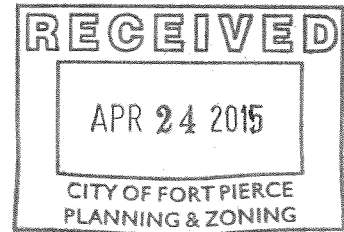


April 20, 2015

Rebecca Grohall
Planning Manager
City of Fort Pierce
City Hall
100 North US 1
Fort Pierce, Florida 34954



Dear Ms. Grohall: The purpose of this letter is to request a one year extension to the Approved Site Plan & Conditional Use for St. Lucie Court Retail/Residential Development. The Site Plan is currently scheduled to expire on June 16, 2015.

A little over two weeks ago, on April 2, 2015, Gallery 34949, Inc. acquired Lot 15, Block 7, Revised Map Fort Pierce Subdivision. Gallery began its attempts to acquire Lot # 15 in 2004. The acquisition and addition of this property significantly increases the viability of project development at this location. Gallery already owned Lots # 12, 13 & 14 (Highlighted lot maps attached). Lot # 15 is zoned R4A and is not presently included in the approved PUR zoned Site Plan.

During the extension period, while reviewing development options, Gallery will endeavor to incorporate the newly acquired property into an addition or amendment to the existing site plan that will meet all legal, zoning, aesthetic and density requirements.

The recent completion of the A1A road construction, the construction of Jetty Park and the economic activity in the Jetty area together with a general improvement in national, Florida and Ft. Pierce outlooks give us reason to be more confident in completing this project.

Any support and advice regarding this extension request will be greatly appreciated.

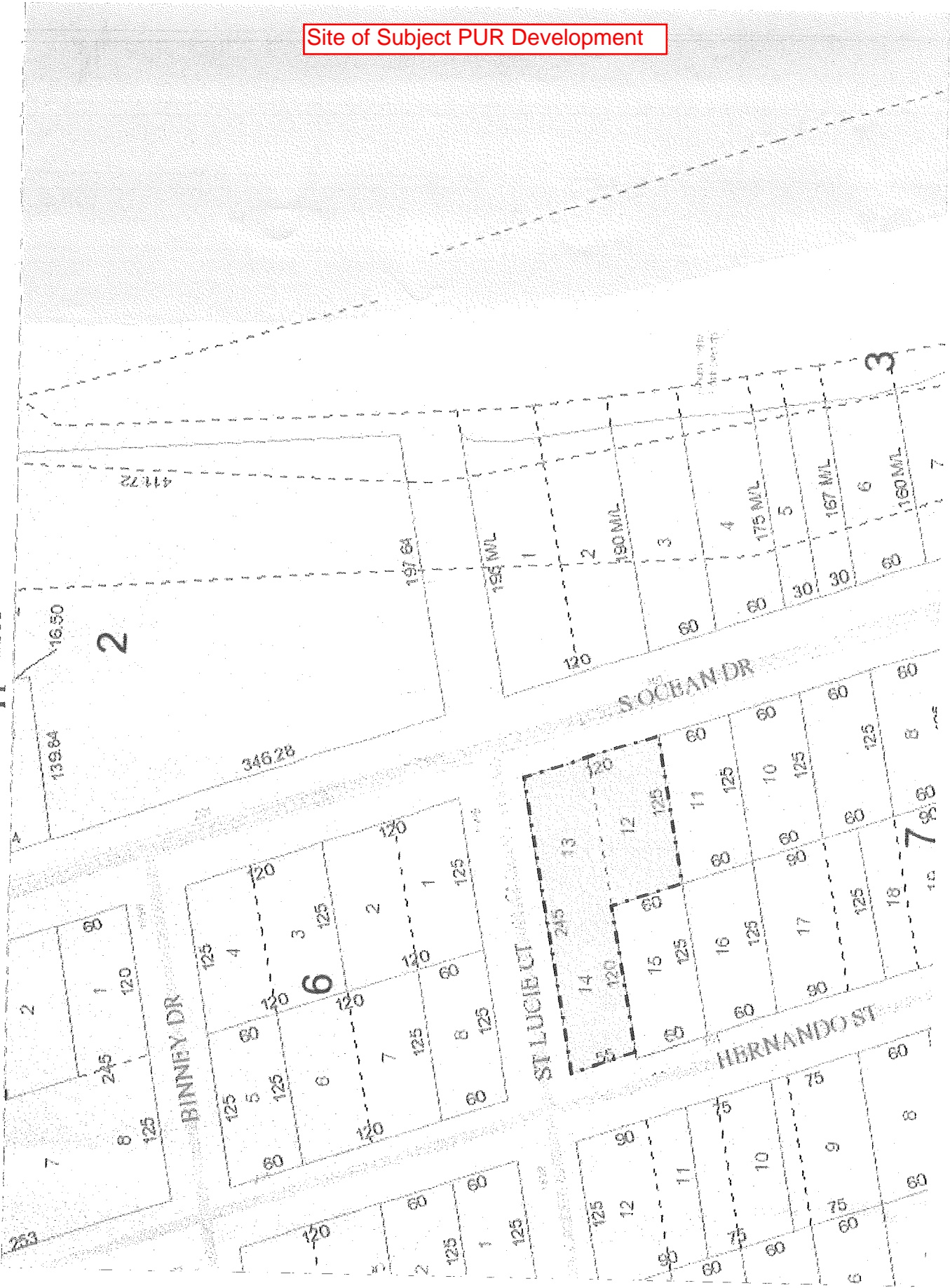
Thank you.

