



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other Additional supporting documents

1. Property Address/Location: 601 Seaway Drive, Fort Pierce, FL 34949
2. Property Tax ID(s): 2402-312-0001-000-5
3. Total Acreage: 17.43
4. Existing Future Land Use Designation: HIMU (Hutchinson Island Mixed Use)
5. Existing Zoning Classification: R3 (Single Family Moderate Density)

- 6. Proposed Zoning Classification: C-5
- 7. Other applications being submitted concurrent with this application, if any: Future Land Use Map Amendment
- 8. Describe the existing uses, improvements and structures on the amendment lands: Vacant, previously Mobile Home Park
- 9. Are there any identified or possible historical structures on the amendment lands? No
- 10. The reason for making this request: Entitle land for future development of the Fort pierce Western Peninsula as described in the Charette for development of the Western Peninsula and relocation of the wastewater treatment plant

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Government	COS	OS1
South	Indian River Lagoon		A-2
East	Institutional Residential	HIMU HIMU	C-6 PUD
West	Government	HIMU	OS1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	R-3	8 du/ac FAR 1.0	17.43	AE 5.0 VE 7.0
Proposed	MXD	C-5	15 du/ac FAR 1.5		N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 55,121
Proposed Zoning	Total gallons per day 113,724

Change in Demand	Total gallons per day 58,603
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B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 51,325
Proposed Zoning	Total gallons per day 104,500
Change in Demand	Total gallons per day 53,175

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2.23	2.25	+0.02
Urban District	5 acres per 1,000 people	8.92	8.98	+0.06
Community	2.5 acres per 1,000 people	17.84	17.96	+0.12
Neighborhood	1.36 acres per 1,000 people	32.79	33.02	+0.23

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	Lawnwood Elem./Dan McCarty Middle	Lincoln Park Academy
City	Fort Pierce	Fort Pierce
Distance		
Current Zoning Enrollment Demand	39.41	16.89
Proposed Zoning Enrollment Demand	73.71	31.59 (Maximum Single Family)
Change in Demand	+34.30	+14.70

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	20 yd
Proposed Zoning	36 yd
Change in Demand	+16 yd

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	No potential increase in stormwater volume discharge. See attached drainage analysis.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	1218	84
Proposed Zoning	20538	1806
Change in Demand	19320 Trips	1722 Trips
Impact to Capacity	Roadway network will likely require future improvements	

12. Name of Owner(s): G. Flash G.P., Inc. c/o Ashton de Peyster
Mailing Address: 306 Worth Ave, Suite 4
 City Palm Beach State FL Zip 33480
 Phone # 561-267-2636
 E-mail: bizashton@gmail.com

13. Name of Applicant: Harold H. Smyth
Mailing Address: P.O. Box 13088
 City Fort Pierce State FL Zip 34979
 Phone # 772-489-0168 Fax # 772-489-0077
 E-mail: smythbuild@aol.com

14. Name of Representative: William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Mailing Address: 1717 Indian River Blvd, Suite 201
 City Vero Beach State FL Zip 32960
 Phone # 772-770-9622 Fax # 772-770-9496
 E-mail: wstoddard@sbsengineers.com

15. Applicant Acknowledgements (Owner’s signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

June 26, 2015

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

Re: Future Land Use Map Amendment and Map Amendment to the Zoning Atlas Map
601 Seaway Drive, Ft. Pierce, FL
Parcel ID 2402-312-0001-000-5
Statement of Need

Dear Ms. Grohall:

On March 17, 2012, members of the City of Fort Pierce and the community met to discuss and plan the future of the Western Peninsula of Hutchinson Island. The property included in this study consisted of the existing waste water treatment plant facility (Parcel ID: 2402-323-0003-000-3) along with the adjacent privately owned 17.43 acres of uplands (Parcel ID: 2402-312-0001-000-5) and 25.39 acres of submerged lands (Parcel ID: 2402-331-0002-000-1). These properties offer an exceptional opportunity for development given the available contiguous parcel size, views of the intracoastal waterway and Ft. Pierce inlet, and the location at the entrance to Hutchinson Island.

The Master Plan that was developed during this charrette is predicated on the relocation of the existing waste water treatment facility. The City of Fort Pierce has made a commitment to pursue the relocation of the facility on December 2, 2013 through issuance of resolution 13-27. The community's vision includes a mixed use type development including resort hotels, multi-family residential buildings, a waterfront marketplace, community gathering areas, as well as public access to the waterfront through piers, docks, and marinas. One of the steps as outlined in the report to implementing this vision includes an agreement with the private property owner to develop all parcels jointly in accordance with the Master Plan.

The private property owner, G Flash GP Inc (TR), who owns the upland and submerged land is in full support of this vision and would like to move forward now with the preliminary steps necessary in order to allow for the future development of the Master Plan.

The first step in this process involves amending the future land use and zoning district to allow for the mixed use type development and density described in the Community's Vision report. The privately owned upland parcel has a current residential land use designation of HIMU (Hutchinson Island Mixed Use) and a zoning of R-3 (Single Family Moderate Density). This limits development to a maximum of 139 residential units and a maximum of 20% of the floor area as non-residential. The current land use and zoning is inconsistent with Community's Vision and would not allow for development of the Master Plan. Section 9 Financial Strategy of the Vision report, offers the recommendation to increase density and intensity to

- a) attract a use that was indicated as desirable by the community (i.e. a resort hotel) and;
- b) to encourage physical improvements that are important and valuable to the residents of Fort Pierce”

G Flash GP Inc (TR) has secured permits from the Florida Department of Environmental Protection for construction of a 198 slip marina including a 2 lane boat ramp and 29 boat moorings. However, under the current zoning designation R-3 (Section 22-22(e) City of Fort Pierce Land Development Regulations) marine related commercial activity is not a permitted use within this zoning district.

After many discussions and meetings with the City of Fort Pierce Planning Staff about the future development of the Western Peninsula, the recommendation was to submit applications to amend the future land use for Parcel ID: 2402-312-0001-000- to MXD (Mixed Use Development) and the zoning district to C-5 (Tourist Commercial Zone). This would be more compatible and consistent with the goals and desires described in the Community’s Vision report. The following Table is a comparison of the existing, proposed, and Community Vision development possibilities.

	Existing FLU: HIMU Zoning: R-3	Proposed FLU: MXD Zoning: C-5	Community Vision Report
FAR	1.0	1.5	1.0 to 7.5
Density	8 du/acre	15 du/acre	23 du/acre
Maximum Non-Residential	20%	60%	60%+

It is important that the future and use and zoning designations be amended to preserve the vision outlined for the Western Peninsula for the following reasons:

1. Currently the privately owned parcels are vacant and under single ownership. This offers a unique opportunity for future development of the Western Peninsula. However, as long as the waste water treatment plant is located adjacent to the site, mixed use type development as outlined in the vision report is highly unlikely. Under the current future land use and zoning designations the 17.43 acres of uplands could be subdivided and developed as single family residences. If this was to occur, it would create multiple property owners and improvements on the site. Future agreement among the property owners to redevelop the property as part of the Master Plan would be very difficult to achieve.
2. The current residential mixed land use HIMU allows non-residential uses to comprise no more that 20% of the total floor area. The Comprehensive Land Use plan for HIMU does not specify any required mixed use distribution. Under the proposed MXD commercial future Land use, development must contain a minimum of three different types of uses. This requirement of mixed uses is consistent with the Vision report and avoids the possibility of an exclusively residential development.
3. The existing R-3 zoning district does not allow for marine related commercial uses. As expressed by the community, marine related activities including marinas are desired in the future Development of the Western Peninsula. A change in the zoning designation to C-5 would allow for these marine related commercial activities. This would also grant the current property owner to generate income form the property through the

construction of a marina during the time required to relocate the waste water treatment plant.

This request for amending the future land use and zoning designation for Parcel ID: 2402-312-0001-000-5 is consistent with the community's and the property owner's long term vision of redevelopment of the Western Peninsula.

Sincerely,

Date: 6/22/15

A handwritten signature in black ink, appearing to read 'W. Stoddard', with a long horizontal flourish extending to the right.

