail and service businesses that support the business and government district.

Like many older downtown areas, Fort Pierce had become stagnant with no new growth occurring due to the lack of vacant land. Most of the buildings were constructed in the 1930s, 1940s, and 1950s. As a result, the downtown area was

in a downward period of decay. However, such neighborhoods are noted to experience stages of a life cycle. A typical neighborhood usually goes through four distinct periods in its life: growth, equilibrium (stability), decline, and revitalization. Over the past fifteen years, downtown Fort Pierce has been actively involved in a period of revitalization.

Projects that have been completed include an $8,000,000 courthouse expansion and parking garage, and a new city hall. In addition, renovation of the old city hall located at the southeast corner of Avenue A and U.S. Highway 1 has been completed. The Renaissance on the River Project was also competed with retail and office units on the lower levels and residential units on the upper level. The Sunrise Theater underwent extensive renovations recently. The theater is currently finished with the renovations and is now open.

In addition to the major thoroughfares, many of the streets meeting the downtown area have been modified. Some of the modifications have been adding brick pavers and landscaping the center medians. This has created a more favorable appearance to the downtown district.

Access

Access to downtown Fort Pierce is provided by numerous east/west streets that intersect with U.S. Highway 1, the major north/south roadway providing access into the Subject neighborhood. The corridor from Sunrise Boulevard to Avenue F was improved into four and five lanes. Other north/south streets providing access within the Subject neighborhood include South 2nd Street and Indian River Drive. Both are paved two lane roadways. Orange Avenue and the Citrus Avenue Overpass are the major east/west arterials within the Subject neighborhood. Orange Avenue, also known as State Road 68 (SR 68), is a three lane, one way, paved road which interchanges with I-95 approximately four miles west of U.S. Highway 1. Orange Avenue becomes a two-way road at North 7th Street, approximately three blocks west of U.S. Highway 1. Orange Avenue ultimately leads to U.S. Highway 441 in Okeechobee County. Citrus Avenue is a four-lane paved roadway, which runs from Indian River Drive west to North 13th Street.

The Florida East Coast Railroad (FEC) serves the Subject Neighborhood directly. The FEC has two tracks within the boundaries of the City of Fort Pierce. One track runs across the southeast portion of the city and ties into the track running north/south along the Indian River. The FEC provides service between Jacksonville and Miami. Additionally, there have been serious discussions of Fort Pierce being a stop on the proposed Florida high-speed rail line between Tampa and Miami. This stop would facilitate passenger movements between the statewide populations' centers and Fort Pierce.

Surrounding Land Uses

The north portion of the Subject Neighborhood, from Fisherman's Wharf north to Taylor Creek, is the land area designated for the Port of Fort Pierce. The county has purchased 20 acres of this area, which is known as Harbour Pointe. The Indian River Terminal was sold by Egan Grove Company and the other portion of the Port of Fort Pierce is the Plant leased by Marconis Industries which is used to import aragonite.

Commodity trade data for the Port of Fort Pierce reflects that fresh citrus was the primary export commodity, although recent sales transactions have changed that. The aragonite plant is still running and is the primary import commodity.

Two marina facilities are located in this north area. They are Harbor Town Marina and Taylor Creek Marina. Harbor Town offers primarily "in water" boat storage, while Taylor Creek caters to smaller boats with their in/out storage facilities.

The primary uses along the east/west Orange Avenue and Avenue A corridor, as well as, the north/south U.S. Highway 1 corridor is commercial in nature. The areas located behind the commercial uses represent residential development.

New City Marina

The new city marina is currently under construction. From start to finish, it has been anticipated to be an 18-month project to rebuild the Fort Pierce marina and create several tiny man-made islands that will provide habitat for birds and other animals. Most of the small islands and main barrier island work has been completed on the project.

City officials say the marina project could attract more boaters and tourists to downtown Fort Pierce, leading to busier restaurants, increased theatre ticket sales and improved nature tours. "This is a local stimulus project we've been waiting on for a very long time," Mayor Bob Benton said in a statement. After hurricanes destroyed the Treasure Coast in 2004, the storms left the marina in shambles. Fort Pierce was unable to acquire funds from the Federal Emergency Management Agency for repairs until the city developed a way to protect the docks from future hurricanes.

City engineers managed to come with a protection plan involving buffer islands so as to help prevent massive waves from crashing into the docks. To help ease environmental fears, the city set aside underwater land near the proposed buffer islands for environmental protection. The city also tested models of the islands for the 21.75-acre site to see how the islands would affect the surroundings. These islands will not be open to the public. "The city feels it has developed an innovative idea for shoreline protection outside the typical methods for this type of protection," says City Engineering Project Coordinator Ed Seissiger. "The aim was to develop shoreline protection that would benefit its residents as well as the environment."

Followed by years of design tweaking to satisfy environmental impact questions, the city finally received a key permit from the U.S. Army Corps of Engineers in December 2013after receiving a separate permit in 2009 from the Florida Department of Environmental Protection. The Fort Pierce marina stayed open throughout, although lost over 100 dock slips. When finished, the new dock will consist of 287 slips. The price tag for the marina project has of yet to be determined, but in 2005, the city expected the plan to cost nearly $20 million for the islands and docks, Seissiger said. Plans also call for 13 new islands in the river to protect the marina, said Ed Seissiger, who has overseen the project for the city of Fort Pierce since 2005. If all goes well, the work will be completed between January and March 2014.

Seissiger said the money is coming from insurance and FEMA. If Fort Pierce officials agree on upgrades, there could be costs to the city. According to city officials, Fort Pierce lost $1.5 million in annual taxes, and the county has lost $8.5 million per year since the storm damage. City officials are hopeful that the new marina will bring back the lost money. Located below is the conceptual plan for the new city marina.

Public Utilities

Electric and telephone service is available to all properties. The entire Subject neighborhood is served by a central water and sewer system.

Neighborhood Housing

Within the Subject neighborhood residential areas are located between North 2nd Street and U.S. Highway 1 from the former Fort Pierce Utilities Authority's Power Plant to the north to Avenue H (Fisherman's Wharf Road). This small residential area contains a few old single-family residences in poor condition with deferred maintenance evident. Similar single-family residential development is located between South 2nd Street and Indian River Drive south of the Citrus Avenue Overpass. Overall, residential development of the immediate Subject neighborhood has been slow over the last several years.

Recent and Future Developments

The new federal courthouse opened in late 2011. This site is one and half blocks at the southwest corner of U.S. Highway 1 and Orange Avenue (one block west of the Subject).

The City of Fort Pierce's new library on South Indian River Drive and Orange Avenue is completed. The library contains 20,000 square feet in a two-story structure. The idea of locating the new library on riverfront parcel originated during a "charrette", which is a community brainstorming session. At this public meeting, it was decided that a new library should be constructed on the waterfront, tied to the riverwalk with a riverview. This plan has also been subsequently drafted into the Redevelopment and Revitalization Plan adopted by the City of Fort Pierce. According to an article in the Fort Pierce Tribune, the new 20,000 square foot library cost an estimated $2.65 million, which included $750,000 in city funds, $1,000,000 million from St. Lucie County, a $500,000 state grant, plus an estimated $400,000.

Additionally, a Manatee Observation Center containing approximately 1,375 square feet was completed on the northeast corner of Moore's Creek and Indian River Drive, just north of the Fort Pierce Yachting Center. The Manatee Observation Center features an exhibition building, an exhibition hall, lab/classroom, gift shop, office/storage area, restroom and covered terrace. The center will offer open-air classrooms.

Additionally, Renaissance on the River has been recently completed. Renaissance on the River is a condominium project with 38 residential units and 27,500 square feet of retail/office space. One Marina Place was a proposed condominium project with 41 residential units and 8,750 square feet of retail space, however this project is no longer being developed due to the current market conditions. Another project that has fallen through was the development of the 6.87-acre site of the old H.D.

King Power Plant. This project "Atocha Village" was reported in the news as a $90 million mix of retail, restaurants, homes, and a hotel. The reason this project fell apart was due to language in the deed which stipulates the property reverts back to state ownership if it's used for private development.