Richard Allen, President
Gallery 34949, Inc.
7542 Platte Road
Beulah, Michigan 49617
R42allen@gmail.com 517-331-1429

Attachments (2)

Saint Lucie County, Florida Office of the Property Appraiser

Site of Subject PUR Development

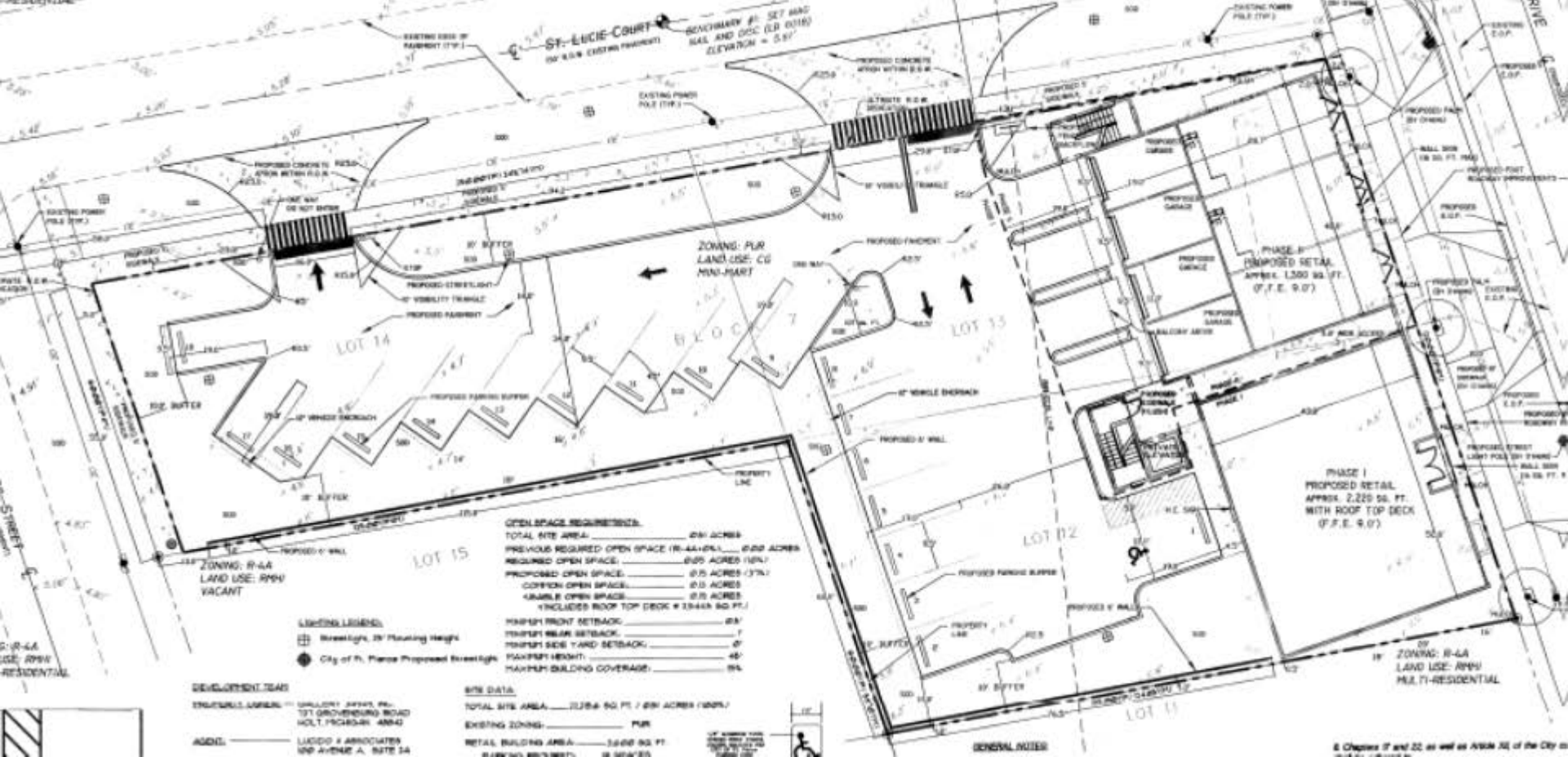


Saint Lucie County, Florida Office of the Property Appraiser

Recently Acquired Property







ST. ELIE COURT
 (BY R.O.B. ENGINEERING)
 BENCHMARK #1 SET AT
 NAL AND DGC (LR 0112)
 ELEVATION = 5.57'

ZONING: R-4A
 LAND USE: CG
 MINI-MART

PHASE I
 PROPOSED RETAIL
 APPROX. 2,220 SQ. FT.
 WITH ROOF TOP DECK
 (G.F.E. 9.0')

PHASE II
 PROPOSED RETAIL
 APPROX. 1,500 SQ. FT.
 (G.F.E. 9.0')

ZONING: R-4A
 LAND USE: RPH
 VACANT

ZONING: R-4A
 LAND USE: RPH
 MULTIFAMILY RESIDENTIAL

OPEN SPACE REQUIREMENTS:

TOTAL SITE AREA:	0.91 ACRES
PREVIOUS REQUIRED OPEN SPACE (R-4A/PL):	0.22 ACRES
REQUIRED OPEN SPACE:	0.50 ACRES (37%)
PROPOSED OPEN SPACE:	0.75 ACRES (37%)
CORPORATE OPEN SPACE:	0.15 ACRES
USABLE OPEN SPACE:	0.75 ACRES
INCLUDED ROOF TOP DECK # 13444 SQ. FT.	

