

ROCLA CROSSTIE FACILITY

Ft. Pierce, Florida

**PETITION OF
ROCLA CONCRETE TIE, INC.,
FOR A CHANGE IN ZONING
FROM I1 (LIGHT INDUSTRIAL)
TO PD (PLANNED DEVELOPMENT)
FOR PROPERTY LOCATED IN FT. PIERCE, FLORIDA**

For



Prepared by:



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25TH STREET FT. PIERCE, FL. 34981
(772) 464-3537 • FAX (772) 464-9497 • ct-eng.com

May 27, 2015

FTP Project Number: 15-42000001

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SECTION I

PROJECT DESCRIPTION

The proposed *Rocla Crosstie Planned Development District* (PD-Rocla) is for the purpose of constructing a concrete railroad tie manufacturing facility, that will be located on a 7.18 acre tract of land owned by the Florida East Coast Railroad (FEC) (Parcel ID 2410-805-0005-000-1 (part of) and 2410-811-0001-030-1), and subject to lease agreement with Rocla Concrete Tie, Inc. The proposed manufacturing facility will be located along the east side of South 3rd Street, just south of the Citrus Avenue overpass, between the existing CEMEX/Rinker Concrete production plant and the existing FEC Ft. Pierce Terminal.

The proposed site will be situated such that the buildings will occupy the southwest section of the property, with the eastern portion of the property, the area adjacent to the FEC rail tracks, used for the short term storage of completed rail crosstie product. The completed rail ties will be shipped from the Rocla facility, via the FEC rail tracks, to service locations throughout the Southeast United States.

The subject parcel can be best described as being, an impacted urban site that has been altered from previous activity. The site has been previously disturbed and there are no remaining native ecosystems on the site. There are no wetlands or significant topographic features on the subject site.

The proposed manufacturing buildings will be prefabricated, metal buildings, with an aesthetic façade along its western exposures. This primary manufacturing building will house all of the mechanical components of the manufacturing process and will be soundproofed to ensure compliance with the City's noise control regulations. There will also be a small office building that will accommodate the administrative support services for this new manufacturing activity. The manufacturing building will have an overall dimension of 90' wide by 220' long, and will have a maximum height of 38' at its peak. The maximum height of the materials storage bin is 50 feet.

Raw materials will be primarily shipped to the project site via truck, however from time to time and depending on production needs, rail side delivery may also be used. The FEC will construct/upgrade a separate rail spur to the Rocla site, specifically for the limited transport of materials into and export/shipping out of the final product. The finished product from this facility is intended for heavy rail use and the most effective way to transport this material to the various localities where they are needed is, by rail. Vehicular access to the proposed manufacturing facility will be from an existing driveway along/onto South 3rd Street. This existing turnouts and driveway widths are adequate to provide access for large vehicles entering and exiting the site.

The proposed development site will provide the required setbacks for the proposed activity. The perimeter will be landscaped as required by the City Codes. The proposed administrative office structure will be landscaped with palms and foundation hedging.



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SECTION II

PETITION FOR CHANGE IN ZONING TO PLANNED DEVELOPMENT (PD) ZONING DISTRICT

[GO TO NEXT PAGE]



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**



**CITY OF FORT PIERCE
PLANNING DEPARTMENT**

*COMPREHENSIVE PLANNING & DEVELOPMENT REVIEW
HISTORIC PRESERVATION & URBAN DESIGN & URBAN FORESTRY & ZONING*

Map Amendment

Property address or Location S. 3rd Street, Fort Pierce, FL 34950 600 South 3rd
 Parcel ID #(s) 2410-805-0005-000-1; 2410-811-0001-030-1
 Project description Construction of crosstie manufacturing facility on a 7.55 acre site.

Florida East Coast Railway L.L.C. (FEC)
 Property Owner(s)
7411 Fullerton St. Suite 300
 Street Address
Jacksonville FL 32256-3629
 City State Zip
 Phone Number _____
 Email Address _____

Rusty Croley, VP, Rocla Concrete Tie, Inc.
 Applicant/Representative, Title, Company
1819 Denver West Drive, Suite 450
 Street Address
Lakewood CO 80401
 City State Zip
(303)296-3500
 Phone Number
rcroley@roclatie.com
 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] (SEE AGENT LETTER DATED 03/18/15)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY INDIAN RIVER
 The foregoing instrument was acknowledged before me this 21st day of MARCH, 2015, by
Rusty Croley who is personally known to me or has produced
COLORADO LICENSE # 020495395 as identification.

[Signature]
 Signature of Notary



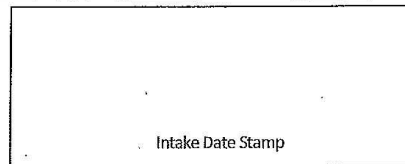
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____



100 N. U.S. 1 ♦ P.O. Box 1480 ♦ FORT PIERCE, FL 34954 -1480 ♦ 772-467-37290 ♦ FAX 772-466-5808
 WWW.CITYOFFORTPIERCE.COM



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

MAP AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Boundary/Topo
~~As-built Survey~~
- Warranty Deed
- Concurrency submittals
- SLC Property Record Card
- Environmental Impact Report
- Traffic Impact Report
- Support Documentation

Application Type:

- Amending the Zoning Atlas Map
- Amending the Comprehensive Plan Future Land Use Map

Site Information:

Non-Residential: Proposed Sq. Ft.: 328,745 Residential: Proposed Units: 0

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

North	South	East	West
LI	LI	RI/RM	GC

Application Outlook



**PETITION FOR CHANGE IN ZONING
TO PLANNED DEVELOPMENT (PD) ZONING DISTRICT
ROCLA CONCRETE**

LEGAL DESCRIPTION

Being a parcel of land lying in Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows;

Commence at the intersection of the Easterly extension of the South line of Boston Avenue and the East right-of-way line of South 3rd Street (a 40.00 foot wide right-of-way); thence South along said East right-of-way line a distance of 1015 feet to the POINT OF BEGINNING of the following described parcel;

Thence South 89°27'08" East, a distance of 213.12 feet; thence North 00°18'18" West, a distance of 716.50 feet; thence North 72°26'59" East, a distance of 108.50 feet; thence South 10°14'45" East, a distance of 158.70 feet; thence South 18°46'28" East, a distance of 779.10 feet; thence South 65°40'12" West, a distance of 565.38 feet; thence North 89°43'59" West, a distance of 73.73 feet to the East right-of-way line of South 3rd Street; thence North 00°25'42" West, along said East right-of-way line, a distance of 379.25 feet to the POINT OF BEGINNING.

