

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, April 14, 2015 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **APPROVAL OF MINUTES**
 - a. March 10, 2015 Meeting
7. **NEW BUSINESS**
 - a. Site Plan - O'Reilly Auto Parts - 2600 Okeechobee Road
 - b. Revisions to the Planned Development Code - Sec 22-40
 - c. Capital Improvements Presentation by City Engineer and Deputy City Manager
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are

hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board

6. a.

Meeting Date: 04/14/2015

Information

REQUESTED ACTION

March 10, 2015 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 3/10/15

Form Review

Form Started By: Alicia Rosenthal

Started On: 04/01/2015 09:26 AM

Final Approval Date: 04/08/2015

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **MARCH 10, 2015**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Eloise Cummings; Tim O'Connell; Marcia Baker; John George; Mike Dahan; Erica Ganzi; Brian Paul; Eduardo Mujica; Charlie Hayek; Robert Poitier; Steve Weaver; Chairman Bob Burdge

Absent:

Staff Present: James Walker, Assistant City Attorney
Kori Benton, Historic Preservation Officer
Clarissa Davis, Planner
Alicia Rosenthal, Administrative Assistant
Vennis Gilmore, Planning Intern

4. CONSIDERATION OF ABSENCES

All members were present.

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

All regular members were present.

6. APPROVAL OF MINUTES

- a. February 10, 2015 meeting

Motion was made by John George, and seconded by Erica Ganzi to approve the minutes from the February 10, 2015 meeting.

AYE: Eduardo Mujica, Brian Paul, Erica Ganzi, Mike Dahan, John George, Marcia Baker, Tim O'Connell, Eloise Cummings, Charlie Hayek, Chairman Bob Burdge

Passed

7. NEW BUSINESS

- a. Proposed Amendment to Sec. 22-22 Allowed Uses - To grant a Farmer's Market or Farm Stand Use as permitted in I-1 zoning districts.

Mr. Gilmore gave an overview of the application. Ms. Davis answered questions from the Board and Mr. Benton provided additional information.

Motion was made by Marcia Baker, and seconded by Erica Ganzi to forward a recommendation of approval to the City Commission.

AYE: Eloise Cummings, Tim O'Connell, Marcia Baker, John George, Mike Dahan, Erica Ganzi, Brian Paul, Eduardo Mujica, Charlie Hayek, Chairman Bob Burdge

Passed

- b. Abandonment of Alleyway - RAST Properties - 702 Atlantic Avenue

Mr. Benton gave an overview of the application and answered questions from the Board. Steve Tarr, Owner and Applicant spoke on behalf of the abandonment.

Motion was made by Erica Ganzi, and seconded by John George to forward a recommendation to the City Commission for approval of the requested abandonment, based on the approvals provided by the affected departments, with the condition that a utility easement, encompassing the affected alleyway, is recorded concurrent with the abandonment, if deemed necessary by FPUA.

AYE: Tim O'Connell, Marcia Baker, John George, Mike Dahan, Erica Ganzi, Brian Paul, Eduardo Mujica, Charlie Hayek, Eloise Cummings, Chairman Bob Burdge

Passed

- c. Special Exception - Carl & Cynthia Onachila - 61 Southpointe Drive

Mr. Benton gave an overview of the application. The Board discussed the application and Mr. Benton answered questions from the Board. Mr. Walker explained that the Board's jurisdiction is very limited and the Special Exception is only being considered. Carl Onachila, Owner and Applicant, provided additional information regarding his property and answered questions from the board.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation of approval to the Board of Adjustment with the condition that the proposed porch addition does not feature a roof impervious to weather, such as a complete screen enclosure, as to not further exceed the allowable lot coverage.

AYE: Marcia Baker, John George, Mike Dahan, Erica Ganzi, Brian Paul, Eduardo Mujica, Eloise Cummings, Tim O'Connell, Chairman Bob Burdge

NAY: Charlie Hayek

Passed

8. ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY

Motion was made by Marsha Baker and seconded by Mike Dahan to nominate Bob Burdge as Chair. Motion was made by John George and seconded by Eloise Cumings to nominate Erica Ganzi as Chair. Motion was made by Marsha Baker and seconded by John George to close nominations. A voice vote was taken and the motion passed. By show of hands three Board members voted in favor of Erica Ganzi and seven Board members voted in favor of Bob Burge. Bob Burdge was elected Chair.

Motion was made by Mike Dahan and seconded by John George to nominate Erica Ganzi as Vice-Chair. Motion was made by Charlie Hayek and seconded by Tim O'Connell to close nominations. A voice vote was taken and the motion passed. Eric Ganzi was elected Vice-Chair.

Motion was made by Brian Paul and seconded by John George to nominate Marsha Baker as Secretary. Motion was made by Charlie Hayek and seconded by Erica Ganzi to close nominations. A voice vote was taken and the motion passed. Marsha Baker was elected Secretary.

9. BOARD COMMENTS

10. ADJOURNMENT

Planning Board

7. a.

Meeting Date: 04/14/2015

Information

REQUESTED ACTION

Site Plan - O'Reilly Auto Parts - 2600 Okeechobee Road

LOCATION

2600 Okeechobee Road

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with conditions.

Attachments

Staff Report

Site Aerial

Zoning Map Snapshot

Application

Elevations & Floor Plan

Site Plan

Landscape Plan

Irrigation Plan

Design Narrative

Contextual Photos - Design Review Supplement

Lighting Plan

Traffic Impact Study

TRC Comment Response & Update Clarification

Form Review

Form Started By: Kori Benton

Started On: 04/07/2015 03:15 PM

Final Approval Date: 04/08/2015



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: **Application for Site Plan**
O'Reilly Auto Parts
2600 Okeechobee Road

DATE: April 7, 2015

STAFF REPORT

Owner/Applicant: O'Reilly Automotive Stores, Inc.
233 S Patterson Ave
Springfield, MO 65802-2210

Representative: Emerald Coast Permitting, Inc.
534 Driftwood Point Rd
Santa Rosa Beach, FL 32459

Requested Action: Approval of a Site Plan to construct a retail auto parts store

Location: 2600 Okeechobee Road

Parcel IDs: **2417-502-0001-000-4**

Current Zoning: C-3, General Commercial

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3/CP-1

Site Size: 0.98 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-31 and 22-58 of the City Code, the applicant is requesting the review and approval of a Site Plan to construct a 7,941 sq. ft. retail auto parts store.

The proposed site plan proposes the removal of three vacant structures and decrepit asphalt on site and construction of a retail auto parts store with support parking, lighting, landscaping, storm water retention facilities, and pedestrian improvements to the subject site, located at the north east corner of Okeechobee Road and South 27th Street.

The proposed structure will have a standing seam metal roof with a minor slope concealed with the use of parapets and cornice treatments. The overall height of the structure is twenty-one feet and four inches (21'-4") ft. Architectural enhancements include projecting canopies, and covered entry at the South 27th Street entrance, retail windows, and metal shutters to punctuate the presented elevations. The building style is characterized by use of subtle building materials such as Split Face Block, finished in earth tones and accent colors. The use of vertically articulated parapets and horizontal façade schemes, as well as the integration of crisp angles and corners, broken by variations in material, height, and girth, provide a contemporary concept to blend with the newer construction established along the corridor.

The landscape plan accents the development, seeking to enhance the featured corner property and comply with all requirements of the City landscape requirements. The plan preserves a 30" oak tree on-site, while encompassing 37 new trees, and various species of shrubs to accent and buffer the site. A conceptual irrigation plan has been provided to present the capacity to establish and maintain the proposed landscape.

Vehicular access to the site is provided via three (3) full-access two-way driveways located on Okeechobee Road, and South 27th Street. The eastern entrance to the site from Okeechobee Road proposes a reconfiguration of the established median in order to provide a deceleration lane into the site. The proposed median alteration, as presented, requires the removal of four (4) palm and three (3) oak trees from the County right-of-way. Staff is encouraging the replacement of these trees, within an available median along Okeechobee Road to mitigate this potential loss. The replacement would be coordinated with the St. Lucie County Environmental Resources Department and our Public Works team.

Parking demands for the store are accommodated via twenty-five (25) parking spaces (one of which is handicapped-accessible), and a bicycle rack adjacent to the building entrance. A bicycle "fix-it" station, similar to the feature in our parking garage, is proposed to offset the required parking by two (2) spaces. Furthermore, the applicant proposes to submit a payment to the City of \$14,000 to the City of Fort Pierce, in-lieu of providing the remaining seven (7) spaces required by City Code. The applicant has provided justification to alleviate concerns of the presented reduction of spaces, based upon prospective customer volume.

An off-street loading space is provided towards the north east corner of the structure to accommodate product deliveries and staging on-site.

Pedestrian connections are proposed via a five (5) ft. wide sidewalk planned along 27th Street, internal connection between parking areas and the principal entrance, as well as connection to the established Okeechobee Road sidewalk. A (5) foot sidewalk easement will be dedicated to the City to encompass the planned sidewalk along 27th Street.

Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements, as presented in the provided lighting plan.

The traffic impact statement provided indicates a total of 493 daily trips may be generated by the project. Of these trips, 18 AM peak hour, and 48 PM peak hour trips are presented for the surrounding roadway network. The trips generated represent an increase of approximately thirty (30) percent from the previous use established at the site. All of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips. The level of service for this segment of Okeechobee Road is at an LOS of C.

Technical Review Committee

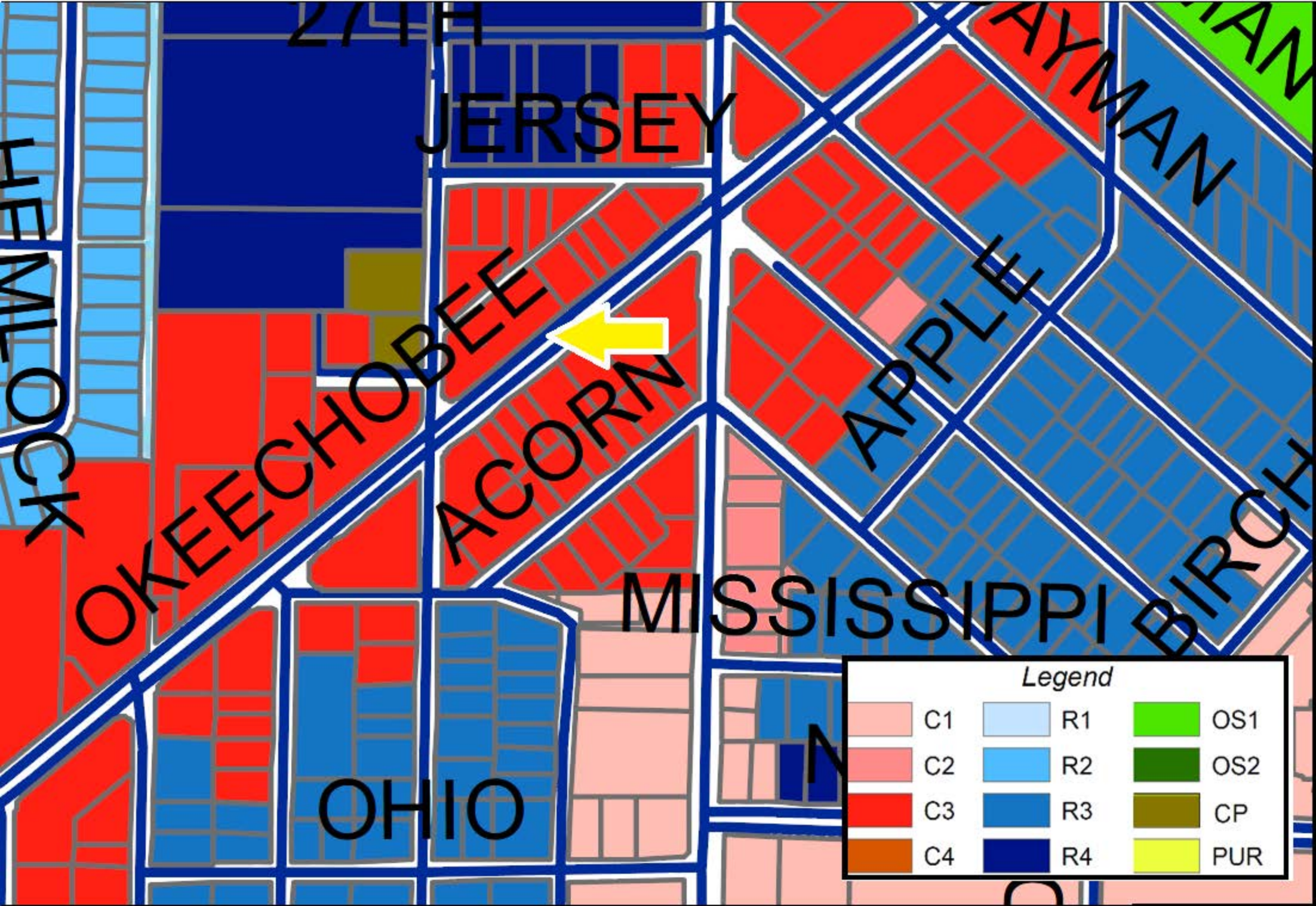
All affected departments have reviewed and approved the Site Plan based on compliance with the requirements of the City Code.

Staff Recommendation:

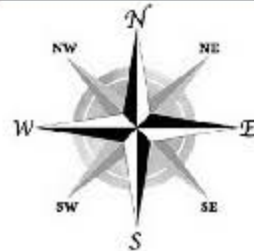
The proposed Site Plan meets the requirements of the City Code, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the Site Plan with the following conditions:

- 1.) The applicant record the proposed five (5) foot sidewalk easement prior to the issuance of a Certificate of Occupancy; and
- 2.) The applicant integrates a tree mitigation plan into the request for a deceleration within the Okeechobee Road right-of-way to offset the removal of four (4) palm and three (3) oak trees from the County right-of-way.





2600 Okeechobee Road Zoning Map

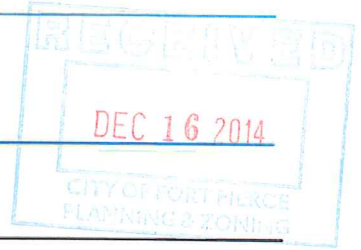




CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING



Property address or Location 2600 & 2704 OKEFCHOBBE ROAD
Parcel ID #(s) 2417-502-0003-000-8 & 2417-502-0001-000-4
Project description CONSTRUCTION OF A NEW COMMERCIAL BUILDING FOR THE PURPOSE OF THE RETAIL SALE OF AUTO PARTS.

O'REILLY AUTOMOTIVE STORES, INC.
Property Owner(s)
233 SOUTH PATTERSON AVE.
Street Address
SPRINGFIELD MO 65802
City State Zip
(417) 862-2674
Phone Number
twilliams10@oreillyauto.com
Email Address

EMERALD COAST PERMITTING, INC.
Applicant/Representative/Title, Company
534 DRIFTWOOD POINT ROAD
Street Address
SANTA ROSA BEACH, FL 32459
City State Zip
(850) 837-7444
Phone Number
emeraldcoastpermitting@cox.net
Email Address

Property Owner(s) 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 for the application described herein.

