

From: Harold H \Buzz\ Smyth <smythbuild@aol.com>

To: bizashton <bizashton@gmail.com>

Cc: peter <peter@landmgt.com>; brianpaul <brianpaul@pelicanseafoodcompany.com>; wstoddard <wstoddard@sbsengineers.com>; smythbuild <smythbuild@aol.com>

Subject: future land use amendment

Date: Tue, Aug 4, 2015 6:24 am

Good Morning Ashton,

I am not pleased to tell you that the city staff is not cooperating. As I reported the commissioners and mayor want to see everything go forward, but our meeting last week with Nick and staff did not go very well, Nick was a no show and Rebecca Grohall attended the meeting with us for the first time. Things took a bizarre and confusing turn with her and Kori. Shyanne the Marketing person for the city sat totally bewildered. As Nick was not there they asked that we start the meeting, right off the bat Rebecca began to discuss Developers agreements and moving the sewer plant. After several minutes it became obvious that we were headed in the wrong direction. We were also informed that they were not going to put us on the August 11 Planning Board meeting which immediately took things even worse. At that point I said this meeting was over because we were getting no where. Kori and Rebecca took a stance that was so off neither Bill nor myself knew where they were headed.

As we were leaving Nick showed up and did not understand why the sour faces. He spoke to us briefly and told us he would be in touch.

Later we got a call from Nick stating that we would have a conference call at 4:30 on Monday to discuss the issue.

The conference call was not much better, the staff Kori and Rebecca are digging in. Rebecca refuses to bring the future Land Use Amendment to the Planning board or the city Commission. They agreed along with Nick to do that. Nick hosted the call and conducted the meeting. He also supported the staff. They are willing to let the zoning application go through but not the future land use. I had no choice but to agree at least we can move forward is what they said. That does not match what we have been told to do all along, which is a zoning change had to also include a future land use change otherwise why would we spend the money and energy to make the application, which took hundreds of hours to put together. Nick even got more bizarre when Dr. Stoddard ask him about a time frame to make it happen, he said they would not even start till a plan is submitted, (for moving the sewer plant and development). They are not putting any effort to it at this time, and consider looking into it when we get closer.....

Remember the mayor nor the commissioners can talk to staff, they must go through the city manager and the staff is refusing to put the item on the agenda. The mayor nor the commissioners can do anything about it. I have never seen this happen so much as now.

I had no choice but to submit to the zoning change, I do not know what has happened from our first meeting pre-application meeting, where we were told to

do a zoning change and future land use amendment, then subsequent meetings to clarify we were doing everything they wanted , to the TRC board(Technical Review Committee) where the only comments were from city staff to the meetings with each elected official showing support, to a complete 180....

If they let us do the rezoning and keep moving that is a plus, but I will continue to address each issue. I am embarrassed for my community that we are being treated like this, but hearing from others we are not alone.

Ashton, you may want to call Dr. Stoddard to hear more but at this point we have done and will continue to move forward.

Harold H. "Buzz" Smyth

772-201-8230

smythbuild@aol.com

Business & Development Consultant

President of "Citizens for Clean Air & Water"

Sitting Board Member of Comprehensive Economic Development Strategy Committee

State Certified Building Contractor #CBC1251321

"Realtor" ABC Realty

Commercial Pilot

Veteran, US Navy SEABEE

Rebecca -

July 30 2015

addressing the conflicts =

She was getting the cart before the horse -

Development agreement ???

She is so off the mark -

Everyone wants a development to happen - what that is
no one knows at this time.

C-5

1. Resolving the boundaries to the South Beach Overlay
2. Change the HMC to allow more commercial
3. Talk about the exact agreement is between the city and property -
4. Not on the August 11 Planning Board agenda because of conflicts in the text.
5. TRC comments were not addressed even though there was no comments from the board but from Staff -
- 6.

Present - Sheyenne

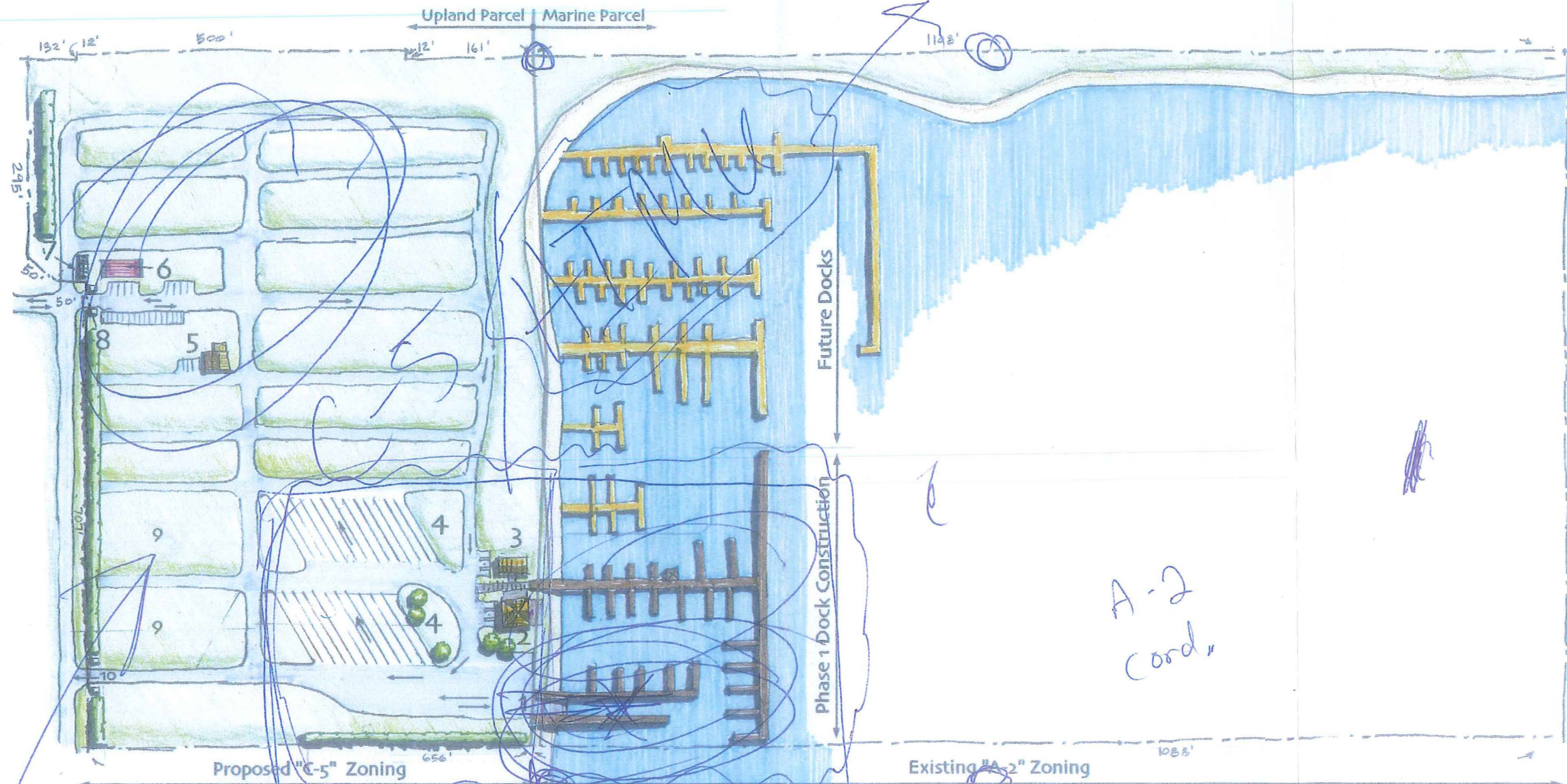
Buzz

Kori

Bill

Rebecca

Jules



Site Index

- 1 Double boat ramp
- 2 Dockmaster's House
- 3 Restroom-Laundry
- 4 Pull-thru trailer parking
- 5 Maintenance
- 6 Shuffleboard
- 7 Entry Sign / elec. distribution
- 8 Access gate
- 9 Event parking
- 10 Site egress

Site Data

Address - 601 Seaway Drive, Ft. Pierce, FL

Site Area
 Upland Parcel 17.1 Acres +-
 Marine Parcel 25.3 "
 Total Site 42.3 Acres

On-Site Parking - Phase 1

At Entry - 28 spaces (2) van accessible
 At Dock Area - 6 auto spaces (2) accessible
 - 44 Pull-thru trailer spaces

Boat Docks

Phase 1 - 47 (2) accessible
 Phase 2 - 151 (3) accessible
 Total - 198 (5) accessible

John M. Foster - Architect
 Member - American Institute of Architects - LEED AP
 11205 Ridge Avenue Ft. Pierce, Florida 34902
 (772) 370-8464 - Florida Registration No. 8511
 jmfarch@gmail.com



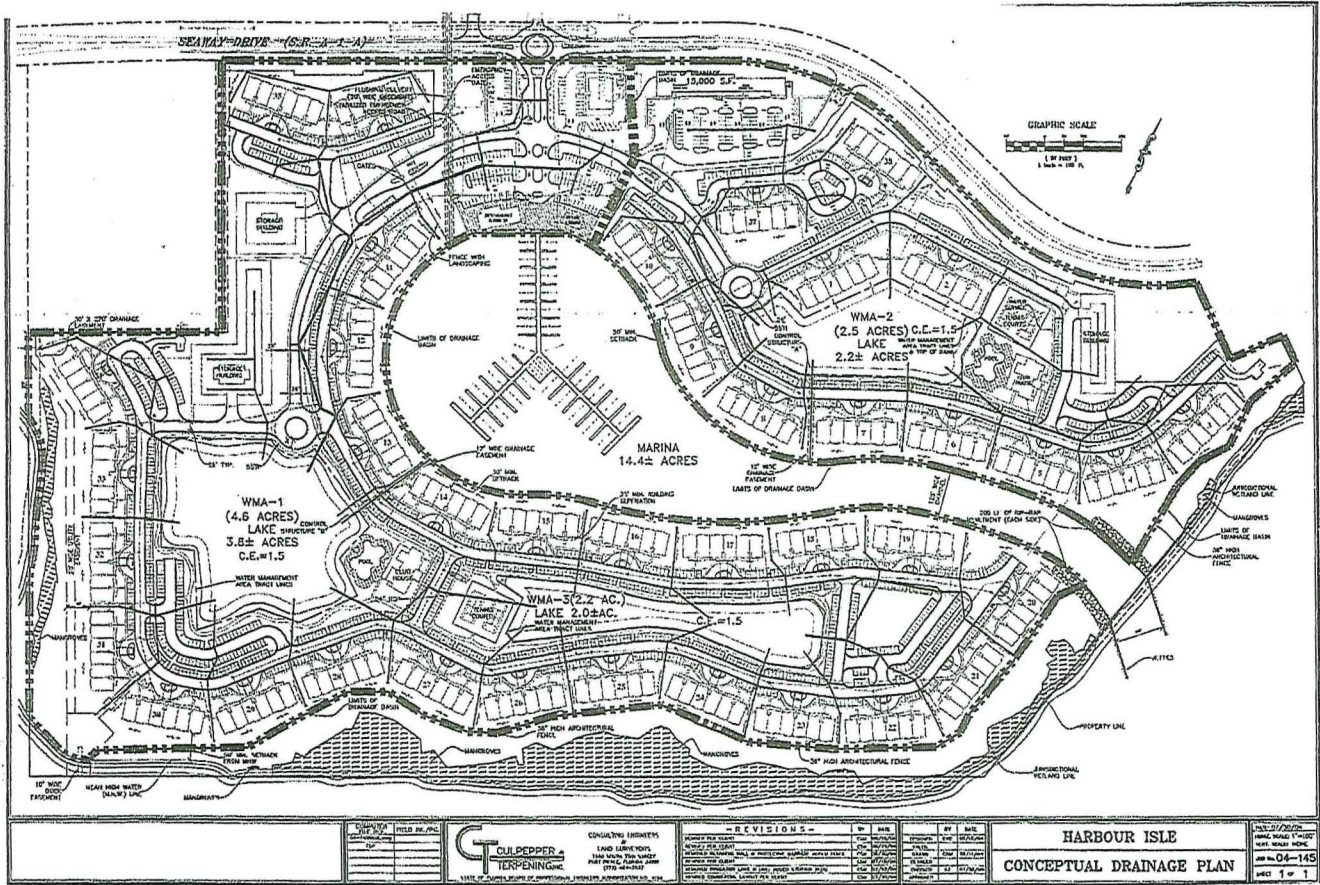
Graphic Scale



Schematic Site Development Plan
Causeway Cove
 Ft. Pierce, Florida

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 John M. Foster - Architect
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2-26-15