PARCEL ID NUMBERS

2410-805-0005-000/1 (pt of)
2410-811-0001-030/1

SITE ACERAGE: 7.18 acres



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

Property Identification

Site Address: TBD
Map ID: 24/10H

Parcel ID: 2410-811-0001-030-1
Zoning: I1

Account #: 23916
Use Type: 9800

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

FEC RR
7411 Fullerton St Ste 300
Jacksonville, FL 32256-3629

Legal Description

ANDREWS AND RICHARDS S/D (WEST) PART OF BLKS A AND B
MPDAF: BEG AT A PT 10 FT E OF AND 268 FT SELY OFN TERMINUS OF
TRACK #93, TH NELY AT RT ANG TO TRACK #93 115 FT TOPT 10 FT W
OF TRACK #10, TH NWLY // WITH AND 10 FT W OF TRACK #10 283 FT,
TH SWLY 82 FT, TH SELY // WITH AND 10 FT E OF TRACK #93 298 FT
TO POB (0.70 AC) (MAP 24/10H)

Current Values

Just/Market: \$0 Assessed: \$0
Exemptions: \$0 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0
2012	\$0	\$0	\$0	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-05-1975	0246 / 1265				\$1

Total Areas

Land Size (acres):
Land Size (SF):
Total Building Count: 1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.

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**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

Property Identification

Site Address: TBD
Map ID: 24/10G

Parcel ID: 2410-805-0005-000-1
Zoning: I1

Account #: 23863
Use Type: 9800

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

FEC RR
7411 Fullerton St Ste 300
Jacksonville, FL 32256-3629

Legal Description

TYLER'S S/D THAT PART OF LOTS 1-13 INCL-LESS THAT PART LEASED TO SWAIN GROVES, GEORGIA HWY EXPRESS AND ADOBE BRICK AND SUPPLY AND LESS TO RINKER MATERIALS CORP AS IN OR 391-2382 AND LESS ANDREWS AND RICHARDS S/D (WEST) AND LESS THAT PART AS IN OR 2921-900- (MAP 24/10G)

Current Values

Just/Market: \$0 Assessed: \$0
Exemptions: \$0 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0
2012	\$0	\$0	\$0	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-05-1975	0246 / 1265				\$1

Total Areas

Land Size (acres):
Land Size (SF):
Total Building Count: 1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.

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KI 41 7/1/1910

Warranty Deed

FROM

*W. J. Jones and
Margaret A. Jones*

TO

*Fla. East Coast RR Co.
a corporation*

Dated *March 28* A. D. 1910

Filed in the office of the Clerk of the Circuit
Court of the County of St. Lucie, State of
Florida, on the *25* day of
July A. D. 1910 and
Recorded in Book *8* on page *209*

J. E. Fultz
Clerk of the Circuit Court.

By *S. O. Wood* D.C.

1969

7/1/90



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

STATE OF FLORIDA, }
COUNTY OF St. Lucie } KNOW ALL MEN BY THESE PRESENTS, THAT I,
Margaret A. Jones wife of the above named W.D. Jones
do by these presents, made and executed by me, separate and apart from my said husband, and in the presence of
A.P. Pierce a Notary Public
of the State of Florida, acknowledge and declare that I did make myself a party to, and executed the foregoing Deed of Convey-
ance, for the purpose of leasing and conveying my house & separate estate
in and to the lands in said conveyance therein described and granted, and that I did the same freely and voluntarily, and without
any compulsion, constraint, apprehension or fear, of or from my said husband.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my seal, this 28th
day of March A. D., one thousand nine hundred and ten

A.P. Pierce [SEAL]
Notary Public
my commission expires Nov. 12 - 1911

STATE OF FLORIDA, }
COUNTY OF St. Lucie } TO ALL WHOM IT MAY CONCERN: Be it known that on this
28th day of March A. D., 1910, personally appeared before me
a Notary Public of the State of Florida, the above named Margaret A.
Jones to me well known as the wife of W.D. Jones,
and as one of the persons described in and who executed the foregoing Deed of Conveyance, who being at the time separate and
apart from her husband, the said W.D. Jones did then and there make
and execute the foregoing acknowledgment, her name being with her own hand subscribed, and her seal affixed in my presence.

WITNESS my hand and seal, at Fort Pierce Fla the day and year above written.

A.P. Pierce [SEAL]
Notary Public
my commission expires Nov. 12 - 1911

STATE OF FLORIDA, }
COUNTY OF St. Lucie } ON THIS DAY personally appeared before me W.D. Jones
and Margaret A. Jones to me well known as the person
described in, and who executed the foregoing Deed of Conveyance, and acknowledged that they executed the same for
the purpose therein expressed; whereupon it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, this 28th day of
March A. D., 1910

A.P. Pierce [SEAL]
Notary Public

STATE OF FLORIDA }
COUNTY OF ST. LUCIE } BE IT REMEMBERED, That on this 25th
day of July A. D., 1910, I, J. E. FULTZ, Clerk of the Circuit Court in and for said County, have duly
recorded the foregoing Deed in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, the day and year above written.

J. E. Fultz [SEAL]
By R. L. Merritt D. C.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

TOGETHER with all and singular the tenements, rights tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, AND ALSO, all the estate, right, title, interest, dower and right of dower, separate estate, property, possession, claim and demand whatsoever, as well in law as in equity, of the said part ies of the first part, of, in, and to the same, and every part and parcel thereof, with the appurtenances: TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances, unto the said part y of the second part, its heirs heirs and assigns, to its and their own proper use, benefit and behoof forever.

And the said part ies of the first part, for their heirs, executors, and administrators, do covenant, promise and agree to and with said part y of the second part, its successors heirs and assigns, that the said part ies of the first part, at the time of the sealing and delivery of these presents, never lawfully seized in fee simple of a good, absolute, and indefeasible estate of inheritance, of and in, all and singular the above granted, bargained and described premises, with the appurtenances therein and had good right, full power, and lawful authority to grant, bargain, sell, and convey the same in manner and form aforesaid. And that the said part y of the second part its successors heirs and assigns, shall and may at all times hereafter, peacefully and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said part ies of the first part their heirs or assigns, or of any other person or persons lawfully claiming or to claim the same. And that the same are now free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

lawful

And the said part ies of the first part, for themselves and their heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part y of the second part its successors heirs and assigns, against the said part y of the first part and their heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same shall and will warrant, and by these presents forever defend.

IN WITNESS WHEREOF, the said part ies of the first part herein hereunto set their hand S and seal S the day and year first above written.

Signed, Sealed and Delivered in Presence of us:

At Permy [SEAL]
M. Henry [SEAL]



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

This Indenture, Made the 28th day of March
in the year of our Lord one thousand nine hundred and ten
BETWEEN W. F. Jones and Margaret A. Jones, Wife of the County of
St. Lucie and State of Florida
of the first part, and The Florida East Coast Railway, a corporation,
of Sarasota State and County of the second part,
WITNESSETH, That said part is of the first part, for and in consideration of the sum of
Seventeen Hundred (\$1700.⁰⁰) Dollars,
of money of the United States of America to them in hand paid by the said part 4 or the
second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknow-
ledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these
presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said
part 4 of the second part, and its successors, heirs and assigns forever, all
those tracts and parcels of land

lying and being in the County of St. Lucie, and State of Florida, and described as follows: Beginning
at the intersection of the South line of lot
Two (2) of Dylers subdivision of Government lot 4, Sec
tion 10, Township 35, South, Range 40 East, said start-
ing point being located 30 feet measured at right an-
gles from center line of Main track of the Florida East
Railway, and running thence northerly or said East
line of right of way parallel to and 30 feet distant
from said center line for 212 feet, more or less, to the
North line of lot 2 of Dylers sub-division; thence con-
tinuing along said North line of lot 2 for 66 feet, more or less
to a point located 62.5 feet measured at right angles
from said East line of right of way; thence southerly
and parallel to and 62.5 feet easterly, measured at
right angles from the East line of right of way for 212
feet, more or less, to the South line of said lot 2; then
west along the South line of said lot 2 for 70 feet,
more or less to point of beginning. Also all of lot
8 of Government lot 4 of Dylers sub-division of
said Government lot 4, lying west of the Florida
East Coast Railway's right of way, in Section 10,
Township 35 South, Range 40 East, except two
strips on the East end of said lot now owned
by Nancy Jundy and J. S. May.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