Lastly, many of the larger commercial buildings in the downtown are vacant. The former SunTrust Building recently was leased as a gym use. The two Harbor Federal Buildings located between 100 and 116 North 2nd Street are primarily vacant due to the bank selling to out of state buyers.

Conclusion

The Subject neighborhood is considered to be part of the Redevelopment and Revitalization Plan for the City of Fort Pierce. Much of the downtown area to the east of U.S. Highway 1 has been completed or is still in the process of being completed. Downtown areas on the west side of U.S. Highway 1 are also being revitalized and completed, and include several projects underway. In our opinion, property values within the Subject neighborhood will eventually increase proportionately as the Redevelopment and Revitalization Plan for the City of Fort Pierce are administered. This is especially true for the west side as the Federal Courthouse recently completed in November 2011. Property values have decreased in the area primarily due to the downturn in the residential market with most plans for mixed use developments. Limited financing has also had an impact on property values and resulted in minimal sales.

DOWNTOWN FORT PIERCE MARKET STUDY

The downtown area of Fort Pierce offers a mixture of both office and retail uses. A majority of the office space is located along North 2nd Street and consists of professional office space. Within the area from the Citrus Overpass to Avenue A along North 2nd Street there is a total of 183,543 square feet of professional office space not including the 109,666 square foot court house facility and the 32,666 square foot office building adjacent to the courthouse owned by St. Lucie County. Included in this area is the large 22,906 square foot PNC Branch bank building and the 33,634 square foot former SunTrust Building. It is important to note PNC Bank vacated the 22,906 square foot building along Orange Avenue and 2nd Street and moved in to a smaller condo office with drive-thru along 2nd Street near Seaway Drive.

Of the total 183,543 square foot of office space currently 45,000 square feet is vacant and available for rent. This equates to approximately 25% of the private owned office space. The largest portion of this vacant space is the former Harbor Federal Buildings located at 100 and 116 North 2nd Street. These buildings formerly consisted primarily of the Harbor Federal Operations Center. A majority of this space is large open space suitable for a single tenant. The vacant area within these buildings totals 23,599 square feet. The Lloyd Office building located at 201 South 2nd Street is currently 100% vacant and consists of 8,840 square feet. This space was previously owner occupied and is now available for rent or sale.

Within this same general area there is currently 82,454 square feet of retail space not including the 48,435 square foot Sunrise Theater building owned by the City of Fort Pierce. Of this space approximately 11,154 square feet is vacant and available for lease. This equates to approximately 14% of the private owned retail space.

Conclusion

The Downtown Area of Fort Pierce has suffered recently as a result of the recent downturn in the real estate market for St. Lucie County. Retail uses have fared better compared to office in the immediate area, however the restaurant industry has struggled as a result of the poor economy. The office space within the Downtown Area has a higher vacancy rate, but a majority of the vacant space is due to large single tenant availability. Market participants reported limited demand for space over 2,000 to 3,000 square feet. Some of the vacant space may be absorbed if the single tenant space is divided into smaller units. Market participants have also reported rental concessions to help struggling tenants over the past four to five years. While demand is currently low, the Downtown Area appears to be the biggest focal point of the retail and office market for Fort Pierce. Once local and national economies recover demand should increase in this market.

The retail portion in this area is a mixture of restaurants, cafes, boutiques and specialty stores. A majority of the customer base are island residents, seasonal residences, and tourist with some pedestrian patrons.

Typical Shop Views in District

PROPERTY DATA

Location

The Subject Property is located along the Boston Avenue Right-of-Way east of Indian River Drive in Fort Pierce, Florida. The Subject is located in the downtown Fort Pierce Market. This location is near the Indian River. A location map is located below for the reader's convenience.

Location Map

Zoning

The surrounding parcels are zoned C-1, Office Commercial, and C-4, Central Commercial by the City of Fort Pierce.

The C-1 zoning is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

The following uses and their accessory uses are permitted in a C-1 Zone:

- Finance, insurance and real estate establishments
- Business service establishments
- Communication service establishments, except transmission towers
- Professional service establishments, except hospitals
- Administrative offices for businesses
- Home occupations
- Temporary uses

Lot Size and Dimensional Requirements

Lot size requirements for the C-1 District are shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
	10,000	70	90	25	15*	15*	15*	65	60%

*Minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

The C-4, Central Commercial, by the City of Fort Pierce and is intended to serve as a primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area. It is intended to be an intensively used area catering primarily to the pedestrian. The district is not suited for low intensity uses requiring a large tract of land, most types of repair services, warehouses and other uses which would detract from the character of the area.

The following uses and their accessory uses are permitted in a C-4 Zone:

- Uses allowed as semi-restricted uses in C-3 Zone
- Retail sales establishments selling automobiles or other large motorized vehicles
- Post offices, police stations and fire stations
- Commercial off-street parking lots

Lot Size and Dimensional Requirements

Uses in a C-4 Zone, except multifamily housing developments, must meet the requirements show below. More restrictive requirements, set forth in accordance with other provisions, must be satisfied by some conditional uses. Lot size requirements for the C-4 District are shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
				15*	15*	15*	15*		

*Minimum yard depth for portions of the property abutting a residential district or across an existing street from a residential district will be fifteen (15) feet.

Land Use

The surrounding properties have a land-use classification of CBD, Central Business District, by the City of Fort Pierce. This land-use classification conforms to the zoning classification.

Concurrency

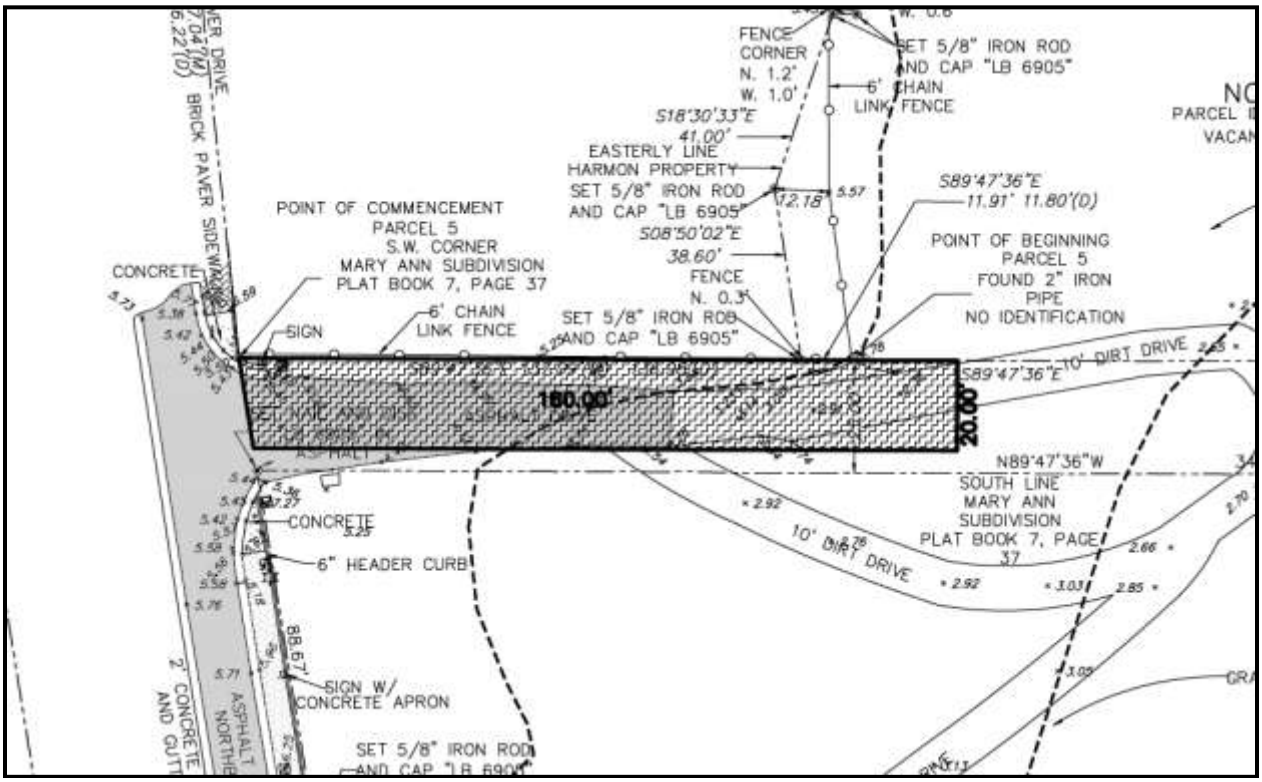
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

In 2011, the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required. An amendment rescinding optional concurrency issues is not subject to state review. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Site Size, Shape and Access

The Subject Property is rectangular in shape and contains a total of 3,200 square feet. Located below is a survey of the Subject Property.