SUMMARY:

TOTAL ACREAGE: 108.87 ACRES

WMA-1 ACREAGE: 4.6 ACRES

WMA-2 ACREAGE: 2.5 ACRES

WMA-3 ACREAGE: 2.2 ACRES

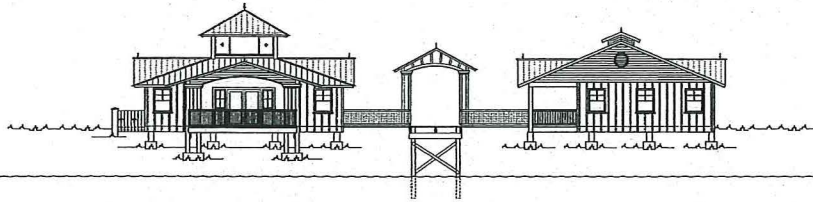
MARINA ACREAGE: 14.4 ACRES

TOTAL UPLAND ACREAGE: 85.17 ACRES

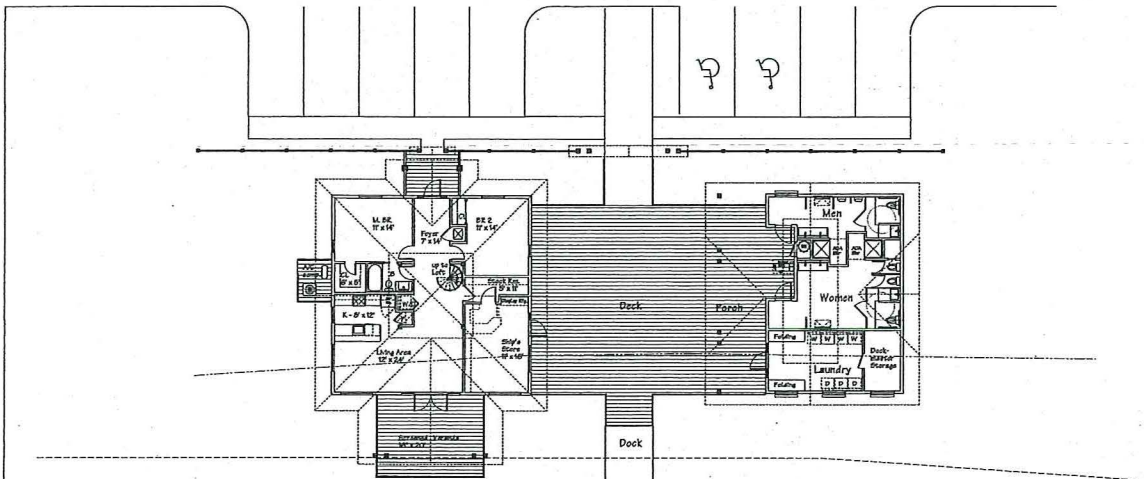
TOTAL UNITS: 912

UNIT DENSITY: 10.7 UNITS PER ACRE

		CONSULTING ENGINEERS LAND SURVEYORS 1800 WEST 7TH AVENUE FORT COLLINS, COLORADO 80504 970-225-8887		REVISIONS NO. BY DATE 1 BY [] [] [] 2 BY [] [] [] 3 BY [] [] [] 4 BY [] [] [] 5 BY [] [] [] 6 BY [] [] [] 7 BY [] [] [] 8 BY [] [] [] 9 BY [] [] [] 10 BY [] [] []		HARBOUR ISLE CONCEPTUAL DRAINAGE PLAN SHEET NO. 04-145 PAGE 1 OF 1	
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South Elevation Scale - 1/8" = 1' 0"



Dockmaster Area Plan Scale - 1/8" = 1' 0"

0' 10' 20' 30' 40'

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John M. Foster - Architect
 18000 Bay Avenue, Ft. Pierce, Florida 34949
 Phone: 888-234-2342
 Fax: 888-234-2342
 www.jmfoster.com

Dockmaster's House & Laundry
Causeway Inlet Marina
 601 Seaway Drive, Ft. Pierce, Florida

Causeway Cove. 7-23-15

Meetings with Comma, Mayor

1. Boat ramp & Docks = city needs
2. Simple marina
3. Adopted Charrette - next step -
4. maneuvering through the regulations - Staff's direction
5. Do u support the zoning change and Future Land use change to MXD as requested with 15 units per acre
6. Would you waive or remove the SB overlay from this project?
Is it a concern to you?
- 7.

Leo - 3100
12500

Tommy - grey water -
clay -
board -

From: Kori Benton <KBenton@City-FtPierce.Com>

To: Harold H \Buzz\ Smyth <smthbuild@aol.com>

Cc: William Stoddard <wstoddard@sbsengineers.com>

Subject: 601 Seaway Drive - Planning Board Submittal, Application Outlook, and Discussion <Watchdog: Virus checked>

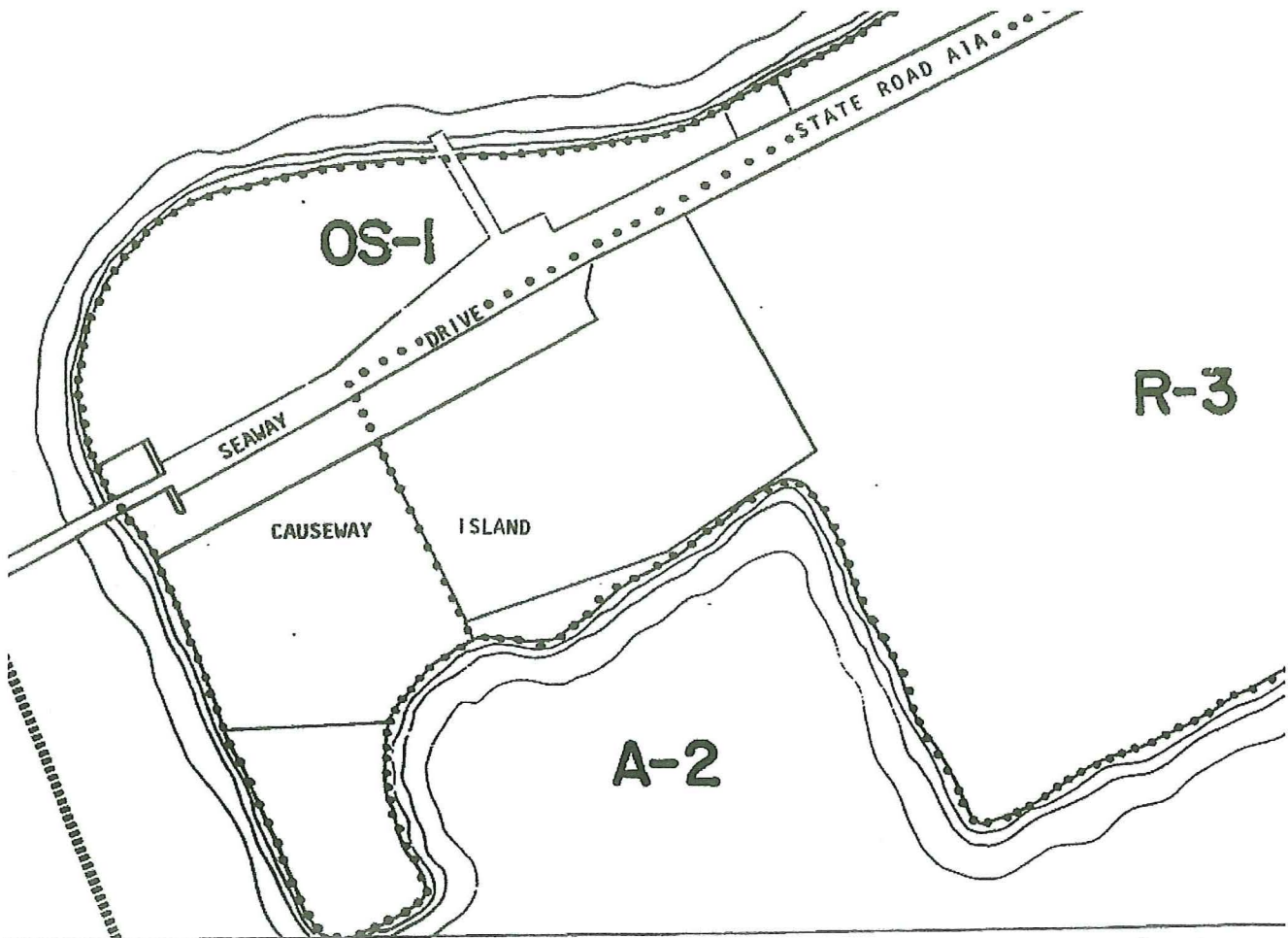
Date: Wed, Jul 22, 2015 5:28 pm

Attachments: Site Exhibit.png (275K), Advertising Map.jpg (119K), City Code & Comprehensive Plan Review.docx (1045K)

Good afternoon,

Thank you for your time on Friday, after the TRC meeting, to discuss a handful of discussion points relating to the Rezoning and FLUMA requests for 601 Seaway Drive. I have noted the meeting scheduled for next week, which may facilitate discussion and hopeful resolution to the concerns we discussed.

In an effort for continual progress, I've attached a few excerpts of the City Code and Comprehensive Plan for discussion, as each are elements of the potential discrepancies or conflicts identified, and discussed previously. Furthermore, I would like to briefly revisit the boundaries or the land/property for rezoning and map amendment. Dr. Stoddard and I briefly noted, and discussed the variance between the main parcel (land), and the bank included in the predominantly aquatic parcel. Initially, it did garner much concern, however in reviewing the parcel, zoning, and FLUM configurations further, it is appropriate to add the property (legal description) up to the mean high water line (MHWL). The attached "site exhibit" reflects the current parcel boundaries, and the sections of parcel 2402-331-0002-000-1, that are appropriate to include. The survey(or) identifies the MHWL, therefore it may be quite simple to develop an accurate legal description quickly. Such legal description would be essential for advertising purposes, and inclusion for action by the Planning Board and City Commission. Please let me know if you have time for further discussion tomorrow. Thank you again.



Warm Regards,

Kori Benton
Senior Planner
(772) 467-3739

Planning Department
City of Fort Pierce
PO Box 1480
Fort Pierce, FL 34954



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1 Attached Images





CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

July 15, 2015

Harold Smyth
PO Box 13088
Fort Pierce, FL 34979

**Re: Technical Review – Causeway Cove
Future Land Use Map Amendment & Zoning Atlas Amendment
601 Seaway Drive**

Dear Mr. Smyth,

The following are technical review comments from the Planning Department's review of the application for a Future Land Use Map Amendment & Zoning Atlas Amendment to property described as Causeway Cove.