State of Florida,
County of St. Lucie }

KNOW ALL MEN BY THESE PRESENTS, That I Judie Lowery
wife of the above named A.B. Lowery do by these presents,
made and executed by me, separate and apart from my said husband, and in the presence of
A.D. Penney, a Notary Public
of the State of Florida, acknowledged and declare that I did make myself a party to, and executed
the foregoing Deed of Conveyance for the purpose of conveying my own right of
power and separate title in and to the lands in said conveyance therein described and granted,
and that I did the same freely and voluntarily, and without any compulsion, constraint, apprehen-
sion or fear of or from my said husband.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my seal, this 23rd
day of March A. D. one thousand nine hundred and nine

State of Florida,
County of St. Lucie }

TO ALL WHOM IT MAY CONCERN. Be it known that on this 23rd
day of March A. D. 1907, personally appeared before me, a
Notary Public of the State of Florida, the above named
Judie Lowery to me well known as the wife of
A.B. Lowery and as one of the persons described in, and
who executed the foregoing Deed of Conveyance, who being at the time separate and apart from her
husband, the said A.B. Lowery did then and there make and execute
the foregoing acknowledgment, her name being with her own hand subscribed, and her seal affixed
in my presence.

WITNESS my hand and seal at Fort Pierce, Fla. the day and year above
written.

My Commission expires
Nov. 12th 1911

A.D. Penney
Notary Public Seal

State of Florida,
County of St. Lucie }

On this day personally appeared before me A.B. Lowery
to me well known as the person described in, and who executed the foregoing Deed of Conveyance,
and acknowledged that she executed the same for the purpose therein expressed, whereupon
it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, this 23rd
day of March A. D. 1907

My Commission
expires Nov. 12th
1911

A.D. Penney
Notary Public Seal

State of Florida,
County of St. Lucie }

BE IT REMEMBERED, that on this 25th day of July
A. D. 19010, I J. E. Fultz Clerk of the Circuit Court in and for
said County, have duly recorded the foregoing Deed in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this day
and year above written.

J. E. Fultz C.C. Seal
By R. L. Merritt J.C.



B L 68 *with 1200*
L 68
Drew's Form R. E. 14.

Warranty Deed.

FROM
J. B. Sawery and
Ladie Sawery

TO
J E C R R Co.

Dated *March 23rd* 190*9*

Filed in the office of the Clerk of the
Circuit Court of the County of *St. Lucie*
State of Florida,
on the *25* day of
July A. D. 190*0*,
and recorded in Book *8*
on page *202*.

J. E. Hultg
Clerk of Circuit Court
W. B. Drew
The H. & W. B. Drew Company, Jacksonville, Fla. 9-69-08
(1976)

ab. to S. S. S. H. 70



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

TOGETHER with all and singular the casualty rights
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and
the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND,
ALSO, all the estate, right, title, interest, dower, and right of dower, separate estate, property
possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the
first part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

To Have and to Hold the above granted, bargained and described premises, with the appurtenances, unto the said part of of the second part, its Successors and assigns, to its own proper use, benefit and behoof forever.

And the said parties of the first part _____ for
their heirs, executors and administrators, do covenant, promise and agree to and with
the said part of of the second part, its Successors and assigns, that the said parties of
the first part _____ at the time of the sealing and delivery of these presents,
have lawfully seized in fee simple of a good, absolute and indefeasible estate of inheritance, of
and in all and singular the above granted, bargained and described premises, with the appurtenances,
therein and had good right, full power and lawful
authority to grant, bargain, sell and convey the same in the manner and form aforesaid. And that
the said part of of the second part, its Successors or assigns, shall and may at all times here-
after, peacefully and quietly have, hold, use, occupy, possess and enjoy the above granted premises,
and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation,
eviction or disturbance of the said parties of the first part, their heirs or assigns, or of any
other person or persons lawfully claiming or to claim the same. And that the same are now free,
clear discharged and unincumbered of and from all former and other grants, titles, charges,
estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

And the said parties of the first part, for themselves and their heirs, the above
described and hereby granted and released premises, and every part and parcel thereof, with the
appurtenances, unto the said part of of the second part, its Successors and assigns, against the
said part of of the first part, and their heirs, and against all and every person or persons
whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents
forever defend.

In Witness Whereof The said parties of the first part have hereunto set their hands
and seal's, the day and year first above written.

Signed, sealed and delivered in the presence of us:
A. B. Lowrey (Seal) A. B. Lowrey (Seal)
Wiley Lowrey (Seal)



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

WARRANTY DEED.

Drew's Form R. E. 14.

Printed and for sale by
The H. & W. E. Drew Company,
Jacksonville, Fla. 9-55-08

This Indenture, Made the 23rd day of March, in the year of our Lord one thousand nine hundred and Nine, between A.B. Lowery and Sadie Lowery his wife of the County of St. Lucie and State of Florida, of the first part, and The Florida East Coast Railway Company, a Corporation doing business in St. Lucie County, of the second part: Witnesseth, That the said parties of the first part, for and in consideration of the sum of Twelve Hundred (\$1200.00) Dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its ~~heirs~~ successors and assigns, forever, all that lot or parcel of land lying and being in the County of St. Lucie and State of Florida described as follows:

all that part of Lot Seven (7) of Lyles Subdivision of Government Lot Four (4) Section Ten (10) Township Thirty-five (35) South, Range Forty (40) East, lying West of the Florida East Coast Railway's Right of Way containing two (2) acres, more or less.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

021
0-21
Drew's Form R. E. I.

Warranty Deed.

S. J. Owen & Wife
to
Rocky Co

Date _____ 190__

ABSTRACT OF DESCRIPTION:

State of Florida,
County of St. Lucie }

On this 26 day of July
A. D. 1900 at 2 o'clock P. M., this
instrument was filed for record, and being
duly acknowledged and proven, I have record-
ed the same on pages 124 of Book 10
in the public records of said County.

In Witness Whereof, I have hereunto set my
hand and affixed the seal of the Circuit
Court, of the 7 Judicial Circuit of said
State, in and for said County.

J. G. Kelly Clerk.
D. C.

The H. & W. B. Drew Company, Jacksonville, Fla. 825-08
(1906) Record 124

180



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

State of Florida }
County of Duval } ss.