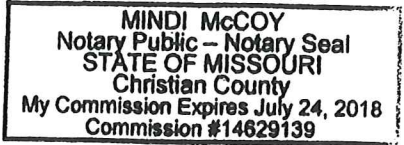
[Signature]
Property Owner(s) Signature(s)

MISSOURI
STATE OF FLORIDA -- GREENECOUNTY

The foregoing instrument was acknowledged before me this 9 day of October, 2014, by SCOTT Kraus, VP of Real Estate who is personally known to me or has produced _____ as identification.

Mindi McCoy
Signature of Notary

(seal)

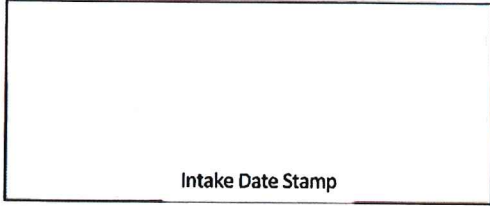


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: 7,941 Residential: Proposed Units: N/A

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
C3	C3	C3	C3 CPI

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

RECEIVED
OCT 10 2014

PROPERTY RECORD CARD

O'Reilly Automotive Stores Inc Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 2600 OKEECHOBEE RD ParcelID: 2417-502-0003-000-8
 Sec/Town/Range: 17 :35S :40E Account #: 26616
 Map ID: 24/17N Use Type: FLRT GRNHSE
 Zoning: C3 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: O'Reilly Automotive Stores Inc
 Address: 233 S Patterson
 Springfield MO 65802

Legal Description

HIGHLAND AVE HTS LOTS 3, 4, 5 AND 6 (OR 3647-1487)

Sales Information

Date	Price	Code	Deed
6/11/2014	170000	0112	SP
8/28/2012	36000	0312	CT
2/25/2005	300000	02	WD
11/14/2000	160000	02	WD
8/1/1997	14000	02	DE
10/1/1985	99000	00	CV
6/1/1975	9500	00	CV

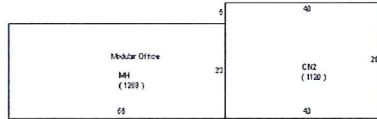
Assessment 2014

2014 TRIM: 148600
 Assessed: 148600
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 3864.58

Total Land and Building

Land Value: 98000 Acres: 0.64
 Building Value: 50600
 Finished Area: 1288 SqFt

BUILDING INFORMATION



Exterior Features

View: - RoofCover: - RoofStruct: -
 ExtType: MDO - MDO YearBlt: 2006 Frame: -
 Grade: Y_D+ - Commer D+ EffYrBlt: 2006 PrimeWall: CM - Corr Metal
 StoryHght: 0010 - 1 Story No.Units: SecWall: -

Interior Features

BedRooms: 0 Electric: - PrmIntWall: -
 FullBath: 0 HeatType: - AvgHt/Ft: -
 1/2Bath: 0 HeatFuel: - Prm.Flors: -
 %A/C: 0 %Heated: 0 %Sprinkled: -0

Special Features and Yard Items

Land Information

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
							1	3000-FLRT GRNHSE	325 -Sq Feet	28000	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Alvin Arriola Record: 1 of 1

<<Prev Next>>

Spec.Assmnt

Taxes

Exemptions

Permits Home Print

Property Identification

Site Address: 2704 OKEECHOBEE RD
 Sec/Town/Range: 17 :35S :40E
 Map ID: 24/17N
 Zoning: C3

ParcelID: 2417-502-0001-000-4
 Account #: 26615
 Use Type: STOR-ISTR
 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Alvin Arriola
 Address: 1709 Rio Vista Dr
 Fort Pierce FL 34949-3429

Legal Description

HIGHLAND AVE HTS LOT 1-LESS RD R/W- AND ALL LOT 2 (OR 1347-2220)

Sales Information

Date	Price	Code	Deed	Book/Page
11/30/2000	115000	00	WD	1347 / 2220
9/17/1991	47000	00	WD	0756 / 1494
11/18/1988	100	01	CT	0612 / 0203
10/1/1984	0	01	CV	0447 / 0107

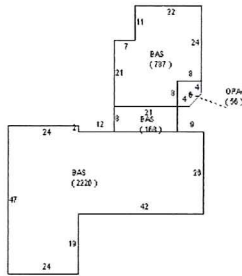
Assessment 2012

2012 Final:	118700
Assessed:	118700
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	2925.55

Total Land and Building

Land Value:	51800	Acres: 0.34
Building Value:	66900	
Finished Area:	3175	SqFt

BUILDING INFORMATION



Exterior Features

View:	-	RoofCover:	TG - Tar & Gravel	RoofStruct:	FS - Flat/Shed
ExtType:	STRL - STORE LOW	YearBlt:	1958	Frame:	-
Grade:	Y_C - Commer C	EffYrBlt:	1958	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PmIntWall:	DW - Drywall
FullBath:	0	HeatType:	FHA - FredHotAir	AvgHt/Ft:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Pm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
ASP2 - ASP2 LOW	Y	1	5040	AV	AV	1978	1	1100-STOR-ISTR	331 -Sq Feet	14797	
CNC2 - CONCRETE LOW	Y	1	1400	AV	AV	1978					

Land Information

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Prepared By and Return To:
E. Hernandez
Fidelity National Title Insurance Co.
2400 Maitland Center Pkwy, Suite 110
Maitland, FL 32751

File No.: 171300009
Property Appraiser's Parcel I.D. (folio) Number(s):
2417-502-0001-000-4

**WARRANTY DEED
(INDIVIDUAL)**

THIS WARRANTY DEED dated September 8, 2014, by Alvin Arriola, a single man, hereinafter called the grantor, to O'Reilly Automotive Stores, Inc., a Missouri corporation, whose post office address is 233 South Patterson, Springfield, MO 65802, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead; the grantor residence is at the street or post office address designated below.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kimberly Bigelow
(Witness Signature)

Kimberly Bigelow
(Print Name of Witness)

E. Chris Manville
(Witness Signature)

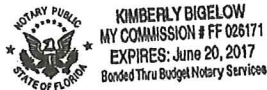
E. Chris Manville
(Print Name of Witness)

Alvin Arriola
Alvin Arriola
1709 Rio Vista Drive
Fort Pierce, FL 34949

State of Florida
County of St Lucie

The foregoing instrument was acknowledged before me this 8th day of September, 2014, by Alvin Arriola to me known to be the person(s) described in or who has/have produced Driver License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 5th day of September, 2014.



Kimberly Bigelow
NOTARY PUBLIC
My commission Expires: 6/20/2017

Exhibit "A"

LOT 1 AND 2, HIGHLAND AVENUE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 63B, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, CITY OF FORT PIERCE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF S. 27TH STREET (50' R/W) AND THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD (80' R/W) THENCE ALONG THE RIGHT OF WAY OF S. 27TH ST N01°28'45"E 129.87' TO AN IRON PIN FOUND (REBAR AND CAP, BLOOMSTER LB 6018) ON THE RIGHT OF WAY LINE OF A 15' ALLEY; THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID ALLEY N50°49'28"E 56.61' TO AN IRON PIN FOUND (REBAR&CAP, LB 7056); THENCE LEAVING SAID ALLEY S39°14'55"E 140.03' TO AN IRON PIN FOUND (REBAR AND CAP, LB 7056) ON THE RIGHT OF WAY OF OKEECHOBEE RD; THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 122.47' TO A NAIL AND WASHER SET (DGA, LB 6552) AT THE BEGINNING OF A RADIUS INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD AND S. 27TH ST; THENCE ALONG SAID RADIUS INTERSECTION 56.96' TO A NAIL AND WASHER SET (DGA, LB 6552) AND THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING OF N63°47'47"W, A RADIUS OF 25.00' AND A CHORD LENGTH OF 45.42'. SAID TRACT OF LAND CONTAINS 15,686 SQUARE FEET OR 0.360 ACRES MORE OR LESS.

AFTER RECORDATION RETURN ORIGINAL TO:
O'Reilly Automotive Stores, Inc.
Attn: Ellen Beeny, Paralegal
Legal Department
P.O. Box 1156
Springfield, MO 65801

Project Description:

New O'Reilly Auto Parts Store
2600 & 2704 Okeechobee Road
Fort Pierce, FL #2 (FP2)

Construction of a new 7,941 square foot masonry O'Reilly Auto Parts Store is being planned for Okeechobee Road between South 25th Street and South 27th Street in Fort Pierce, FL. The existing buildings, utilities and paving on the property are proposed to be removed for the construction of the proposed development. The property is currently zoned C3 with a future land use of GC (General Commercial). Site improvements include 28 on-site parking spaces, landscaping and stormwater management.

The store will be owned by O'Reilly Automotive Stores, Inc. and is a business for the purpose of the retail sale of auto parts.

Products stored in the building are automotive parts and related vehicle accessories. A semi-truck will make deliveries to the store five days of the week.

Typical operating hours are Monday through Saturday 7:30 AM to 9:00 PM and Sunday 9:00 AM to 7:00 PM. O'Reilly Auto Parts typically employs approximately 12 people, regularly, with 3 to 8 employees in the store at all times and expects to host 1 to 15 customers at any given time.



FINISH LEGEND:

	FIELD BLOCK - PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "LATTE" SW6108
	ACCENT BLOCK - PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141
	EIFS AROUND SIGN - CUSTOM RED MIX BY DRYVIT ORAP011030S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY)
	STOREFRONT - KAWNEER "DARK IVY"

1 WEST ELEVATION

CE1 SCALE: 1/8" = 1'-0"

83' O'REILLY WITH 29' AUTO PARTS (STACKED)



2 SOUTH ELEVATION

CE1 SCALE: 1/8" = 1'-0"

63' O'REILLY WITH 29' AUTO PARTS (STACKED)



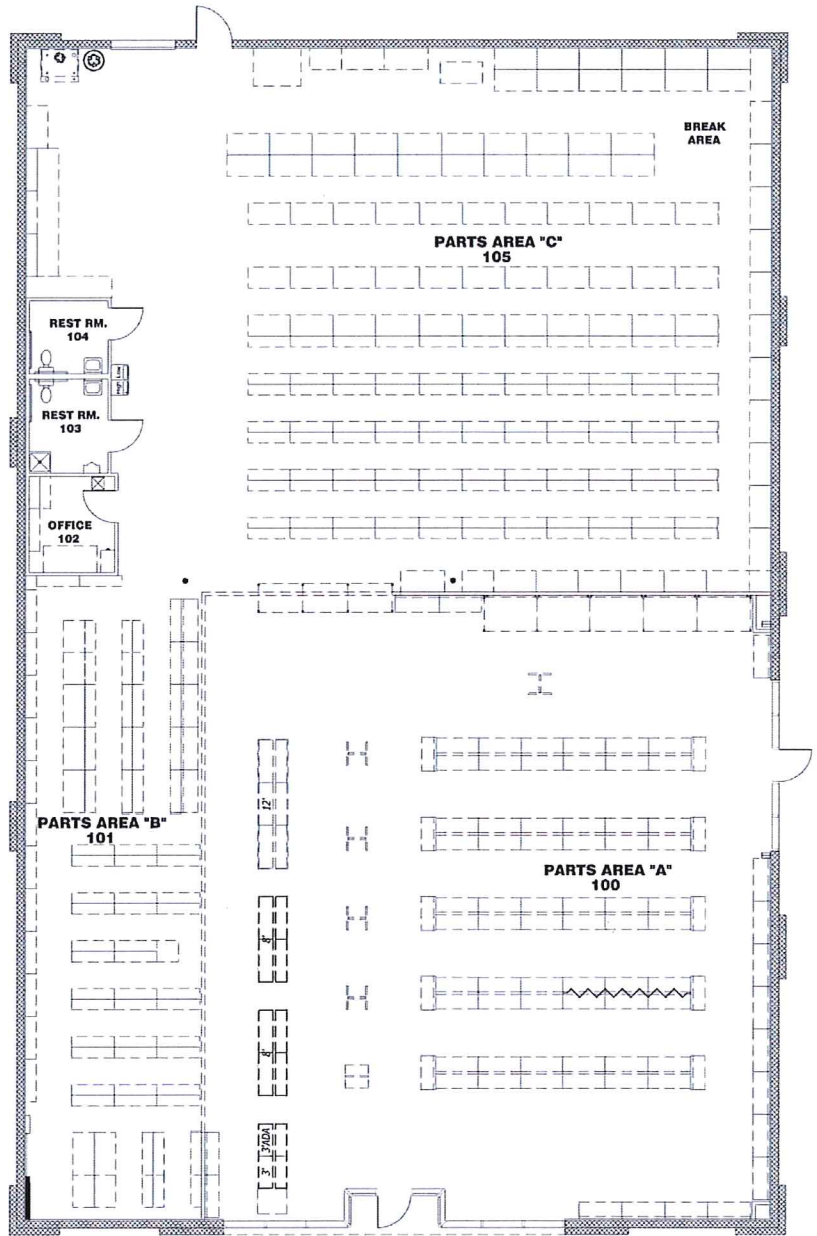
3 EAST ELEVATION

CE1 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

CE1 SCALE: 1/8" = 1'-0"



5 FLOOR PLAN

CE1 SCALE: 1/8" = 1'-0"

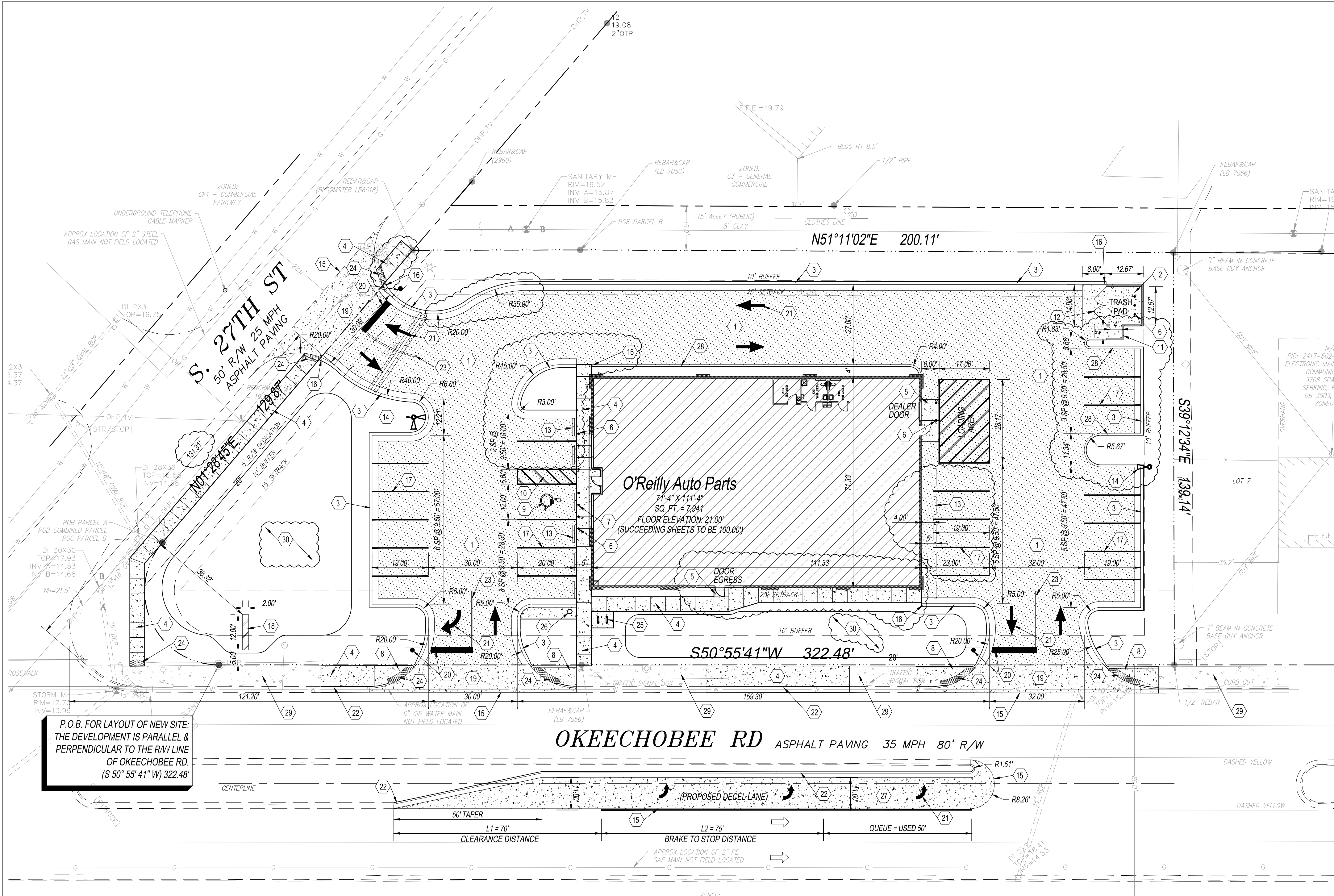
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New O'Reilly Auto Parts Store:
 OKEECHOBEE RD.
 FORT PIERCE, FL
 (FORT PIERCE #2)