Survey



Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

The Subject Property appears to be at road grade.

Census Tract

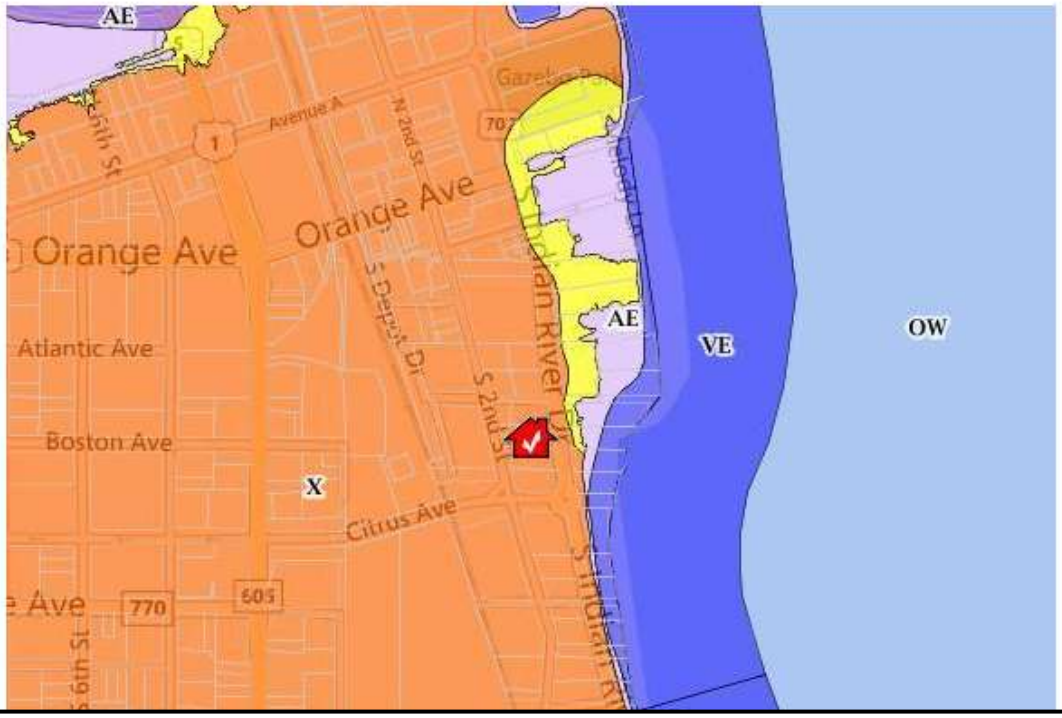
The Subject Property lies within Census Tract 3801.00.

Flood Hazard Zone

Flood Zone Code	Flood Zone Panel	Panel Date
VE	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
In	Yes (AE,VE,X500,X)	FORT PIERCE

Flood Zone Description:

Zone VE-An area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.



Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned Right-of-Way.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject is the unfinished road associated with Boston Avenue.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

> "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future commercial/retail development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The surrounding properties are is zoned Central Commercial and Office Commercial with a Commercial Business District Future Land-Use Classification. Both of these classifications allow for commercial development as well as waterfront residential development up to 18 units per acre.

2. The Subject Property contains 3,200 square feet of land area and is mostly rectangular in shape. The site size and shape does not allow for any development as a standalone parcel. The Subject Property along with surrounding properties would have multiple development schemes including commercial development, mixed use, and multifamily residential development.

3. From all indications commercial and residential developments are financially feasible. While more recent market conditions have indicated a large decline in demand for both commercial and residential properties, the location of the Subject and its development potential provide desirable qualities. When demand for commercial, mixed use, and residential land begins to increase in the future, properties like the Subject with waterfront views and close proximity to the Indian River should become once again desirable. It is also worth mentioning that the site has the potential to eventually be assembled to parcels located along the waterfront. While current demand does not warrant any development

at this time, it is important to the future potential of the Subject Property along with surrounding properties.

4. The Subject Property is currently surrounded by a more commercial/retail use as well as some various residential uses to the north. Given the Subject's current surrounding uses, it is our opinion that the maximally productive use of the Subject Property would be for future commercial/retail or mixed use development with an emphasis on waterfront amenities in conjunction with surrounding properties.

LAND-VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject. A search was made for commercial land sales with similar location features and/or similar development potential. Directly comparable sales, of commercial sites with similar development potential located within the downtown redevelopment area of Fort Pierce are very limited. While the site is not direct waterfront, it has some potential for waterfront views. Furthermore, the fact that it is adjacent to an assemblage purchased for future resort development gives the Subject Property more potential as far as also being assembled at some point in time to increase the size of the adjacent properties. In our opinion the Subject Property is worth less than direct waterfront commercial tracts, however its unique nature makes it worth more than the average commercial site.

With very limited available sales data, we have looked at both waterfront commercial sales as well as the best available commercial land sales that are best comparable to the Subject Property. We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality/view, access/exposure, and zoning. The six comparable sales and two listings indicated a non-adjusted range from $14.27 to $39.17 per square foot.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

Land Sale 1

Property Identification

Record ID	2564
Property Type	Residential, Vacant Land
Address	43 & 55 E Seminole Street, Stuart, Martin County, FL
Tax ID	04-38-41-006-000-00080-3

Sale Data

Grantor	AL Stuart, LLC
Grantee	Riverside Village Stuart, LLC
Sale Date	December 12, 2013
Deed Book/Page	2693/277
Property Rights	Fee Simple
Financing	N/A
Sale History	Sold 10/2012 for $765,000
Sale Price	$1,975,100
Cash Equivalent	$1,975,100

Land Data

Zoning	R-3, Residential

Land Size Information

Gross Land Size	1.157 Acres or 50,418 SF

Indicators

Sale Price/Gross Acre	$1,706,441
Sale Price/Gross SF	$39.17

Remarks

This site was purchased for the development of 14 residential units ranging from 3,269 to 6,960 square feet. Asking prices are $795,000 to $1,450,000. Each residence will have a deeded boat slip and the residences will be "Green Construction".

Comparable Offer 2

The site is currently listed for $889,000 or $23.09 per square foot. It was reported that there was a written offer of $750,000 in February 2013; however, the offer was not accepted. The property contains 0.89 acres and is located on the south side of Seaway Drive and east side of Hernando Street. The property has a C-5, commercial tourism zoning. While the site does not have direct water frontage, any type of vertical development would allow for views of the ocean as well as the Fort Pierce Inlet. The offer equated to $19.35 per square foot of land area.

Land Sale 3

Property Identification

Record ID	2296
Property Type	Commercial, Office Land
Address	Stuart, Martin County, Florida
Location	Southwest corner of Seminole Street and Colorado Ave
Tax ID	04-38-41-015-002-00041-6

Sale Data

Grantor	OB Florida CRE Holdings LLC
Grantee	Lots of Love LLC
Closing Date	January 12, 2012
Deed Book/Page	2555/1582
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Contract Price	$200,000
Cash Equivalent	$200,000

Land Data

Zoning	B-1, Business
Topography	Generally level and at road grade
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	0.230 Acres or 10,019 SF

Indicators

Sale Price/Gross Acre	$869,548
Sale Price/Gross SF	$19.96

Remarks

At the time of sale the site was being utilized as a parking lot. The property has approvals in place for an 8-unit residential project. It was noted that an adjacent property owner purchased the site above appraised value; therefore, it was felt that there may have been some premium paid for the fact that the adjacent owner needed the parcel.

