



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

APPLICATION FOR SITE PLAN EXTENSION

Project Name: Sunrise Heights Senior Housing

1. Date of original City Commission Approval: December 17, 2012
Date and length of subsequent extensions: 2 Years
2. Reason for requested extension: Pending Federal Funding
3. Property Tax I.D. # 2403-705-0056-00-4
4. Property address: 707 North 7th Street, Ft. Pierce, Florida
5. Zoning district: R-4 6. Future Land Use: RME
7. Name of Owner(s): The Housing Authority of the City of Ft. Pierce
Signature of Owner(s): _____
Mailing Address: (Street) 511 Orange Avenue
(City) Ft. Pierce (State) Florida (zip) 34950
Phone # (772) 461-7281
8. Name of Applicant: Norstar Development USA, LP
Signature of Applicant: _____
Mailing Address: (Street) 3629 Madaca Lane
(City) Tampa (State) Florida (zip) 33618
Phone # (813) 933-0629
9. Name of Representative: Culpepper & Terpening, Inc., Stefan K. Matthes, PE
Signature of Representative: _____
Mailing Address: (Street) 2980 South 25th Street
(City) Ft. Pierce (State) Florida (zip) 34981
Phone # (772) 464-3537 Fax # _____
E-mail: smatthes@ct-eng.com

APPLICATION FOR SITE PLAN EXTENSION

PAGE 2

10. **Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval of the site plan extension as described herein.

<u>The Housing Authority of the City of Ft. Pierce</u>	<u>(772) 461-7281</u>
Property Owner's Name (Please Print)	Phone
<u>511 Orange Avenue, Ft. Pierce</u>	<u>Florida 34950</u>
Address	State Zip
<u>[Signature]</u>	<u>11-13-15</u>
Property Owner's Signature	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 13th day of Nov., 2015, by Richard L. Higgins who is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary

(seal)



JESSICA FETKENHER
MY COMMISSION # EE 827246
EXPIRES: August 16, 2016
Bonded Thru Budget Notary Services

APPLICATION REQUIREMENTS:

- a. **Application fee**
- b. **Application submission shall include the following:**
 - 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
 1. Application,
 2. Narrative, and
 3. Approved Site Plan.

An Intake meeting is required before any submittals are accepted.

For City Use Only	
Date Received: _____	By: _____
Fee Paid: _____	Receipt Number: _____

Per Section 22-59(j) of the City of Fort Pierce Code of Ordinances: Site plan approval shall terminate twelve (12) months after approval by the city commission if construction of buildings or structures has not been started. If, subsequent to this initial twelve-month period, a valid construction permit is not maintained, the site plan shall be deemed invalid or terminated. Site plan extensions of time may be granted by the city commission prior to the expiration of a site plan upon a showing of good cause and when such extension will promote public health, safety and general welfare. Any request for an extension to a site plan must be submitted in writing to the director of planning for review no later than thirty (30) days prior to expiration of the site plan.

CITY OF FORT PIERCE *Florida*



December 18, 2013

OFFICE OF CITY CLERK
CITY HALL, 100 NORTH U.S. 1
P. O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
TEL. (772) 460-2200
www.cityoffortpierce.com

Stefan Matthes, P.E.
Culpepper & Terpening, Inc.
2980 S 25th Street
Fort Pierce, FL 34981

Dear Mr. ^{Stefan}Matthes:

At their meeting on December 16, 2013, the City Commission of the City of Fort Pierce considered your request for a two (2) year extension to the approved Site Plan for the Sunrise Heights Senior Housing Center to be located at 707 N. 7th Street in Fort Pierce, Florida. The City Commission approved the two year extension.

Any further requests for an extension must be in writing to the Planning Manager no later than thirty (30) days prior to expiration date of December 17, 2015.

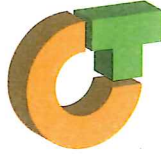
Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Manager

RECEIVED
DEC 23 2013

Culpepper & Terpening, Inc.



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

Project No. 11-186.006
Correspondence

Sender's Email: smatthes@ct-eng.com

October 30, 2015

VIA: HAND DELIVERY

Ms. Rebecca Grohall, AICP
Planner Manager
City of Ft. Pierce
100 North U.S. Highway 1
Ft. Pierce, FL 34954

**RE: Sunrise Heights Senior Housing Center
Traffic Impact Statement Update**

TRAFFIC STATEMENT:

The Sunrise Heights Senior Housing Center's impact on the local roadway network has not changed since the original approval in December 2012 and is still negligible.