- LEGEND:**
- Streetlight, 20' Mounting Height
 - City of Ft. Pierce Proposed Streetlight

- SETBACKS:**
- MINIMUM FRONT SETBACK: 0.0'
 - MINIMUM REAR SETBACK: 7'
 - MINIMUM SIDE YARD SETBACK: 0'
 - MINIMUM HEIGHT: 45'
 - MAXIMUM BUILDING COVERAGE: 85%

DEVELOPMENT TEAM

ENGINEER: GUYTON
 101 GUYTON ROAD
 HOLT, FLORIDA 34940

ARCHITECT: LUCIDO & ASSOCIATES
 100 AVENUE A, SUITE 14

SITE DATA

TOTAL SITE AREA: 2,238.4 SQ. FT. / 0.65 ACRES (100%)

EXISTING ZONING: R-4A

RETAIL BUILDING AREA: 3,740 SQ. FT.

PARKING REQUIREMENT: 18,500/3,740

GENERAL NOTES

E **ENGINEERING DESIGN**
D **& CONSTRUCTION, INC.**
C 1934 Tucker Court
Fort Pierce, FL 34950
phone: 772-462-2455
fax: 772-462-2454



May 25, 2011

11-219

Mr. David Carlin
Interim Director
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Re: Traffic Generation Analysis
St Lucie Court
301 South Ocean Drive

Dear Mr. Carlin,

This traffic generation study shall serve as an approximation of the future traffic generated by a 3600 square foot specialty retail facility and a 4 unit Residential Condominium / Townhouse facility located at 301 South Ocean Drive. The current 7th Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual was utilized to perform the trip generation. Land use codes 814 (Specialty Retail) and 230 (Residential Condominium / Townhouse) were utilized.

The following is an accounting of the trip generation for the facility and the minimal impact on the surrounding roadway network. Additionally the report will show that the additional traffic generated by this facility will allow the existing roadway to continue to operate at it's current level of service with no mitigation required for the project.

Existing Traffic and Level of Service

This section of State Road A-1-A is currently a two-way arterial, interrupted flow, Class I roadway. The St Lucie County TPO Spring 2008 reports the following information for State Road A-1-A between Seaway Drive and the Florida Power and Light Power Plant:

- Average Daily Trips 6,423 Trips, Operating at LOS C
- A.M. Peak Hour Volume 420 Trips, Operating at LOS C
- P.M. Peak Hour Volume 617 Trips, Operating at LOS C

Traffic Generation for Proposed 3,600 s.f. Specialty Retail & 4 Townhouse Units

The Average Daily Trips were calculated for the weekday, Saturday, and Sunday. The greater of the three (weekday) was utilized. Additionally, the Peak Hour Volumes were calculated for the weekday. There is no weekend Peak Hour Volume information listed in the ITE, therefore the weekday information was utilized. When the project did not fall on the provided fitted curve, the Average Rate was utilized for calculations.

The following are the calculations of the trip generation for the proposed retail facility:

- ADT - Weekday (per 1,000 square feet)
 - $T = 42.78(x) + 37.66 = 42.78(3.6) + 37.66 = \mathbf{192 \text{ Trips}}$
- A.M. Peak Hour Generator – Weekday (per 1,000 square feet)
 - $6.84 \times (3,600 / 1000) = \mathbf{25 \text{ Trips}}$ (average)
- P.M. Peak Hour Generator – Weekday (per 1,000 square feet)
 - $5.02 \times (3,600 / 1000) = \mathbf{19 \text{ Trips}}$ (average)

The following are the calculations of the trip generation for the proposed residential facility:

- ADT - Weekday (per dwelling unit)
 - $\text{Ln}(t) = 0.85 \text{ Ln}(x) + 2.55 = \mathbf{42 \text{ Trips}}$
- A.M. Peak Hour Generator – Weekday (per dwelling unit)
 - $4 \times 0.44 = \mathbf{2 \text{ Trips}}$ (average)
- P.M. Peak Hour Generator – Weekday (per dwelling unit)
 - $4 \times 0.52 = \mathbf{3 \text{ Trips}}$ (average)

The total trips summary for the proposed project is as follows:

- Max ADT is for the weekday totaling $(192 + 42)$ **234 Trips.**
- Max A.M. Peak Hour Generator is for the weekday totaling $(25 + 2)$ **27 Trips.**
- Max P.M. Peak Hour Generator is for the weekday totaling $(19 + 3)$ **22 Trips.**

Summary

This analysis has shown that the addition of the trips generated from this project is insignificant to State Road A-1-A. The 234 daily trips are less than 2% of the current LOS C capacity and the roadway will continue to operate within the current level of service. Additionally the roadway improvements currently underway in this area, when complete, will make the impact of this project even more insignificant.

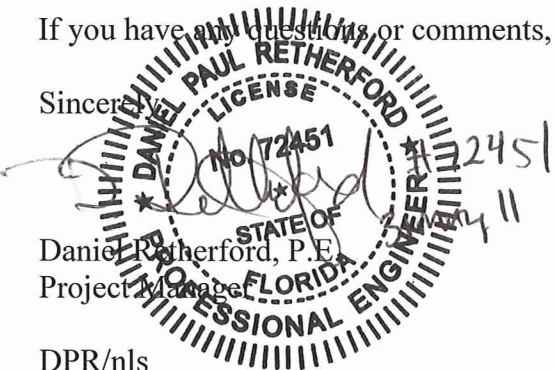
If you have any questions or comments, please give me a call to discuss.