1) Pursuant to City Code Section 22-16(a) South Beach Overlay District, please note the following regulations of density:

(3) a. Density.

1. Residential. Residential density shall be based on the requirements of the underlying zoning district except that in no instance shall residential density in the South Beach Overlay District exceed eight (8) units per acre.

3. Mixed use. The residential component of a mixed use development shall not exceed eight (8) units per acre. The non-residential component of a mixed use development shall be based on the requirements of the underlying zoning district while factoring the affect and impacts of the residential component on the site.

An amendment to the South Beach Overlay District may be required to provide consistency with the requested Future Land Use Designation of MXD, Mixed-Use, which facilitates development up to 15 du/acre.

The applicant may consider further the capacity to explore amendments to the HIMU land use designation, in comparison to the requested map amendment to maintain consistency with the South Beach Overlay.

2) The capacity analysis presents the capacity for an increase in 19,320 daily trips. This impact, with a potential build out, would significantly impact the adjacent roadway networks. Further review and analysis may be requested by staff to ensure the capacity to account for the build out, to acknowledge the probability of level of service deficiencies.

3) The Planning Board recently voted to recommend amendments to the MXD land use designation, at the request of an applicant, as follows:

The applicant, Walton Acquisitions FL, LLC, is proposing changes within the City of Fort Pierce Comprehensive Plan regarding the Future Land Use Element (FLU) MXD, Mixed-Use Development designation. The requested amendment seeks to:

- 1) eliminate the 40% total floor area minimum requirement for residential uses
- 2) reduce the required number of uses from three (3) to two (2).

Please note that the City Commission will consider action on these amendments in the upcoming weeks.

4) There are various components of the City's comprehensive plan which conflict with the presented density increase proposed with the subject map amendment. Further analysis of these conflicts will be reviewed and provided to the Planning Board. Staff recommends further discussion with the applicant and representative to explore the components that may need amendment if the City pursues changes to accommodate the adopted charrette documents.

Amend SBO

HIMU → More Commercial

Comp Plan Text Amendment CHHA

City Code Section 22-16(a) South Beach Overlay District

(3) a. Density.

1. Residential. Residential density shall be based on the requirements of the underlying zoning district except that in no instance shall residential density in the South Beach Overlay District exceed eight (8) units per acre.

3. Mixed use. The residential component of a mixed use development shall not exceed eight (8) units per acre. The non-residential component of a mixed use development shall be based on the requirements of the underlying zoning district while factoring the affect and impacts of the residential component on the site.

An amendment to the South Beach Overlay District may be required to provide consistency with the requested Future Land Use Designation of MXD, Mixed-Use, which facilitates development up to 15 du/acre.

1.1 Objective:

The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts:

1.1.2 Policy:

Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, **provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.**

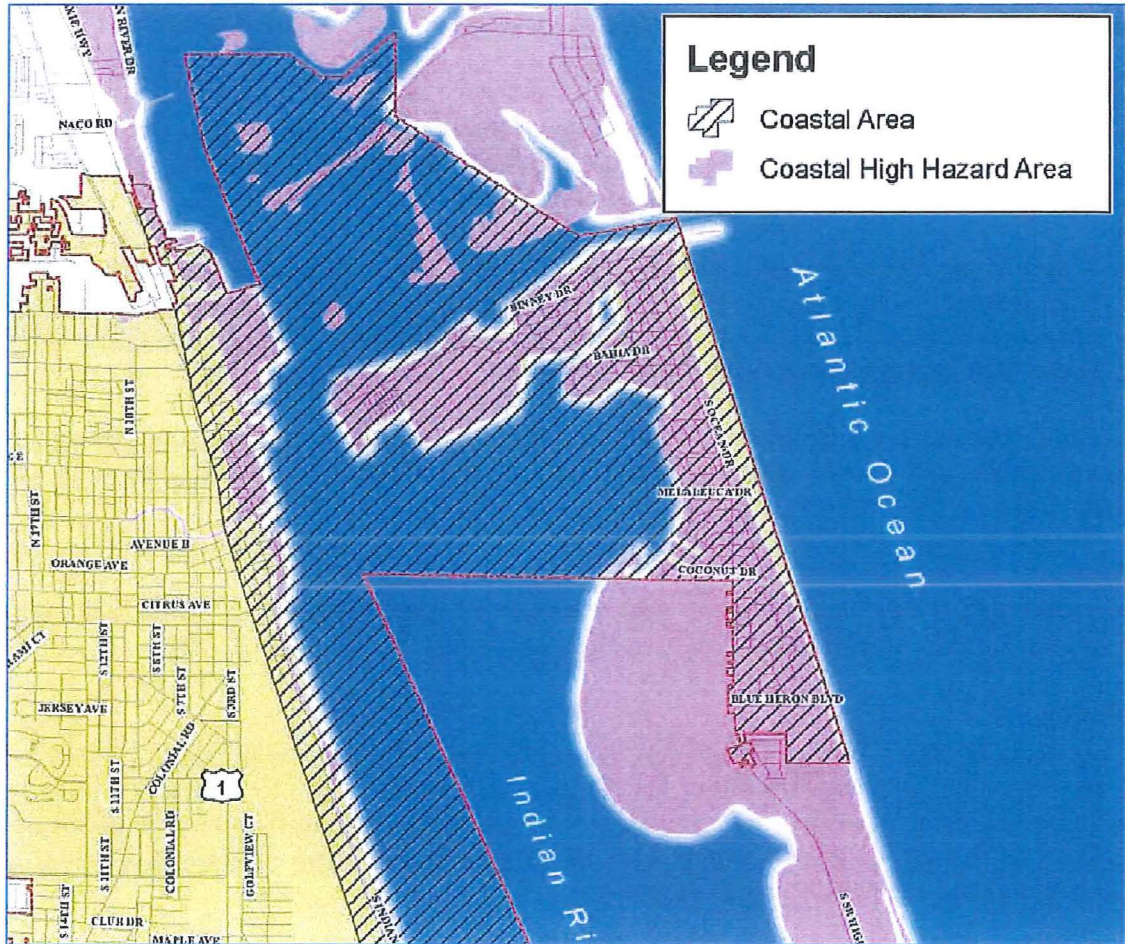
1.1.10 Policy:

The City shall maintain the South Beach Overlay District in the Land Development Regulations for northern South Hutchinson Island to protect the existing neighborhoods and **maintain a low-density**, “Tropical Village by the Sea” character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

1.9.4 Policy:

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

1. Avenue D Historic District
2. Downtown Historic District
3. Edgartown Historic District
4. River’s Edge Historic District
5. South Beach District
6. Performing Arts District



5.6 Objective:

The City shall direct population concentrations away from known or predicted Coastal High Hazard Areas (CHHA).

5.6.1 Policy:

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

5.6.2 Policy:

The City shall amend Land Development Regulations, by December 2010, to restrict development in Coastal High Hazard Areas.

5.6.3 Policy:

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

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

4. Surface water management improvements which mitigate loss of floodplain.

5.6.4 Policy:

The City shall limit, to the maximum extent allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.7.4 Policy:

The City shall provide for safe evacuation from the coastal area by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the Land Development Regulations by December 2011.

5.11 Objective:

The City shall establish level of service standards, areas of service and phasing of infrastructure in the Coastal Planning Area.

5.11.1 Policy:

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

5.3.6 Policy:

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

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

5.3.7 Policy:

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

5.3.8 Policy:

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

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

5.3.10 Policy:

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

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

submerged land

4 Applications

Amend Future land use

Amend zoning

Conditional use X2

Conditional use C-5

Meeting 8-5-15

Kori
Bill
John
Leo
Burr
1:15 pm

Hy issue - waste water Treatment Plant

* Resolution City of Ft. Pierce
Adopted the Charrette -

Comp Plan →

Pine Trees -

June 25th Economic Development Team

Chy

Kori

Paul Thomas

Linda Cox

Lizzy Woodruff

Dr. William P. Stoddard
1717 Indian River Blvd.
Suite 201
Vero Beach, Florida 32960

May 8, 2015

RE: Zoning & Future Land Use Amendment

Dear William,

This past week I met with owner of the property (Causeway Cove) to review and finalize the bids and proposals.

Because the proposals were so similar and close, it was difficult making a decision. I am pleased to inform you that we would like your company to do the work.

It was your sincerity and conviction to Ft. Pierce and the projects that eventually helped to make the decision for us.

I want to meet with you next week and finalize our understanding and give you a deposit. An email and phone call will be placed to verify Tuesday May 12th at 11am at the motel 2nd floor conference room. We will also arrange for architect John Foster and engineer Leo Giangrande be present. I don't know if Danna Small will be there, but I will try and make that happen.

In advance, thank you for working with us on this exciting project.

Sincerely,

Harold H. "Buzz" Smyth
772-201-8230

smythbuild@aol.com

Business & Development Consultant

President of "Citizens for Clean Air & Water"
Sitting Board Member of Comprehensive Economic Development Strategy Committee

State Certified Building Contractor #CBC1251321

"Realtor" ABC Realty

Commercial Pilot

Veteran, US Navy SEABEE



From: Kori Benton <KBenton@City-FtPierce.Com>

To: Harold H \Buzz\ Smyth <smythbuild@aol.com>

Cc: Ashton De Peyster <306worth@gmail.com>

Subject: Re: 601 Seaway Drive <Watchdog: Virus checked>

Date: Wed, Apr 22, 2015 4:24 pm

Attachments: Map Amendment - Final.pdf (1071K), Capacity Analysis wo attachment.pdf (643K)

Good afternoon,

I have attached the DEO's outline of the Statutory timelines for adoption of Comprehensive Plan amendments. There are numerous variables that affect the actual timeline, based upon the submittal, meeting dates, approval/denial dates, etc., however this provides the State's involvement and adopted guidelines. If you have any inquiries or concerns, please let me know.

DEO:

Proposed Phase - Procedures for Transmittal of (Comprehensive Plan) Amendments

Local government must transmit proposed plan amendment(s) within ten working (10) days after initial public hearing (see 163.3184(3)(b)1, Florida Statutes) as follows:

- To the State Land Planning Agency (Department of Economic Opportunity):
 - One paper copy, and
 - Two electronic copies on a CD ROM in Portable Document Format (PDF)
- To the review agencies:
 - One copy in any format
- Within five (5) working days the local government and agencies are notified by the State Land Planning Agency of receipt of amendment.
- Review agencies send comments directly to the local government and the State Land Planning Agency. Local government must receive comments from review agencies within 30 days after receipt proposed of amendment package (see 163.3184(3)(b)2, Florida Statutes).
- State Land Planning Agency issues its comment letter to the local government. Local government must receive comments from review agencies within 30 days of receipt of the proposed plan amendment package (see section 163.3184(3)(b)2, Florida Statutes).
- State Land Planning Agency issues its comment letter to the local government.

Adopted Phase

- Local government must hold the second public hearing within 180 days after receipt of agency comments (see section 163.3184(3)(c)1, Florida Statutes).
- If the local government fails within 180 days after receipt of agency comments to hold a second public hearing, the amendments are deemed withdrawn unless extended by agreement and notice to the State Land Planning Agency and any affected party that provided comments on the amendment.
- Local governments must transmit three copies of the adopted comprehensive plan amendment package within ten working (10) days after the second public hearing to



the State Land Planning Agency and one copy to any other agency or local government that provided timely comments (see section 163.3184(3)(c)2, Florida Statutes).