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

Property Identification

Site Address: 601 SEAWAY DR
Sec/Town/Range: 02/35S/40E
Map ID: 24/02S
Zoning: R3

Parcel ID: 2402-312-0001-000-5
Account #: 15792
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

G Flash GP Inc (TR)
 % Peter Harrison
 23285 Orange Ave
 Fort Pierce, FL 34945-4337

Legal Description

2 35 40 FROM REF PT IN E END OF S BRIDGE, SD PT BEING A CROSS IN DECK OF AFORESD BRIDGE RUN N 64 50 00 E ALG C/L SEAWAY DR 525 FT, TH S 25 09 E 154.91 FT TO S R/W SEAWAY DR AND POB, TH CONT S 656.44 FT TO HWM IND RIVER, TH MEANDER SHORE N 70 49 E 564.9 FT, TH N 55 30 00 E 482.41 FT, TH N 25 10 00 W 159.50 FT, TH N 64 50 00 E 12 FT, TH N 25 10 00 W 500 FT, TH S 64 50 00 W 12 FT, TH N 25 10 00 W 73.5 FT TO S R/W LI SEAWAY DR, TH S 62 52 16 W ALG SR/W LI 294.42 FT, TH SWLY ALG SR/W LI 50.34 FT, TH SLY ALG R/W LI 49.64 FT, TH SWLY ALG SR/W LI 708.38 FT TO POB (17.43 AC) (OR 1674-1067)



Total Areas

Land Size (acres): 17.43
Land Size (SF): 759,036

Current Values

Just/Market Value: \$4,009,100
Assessed Value: \$4,009,100
Exemptions: \$0
Taxable Value: \$4,009,100
Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 759,036 SF / 17.43 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	17.43 Acres	0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1000	1900
ASP2 LOW	1	1000	1900
ASP2 LOW	1	1000	1900
CHAINLINK 6'	1	3360	2004

Permits

Number	Date	Description	Amount	Fee
9900001219		Tie Down for Mobile Home	\$0	\$0
F00-0000102		Alterations/Remodeling	\$4,800	\$0
F00-0000109		Roof	\$5,192	\$0
F00-0000233		Enclosure	\$1,000	\$0
F00-0000085		Roof	\$5,332	\$0
F00-0001487		Roof	\$2,509	\$0
F00-0001526		Roof	\$2,289	\$0

F00-000214		Roof	\$2,130	\$0
F00-000222		Roof	\$1,926	\$0
F00-000233		Enclosure	\$1,000	\$0
F00-000288		Roof	\$2,635	\$0
F00-000289		Roof	\$2,090	\$0
F00-000354		Alterations/Remodeling	\$2,000	\$0
F00-000380		Alterations/Remodeling	\$3,149	\$0
F00-000396		Alterations/Remodeling	\$1,568	\$0
F00-000437		Alterations/Remodeling	\$4,092	\$0
F00-000686		Roof	\$5,061	\$0
F00-000822		Roof	\$1,804	\$0
F00-000828		Screen Porch	\$500	\$0
F00-001387		Additions to existing construction	\$2,400	\$0
F00-001432		Roof	\$2,204	\$0
F01-00001322		Carport	\$2,000	\$75
F01-0000210		Roof	\$3,874	\$0
F01-0000239		Roof	\$0	\$0
F01-0000240		Roof	\$2,347	\$0
F01-0000995		Roof	\$6,645	\$0
F01-000251		Carport	\$1,500	\$0
F01-000270		Roof	\$4,453	\$0
F01-000272		Alterations/Remodeling	\$1,825	\$0
F01-000329		Alterations/Remodeling	\$2,343	\$0
F01-000329		Alterations/Remodeling	\$2,343	\$0
F99-0000124		Alterations/Remodeling	\$4,032	\$0
F99-0000125		Alterations/Remodeling	\$3,110	\$0
F99-000126		Alterations/Remodeling	\$4,092	\$0
F89001024	Sep 1, 1989	Air Conditioning Only	\$2,000	\$2,000
F89001024M	Sep 1, 1989	Air Conditioning Only	\$2,000	\$2,000
F89001124E	Oct 1, 1989	Enclosure	\$2,000	\$2,000
F89001229E	Nov 1, 1989	Enclosure	\$150	\$150
F89001244M	Nov 1, 1989	Air Conditioning Only	\$1,421	\$1,421
9090000174	Oct 26, 1990	Shed	\$400	\$400
F93-001440	Oct 29, 1993	Trailer	\$22,423	\$22,423
F93-001460	Nov 10, 1993	Enclosure	\$1,350	\$1,350
F94-000095	Jan 13, 1994	Alterations/Remodeling	\$5,600	\$5,600
F94-000201	Feb 14, 1994	Shed	\$400	\$400
F94-000270	Feb 25, 1994	Roof	\$600	\$600
F94-000871	Jul 15, 1994	Enclosure	\$1,200	\$1,200
F95-000008	Jan 3, 1995	Roof	\$1,280	\$1,280
F95-000265	Mar 10, 1995	Alterations/Remodeling	\$1,860	\$1,860
F95-000291	Mar 20, 1995	Roof	\$4,300	\$4,300
F95-00413A	Apr 13, 1995	Enclosure	\$250	\$250
F95-000413	Apr 14, 1995	Enclosure	\$1,500	\$1,500
F95-000599	May 23, 1995	Air Conditioning Only	\$1,800	\$1,800
F95-000558	May 24, 1995	Air Conditioning Only	\$1,800	\$1,800
F95-001054	Sep 19, 1995	Roof	\$615	\$615
F95-001388	Dec 12, 1995	Roof	\$2,084	\$2,084
F95-000019	Jan 5, 1996	Roof	\$1,987	\$1,987
F95-000082	Jan 25, 1996	Shed	\$300	\$300
F95-000112	Jan 30, 1996	Slab	\$100	\$100
F96-000163	Feb 16, 1996	Slab	\$200	\$200
F96-000912	Jul 29, 1996	Roof	\$2,495	\$2,495
F97-000760	Jul 21, 1997	Roof	\$1,600	\$1,600
F97-000800	Jul 29, 1997	Heat and Air Conditioning	\$1,450	\$1,450
F97-000846	Aug 7, 1997	Roof	\$1,500	\$1,500
F97-001266	Nov 14, 1997	Alterations/Remodeling	\$950	\$950
F98-000061	Jan 15, 1998	Alterations/Remodeling	\$1,400	\$1,400
F98-000153	Feb 12, 1998	Alterations/Remodeling	\$1,500	\$1,500
F98-000155	Feb 12, 1998	Alterations/Remodeling	\$0	\$0
F98-000214	Feb 27, 1998	Tie Down for Mobile Home	\$0	\$0
F98-000267	Mar 10, 1998	Alterations/Remodeling	\$920	\$920
F98-001420	Nov 20, 1998	Shed	\$375	\$375
F98-001597	Dec 30, 1998	Shed	\$2,945	\$2,945
F99-000025	Jan 14, 1999	Slab	\$900	\$900
F99-000069	Jan 21, 1999	Alterations/Remodeling	\$80,000	\$80,000
F99-000114	Feb 1, 1999	Roof	\$2,527	\$2,527
F99-000115	Feb 1, 1999	Roof	\$1,192	\$1,192
F99-000216	Mar 11, 1999	Alterations/Remodeling	\$1,000	\$1,000
F95-000579	May 23, 1999	Air Conditioning Only	\$2,000	\$2,000

F99-001024	Aug 11, 1999	Roof	\$2,103	\$2,103
F01-00001417	Mar 5, 2002	Alterations/Remodeling	\$2,200	\$75
F01-1526	Mar 18, 2002	Exterior Siding	\$850	\$850
F01-1634	Mar 20, 2002	Additions to existing construction	\$2,000	\$75
F02-172	Jun 11, 2002	Carport	\$1,500	\$75
F02-234	Jun 12, 2002	Alterations/Remodeling	\$1,500	\$75
F02-0630	Sep 5, 2002	Roof	\$3,950	\$165
F02-0787	Sep 5, 2002	Heat and Air Conditioning	\$0	\$155
CRPT2002-1	Nov 25, 2002	Carport	\$0	\$100
CP2002-9	Dec 27, 2002	Concrete	\$100	\$50
RR2003-30	Mar 21, 2003	Alterations/Remodeling	\$500	\$75
MC2003-27	Mar 24, 2003	Air Conditioning Only	\$2,500	\$75
RF2003-83	Jul 24, 2003	Roof	\$1,975	\$75
CP2003-3	Jul 25, 2003	Concrete	\$100	\$50
CRPT2003-5	Aug 25, 2003	Carport	\$1,500	\$100
RR2003-66	Aug 25, 2003	Additions to existing construction	\$2,500	\$75
RFA20034	Aug 26, 2003	Roof	\$1,800	\$100
WD20041	Apr 12, 2004	Deck	\$300	\$75
MC200458	Jun 22, 2004	Air Conditioning Only	\$2,459	\$75
0700000955	Sep 17, 2007	Demolition	\$16,000	\$0
0700000956	Sep 17, 2007	Demolition	\$0	\$130
0800000678	Nov 10, 2008	Demolition	\$0	\$130
BP09-61	Aug 27, 2009	Additions to existing construction	\$100,000	\$1,300
BP09-208	Aug 31, 2009	Alterations/Remodeling	\$1,000	\$100

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 31, 2003	1674 / 1067	02	DE	De Peyster III, Ashton	\$100
Jun 28, 1995	0963 / 2409	02	WD	FINANCIAL BENEFIT LIFE INS CO	\$3,590,000
Mar 25, 1993	0833 / 2523	01	WD	VAP/CAUSEWAY LTD	\$3,394,300
Jul 3, 1990	0698 / 1162	02	WD		\$3,330,000