I hereby Certify, That on this 20th day of April
A. D. 1930, before me _____ personally
appeared S. J. Owen and Kathleen R. Owen
his wife, to me known to be the persons described in and who executed the foregoing conveyance to
Florida East Coast Railway Company and severally acknowledged the execution
thereof to be their free act and deed for the uses and purposes therein mentioned; and the said
Kathleen R. Owen the wife of the said
S. J. Owen on a separate and
private examination taken and made by and before me, and separately and apart from her said
husband, did acknowledge that she made herself a party to the said deed of conveyance for the
purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of
dower or of separate property, statutory or equitable, in and to the lands therein described, and that
she executed said deed freely and voluntarily and without any constraint, fear, apprehension or
compulsion of or from her said husband.

Witness my signature and official seal at Jacksonville,
in the county of Duval and State
of Florida the day and year last
aforesaid.

My signature (Seal)
Notary Public State of Florida at Large
My Commission expires April 9, 1913

State of _____ }
County of _____ } ss.

I, an officer authorized to take acknowledgments of deeds, hereby Certify that

personally known to me to be the individual described in and who executed the foregoing instru-
ment, and that said individual this day acknowledged before me that _____ executed said
instrument.

Witness my hand and official seal, this _____ day
of _____ A. D. 190____
(Seal) at _____ in said County
and State.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

Together with all and singular the lands, easements,
tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and
the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO
all the estate, right, title, interest, homestead, dower and right of dower, separate estate, property,
possession, claim and demand whatsoever, at law and in equity, either and both, of the said parties
of the first part, of, in and to the same, and every part and parcel thereof; TO HAVE AND TO
HOLD the above described premises, each and every, unto the said party of the second part,
its successors and assigns, in fee simple, absolute, indefeasibly, forever.

And the said parties of the first part, for themselves and their heirs, executors and
administrators, jointly and severally, covenant, promise and agree to and with the said party
of the second part, its successors, ~~administrators~~ and assigns, that the said parties
of the first part, at the time of the sealing and delivery of these presents, are lawfully seized in
fee simple of a good, absolute and indefeasible estate of inheritance of and in all and singular the
above described premises, each and every, and have good right, full power and lawful authority
to convey the same in manner and form aforesaid; that the said party of the second part,
its successors and assigns, shall and may, at all times hereafter, peaceably and quietly have,
hold, use, occupy, possess and enjoy the above described premises, and every part and parcel thereof,
without any let, suit, trouble, molestation, eviction or disturbance of the said parties of the first
part, their heirs or assigns, or of any other person or persons lawfully claiming or to claim the
same; that the same, all and singular, are free, clear, discharged and unincumbered of and from
all former and other titles, clouds and incumbrances of what nature and kind soever; that the said
parties of the first part, their heirs, executors and administrators, each and every, shall
make, execute and acknowledge such further and other deeds and assurances as by counsel learned
in the law may be considered reasonably proper to effectuate the full intent and meaning of this
instrument.

And the said parties of the first part, for ~~themselves and their~~ heirs, the above
described premises, and every part and parcel thereof, unto the said party of the second part,
its successors and assigns, against the said parties of the first part, and their heirs,
and against all and every person or persons whomsoever lawfully claiming or to claim the same
shall and will warrant and by these presents forever defend.

This alienation is with the joint consent of husband and wife, where that relation exists.
In witness whereof, the said parties of the first part have hereunto set their
hand^s and seal^s each in the presence of two subscribing witnesses.

Signed, sealed and delivered in presence of us:

<u>Magnard Ramsey</u>	} <u>S. J. Owen</u> (Seal)
<u>Nathaniel Washington</u>	
_____	} _____ (Seal)
_____	} _____ (Seal)



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

WARRANTY DEED.

Drew's Form R. E. 1.

Printed and for sale by
The H. & W. B. Drew Company,
Jacksonville, Fla. 32208.

This Warranty Deed of Conveyance, Executed this 20th day
of April in the year of our Lord one thousand nine hundred and
ten (1910) BY AND BETWEEN S. J. Owen and wife Kathleen-
R. Owen, parties.

of the first part, and Florida East Coast Railway Company, a Florida
corporation, doing business in the State of Florida and the County
of St. Lucie.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
One thousand Nine hundred fifty. (\$1950.00) DOLLARS
lawful money of the United States of America, to them in hand paid by the said party
of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is
hereby acknowledged, by these presents do give, grant, bargain, sell, alien, enfeoff, remise,
release, convey and confirm unto the said part y of the second part and its successors what

certain property in the County of St. Lucie and State of Florida,
described as follows: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15, 16, 17, 18, 19, 20, 21, and 22, of Owen's Addition to Fort-
Pierce, St. Lucie, County, Florida, according to the plat recorded
on the 23rd day of February, 1909, in plat book 1 at page 25,
public rec rds of St. Lucie County, Florida. Said property being
and comprising all that part lying west of the Florida East Coast
Railway of Lot 5, and north 175 feet of lot 6 of Tylers subdivision
of lot 4, Section 10, Township 35 South of range 40 east.

Subject however to a certain mortgage for the sum of \$250.00 given
on the 22nd day of April, 1909 by the said parties of the first
part to J. S. Smart, which said mortgage the said second party here-
in assumes and agrees to pay.

It being the intention hereby to convey the same land as
that conveyed to the said S. J. Owen by deed from J. S. Smart
and wife, dated April 12, 1909, and recorded in Book 6 of deeds,
at page 320, Brevard County Records, and the same property as
that conveyed to said J. S. Smart by William F. Richards and
others by deed dated October 29, 1901, and recorded in Book "KK"
at page 221, Brevard County Records.

Also hereby conveying all right, title and interest, rever-
sionary and otherwise, in and to all streets which appear on
the plat of Owen's Addition to Fort Pierce, as recorded in Book
1, at page 25, February 23, 1909, and by any other plat affect-
ing said lots, with the right to said Railway Company to close
and occupy any and all such streets.

S. J. Owen



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning



Francis J. Chinnici
Senior Vice President
Engineering, Mechanical
and Purchasing

March 3, 2015

TO: City of Fort Pierce;
St. Lucie County Fire District;
South Florida Water Management District
St. Lucie County Health Department

RE: Rocla Crosstie Facility

On behalf of Florida East Coast Railway (FEC), we hereby authorize Rocla Concrete Tie, Inc. to act as our agent relative to agency approvals and permits for the above referenced property and project.

Florida East Coast Railway (FEC)

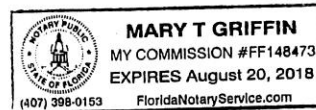
By:  FRANCIS J. CHINNICI SVP-ENG, MECH & PURCHASING
Signature Print name Title Date
3-18-15

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 18th day of March, 2015 by for Florida East Coast Railway (FEC), who is personally known/provided identification to me on behalf of Florida East Coast Railway (FEC).

[Notary Seal or Stamp]


Notary Public-State of Florida
Print Name: Mary T. Griffin
My Commission Expires: 8/20/18



7150 Philips Highway, Jacksonville, FL 32256
904-279-3119



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning



March 19, 2015

TO: City of Fort Pierce;
St. Lucie County Fire District; and
South Florida Water Management District
St. Lucie County Health Department

RE: **Rocla Crosstie Facility**

On behalf of **Rocla Concrete Tie, Inc.**, we hereby authorize Bill (Rusty) Croley of Rocla Concrete Tie, Inc. and Stefan Matthes P.E. of Culpepper & Terpening, Inc. to act as our agents relative to agency approvals and permits for the above referenced property and project.