- State Land Planning Agency must determine completeness of the adopted plan amendment package and notify the local government within five (5) working days after receipt (see section 163.3184(3)(c)3, Florida Statutes).

Adopted Amendment Package Contents

An adopted plan amendment package is determined complete if it includes:

1. Executed copy of the adoption ordinance
2. Text in strike-through/underline format
3. For Future Land Use Map amendment change
 - a. copy of the Future Land Use Map depicting existing land use designation and depicting the adopted land use designation
4. Copy of any data and analysis

Challenge Period and Effective Date

- Within 30 days after the local government adopts the plan amendment, an affected person may file a petition with the Division of Administrative Hearings challenging the plan amendment.
- Within 30 days after receipt of a complete adopted plan amendment package, the State Land Planning Agency reviews the adopted plan amendment and can file a challenge to the amendment with the Division of Administrative Hearings based on comments provided by a review agency during the proposed amendment phase.
- If no challenge is filed, the amendment becomes effective 31 days after the State Land Planning Agency notifies the local government that the amendment package is complete.
- If a challenge is filed, the amendment becomes effective after issuance of a final order by the State Land Planning Agency or the Administration Commission.
-

<http://www.floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/transmittal-procedures-and-timeframes>

-
-

Warm Regards,

Kori Benton
Historic Preservation Officer
(772) 467-3739

Planning Department
City of Fort Pierce
PO Box 1480
Fort Pierce, FL 34954



From: Kori Benton/cfp
 To: "Harold H \"Buzz\" Smyth" <smythbuild@aol.com>,
 Cc: Ashton De Peyster <306worth@gmail.com>
 Date: 02/25/2015 12:12 PM
 Subject: 601 Seaway Drive

Good afternoon,

Please find the attached application(s), as previously discussed, to assist with the preparation of information and documents as we approach our Pre-Application Meeting next Wednesday, and the submittal of application. A very minor adjustment has been made since the hard copy was provided, as the application failed to contain an option for a Comprehensive Plan Map Amendment. We look forward to our meeting next week. Have a great day.

Warm Regards,

Kori Benton
Historic Preservation Officer
(772) 467-3739

Planning Department
City of Fort Pierce
PO Box 1480
Fort Pierce, FL 34954

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Primary Consultant:
Smyth Builders, Inc. (Harold H. Smyth)
P.O. Box 13088
Fort Pierce, Florida 34979

Date: April 21, 2015

Primary Architect:
John Foster
11205 Ridge Avenue
Fort Pierce, Florida 34982

Engineering- Scope of Work

1. Review City of Ft. Pierce Land Development Code.
2. Coordinate with Primary Consultant to discuss proposed amendment to future land use designation and zoning district.
3. Meet with City of Ft. Pierce with Primary Consultant and identify any issues.
4. Prepare summary of existing limitations imposed by existing future land use and existing zoning district as related to the Western Peninsula Charette adopted by the City of Ft. Pierce.
5. Coordinate with Traffic Engineering Consultant and Environmental Engineering Consultant.
6. Prepare drainage analysis to show impacts under existing zoning and proposed zoning.
7. Complete applications for amendment to future land use change and amendment to zoning district change including supporting documentation and support Primary Consultant in submitting applications to City of Ft. Pierce.
8. Complete applications for conditional use approval for marina in C-5 and conditional use approval for docks and boat ramp in A-2.
9. Attend Intake meeting , TRC meeting, Planning and Zoning Board hearing and (??) Commission meetings and FPOT if necessary.
10. Prepare Historical Report.
11. Respond to public questions and comments.

Owner to pay Engineering Consultant for completed scope of work : \$17,280.

Completed items:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Narrative
- Current Survey (Alex Piazza)
- Site Plan (Preliminary to be completed)

Items to be Completed:

- Environmental Study (Environmental Services Inc.): \$800
- Additional Services : TBD
- Traffic Impact Report (GEP) or others : \$3,100
- Capacity Analysis Included
- Drainage Analysis Included
- Historical Report Included
- Prepare CD's & Submit PDF's Included
- Coordinate and compile complete packets Included
- Allowance for reimbursable \$1,000

Estimated Application Fees Paid by Primary Consultant & Owner

- Concurring Review \$2,000
- Land Use Amendment \$4,657.20
- Zoning Amendment \$2,812.20
- Conditional Use- Dock \$250
- Conditional Use- Site \$250
- Non-Residential Site Plan- Dock \$1,890

Total

\$13,749.40 - Fees
\$ 17,280.00 - Engineer

\$ 31,029.40
? Foster
? Smyth
? Secretarial

Sincerely,

Harold H.Smyth

772-201-8230

smythbuild@aol.com

Business & Development Consultant
President of "Citizens for Clean Air & Water"
Sitting Board Member of Comprehensive Economic Development Strategy
Committee
State Certified Building Contractor #CBC1251321
"Realtor" ABC Realty
Commercial Pilot
Veteran, US Navy SEABEE

March 23, 2015

Application for Zoning Atlas Map Amendment
Justification Statement

Dear Sir or Madam,

The intent of this application is to rezone a parcel of land in order to make it eligible for a boat ramp and necessary accessory structures. In spite of the fact that photographs prove the continuous existence of docks from the 1930's until hurricane Jeanne and Francis the current zoning inexplicably is not suitable for marine facilities. While the comprehensive plan has noted that marina's should be as big and as close to the inlet as possible, strangely, a future land use amendment will also be necessary. As well as being close to the inlet and having the potential for a large marina, this site also has protection on three sides as well as an enviable absence of currents, no doubt the reasons for its early water dependant development.

original
narrative

B.

Consultation with city officials has revealed a large demand for new boat ramps, particularly with abundant parking. Pressure needs to be reduced on high value City owned boat ramps. Officials would also be grateful for a facility which could contribute to hosting large fishing tournaments.

It is commonly understood that this property is one of the most unique parcels in the state and has the potential to set Fort Pierce aside from all other communities.

This property also has a unique disadvantage in that the Municipal Waste Water Treatment Plant is located next door to the West. The City of Fort Pierce and the Fort Pierce Utilities Authority have both passed resolutions calling for the removal and relocation of the plant. (*Copies of the Resolution enclosed.*) However, it is not feasible at this time to develop or attract a developer for the property until a time table for relocation is established. Therefore, we find it unfortunate but necessary to utilize the property in the interim for a substantial but minimum use.

We applied for and received permits for one hundred ninety eight boat slips and a boat ramp from the Corp of Engineers, DEP, and FWC on the South 25 acres which is zoned A2 of which marina's are a conditional use. In the C5 zoning, marina's are also a conditional use but not in R3, therefore a zoning change to C5 was deemed necessary for a marina to be permitted.

The Future Land Use Map Amendment is necessary to meet and accommodate all the elements of the current and future use of the property and possibly a combined venture with the Waste Water Treatment Plant property as depicted in the Western Peninsula Charrette which was paid for and adopted by the City of Fort Pierce and developed by the Regional Planning Council. This charrette incorporated all aspects of Mixed Use Development (MXD):

- Residential (Single-Family and/or Multifamily)
- Commercial - General and /or Neighborhood
- Commercial- Town Center
- Hotel (Minimum 100 Units)
- Office Use- Professional and/ or Medical
- Industrial- Working Water Front
- Institutional- Environmental, Studies and Research Facilities.

The HIMU Future Land Use only allows for no more than 20% non-residential uses which negatively impacts the development of the property and contradicts the charrette intent of a destination resort/development with public access. This zoning and land use adjustment is directly consistent with the comprehensive plan (1.8.2) in that it encourages redevelopment and reinvestment with the city. It creates a lively water front area with mixed-use development, water enhanced activities, with a character of historic Florida and Ft. Pierce.

Encourages the construction of shared parking facilities, both public and private, to meet the current and future demands. This amendment is also consistent with the Western Peninsula charrette which further creates consistency with the comprehensive plan by implementing the idea of the charrette.

It was during "the vision for the Fort Pierce Western Peninsula" charrette that the residents of the only development to the East agreed with and encouraged an

increase in density by participating in the work shop "Choosing Your Future."
("Towards A Destination").

The charrette also included- marina's, water sports, education and research facilities. In the last pages of the document, it clearly states,

"Next Steps":

- Adopt the Citizen's Vision
- Establish a "Plant Relocation Committee"
- Hire a Retail/Marketing Specialist
- Amend Current Regulations
- Enter into an Agreement with Adjacent Property Owner

In conclusion, all the hard work and ideas of the community have lead up to this point and the only logical course is to pass the zoning change and amend the Future Land Use Map to be more in line with the vision of the citizens.

If you should need further information or would like to discuss this project further, please contact me by phone at 772-201-8230 or email at smythbuild@aol.com.

Sincerely,

Harold H. Smyth

Business & Development Consultant
President of "Citizens for Clean Air & Water"
Sitting Board Member of Comprehensive Economic Development Strategy
Committee
State Certified Building Contractor #CBC1251321
"Realtor" ABC Realty
Commercial Pilot
Veteran, US Navy SEABEE

Causeway Cove

601 Seaway Dr.

Zoning Change & Conditional Use Approval & Permitting Outline

1. Application for Zoning Atlas Map Amendment from R3- C-5. ✓
2. Application for Future Land Use Map Amendment from HIMU to MXD. ✓
3. Application for Conditional Use in C-5 for a Marina (site plan approved). ✓
4. Application for Conditional Use in A-2 for a marina, docks and boat ramp. ✓
5. Pre-Application meeting for building permits-Building, Planning and Fire Dept. *submitted - intake meeting*
6. Application for building permit Dockmaster's House. ✓
7. Application for building permit docks and boat ramp. ✓
8. Application for building permit bathroom, shower and laundry. ✓
9. Application for building permit Entrance Sign. ✓
10. Application for Electrical Permit. ✓
11. Application for underground Utilities. ✓
12. Application for Vegetation Removal Permit. ✓
13. Application for Electrical Meter Structure. ✓
14. Fire Safety Permit ✓
15. Application for renovation of existing maintenance (if wanted). ✓
16. Application for Electrical Permit new panel maintenance building. ✓

- ? Site Plan - John
- ? Survey, Topo, Digital Piazza
- ? Dock permit digital



CITY OF FORT PIERCE PLANNING DEPARTMENT

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

Planning Department Fees

Effective April 1, 2013 - Exhibit A (Resolution 13-12)

APPLICATION TYPE	FEES
Non-Residential Site Plans	
Conceptual Site Plan	\$500
4,001 - 10,000 S.F.	\$1,890
10,000 - 30,000 S.F.	\$3,775
>30,000 S.F.	\$6,995 +\$95 each 1000 additional S.F
Residential Site Plans	
Conceptual Site Plan	\$500
21 to 50 Units	\$1,645
51 to 300 Units	\$3,775
>300 Units	\$3,775 + \$455 each additional 100 units
Site Plans - Other	
✓ Conditional Use with New Construction under 4,000 s.f./< 21 units	\$250
PUD/PUR	
PUD/PUR Zoning Change -Preliminary Plan	\$3,960 + \$40 per acre
PUD/PUR Zoning Change -Final Plan	\$2,400 + \$40 per acre
Subdivision	
Preliminary plat:	
3-5 Lots	\$945
5-50 Lots	\$1,635
Greater than 50 Lots	\$3,535
Minor Replat	\$1,000
Final Plat	\$500
Amendments	
Zoning Text Amendment	\$3,980
Zoning Map Amendment	
Single Family Dwelling	\$100
Multifamily and Nonresidential	\$2,115 + \$40 per acre
Comprehensive Plan Map Amendment	