Current Year Values


Current Values Breakdown

Building:	\$200
Land:	\$4,008,900
Just/Market:	\$4,009,100
Ag Credit:	\$0
Mkt/Asmnt Differential:	\$0
Assessed:	\$4,009,100
Exemption(s):	\$0
Taxable:	\$4,009,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	34.2	Fort Pierce Stormwater Charge	\$1,846.80

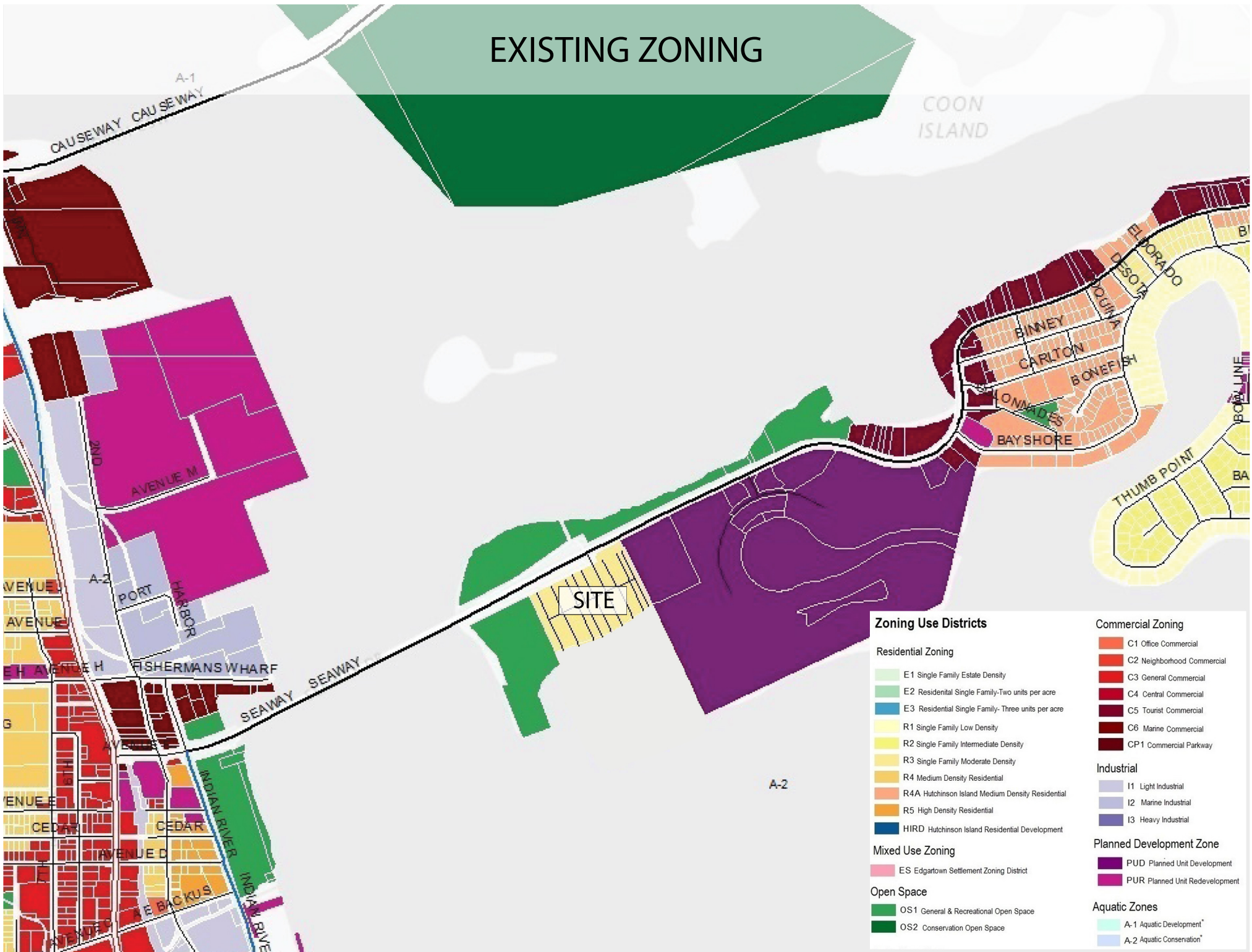
This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

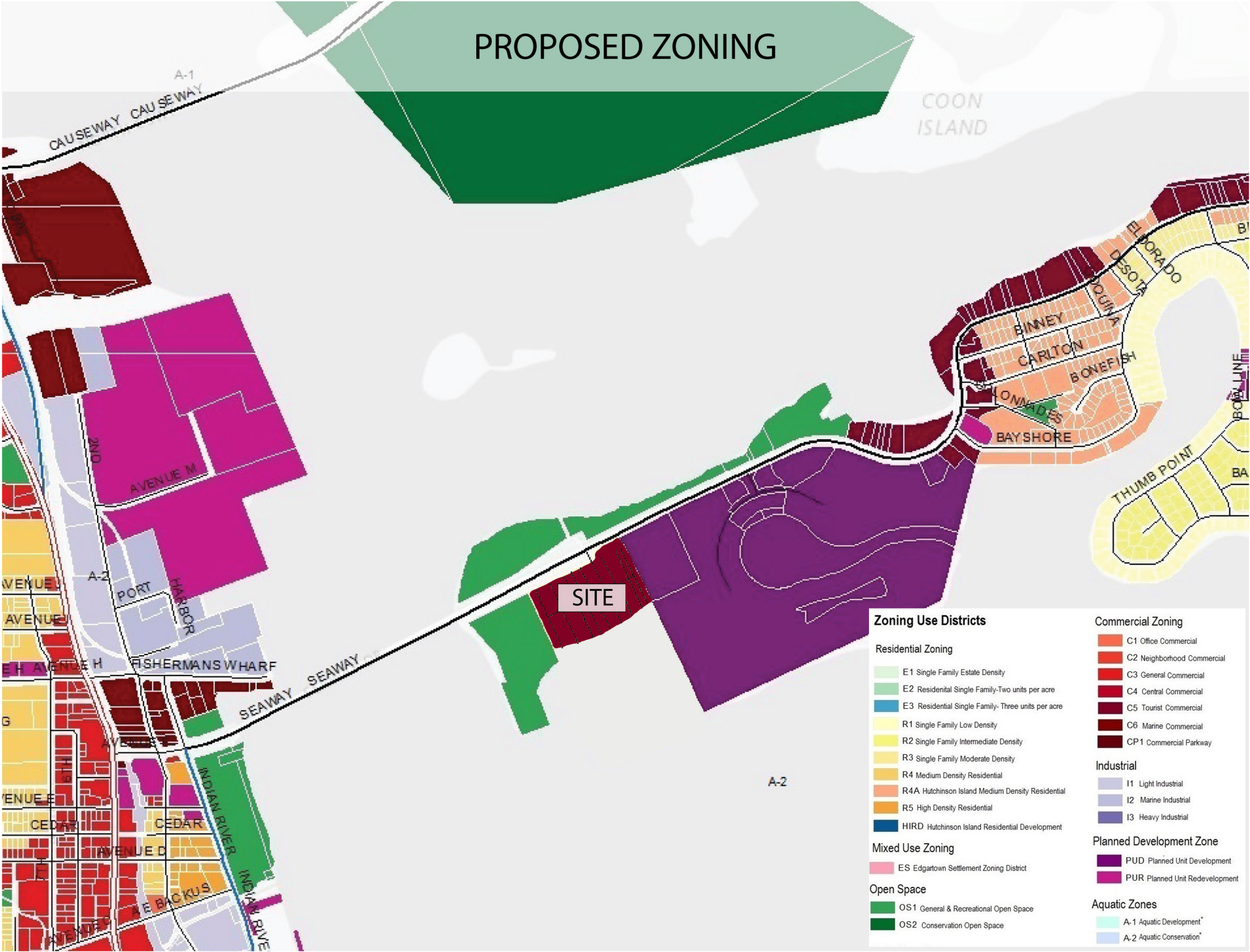
Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$4,009,100	\$4,009,100	\$0	\$4,009,100
2013	\$4,009,100	\$4,009,100	\$0	\$4,009,100
2012	\$4,009,100	\$4,009,100	\$0	\$4,009,100

This information is believed to be correct at this time but it is subject to change and is not warranted.
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EXISTING ZONING



PROPOSED ZONING



Zoning Use Districts

Residential Zoning

- E1 Single Family Estate Density
- E2 Residential Single Family-Two units per acre
- E3 Residential Single Family- Three units per acre
- R1 Single Family Low Density
- R2 Single Family Intermediate Density
- R3 Single Family Moderate Density
- R4 Medium Density Residential
- R4A Hutchinson Island Medium Density Residential
- R5 High Density Residential
- HIRD Hutchinson Island Residential Development

Mixed Use Zoning

- ES Edgartown Settlement Zoning District

Open Space

- OS1 General & Recreational Open Space
- OS2 Conservation Open Space

Commercial Zoning

- C1 Office Commercial
- C2 Neighborhood Commercial
- C3 General Commercial
- C4 Central Commercial
- C5 Tourist Commercial
- C6 Marine Commercial
- CP1 Commercial Parkway