Land Sale 4

Property Identification

Record ID	2232
Property Type	Commercial/Residential, Marine Commercial
Address	222 South Ocean Drive, Fort Pierce, St. Lucie County, FL
Location	East side of Ocean Dr, just south of the Fort Pierce Inlet
Tax ID	24-01-501-0014-0006

Sale Data

Grantor	BGP Solution LLC
Grantee	Mosely, Daniel S.
Sale Date	June 13, 2011
Deed Book/Page	3300/1318
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$1,750,000
Cash Equivalent	$1,750,000

Land Data

Zoning	C-5, Commercial Waterfront
Topography	Generally level sloping downward toward ocean
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	2.160 Acres or 94,090 SF
Allowable Units	17

Indicators

Sale Price/Gross Acre	$810,185
Sale Price/Gross SF	$18.60
Sale Price/Allowable Unit	$102,941

Remarks

The property owner was under financial distress and downward pressure from the lender. It was indicated that it was essentially a short sale. It was an all cash transaction and it was indicated that the buyer has no immediate development plans and wished to hold the property until market conditions improve.

Land Sale 5

Property Identification

Record ID	2047
Property Type	Commercial, Marine Commercial
Property Name	Fish Monger Parcel
Address	25 Fisherman's Wharf, Fort Pierce, St. Lucie County, FL
Location	SE corner of Indian River Drive & Fisherman's Wharf
Tax ID	2403-341-0009-0004

Sale Data

Grantor	Fishmonger Investors LLC
Grantee	St. Lucie County
Sale Date	December 28, 2010
Deed Book/Page	3257/274
Property Rights	Fee
Conditions of Sale	Arm’s Length
Financing	Cash to Seller
Sale Price	$450,000
Cash Equivalent	$450,000

Land Data

Zoning	C-6, Marine Commercial
Topography	Generally level
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	0.560 Acres or 24,394 SF

Indicators

Sale Price/Gross Acre	$803,558
Sale Price/Gross SF	$18.45

Remarks

The site was purchased by St. Lucie County, as they are assembling many parcels in the Port of Fort Pierce Corridor in order to make road improvements, add parking, and for possible future residential/commercial tourist type development that takes advantage of the waterfront location of that area.

Listing 6

Properties for Sale

1 304 S Indian River Dr, Fort Pierce, FL 34950

No Photo Provided

Property Details

Price	$1,100,000
Lot Size	1.77 AC
Total Lot Size	1.77 AC
Price/AC	$621,468.93 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	$1,100,000	1.77 AC	$621,468.93 /AC	

Property Description

3 Parcels being sold together.

Location Description

Indian River Drive and St. Andrews Lane

Comparable Location Maps

Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The six comparable sales indicated a non-adjusted range from $14.27 to $39.17 per square foot.

VACANT LAND SALES CHART
CALLAWAY & PRICE, INC. #14-70653

Sale Number	Subject	1	2	3	4	5	6
Record ID	-	2564	-	2296	2232	2047	-
ORBK/PG		2693/277	Offer	2555/1582	3300/1318	3257/274	Listing
Sale Price		$1,975,100	$750,000	$200,000	$1,750,000	$450,000	$1,100,000
Size - Acres	0.07	1.16	0.89	0.23	2.16	0.56	1.77
Size - Square Foot	3,200	50,418	38,768	10,019	94,090	24,394	77,101
Price/Square Foot		$39.17	$19.35	$19.96	$18.60	$18.45	$14.27
Location	Boston Avenue R/W east of Indian River Drive	43 & 55 SE Seminole Street	400 Seaway Drive	SWC of Seminole Street and Colorado Avenue	222 S. Ocean Drive	SEC of Indian River Drive and Fishermen's Wharf	304 S. Indian River Drive
City	Fort Pierce	Stuart	Fort Pierce	Stuart	Fort Pierce	Fort Pierce	Fort Pierce
Arm's Length	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee	Fee	Fee	Fee
Date of Sale	N/A	Dec-13	Feb-13	Jan-12	Jun-11	Dec-10	Current
Date of Value	-						
Zoning	-	R-3	C-5	B-1	C-5	C-6	C-1
Conditions of Sale		0%	0%	-10%	10%	0%	0%
Market Conditions Adj.		0%	0%	0%	-10%	-15%	0%
Adjusted Price Per SF		$39.17	$19.35	$17.97	$18.60	$15.68	$14.27
Physical Adjustments							
Location (General)		Superior -25%	Superior -5%	Superior -25%	Superior -5%	Similar 0%	Similar 0%
View/Site Quality	Full River	Similar 0%	Similar./ Part. Ocean 0%	Inferior 25%	Superior/Ocean -10%	Inferior 25%	Similar 0%
Size		0%	0%	-10%	10%	0%	10%
Zoning/Land Use	-	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Access		0%	0%	0%	0%	0%	0%
Total Physical Adjustment/SF		-25.00%	-5.00%	-10.00%	-5.00%	25.00%	10.00%
Adj.Price Per Square Foot		$29.38	$18.38	$16.17	$17.67	$19.60	$15.69

Average	$17.50
Minimum	$15.69
Maximum	$19.60
Median	$17.67

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. Comparable 3 has been adjusted downward to recognize that there was likely a premium paid. It was indicated that the site was purchased by an adjacent owner well above appraised value.

Comparable 4 has been adjusted upward slightly to recognize that the sale was verified as a motivated sales, however no specific opinion was noted with regard to the exact amount of discount. Therefore, we have made an upward adjustment of 10% just to recognize that the sale was motivated.

Comparable 6 is an active listing of a bank owned property. It appears this listing is very reasonable as it is a motivated seller. We have not adjusted this comparable.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from December 2010 to December 2013. Comparable 5 is the oldest comparable and general market trends show that property values were still in decline during 2010 and through the first half of 2011. Therefore, we have adjusted Comparable 5 downward the most and also have adjusted Comparable 4 downward as well to recognize this decline.

Location

Comparables 1 and 3 are located in the downtown area of Stuart. This area is superior to the Subject area and each of these comparables was adjusted accordingly. Comparables 2 and 4 were also considered superior as they are located on the barrier island which in general would command a higher price in comparison to the Subject. These two comparables have therefore been adjusted

downward. None of the remaining comparables warranted an adjustment for location.

Site Quality/View

The surrounding properties have full river views with direct water frontage. While Comparables 3 and 5 do not have direct water frontage, the potential views of both the ocean and river would be considered inferior to the Subject. Therefore, we have made downward adjustments to these sales. Comparable 4 has direct ocean frontage and is considered the most superior comparable, therefore warranting a downward adjustment. The remaining comparables have similar frontage and views.

Size

The Subject Property contains 3,200 square feet. A majority of the surrounding parcels are near 1 acre in size and considered typical for the area. We will base our analysis on a typical site size given the across the fence methodology. The comparable sales indicate a range from 0.23 acres to 2.16 acres. Comparable 3 is the smallest and warranted a downward adjustment. Smaller parcels typically sell for a higher price per square foot due to the economies of scale. Comparables 4 and 6 are considerably larger and have been adjusted upward to also recognize the economies of scale. None of the other comparables warranted an adjustment for size.

Zoning

The surrounding parcels are zoned Commercial, C-1 & C-4. All of the comparables have similar commercial type zonings that allow for much of the same development uses. Therefore, we have not made any adjustments with regard to zoning.

Access

All of the comparables used have good paved road access and therefore no adjustments were necessary.

Current Listings

Given the overall lack of recent sales activity we have also considered the most similar listings currently available on the market for additional analysis. We concentrated our search efforts on site very near commercial or tourism areas that are influenced by their proximity either the Indian River or the Atlantic Ocean. The following chart shows some of the listings we considered.