O'Reilly AUTO PARTS
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 417-862-2674 PHONE

NOT FOR CONSTRUCTION

COMM #	
DATE:	8-20-14
REVISION	
DATE:	2-11-15
	2-26-15



KEY NOTES:

- 1 CONCRETE PAVING: REFER TO DETAILS 2/C9 & 6/C9.
- 2 CONCRETE DUMPSTER PAD: REFER TO DETAIL 2/C9.
- 3 CONCRETE CURB: REFER TO DETAIL 13/C9.
- 4 CONCRETE SIDEWALK: REFER TO DETAILS 5/C9, 10/C9, AND 3/C11.
- 5 CONCRETE DOOR LANDING: REFER TO DETAIL AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- 6 STEEL BOLLARD: REFER TO DETAIL 12/C9. PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR. PROVIDE (9) AT FRONT ENTRANCE. REFER TO STRUCTURAL PLAN FOR LOCATION.
- 7 HANDICAP PARKING SIGN: REFER TO DETAIL 8/C9.
- 8 CONCRETE CURB RAMP: (FDOT CR #21) REFER TO DETAIL 2/C14 & 4/C14.
- 9 HANDICAP PARKING SYMBOL: REFER TO DETAIL 4/C9.
- 10 HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY AND STRIPE ADA COMPLIANT.
- 11 DUMPSTER ENCLOSURE: PER DETAILS 1/C10, 2/C10 & 4/C10.
- 12 SCREEN FENCE GATE: REFER TO DETAIL 1/C10.
- 13 CONCRETE BUMPER BLOCK: 8'w x 6'h x 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1'-6" LONG #4 REBAR (TO SIT LEVEL WITH PAVING). REFER TO DETAIL 7/C9.
- 14 PARKING LOT LIGHTING: REFER TO SITE ELECTRICAL PLAN FOR LOCATION AND TYPE.
- 15 LIMITS OF NEW PAVING: MATCH EXISTING PER FDOT STANDARDS. REFER TO DETAIL 1/C9 FOR MIN. REQ.
- 16 ROLL DOWN CURB: TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- 17 STRIPING: PROVIDE 4' WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS)
- 18 SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO STRUCTURAL & ELECTRICAL PLAN FOR DETAILS.
- 19 CONCRETE DRIVE APRON: DRIVEWAY TO BE INSTALLED PER FDOT INDEX NO. 515. REFER TO DETAILS 2/C9 AND DETAILS 2/C15 & 4/C15.
- 20 STOP SIGN AND PAVEMENT MARKING: (SEE FDOT INDEX 17346 SIGN R1-1) RIGHT TURN ONLY SIGN UNDER STOP SIGN (PER MUTCD R3-5R)
- 21 DIRECTIONAL ARROW/STRIPING: REFER TO DETAIL 3/C9 & 1/C15.
- 22 CONCRETE CURB TYPE 'F' CURB PER FDOT INDEX 300 REFER TO DETAIL 1/C14.
- 23 DOUBLE YELLOW STRIPING 20' DOUBLE YELLOW STRIPING FROM STOP BAR. PER FDOT INDEX 17346. REFER TO DETAIL 1/C15.
- 24 DETECTABLE WARNING SURFACE FURNISH AND INSTALL DETECTABLE WARNING SURFACE PER FDOT INDEX 304 AND 310. REFER TO DETAIL 2/C14 & 4/C14.
- 25 BIKE RACK 5 SPACE (GSA 1116-1002 OR APPROVED EQUAL)
- 26 BIKE REPAIR STATION BIKE REPAIR AREA 4'x19' WITH 'FIX-IT' REPAIR STATION
- 27 ASPHALT PAVING REFER TO DETAIL 1/C9 FOR MIN. REQUIREMENTS. COORDINATE WITH FDOT FOR ADDITIONAL REQ. AND MOT.
- 28 CONCRETE CURB TYPE 'D' CURB PER FDOT INDEX 300 REFER TO DETAIL 1/C14.

KEY NOTES CONT:

- 29 EXISTING CONCRETE SIDEWALK: EXISTING SIDEWALK TO REMAIN AND REPAIRED/REPLACE BROKEN PANELS IN ACCORDANCE WITH CITY REQUIREMENTS.
- 30 STORM RETENTION POND

SITE DATA TABLE:

1. SITE ADDRESS:	OKEECHOBEE RD & S. 27TH ST
2. GROSS SITE AREA:	43,611 SF (1.001 AC)
3. EXISTING LAND USE:	CG GENERAL COMMERCIAL
4. BUILDING SETBACKS REQUIRED	LANDSCAPE BUFFERS REQUIRED
FRONT - 25 FT	FRONT - 10 FT
SIDE - 0 FT	SIDES - 10 FT
REAR - 15 FT	REAR - 10 FT
STREET SIDE - NONE	
5. SITE AREA (EXISTING):	
PAVING AND CONCRETE	18,941.16 SF (43.4%)
BUILDING AREA	4,963.42 SF (11.4%)
TOTAL IMPERVIOUS AREA	23,904.58 SF (54.8%)
PERVIOUS AREA	19,706.42 SF (45.2%)
GROSS SITE AREA	43,611 SF (100%)
6. SITE AREA (PROPOSED):	
PAVING AND CURB	19,621.60 SF (45.0%)
BUILDING AREA	7,941 SF (18.2%)
CONCRETE	1,623.67 SF (3.72%)
TOTAL IMPERVIOUS AREA	29,186.27 SF (66.9%)
PERVIOUS AREA	14,424.73 SF (33.1%)
GROSS SITE AREA	43,611 SF (100%)
FLOOR AREA RATIO	7,941/43,611 = 0.18 (18.2%)
RIGHT-OF-WAY	
PAVING/CONCRETE	4,179.28 SF
7. PARKING REQUIREMENTS:	
1 SPACE PER 200 SF OF GROSS FLOOR AREA	40 SPACES
PARKING SPACES REQUIRED:	- 6 SPACES
DEDUCTION FOR 1ST 1,200 SF	- 2 SPACES
REQUIRED SPACES	32 SPACES
PARKING SPACES PROVIDED:	
REGULAR PARKING	24 SPACES
HANDICAP	1 SPACES
TOTAL PARKING SPACES PROVIDED	25 SPACES
PER CITY OF FORT PIERCE SECTION 22-60 (a)(5), A PAYMENT IN-LIEU OF WILL BE SUBMITTED TO MEET A PORTION (7 SPACES) OF THE REQUIRED PARKING.	
8. FLOOD ZONE:	
THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 1211C0186J, EFFECTIVE DATE FEBRUARY 16, 2012.	
9. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.	
10. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH ALL APPLICABLE FORT PIERCE REQUIREMENTS.	
11. BUILDING HEIGHT:	19 FT 6 IN

GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- E. ANY EXISTING SIDEWALK IN DISREPAIR TO BE REPLACED.
- F. CONTRACTOR TO REPAIR / REPLACE DAMAGED SIDEWALK PER DETAIL 10/C9.
- G. SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH FORT PIERCE AND O'REILLY CONSTRUCTION SPECIFICATIONS.
- H. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

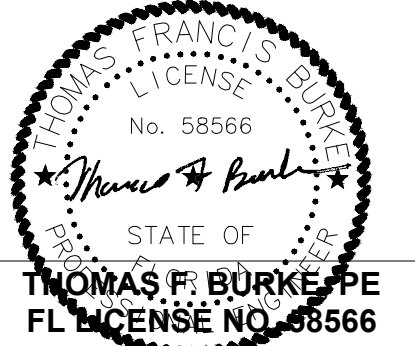
- I. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
- J. ALL DRIVEWAY CONNECTIONS ONTO OKEECHOBEE ROAD SHALL BE ISSUED BY THE CITY OF FORT PIERCE.
- K. THE PROPOSED LEFT TURN LANE SHALL REQUIRE A ST. LUCIE COUNTY RIGHT OF WAY PERMIT.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	NEW MONUMENT SIGN LOCATION
	NEW CONCRETE WHEELSTOP
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY

SITE DEVELOPMENT PLAN

SCALE: 1" = 20'



380 Park Place Blvd., Suite 300, Clearwater, Florida, 33759
www.cardno.com - 727.531.3505
Certificate of Authorization No. 3843

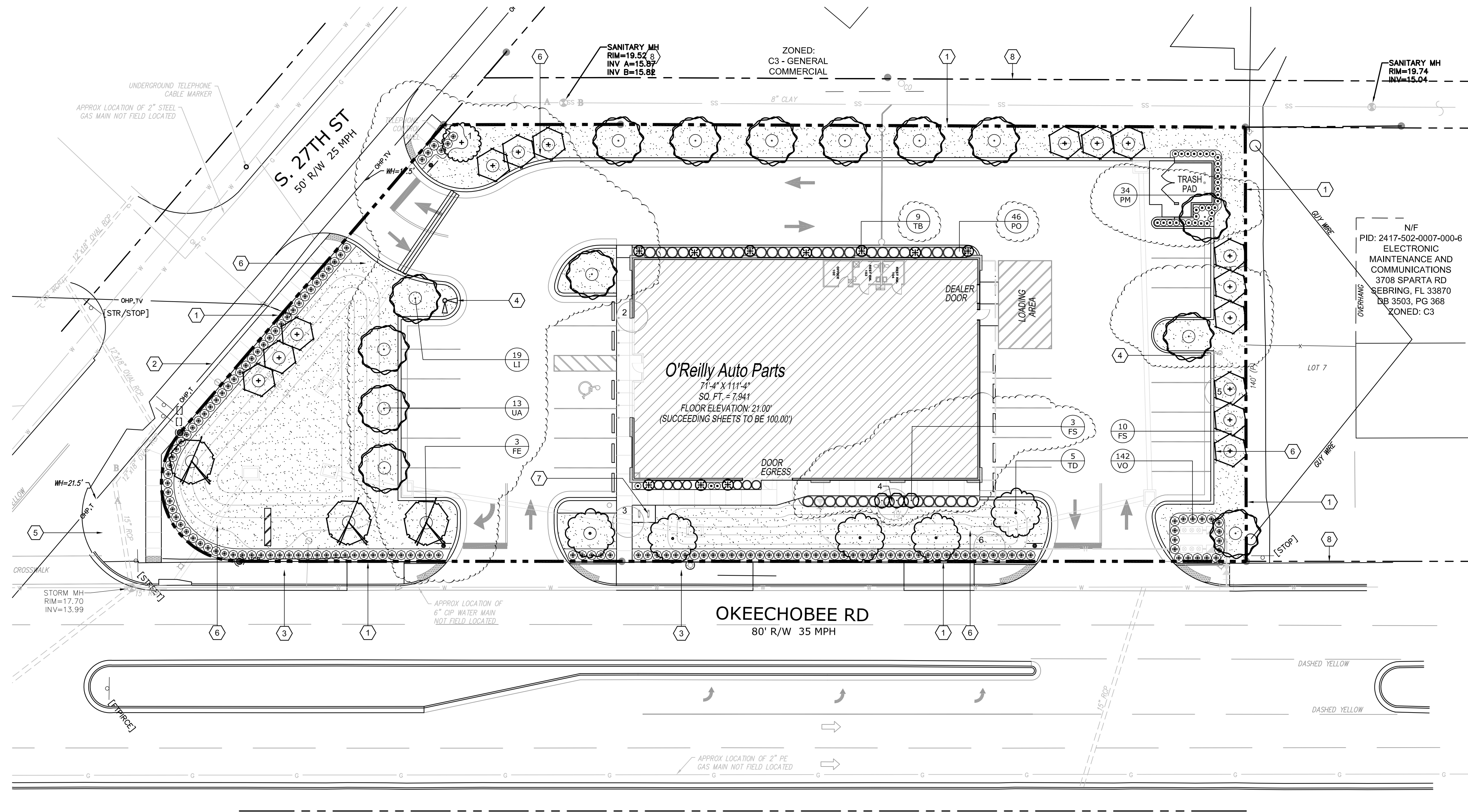
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New O'Reilly Auto Parts Store:
OKEECHOBEE RD.
FORT PIERCE, FL
(FORT PIERCE #2)

O'Reilly AUTO PARTS
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

COMM # 3607

DATE: 09-05-14
REVISION
DATE: 02-25-15
03-30-15



SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

- PROPERTY LINE
- - - LANDSCAPE BUFFER
- [Hatched Box] AREA OF CONCRETE
- SIGN
- ⊙ NEW LIGHT POLE LOCATION
- [Hatched Box] NEW SIGN LOCATION

- ### KEY NOTES
- PROPERTY LINE
 - EXISTING OVERHEAD POWER/UTILITY LINES
 - EXISTING 7 FOOT WIDE SIDEWALK
 - NEW LIGHT POLE
 - ALL DISTURBED AREAS WITHIN THE PDOT RIGHT OF WAY SHALL BE RE-GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
 - LANDSCAPE BUFFER
 - BIKE RACK
 - ADJACENT PROPERTY LINE

EXISTING TREE CHART

TREE TO BE REMOVED - NUMBER IN SYMBOL CORRELATES WITH BELOW EXISTING TREE CHART

TREE TO BE RETAINED - NUMBER IN SYMBOL CORRELATES WITH BELOW EXISTING TREE CHART

1	30" OAK	4	18" PALM
2	9" OAK	5	10" OAK
3	12" OAK	6	22" OAK

TREES TO BE REMOVED: 2-6
TREES TO REMAIN: 1

NOTE: CONTRACTOR SHALL REMOVE ALL INVASIVE SPECIES, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST, FROM PROPERTY.