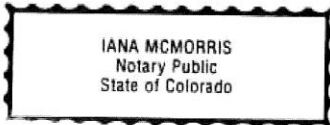
Rocla Concrete Tie, Inc.

By: _____	Peter Urquhart	President	3/19/2015
Signature	Print name	Title	Date

STATE OF COLORADO
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 19th day of March, 2015 by Peter Urquhart as a registered agent, for Rocla Concrete Tie, Inc who is personally known/provided identification to me on behalf of Rocla Concrete Tie, Inc.

[Notary Seal or Stamp]



Notary Public-State of Colorado
Print Name: Iana McMorris
My Commission Expires: 05/29/2016

1819 Denver West Drive, Suite 450
Lakewood, CO 80401
Tel (303) 296 3500
www.roclatie.com



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning



Colorado Secretary of State
Date and Time: 11/03/2014 08:50 AM
ID Number: 20031277189
Document number: 20141675046
Amount Paid: \$60.00

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

ID number: 20031277189

Entity name: ROCLA CONCRETE TIE, INC.

Jurisdiction under the law of which the
entity was formed or registered: Texas

1. Principal office street address: 1819 Denver West Dr.
(Street name and number)
Suite 450
Lakewood CO 80401
(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

2. Principal office mailing address:
(if different from above) _____
(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)

3. Registered agent name: (if an individual) URQUHART PETER A.
(Last) (First) (Middle) (Suffix)
or (if a business organization) _____

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address: 1819 Denver West Dr.
(Street name and number)
Suite 450
Lakewood CO 80401
(City) (State) (Postal/Zip Code)

6. Registered agent mailing address:
(if different from above) _____
(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

McMahan Desiree M.
(Last) (First) (Middle) (Suffix)

1819 Denver West Dr.
(Street name and number or Post Office Box information)

Suite 450

Lakewood CO 80401
(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.



OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

ROCLA CONCRETE TIE, INC.

is an entity formed or registered under the law of **Texas** has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20031277189.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/16/2015 that have been posted, and by documents delivered to this office electronically through 03/17/2015 @ 09:17:20.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 03/17/2015 @ 09:17:20 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 9126697.



Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Confirmation Page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click Business Center and select "Frequently Asked Questions."

CERT_GS_F Revised 08/20/2008



**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**

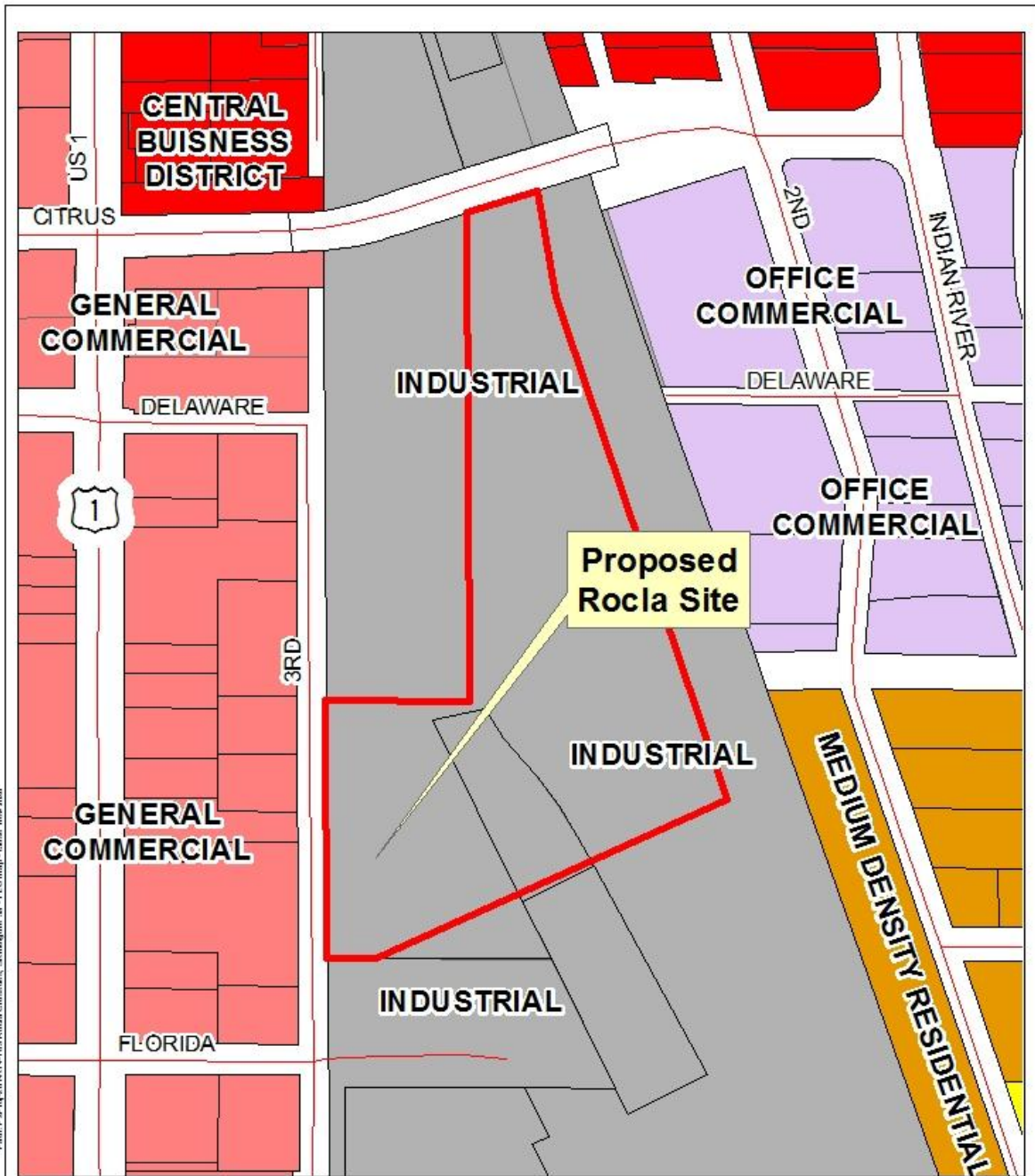


Public File No. 201414-0006 and Commission's 201414-0006 map - www.sos.fl.gov

<p>Proposed -- Roclafacility Cross Ties Ft. Pierce - Manufacturing Facility</p>			<p>Exhibit - 1a</p>
<p>Legend</p> <p> Petition Site</p>			<p>Location Map (wide view)</p> <p>C.J. PETERS & TERPINS, INC. GENERAL ENGINEERING AND ARCHITECTURE</p>
		<p>1 in = 0.05 mi.</p>	