The Traffic Report prepared for the approval of the Site Plan provided an analysis for the 2017 horizon year and is based upon traffic data collected in the 2012 peak season and grown at the current level experienced within the City of 1% per year.

The actual traffic within the project area has decreased slightly over the past 2 years as demonstrated by the St. Lucie Transportation Planning Organization Traffic Counts and Level of Services Report from 2012 through 2014. An excerpt from the report highlighting the decrease in traffic on both Orange Avenue and 7th Street is provided as an attachment to this submittal and is summarized as follows:

<u>Roadway</u>	<u>Link</u>	<u>2012 AADT</u>	<u>2014 AADT</u>
7 th Street	Ave D to Ave H	2,500 vpd	1,700 vpd
Orange Avenue	7 th Street to US 1	7,005 vpd	6,904 vpd

The anticipated project trips have not changed and will result in the generation of an additional 120 average daily trips, 4 AM peak hour trips, and 5 PM peak hour trips as referenced in the Traffic Impact Study dated October 2012.

As always, should you have any questions regarding this submittal, please do not hesitate to contact me.

Sincerely,

CULPEPPER & TERPENING, INC.


Stefan K. Matthes, P.E.
Senior Vice President
Florida Reg. No. 38723

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A LEGACY OF EXPERTISE AND EXCELLENCE

2980 SOUTH 25TH STREET | FT. PIERCE, FL 34981 | (772) 464-3537 | FAX: (772) 464-9497

Traffic Counts and Level of Service Report Fall 2012

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir		PM Pk Hr Pk Dir	
				Volume	V/C	Volume	V/C
2ND STREET	CITRUS AVE to ORANGE AVE	2,400	460	161	0.350	161	0.350
2ND STREET	ORANGE AVE to AVENUE A	1,800	460	108	0.235	106	0.230
7TH STREET	SUNRISE BLVD to GEORGIA AVE	763	450	54	0.120	54	0.120
7TH STREET	GEORGIA AVE to DELAWARE AVE	1,428	770	85	0.110	100	0.130
7TH STREET	DELAWARE AVE to CITRUS AVE	2,563	830	139	0.167	138	0.166
7TH STREET	CITRUS AVE to ORANGE AVE	2,563	570	139	0.244	138	0.242
7TH STREET	ORANGE AVE to C AVE	3,400	570	188	0.330	209	0.367
7TH STREET	C AVE to A E BACKUS AVE	3,400	630	188	0.298	209	0.332
7TH STREET	A E BACKUS AVE to D AVE	3,400	570	188	0.330	209	0.367
7TH STREET	D AVENUE to H AVENUE	2,500	790	147	0.186	141	0.178
10TH STREET	DELAWARE AVE to ORANGE AVE	1,100	420	67	0.160	67	0.160
10TH STREET	ORANGE AVE to C AVENUE	1,100	460	67	0.146	67	0.146
10TH STREET	C AVENUE to D AVENUE	1,100	460	67	0.146	67	0.146
13TH STREET	VIRGINIA AVE to NEBRASKA AVE	7,149	730	389	0.533	438	0.600
13TH STREET	NEBRASKA AVE to GEORGIA AVE	7,149	830	389	0.469	438	0.528
13TH STREET	GEORGIA AVE to DELAWARE AVE	5,788	730	304	0.416	303	0.415
13TH STREET	DELAWARE AVE to ORANGE AVE	5,123	730	288	0.395	275	0.377
13TH STREET	ORANGE AVE to AVENUE B	3,871	790	217	0.275	218	0.276
13TH STREET	AVENUE B to AVENUE D	3,871	570	217	0.381	218	0.382
13TH STREET	AVENUE D to AVENUE H	3,562	790	204	0.258	186	0.235
13TH STREET	AVENUE H to AVENUE I	3,562	630	204	0.324	186	0.295
13TH STREET	AVENUE I to AVENUE O	3,562	630	204	0.324	186	0.295
13TH STREET	AVENUE O to AVENUE Q	3,562	630	204	0.324	186	0.295
17TH STREET	GEORGIA AVE to DELAWARE AVE	2,400	420	162	0.386	149	0.355
17TH STREET	DELAWARE AVE to ORANGE AVE	6,100	550	330	0.600	311	0.565
17TH STREET	ORANGE AVE to AVENUE D	3,900	530	213	0.402	204	0.385
17TH STREET	AVENUE D to Q AVENUE	3,900	570	213	0.374	204	0.358
25TH STREET	MIDWAY RD to BELL AVE	16,027	2,060	1,148	0.557	1,071	0.520