Comparable Listings						
Sale Number	**1**	**2**	**3**	**4**	**5**	**6**
Sale Price	$895,000	$599,000	$475,000	$595,000	$1,190,000	$469,000
Size - Acres	0.89	2.05	0.41	0.34	1.80	0.66
Size - Square Foot	38,768	89,298	17,860	14,810	78,408	28,750
Price/Square Foot	$23.09	$6.71	$26.60	$40.17	$15.18	$16.31
Location	400 Seaway Drive	4805 Capstan Avenue	1200 Seaway Drive	201 South Ocean Drive	401 South Indian River Drive	507-509 South Indian River Drive
City	Ft. Pierce	Port Salerno	Ft. Pierce	Ft. Pierce	Ft. Pierce	Ft. Pierce
Zoning/Land Use	C-5	PUR	C-5	C-5	C-1	C-1
View	Partial Ocean	Interior	Partial River	Partial Ocean	Indian River	Indian River
Conditions of Sale	-10%	-10%	-10%	-10%	-10%	-10%
Adjusted Price Per SF	$20.78	$6.04	$23.94	$36.16	$13.66	$14.68

Average	$19.21
Minimum	$6.04
Maximum	$36.16
Median	$17.73

The listings had an average indication of $19.21 per square foot of land. Comparable Listings 5 and 6 would probably be considered the most similar. These sites have direct water frontage along the Indian River with most of the developable portions located on the west side of Indian River Drive. They would be considered superior with regard to potentially having docks and use of the river frontage. However, their location is slightly inferior as the Subject is centrally located in the Fisherman's Wharf and closer to the downtown and commercial tourism corridor. After making a slight adjustment for conditions of sale of -10% (acknowledges listings typically sell for less than ask prices), the two indications are at $13.66 and $14.68 per square foot.

Since there is an overall lack of recent comparable closed sales data, these listings also helped us further establish the market conditions adjustments and the most current market trends. To conclude at a value higher than the list prices for similar land sites would not be supported.

Conclusion – Land-Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $15.69 to $29.38 per square foot, with an average indication of $17.50 per square foot and median indication of $17.67 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing slightly more weight on Comparable 1 as it is the most recent indication of value, it is our opinion the Market Value of the Subject site is best represented at $20.00 per square foot. This indicates that the land value of the Subject Property is $65,000. This is calculated as follows:

3,200 square feet X $20.00 per square foot = $64,000

Rounded, $65,000

ADDENDA

QUALIFICATIONS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #7464 and SRA Designation
Florida State-Certified General Real Estate Appraiser #RZ662
Florida Registered Real Estate Broker

Professional Experience

Principal, Callaway & Price, Inc., Since 1984
Fee Appraiser, Callaway & Price, Inc., 1979 - 1984
Fee Appraiser, Brown & Orr, Inc., 1978 - 1979
Salesman, Palermo Realty, Inc., 1977 - 1978

Qualified As An Expert Witness

Brevard County, Florida
Hernando County, Florida
Palm Beach County, Florida
Martin County, Florida
St. Lucie County, Florida
Indian River County, Florida
Okeechobee County, Florida
Federal District Courts of Southern District of Florida, Maryland and Michigan

Geographic Experience

Throughout Florida	Throughout Massachusetts	Pennsylvania
Washington, D. C.	New Hampshire	Maryland
New Jersey	Rhode Island	

Teaching Experience

Appraisal Institute Approved Instructor for Course 110 - Appraisal Principles

The Valuation Process As It Applies to Commercial Properties (Customized Seminar by Callaway & Price, Inc.)

Education

Bachelor of Science Degree, Abilene Christian University
Texas Real Estate Commission Course I
Florida Real Estate Commission Course I and II
Society of Real Estate Appraisers:
- Course 101 - An Introduction to Appraising Real Property
- Course 201 - Principles of Income Property Appraising
- Seminar - R-41c and the Appraiser

Education - Continued

American Institute of Real Estate Appraisers:
- Course 2-1 - Case Studies in Real Estate Valuation
- Course 2-2 - Valuation Analysis and Report Writing
- Course 6 - Real Estate Investment Analysis
- Course 2-4 - Standards of Professional Practice
- Course 4 - Litigation Valuation

Appraisal Institute:
- Standards of Professional Practice - SPP-A
- Standards of Professional Practice - SPP-B
- Standards of Professional Practice - SPP-C
- Highest & Best Use and Market Analysis
- Small Hotel/Motel Valuation
- Analyzing Commercial Lease Clauses
- Appraisal Consulting
- Internet Appraisal Research and the Florida Appraiser
- The Professional's Guide to the URAR
- Subdivision Valuation
- Real Estate Finance, Value & Investment Performance
- Yellow Book Seminar
- Conservation Easement Valuation – Certificate Course
- National USPAP Update
- Supervisor Trainee Roles and Rules
- Florida Law for Real Estate Appraisers
- Introduction to FHA Appraising
- An Introduction to Valuing Green Buildings

Realtors Land Institute:
- Course Title - Citrus Seminar

Organizations and Affiliations

Appraisal Institute:
- National Board of Directors, Past Director
- Indian River Florida Chapter, Past President
- National Admissions Committee, East Coast Chapter, Education Chairman
- National Continuing Education & Seminars Subcommittee, Past Vice Chairman

American Institute of Real Estate Appraisers:
- Southeast Regional Grievance Panel - Ethics and Professional Standards,
- Non-Residential Demonstration Reports Subcommittee, Member

Society of Real Estate Appraisers:
- South Florida District 29, Past Vice Governor
- Chapter 211, Past Treasurer, Past Secretary
- Chapter 211, Admissions, Past Chairman
- Chapter 211, Professional Practice Committee, Past Chairman
- Florida Cattlemen's Association, Member

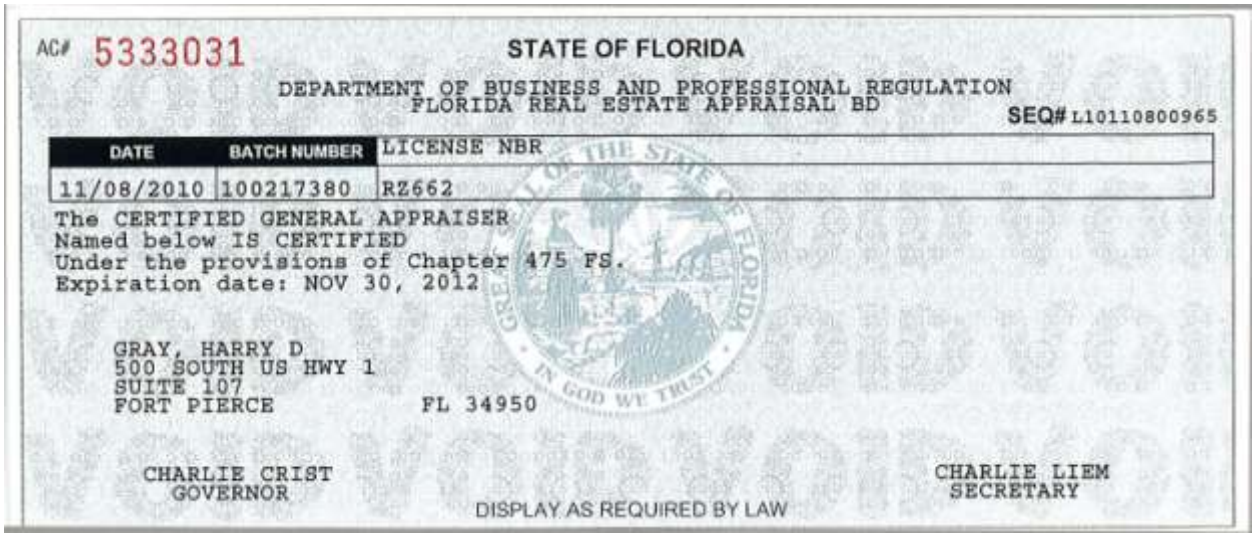
St. Lucie County Cattlemen's Association