**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**

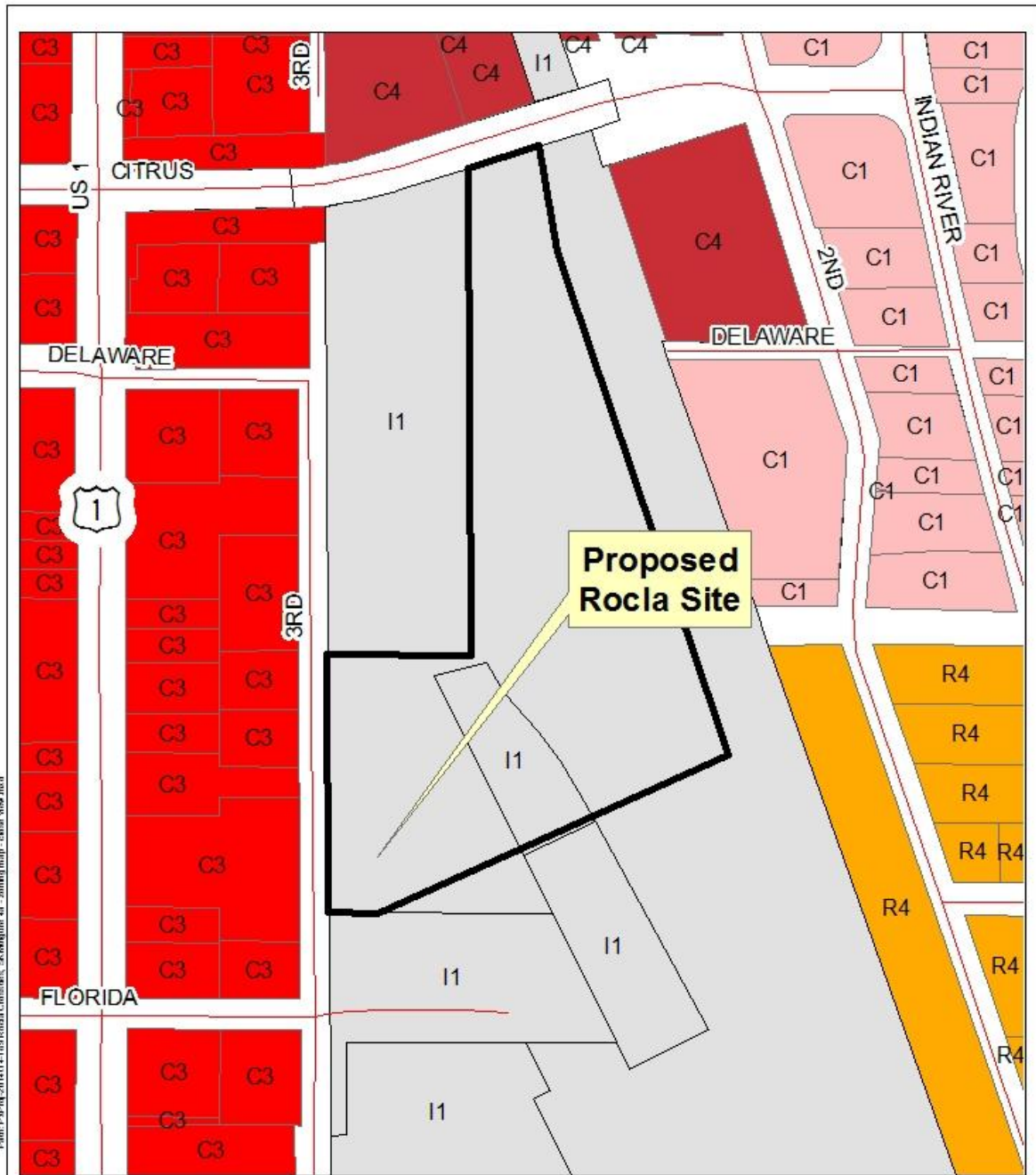


Public: P:\Proj\2014\14-000\Roads\ComPlan_3a_Maps\3a - Future - show view.mxd

Proposed -- Rocla Cross Ties Ft. Pierce - Manufacturing Facility			Exhibit - 3a Future Land Use (close view)	
Legend				
Land Use Classifications		1 in = 200 feet		
Petition Site	CBD	RME	C.J. ROBERTS & TERPINIS, INC. 2000 W. UNIVERSITY BLVD., SUITE 200 FT. PIERCE, FL 34946	
CG	I			



**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**



Public File No: 2014114-000 Florida Counties: 36 Map Item: 4a - zoning map - close view.mxd

<p>Proposed -- Rocla Cross Ties Ft. Pierce - Manufacturing Facility</p>				<p>Exhibit - 4a</p>						
<p>Legend</p>				<p>Area Zoning (close view)</p>						
<p> Petition Site</p>	<p>Area Zoning Classifications</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"> I1</td> <td style="width: 33%;"> C3</td> <td style="width: 33%;"> C1</td> </tr> <tr> <td> C4</td> <td> R4</td> <td></td> </tr> </table>		I1	C3	C1	C4	R4		<p>C.J. PERPES & TERPINS, INC. GENERAL ENGINEERING AND SURVEYING</p>	
I1	C3	C1								
C4	R4									
			<p>1 in = 200 feet</p>							



SECTION III

PETITION FOR SITE PLAN APPROVAL ASSOCIATED WITH THE PLANNED DEVELOPMENT ZONING DISTRICT - ROCLA CONCRETE TIE



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

DEVELOPMENT REVIEW

Property address or Location S. 3rd St. Fort Pierce, FL 34950
Parcel ID #(s) 2410-805-0005-000-1 ◊ 2410-811-0001-030-1
Project description Construction of crosstie manufacturing facility on 7.55 acre site.

Florida East Coast Railway L.L.C. (FEC)
Property Owner(s)
7411 Fullerton St. Suite 300
Street Address
Jacksonville FL 32256-3629
City State Zip
Phone Number _____
Email Address _____

Rusty Croley, VP, Rocla Concrete Tie, Inc.
Applicant/Representative, Title, Company
1819 Denver West Drive, Suite 450
Street Address
Lakewood CO 80401
City State Zip
(303) 296-3500
Phone Number
rcroley@roclatie.com
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 acknowledgment 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] (SEE AGENT LETTER DATED 03/18/15)
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Indian River
The foregoing instrument was acknowledged before me this 24 day of March, 2015, by Rusty Croley who is personally known to me or has produced Colorado license # 02 0495395 as identification.

[Signature]
Signature of Notary



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 _____

Intake Date Stamp

100 N. U.S. 1 ◊ P.O. Box 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3729 ◊ FAX 772-466-5808
WWW.CITYOFFORTPIERCE.COM



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

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.: 328,745 Residential: Proposed Units: N/A

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

North	South	East	West
COMMERCIAL	INDUSTRIAL	RAIL ROAD	COMMERCIAL

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) N/A
- 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)



**PETITION FOR SITE PLAN APPROVAL ASSOCIATED
WITH THE PLANNED DEVELOPMENT ZONING DISTRICT
ROCLA CONCRETE**

LEGAL DESCRIPTION

Being a parcel of land lying in Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows;

Commence at the intersection of the Easterly extension of the South line of Boston Avenue and the East right-of-way line of South 3rd Street (a 40.00 foot wide right-of-way); thence South along said East right-of-way line a distance of 1015 feet to the POINT OF BEGINNING of the following described parcel;

Thence South 89°27'08" East, a distance of 213.12 feet; thence North 00°18'18" West, a distance of 716.50 feet; thence North 72°26'59" East, a distance of 108.50 feet; thence South 10°14'45" East, a distance of 158.70 feet; thence South 18°46'28" East, a distance of 779.10 feet; thence South 65°40'12" West, a distance of 565.38 feet; thence North 89°43'59" West, a distance of 73.73 feet to the East right-of-way line of South 3rd Street; thence North 00°25'42" West, along said East right-of-way line, a distance of 379.25 feet to the POINT OF BEGINNING.

