

April 30, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Environmental Statement/Assessment**
Inlet Palms PD
Parcel ID: 2401-501-0279-000-1 and 2401-501-0279-010-4

Dear Ms. Grohall:
Schulke, Bittle & Stoddard, LLC has reviewed the following parcels depicted above in preparation of this Environmental Assessment for the impacts of the site from the zoning change of R-4A to PD.

History of the site:

The site was previously developed with a hotel named Caribbean. The hotel suffered major damage during the hurricanes. The hotel was demolished due to the damage. The current site is vacant with mostly grass and some dirt access.

Existing Zoning:

The current zoning of Hutchinson Island Medium Density Residential Zone (R-4A) is primarily for a residential use. This may be a single family dwelling, duplex, triplex, quadplex or townhome. The R-4A zoning allows for a maximum 45% lot coverage and a minimum 25% open space.

Proposed Zoning:

The proposed Zoning is Planned Development (PD). This zoning allows for flexibility in the code to satisfy the needs of the development. The submittal states that we are submitting for the same maximum 45% lot coverage and the same minimum 25% open space. The code actually allows for the PD Zone to have a 20% open space.

Impacts of the Zoning Change and the Proposed Development:

We feel that the Zoning change and Proposed Development will have no anticipated impacts to the environment for the following reasons:

1. The Zoning change and Proposed Development have the same lot coverage and open space as the existing zoning.
2. The parcels do not contain native habitat.
3. The stormwater system has the same requirements for either zoning.
4. The adjacent Fort Pierce Inlet will not be affected because both zonings will have the same open space, impervious area, and stormwater system requirements.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,


Jodah B. Bittle, P.E.

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

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

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

April 30, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Historical Report**
Inlet Palms PD
Parcel ID: 2401-501-0279-000-1 and 2401-501-0279-010-4

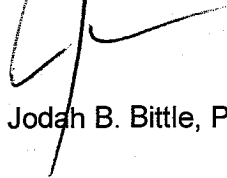
Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the above parcels in preparation of this Historical Report as part of the application for Zoning Atlas Map Amendment.

The two vacant parcels at 1502 Seaway Drive were previously developed for use as a motel (Caribbean Hotel). Hurricanes Frances (2004) and Jeanne (2004) severely damaged the building and the structure was demolished in 2005. This land is not historically significant to the City of Ft. Pierce.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,



Jodah B. Bittle, P.E.