Florida Cracker Trail Association, Past President

Organizations and Affiliations - Continued

Fort Pierce/St. Lucie County Chamber of Commerce:
- State and National Government Affairs Committee, Past Chairman
- Agribusiness Committee Member
- Port Sub-committee Member

Fort Pierce Rotary, Past Board of Director
International Braford Association, Member
Fort Pierce/Port St. Lucie Board of Realtors, Member
Pelican Yacht Club – Past Commodore
Treasure Coast Regional Planning Council – Past Member
Ducks Unlimited – Past Director, Treasure Coast Chapter



AC# 5333031

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L10110800965

DATE	BATCH NUMBER	LICENSE NBR
11/08/2010	100217380	RZ662

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2012

GRAY, HARRY D
500 SOUTH US HWY 1
SUITE 107
FORT PIERCE FL 34950

CHARLIE CRIST
GOVERNOR

CHARLIE LIEM
SECRETARY

DISPLAY AS REQUIRED BY LAW

Professional Designations\Licenses\Certifications

Florida State Certified General Real Estate Appraiser #RZ2609

Professional Experience

Appraisal Researcher, Callaway & Price, Inc. - April 1999 – January 2001
Associate Appraiser, Callaway & Price, Inc. – since January 2001

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree – Indian River Community College

Appraising\Consulting Expertise

- Acreage
- Apartment Complexes
- Cattle Ranches
- Citrus Groves
- Eminent Domain
- Mini-Storage Facilities
- Mobile Home Parks
- Rental Comparability Studies
- Residential Properties
- Retail Buildings
- Subdivisions
- Vacant Land

Organizations and Affiliations

Florida State University Alumni
Florida State University, Real Estate Society, Member
Sigma Alpha Epsilon Fraternity, Florida Beta Chapter
Fort Pierce Sportfishing Club
Ducks Unlimited

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

NEILL, BRYAN ALLEN
2927 INDIAN RIVER DR
FORT PIERCE FL 34946

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 691363
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2609 12/01/12 128153669

CERTIFIED GENERAL APPRAISER
NEILL, BRYAN ALLEN

IS CERTIFIED under the provisions of Ch.475 FS
Expiration date: NOV 30, 2014 L12120100784

DETACH HERE

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AC# 691363

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12120100784

DATE	BATCH NUMBER	LICENSE NBR
12/01/2012	128153669	RZ2609

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

NEILL, BRYAN ALLEN
2927 N INDIAN RIVER DRIVE
FORT PIERCE FL 34950

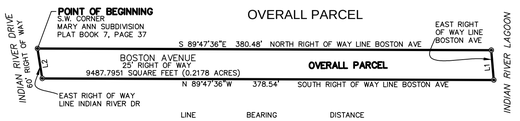
RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

DETAILS OF BOSTON AVENUE SPLIT

OVERALL PARCEL



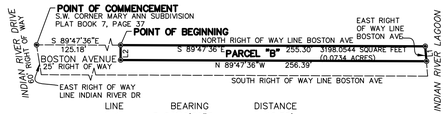
LINE	BEARING	DISTANCE
L 1	S 04°46'02"E	25.09'
L 2	N 09°08'15"W	25.34'

PARCEL "A"

LINE	BEARING	DISTANCE
L 1	S 00°12'24"W	12.50'
L 2	N 09°08'15"W	12.67'

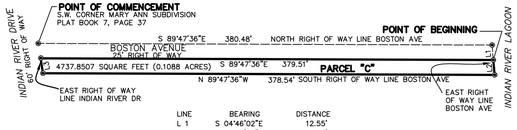
PARCEL "B"

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



LINE	BEARING	DISTANCE
L 1	S 04°46'02"E	12.55'
L 2	N 00°12'24"E	12.50'

PARCEL "C"



LINE	BEARING	DISTANCE
L 1	S 04°46'02"E	12.55'
L 2	S 04°46'02"E	12.55'
L 3	N 09°08'15"W	12.67'

LEGAL DESCRIPTION: OVERALL PARCEL

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVER DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 380.48 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SAID BOSTON AVENUE; THENCE RUN S 04°46'02"E ALONG SAID EAST RIGHT OF WAY OF BOSTON AVENUE, A DISTANCE OF 25.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE; THENCE LEAVING SAID EASTERLY LINE; RUN N 89°47'36"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE, A DISTANCE OF 378.54 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A 60 FOOT RIGHT OF WAY); THENCE LEAVING SAID SOUTH LINE OF BOSTON AVENUE, RUN N 09°08'15"W ALONG SAID EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A DISTANCE OF 25.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.22 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL "A"

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 125.18 FEET MORE OR LESS; THENCE LEAVING SAID SOUTH LINE, RUN S 00°12'24"W, A DISTANCE OF 12.50 FEET; THENCE RUN N 89°47'36"W, A DISTANCE OF 123.12 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (60 FOOT RIGHT OF WAY); THENCE RUN N 09°08'15"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 12.67 FEET MORE OF LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.03 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL "B"

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 255.30 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°47'36"E, A DISTANCE OF 125.18 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SAID BOSTON AVENUE; THENCE LEAVING SAID SOUTH LINE, RUN S 04°46'02"E, A DISTANCE OF 12.55 FEET; THENCE LEAVING EAST LINE OF BOSTON AVENUE, RUN N 89°47'36"W, A DISTANCE OF 256.39 FEET MORE OR LESS; THENCE RUN N 00°12'24"E, A DISTANCE OF 12.50 TO THE POINT OF BEGINNING.

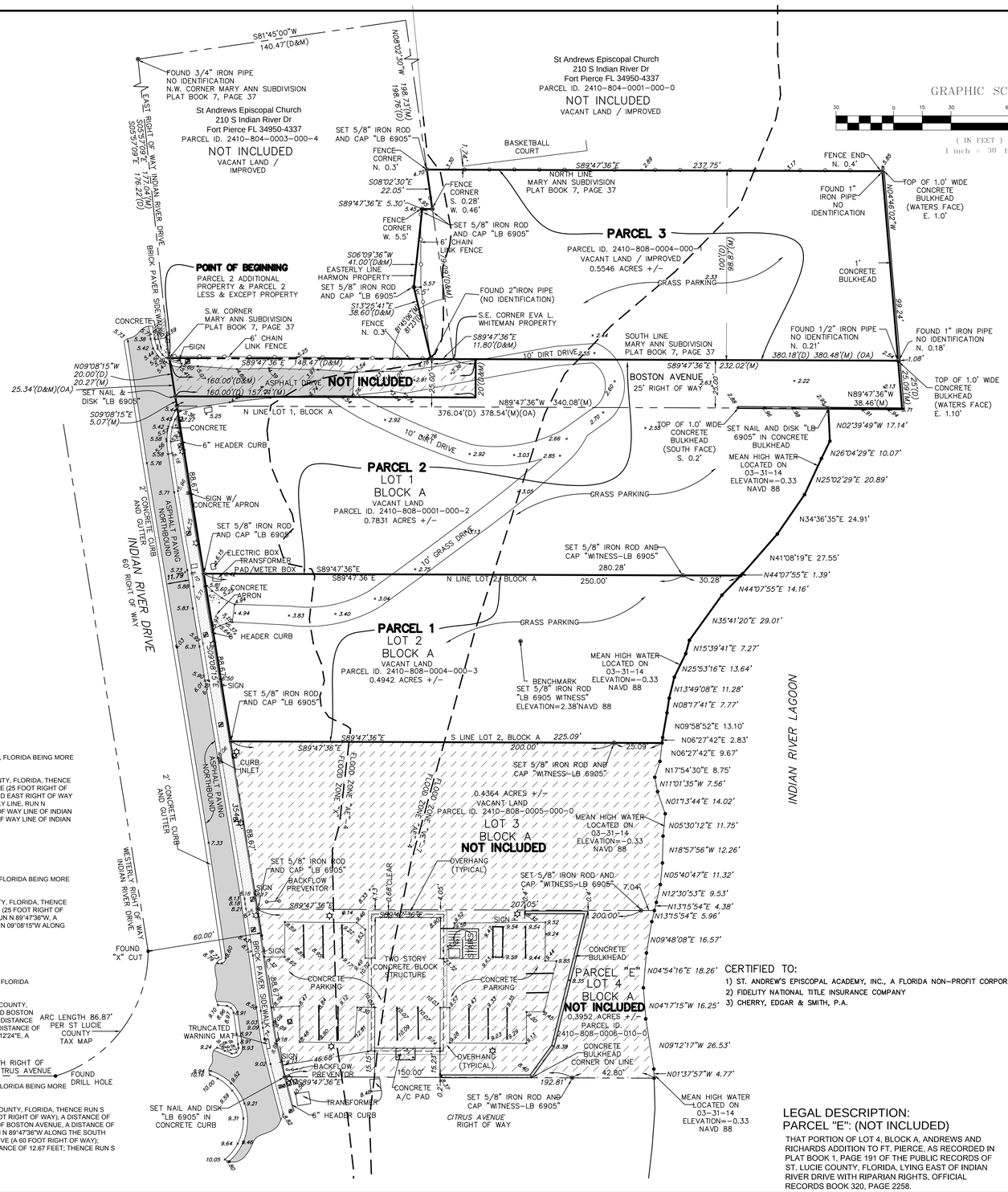
SAID PARCEL CONTAINING 0.07 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL "C"