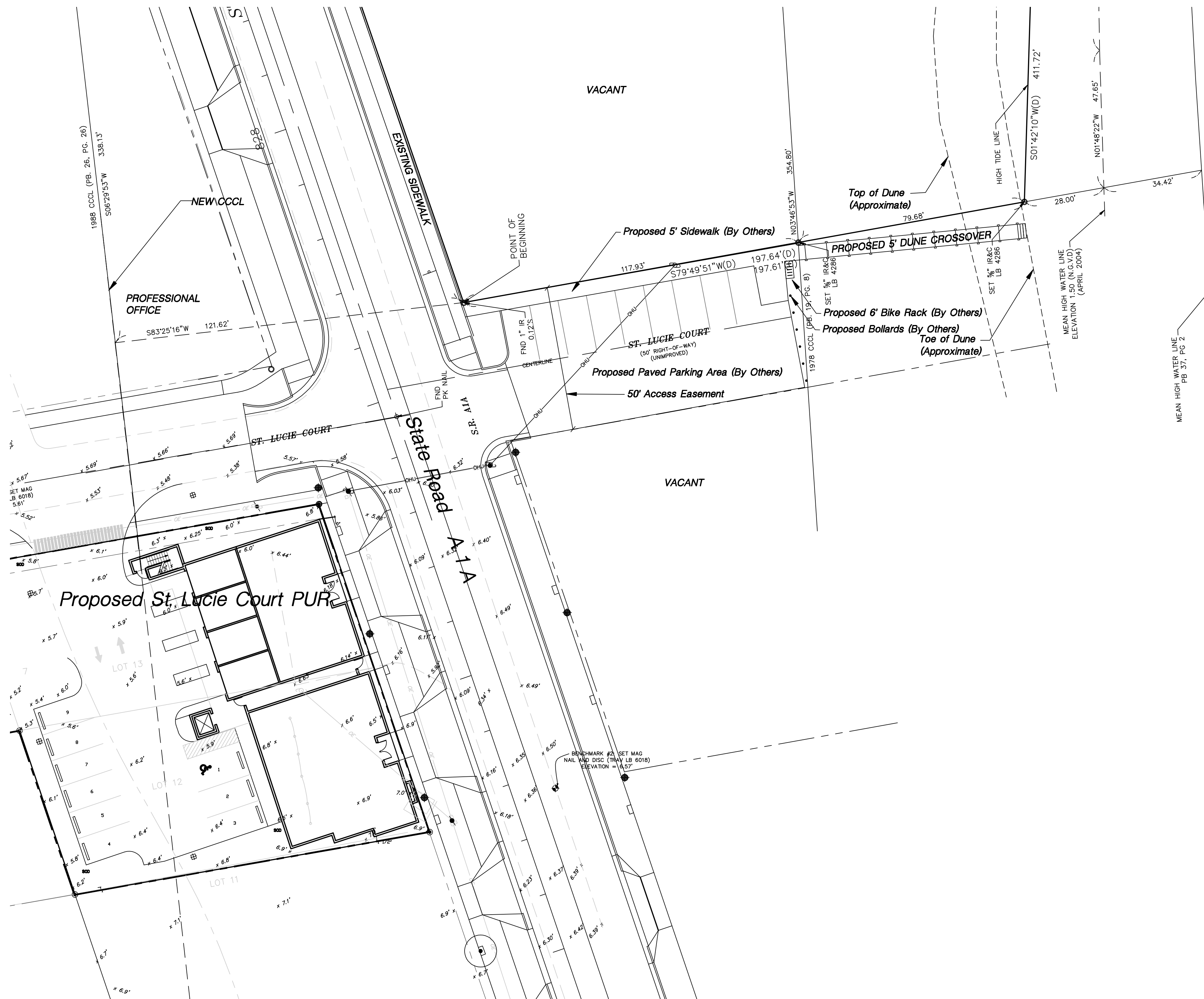
Sincerely,

Daniel Retherford, P.E.
Project Manager

DPR/nls

cc: Rich Allen
project file #11-219





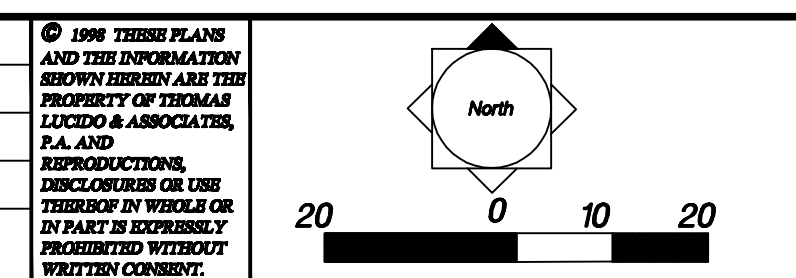
ATLANTIC OCEAN



Location Plan:
 Scale: 1" = 20'-0"