Single Family Dwelling	\$100
Multifamily and Nonresidential	\$3,960 + \$40 per acre
Comprehensive Plan Text Amendment	\$3,960
Minor Amendment to Site Plan	\$500
Major Amendment to Site Plan	\$1,000
Minor Amendment to Design Review	\$100
Site Plan Extensions	1/2 Original Fee
Landscaping	
Landscape Permit	\$50
Land Clearing Permit <2 acres	\$100
Land Clearing Permit >2 acres	\$25 for each acre above 2 acres
Tree Removal Permit	\$35
Tree Mitigation Per inch DBH	\$250
Adult Entertainment	
Adult Bookstore/Video Store	\$800
Adult Performance Establishment/Dance	\$2,000
Adult Theatre	\$40 per booth, \$5 per seat , \$5 for each parking space for viewing outside in vehicle
Commercial Physical Contact Parlor	\$800
Escort Service	\$578
Motel	\$800
Miscellaneous	
Abandonment	\$400 + 100% of appraised value
Address Assignment /Change	
Residential	\$25
Non-Residential	\$50
Advertising Fee	Actual Cost - Due prior to final approval
After the fact development application	Double Fee
Alcoholic Beverage Waiver Application	\$100
Amusement Arcade- Fee per machine	\$87
Appeal of Administrative Officer	\$500
Arcade Amusement Center -Fee per machine	\$50
Arcade Background Check (Police Department)	\$100
Compiling Mailing List and Prepare notice	\$35
Concurrency Appeal	\$500
Concurrency Review/Certificate	\$2,000
Concurrent Staggered Review	\$1,285
Conditional Use	\$100
Copies-color/black and white	1 / 0.15
Copy of Zoning Code or (LDR's)	\$35
Copy of Comprehensive Plan	\$85
Data CD/DVD	\$25
Design Review Fee	

Site Plan	\$515
Building Permit	\$100
Development of Regional Impact, New ADA or Substantial Development (DRI)	\$10,000
Development Agreement	\$1,000
Dog Friendly Outdoor Dining	
Annual Permit	\$50
Additional Inspections	\$30
Failure to Renew/Late Fee	\$25
Annexation Agreement (not same as FPUA agreement)	\$1,000
Field Inspection/CO or Final Inspection	\$100
Future Land Use Map	\$25
Handling & Mailing of Notification	\$2.50 per address
Liquor License Signoff	\$25
No Show TRC/Planning Board	\$250
Nonconforming Structure Special Exception	\$300
News rack	\$18.75 per news rack
News rack Impoundment & Storage Fee	\$10 per day-max 30 days
Parking Space, Fee-in-Lieu	\$2,000 per space
Plan Assembly & Collation	\$50
Plan Review Resubmittal	25% of initial fee after 1st resubmittal
Planning Director Opinion Letter	\$480
Postage Fee	Current USPS rate-Due prior to final approval
Posting of Property	\$40
Pre-application meeting	\$250
Pre-application meeting Cancelation	\$250
Research Records & Permits per Hour	\$50
Sidewalk, Fee-In-Lieu	\$16.46/per linear foot
Sidewalk café permit	\$50
Sign Permit(per sign, not including building permit fee)	\$65
Street Name Change	\$500 Plus cost of sign
Telecommunications Towers	\$5,000
Temporary Use	
Temporary Use, General	\$500
Temporary Use, Tents	\$100
Variance	\$1,000
Zoning Map	\$25
Zoning Verification Letter	\$100

* Development applications tabled by either the applicant, Technical Review Committee, Planning Board, or City Commission, and are inactive for three (3) months and have failed to provide the necessary changes or information, will be charged a new fee to be processed for review. Items withdrawn or tabled (at any stage of the development review process) can be reactivated within three (3) months at no charge. After three (3) months the application is considered to have expired and a new review fee is required. Fees for amendments to previously approved site plans shall be based on minor amendment fees unless the proposed change is significant in size to require major review fees.

Applications that do not obtain approval by the final required board or commission within 12 months from the date of the initial submittal shall be required to pay a new application fee. This fee is the full application fee identified by the application category.

3-4-15

601 Zoning City Hall Meeting

City of Fort Pierce

Attendees: Kori Benton- Planning Dept.
Clarissa Davis- Planning Dept.
Tracey- Engineering Dept.
Mark-Engineering Dept.



Clarissa Davis
Planner
Planning Department



100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954

(772) 467-3742
cdavis@city-ftpierce.com
www.cityoffortpierce.com

Notes:

- Rezone R3 to C5.
- Marina- Water A2.
- Boats, slips, captain quarters, entrance way.
- Commercial Only

Typed Re-cap
of Meeting. **GT.**

Clarissa

- What improvements are happening on site? Anything going to change on land?
- Answers were.....Wood structures, Key West Style, Fee to maintain, bathrooms, showers, power.
- Will there be someone living onsite?Yes.....dock master.
- Clarissa believes MXD would be appropriate for future land use.

Kori Benton

- Application HIMU (limits activity to 20 %), proposal could encompass rezoning, near term after.....
- Site plan "Conditional Use".
- Like to see everything combined.
- Rezoning, destination district is compatible.
- C5- Commercial Zone.
- Future Land Use.....derived underlying land use.....guides and restrictions.
- Public Access
- Preservation of Habitat.
- Comprehensive Plan.
- Parking is permitted.

- 2 Impacts-
 - 1.) Appropriate use is sufficient.
 - 2.) TheoreticalOnce submitted as Conditional Use.

- Appropriate Land Use

- 1.) Concentrated Commercial Use/Activity.
- 2.) 20% of Floor Area.

Ashton commented that the MXD should solve that problem.

- Clarissa agreed on MXD.
- MXD=15 Units Per Acre.
- South Beach Overlay. (City Clerk's Office)

Complimentary Uses- 1.5 ratio.

Minimum MXD:

- 1.) Residential (show this)
- 2.) Commercial/ General/ Neighborhood
- 3.) Hotel
- 4.) Office Uses/ Professional
- 5.) Industrial/ Institutional.
- 6.) Minimum 40% total floor area MXD.

- C5 to MXD ARE compatible!!!!
- Clarissa made a point that the word SHALL translates in legal documents as MANDATORY language. Needs to be met.

Considerations: -General Commercial Land Use
-Marine Use

- Industrial is a viable route.
- Come up with best route for initial and final.
- Trolley, Buggies to beach transportation.

3-4-15

~~XXXXXX~~
Kori B.

limits activity

- Application HIMU to proposal could encompass rezoning, near term after...
- Ditz plan "conditional use"
- like to see everything combined. Rezoning, destination district in compatible C5- commercial zone

Future Land Use.

derived underlying land use guides + restrictions.

Public Access

Preservation of habitat.

Haz. area, water, walk sidewalks.

Comprehensive Plan

Parking. Permitted App - Ashland

Impacts - Appropriate Use. ARE sufficient.

then noticed

Once submitted as cond. use.

001 - Info

Buzz

~~Box B~~ Building Dept.

Rezone R3 to C5

Main Na. Water A2.

Boat, slips, quarters, Entrance way

TRC - Planning board - dist. to State.

Commercial Only.

Clarissa Davis - Planner Dept.

What improvements are happening on site?

Anything going change on land? Wood structure. Key West style. Fee to maintain, bathroom, showers, power.

Will have someone living on site? by Clarissa.

✓ MXD would be appropriate for future land use.

Tracy - Engineering

hoai.

Approp. land use

- concentrated commercial use/activity.
- 20% of floor area.

Ashten - MXD should solve that problem. Clarissa agreed on MXD.

MXD = 15 units per acre.

South Beach Overlay. City Clerk's Office.

Complementary uses. 1.5 ratio.

Minimum MXD

- Residential - (Show this)
- Commercial general (neighborhood)
- Hotel
- Office Uses / professional.
- Industrial / institutional.
- Minimum 40% total floor area MXD.

C5 to MXD are compatible!

Shall = Mandatory language.

translates in legal documents. - Clarissa.

Needs to be met.

Consider...
Gen. Comm land use.
Marine use

Industrial viable routes.

Come up w/ best route for initial & final.
Trolley / Buggies to Beach transp.

Pelican in CS:

Slips * 2 spaces per dock slip
on 1.5 not clear.

Under 4,000 sq ft. -
Concurrency analysis. - Planning Dept.
Director. Engineer.
Land Planner.

* OFF Street Comm. Parking lot.

Met all code requirements... overflow parking
can be factored in. How frequently
used?

* ~~XXXXXXXXXX~~ Mark

Label Marina Stone At dock master building.

* Questions about shallow water, digging required or not??

Needs the DEP's.

* Quets about electric out to docks?

• Buzz: will have power available.

• Lori: safety lights, parking lighting
baths / showers, front entrance

* Quets about water access on property?

Peroning Application Fee \$ 5,000-6,000

P.U.R. Cost? ellimato's comp. plan map.

read requirements & specifics. recommended.

App rezoning

Land Use Admndment

Condi. Use application processed w/ CS.

Marina / off street comm. parking.

Map Admndmto - Check both (Second page)

Slips

- Two spaces per dock slip or 1.5, not clear.
- Under 4,000 sqft.
- Concurrency - Analysis - Planning Dept., Director, Engineer, Land Planner.

Notes:

- Mark from the meeting mentioned labeling Marina Store at Dock Master Building.
- Questions about shallow water, digging required or not?
- Needs D.E.P.'s
- Question about electric out to docks? Buzz commented, "we will have power available."
- Kori suggested, "safety lighting, parking lighting, baths/showers, front of entrance lighting.
- Questions about water access on property.
- Rezoning Application Fee: \$5,000-\$6,000.
- P.U.R. cost? eliminates Comprehensive Plan Map.
-Read requirements, specific's...this is recommended.

- ✓ Application...rezoning
- ✓ Land Use Amendment
- ✓ Conditional Land Use Application processed with C5
- ✓ Marina / Off Street Community Parking
- ✓ Map Amendment check both. (second page)

Recommended



OFF Street Community Parking Lot=Met all code requirements =overflow parking can be factored in and how frequently used.

**FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

Brought to
meeting by
Kori & Clarissa



Goal 1

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

FUTURE LAND USES

1.1 Objective:

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

1.1.1 Policy:

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

1.1.2 Policy:

Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

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

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non-Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*	Non- Residential Floor Area Ratio (FAR)*	Land Use Breakdown
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non-Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.
<i>PUBLIC/INSTITUTIONAL</i>			
Institutional (INST)	N/A	1.0	N/A
<i>INDUSTRIAL</i>			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
<i>CONSERVATION/OPEN SPACE</i>			
Conservation and Open Space (COS)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

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

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

A. Residential

NOTE: Hand-written (Kori) highlights.