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

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
2ND ST	CITRUS AVE to ORANGE AVE	2,400	510	211	C	0.844	173	C	0.692
2ND ST	ORANGE AVE to AVENUE A	2,000	510	122	C	0.488	123	C	0.492
7TH ST	SUNRISE BLVD to GEORGIA AVE	584	560	41	C	0.146	41	C	0.146
7TH ST	GEORGIA AVE to DELAWARE AVE	1,209	790	72	C	0.185	85	C	0.218
7TH ST	DELAWARE AVE to CITRUS AVE	2,168	790	118	C	0.303	116	C	0.297
7TH ST	CITRUS AVE to ORANGE AVE	2,168	710	118	C	0.337	116	C	0.331
7TH ST	ORANGE AVE to AVENUE C	3,700	710	194	C	0.554	202	C	0.577
7TH ST	AVENUE C to AE BACKUS AVE	3,700	510	194	C	0.776	202	C	0.808
7TH ST	AE BACKUS AVE to AVENUE D	3,700	710	194	C	0.554	202	C	0.577
7TH ST	AVENUE D to AVENUE H	1,700	710	108	C	0.309	107	C	0.306
10TH ST	DELAWARE AVE to ORANGE AVE	150	560	11	C	0.039	14	C	0.050
10TH ST	ORANGE AVE to AVENUE C	150	560	11	C	0.039	14	C	0.050
10TH ST	AVENUE C to AVENUE D	150	510	11	C	0.044	14	C	0.056
13TH ST	VIRGINIA AVE to NEBRASKA AVE	6,937	710	405	D	0.570	367	D	0.517
13TH ST	NEBRASKA AVE to GEORGIA AVE	6,937	790	405	D	0.513	367	C	0.941
13TH ST	GEORGIA AVE to DELAWARE AVE	5,100	710	269	C	0.769	269	C	0.769
13TH ST	DELAWARE AVE to ORANGE AVE	4,400	710	315	C	0.900	308	C	0.880
13TH ST	ORANGE AVE to AVENUE B	3,400	710	190	C	0.543	191	C	0.546
13TH ST	AVENUE B to AVENUE D	3,400	710	190	C	0.543	191	C	0.546
13TH ST	AVENUE D to AVENUE H	3,600	710	204	C	0.583	194	C	0.554
13TH ST	AVENUE H to AVENUE I	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE I to AVENUE O	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE O to AVENUE Q	3,600	510	204	C	0.816	194	C	0.776
17TH ST	GEORGIA AVE to DELAWARE AVE	2,533	560	139	C	0.496	133	C	0.475
17TH ST	DELAWARE AVE to ORANGE AVE	6,500	790	305	C	0.782	297	C	0.762
17TH ST	ORANGE AVE to AVENUE D	3,367	710	168	C	0.480	166	C	0.474
17TH ST	AVENUE D to AVENUE Q	3,367	710	168	C	0.480	166	C	0.474
25TH ST	MIDWAY RD to BELL AVE	16,311	2,100	1,169	C	0.582	1,090	C	0.542