Location Map
 Scale: Not To Scale

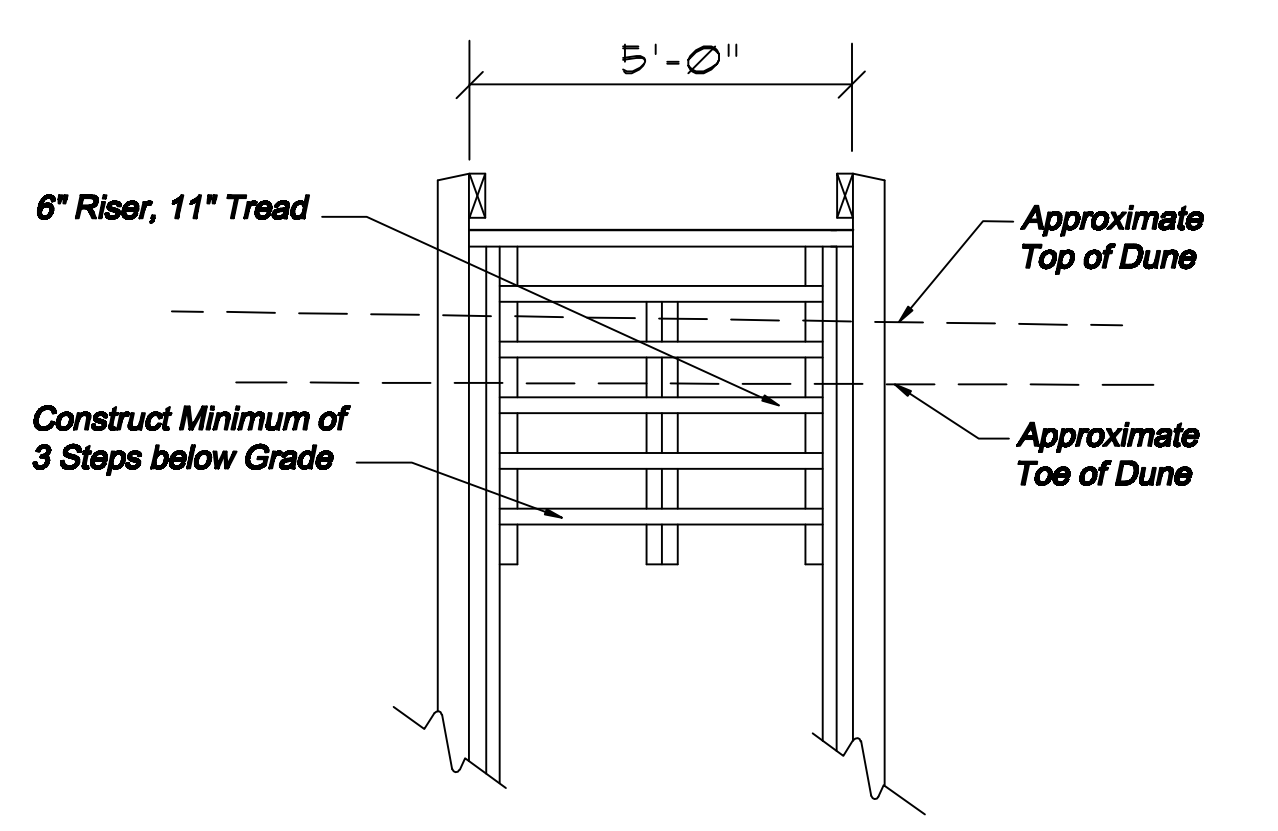
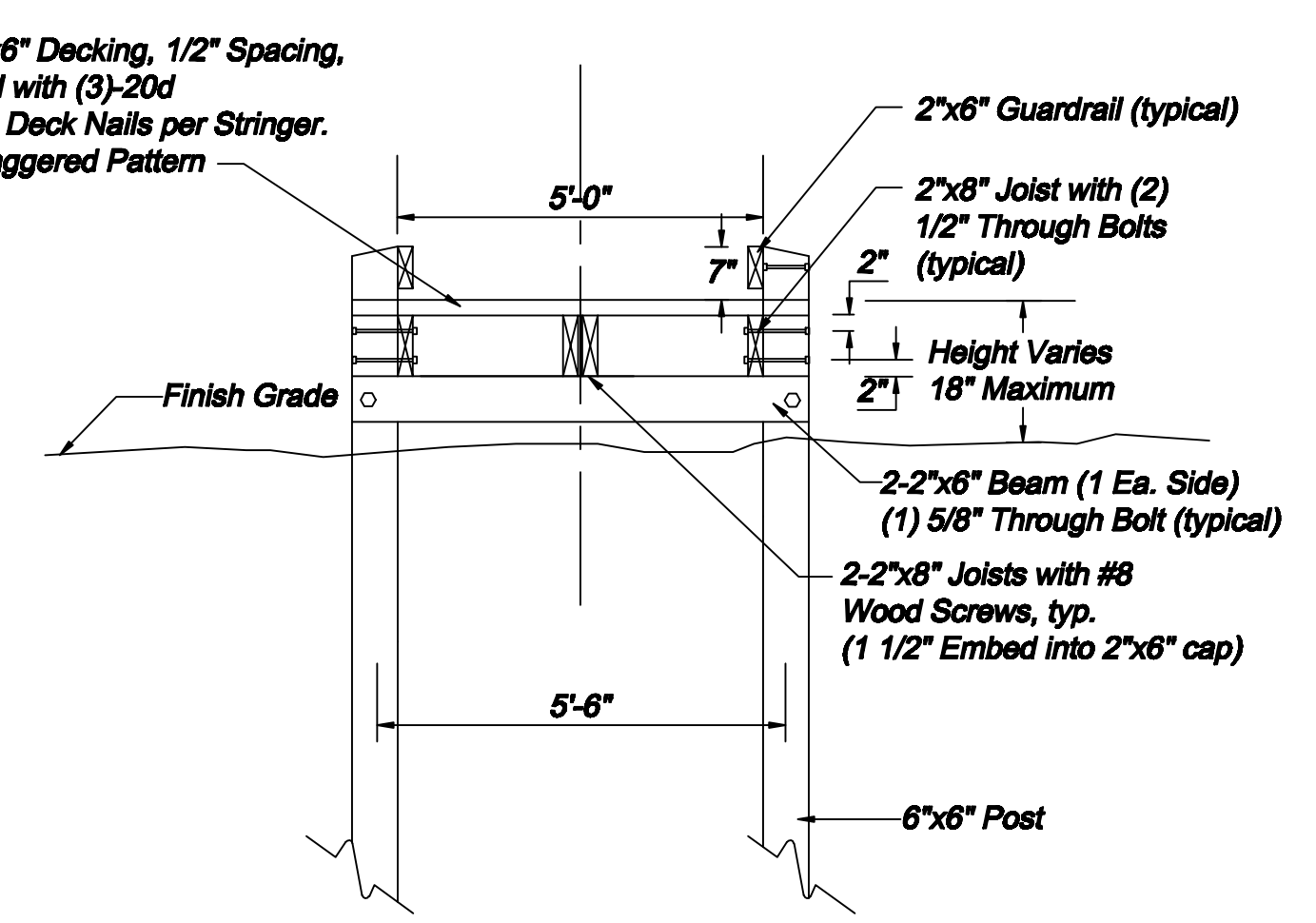
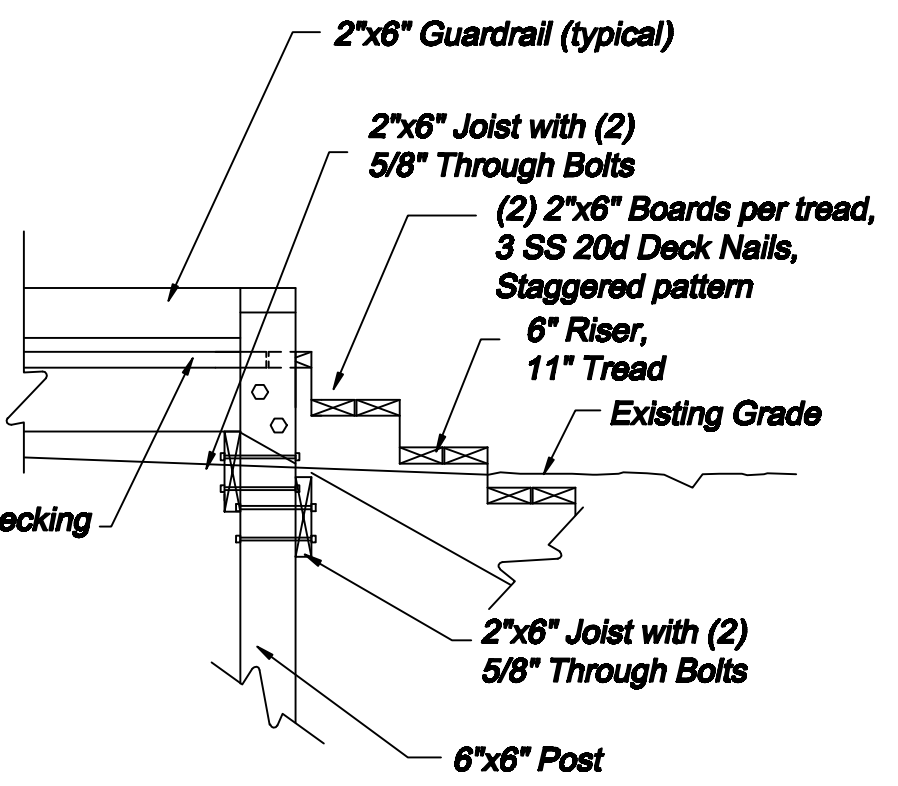
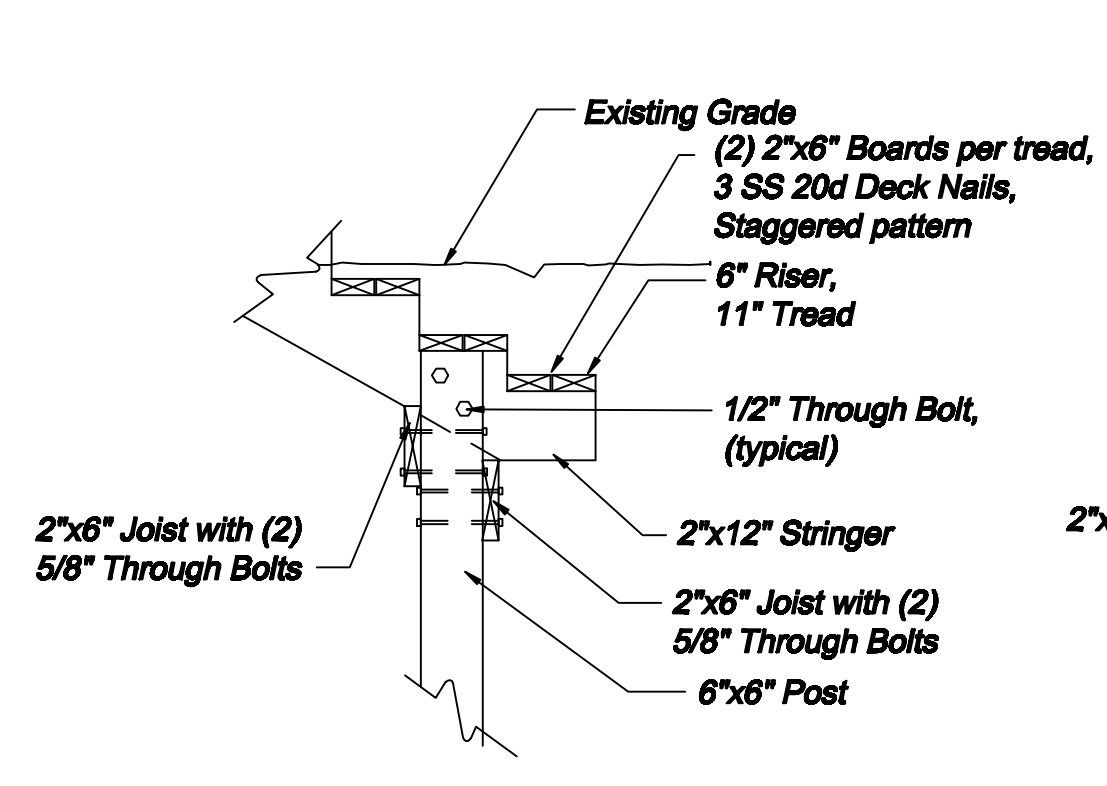
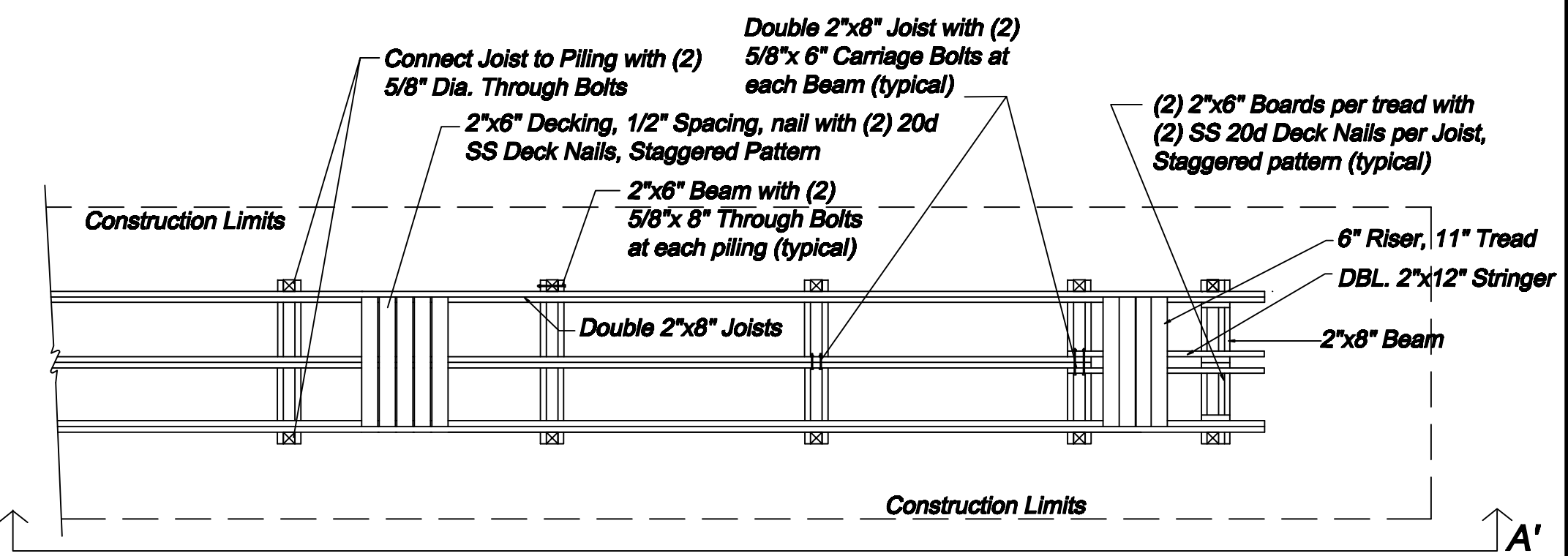