Industrial

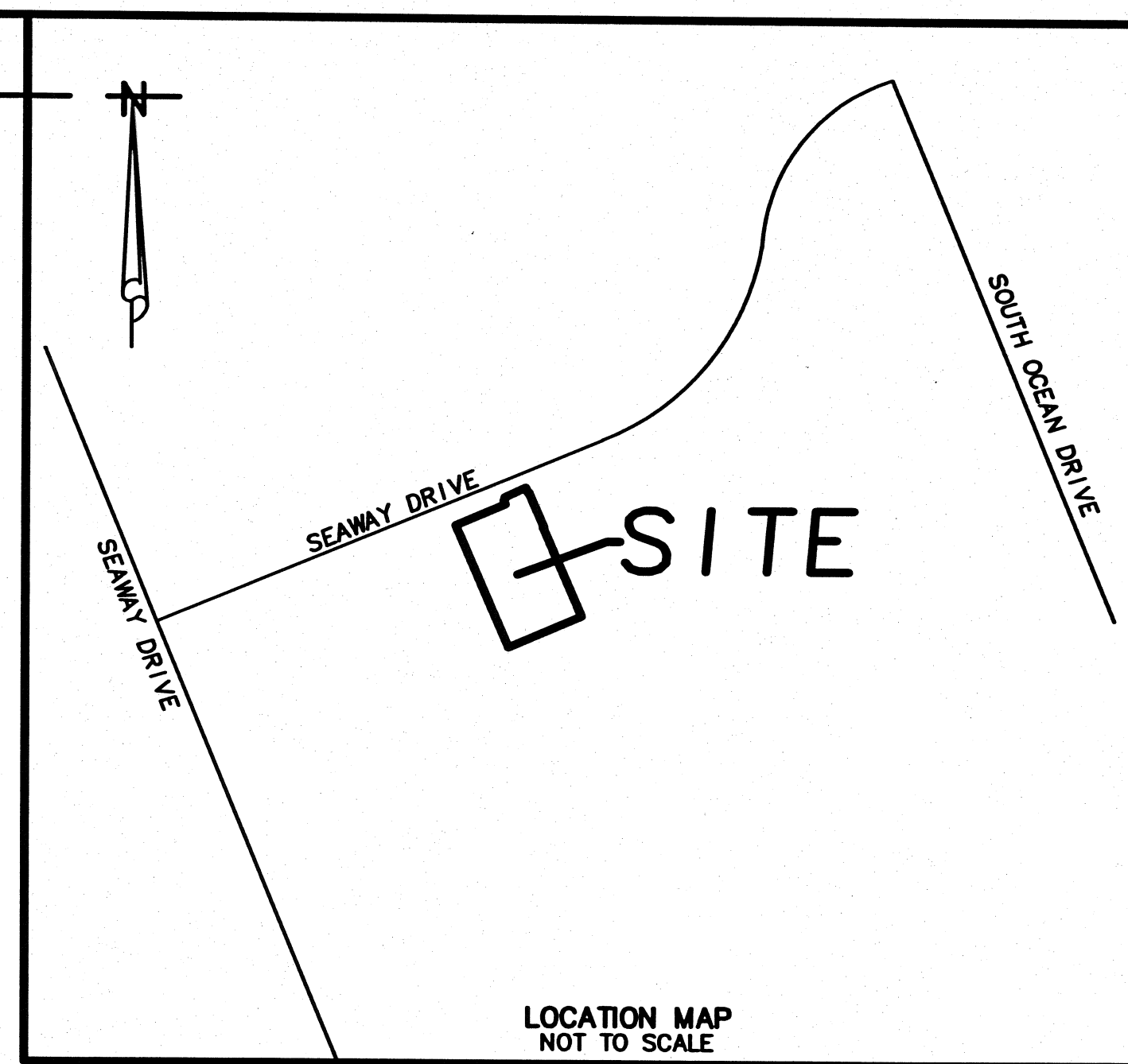
- I1 Light Industrial
- I2 Marine Industrial
- I3 Heavy Industrial

Planned Development Zone

- PUD Planned Unit Development
- PUR Planned Unit Redevelopment

Aquatic Zones

- A-1 Aquatic Development*
- A-2 Aquatic Conservation*



N25°28'28"W 1745.00'(C)
N25°09'00"W 1745.00'(D)

1088.65'

1800.00' (TOTAL)

INDIAN RIVER

SUBMERGED LANDS AREA

MEAN HIGH WATER LINE
ELEV. = -0.28 NAVD, 1988
DATED 6-06-14 AT 3:00 PM

S25°10'00"E 1267.48'(D)
S25°27'28"E 1289.07'(C)

TOP OF BANK

HARBOR PILE AND
(PB 4.1, POS 31A & 31B)

SET IRC
PSM 6330
WITNESS

FLOOD ZONE
FLOOD ZONE

S64°31'17"W 1037.63'(C)
S64°50'00"W 1038.16'(D)

INDIAN RIVER

- ABBREVIATIONS:
- (C) = CALCULATED
 - CBS = CONCRETE BLOCK STRUCTURE
 - CBNC = CONCRETE
 - DB = DEED BOOK
 - FND = FOUND
 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - (M) = MEASURED
 - MHL = MEAN HIGH WATER LINE
 - MON = MONUMENT
 - ORB = OFFICIAL RECORD BOOK
 - (P) = PLAT
 - PB = PLAT BOOK
 - PC = PAGE
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R/W = RIGHT-OF-WAY
 - RGE = RANGE
 - SEC = SECTION
 - TWP = TOWNSHIP

SYMBOLS:
● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250

LB#7280

BOUNDARY SURVEY
601 SEAWAY DRIVE
 SEC 2, TWP 35S, RGE 40E
 AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD K:\BUILDERS\DWG2014\DWG\14-1784.DWG			
REF K:\			
FLD	CJM / AJP	FB.	PG.
OFF	CJM		JOB 14-1784
CKD	AJP	SHEET 2 OF 2	DATE 6-12-14
			DWG D-590

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2171786 OR BOOK 1674 PAGE 1067
Recorded: 03/14/03 15:17

* Doc Assump: \$ 0.00
* Doc Tax : \$ 0.70
* Int Tax : \$ 0.00

This instrument prepared without examination
of title at the request of the parties
by (and return to):
Richard S. Webb, IV, Esq.
Lutz, Webb & Bobo, P.A.
2 North Tamiami Trail, #500
Sarasota, Florida 34236
877-951-1800

REL

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DEED TO TRUSTEE

THIS INDENTURE, made this 31st day of January, 2003, by and between ASHTON DePEYSTER (hereinafter referred to as "Grantor") and G. FLASH G.P., INC., a Florida corporation, Trustee, under unrecorded Land Trust Agreement dated December 13, 2002 (hereinafter referred to as "Trustee"), whose post office address is c/o DePeyster, 306 Worth Avenue, Palm Beach, Florida 33480.

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to it in hand paid by Trustee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, forever that certain real property situated in St. Lucie County, Florida, and more particularly described as follows, to wit:

Exhibit "A" attached hereto and made a part hereof

This conveyance is subject to taxes for 2003 and subsequent years, existing mortgages and all valid and existing easements, restrictions and reservations of record, none of which shall be reimposed hereby.

This conveyance is made for no consideration and is exempt from documentary stamp tax pursuant to the provisions of Rule 12B.4.013(32)(a), Florida Administrative Code, as the Grantor is the sole beneficiary under the Land Trust Agreement referenced above.

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TOGETHER WITH, all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining (all of the foregoing being hereinafter alternatively referred to as the "real estate" or the "property").

TO HAVE AND TO HOLD the above described real estate with the following powers and for the following uses and purposes:

1. The Trustee is vested with full rights of ownership over the above described real estate and any part of it and the Trustee is specifically granted and given the full power and authority (without limiting the foregoing):

(a) To protect and conserve said real estate or any part of it and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell and convey said real estate, or any part of it for cash or on credit, at public or private sale, to exchange said real estate or any part of it, for other property and grant options to sell said real estate or any part of it, and to determine the price and terms of such sales, exchanges and options;

- (c) To execute leases and subleases of said real estate or any part of it for terms as long as 200 years, to subdivide or improve said real estate or any part of it and tear down or alter improvements thereon, to grant easements, licences, charges and other use rights, give consents and make contracts relating to said real estate or any part of it or its use, to release or dedicate any interest in said real estate and to submit said real estate or any part of it to condominium ownership;

- (d) To borrow money and to mortgage, pledge or otherwise encumber any part or all of said real estate to secure payment thereof;

(e) To otherwise manage, control, develop, operate and dispose of said real estate or any part thereof, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, or any part thereof, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes;

- (f) To convey to a successor or successors in trust and to grant to such successor or successors all of the title, estate, powers, privileges and authorities vested in the Trustee.

2. The Trustee shall hold said real estate and make distributions of said real estate or the proceeds derived therefrom in accordance with the terms, conditions and provisions of that certain aforementioned unrecorded Land Trust Agreement, collateral hereto, dated December 13, 2002.