TREE MITIGATION

TOTAL MITIGATION DEBITS	= 22"
TOTAL MITIGATION CREDITS	= 30"

PLANT MATERIALS SCHEDULE

SYMBOLS	MARK	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	MIN SIZE	QTY
TREES							
FE		FLORIDA ELM (MIN. 8" CLEAR TRUNK SPACE)	ULMUS AMERICANA V. FLORIDANA	4" CAL.	AS SHOWN	18' HT.	3
UA		FLORIDA ELM	ULMUS AMERICANA V. FLORIDANA	2.5" DBH	AS SHOWN	13' HT.	14
TD		BALD CYPRESS	TAXODIUM DISTICHUM	2.5" DBH	AS SHOWN	14' HT.	5
LI		'NATCHEZ' CRAPE MYRTLE -MULTI-TRUNK	LAGERSTROEMIA INDICA 'NATCHEZ'	2.5" DBH	AS SHOWN	12' HT.	15
FS		FLORIDA PRIVET -TREE FORM	FORESTIERA SEGREGATA	6' HT.	AS SHOWN		3
TB		IRISH YEW -TREE FORM SHRUBS	TAXUS BACCATA 'FASTIGIATA'	6' HT.	AS SHOWN		9
VO		MRS. SCHILLERS DELIGHT VIBURNUM	V. OBOVATUM 'MRS. SCHILLERS DELIGHT'	7 GAL.	3'-0" O.C.	24" HT.	142
PM		PODOCARPUS	PODOCARPUS MACROPHYLLA	7 GAL.	2'-0" O.C.	24" HT.	34
PO		PODOCARPUS	PODOCARPUS MACROPHYLLA	3 GAL.	3'-6" O.C.	18" HT.	46
GROUND COVER							
PN		ARGENTINE BAHIA	PASPALUM NOTATUM 'ARGENTINE'	SOD			11,900 SF.

MULCH NOTE: ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF PINE NEEDLES (TYP.) ALL TREES IN SOD SHALL RECEIVE A 4" DIAMETER MULCH RING (TYP.)

SOD NOTE: DROUGHT TOLERANT BAHIA, AS SPECIFIED ABOVE, TO BE USED TO COVER ALL AREAS DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO THE SITE OUTSIDE OF PROPERTY LINES DUE TO ON-SITE CONSTRUCTION ACTIVITY.

LANDSCAPE ORDINANCE REQUIREMENTS

MINIMUM INTERIOR LANDSCAPED AREA FOR VEHICULAR USE AREA:

VEHICULAR USE AREA	= 17,430 SF
REQUIRED LANDSCAPE AREA	= 1,162 SF (1 SF PER 15 SF OF TOTAL VUA)
PROPOSED LANDSCAPE AREA	= 1,263 SF
REQUIRED TREES	= 12 (1 TREE PER 100 SF OF LANDSCAPE AREA)
PROPOSED TREES	= 12 TREES

REQUIRED TREES ADJACENT TO RIGHT OF WAY/PERIMETER

OKEECHOBEE ROAD:

BUFFER WIDTH	= 10'
REQUIRED LANDSCAPE AREA	= 2,600 SF
TREES REQUIRED	= 9 TREES (1 PER 300 SF OF REQUIRED LANDSCAPE AREA)
TREES PROPOSED	= 9
SHRUBS	= HEDGE (24" HEIGHT)

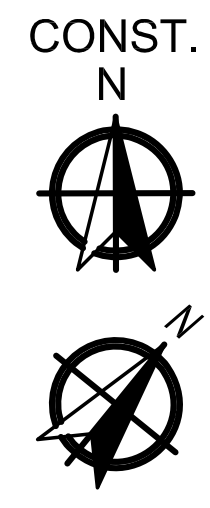
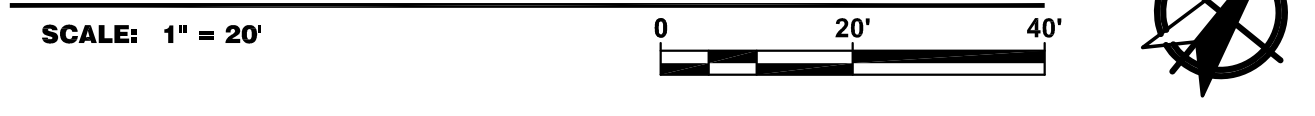
S 27TH STREET:

BUFFER WIDTH	= 10'
REQUIRED LANDSCAPE AREA	= 1,180 SF
TREES REQUIRED	= 4 TREES (1 PER 300 SF OF REQUIRED LANDSCAPE AREA)
TREES PROPOSED	= 3 TREES & 1 EXISTING TREE
SHRUBS	= HEDGE (24" HEIGHT)

SIDE YARD:

BUFFER WIDTH	= 10'
REQUIRED LANDSCAPE AREA	= 3,890 SF
TREES REQUIRED	= 19 TREES (1 PER 200 SF OF REQUIRED LANDSCAPE AREA)
TREES PROPOSED	= 19 TREES

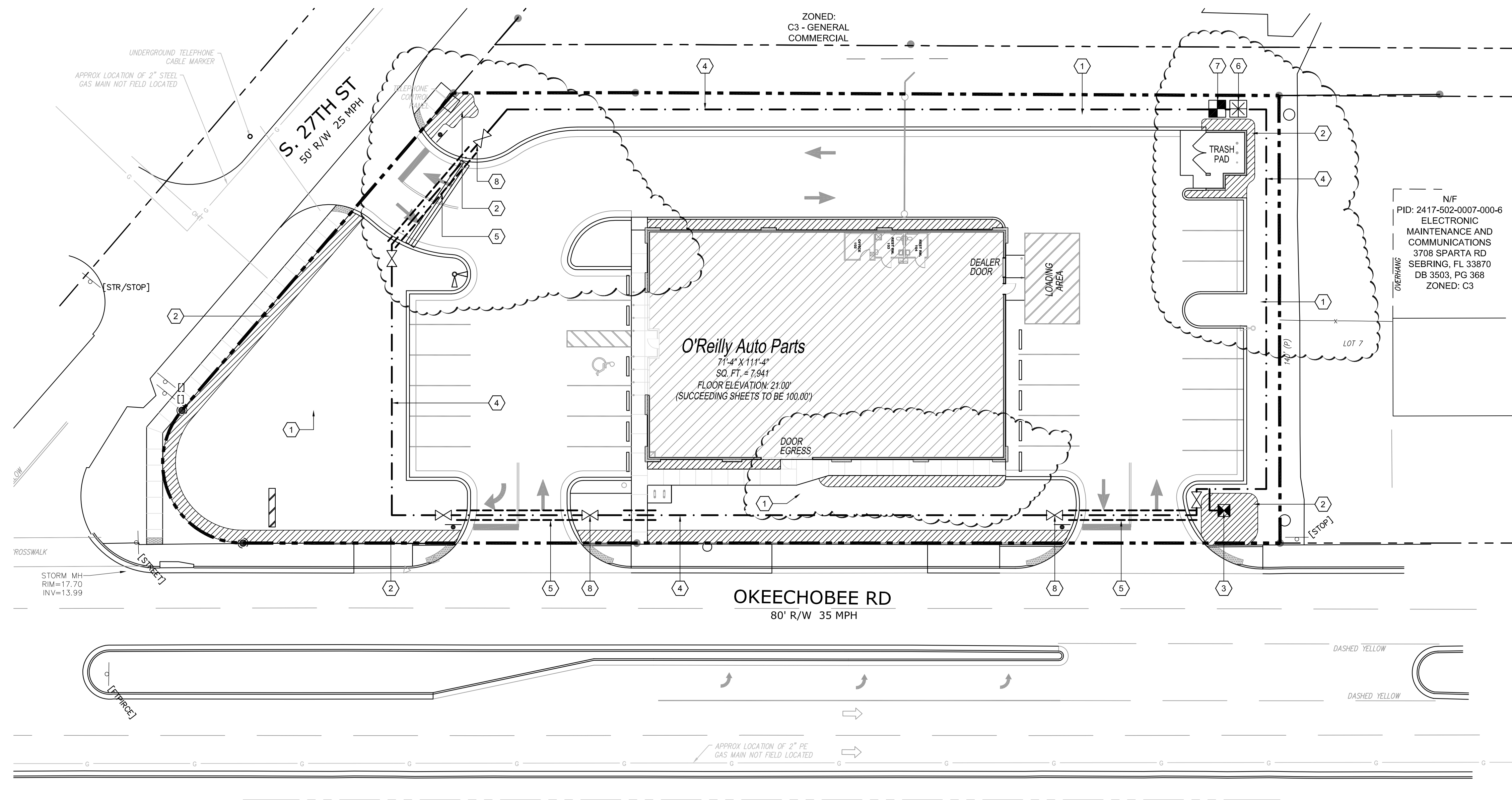
PLANTING PLAN



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	03-30-15



SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

- PROPERTY LINE
- - - LANDSCAPE BUFFER
- [Hatched Box] AREA OF CONCRETE
- SIGN
- NEW LIGHT POLE LOCATION
- [Hatched Box] NEW SIGN LOCATION

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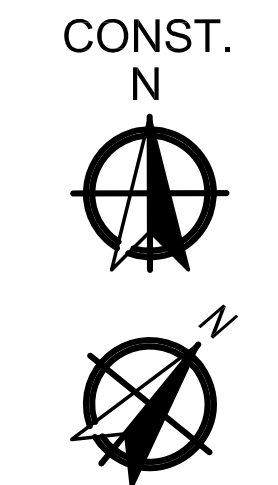
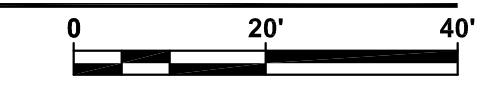
IRRIGATION MATERIALS AND LEGEND

ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.

- ① ALL PROPOSED LAWN AREAS TO BE IRRIGATED THAT HAVE NOT BEEN HATCHED WITH DRIP AREA HATCHING AND DO NOT CONTAIN EXISTING PLANT MATERIAL WILL BE IRRIGATED WITH SPRAY HEAD IRRIGATION OR ROTORS UNLESS OTHERWISE NOTED. POND AREA TO BE ZONED SEPARATELY THAN ADJACENT LAWN.
 - ② PLANTER BED IRRIGATION COVERAGE (TYP. OF HATCHED AREAS). ALL PROPOSED PLANTINGS SHALL RECEIVE DRIP IRRIGATION
 - ③ POINT OF CONNECTION - PROPOSED IRRIGATION METER & BACK FLOW PREVENTER. REFER TO CIVIL SET FOR MORE INFORMATION. INSTALL PER LOCAL CODES.
 - ④ 2" IRRIGATION MAINLINE- TWIN SEAL P.R. 200 - SDR 21
 CONTRACTOR WILL BE REQUIRED TO LOOP THE IRRIGATION MAINLINE TO REDUCE PRESSURE LOSS
- NOTE: MAINLINE LAYOUT IS DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. ALL VALVES AND MAINLINE SHALL BE INSTALLED WITHIN LANDSCAPE AREAS. CONTRACTOR SHALL NOT ROUTE MAINLINE NEAR EXISTING OR PROPOSED TREES, OR UTILITY LINES. REFER TO CIVIL SET FOR MORE INFORMATION PRIOR TO INSTALLATION.
- ⑤ UNDERPAVEMENT SLEEVING. 4" DIAMETER UNLESS OTHERWISE INDICATED. TO BE INSTALLED BY LANDSCAPE CONTRACTOR AT DEPTH AS PER LOCAL CODE. SCHEDULE 40 PIPE
 - ⑥ POTENTIAL LOCATION FOR MINI WEATHER STATION/ RAIN SENSOR:
 MOUNT RAIN SENSOR ON BACK OF TRASH ENCLOSURE IF ACCEPTABLE WITH OWNER. ENSURE SENSOR IS OUT OF EXISTING AND FUTURE DRIP LINES OF TREES
 - ⑦ POTENTIAL AUTOMATIC CONTROLLER:
 MOUNT CONTROLLER ON BACK OF TRASH ENCLOSURE IF ACCEPTABLE WITH OWNER
 - ⑧ RESILIENT WEDGE ISOLATION/GATE VALVE - SIZE PER LINE SIZE (TYP OF 6)

IRRIGATION PLAN

SCALE: 1" = 20'



COMM # 3607

DATE: 09-05-14
 REVISION
 DATE: 02-25-15
 03-30-15

March 5, 2015

Draft Written Narrative:

New O'Reilly Auto Parts Store
NEC South 27th Street & Okeechobee Road
Fort Pierce, FL #2 (FP2)

The following is provided as a draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.

Construction of a new O'Reilly Auto Parts Store is being planned for the Northeast corner of South 27th Street and Okeechobee Road in Fort Pierce. The property is currently home to existing buildings and site improvements and is zoned C3 with a future land use of GC (General Commercial). The irregular shaped subject site consists of two (2) parcels which are located at 2600 and 2704 Okeechobee Road in Fort Pierce, Florida. The parcel located at 2600 Okeechobee Road is developed with one (1) mobile office trailer, one (1) metal pole style shed and associated concrete and asphalt parking areas. The parcel located at 2704 Okeechobee Road is developed with a 1-story block office building with an attached apartment and associated concrete and asphalt parking areas. Both parcels are readily accessible from Okeechobee Road; however, the parcel located at 2704 Okeechobee Road is also accessible from 27th Street. The subject site is bound by Okeechobee Road to the southeast. Beyond Okeechobee Road to the southeast is a residence, Critter Control, Melimar Jeweler and Vitinos Pizza. The property to the northeast of the subject site is EMCI Wireless Communications. A residence is located to the north of the subject site. 27th Street bounds the subject site to the west. Beyond 27th Street to the west is an AutoZone, a day care and residential properties. The site gently slopes from the east to west. The surrounding areas are predominantly flat and properties generally consist of commercial, residential and retail properties. The area is serviced by municipal sewer and water systems. The existing building and site improvements are proposed to be removed for the development of this project. The new commercial retail auto parts store is proposed to be 7,941 S.F. and site improvements include 28 on-site parking spaces, landscaping and storm water management. The store will be owned by O'Reilly Automotive Stores, Inc. and is a business for the purpose of the retail sale of auto parts.

Products stored in the building are automotive parts and related vehicle accessories. A semi-truck will make deliveries to the store five days of the week. The delivery door is located on the Northeast side of the building and shall be accessed from the parking lot outside of regular business hours.