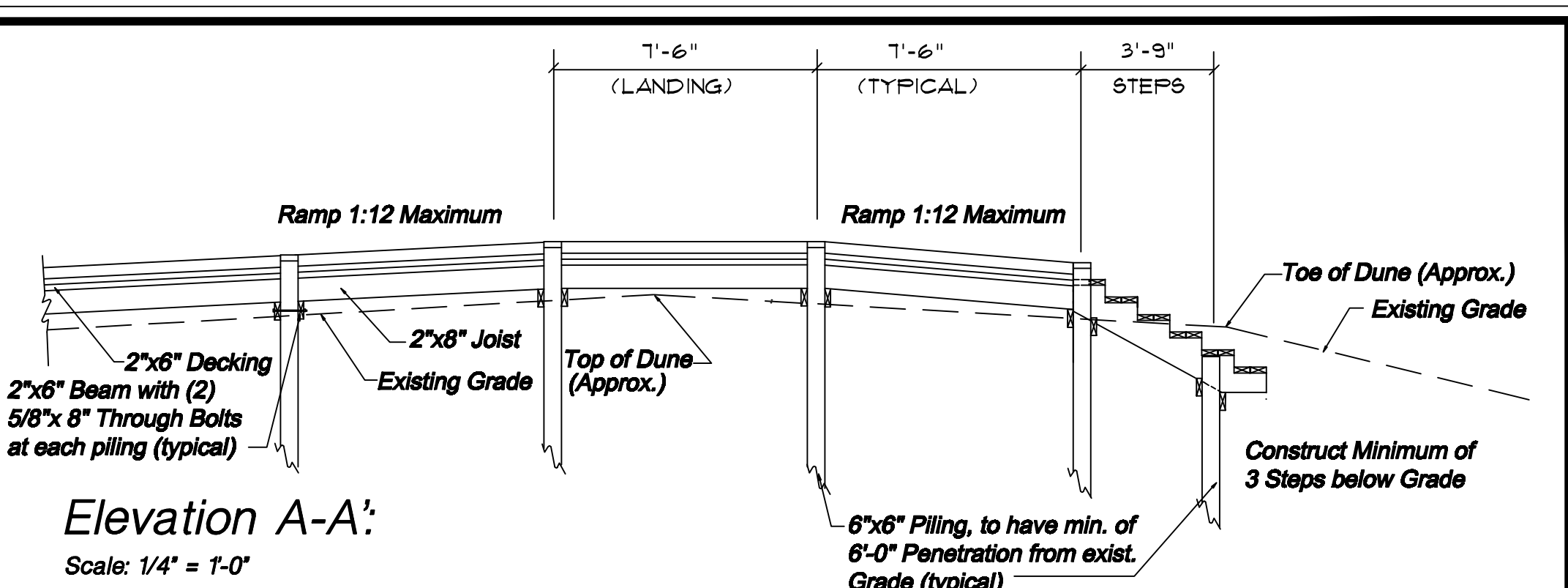
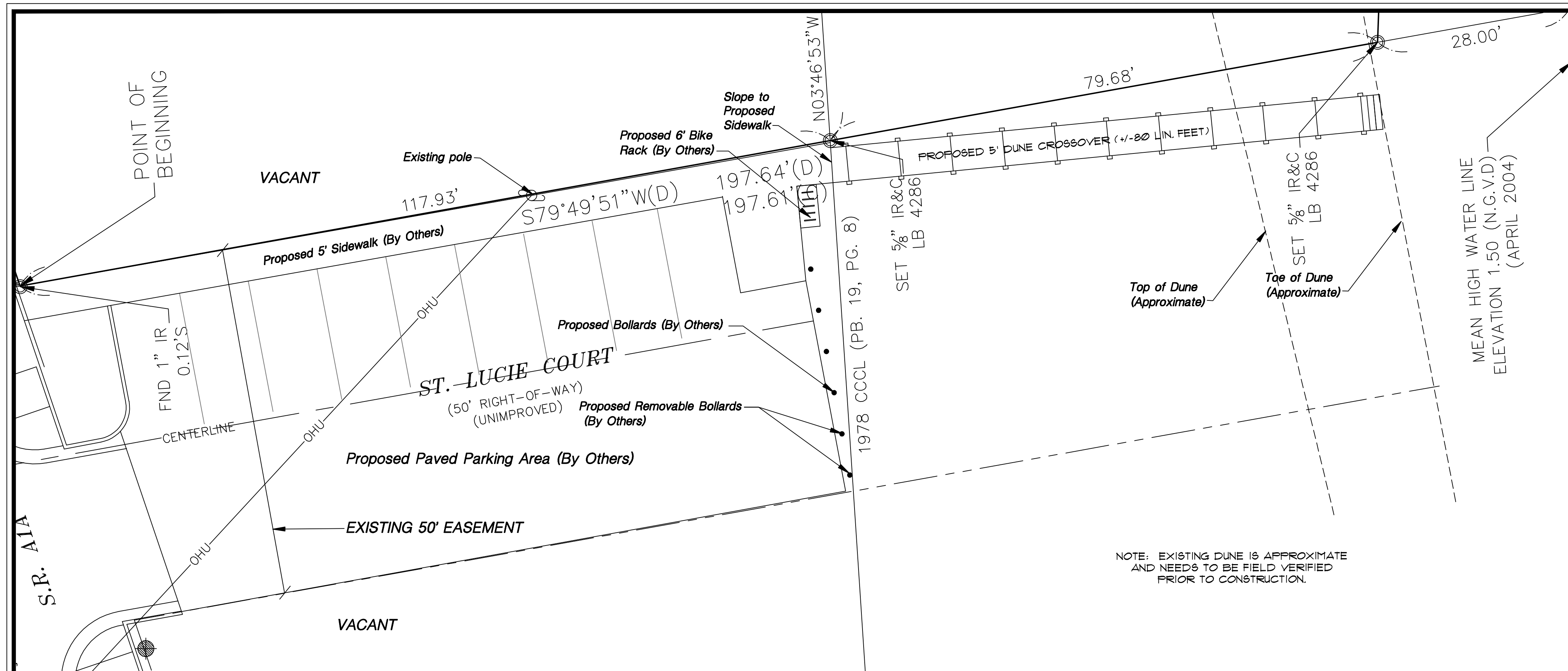
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Checked by: GB			
CADD No: B06-10dunecross			
Date: 09.09.09	No.	Date	Description of Revision



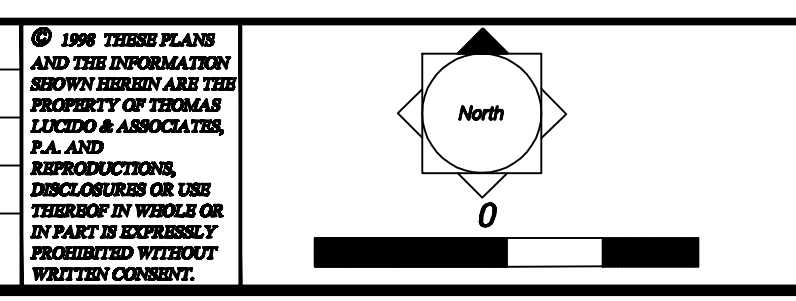
Development Team:

Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #LC-0000335
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

St. Lucie Court PUR
 City of Ft. Pierce
Dune Crossover Site Plan



Scale: As Noted			
Drawn by: JK			
Checked by: GB			
CADD No.: B06-10dunecross			
Date: 09.09.09	No.	Date	Description of Revision



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St. Lucie Court PUR
 City of Ft. Pierce
Dune Crossover Notes and Details