PARCEL ID NUMBERS

2410-805-0005-000/1 (pt of)
2410-811-0001-030/1

SITE ACERAGE: 7.18 acres



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

Property Identification

Site Address: TBD
Map ID: 24/10H

Parcel ID: 2410-811-0001-030-1
Zoning: I1

Account #: 23916
Use Type: 9800

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

FEC RR
7411 Fullerton St Ste 300
Jacksonville, FL 32256-3629

Legal Description

ANDREWS AND RICHARDS S/D (WEST) PART OF BLKS A AND B
MPDAF: BEG AT A PT 10 FT E OF AND 268 FT SELY OFN TERMINUS OF
TRACK #93, TH NELY AT RT ANG TO TRACK #93 115 FT TOPT 10 FT W
OF TRACK #10, TH NWLY // WITH AND 10 FT W OF TRACK #10 283 FT,
TH SWLY 82 FT, TH SELY // WITH AND 10 FT E OF TRACK #93 298 FT
TO POB (0.70 AC) (MAP 24/10H)

Current Values

Just/Market:	\$0	Assessed:	\$0
Exemptions:	\$0	Taxable:	\$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0
2012	\$0	\$0	\$0	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-05-1975	0246 / 1265				\$1

Total Areas

Land Size (acres):
Land Size (SF):
Total Building Count: 1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

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

© Copyright 2014 Saint Lucie County Property Appraiser.



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

Property Identification

Site Address: TBD
Map ID: 24/10G

Parcel ID: 2410-805-0005-000-1
Zoning: I1

Account #: 23863
Use Type: 9800

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

FEC RR
7411 Fullerton St Ste 300
Jacksonville, FL 32256-3629

Legal Description

TYLER'S S/D THAT PART OF LOTS 1-13 INCL-LESS THAT PART LEASED TO SWAIN GROVES, GEORGIA HWY EXPRESS AND ADOBE BRICK AND SUPPLY AND LESS TO RINKER MATERIALS CORP AS IN OR 391-2382 AND LESS ANDREWS AND RICHARDS S/D (WEST) AND LESS THAT PART AS IN OR 2921-900- (MAP 24/10G)

Current Values

Just/Market: \$0 Assessed: \$0
Exemptions: \$0 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0
2012	\$0	\$0	\$0	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-05-1975	0246 / 1265				\$1

Total Areas

Land Size (acres):
Land Size (SF):
Total Building Count: 1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

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

© Copyright 2014 Saint Lucie County Property Appraiser.



KI 41 7/1/90

Warranty Deed

FROM

*W. J. Jones and
Margaret A. Jones*

TO

*Fla. East Coast RR Co.
a corporation*

Dated *March 28* A. D. 19*10*

Filed in the office of the Clerk of the Circuit
Court of the County of St. Lucie, State of
Florida, on the *25* day of
July A. D. 19*10* and
Recorded in Book *8* on page *209*

J. E. Fultz
(1969) Clerk of the Circuit Court.

By *S. O. Wood* D.C.

11/1/90



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

STATE OF FLORIDA,
COUNTY OF St. Lucie }
Margaret A. Jones wife of the above named W. J. Jones
do by these presents, made and executed by me, separate and apart from my said husband, and in the presence of
A. P. Pierce a Notary Public
of the State of Florida, acknowledge and declare that I did make myself a party to, and executed the foregoing Deed of Conveyance, for the purpose of leasing and conveying my house & separate estate
in and to the lands in said conveyance therein described and granted, and that I did the same freely and voluntarily, and without any compulsion, constraint, apprehension or fear, of or from my said husband.
IN WITNESS WHEREOF, I hereunto subscribe my name and affix my seal, this 28th
day of March A. D., one thousand nine hundred and ten
A. P. Pierce [SEAL]
Notary Public
my commission expires Nov. 12 - 1911

STATE OF FLORIDA,
COUNTY OF St. Lucie } TO ALL WHOM IT MAY CONCERN: Be it known that on this
28th day of March A. D., 1910, personally appeared before me
a Notary Public of the State of Florida, the above named Margaret A. Jones
to me well known as the wife of W. J. Jones,
and as one of the persons described in and who executed the foregoing Deed of Conveyance, who being at the time separate and apart from her husband, the said W. J. Jones did then and there make and execute the foregoing acknowledgment, her name being with her own hand subscribed, and her seal affixed in my presence.
WITNESS my hand and seal, at Fort Pierce Fla the day and year above written.
my commission expires Nov. 12 - 1911 A. P. Pierce [SEAL]
Notary Public

STATE OF FLORIDA,
COUNTY OF St. Lucie } ON THIS DAY personally appeared before me W. J. Jones
and Margaret A. Jones to me well known as the person
described in, and who executed the foregoing Deed of Conveyance, and acknowledged that they executed the same for the purpose therein expressed; whereupon it is prayed that the same may be recorded.
IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, this 28th day of
March A. D., 1910
A. P. Pierce [SEAL]
Notary Public

STATE OF FLORIDA
COUNTY OF ST. LUCIE } BE IT REMEMBERED, That on this 25th
day of July A. D., 1910, I, J. E. FULTZ, Clerk of the Circuit Court in and for said County, have duly recorded the foregoing Deed in the Public Records of said County.
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, the day and year above written.
J. E. Fultz [SEAL]
By R. L. Merritt D. C.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

TOGETHER with all and singular the tenements, rights tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, AND ALSO, all the estate, right, title, interest, dower and right of dower, separate estate, property, possession, claim and demand whatsoever, as well in law as in equity, of the said part ies of the first part, of, in, and to the same, and every part and parcel thereof, with the appurtenances: TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances, unto the said part y of the second part, its heirs heirs and assigns, to its and their own proper use, benefit and behoof forever.

And the said part ies of the first part, for their heirs, executors, and administrators, do covenant, promise and agree to and with said part y of the second part, its successors heirs and assigns, that the said part ies of the first part, at the time of the sealing and delivery of these presents, was lawfully seized in fee simple of a good, absolute, and indefeasible estate of inheritance, of and in, all and singular the above granted, bargained and described premises, with the appurtenances thereto and had good right, full power, and lawful authority to grant, bargain, sell, and convey the same in manner and form aforesaid. And that the said part y of the second part its successors heirs and assigns, shall and may at all times hereafter, peacefully and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said part ies of the first part their heirs or assigns, or of any other person or persons lawfully claiming or to claim the same. And that the same are now free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

lawful

And the said part ies of the first part, for themselves and their heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part y of the second part its successors heirs and assigns, against the said part y of the first part and their heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same shall and will warrant, and by these presents forever defend.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hand S and seal S the day and year first above written.