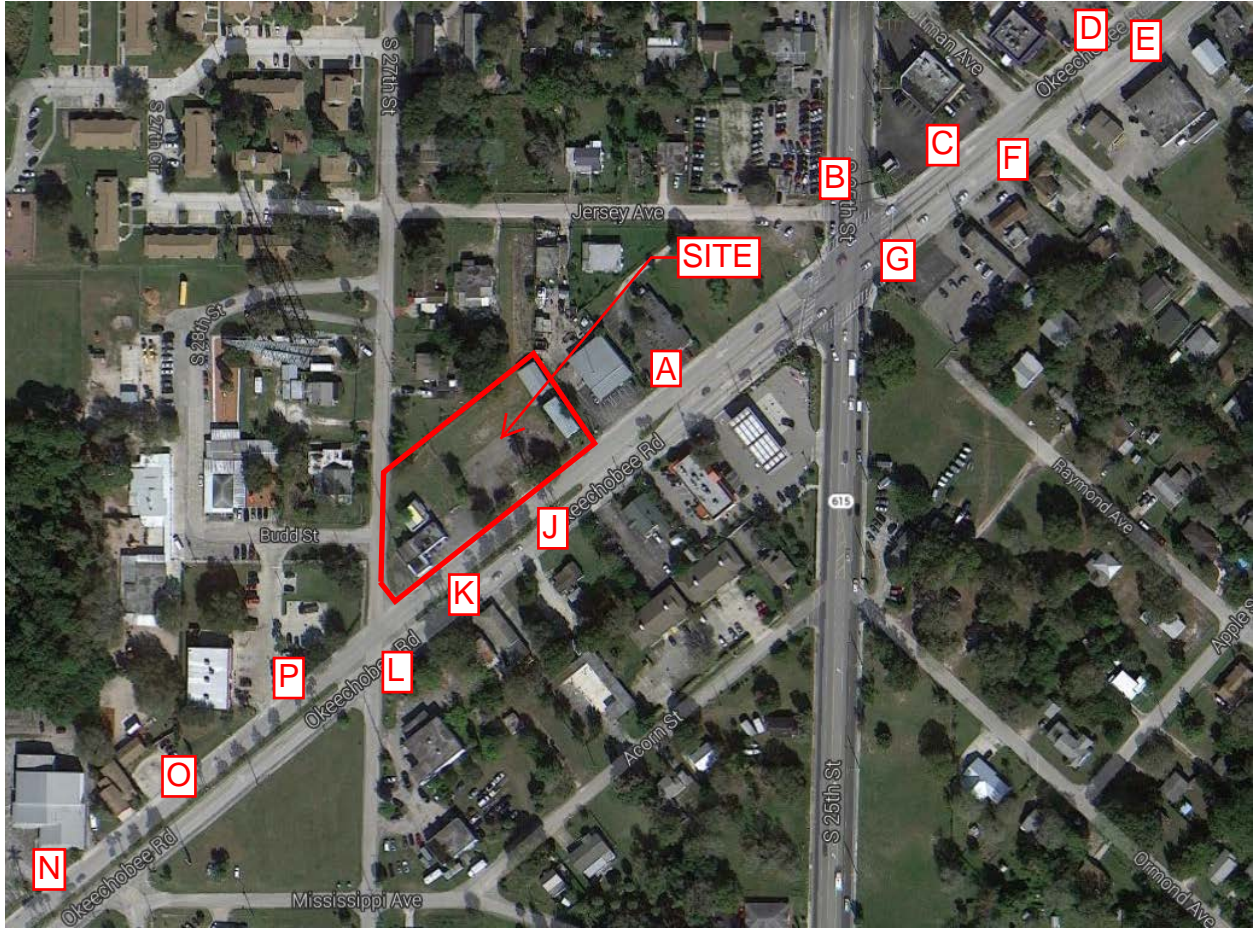
Typical operating hours are Monday through Saturday 7:30 AM to 9:00 PM and Sunday 9:00 AM to 7:00 PM. O'Reilly Auto Parts typically employs approximately 12 people, regularly, with 3 to 8 employees in the store at all times and expects to host 1 to 15 customers at any given time.

The new commercial building is proposed to be Architectural Split Face Block finished in neutral earth tone field and accent colors. Architectural elements and features include projecting canopies, varying roof articulation, projecting parapet and cornice treatments, an emphasized front portal at the main entrance and projecting pilasters have been proposed to add articulation to the otherwise blank facades.

The proposed new commercial building is consistent with the overall architectural style of the adjacent commercial developments in the area.

March 26, 2015

New O'Reilly Auto Parts Store
Okeechobee Rd.
Fort Pierce, FL #2 (FP2)











Ordering Number Logic
EVEN LED fixture area light fixture

DESCRIPTION

Two stage reflector system produces even distribution with excellent light control and low starting lamp wattage. Lamp temperature of 2700K, 3000K, 4000K, 5000K. Suitable for commercial buildings. Available in all fixture sizes. Requires 120V single phase power for 24, 30, 48, 72, 96, 144, 192, 288, 384, 576, 768, 1152, 1536, 2304, 3168, 4032, 5808, 7674, 11510, 15345, 23010, 31665, 40320, 58080, 76740, 115110, 153465, 230130, 316695, 403260, 580920, 767580, 1151290, 1534755, 2301470, 3167115, 4032870, 5809860, 7676460, 1151355, 1534815, 2301530, 3167175, 4032930, 5810420, 7677020, 1151415, 1534875, 2301590, 3167235, 4033000, 5810980, 7677580, 1151475, 1534935, 2301650, 3167295, 4033060, 5811540, 7678140, 1151535, 1535000, 2301710, 3167355, 4033120, 5812100, 7678700, 1151595, 1535060, 2301770, 3167415, 4033180, 5812660, 7679260, 1151655, 1535120, 2301830, 3167475, 4033240, 5813220, 7679820, 1151715, 1535180, 2301890, 3167535, 4033300, 5813780, 7680380, 1151775, 1535240, 2301950, 3167595, 4033360, 5814340, 7680940, 1151835, 1535300, 2302010, 3167655, 4033420, 5814900, 7681500, 1151895, 1535360, 2302070, 3167715, 4033480, 5815460, 7682060, 1151955, 1535420, 2302130, 3167775, 4033540, 5816020, 7682620, 1152015, 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March 27, 2015



Mr. Steve Peterie
 O'Reilly Automotive Stores, Inc.
 233 S. Patterson
 Springfield, MO 65802

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 Tampa, FL 33637
 USA
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RE: Fort Pierce Traffic Analysis – Okeechobee Road and S. 27th Street

Dear Mr. Peterie:

Cardno has revised the traffic analysis for the O'Reilly Auto Parts store proposed at the northeast corner of Okeechobee Road and S. 27th Street in Ft. Pierce, Florida based on reviewers' comments. The 7,941 square foot store has a build-out year of 2015. The traffic analysis based on the site plan that includes three driveways; two on Okeechobee Road and one on S. 27th Street is as follows:

TRIP GENERATION ANALYSIS

The trip generation analysis was conducted utilizing the equations found in the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition for land use code (LUC) 843: Automobile Parts Sales. It is anticipated that 493 daily trips, 18 AM peak-hour trips (9 inbound, 9 outbound) and 48 PM peak-hour trips (24 inbound, 24 outbound) will be generated by the project. A summary of the daily, AM and PM peak-hour trip generation is included in **Table 1**. The ITE Trip Generation information is provided in **Appendix A**.

Table 1 O'Reilly Auto Parts Trip Generation										
LUC	Land Use Type	Size	Units	Daily	AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit
843	Automobile Parts Sales	7,941	SF	493	18	9	9	48	24	24

Australia • Belgium • Canada • Colombia • Ecuador • Germany • Indonesia • Italy • Kenya • New Zealand • Papua New Guinea • Peru • Philippines • Tanzania • United Arab Emirates • United Kingdom • United States • Operations in 85 countries

The previous land use at this site included a 4,800 square foot printing services building. Based on ITE land use code 920, Copy Print and Express Ship Store, 12 AM peak hour and 36 PM peak hour trips would have been generated for this land use. These trips account for approximately 67% and 75% of the AM/PM peak hour trips to be generated with the O'Reilly store.

SITE ACCESS

Access/egress for the site is proposed via three driveways; two full-access and one right-in, right-out driveway. The full access driveway on Okeechobee Road is proposed at the median opening east of S. 27th Street and will include the provision of a new eastbound left-turn lane into the site. The right-in, right-out driveway is located closer to the intersection with a raised median and the full access driveway on S. 27th Street is offset from the driveway on the west side of S. 27th Street.

PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution and project assignment utilized in the study were determined based upon the existing travel patterns within the study area. A review of available existing annual average daily traffic (AADT) information from the St. Lucie Transportation Planning Organization *Traffic Counts and Level of Service (LOS) Report for Fall 2014* provided data for Okeechobee Road and the surrounding roadways of 25th Street, 33rd Street, 35th Street and Georgia Avenue for the half-mile radius area of influence between 35th Street and 21st Street. Additionally, traffic counts were conducted for S. 27th Street to determine the percent distribution expected for that driveway access. The proposed trip distribution and project trips assigned to the three driveways and surrounding roadway for the AM and PM peak periods are shown in **Figures 1 and 2**, respectively. The traffic data is included in **Appendix B**.

ROADWAY CAPACITY ANALYSIS

Per the latest Comprehensive Plan, *the County wishes to maintain a LOS D or better for all Non-SIS roadways but recognizes that allowing a LOS E for non-state arterial roadways allows development to proceed while a minimum of LOS D might cause severe constraints on private development. Therefore, the County has adopted a minimum LOS E for all non-state arterial roadways.* The following summarizes the 2014 AM/PM Peak Hour Peak Direction LOS for the surrounding roadways as provided in the Level of Service Report from the St Lucie TPO:

- Okeechobee Road – 35th Street to 33rd Street: C/C
- Okeechobee Road – 33rd Street to 25th Street: C/C
- Okeechobee Road – 25th Street to Georgia Avenue: D/C
- Okeechobee Road – Georgia Avenue to Delaware Avenue: D/C
- Georgia Avenue – 25th Street to Okeechobee Road: C/C
- 25th Street – Nebraska Avenue to Okeechobee Road: C/C
- 25th Street – Okeechobee Road to Georgia Avenue: D/D
- 33rd Street – Okeechobee Road to Delaware Avenue: D/C
- 35th Street – Virginia Avenue to Okeechobee Road: C/C

Based on the traffic counts collected on November 13, 2014, the 24-hour volume on S. 27th Street is 2,397 vehicles per day at LOS B. The AM and PM peak hour volumes are 234 and 315 vehicles per hour, respectively. S. 27th Street is expected to continue to operate at LOS B with the additional 4 project trips during the AM peak hour and 10 during the PM peak hour.

Okeechobee Road is a four-lane divided roadway in the vicinity of the project site and primarily operates at LOS C during the AM and PM peak hours based on the latest traffic counts provided by St. Lucie County Transportation Planning Organization. The section of Okeechobee Road east of 25th Street operates at LOS D during the AM peak hour and the project is expected to generate 1 eastbound trip and 1 westbound trip in this section. In consideration of the prior land use at this site and the O'Reilly trips of 14 AM peak hour trips and 38 PM peak hour trips added to Okeechobee Road, the roadways within the area of influence are expected to experience minimal impact with this project. The impacts do not warrant further analysis.

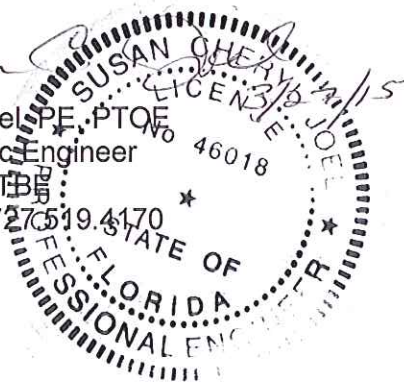
CONCLUSION

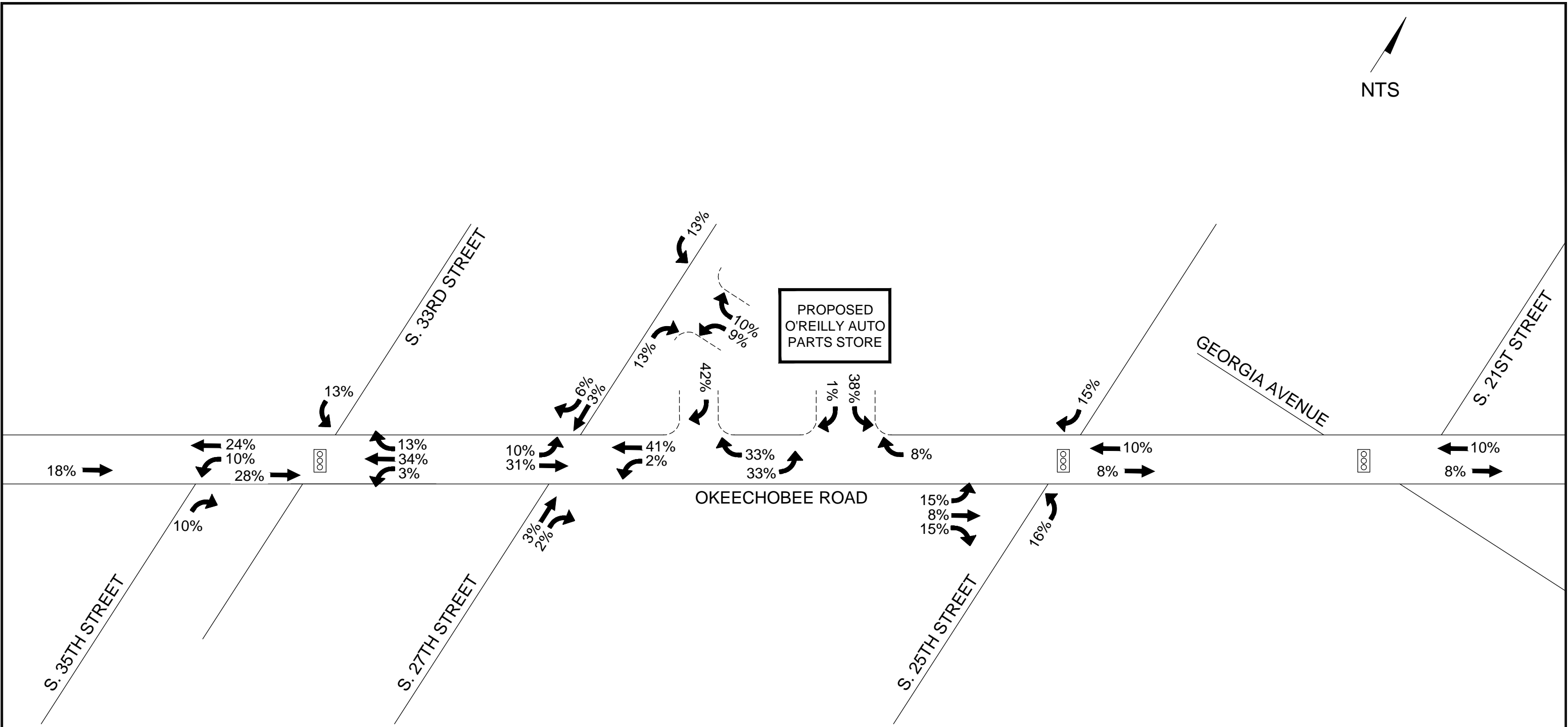
Based on the data collected and analysis, the proposed development is expected to result in minimal impact to the surrounding roadway network and meet the County's LOS standards as adopted in the latest Comprehensive Plan.