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2012

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
OKEECHOBEE RD	35TH ST to 33RD ST	15,000	1,500	760	D	0.507	794	D	0.529
OKEECHOBEE RD	33RD ST to 25TH ST	15,000	1,960	760	B	0.388	794	B	0.405
OKEECHOBEE RD	25TH ST to GEORGIA AVE	13,000	1,770	730	C	0.412	703	C	0.397
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	13,000	1,850	730	C	0.392	703	C	0.378
OLD DIXIE HWY	US 1 to SR A1A NORTH	4,600	830	328	B	0.395	316	B	0.381
OLD DIXIE HWY	ST LUCIE BLVD to HARBOR BRANCH	730	830	57	B	0.069	44	B	0.053
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,700	630	141	B	0.224	150	B	0.238
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	7,181	790	522	C	0.661	478	C	0.605
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	8,595	790	532	C	0.673	576	C	0.729
OLEANDER AVE	WEATHERBEE RD to BELL AVE	8,595	630	532	C	0.844	576	C	0.914
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	2,480	630	135	B	0.214	125	B	0.198
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	2,480	790	135	B	0.171	125	B	0.158
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,676	790	545	C	0.690	493	C	0.624
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,676	630	545	C	0.865	493	C	0.783
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,676	830	545	C	0.657	493	C	0.594
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	4,021	630	224	B	0.356	227	B	0.360
ORANGE AVE	OKEECHOBEE COUNTY LINE to SNEED RD	4,216	430	254	C	0.591	242	C	0.563
ORANGE AVE	SNEED RD to HEADER CANAL RD	4,216	430	254	C	0.591	242	C	0.563
ORANGE AVE	HEADER CANAL RD to SHINN RD	4,216	430	254	C	0.591	242	C	0.563
ORANGE AVE	KINGS HWY to INTERSTATE 95	20,931	1,640	901	B	0.549	909	B	0.554
ORANGE AVE	INTERSTATE 95 to JENKINS RD	13,444	1,640	924	B	0.563	868	B	0.529
ORANGE AVE	JENKINS RD to HARTMAN RD	11,954	1,640	643	B	0.392	598	B	0.365
ORANGE AVE	HARTMAN RD to ANGLE RD	11,954	1,400	643	C	0.459	598	C	0.427
ORANGE AVE	ANGLE RD to 25TH ST	7,317	1,850	576	C	0.310	670	C	0.360
ORANGE AVE	25TH ST to 17TH ST	13,694	1,960	716	B	0.365	785	B	0.401
ORANGE AVE	17TH ST to 13TH ST	13,694	1,850	716	C	0.385	785	C	0.422
ORANGE AVE	13TH ST to 10TH ST	13,694	560	716	D	1.279	785	D	1.402
ORANGE AVE	10TH ST to 7TH ST	9,104	450	460	D	1.022	529	D	1.176
ORANGE AVE	7TH ST to US 1	7,005	220	447	D	2.032	397	D	1.805