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

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

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

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

Current

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

Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

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

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

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

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

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

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of three (3) of the following general land uses:

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

Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

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

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

C. Institutional

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

D. Industrial

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

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

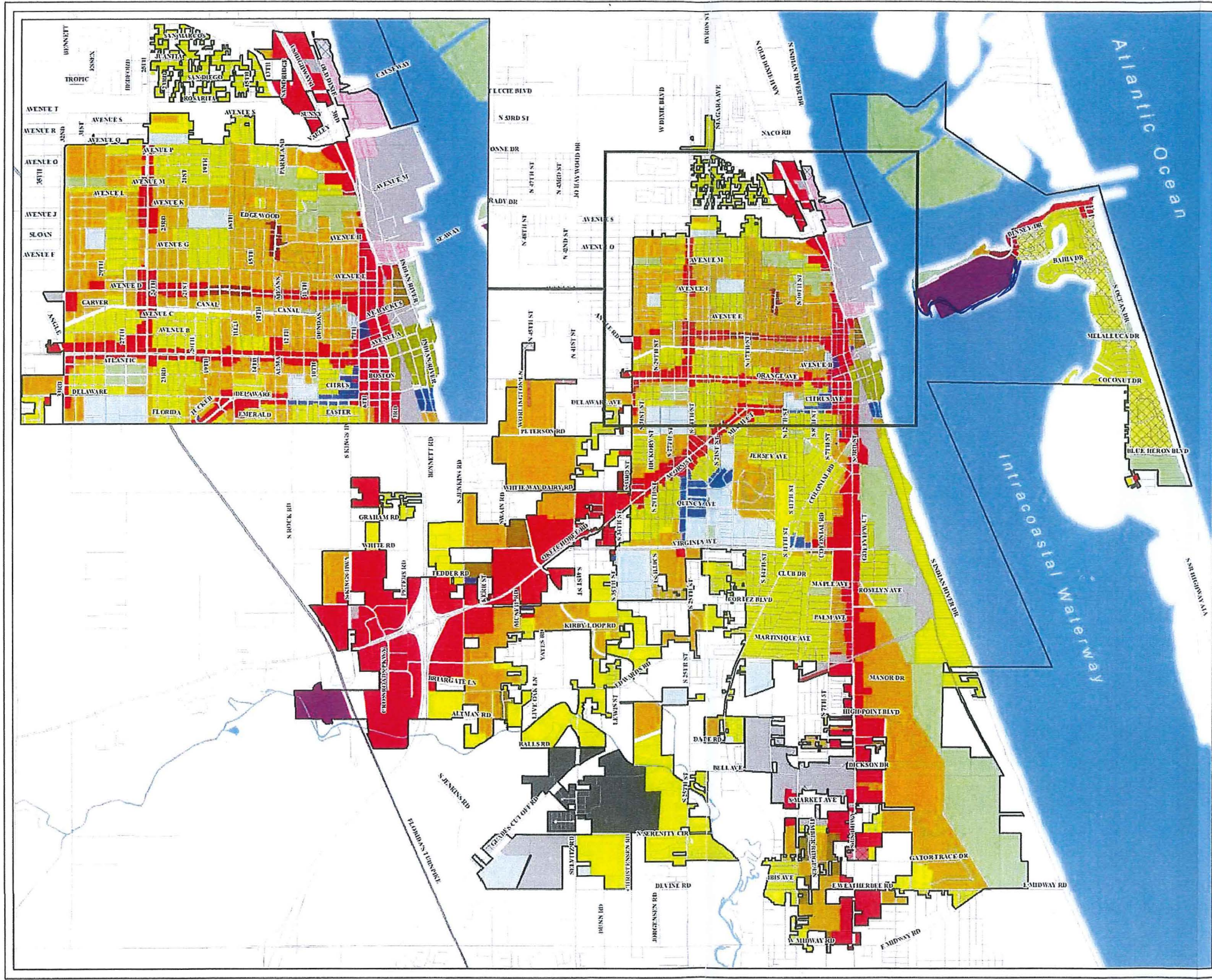
Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution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

E. Conservation/Open Space

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

HIMU
 ↓
 80%/20% —

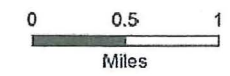
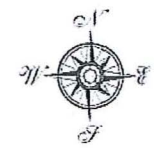
GOP Map 1-1 - Future Land Use Map (2030)



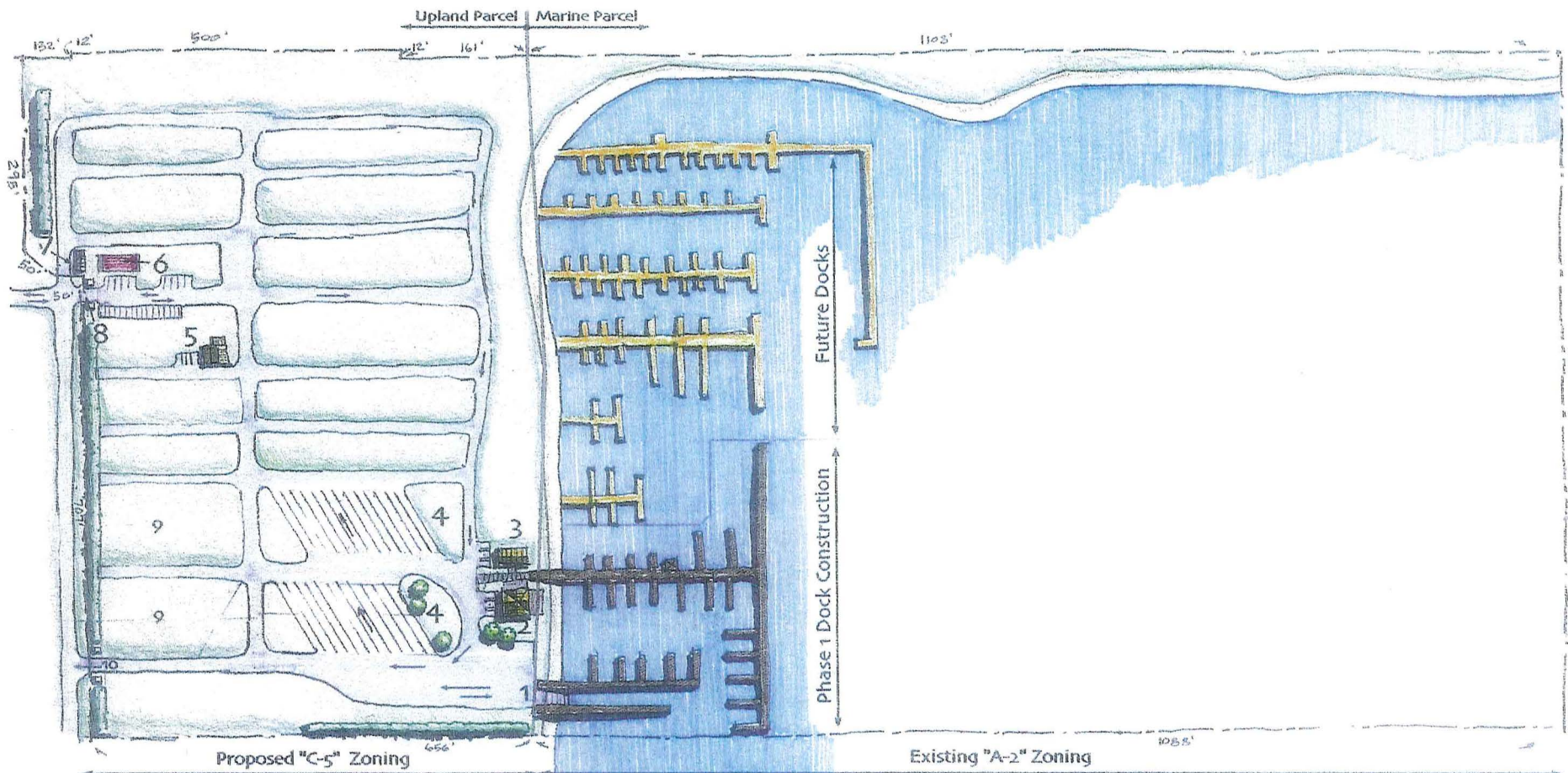
GOP Map 1-1
 2030 Future Land Use Map
 (2010* Categories)

- Legend**
- City Limits
 - Future Land Use (2010 Categories)**
 - Low Density Residential (RL)
 - Medium Density Residential (RM)
 - High Density Residential (RH)
 - Mixed Use Development (MXD)
 - Hutchinson Island Residential (HIR)
 - Hutchinson Island Mixed Use (HIMU)
 - Boundary Commercial (BC)
 - Boundary Industrial (BI)
 - Central Business District (CBD)
 - Offices - Professional and Business Services (OP)
 - General Commercial (GC)
 - Marine Commercial (MC)
 - Neighborhood Commercial (NC)
 - Industrial (I)
 - Heavy Industrial (HI)
 - Institutional (INST)
 - Conservation and Open Space (COS)

* Note: FLUM adopted as part of the 2010 EAR-based amendments.



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



Site Index

- 1 Double boat ramp
- 2 Dockmaster's House
- 3 Restroom-Laundry
- 4 Pull-thru trailer parking
- 5 Maintenance
- 6 Shuffleboard
- 7 Entry Sign / elec. distribution
- 8 Access gate
- 9 Event parking
- 10 Site egress

Site Data

Address - 601 Seaway Drive, Ft. Pierce, FL

Site Area

Upland Parcel 17.1 Acres +/-
 Marine Parcel 25.3 "
 Total Site 42.3 Acres

On-Site Parking - Phase 1

At Entry - 28 spaces (2) van accessible
 At Dock Area - 6 auto spaces (2) accessible
 - 44 Pull-thru trailer spaces

Boat Docks

Phase 1 - 47 (2) accessible
 Phase 2 - 351 (3) accessible
 Total - 498 (5) accessible

John M. Foster - Architect
 Member - American Institute of Architects - LEED AP
 11205 Ridge Avenue Ft. Pierce, Florida 34982
 (877) 372-6484 - Florida Registration No. 0251
 jmfarch@gmail.com