Sincerely,



Susan C. Joel
Senior Traffic Engineer
For Cardno
Direct Line 727-519-4170



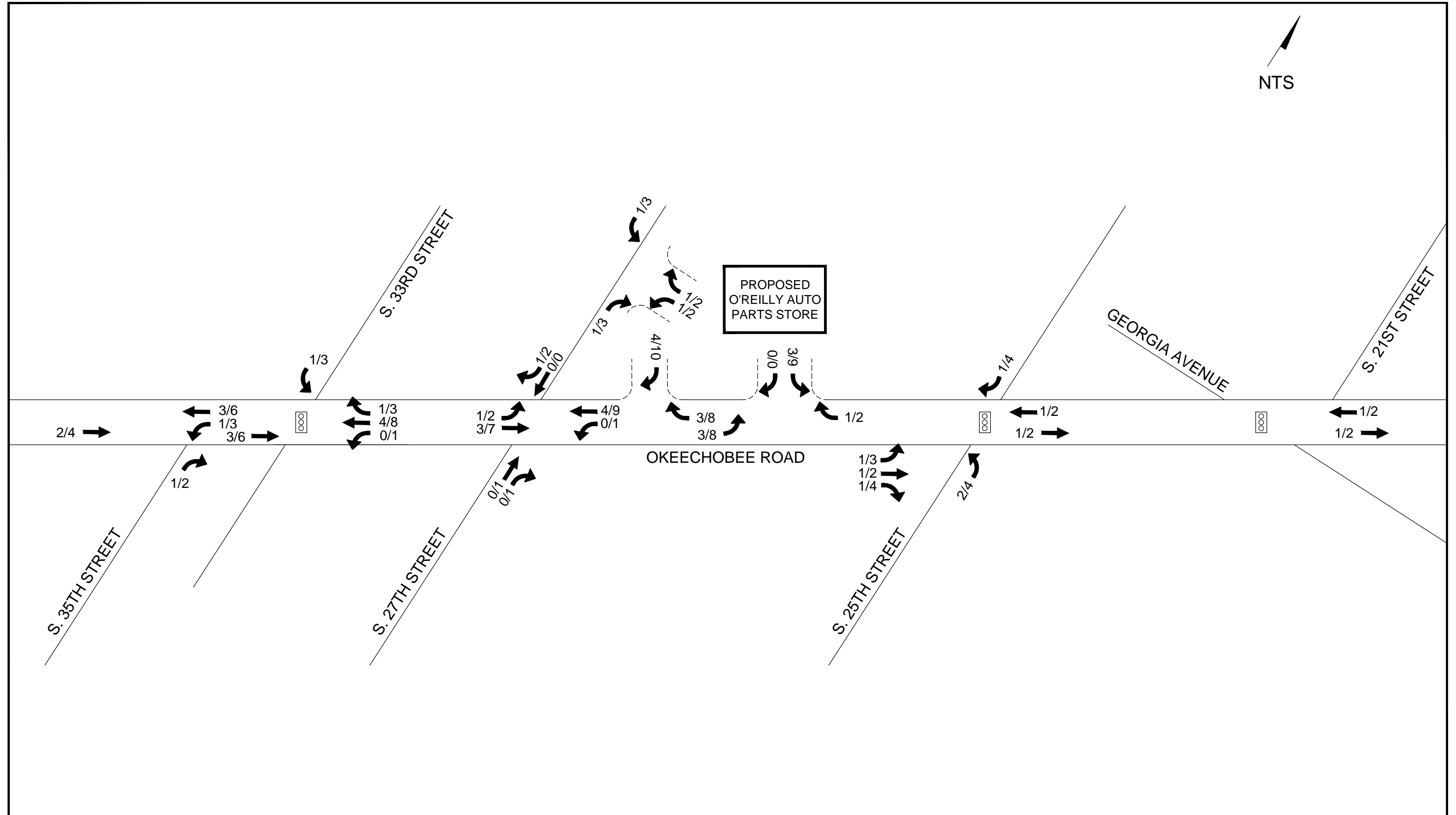


PROJECT: O'REILLY AUTO PARTS
CITY, COUNTY: FT. PIERCE, ST. LUCIE COUNTY

PERCENT PROJECT DISTRIBUTION

FIGURE 1

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XX/XX AM/PM PROJECT VOLUMES



PROJECT: O'REILLY AUTO PARTS
CITY, COUNTY: FT. PIERCE, ST. LUCIE COUNTY

PROJECT TRIP DISTRIBUTION

FIGURE 2

FILE: J:\JOB\100334\10033400146\ACAD\Vicinity.dwg LAST SAVED: Fri, 03/27/15-2:11p PLOTTED: Fri, 03/27/15-2:45p BY: Howard.Holley

APPENDIX A TRIP GENERATION

O'Reilly Auto Parts
 Location: Okeechobee Road and S 27th Street
 Fort Pierce, Florida

ITE Trip Generation (9th edition)

LUC 843 pg. 1604

Auto Parts Sales

Size: 7941 SF

Average Vehicle Trip Ends per 1,000 SF Gross Floor Area (ITE 9th Edition)

LUC 843 Daily :

Avg. Rate = 61.91	491.6273 Trips	
Eqn: $T=81.02(X)-150.75$	492.6298 Trips	493

AM Peak Hour:

Avg. Rate = 2.21	17.54961 Trips	
Eqn: $T=2.76(X)-4.34$	17.57716 Trips	18

PM Peak Hour:

Avg. Rate = 5.98	47.48718 Trips	
Eqn: $T=7.87(X)-14.86$	47.63567 Trips	48

PM Peak Hour :		
49% Entering	23.52	24
51% Exiting	24.48	24
	48	48

AM Peak Hour :		
51% Entering	9.18	9
49% Entering	8.82	9
	18	18

APPENDIX B
TRAFFIC COUNT DATA

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
25TH ST	BELL AVE to EDWARDS RD	19,518	2,100	1,152	C	0.573	1,078	C	0.536
25TH ST	EDWARDS RD to CORTEZ BLVD	21,685	2,000	1,382	C	0.724	1,378	C	0.721
25TH ST	CORTEZ BLVD to VIRGINIA AVE	21,500	2,000	1,193	C	0.625	1,332	C	0.697
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	21,603	2,000	1,239	C	0.649	1,110	C	0.581
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	21,603	2,000	1,239	C	0.649	1,110	C	0.581
25TH ST	OKEECHOBEE RD to GEORGIA AVE	19,500	1,630	972	D	0.596	952	D	0.584
25TH ST	GEORGIA AVE to DELAWARE AVE	19,500	1,630	972	D	0.596	952	D	0.584
25TH ST	DELAWARE AVE to ORANGE AVE	19,013	1,630	990	D	0.607	984	D	0.604
25TH ST	ORANGE AVE to AVENUE D	15,000	1,630	701	C	0.960	682	C	0.934
25TH ST	AVENUE D to AVENUE Q	14,989	1,630	789	D	0.484	767	D	0.471
25TH ST	AVENUE Q to JUANITA AVE	13,026	2,000	736	C	0.385	674	C	0.353
25TH ST	JUANITA AVE to ST LUCIE BLVD	12,563	2,100	681	C	0.339	639	C	0.318
25TH ST	ST LUCIE BLVD to US 1	5,382	2,100	309	C	0.154	345	C	0.172
33RD ST	OKEECHOBEE RD to DELAWARE AVE	5,467	640	351	D	0.548	293	C	0.916
33RD ST	DELAWARE AVE to ORANGE AVE	8,000	710	0	B	0.000	0	B	0.000
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	6,600	510	370	D	0.725	399	D	0.782
35TH ST	CORTEZ BLVD to VIRGINIA AVE	6,600	710	370	D	0.521	399	D	0.562
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	4,267	640	274	C	0.856	278	C	0.869
53RD ST	ANGLE RD to JUANITA AVE	2,333	510	131	C	0.524	134	C	0.536
AE BACKUS AVE	7TH ST to US 1	800	640	61	C	0.191	72	C	0.225
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	16,500	1,890	874	C	0.486	824	C	0.458
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	16,500	1,890	874	C	0.486	824	C	0.458
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	14,000	1,890	710	C	0.394	707	C	0.393
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	12,000	1,800	648	C	0.377	699	C	0.406
AIROSO BLVD	FLORESTA DR to ST JAMES DR	17,000	1,890	1,045	C	0.581	929	C	0.516
ANGLE RD	ORANGE AVE to AVENUE D	8,300	710	482	D	0.679	442	D	0.623
ANGLE RD	AVENUE D to AVENUE Q	8,300	510	482	D	0.945	442	D	0.867
ANGLE RD	AVENUE Q to 53RD ST	6,200	510	410	D	0.804	337	D	0.661
ANGLE RD	53RD ST to KEEN RD	4,033	590	264	C	0.471	237	C	0.423

* 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
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	39,000	2,850	2,935	F	1.030	2,392	C	0.860
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	39,000	2,850	2,935	F	1.030	2,392	C	0.860
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	39,000	2,850	2,935	F	1.030	2,392	C	0.860
GEORGIA AVE	25TH ST to OKEECHOBEE RD	4,167	510	230	C	0.920	228	C	0.912
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	4,167	640	230	C	0.719	228	C	0.713
GEORGIA AVE	17TH ST to 13TH ST	4,350	510	257	D	0.504	242	C	0.968
GEORGIA AVE	13TH ST to 7TH ST	1,825	510	106	C	0.424	119	C	0.476
GEORGIA AVE	7TH ST to US 1	1,964	510	119	C	0.476	123	C	0.492
GILSON RD	MARTIN C.L. to BECKER RD	9,200	640	833	F	1.225	849	F	1.249
GILSON RD	BECKER RD to LAKERIDGE DR	9,200	510	833	F	1.543	849	F	1.572
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	2,100	800	176	B	0.629	195	B	0.696
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,768	1,020	375	C	0.521	325	B	0.903
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	2,100	290	176	C	0.607	195	C	0.672
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	2,290	830	174	C	0.223	159	C	0.204
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,652	710	445	D	0.627	397	D	0.559
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,913	830	301	C	0.386	272	C	0.349
GRAHAM RD	KINGS HWY to JENKINS RD	3,500	590	241	C	0.430	210	C	0.375
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	3,635	800	253	B	0.904	231	B	0.825
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	3,635	800	253	B	0.904	231	B	0.825
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	3,635	800	253	B	0.904	231	B	0.825
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	5,900	640	433	D	0.677	374	D	0.584
HARTMAN RD	PETERSON RD to DELAWARE AVE	5,900	510	433	D	0.849	374	D	0.733
HARTMAN RD	DELAWARE AVE to ORANGE AVE	5,900	710	433	D	0.610	374	D	0.527
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	450	500	32	B	0.200	30	B	0.188
HILLMOOR DR	US 1 to LENNARD RD	3,350	710	213	C	0.609	250	C	0.714
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	72,983	4,580	3,737	C	0.816	3,376	C	0.737
I-95	ST LUCIE WEST BLVD to MIDWAY RD	54,912	4,580	3,088	B	0.919	2,663	B	0.793
I-95	MIDWAY RD to OKEECHOBEE RD	65,849	4,580	3,975	C	0.868	3,227	B	0.960
I-95	OKEECHOBEE RD to ORANGE AVE	45,500	7,320	1,822	B	0.405	1,894	B	0.421

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* 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
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	21,378	4,170	966	C	0.232	1,019	C	0.244
OKEECHOBEE RD	CROSSROADS PKWY to I-95	20,245	4,170	875	C	0.210	894	C	0.214
OKEECHOBEE RD	I-95 to JENKINS RD	29,342	4,240	1,917	C	0.460	1,658	C	0.398
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	29,342	4,040	1,917	C	0.483	1,658	C	0.418
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	31,097	3,170	1,702	C	0.551	1,776	C	0.575
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	10,167	1,890	547	C	0.304	604	C	0.336
OKEECHOBEE RD	HARTMAN RD to 35TH ST	10,167	1,470	547	C	0.829	604	C	0.915
OKEECHOBEE RD	35TH ST to 33RD ST	9,667	1,470	520	C	0.788	540	C	0.818
OKEECHOBEE RD	33RD ST to 25TH ST	9,667	1,470	520	C	0.788	540	C	0.818
OKEECHOBEE RD	25TH ST to GEORGIA AVE	11,667	1,470	720	D	0.490	653	C	0.989
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	11,667	1,540	720	D	0.468	653	C	0.946
OLD DIXIE HWY	US 1 to SR A1A NORTH	4,500	710	337	C	0.963	340	C	0.971
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	2,700	640	0	B	0.000	0	B	0.000
OLD DIXIE HWY	ST LUCIE BLVD to INDRIIO RD	1,842	710	137	C	0.391	101	C	0.289
OLD DIXIE HWY	INDRIIO RD to INDIAN RIVER C.L.	1,400	780	0	B	0.000	0	B	0.000
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,600	510	134	C	0.536	167	C	0.668
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	5,200	640	379	D	0.592	341	D	0.533
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	7,689	640	460	D	0.719	464	D	0.725
OLEANDER AVE	WEATHERBEE RD to BELL AVE	7,689	510	460	D	0.902	464	D	0.910
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	6,713	510	338	D	0.663	351	D	0.688
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	6,713	640	338	D	0.528	351	D	0.548
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,378	640	512	D	0.800	465	D	0.727
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,378	510	512	E	0.948	465	D	0.912
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,378	710	512	D	0.721	465	D	0.655
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	3,864	510	215	C	0.860	218	C	0.872
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	4,637	290	280	C	0.966	266	C	0.917
ORANGE AVE	SNEED RD to HEADER CANAL RD	4,637	290	280	C	0.966	266	C	0.917
ORANGE AVE	SHINN RD to CAMPBELL RD	2,297	280	0	B	0.000	0	B	0.000
ORANGE AVE	CAMPBELL RD to KINGS HWY	2,297	1,020	0	B	0.000	0	B	0.000

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255
 Volume Report with 24 Hour Totals

 Data File : D1113001.PRN
 Station : 000000111101
 Identification : 000210521008 Interval : 15 minutes
 Start date : Nov 13, 14 Start time : 00:00
 Stop date : Nov 13, 14 Stop time : 24:00
 City/Town : Ft Pierce, Florida County : St Lucie
 Location : S 27 Street North of Okeechobee Road

Nov 13 Northbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	3	3	1	0	0	0	6	15	21	7	14	7
30	3	0	1	0	0	1	7	33	36	11	5	9
45	0	0	1	1	0	3	12	19	16	8	13	12
00	0	1	0	0	4	4	16	19	26	13	11	8
Hr Total	6	4	3	1	4	8	41	86	99	39	43	36

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	6	21	16	8	18	28	21	14	8	4	2	3
30	9	8	13	17	26	30	26	9	9	10	5	2
45	11	13	14	22	37	26	17	7	3	8	2	5
00	9	14	11	26	30	32	11	12	4	2	1	2
Hr Total	35	56	54	73	111	116	75	42	24	24	10	12

24 Hour Total : 1002
 AM peak hour begins : 08:00 AM peak volume : 99 Peak hour factor : 0.69
 PM peak hour begins : 16:30 PM peak volume : 125 Peak hour factor : 0.84

Nov 13 Southbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	2	1	1	1	0	3	9	26	20	23	13	10
30	1	2	0	1	0	5	20	31	32	14	19	13
45	0	0	1	0	4	4	23	45	48	11	11	6
00	0	0	0	1	4	10	22	35	35	19	12	23
Hr Total	3	3	2	3	8	22	74	137	135	67	55	52

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	15	21	17	15	31	52	26	12	9	5	4	5
30	10	17	8	26	32	49	19	5	11	5	3	0
45	14	10	20	29	47	55	19	11	9	6	1	2
00	15	19	20	43	42	37	12	12	6	4	3	1
Hr Total	54	67	65	113	152	193	76	40	35	20	11	8

24 Hour Total : 1395
 AM peak hour begins : 08:15 AM peak volume : 138 Peak hour factor : 0.72
 PM peak hour begins : 16:45 PM peak volume : 198 Peak hour factor : 0.90

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255
 Volume Report with 24 Hour Totals

Data File : D1113001.PRN
 Station : 000000111101
 Identification : 000210521008 Interval : 15 minutes
 Start date : Nov 13, 14 Start time : 00:00
 Stop date : Nov 13, 14 Stop time : 24:00
 City/Town : Ft Pierce, Florida County : St Lucie
 Location : S 27 Street North of Okeechobee Road

Nov 13 Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	5	4	2	1	0	3	15	41	41	30	27	17
30	4	2	1	1	0	6	27	64	68	25	24	22
45	0	0	2	1	4	7	35	64	64	19	24	18
00	0	1	0	1	8	14	38	54	61	32	23	31
Hr Total	9	7	5	4	12	30	115	223	234	106	98	88

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	21	42	33	23	49	80	47	26	17	9	6	8
30	19	25	21	43	58	79	45	14	20	15	8	2
45	25	23	34	51	84	81	36	18	12	14	3	7
00	24	33	31	69	72	69	23	24	10	6	4	3
Hr Total	89	123	119	186	263	309	151	82	59	44	21	20

24 Hour Total : 2397
 AM peak hour begins : 08:00 AM peak volume : 234 Peak hour factor : 0.86
 PM peak hour begins : 16:30 PM peak volume : 315 Peak hour factor : 0.94

March 31, 2015

Mr. Kori Benton, AICP
City of Fort Pierce
Planning Department
100 North U.S. Highway 1
Fort Pierce, FL 34954

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www.cardno.com

**Re: Technical Review - Site Plan Review
O'Reilly Auto Parts – 2600 Okeechobee Road & 27th Street
Project #: 14-07000005**

Dear Mr. Benton:

Please find our responses to comments received during the March 17, 2015 Technical Review Committee meeting. We have provided the original comments for your reference.