* Volumes shown were adjusted using FDOT Seasonal Factors

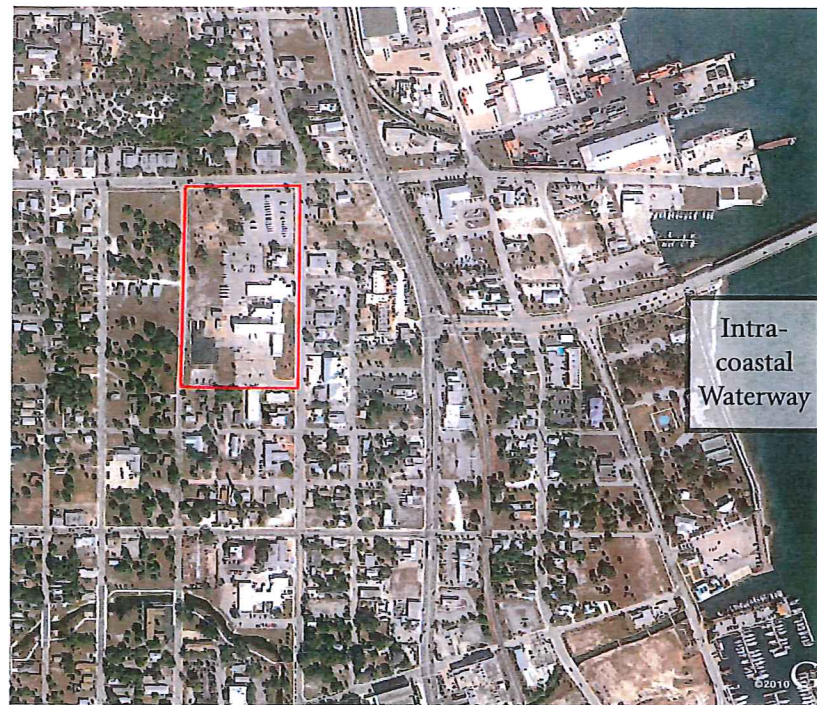
* AADT = Annual Average Daily Traffic

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
ORANGE AVE	KINGS HWY to I-95	18,209	0	784	C	0.390	790	C	0.393
ORANGE AVE	I-95 to JENKINS RD	13,335	0	916	C	0.456	861	C	0.428
ORANGE AVE	JENKINS RD to HARTMAN RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	HARTMAN RD to ANGLE RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	ANGLE RD to 25TH ST	12,251	1,710	965	D	0.564	1,123	D	0.657
ORANGE AVE	25TH ST to 17TH ST	13,066	1,630	683	C	0.936	749	D	0.460
ORANGE AVE	17TH ST to 13TH ST	13,066	1,710	683	C	0.887	749	C	0.973
ORANGE AVE	13TH ST to 10TH ST	13,066	350	683	D	0.962	749	E	0.986
ORANGE AVE	10TH ST to 7TH ST	7,816	280	395	D	0.705	454	D	0.811
ORANGE AVE	7TH ST to US 1	6,904	280	440	D	0.786	391	D	0.698
ORANGE AVE	US 1 to 2ND ST	3,109	280	198	C	0.707	193	C	0.689
ORANGE AVE	2ND ST to INDIAN RIVER DR	3,109	350	198	C	0.566	193	C	0.551
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	927	660	69	C	0.111	66	C	0.106
PARR DR	DARWIN BLVD to TULIP BLVD	1,800	510	121	C	0.484	110	C	0.440
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	927	660	69	C	0.111	66	C	0.106
PARR DR	ROSSER BLVD to SAVONA BLVD	927	590	69	C	0.123	66	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,300	590	280	C	0.500	236	C	0.421
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	7,867	920	609	C	0.700	502	C	0.577
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	18,400	2,100	0	B	0.000	0	B	0.000
PETERSON RD	BENT CREEK DR to HARTMAN RD	1,400	510	102	C	0.408	132	C	0.528
PICOS RD	CAMPBELL RD to KINGS HWY	1,400	510	99	C	0.396	93	C	0.372
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	9,300	920	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	9,300	920	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	9,300	660	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	9,300	920	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	29,000	3,020	1,703	C	0.579	1,507	C	0.513
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	38,500	3,170	2,395	C	0.775	2,128	C	0.689
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	48,065	3,170	3,214	F	1.014	2,917	C	0.944
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	48,065	3,020	3,214	F	1.064	2,917	C	0.992

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic



Existing Site



Proposed Site Plan: Revised per Culpepper & Turpening, INC Site Plan

PROJECT NARRATIVE

The Sunrise Heights site is a 11.113 acre site located just over a half mile from Downtown Fort Pierce. The existing site includes the old Ft.Pierce Municipal Hospital that was converted to senior living facility managed by the Ft.Pierce Housing Authority in the 1970s. Norstar Development USA, LP. (Norstar) and Fort Pierce Housing Authority (FPHA) plan to redevelop this site with new senior housing and a mixed-income program that will revitalize the site and complement the surrounding residential neighborhoods. The overall development program for the site includes two senior apartment buildings (ranging from 70 to 80 units each, depending on final building designs) and 22 attached, two-family housing units (total of 44 units). The apartment buildings will be 3 stories tall with a corner tower that is 44'6" from grade to mid point of roof. To the west of each of these multi-story buildings will be the attached two-family housing units (bungalows) that will provide for a tapering in scale as the project transitions to the west along North 8th Street. The total number of units in this community will be 193.

The master plan vision for the site extends Avenue F and G through the project, from the site's eastern boundary (North 7th Street) to the site's western boundary (North 8th Street). These extensions will serve to improve east-west connectivity across the center of the site and continue the existing street grid in this part of the City. These streets will be privately maintained, but open for general public use. At the corner of North 7th Street and Avenue G, a new community park will be located. The overall site plan for the property takes advantage of the significant grade change found across the site and building placement has been done in order to maximize views of the Intercoastal Waterway while also avoiding extensive grading. The extension of the existing street grid through this project site allows the community to be strategically phased. Phase 1 will be the northern portion of the site (those lands lying north of Avenue G) and will consist of 89 units, based upon the current phasing schedules). The remaining 104 units will be part of the second phase of the project. Final phase totals may change as a result of the level of project funding available, but the overall unit total for the project will remain at 193 units.

In addition to the housing opportunities in this community, there is also a large proposed community services component in this project including a Fitness Center, Community room, management office, food co-op, library, clinic, laundry rooms, theater rooms, sitting lounges, picnic tables, grill, and community garden. In addition to the off- street parking, the plan incorporates on- street parking as a method for traffic calming. Finally, there are several existing trees on site that have been incorporated into the plan as part of a tree protection/ preservation effort.

The architectural style at the Sunrise Heights Senior Housing community will emulate Mediterranean Revival and Coastal style, echoing the proportions and architectural elements of the region, while utilizing modern construction techniques and materials. This style was seen "as fitting and refreshing" in Fort Pierce by the local City Officials during the initial concept discussions. The buildings in the plan will meet the Florida Building Codes, as the site is located within the 160 MPH wind zone. Sustainable building techniques and practices will also play a role in the design.

October 09, 2012
 Revised October 30, 2012
 November 27, 2012

SITE PLAN & PROJECT NARRATIVE

©2012 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800