Graphic Scale

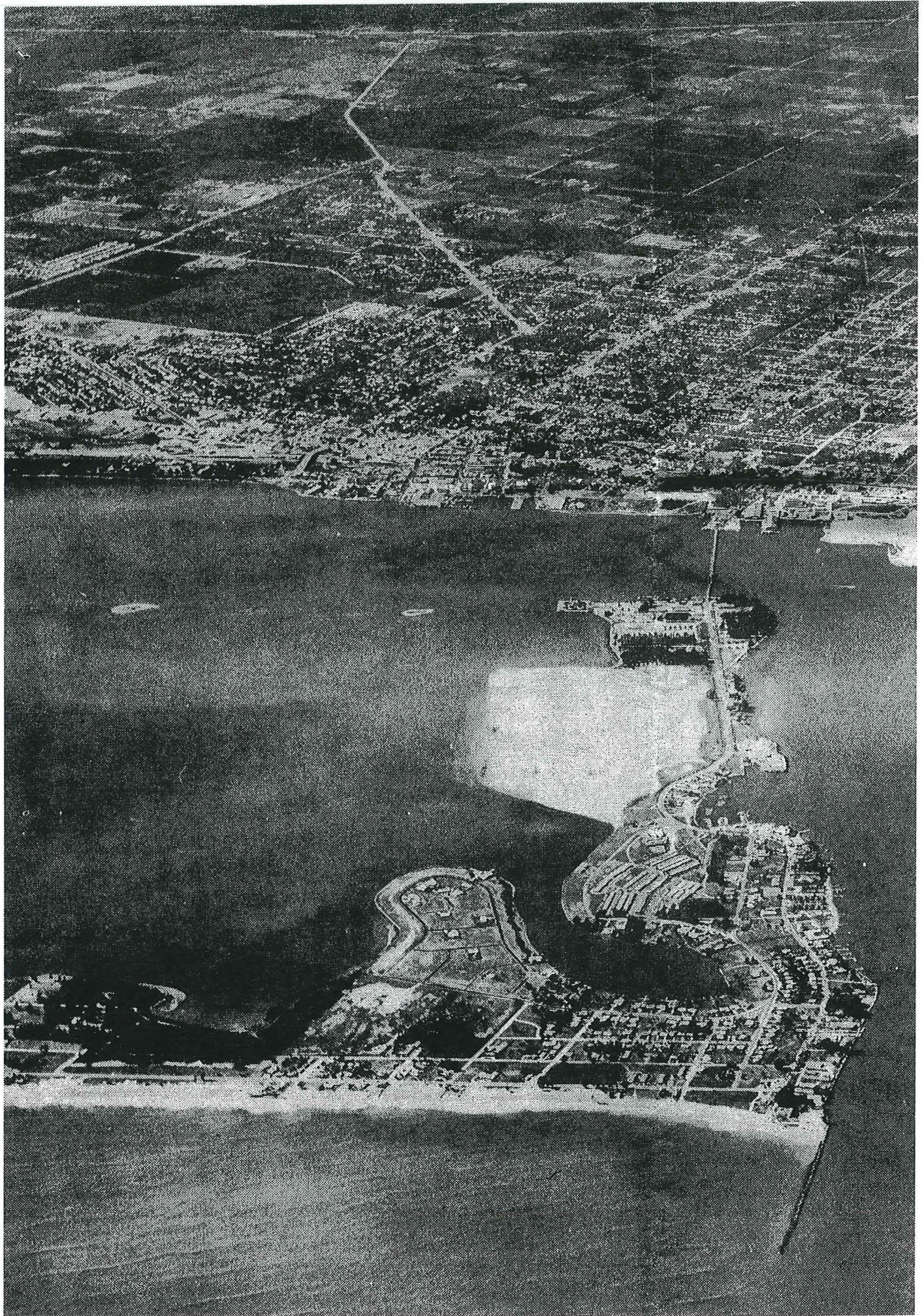


Schematic Site Development Plan
Causeway Cove
 Ft. Pierce Florida

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 John M. Foster - Architect
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Clorisa

3-4-15

Meeting for the pre-application meeting

Objective -

underlying land use

waivers for parking

CPM

Kori - Boat ramp

Schedule of zoning

15 - April

COST -

Comp Plan

May - June wk

Actions Future

→ Potential land use amend -

A2 marina's conditional use -

Rezone - to C-5

MXD - Land use -

3 use

15 units per acre

Residential - 40% min

Commercial Gen or neighbor hood

hotel

who does the future land use

Conditional use application -

offices

A2 marina -

Industrial

~~street~~ parking lot

Institutional -

lighting

landscaping

Parking space - 1.5 space per dock -

No concurrency for Res -

Concurrency analysis - for the commercial - Land planner
Traffic study -

Gen Com
C-6

PAGE 2 – MEETING NOTES:

Marc Myers Concluding Comments:

- What part of this proposed development, if any, will be “torn up” in a few years, if new development of the site occurs?
- Will there be a store added to dock master’s residence?
- What are the signs now out in the water; he has been receiving calls from the residents of Harbor Isle about these?
- Is any consideration being given to improve the existing roads, now on the property?
- Will there be utilities out on the docks?
- Are any existing utility lines, under the ground, sufficient and adequate for proposed restroom?
- Will there be any pump out or lift stations on site or on the docks?

Corey, a PUR should be considered.

END OF MEETING

Post meeting conversation, more discussion of PUR, and this could be Phase I of process. If only Phase I is justified at this time, no future land use amendments are required and this would only be a re-zone costing \$5,000 to \$6,000. A PUR is appropriate as a re-zone with conditional use simultaneous for marina and possibly off street commercial parking.

Handout Materials given out by City Staff:

- Application and \$250 receipt for Pre-Application Meeting
- Future Land Use Map
- Map Amendment Application
- Application for Zoning Atlas Map Amendment



*Peter Harrison's
notes from the
meeting.*

MEETING NOTES

March 4th, 2015

Ft Pierce City Hall, - Planning Department

Attendees for applicant: Buzz Smyth, Peter Harrison, Jules Naugle

Attendees for City: Cory Benton, Tracey Kelly, Marc Meyers, Clair or (Clairissa) Davis

Opening Premise: Need to build marina facilities at 601 Seaway Drive, and cannot do this on with existing zoning (R-3).

Question: Will someone live on site? (Answer yes)

Cory: "Is this an interim "vision" or "long term" (answer; this is the "initial" vision)

Cory, this will entail:

- Re-Zoning
- Potential Change to Underlying Land Use
- Site Plan for Conditional Use
- Submerged Lands, now "A-2" Zoning, will require Conditional use for docks
- Commission will act on Zoning and Conditional Use matters

Kelly: "Can C-5, for this size land, handle the impacts? (Theoretical and actual traffic), and is C-5 appropriate?"

Re-Zoning to c-5 must be consistent with adjacent land use, and MXD may be appropriate.

Cory: "We are not the planners, we are the reviewers".

Review of MXD (minimum requirements (3) of the following):

- residential "must/mandatory" be 40%
- Commercial
- Hotel
- Office, Professional or Medical
- Industrial or Infrastructure

(Someone, not sure who:) It appears that C-5 and MXD are compatible. Corey: disagrees, does NOT think C-5 and MXD are compatible. (Must consider marine commercial and general commercial)

The Site Plan:

- conditional use for docks/marina in A-2 area
- C-5 Commercial Uses
- Determination of # of parking spaces per dock space
- Marina Use, receives a conditional use on site plan, will require a concurrency analysis (i.e.: a traffic impact statement)
- Key Parking Issue: is it "off-street commercial parking lot or part of the development"

From: Kori Benton <KBenton@City-FtPierce.Com>
To: Harold H \Buzz\ Smyth <smythbuild@aol.com>
Cc: Ashton De Peyster <306worth@gmail.com>
Subject: 601 Seaway Drive <Watchdog: Virus checked>
Date: Wed, Feb 25, 2015 12:13 pm

Attachments: Map Amendment - Final.pdf (1071K), Capacity Analysis wo attachment.pdf (643K)

Good afternoon,

Please find the attached application(s), as previously discussed, to assist with the preparation of information and documents as we approach our Pre-Application Meeting next Wednesday, and the submittal of application. A very minor adjustment has been made since the hard copy was provided, as the application failed to contain an option for a **Comprehnesive Plan Map Amendment**. We look forward to our meeting next week. Have a great day.

Warm Regards,

Kori Benton
Historic Preservation Officer
(772) 467-3739

Planning Department
City of Fort Pierce
PO Box 1480
Fort Pierce, FL 34954

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From: Sandra Ramseth <SRamseth@City-FtPierce.Com>

To: smythbuild <smythbuild@aol.com>

Subject: C5/CG regs <Watchdog: Virus checked>

Date: Thu, Feb 26, 2015 12:19 pm

Attachments: FLUE Catgories.pdf (1786K), Allowed used for printing.pdf (331K),
Sec._22_33.____Tourist_Commercial_Zone__C_5_.pdf (126K)

Hey Buzz,

Here are the Regs you need for the C5 zoning district and the CG land use designation.

Let me know if there is anything I can do to help you.

Regards,

Sandy Ramseth, AICP
Senior Planner

(772) 467-3738
Planning Department
City of Fort Pierce
PO Box 1480
Fort Pierce, FL 34954 4



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FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goal 1

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

FUTURE LAND USES

1.1 Objective:

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

1.1.1 Policy:

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

1.1.2 Policy:

Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

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

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non-Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non-Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non-Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.
<i>PUBLIC/INSTITUTIONAL</i>			
Institutional (INST)	N/A	1.0	N/A
<i>INDUSTRIAL</i>			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
<i>CONSERVATION/OPEN SPACE</i>			
Conservation and Open Space (CO)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:

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

1.1.4 Policy:

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

A. Residential

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

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

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

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

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

Mixed Use future land use designation. The previous Medium Density Residential Hutchinson Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

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

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

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

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

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

- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

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

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of three (3) of the following general land uses:

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

Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

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

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

C. Institutional

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

D. Industrial

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

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

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

E. Conservation/Open Space

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

Causeway Park Marina
601 Seaway Drive
Ft. Pierce, Fl. 34949

Feb. 12, 2015

Zoning change and interim site plan:
Change zoning from R3 to C5

Interim site to show:

1. Boat ramp
2. Boat docks (approved and permitted)
3. Parking and handicap parking provided, Include existing parking
4. Bathrooms, handi cap provided
5. Sewer lines & utilities (minimum as needed)
6. Water lines as needed
7. Electrical as needed
8. Marina office (utilize existing building as needed)
9. Possible residents
10. Fence
11. Landscaping as require or desired
12. Moorings

From: Ashton De Peyster <306worth@gmail.com>

To: Harold H Buzz Smyth <smythbuild@aol.com>

Subject: Re: clarification from Kori

Date: Mon, Sep 8, 2014 1:58 pm

Here is an argument for why the city should be eager to cooperate, although I am not sure that it is needed in your letter:

Cory has told us that we cannot build our boat ramp and docks with the current R3 zoning even though there have been lots of docks there for most of 80 years.

C5 and C6 permit marinas, R3 and R4 do not.

Virtually everyone agrees that the sewer plant should be moved if the money can be raised.

In order to raise the money, it will likely be necessary to sell the sewer plant site for a high price and to develop that property and 601 Seaway in a high-value manner. According to well informed opinion on the fort pierce city commission, combining the two properties would produce the highest value.

Part of the development would be a resort hotel and condominiums which would greatly be enhanced by an adjacent marina.

The location and permits for a marina are present at 6:01 C Way but the permits have a time limit and it will be necessary to show some building progress in order to retain the validity of the permits.

One could go on about the employment, economic, amenity etc. benefits.

Sent from my iPad

On Sep 7, 2014, at 3:29 PM, "Harold H \"Buzz\" Smyth" <smythbuild@aol.com> wrote:

Good Afternoon Ashton, I have put together a letter for Kori Benton. Would you take a look at it and let me know if you want to add anything?

Harold H. "Buzz" Smyth
772-201-8230

<Kori Benton, PUR vs PUD.docx>

From: Kori Benton <KBenton@City-FtPierce.Com>

To: Harold H "Buzz" Smyth <smythbuild@aol.com>

Subject: Re: Letter of acknowledgement - PUR v PUD <Watchdog: Virus checked>

Date: Fri, Sep 19, 2014 9:59 am

Attachments: letter_of_acknowledgement_for_city_of_fp.pdf (300K), C-5_C-6_A-2.pdf (335K), Pages_from_Chapter_1_Future_Land_Use_Element_-_MArked.pdf (720K)

Dear Mr. Smyth,

Thank you very much for your letter and the inquiries contained, specific to various zoning districts in the City of Fort Pierce, and how they may relate to a prospective project in the City of Fort Pierce. In the absence of a formal submittal or site plan, the answers may seem general; however, they are intended to provide insight into our existing City Code.

First, let's address the discussion of the differences between a Planned Unit Redevelopment versus a Planned Unit Development Zoning Designation & Development Plan. UR vs PUD. Both designations, or (re) development routes find their origin in Ordinance H-186, adopted in June of 1981, as with much of the foundational Zoning Regulations in the City. Of course, amendments have altered each, based upon need for improvement or adjustment to current needs of the community.

With that being said, the purpose of the Planned unit development zone (PUD) zone is "to provide for comprehensive developments incorporating residential uses, a substantial amount of open space and appropriate commercial, public and semi-public uses. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks". This particular designation generally deals with vacant, undeveloped land, however it may be an option for land that was previously developed, that has been removed for some time.