Planning Department Comments (Kori Benton):

The following are comments from the Planning Department's review of the application for Site Plan & Design Review:

1) Pursuant to City Code Section 22-193. - Conditions for issuing permits. (1) *Tree removal permit*, please provide detail of the request to remove Existing Tree #4, an 18" palm, and # 6, a 22" oak tree, both of which do not appear to infringe upon the proposed site development plan, or meet the criteria for removal.

Furthermore, pursuant to City Code Section 22-194. - Tree protection and mitigation, any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects.

If a valid case is presented, and accepted by our Arborist, a balance of 10 inches (DBH) shall be integrated into a mitigation plan.

Response 1. The referenced trees will be located in the side bank of the proposed stormwater pond between elevation 18 and 19 ft., or approximately 1 ft. below existing grade. Further, a storm inlet will be located adjacent to Tree #6 within the stormwater pond. Based on proposed grade changes and placement of stormwater infrastructure, it is presumed that these trees may not survive. We propose incorporating 10-inches (DBH) into a mitigation plan.

2) Pursuant to City Code Section 22-187 (7) *Interior vehicular use areas*. a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at

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least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

Furthermore, per subpart b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall

be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.

Please advise as to how a figure of 1,070 SF was rendered for "interior" vehicular use area. The landscape plan presents approximately 200-500 SF of interior landscaping area, if the hedge strip along the northern façade is included. Furthermore, in order to utilize the 500 SF exemption of Interior landscaping area, minimum planting area requirements must be met for accommodations of the preserved tree. **Please revise the landscape accordingly.**

Response 2. The following solutions were coordinated and addressed with staff. Two interior parking lot islands have been added to increase the available planting area. The parking lot was revised along the South West and North West corners to accommodate additional planting area. The plantings in between the Western façade and the vehicular use area also counted towards the available planting area. These areas combined account for 1,263 square feet of available planting area, which meets the required landscape area minimum.

3) Pursuant to City Code Section 22-187 (11) *Screening of refuse collection areas. Please continue the landscape shrubs around the southern wall of the enclosure.*

Response 3. Landscape shrubs have been continued around the southern wall of the enclosure.

4) Pursuant to City Code Section 22-187 (4) b. An additional tree is required between the building/retention area and Okeechobee Rd. The preservation of the above reference tree(s) would alleviate this addition.

Response 4. See response to comment 1. Okeechobee Road requires 2,600 square feet of landscape areas, which in turns requires 9 trees. Overall, 9 trees are proposed along Okeechobee Road. Additionally, 6 trees are located adjacent to the building (in between building and Okeechobee Road) in addition to the trees along Okeechobee Road.

5) Pursuant to City Code Section 22-62 (d) (2) Safe and efficient sidewalk linkages shall be provided between **building entrances and parking areas**, and adjacent portions of the development, and adjacent rights-of-way. Please advise as to the safe and efficient linkage between the eastern parking area, and front entrance.

Response 5. A sidewalk has been added to provide a connection between the eastern parking area and front entrance.

6) Pursuant to City Code Section 22-60 (c) (1) Each off-street parking space shall be at least nine and one-half (9½) feet wide and nineteen (19) feet deep. The spaces along the eastern façade are presented with a depth of 18ft. The allowable 1ft. overhang is permitted when stalls abut landscape strips.

Response 6. The parking stalls adjacent to the building in the east parking lot have been revised to the required dimensions.

7) Pursuant to City Code Section 22-59 (c)(1)i. Please provide an accurate color rendering of the proposed signs (specifically the proposed ground sign) showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

Response 7. An accurate color rendering of the monument sign is provided for review.

8) Pursuant to City Code Sections 22-61 (2) a, b, & c. Please provide exact dimensions verify compliance, and/or adjust the quantity or location of the presented access point(s) to comply with corner clearance, driveway spacing, and property clearance requirements for access control, as noted below:

- a. Distance to intersections (corner clearance): All driveways will conform to the following minimum distance requirements by roadway class for corner clearance as follows:

Roadway Class	Minimum Corner Clearance (Feet)
Arterial street	230
Collector street	115
Local street	50

- b. Distance between driveways (driveway spacing): Two way driveways on the same side of the street will conform to the minimum distance requirements for driveway spacing by roadway class as follows:

	Minimum Driveway Spacing (Feet)	
	Collector	Local
Arterial	150	50

150 ft. separation on Okeechobee Rd

- c. Distance to property lines (property clearance): Distance to property lines from driveways will be one-half (1/2) the distances of two-way driveway spacing by roadway class included under b. above (75 ft. on Okeechobee Rd.)

The City Engineer is authorized to grant administrative relieve, if the presented spacing is not compliant with the requirements presented, upon acceptance of reasonable justification.

Response 8. Based on our last TRC meeting held on March 19, 2015, engineering is good with the current layout as it has not changed from the 1st submittal.

9) Pursuant to City Code Section 22-217 (f) (2) b. 2. The project presented an Intermediate Scale project, based upon the presented level of trips; therefore the traffic impact analysis should include potential impacts to roadways within a 2.0 Mile Radius.

Response 9. Traffic Impact Study revisions have been coordinated with the City and revised plan is provided for approval.

Advisory notes:

- The applicant is encouraged to coordinate with the abutting property owner to the east to provide

internal access, or a joint driveway. This action may easier facilitate the implementation of a turn lane, while reducing the quantity of trees removed to create the desired turn lane.

Response. Consideration of a cross access agreement to the property to the east will be reviewed.

- It is noted that several of the provided images to present surrounding structures, and the built environment, are outdated and do not reflect redevelopment, infill, and/or demolition activity within the past 3 years. Please update such images accordingly. Staff can assist with identifying which photographs are inaccurate.

Response. We have coordinated with staff to removed outdated photographs.

- The required sheets for continued review of the "Site Plan" are limited to the project narrative, design review packet, traffic analysis, survey, site plan, landscape plan, paving and grading, lighting plan, irrigation plan, and building elevations. The other sheets may be held until submittal for building permit application, upon approval.

Response. Only the noted sheets will be provided for review.

ENGINEERING COMMENTS:

1. Prior to issuance of the Site Work permit, a Unity of Title combining the two separate parcels shall be recorded.

Response 1. Unity of Title documents have been prepared and will be recorded.

2. South 27th Street currently has a 50 feet wide right-of-way width. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant has indicated the donation of one half of the required 10' for a total right-of-way denotation of 5'. A sketch and description along with a recent owners and encumbrances search will be required. Specific information may be obtained from the Planning and Zoning Department.

Response 2. A sketch and description of the provided ROW has be prepared and recorded through coordination with the Planning and Zoning Department.

3. The site plan shall indicate the location of the detention areas.

Response 3. Stormwater management ponds have been added and keynoted.

4. The submitted Paving, Grading and Drainage Plan was reviewed for conceptual compliance only and will be thoroughly reviewed at time of Building Permit submittal.

Response 4. We understand that a full review of the drainage plan will be conducted during the Building Permit submittal.

5. The 5' wide concrete sidewalk along South 27th Street shall extend the full limits of the width of the property.

Response 5. The referenced sidewalk has been extended the full limits of the property; however, field adjustments may be required around existing utilities.

6. Provide the sidewalk width and the parking space stall lengths for the five (5) parking spaces located on the east side of the building.

Response 6. Requested dimensions have been added to the Site Development Plan (Sheet C-6).

St. Lucie County Public Works / Engineering Comments

- 1) The applicant is advised all driveway connections onto this segment of Okeechobee Road will be issued by the City of Ft. Pierce pursuant to the Inter-local Agreement recorded in Orb 1340, pages 1280-1244.

Response: Driveway connections will be permitted the City of Ft. Pierce.

- ~~2) It is noted within the surveyor's certification there is a reference to "Minimum Technical Standards, Chapter 61G-17-6". Please be advised that the name has been changed (effective July 1, 2014) to Standards of Practice. Additionally the administrative code cited is not correct. It should be 5J-17.~~

Response: Survey updates have previously been satisfied.

- ~~3) The applicant is advised that the City of Ft. Pierce may require the construction of a 5' concrete sidewalk along S. 27th Street for the frontage of the subject parcel.~~

Response: Referenced sidewalk has been added and comment previously satisfied.

- ~~4) The applicant is advised that the City may require a 5' right of way easement along S. 27th Street. The applicant has provided a sketch and description of the proposed right of way easements. It is noted that the bearing base has not been indicated. It is noted that the total area of the right of way dedication has not been indicated. Said parcel containing XXXX square feet more or less.~~

Response: See attached revised sketch and description for proposed easement.

- 5) The applicant is advised that the proposed left turn lane onto the subject parcel will require a St. Lucie County Right of Way Permit. Please contact John Frank, P.E. at 462-2097.

Response: Turn lane will be permitted through St. Lucie County ROW permit.

- 6) The applicant is advised that a St. Lucie County Road Improvement Agreement together with the appropriate surety will be required for the proposed left turn land. Please contact Ron Harris, County Surveyor at 462-1721 for additional details.

Response: Agreement and surety will be provided for the left turn land.

- ~~7) It is noted that a stop bar is indicated for the proposed left turn lane. It is also noted that stop bars are not required when there is no signalization.~~

Response: Stop bar has been removed and comment previously satisfied.

New Comment:

1. The proposed drainage outfall ties into the Okeechobee Road drainage system. A St. Lucie County Stormwater permit may be required. Please contact Mike Halter, P.E. (Water Quality Division) at 462-2719.

Response 1. St. Lucie County will be contacted for stormwater permitting requirements.

Fort Pierce Police Department - Approved

Building Department Comments (Marc Meyers) – No additional comments received

If you have any questions please call me. Thank you.

Sincerely,



Thomas Burke, PE
Project Manager
For Cardno
Direct Line 727-431-1553

Enc. CD of all submitted materials, Revised Plans: Site, Grading, Landscape, Irrigation; Updated Monument Details and Color Elevations

CC: Tim Guillot, Esterly, Schneider & Associates, Inc., AIA
Brandon Hoch, Esterly, Schneider & Associates, Inc., AIA

Planning Board

7. b.

Meeting Date: 04/14/2015

Information

REQUESTED ACTION

Revisions to the Planned Development Code - Sec 22-40

LOCATION

Citywide

RESPONSIBLE STAFF

Rebecca Grohall, AICP

RECOMMENDATION

Approval

Attachments

Staff Report

Proposed revisions

Form Review

Form Started By: Rebecca Grohall
Final Approval Date: 04/08/2015

Started On: 04/08/2015 01:36 PM



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Planning Board
FROM: Rebecca Grohall, AICP, Planning Manager
SUBJECT: Proposed Tweaks to the PD Zoning District
DATE: April 7, 2015

At the February 17, 2015 City Commission meeting Planning Department staff brought forward Ordinance 15-004, which represented a completely revised Section 22-40, Planned Unit Development, from the Fort Pierce Land Development Code. The following are responses to items that were brought to light as questions, comments or suggestions. The current PD language is in the box, followed by the proposed additions or changes in strikeout/underline format, and an explanation of each.

1. A tiered process for those smaller proposed PDs vs. larger PDs

A suggestion was made to create a “tiered process” whereby smaller PD projects do not need to provide the onerous amount of data and reports, such as an environmental report or transportation/traffic studies, as may be required of a larger project that encompasses acreage.

Currently, the City utilizes such a system in Site Plan Review, where a principal structure which does not exceed four thousand (4,000) square feet of gross floor area is relieved from many of these items. It would be prudent to follow through with this concept in the PD process; a PD project which encompasses less than four thousand (4,000) square feet of gross floor area can be relieved of onerous amount of data and reports as well. Because the PD process also includes rezoning, the City Commission will review and approve these smaller PD projects as part of establishing the PD zoning through an Ordinance.

2. Density per Section 22-40(b)(1)a.

a. *Density*. In no event shall the density granted exceed the maximum gross density permitted under the underlying land use in the Comprehensive Plan.

By definition, “density” or more specifically, “gross density” is the number of dwelling units per gross acre of land, determined by dividing the total acreage within the lot or parcel excluding aquatic areas but including portions of the property which are or are proposed to be streets, sites dedicated to a governmental body for public use and other common areas. This term applies explicitly to residential developments and the appropriate amount must be adhered to in order to maintain compliance with the City’s Comprehensive Plan.

A Comprehensive Plan Land Use Designation, such as Low Density Residential (RL), or General Commercial (GC), as adopted, governs what a density will be for any parcel within the City. For example, Low Density Residential (RL) allows for 1-6.5 dwelling units per gross acre. Commercial and industrial development, however, does not use density as a measuring stick for development, but instead it uses “intensity” typically established through a floor area ration (FAR).

3. Perimeter Setbacks per Section 22-40(b)(2).

(2) *Perimeter Setbacks.* Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district(s), except where City Commission finds that alternate perimeter setbacks would be appropriate. Conditions under which alternate perimeter setbacks may be considered include, but are not limited to, the following:

- a. Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property;
- b. The minimum PD perimeter setback required by this section cannot be achieved due to an exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.

c. The perimeter setback may be reduced from the required distance by providing a landscape strip in lieu of the perimeter setback, except where driveways are located, meeting these requirements:

1. The strip shall be no less than five (5) feet wide and include at least one tree for every two-hundred (200) square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a forty-eight-inch (48") or higher, continuous, unbroken, solid, visual screen within one-year (maximum) after installation, except in clear vision areas required in Section 22-53. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.

2. A wall, berm, or other durable, non-wood privacy fence may be included as part of the landscape strip, but not replace it.

d. The perimeter setback may be reduced from the required distance by no more than ½ if the abutting property is similar in use, and intensity or density.

It was suggested to allow for additional alternatives to the perimeter setback requirement as stipulated in Section 22-40(b)(2); this would allow for a landscape screening buffer in lieu of the required perimeter distance or a project abutting property of similar use and intensity/density be allowed to reduce the perimeter setback. The alternative language is shown in items c and d, above.