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3. In no case shall any party dealing with the Trustee in relation to said real estate, or any part of it, or to whom the real estate, any part of it, or any interests therein shall be conveyed, transferred, assigned, contracted to be sold, leased, mortgaged, or otherwise encumbered by said Trustee, be obligated to see to the application or disposition of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, [or be obliged to inquire into the identification or status of any beneficiary under this Deed, or their heirs or assigns, or any collateral instrument,] [or be obliged to inquire into or ascertain the authority of the Trustee to act within and exercise the powers granted by this Deed,] or said Trust, [or be obliged to inquire into the adequacy or disposition of any consideration, if any, paid to the Trustee,] [or be obliged to inquire into any of the provisions of said unrecorded Trust Agreement, collateral hereto, and any amendments thereto,] and every deed, trust deed, mortgage, lease, easement, license, condominium declaration, or any other instrument executed by said Trustee in relation of said real estate, shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument (a) That at the time of its execution and delivery the trust created by this indenture and by the Trust Agreement was in full force and effect; (b) That such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument was executed in accordance with the trust conditions and limitation contained in this Deed and in the Trust Agreement and is binding upon any and all beneficiaries under such instrument; (c) The said Trustee was duly authorized and empowered to execute and deliver every such conveyance, lease, mortgage, easement, license, condominium declaration, or other instrument; and (d) That if a conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the right, title, estates, powers, authorities, duties and privileges of the predecessor in trust and the trust.
4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any amendment thereto, collateral hereto, shall be personal property only.
5. The Grantor recites that this conveyance is made pursuant to and in conformance with the provisions of Section 689.071 of the Florida Statutes.
6. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon him binding.
7. Any Trustee named hereunder shall serve without bond.
8. The Trustee hereunder may resign. In the event of the dissolution, resignation or insolvency of the Trustee, the beneficiaries of the Trust may designate a successor trustee by a majority vote of the beneficiaries of the Trust at the time of such resignation, dissolution or insolvency. Upon the resignation, dissolution or insolvency of the Trustee, the recording of an affidavit in the Public Records of St. Lucie County, Florida, by the successor or substitute

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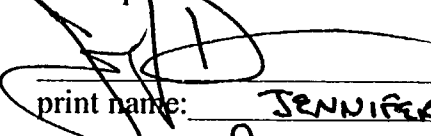
Trustee joined by a majority of the beneficiaries of the Trust reciting that the predecessor Trustee has either resigned, has been dissolved or is insolvent and that the successor trustee has been appointed by a majority vote of the Trust beneficiaries, shall be conclusive evidence in favor of every person dealing with such successor or substitute Trustee in relation to said real estate of such fact, and that such successor or substitute Trustee is fully vested with all the right, title, estates, powers, authorities, duties and privilege of the predecessor Trustee and of the trust.

9. Grantor, does hereby convey all right, title and interest of Grantor.

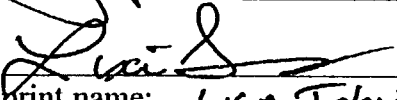
10. Grantor does hereby warrant the title to said real property and will defend the title against lawful claims of all persons whomsoever; and further warrants that the said real property is free of all encumbrances except taxes for 2003 and subsequent years, existing mortgages, and all valid and existing easements and restrictions and reservations of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the date first above written.

In the presence of:


print name: JENNIFER DELBY


Ashton DePeyster



print name: LISA Tobin

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 31 day of January, 2003, by Ashton DePeyster,

who is personally known to me,
 who has produced _____ as identification

and who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.


NOTARY PUBLIC

Print _____

State of Florida Notary Public (Seal) Richardson
My Commission Expires May 6, 2004
CC904533 EXPIRES
BONDED THROUGH TROY FAIR INSURANCE, INC.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

(Being a parcel of land lying in Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida, and being described as:)

Commencing at the Southwest corner of Section 3, Township 35 South, Range 40 East, thence East 2240 feet; thence North 720 feet; thence North 70 degrees 58 1/2 minutes East, 1200 feet; thence South 19 degrees 01 1/2 minutes East, 85 feet; thence North 70 degrees 16 minutes East, 2009.5 feet to a Point of Reference on the East end of existing State highway bridge across the Indian River at the West shore of Causeway Island, said point being a cross on the deck at the East end of aforesaid bridge (now obliterated).

From said Point of Reference run North 64 degrees 50 minutes East (reference bearing), along the centerline of Seaway Drive (State Road A-1-A), 525.0 feet (said point being South 64 50' West a distance of 3132.32 feet from an iron pipe found at the point of intersection of a 8 00' curve concave to the southeast, as shown on the right-of-way Map for State Road A-1-A as recorded in plat book 22, page 14, of the public records of St. Lucie County, Florida); thence South 25 degrees 09 minutes East, 50 feet to the south right-of-way line of Seaway Drive (State Road A-1-A), and the POINT OF BEGINNING;

From said POINT OF BEGINNING continue South 25 degrees 09 minutes East, along the Easterly line of lands of Fort Pierce Port Authority 1850 feet to a point in the Indian River; thence North 64 degrees 50 minutes East, on a line parallel to and 1900 feet South of the centerline of Seaway Drive (State Road A-1-A), run 1038.16 feet to a point; thence North 25 degrees 10 minutes West, along the westerly line of lands of Fort Pierce Port and Terminal Company, 1850 feet to the South right-of-way line of Seaway Drive (State Road A-1-A); thence South 64 degrees 50 minutes West, along the South right-of-way line of Seaway Drive (State Road A-1-A), 1037.61 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS.

A parcel of land in Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Commence at a railroad spike in the center of State Road A-1-A, said spike being 1,955 feet more or less easterly of the westerly bank of Causeway Island; thence run along the baseline of survey of Section 94050-2509 State Road A-1-A, South 62 32' 32" West a distance of 262.59 feet; thence South 25 27' 28" East a distance of 41.01 feet to the POINT OF BEGINNING; thence continue South 25 27' 28" East a distance of 8.99 feet; thence South 62 33' 32" West a distance of 294.42 feet; thence South 18 32' 25" West a distance of 50.34 feet; thence South 25 28' 43" East a distance of 49.64 feet; thence South 64 31' 17" West a distance of 707.41 feet; thence North 25 28' 28" West a distance of 104.91 feet to the existing right-of-way line of State Road A-1-A; thence North 64 31' 17" East a distance of 1037 (feet) to the POINT OF BEGINNING. All according to right-of-way map of Section 94050-2509, State Road A-1-A.

Containing 42.25 acres more or less.

* Bearing believed to be a scrivener's error, as the referenced right-of-way map shows South 62 33' 32" West.

[Legal description continued on next page]

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EXHIBIT "A" - Continued
Legal Description

PARCEL II:

A parcel of land located in section 2, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows:

Commencing at a reference point in the east end of south bridge, said point being a cross in the deck of aforesaid bridge (now obliterated); thence run north $64^{\circ}50'00''$ east, along the centerline of seaway drive (State Road A-1-A), a distance of 1552.60 feet; the centerline of seaway drive (State Road A-1-A) is assumed to bear north $64^{\circ}50'00''$ east and all other bearings referenced herein are relative thereto; said point being south $64^{\circ}50'00''$ west, a distance of 2094.72 feet from an iron pipe found at the point of intersection of an 8'00' curve concave to the southeast as shown on the right-of-way map for State Road A-1-A, as recorded in plat book 22, page 14, of the public records of St. Lucie County, Florida; thence south $25^{\circ}10'00''$ east, departing said centerline, a distance of 132.54 feet to the point of beginning of the herein described parcel of land; thence north $64^{\circ}50'00''$ east, a distance of 12.00 feet; thence south $25^{\circ}10'00''$ east, a distance of 500.00 feet; thence south $64^{\circ}50'00''$ west, a distance of 12.00 feet; thence north $25^{\circ}10'00''$ west, a distance of 500.00 feet to the point of beginning.

Said parcel containing 0.14 acres, more or less.