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 380.48 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SAID BOSTON AVENUE; THENCE RUN S 04°46'02"E ALONG SAID EAST RIGHT OF WAY OF BOSTON AVENUE, A DISTANCE OF 12.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 04°46'02"E, A DISTANCE OF 12.55 FEET; THENCE LEAVING SAID EASTERLY LINE, RUN N 89°47'36"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE, A DISTANCE OF 378.54 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A 60 FOOT RIGHT OF WAY); THENCE LEAVING SAID SOUTH LINE OF BOSTON AVENUE, RUN N 09°08'15"W ALONG SAID EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A DISTANCE OF 12.67 FEET; THENCE RUN S 89°47'36"E, A DISTANCE OF 379.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.11 ACRES MORE OR LESS.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND & ABBREVIATIONS:

(SYMBOLS NOT SCALEABLE FOR SIZE)

- PLS – PROFESSIONAL LAND SURVEYOR
- PSM – PROFESSIONAL SURVEYOR & MAPPER
- LB – LAND SURVEYING BUSINESS
- ℄ – CENTERLINE
- R – RADIUS
- L – LENGTH
- Δ – DELTA ANGLE
- E/P – EDGE OF PAVEMENT
- B/C – BACK OF CURB
- B.M. – BENCHMARK
- POC – POINT OF COMMENCEMENT
- POB – POINT OF BEGINNING
- ○ – PERMANENT CONTROL POINT (PCP)
- ⊠ – PERMANENT REFERENCE MONUMENT (PRM)
- ● – IRON PIPE (IP)
- CURB INLET
- SURFACE INLET
- MITERED END SECTION
- CONCEPTUAL DRAINAGE
- STREET SIGN
- MAIL BOX
- CONCRETE POWER POLE
- WOOD POWER POLE
- ORB – OFFICIAL RECORD BOOK
- PB – PLAT BOOK
- PGS – PAGES
- GUY WIRE
- WOOD UTILITY POLE
- TELEPHONE SERVICE
- CABLE T.V. BOX
- ELECTRIC BOX
- LIGHT POST
- WELL
- HYDRANT
- GATE VALVE
- IRRIGATION VALVE
- WATER METER
- SANITARY MANHOLE
- SANITARY SERVICE
- SEPTIC TANK
- DRAINAGE MANHOLE
- IRON ROD & CAP (IRC)
- CONCRETE MONUMENT (CM)
- FD. – FOUND
- (M) – MEASURED
- F.F. – FINISH FLOOR
- CONC. – CONCRETE
- EL/ ELEV – ELEVATION
- F.D.E.P. – FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION
- (D) – DEED
- (OA) – OVERALL

LEGAL DESCRIPTION:

PARCEL 1:

ALL THAT CERTAIN LAND LYING EAST OF THE EXISTING PAVEMENT OF INDIAN RIVER DRIVE AND BOUNDED ON THE NORTH BY THE NORTH BOUNDARY LINE OF LOT 2 OF BLOCK A OF W.F.RICHARDS AND JAMES ANDREW RESUBDIVISION OF LOTS 3, 4, 5 AND 6, EAST OF FLORIDA EAST COAST RAILWAY OF TYLER'S SUBDIVISION OF LOT 4 IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEING ANDREWS AND RICHARDS' ADDITION TO FORT PIERCE ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, AT PAGE 191 OF THE PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, PROJECTED TO THE INDIAN RIVER; AND BOUNDED ON THE EAST BY THE WEST BANK OF THE INDIAN RIVER; BOUNDED ON THE SOUTH BY THE SOUTH BOUNDARY OF SAID LOT 2 PROJECTED TO THE INDIAN RIVER; TOGETHER WITH ALL RIPARIAN RIGHTS; ALL IN ACCORDANCE WITH THE SURVEY OF SAID LAND MADE BY ALTON A. REGISTER, C.E., AND DATED OCTOBER 14, 1950. TOGETHER WITH PARCEL MORE PARTICULARLY DESCRIBED IN DEED BOOK 161, PAGE 135, ST LUCIE COUNTY PUBLIC RECORDS.

PARCEL 2:

BEING ALL THAT PART LYING EAST OF SOUTH INDIAN RIVER DRIVE OF LOT 1, BLOCK A, OF RICHARDS AND ANDREWS RESUBDIVISION OF LOTS 3, 4, 5 AND 6 (EAST OF F.E.C. RAILWAY): OF TYLER'S SUBDIVISION OF LOT 4, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, INCLUDING ALL RIPARIAN RIGHTS AND LITTORAL RIGHTS APPURTENANT AND BELONGING THERETO, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

AND

BEGIN AT A POINT WHERE THE SOUTH LINE OF MARY ANN SUBDIVISION, AS PER PLAT BOOK 7, PAGE 37, BISECTS THE EAST RIGHT OF WAY LINE OF SOUTH INDIAN RIVER DRIVE (NOW KNOWN AS ST. ANDREWS LANE), RUN THENCE EASTERLY, ALONG SAID SOUTH LINE OF MARY ANN SUBDIVISION, A DISTANCE OF APPROXIMATELY 380.18 FEET, MORE OR LESS TO A POINT OF THE WESTERLY EDGE OF THE INDIAN RIVER, RUN THENCE SOUTHERLY ALONG SAID WESTERLY EDGE OF THE INDIAN RIVER, A DISTANCE OF APPROXIMATELY 25.00 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 1 EXTENDED OF RICHARDS AND ANDREWS SUBDIVISION, AS PER PLAT BOOK 1, PAGE 191, RUN THENCE WEST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF APPROXIMATELY 376.04 FEET MORE OR LESS TO A POINT ON THE EAST RIGHT OF WAY LINE OF ST. ANDREWS LANE, RUN THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF APPROXIMATELY 25.34 FEET, TO THE POINT OF BEGINNING, INCLUDING ALL RIPARIAN RIGHTS AND LITTORAL RIGHTS APPURTENANT AND BELONGING THERETO, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS

BEING ON THE NORTH 20 FEET OF THE WEST 160 FEET OF THAT PART OF LOT ONE, LYING EAST OF SOUTH INDIAN RIVER DRIVE, WHICH SAID LOT IS PART OF BLOCK A, OF RICHARDS AND ANDREWS RESUBDIVISION OF LOTS 3, 4, 5 AND 6, (EAST OF F.E.C. RAILWAY) OF TYLERS SUBDIVISION OF LOT 4, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO SURVEY MAP MADE BY J.O. FRIES, COUNTY SURVEYORS OF BREVARD COUNTY AND RECORDS IN PLAT BOOK 1, PAGE 191 OF THE RECORDS OF ST. LUCIE COUNTY, FLORIDA: SAID MAP SHOWING RICHARS AND ANDREWS ADDITION TO FORT PIERCE; WHICH WOULD BE MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF SOUTH INDIAN RIVER DRIVE (WHICH INCLUDES ST. ANDREWS LANE) WHERE IT INTERSECTS WITH THE SOUTH BOUNDARY OF MARY ANN SUBDIVISION, RUN THENCE EASTERLY ALONG SAID SOUTH LINE OF MARY ANN SUBDIVISION, A DISTANCE OF 160 FEET TO A POINT, THENCE RUN SOUTH AT A RIGHT ANGLE TO THE SAID SOUTH LINE OF MARY ANN SUBDIVISION, A DISTANCE OF 20 FEET TO A POINT, THENCE RUN WEST, PARALLEL WITH THE SOUTH LINE OF SAID MARY ANN SUBDIVISION, A DISTANCE OF APPROXIMATELY 160 FEET TO A POINT ON THE WEST SIDE OF SOUTH INDIAN RIVER DRIVE; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SOUTH INDIAN RIVER DRIVE, A DISTANCE OF APPROXIMATELY 20 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE SOUTH 100 FEET OF MARY ANN SUBDIVISION, PLAT BOOK 7, PAGE 37, ST. LUCIE COUNTY, FLORIDA, EXCEPT THAT PART THEREOF DEEDED TO SUNRISE HOMES IN DEED BOOK 130, PAGE 247, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS: FOR POINT OF BEGINNING A CONCRETE MONUMENT IN SOUTHWEST CORNER OF MARY ANN SUBDIVISION 140.78 FEET TO A STAKE, THENCE WITH A BACK ANGLE OF 81°25' TO THE RIGHT, A DISTANCE OF 198.73 FEET TO THE SOUTH SIDE OF PROPOSED STREET, THENCE RUN WESTERLY ALONG SOUTH SIDE PROPOSED STREET 140.47 FEET TO A PIPE ON EAST SIDE OF INDIAN RIVER DRIVE, THENCE SOUTHERLY ALONG EAST SIDE OF INDIAN RIVER DRIVE 176.22 FEET A POINT OF BEGINNING.

AND

BEGINNING AT A PIPE MARKING THE SOUTHEAST CORNER OF LANDS OF EVA L. WHITEMAN AS DESCRIBED IN DEED BOOK 235, PAGE 404, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS, RUN NORTHWESTERLY ALONG EAST LINE OF SAID WHITEMAN LANDS 79.09 FEET TO THE NORTH EDGE OF EXISTING CONCRETE WALK; THENCE WESTERLY ALONG THE NORTH EDGE OF SAID CONCRETE WALK 5.3 FEET; THENCE SOUTHERLY ALONG THE WEST EDGE OF SAID CONCRETE WALK 41 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY PARALLEL TO THE AFORESAID EAST LINE OF WHITEMAN LANDS, RUN 38.6 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID WHITEMAN LANDS, THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID WHITEMAN LANDS 11.8 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

1) ST. ANDREW'S EPISCOPAL ACADEMY, INC., A FLORIDA NON-PROFIT CORPORATION
2) FIDELITY NATIONAL TITLE INSURANCE COMPANY
3) CHERRY, EDGAR & SMITH, P.A.

LEGAL DESCRIPTION: PARCEL "E": (NOT INCLUDED)

THAT PORTION OF LOT 4, BLOCK A, ANDREWS AND RICHARDS ADDITION TO FT. PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 191 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE WITH RIPARIAN RIGHTS, OFFICIAL RECORDS BOOK 320, PAGE 2258.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

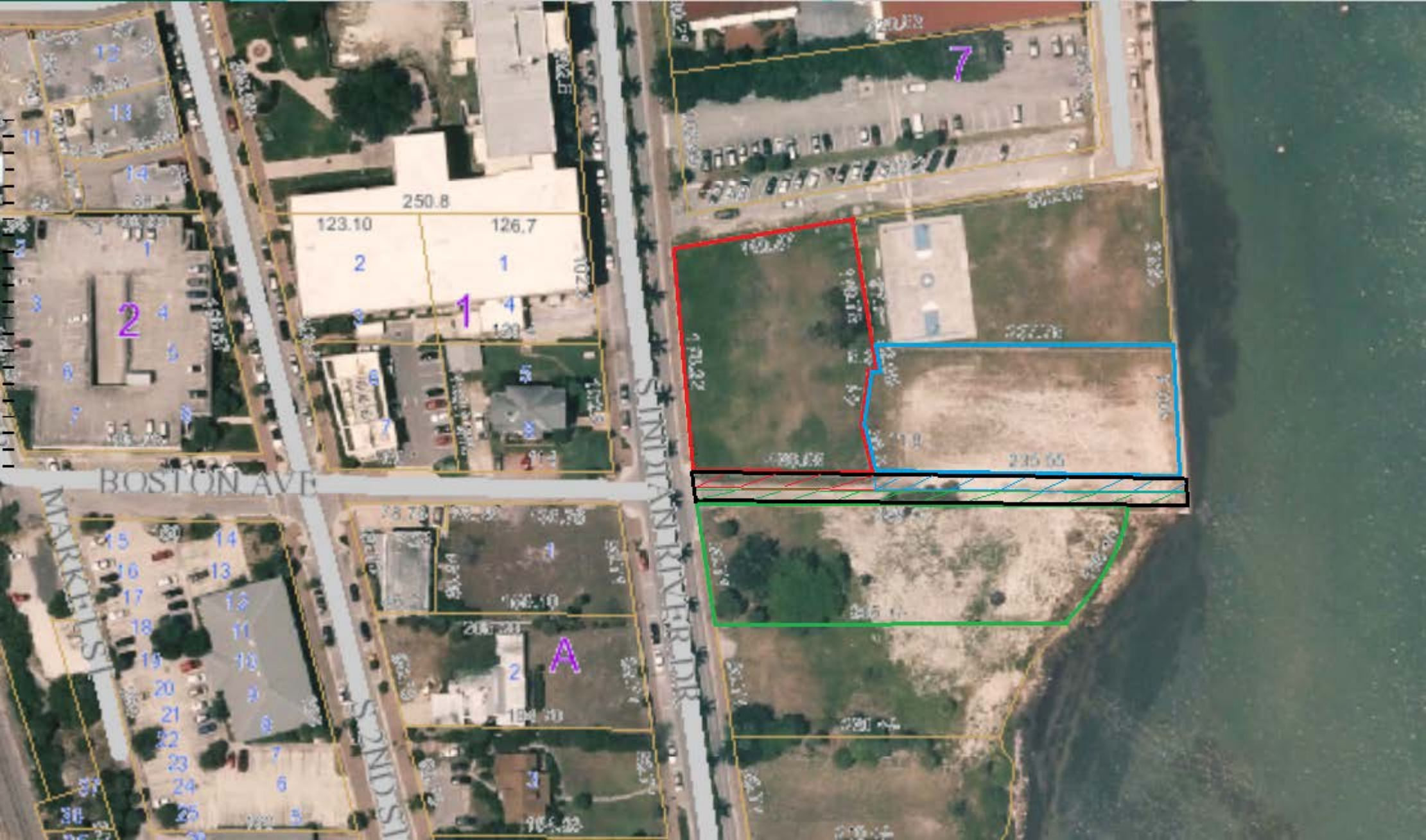
TYPE: BOUNDARY	REVISIONS			
PROJECT# 14-015				
DATE: 04/08/14 F.B. 201 PG.32				
DRAWN BY: JEK				
CHECKED BY: C.H.B.	1.	4-11-14	REVISE PER TITLE COMMITMENT	CHB
SCALE: 1:30 SHEET: 1 OF 1	NO.	DATE	DESCRIPTION	BY

PLAT OF SURVEY FOR:

ST ANDREWS EPISCOPAL ACADEMY, INC.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

CHARLES H. BLANCHARD P.S.M. #5755


BOSTON AVE
MARKET ST
SCHOOL ST
INDIAN RIVER DR
250.8
123.10
126.7
1
2
7
A