4. Open Space definition per Section 22-40(b)(3).

(3) *Open space.* In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; it may include vegetated areas or urban areas unencumbered by an impervious surface, but shall exclude aquatic areas.

(3) *Open space.* In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; ~~it may include vegetated areas or urban areas unencumbered by an impervious surface,~~ open space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than thirty percent (30%) of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas.

A discussion ensued about the definition of open space. Without an absolute definition it could be viewed as arbitrary and varying interpretations could create compliance problems in the future. The revised Section 22-40(b)(3) would then read as shown above.

5. Applicability to Other LDRs per Section 22-40(b)(4).

(4) *Applicability to Other LDRs.* All building code, housing code, and other land use regulations of the City of Fort Pierce are applicable to the PD district.

(4) *Applicability to Other LDRs Code of Ordinances Not in Conflict Herein.* All building code, housing code, and other land use regulations of the City of Fort Pierce are applicable to the PD district.

There was some discussion as to why this requirement was part of the revised Planned Development zoning district. First, it must be pointed out that while PDs do include site plan review, it is still a zoning designation, one that must provide standards for all the usual zoning regulated items such as; lot size, setbacks (front, side and rear), building coverage, building height, accessory use and setbacks, and allowable uses. In any PD, it is the applicant who gets to decide and create these unique parameters for his/her proposed project as part of the PD rezoning process. This offers a lot of flexibility to otherwise very stringent standards found in conventional zoning designations (SFR, MFR, CG, etc.) which may not work for their particular project. However, becoming a PD does not automatically allow the applicant to waive or be excused from other Land Development Regulations found in the City's Code of Ordinances.

However, because "variance type" allowances are recognized as part of the PD process, an applicant is allowed to request changes, variations, or deletions to parts of the Code they are otherwise required to meet. This is evidence by **Section 22-40(c)(1)e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan**, whereby an applicant must provide in writing all those items that would otherwise be subject to variance review by the Board of Adjustment. Like a variance request, because it is requested does not necessarily grant approval; it can be denied. The applicant would then need to revise the request, or comply with the Code requirement on that particular item. Parking and landscaping requirements are two examples that often utilize this procedure.

However, to strengthen the language and prevent interpretative issues in the future, it is recommended that Section 22-40(b)(4) be revised as shown above.

6. Unified Control per Section 22-40(c)(1)b.

b. Unified Control: Material which presents firm evidence of unified control of the entire area within the proposed Planned Development in a manner approved by the City Attorney.

b. Unified Control and Property Ownership: All land intended to be included in the Planned Development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations. Material which presents firm evidence of unified control, such as Unity of Title shall be submitted with the application. Material which presents firm evidence of ownership may include a copy of the recorded deed(s), a title policy or an opinion of title.

It was requested that the PD revision offer means to better define unified control and owner of record. The underlined section is recommended language that clearly defines what the City is looking for in terms of unified control and what material evidence is acceptable.

7. Modification of an approved PD per Section 22-40(e)(1).

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new Planned Development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of PD

plans shall require an updated, revised PD site development plan indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the Planning Manager (or designee) to adequately review the proposed modification.

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new Planned Development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of PD plans may require an updated, revised PD site development plan, or portions thereof indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the Planning Manager (or designee) to adequately review the proposed modification.

It was suggested that reducing the strict application of submitting new plans “shall” be required, to a lighter, “may” be required will help reduce the costs to the applicant depending on the nature of the PD modification. Further, it was pointed out that possibly only a portion of the plans need be resubmitted rather than the complete plans, again, based on the nature of the modification. The revised text is in “underlined” to reflect those suggestions.

Consistency with the Comprehensive Plan

It should be noted that the latest adopted Comprehensive Plan (February 2011) contains policies that should be reflected within the LDR’s. Accordingly, these proposed changes are consistent with the adopted plan, and due to the somewhat negotiated nature of PD zoning, will be able to uphold the Comprehensive Plan at an enhanced level. The following policies support the changes in Section 22-40, Planned Unit Development zone (PUD):

1.1.17 Policy:

Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.3.1 Policy:

The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City’s character, future land use designation, and the adjacent properties.

1.3.2 Policy:

The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

1.16.2 Policy:

The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16.3 Policy:

The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

1.16.4 Policy:

When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16.6 Policy:

The City shall require all development applications to minimize tree removal as a part of land development. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17.3 Policy:

The City shall require open space as a part of the requirements for all development and redevelopment to promote shallow water aquifer recharge and stormwater filtration.

The proposed amendment is consistent with the Comprehensive Plan. In addition, the amendment proposed satisfies the following standards specified in Section 22-131 of the City Code:

- (1) The amendment will not have an adverse affect on the ability of the City to:
 - a. Satisfy land and water use needs
 - b. Meet transportation demands and provide community facilities and services
- (2) The amendment will promote and protect the public health, safety and general welfare.

The Technical Review Committee reviewed the proposed changes at their meeting of March 19, 2015.

Staff Recommendation:

That the Planning Board forward to the City Commission a recommendation to approve the proposed changes to Section 22-40.

Sec. 22-40. – Planned Development Zone (PD).

(a) *Purpose.* The PD District is intended to provide a process for the evaluation of individually Planned Developments which are not otherwise permitted in the zoning districts established by this Chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

- (1) Provide for the planning, review and approval of one (1) or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
- (2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
- (3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
- (4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
- (5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
- (6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
- (7) Promote flexibility and efficiency in site design for more desirable living and working environments.
- (8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
- (9) Permit site specific requirements based on the unique characteristics of the individual site.
- (10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the Planned Development.
- (11) The terms Planned Development (PD) and Planned Unit Development (PUD) are deemed synonymous and may be used interchangeably throughout the City's Code of Ordinances.

(b) *General standards for approval.* The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses, The approval of Planned Development rezoning rests with the City Commission. However, no rezoning or development plan may be approved unless the following conditions are met:

(1) *Comprehensive Plan Consistency.* Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the Comprehensive Plan is also adopted.

a *Density.* In no event shall the density granted exceed the maximum gross density permitted under the underlying land use in the Comprehensive Plan.

(2) *Perimeter Setbacks.* Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district(s), except where City Commission finds that alternate perimeter setbacks would be appropriate. Conditions under which alternate perimeter setbacks may be considered include, but are not limited to, the following:

a Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property;

b. The minimum PD perimeter setback required by this section cannot be achieved due to an exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.

c. The perimeter setback may be reduced from the required distance by providing a landscape strip in lieu of the perimeter setback, except where driveways are located, meeting these requirements:

1. The strip shall be no less than five (5) feet wide and include at least one tree for every two-hundred (200) square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a forty-eight-inch (48") or higher, continuous, unbroken, solid, visual screen within one-year (maximum) after installation, except in clear vision areas required in Section 22-53. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.

2. A wall, berm, or other durable, non-wood privacy fence may be included as part of the landscape strip, but not replace it.

d. The perimeter setback may be reduced from the required distance by no more than ½ if the abutting property is similar in use, and intensity or density.

(3) *Open space.* In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; ~~it may include vegetated areas or urban areas unencumbered by an impervious surface,~~ open space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas;

stormwater detention and retention facilities providing that no more than thirty percent (30%) of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

(4) *Applicability to Other ~~LDRs~~ Code of Ordinances Not in Conflict Herein.* All building code, housing code, and other land use regulations of the City of Fort Pierce not directly in conflict herewith are applicable to the PD district.

(5) *Easements.* Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.

(6) *Phasing.* When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

(7) *Other standards.* All Planned Developments will comply with regulations affecting signs referred to in section 22-55 and applicable portions of the City's regulations governing subdivisions except that in case of conflict,

(8) *Additional requirements.* The City Commission may also establish additional requirements which it considers necessary to assure that a Planned Development conforms to the intent of this section.

(9) *Variances are Not Necessary.* The specific development standards of the PD district are contained in the approved development plan for each Planned Development which normally takes into account those matters which might otherwise be the subject of variance review by the Board of Adjustment.

(c) *Application requirements.* When an application is submitted to rezone property to a PD zoning district, the following items will be submitted in addition to other information submitted in accordance with section 22-127, the City's subdivision regulations or other City laws:

(1) Written documents:

a. Project Narrative: A statement describing the Planned Development. This statement should include a description of the character of the proposed development as it relates to the development objectives of the City and the City's Comprehensive Plan as well as the applicant's intentions with regard to the future selling or leasing of all or portions of the Planned Development, such as land areas and dwelling units.

b. Unified Control and Property Ownership: All land intended to be included in the Planned Development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations. Material which presents firm evidence of unified control, such as Unity of Title in a manner approved by the City Attorney shall be submitted with the application. Material which presents firm evidence of ownership may include a copy of the recorded deed(s), a title policy or an opinion of title.

- c. Phasing: A development phasing schedule indicating:
 - 1. The approximate date when construction of the project can be expected to begin.
 - 2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
 - 3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
 - d. Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).
 - e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.
 - f. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the Planned Development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
- (2) *Site Plan.* A site plan with the following information must be submitted:
- a. The existing site conditions, shorelines, flood plains, unique natural features and forest cover.
 - b. A landscape and irrigation plan per Chapter 22-59 LDC.
 - c. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - d. The location, size and height of present and proposed buildings and structures.
 - e. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.
 - f. The existing and proposed vehicular circulation system, including off-street parking and loading areas.
 - g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - h. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
 - i. Information on land areas adjacent to the proposed Planned Development, including land uses, zoning classifications, densities, circulation systems, public

facilities and unique natural features of the landscape.

j. The proposed buffering treatment of the perimeter of the Planned Development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.

k. The location of existing wetlands, proposed preservation and conservation areas.

l. A statement describing any endangered or threatened species that may be located on the site and potential environmental impacts on flora and fauna.

(d) *Planned Development review procedures.*

(1) Pre-application conference. The pre-application conference is an informal discussion between the applicant and the staff of any department that will be involved with the technical review of the proposed Planned Development. The applicant is encouraged to provide the following information related to the proposed development at the meeting.

a. Consistency with the adopted Comprehensive Plan.

b. Adequacy of utilities and other public facilities to serve the proposed development.

c. Relationship with the surrounding neighborhood.

d. Compliance concerns.

(2) Site Development Plan. Will include all information specified in this section. The procedure for reviewing the development plan is the procedure set forth in Section 22-128, Amendment Procedures, and Section 22-58, Site Plan Review. If the proposed Planned Development also involves the subdividing of land which is regulated by the City, the preliminary plat should be reviewed concurrently with the development plan as specified in Chapter 18. Approval of a development plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property.

(e) *Adherence to Approved Development Plan.* Building permits for construction shall be issued only if consistent with an approved development plan. No building permit or certificate of occupancy shall be issued for a Planned Development except in conformity with all provisions of the approved final plan, as amended. All buildings and improvements in a particular phase need not be complete before the issuance of a certificate of occupancy for a completed building in that phase unless otherwise required by the final plan as approved.

(f) *Modification of an Approved PD Site plans.* Changes to approved PD site plans are either major modifications or minor modifications. A major modification shall require the approval of the City Commission, while a minor modification may be done administratively by the Planning Manager (or designee)

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new Planned Development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of PD plans ~~may shall~~

require an updated, revised PD site development plan indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the Planning Manager (or designee) to adequately review the proposed modification.

The following alterations shall be considered a major modification, and reapplication as a new development plan will be required:

- a Increase or decrease in intensity of use. A change of five (5) percent or more of usable floor area, or a change of five (5) percent or more in the number of dwelling units, or a change of five (5) percent or more of outside land area devoted to sales, displays, or demonstrations. In no case shall the intensity or density be increased over the maximum allowed by the Future Land Use Element of the Comprehensive Plan.
- b Any change in the location of the parking area(s), or a change of ten (10) percent or more in the number of spaces approved.
- c Structural alterations significantly affecting the basic size and form of the building(s) as shown on the approved plan including increase in building height of more than one story or twelve (12) feet.
- d Any reduction in the amount of open space by five (5) percent or more, or a substantial change in the location or characteristics of open space uses.
- e Substantial changes in location or type of pedestrian or vehicular accesses or circulation.
- f Any change which would increase traffic generation by more than ten (10) percent.
- g Any change in land use or an increase in density within five hundred (500) feet of the PD boundaries, or within two hundred (200) feet of any part of the Planned Development which has been constructed or sold to an owner or owners different from the applicant requesting the change.
- h Any deviation exceeding twelve (12) inches from the setbacks, area, or dimensional standards approved as part of the site development plan.
- i A change to the buffering material that negatively impacts the surrounding neighborhood.
- j Any change in the design and/or location of the stormwater facility that negatively impacts the surrounding neighborhood.
- k Any addition or reduction to the area of a Planned Development.
- l Changes proposed to three (3) or more of the criteria that do not meet the threshold individually to be considered a major modification.
- m Any change in a condition specifically required by the City Commissioners as part of the Planned Development approval.

(2) *Minor modification.* Any modification to an approved PD plan which does not constitute

a major modification shall be considered a minor modification. Generally, minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD plan are considered minor modifications. Upon determination that the proposed modification is a minor modification, the Planning Manager (or designee) shall render a decision to the applicant within fifteen (15) working days after submission of a completed modification application. Applications for a modification shall include an updated, revised PD site development plan indicating the effect of the proposed change and a narrative description of the modification and the reasons why such a change is necessary.

(3) Prior to build-out of fifty percent (50%) of the land in a Planned Development, the property owner shall have the right to initiate any amendments to any developed or undeveloped portions of the Planned Development. After fifty percent (50%) or more of the land in the Planned Development has been built-out, the property owner may initiate any amendments to undeveloped portions of the Planned Development, however, amendments to developed portions of the Planned Development may only be initiated by:

- a The property owner, for an amendment to the Planned Development which is not applicable to all developed portions of the Planned Development; or
- b Petition by the owners of more than fifty percent (50%) of the developed property in the PD district for an amendment to the Planned Development applicable to all of the developed portions of the Planned Development; or
- c City Commission, where necessary to preserve the health, safety and welfare of the property owners in the Planned Development.

(g) *Status of Previously Approved PUD (Planned Unit Development zone) Plans.* Any active or completed Planned Development project approved prior to the adoption of this ordinance shall continue to be governed by the approved PUD plan and any agreements, terms and conditions to which the approval may be subject, as long as the project continues to be actively under development. Any time limitations to which the approved PUD plan may be subject shall also continue to apply. However, whenever any application is made to substantially modify (see major modification), the approved PUD plan or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of the PD district.

(h) *Expiration of an Approved PD Plan.* Any Planned Development approval for a project which has failed to commence by securing a building permit for a vertical improvement in accordance with the approved PD plans within two (2) years of final approval of the Planned Development, shall be considered expired. However, if the property owner obtains a building permit for a vertical improvement in accordance with the approved PD plans within two (2) years after final approval of the Planned Development, the property owner's development rights under the PD approval shall be deemed vested and shall not expire. Extensions to the expiration date of the PD approval may be granted by the City Commission in 2-year increments. Any request for an extension to the expiration date of the PD approval must be submitted in writing to the Planning Manager for review no later than the expiration date of the PD approval.

If the PD expires, the land will retain the PD zoning designation; however the Site Development Plan approved with the PD rezoning will be null and void. Either the previously approved or a new Site Development Plan can be used to reapply.