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		Maximum residential	100%	Minimum residential	80%							
		Maximum non-residential	20%	Minimum non-residential	0%							
	Site Area	FAR	Maximum Density	Percent Residential	Percent Commercial	Maximum Building Area	Maximum Dwelling Units	Residential Area	Average Area Dwelling Unit	Dwelling Units	Commercial Area	
ac	17.43	759,251	1	8	80.00%	20.00%	759,251	139	607400.64	1500	139	151,850
Potable Water Demand (gpd)		55,121										
Wastewater Demand (gpd)		51,325										
Parks and Recreation												
Regional		2.23										
Urban District		8.92										
Community		17.84										
Neighborhood		32.79										
Public Schools (Residential Classification Only)												
	Students	K-8	High									
Single Family		56.30	39.41	16.89								
Multifamily		28.77	20.14	8.63								
Solid Waste												

Maximum residential	100%	Minimum residential	40%
Maximum non-residential	60%	Minimum non-residential	0%

Site Area	FAR	Maximum Density	Percent Residential	Percent Commercial	Maximum Building Area	Maximum Dwelling Units	Residential Area	Average Area Dwelling Unit	Dwelling Units	Commercial Area		
ac	17.43	759,251	1.5	15	51.40%	48.60%	1,138,876	261	390254.9112	1500	260	368,996

Potable Water Demand (gpd) 113,724

Wastewater Demand (gpd) 104,500

Parks and Recreation
 Regional 2.25
 Urban District 8.98
 Community 17.96
 Neighborhood 33.02

Public Schools (Residential Classification Only)

	Students	K-8	High
Single Family	105.30	73.71	31.59
Multifamily	53.82	37.67	16.15

Solid Waste
36

A Traffic Impact Analysis of:
Causeway Cove

Located in:

City of Ft. Pierce
St. Lucie County, Florida

Prepared for:

Ashton de Peyster
306 Worth Ave, Suite 4
Palm Beach, FL 33480

Prepared by:



Prepared:
June 2015

Prepared by:

Leo D. Giangrande, PE
PE Reg #06387
Date: 6-24-15

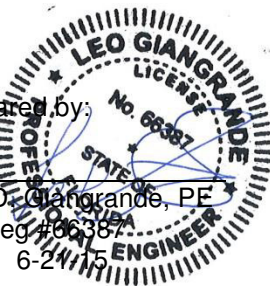


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St. Lucie County Traffic Counts

INTRODUCTION

Giangrande Engineering and Planning has been requested to provide traffic impact analysis in support of a rezoning application for the proposed land use of Mixed Use Development (MXD) on an existing site located at 601 Seaway Drive. The rezoning is for approximately 17.43 acres of R-3 (Single-Family Moderate Density) designation which is being proposed to be rezoned to Tourist Commercial (C-5) zoning to match the proposed future development of the Fort Pierce Western Peninsula as described in the Charrette for development of the Western Peninsula and relocation of the wastewater treatment plant.

The analysis performed in this report provides the potential impacts to the County's transportation system brought about by the proposed land use change. The analysis includes existing, background, committed trips, and the projected traffic volumes and the level of service for all affected roadways. Projected traffic volumes are based on the highest density/intensity allowed under the requested future land use designation.

The project development proposes the maximum residential building space of 455,550 sf (square feet) and the maximum commercial building space of 683,326 sf allowed per the Land Development Code, which is 40% residential building coverage. **Figure 1** below shows the location of the parcel in relation to the surrounding roadways.

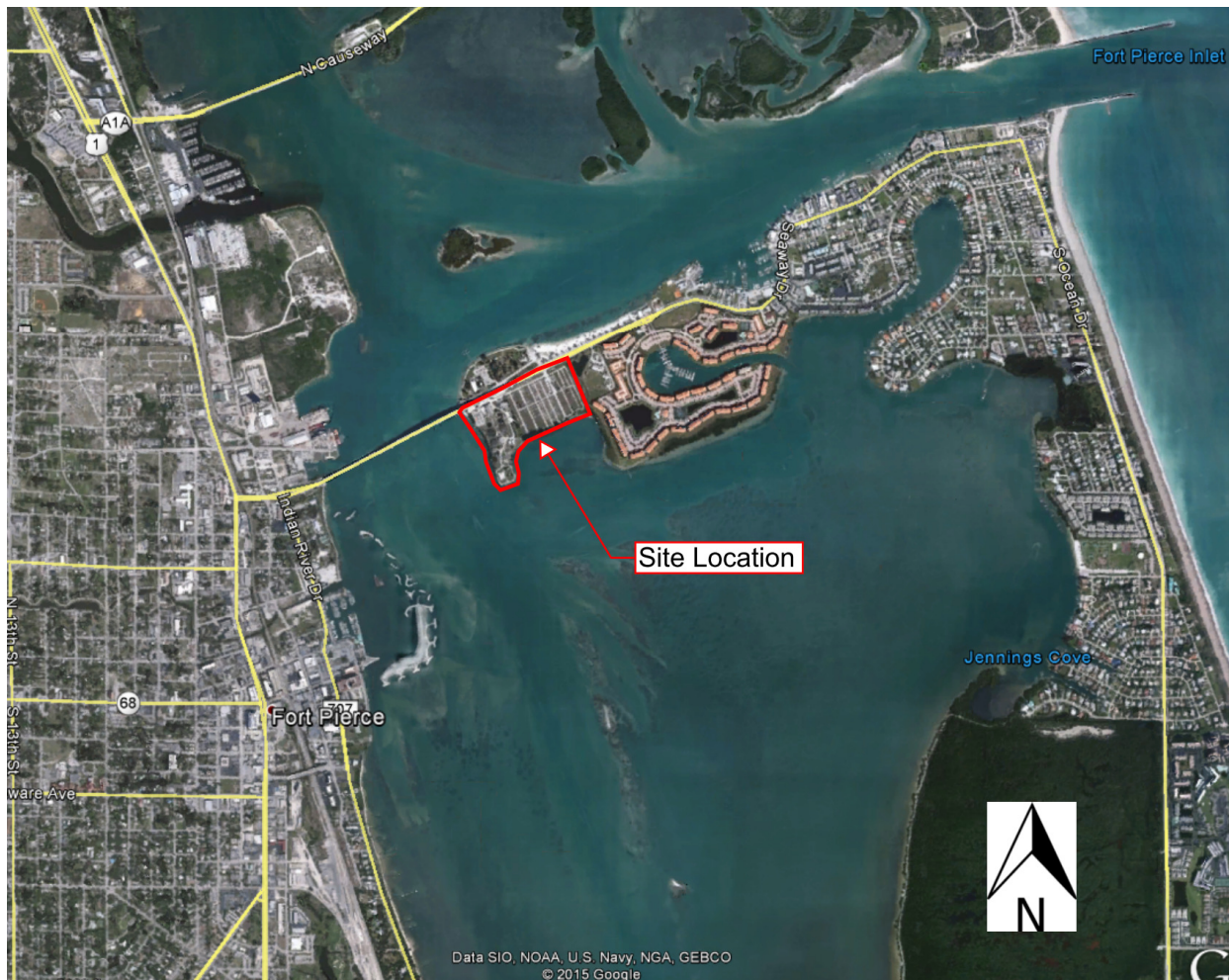


Figure 1 – Site Location

TRIP GENERATION

Trip generation has been based on the maximum allowable building space per the C-5 zoning. This proposed zoning change includes 105 units for the use of single family attached (SFA) luxury townhomes, a 421,966 sf building for the use of a shopping center, and a 174,240 sf building for the use of a hotel. For the analysis, a comparison was performed showing the calculated trips based on the existing zoning compared to the proposed land use change. **Tables 1 & 2** below depict an analysis of the calculated trips for the existing and proposed zoning, respectively. **Table 3** is provided below to illustrate a comparison of the existing land use verses the proposed commercial use. The site is currently zoned for residential development at 8 dwelling units per acre. Therefore a maximum of 8 residential units could be constructed under the current zoning and land use. The peak hour traffic generation for the site was available from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition.

Table 1 – Existing Zoning Trip Generation

Causeway Cove Rezone									
Existing Zoning									
9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
233	Luxury Townhome SFA	140 units	17	57	73	53	31	84	1,218
Total			17	57	73	53	31	84	1,218

Table 2 – Proposed Trip Generation

Causeway Cove Rezone									
Proposed Zoning									
9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
233	Luxury Townhome SFA	105 units	14	45	59	36	21	57	914
820	Shopping Center	421,966 SF	229	146	375	755	817	1,572	17,313
310	Hotel	300 rooms	97	62	160	94	83	177	2,312
Total			340	254	594	884	922	1,806	20,538

Table 3 – Existing Verses Proposed Trip Generation

Causeway Cove Rezone									
Existing Verses Proposed Trip Comparison									
9th Edition ITE Generation Rates									
			AM			PM			ADT
	Type	Amount	In	Out	Total	In	Out	Total	Total
1	Existing Use Trips	N/A	17	57	73	53	31	84	1,218
2	Proposed Use Trips	N/A	340	254	594	884	922	1,806	20,538
Total Increase in Trips			323	197	520	831	891	1,722	19,320

The equations utilized in the trip generation shown in **Tables 1 thru 3** are summarized as follows where T is equal to vehicle trips and X is the independent variable:

- **Single-Family Attached Housing – ITE Code 233 (X = # of dwelling units)**
 - AM Peak Hour: $\ln T = 0.76 \ln X + 54$
 - Entrance Split: 0.23
 - Exit Split: 0.77
 - PM Peak Hour: $T = 0.78X - 25.38$
 - Entrance Split: 0.63
 - Exit Split: 0.37

- **Shopping Center – ITE Code 820 (X = 1,000 sq. ft. gross floor area)**
 - AM Peak Hour: $\ln T = 0.61 \ln X + 2.24$
 - Entrance Split: 0.61
 - Exit Split: 0.39
 - PM Peak Hour: $\ln T = 0.67 \ln X + 3.31$
 - Entrance Split: 0.48
 - Exit Split: 0.52

- **Hotel – ITE Code 310 (X = # of rooms)**
 - AM Peak Hour: $\ln T = 1.24 \ln X - 2$
 - Entrance Split: 0.61
 - Exit Split: 0.39
 - PM Peak Hour: $T = 0.59X$
 - Entrance Split: 0.53
 - Exit Split: 0.47

TRIP DISTRIBUTION

A trip distribution was performed to show the traffic impact based on the total trips generated from the proposed project. The trip distribution has 100% of the project trips utilizing the project access from the west (mainland side) and 0% from the east (island side).