I will note that the current PUD Code places limitations on commercial uses (if certain existing conditions exist, such as a current residential zoning district), as follows "No more than thirty (30) per cent of the gross floor area may be used for commercial development in the portion of a planned unit development which the comprehensive plan designates as residential. In an area designated as residential in the comprehensive plan, no building permit for commercial development shall be issued unless at least twenty (20) dwelling units have been constructed in the planned unit development, are in the process of being constructed or will be constructed simultaneously with the commercial development. The following comprehensive plan classifications will be considered to be residential categories: Low density residential (RL), medium density residential (RM) and high density residential (RH)".

Furthermore, a minimum site size is established for PUD developments, being a minimum of at least five (5) acres in size. The PUD Code further outlines the approach of Phasing:

d. A development schedule indicating:

1. The approximate date when construction of the project can be expected to begin.
2. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin.
3. The anticipated rate of development.
4. The approximate date when each stage in the development will be completed.
5. The area, location and degree of development of common open space that will be provided at each stage.

Regarding the allowable uses, the PUD Code lists a guide of eligible uses, with the note : (17) Such other uses as the city commission may consider appropriate.

There are three (3) particular uses/use categories that are listed in PUD, which are not listed in PUR:

- (1) Single-family dwelling, detached or attached.
- (4) Adult congregate living facilities and boarding houses.
- (8) Repair service establishments which provide repair services of a minor nature, such as: Radio and television repair services; watch, clock and jewelry repair services; and shoe repair services.

over 100 years in age, fresh ideas and concepts may be assimilated within existing developments, neighborhoods, corridors, etc. to inspire new investment, economic activity or amenities focused on furthering the health, safety, and welfare of the community. The Planned Unit Redevelopment (PUR) zone is specifically "intended to encourage comprehensive redevelopment within existing residential and commercial areas of the city. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks, resulting in the provision of needed housing and the redevelopment of older, less economically viable areas". Your notes of existing infrastructure are accurate, as "redevelopment" can encompass many angles of reuse of infrastructure, buildings, sites, etc. The list of uses presented in the PUR Code are quite similar to the PUD Code, with the notes above.

The allowable uses listed provide a general guide, leaving the note in (14) Such other uses the city commission may consider appropriate.

The timeline of execution of such a development plan is reviewed and contemplated very much the same as PUD, requiring the submittal and consideration of the following, specific to each proposal:

d. A redevelopment schedule indicating:

1. The approximate date when renovation or construction of the project can be expected to begin.
2. The stages in which the project will be built and the approximate date when each stage can be expected to begin.
3. The anticipated rate of redevelopment.
4. The approximate date when each stage in the redevelopment will be completed.
5. The area, location and degree of development of common open space that will be provided at each stage.

An additional request sought a Zoning chart showing the following:

- A) C-5 zoning and allowable uses & density
- B) C-6 zoning and allowable uses & density
- C) A2 zoning and allowable uses

X
The discussion of residential density permitted within the C-5, Tourist Commercial, and C-6, Marine Commercial is more developed than the traditional review of most of our residential districts, such as that the R-4 equals 10-12* units per acre (*innovative developments or density bonuses). These specific Zoning Districts do not list a maximum density allowance within their respective Code Sections, however, I will note that all properties currently Zoned C-5 are within the South Beach Overlay, which places a density capacity of 8 dwelling units per acre. The allowable density of dwelling units or space devoted to residential (traditional) within the C-5 & C-6 zone is directed by the underlying Future Land Use Designation of the property. The Future Land Use Element of our Comprehensive Plan has been attached for your review. I have included notes (boxes) to pinpoint the allowable density noted within each Designation (District) as well as current language regarding the breakdown of floor area for new development in the respective Designation.

In closing, I have attached our current "Use Table" with the 3 zoning districts outlined that you mentioned. This will hopefully provide insight to the potential permitted and conditional uses for each zone, noting compliance with other City Code, the Comprehensive Plan, and other necessary approvals.

As you are aware, a proposed amendment to the PUD Code has been presented to the Planning Board. At their next meeting, the Planning Board will be revisiting their discussion of the proposed changes. I believe you have a copy for review, please let me know if you would like the packet in PDF. If you would like to view the current Zoning Map which could be of use to review existing PUD v PUR sites, please follow the following link: [COFP Zoning Map - April 2014](#). I will not that the map inaccurately presents the Zoning Designation of Harbor Isle as PUR, when in fact it was processed and rezoned as a PUD. If you have any further inquiries or concerns, or would like to explore a specific proposal, please let me know and I will seek to provide feedback to the best of my ability, or further suggest that a Pre-Application Meeting may be appropriate if the proposal has reached such a point. Thank you again for your coordination and patience.

Warm Regards,

Summerlin's Marine Construction, LLC

200 Naco Road #C
Fort Pierce, FL 34946

Phone # 772-464-6090

Fax # 772-464-7470

Summerlin7cs@aol.com

Invoice

Date	Invoice #
8/26/2014	2269

Bill To
SMYTH BUILDERS ATT: BUZZY SMITH ph: 772-201-8230 Smythbuild@aol.com

Item	Description	Amount
SIGNS	FURNISH AND INSTALL 1 PILE AND 2 RED USCG APPROVED DAYBOARDS (#2) FOR THE SUM OF \$800.00. FURNISH AND INSTALL 6 PILES WITH 6 (18x24) UNIFORM INFORMATION MARKERS THAT READ "CAUTION SHALLOW WATER" FOR THE SUM OF \$700.00 EACH. 6 = \$4,200.00.	5,000.00

FULL PAYMENT IS DUE AT THIS TIME. INTEREST AT THE RATE OF 18% WILL BE APPLIED TO ALL UNPAID BALANCES.

Subtotal	\$5,000.00
Sales Tax (6.5%)	\$0.00
Total	\$5,000.00
Payments/Credits	\$0.00
Balance Due	\$5,000.00

U.S. Department of
Homeland Security

United States
Coast Guard



Commander
Seventh Coast Guard District

909 SE First Avenue, Suite 406
Miami, FL 33131
Staff Symbol: dpw
Phone: (305) 415-6755
Fax: (305) 415-6757

16518
Serial: 14-007
January 21, 2014

Mr. Ashton DePeyster
A. Florida Trust, G. Flash GP Inc
306 Worth Ave., Suite 4
Palm Beach, FL. 33480

Completed

Dear Mr. DePeyster,

The Coast Guard has reviewed your e-mail request and Florida Uniform Waterway Marker Permit dated January 16, 2014 requesting to install 6 information/regulatory signs to indicate shallow water near the entrance to the Causeway Island Marina. We offer *no-objection* to this project. Please note if there are any changes to this request you are required to submit them to this office for review.

Please understand that this *letter of no-objection* does not authorize any invasion of private rights, grant any exclusive privileges, nor does it obviate the necessity of complying with any other Federal, state or local laws or regulations.

Please contact Mr. Joseph Embres at (305) 415-6750 if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "J. B. Embres".

J. B. EMBRES

Chief, Planning and Marine Information Section
Aids to Navigation and
Waterways Management Branch
Seventh Coast Guard District

Copy: Commander, Coast Guard Sector Miami
Officer In Charge, Coast Guard ANT Ft. Lauderdale
Mr. Shaun Davis, FFWCC



ISIMINGER & STUBBS ENGINEERING, INC.

PRINCIPALS:

Charles C. Isiminger, P.E.
Darwin C. Stubbs, P.E.

COASTAL • ENVIRONMENTAL • MARINE

ASSOCIATES:

Mark A. Powell, P.E.
Matthew D. Butler, P.E.

November 20, 2013

Via Email

Ashton DePeyster III (306worth@gmail.com)

Re: COE Permit No. SAJ-1900-06892
Proposed Boat Facilities
Indian River
601 Seaway Drive
City of Fort Pierce, St. Lucie County, Florida
Permittee: G Flash GP, Inc. (TR)

Mr. DePeyster III:

Enclosed is a copy of the permit received from the U.S. Army Corps of Engineers (COE) for the referenced project. Please read the permit and all of its conditions carefully. Please especially note the following:

1. This Individual Permit, which provides authorization for the work, expires **November 19, 2018**.
2. Prior to the commencement of construction, turbidity curtains that extend to within one foot of the bottom must be installed around all in-water work and must remain in place until all in-water work has been completed and all erodible materials have been stabilized.
3. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Your project should not adversely affect any properties listed in the National Register of Historic Places. However, further investigation may be required.
4. A copy of the permit must be kept on-site during construction.
5. You must comply with all conditions of the authorization, including the enclosed "Standard Manatee Conditions for In-Water Work - 2011" and "Sea Turtle and Smalltooth Sawfish Construction Conditions."
6. This permit does not authorize the placement of fill or any construction in mangroves, emergent wetlands, seagrass beds, or any other special aquatic sites.
7. The nearshore portion of the access docks and the terminal platforms must be constructed with grated decking with a minimum of 43% open space.
8. The nearshore portion of the access dock that are required to be constructed with grated decking (as noted above) must be constructed at 5' above mean high water. The remaining portion of the access docks and the terminal platforms can be constructed at a lower elevation (as shown on the permit sketches)
9. No later than 30 days after slip occupancy, you must install permanent manatee signs, replace the signs in the event the signs fade, become damaged or outdated, and maintain these signs for the life of the facility. The on-site locations and types of signs must be acceptable to the



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
4400 PGA BOULEVARD, SUITE 500
PALM BEACH GARDENS, FLORIDA 33410

November 14, 2013

Regulatory Division
South Permits Branch
Palm Beach Gardens Section
SAJ-1900-06892(IP-SLR)

G Flash GP, Inc.
c/o F. Ashton DePeyster III
306 Worth Avenue, Suite 4
Palm Beach, Florida 33480

Dear Mr. DePeyster:

The U.S. Army Corps of Engineers (Corps) is pleased to enclose the Department of the Army permit, which should be available at the construction site. Work may begin immediately but the Corps must be notified of:

- a. The date of commencement of the work,
- b. The dates of work suspensions and resumptions of work, if suspended over a week, and
- c. The date of final completion.

This information should be mailed to the Special Projects and Enforcement Branch of the Regulatory Division of the Jacksonville District at 4400 PGA Boulevard, Suite 500, Palm Beach Gardens, Florida 33410. The Special Projects and Enforcement Branch is also responsible for inspections to determine whether Permittees have strictly adhered to permit conditions.

IT IS NOT LAWFUL TO DEVIATE FROM
THE APPROVED PLANS ENCLOSED.

Sincerely,

Susan R Kaynor

for Donald W. Kinard
Chief, Regulatory Division

Enclosures



Florida Department of Environmental Protection

Southeast District Office
400 N. Congress Avenue, Suite 200
West Palm Beach, FL 33401
561-681-6600

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

Permittee/Authorized Entity:

G Flash GP, Inc.
c/o Ashton DePeyster III, President
306 Worth Avenue, Suite 4
Palm Beach, FL 33480
E-mail: 306worth@gmail.com

Project Name:

G Flash GP, Inc. Marina

Authorized Agent:

Isiminger & Stubbs, Engineering, Inc.,
c/o Matthew Butler, P.E.
Phone: 561-881-0003; Email: MButler@coastal-engineers.com

ERP Processor:

Benny Luedike, 561-681-6646
Email: Benny.Luedike@dep.state.fl.us

Environmental Resource Permit - Granted

State-owned Submerged Lands Authorization - Not Required

U.S. Army Corps of Engineers Authorization - Separate Corps Authorization Required

Permit No.: 56-0160635-006

Permit Issuance Date: September 6, 2012

Permit Construction Phase Expiration Date: September 5, 2017