The project trips generated as shown in **Table 3** are distributed to the surrounding roadway system based on anticipated vehicular routes used to access and exit the site. Distribution is based on the potential population growth, demographics of the potential clients in the vicinity of the site and other similar uses of the surrounding area. **Figure 2** is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the project vicinity. Project trip distribution can also be viewed in **Table 4**.



Figure 2 – Trip Distribution

BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2018, have been calculated using the annual growth percentages shown in **Table 4**. Due to the population and economic trends of the Treasure Coast area, many of the roadway links have experienced a negative growth rate recently. Based on this information it has been estimated that an average of a 1.5% growth rate is a conservative approach for the surrounding roadway links.

Table 5 tabulates the expected traffic volumes for the roadway links in the vicinity of the project for the design year compared to the LOS service volume. Based on the build-out traffic for the proposed project, all the links that are expected to be utilized are below the LOS service volume established for that segment.

Table 4 – Build-Out Calculation

Road Name	From	To	Ex. LOS	2014 AADT	AM Peak HR Ex. Volume	Pm Peak HR Ex. Volume	Annual Growth	Project Assign.	AM Project Trips	PM Project Trips	2018 Peak Am Growth	2018 Peak PM Growth	2018 Peak AM Build-out	2018 Peak PM Build-Out
SR A1A South	Binney Dr	S Causeway Park	D	11,338	564	590	1.50%	0%	0	0	599	626	599	626
SR A1A South	S Causeway Park	Indian River Dr	C	9,799	539	487	1.50%	100%	340	922	572	517	912	1,438
SR A1A South	Indian River Dr	US 1	C	9,799	539	487	1.50%	100%	340	922	572	517	912	1,438

Table 5 – LOS Build-Out Link Data

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2016 AM Buildout	2016 PM Buildout	LOS Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-In	0	0	599	626	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-In	340	922	912	1,438	1,550	YES
SR A1A South	Indian River Dr	US 1	4-In	340	922	912	1,438	1,710	YES

LONG RANGE 2035 BUILD-OUT CONDITIONS

A long range traffic analysis was performed to verify that the surrounding roadway network will have the available capacity. The most conservative future analysis was performed utilizing the trip generation rates in **Table 4**. **Table 6** provided below shows that the capacity is available, in the year 2035.

Table 6 – 2035 Analysis

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2035 AM Buildout	2035 PM Buildout	Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-In	0	0	626	655	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-In	204	553	802	1,094	1550	YES
SR A1A South	Indian River Dr	US 1	4-In	340	922	938	1,462	1710	YES

PROJECT ACCESS

The site is located on the south side of State Road A1A, southwest of the Ft. Pierce Inlet, and within the northwest area of Hutchinson Island. Access to the site will be via an existing asphalt drive that intersects the southside of State Road A1A, entering the north portion of the property.

CONCLUSION

Based on this traffic analysis, the proposed zoning change is not anticipated to have detrimental adverse impacts to the surrounding roadway network based on build-out and long range conditions. The projected volumes generated by the anticipated use indicates that the adjacent roadway links will operate at an acceptable Level of Service with no mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is anticipated to generate.

APPENDIX



Coco Vista Centre
 466 SW Port St. Lucie Blvd, Suite 111
 Port St. Lucie, FL 34953
 772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report
 Fall 2014**

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	824	1,030	57	B	0.150	66	B	0.174
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,592	500	116	B	0.725	111	B	0.694
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	12,000	710	726	E	0.955	651	D	0.917
SR A1A NORTH	US 1 to OLD DIXIE HWY	5,607	920	378	C	0.434	379	C	0.436
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	6,400	0	355	C	0.408	333	C	0.383
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	6,876	920	370	C	0.425	406	C	0.467
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	7,055	920	432	C	0.497	387	C	0.445
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,413	660	408	C	0.658	327	C	0.527
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	6,926	560	374	D	0.668	447	D	0.798
SR A1A SOUTH	OCEAN DR to BINNEY DR	11,338	560	564	E	0.940	590	E	0.983
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	11,338	790	564	D	0.714	590	D	0.747
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	9,799	1,550	539	C	0.781	487	C	0.706
SR A1A SOUTH	INDIAN RIVER DR to US 1	9,799	1,710	539	C	0.700	487	C	0.632
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	17,000	1,890	1,254	C	0.697	1,216	C	0.676
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	19,000	1,890	1,518	C	0.843	1,208	C	0.671
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	17,000	1,800	1,254	C	0.729	1,216	C	0.707
ST JAMES DR	TELFORD AVE to MIDWAY RD	21,000	1,890	1,163	C	0.646	1,414	C	0.786
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	4,300	680	318	C	0.964	243	C	0.736
ST LUCIE BLVD	KINGS HWY to KEEN RD	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	KEEN RD to 25TH ST	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	25TH ST to SENECA AVE	3,784	710	194	C	0.554	197	C	0.563
ST LUCIE BLVD	SENECA AVE to US 1	3,784	790	194	C	0.497	197	C	0.505
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	10,500	590	492	C	0.879	506	C	0.904
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	44,000	2,850	2,285	C	0.822	2,125	C	0.764
SUNRISE BLVD	MIDWAY RD to BELL AVE	3,709	510	283	D	0.555	237	C	0.948
SUNRISE BLVD	BELL AVE to EDWARDS RD	4,016	640	254	C	0.794	265	C	0.828

* Volumes shown were adjusted using FDOT Seasonal Factors
 * AADT = Annual Average Daily Traffic



ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida

Property Tax ID Number:
2402-312-0001-000-5

Prepared by:

DLS Environmental Services, Inc.
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APPENDICES

Appendix A	Site Photographs
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ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 601 Seaway Drive was conducted by DLS Environmental Services, Inc. The project area associated with this parcel totals 17.43 acres which are located on the south side of Seaway Drive in Fort Pierce in Section 2, Township 35 South, Range 40 East (*Figure 1 – Location Map*). Field data was collected on May 21, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida*, March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as *Figure 2*. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)

This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Palm Beach Fine Sand, 0 to 5 percent slopes (27)

This nearly level to gently sloping soil is excessively drained. It is on high dune-like ridges that are generally parallel to the coast. Slopes are smooth to convex. Included in this mapping layer are small areas of Canaveral soil. This soil does not have a water table within a depth of 80 inches annually and permeability is very rapid. Typical natural vegetative associations include cabbage palms, running oak, saw palmetto, and scrub oak.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

The property does not contain any gopher tortoise habitat. The soils throughout the property consisted of a hard-packed sand/rock/shell mix which does not support burrowing species.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on May 21, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site since the site did not contain any habitat for these species. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians

Gopher frog (*Rana capito*) not likely

Reptiles

American alligator (*Alligator mississippiensis*) not likely

Eastern indigo snake (*Drymarchon corais couperi*) not likely

Gopher tortoise (*Gopherus polyphemus*) not likely

Birds

Roseate spoonbill (*Ajaia ajaia*) not likely

Florida scrub jay (*Aphelocoma coerulescens*) not likely

Limpkin (*Aramus guarauna*) not likely

Piping plover (*Charadrius melodus*) likely

Least tern (*Sterna antillarum*) not likely

Little blue heron (<i>Egretta caerulea</i>)	likely
Snowy egret (<i>Egretta thula</i>)	likely
Snowy plover (<i>Charadrius nivosus</i>)	not likely
Tri-colored heron (<i>Egretta tricolor</i>)	likely
White ibis (<i>Eudocimus albus</i>)	not likely
Peregrine falcon (<i>Falco peregrines</i>)	not likely
Southeastern American kestrel (<i>Falco sparverius paulus</i>)	not likely
Florida sandhill crane (<i>Grus Canadensis protensis</i>)	not likely
Bald eagle (<i>Haliaeetus leucocephalus</i>)	not likely
Wood stork (<i>Mycteria Americana</i>)	not likely
Osprey (<i>Pandion haliaetus</i>)	likely
Roseate tern (<i>Sterna dougallii dougallii</i>)	not likely
Snail kite (<i>Rostrhamus sociabilis plumbeus</i>)	not likely
Florida burrowing owl (<i>Athene cunicularia floridana</i>)	not likely

Mammals

Florida panther (<i>Felis concolor coryt</i>)	not likely
Florida mouse (<i>Podomys floridana</i>)	not likely
Sherman's fox squirrel (<i>Sciurus niger shermani</i>)	not likely

Vascular plants

Sea lavender (<i>Argusia gnaphalodes</i>)	not likely
Curtiss' milkweed (<i>Asclepias curtissii</i>)	not likely
Four-petal pawpaw (<i>Asimina tetramera</i>)	not likely
Sand-dune spurge (<i>Chamaesyce cumulicola</i>)	not likely
Hand fern (<i>Cheiroglossa palmata</i>)	not likely
Large-flowered rosemary (<i>Conradina grandiflora</i>)	not likely
Florida tree fern (<i>Ctenitis sloanei</i>)	not likely
Dollar orchid (<i>Encyclia boothiana var. erthonioides</i>)	not likely
Night-scented orchid (<i>Epidendrum nocturnum</i>)	not likely
Tropical ironwood (<i>Eugenia confusa</i>)	not likely
Coastal vervain (<i>Glandularia maritime</i>)	not likely
Beach jacquermontia (<i>Jacquemontia reclinata</i>)	not likely
Atlantic Coast Florida lantana (<i>Lantana depressa var floridana</i>)	not likely
Nodding pinweed (<i>Lechea cernua</i>)	not likely
Pine pinweed (<i>Lechea divaricata</i>)	not likely
Carter's large-flowered flax (<i>Linum carteri var sinallii</i>)	not likely
Burrowing four o'clock (<i>Okenia hypogaea</i>)	not likely
Dancing-lady orchid (<i>Oncidium bahamense</i>)	not likely
Terrestrial peperomia (<i>Peperomia humilis</i>)	not likely
Blunt-leaved peperomia (<i>Peperomia obtusifolia</i>)	not likely
Scrub bay (<i>Persea humilis</i>)	not likely
Tiny polygala (<i>Polygala smallii</i>)	not likely
Wild coco (<i>Pteroglossaspis ecristata</i>)	not likely
Green ladies'-tresses (<i>Spiranthes polyantha</i>)	not likely
Banded wild-pine (<i>Tillandsia flexuosa</i>)	not likely
Scentless vanilla (<i>Vanilla mexicana</i>)	not likely

Rain lily (<i>Zephyranthes simpsonii</i>)	not likely
Johnson's seagrass (<i>Halophila johnsonii</i>)	likely
<u>Non-Vascular Plants</u>	
Perforate reindeer lichen (<i>Cladonia perforata</i>)	not likely

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds – none observed

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.3.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS)*, January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.3.3 Conclusion

The FLUCFCS map is depicted as **Figure 3** and contained the following community designations:

- **193 – Urban land in transition**
The property is vacant with asphalt roads and hard-packed soils throughout. It was previously a mobile home park but all mobile homes have been removed however, there is still one building near the center of the property.

- **540 – Bays and estuaries**
This property contains privately owned submerged bottoms which are vegetated with various seagrass species. *Halodule wrightii* and *Syringodium filiforme* were noted in the nearshore area and were visible from the shoreline.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, an intermittent strip of area along the shoreline varying in width from 10-foot to 15-foot landward of mean high water did contain wetland vegetation (red mangroves, white mangroves, black mangroves, buttonwood, sea oxeye, and salt grass) however it did not appear to have soils due to the fact that there were extensive areas of concrete rubble along the majority of the shoreline. This area of wetland vegetation was wider on the eastern end of the property but in that location, the soils consisted of the hard-packed sand/gravel/shell mix found throughout the rest of the property which would not be considered a hydric soil.

The state and federal agencies may be inclined to claim this area as wetlands based solely upon the presence of mangroves however based upon a preliminary review, the presence of mangroves and other wetland vegetation would not be sufficient justification for the agencies to claim this area as wetlands. In order to claim an area as wetlands, the state permitting agency (Florida Department of Environmental Protection) needs at least two of the three indicators (vegetation, soils, hydrologic indicators) to be present.

4.0 PREVIOUS IMPACTS

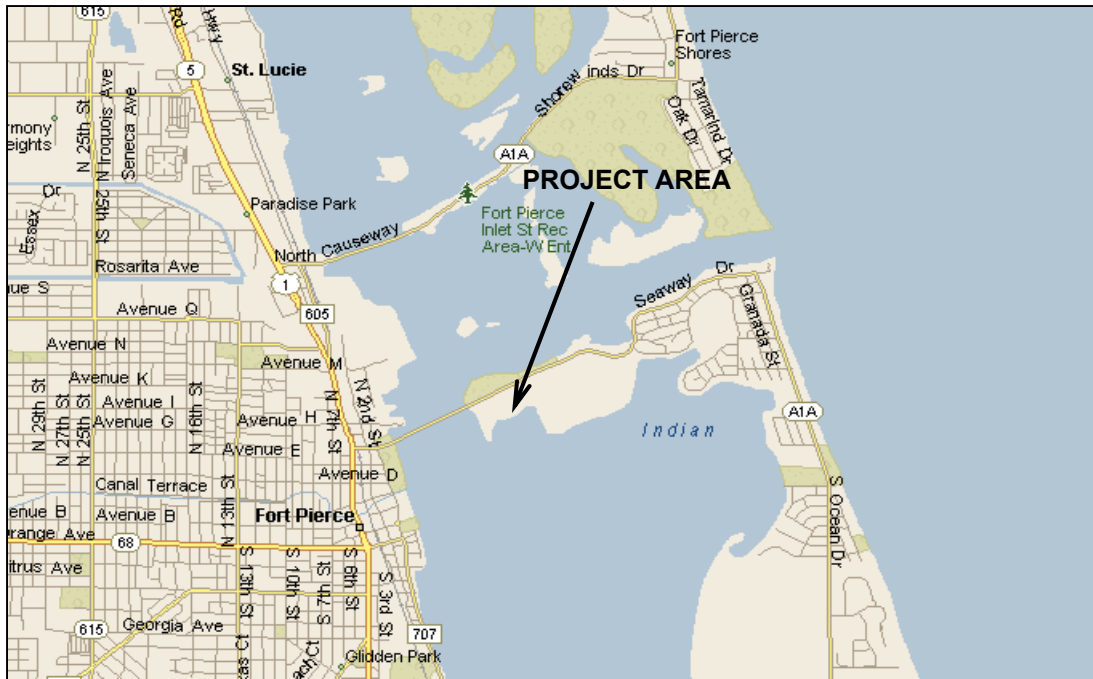
Based upon a review of aerials from 1994 to present, this location was previously a mobile home park. During the hurricanes of 2004, many of the mobile homes were damaged and it appears that all of them were eventually removed by 2009. The property still contains the asphalt roads, a single building, and concrete rubble along the shoreline which were part of the mobile home park.

5.0 OTHER INFORMATION

On September 6, 2012, a permit was issued by the Florida Department of Environmental Protection for a 198-slip docking facility with a wave attenuator and a boat ramp. It is assumed that there is also a U.S. Army Corps permit for this activity. According to the information in this permit, there are spotty areas of seagrass in this location and most of the seagrass is located in the nearshore area. The facility was designed to avoid impacts to the seagrass beds that were identified during the permitting process.

6.0 SUMMARY

Based upon the current conditions of the upland property and the documentation on file for the proposed marina, the proposed zoning change from R-3 (Single-Family Moderate Density) to C-5 (Tourist Commercial Zone) would not result in additional environmental impacts. The upland property contains no native habitat. Areas which contained wetland vegetation would not be considered native habitat due to the concrete rubble and hard-packed soils. There was also an extensive amount of exotic and nuisance vegetation (Australian pines, coin vine, half-flower, scavolea) in that same location. In order to verify if this narrow disturbed strip along the shoreline would meet the criteria of wetlands, the owner could request an informal determination from Florida Department of Environmental Protection. In addition, the marina facility has been designed (and permitted) to avoid impacts to seagrass beds.



ST. LUCIE COUNTY



SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST

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Location Map

**Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5**

SCALE: **N.T.S.**

MAY 2015

FIGURE 1



Source: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> Viewed on May 27, 2015

SOILS:
 ARENTS, 0 TO 5 PERCENT SLOPES (4)
 PALM BEACH FINE SAND (27)

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SCALE: N.T.S.	MAY 2015	FIGURE 2
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FLUCFCS CODES:

URBAN LAND IN TRANSITION (193)
 BAYS AND ESTUARIES (540)



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FLUCFCS Map

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SCALE: N.T.S.

MAY 2015

FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS



Photo looking at upland area of property.



Photo looking west along south side of property showing area of exotic vegetation adjacent to shoreline.

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Photos of Site

**Causeway Cove
 601 Seaway Drive
 Fort Pierce, Florida
 PIN# 2402-312-0001-000-5**

SCALE:

MAY 2015



Photo looking west along shoreline showing concrete rubble, coin vine, Australian pine and some mangroves.



Photo looking east along shoreline showing salt grass, exotics and white mangroves.

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Photos of Site

**Causeway Cove
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 PIN# 2402-312-0001-000-5**

SCALE:

MAY 2015



Photo looking at concrete rubble in shoreline area.



Photo looking south into east area of wetland vegetation (salt grass, sea oxeye, dollar weed, etc.). Solis are hard packed sand/shell/gravel and are not considered hydric soils.

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SCALE:

MAY 2015