Signed, Sealed and Delivered in Presence of us:

At Permy [SEAL]
M. Henry [SEAL]



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

This Indenture, Made the 28th day of March
in the year of our Lord one thousand nine hundred and ten
BETWEEN W. F. Jones and Margaret A. Jones, Wife of the County of
St. Lucie and State of Florida
of the first part, and The Florida East Coast Railway, a corporation,
of Sarasota State and County of the second part,
WITNESSETH, That said part is of the first part, for and in consideration of the sum of
Seventeen Hundred (\$1700.⁰⁰) Dollars,
of money of the United States of America to them in hand paid by the said part 4 or the
second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknow-
ledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these
presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said
part 4 of the second part, and its successors, heirs and assigns forever, all
those tracts and parcels of land

lying and being in the County of St. Lucie, and State of Florida, and described as follows: Beginning
at the intersection of the South line of lot
Two (2) of Dylers subdivision of Government lot 4, Sec
tion 10, Township 35, South, Range 40 East, said start
ing point being located 30 feet measured at right an
gles from center line of Main track of the Florida East
Railway, and running thence northerly or said East
line of right of way parallel to and 30 feet distant
from said center line for 212 feet, more or less, to the
North line of lot 2 of Dylers sub-division; thence con
tinuing along said North line of lot 2 for 66 feet, more or less
to a point located 62.5 feet measured at right angles
from said East line of right of way; thence southerly
and parallel to and 62.5 feet easterly, measured at
right angles from the East line of right of way for 212
feet, more or less, to the South line of said lot 2; then
west along the South line of said lot 2 for 70 feet,
more or less to point of beginning. Also all of lot
8 of Government lot 4 of Dylers sub-division of
said Government lot 4, lying west of the Florida
East Coast Railway's right of way, in Section 10,
Township 35 South, Range 40 East, except two
strips on the East end of said lot now owned
by Nancy Jundy and J. S. May.



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

State of Florida,
County of St. Lucie }

KNOW ALL MEN BY THESE PRESENTS, That I Judie Lowery
wife of the above named A.B. Lowery do by these presents,
made and executed by me, separate and apart from my said husband, and in the presence of
A.D. Penney, a Notary Public
of the State of Florida, acknowledged and declare that I did make myself a party to, and executed
the foregoing Deed of Conveyance for the purpose of conveying my own right of
power and separate title in and to the lands in said conveyance therein described and granted,
and that I did the same freely and voluntarily, and without any compulsion, constraint, apprehen-
sion or fear of or from my said husband.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my seal, this 23rd
day of March A. D. one thousand nine hundred and nine

State of Florida,
County of St. Lucie }

TO ALL WHOM IT MAY CONCERN. Be it known that on this 23rd
day of March A. D. 1907, personally appeared before me, a
Notary Public of the State of Florida, the above named
Judie Lowery to me well known as the wife of
A.B. Lowery and as one of the persons described in, and
who executed the foregoing Deed of Conveyance, who being at the time separate and apart from her
husband, the said A.B. Lowery did then and there make and execute
the foregoing acknowledgment, her name being with her own hand subscribed, and her seal affixed
in my presence.

WITNESS my hand and seal at Fort Pierce, Fla. the day and year above
written.

My Commission expires
Nov. 12th 1911 A.D. Penney Notary Public Seal

State of Florida,
County of St. Lucie }

On this day personally appeared before me A.B. Lowery
to me well known as the person described in, and who executed the foregoing Deed of Conveyance,
and acknowledged that she executed the same for the purpose therein expressed, whereupon
it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, this 23rd
day of March A. D. 1907

My Commission
expires Nov. 12th
1911 A.D. Penney Notary Public Seal

State of Florida,
County of St. Lucie }

BE IT REMEMBERED, that on this 25th day of July
A. D. 19010, I J. E. Fultz Clerk of the Circuit Court in and for
said County, have duly recorded the foregoing Deed in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this day
and year above written.

J. E. Fultz CC Seal
By R. L. Merritt OC



B L 68 *1200*
L 68
Drew's Form R. E. 14.

Warranty Deed.

FROM
*J. B. Sawery and
Sadie Sawery*

TO
J E C R R Co.

Dated *March 23rd* 190*9*

Filed in the office of the Clerk of the
Circuit Court of the County of *St. Lucie*
State of Florida,
on the *25* day of
July A. D. 190*0*,
and recorded in Book *8*
on page *202*.

J. E. Hultg
Clerk of Circuit Court
W. B. Drew
The H. & W. B. Drew Company, Jacksonville, Fla. 9-69-08
(1976)

ab. to S. S. S. H. 70



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

TOGETHER with all and singular the casualty, rights
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and
the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND,
ALSO, all the estate, right, title, interest, dower, and right of dower, separate estate, property
possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the
first part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

To Have and to Hold the above granted, bargained and described premises, with the appurtenances, unto the said part of of the second part, its Successors and assigns, to its own proper use, benefit and behoof forever.

And the said parties of the first part _____ for
their heirs, executors and administrators, do covenant, promise and agree to and with
the said part of of the second part, its Successors and assigns, that the said parties of
the first part _____ at the time of the sealing and delivery of these presents,
have lawfully seized in fee simple of a good, absolute and indefeasible estate of inheritance, of
and in all and singular the above granted, bargained and described premises, with the appurtenances,
therein and had good right, full power and lawful
authority to grant, bargain, sell and convey the same in the manner and form aforesaid. And that
the said part of of the second part, its Successors or assigns, shall and may at all times here-
after, peacefully and quietly have, hold, use, occupy, possess and enjoy the above granted premises,
and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation,
eviction or disturbance of the said parties of the first part, their heirs or assigns, or of any
other person or persons lawfully claiming or to claim the same. And that the same are now free,
clear discharged and unincumbered of and from all former and other grants, titles, charges,
estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

And the said parties of the first part, for themselves and their heirs, the above
described and hereby granted and released premises, and every part and parcel thereof, with the
appurtenances, unto the said part of of the second part, its Successors and assigns, against the
said part of of the first part, and their heirs, and against all and every person or persons
whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents
forever defend.

In Witness Whereof The said parties of the first part have hereunto set their hands
and seals, the day and year first above written.

Signed, sealed and delivered in the presence of us:

A. B. Lowrey
Wiley Lowrey

A. B. Lowrey (Seal)
_____ (Seal)



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

WARRANTY DEED.

Drew's Form R. E. 14.

Printed and for sale by
The H. & W. E. Drew Company,
Jacksonville, Fla. 9-55-08

This Indenture, Made the 23rd day of March, in the year of
our Lord one thousand nine hundred and Nine, between
A.B. Lowery and Sadie Lowery
his wife
of the County of St. Lucie and State of Florida, of the first part, and
The Florida East Coast Railway Company, a cor-
poration doing business in St. Lucie County, of the
second part: Witnesseth, That the said part ies of the first part, for and in consideration of the
sum of Twelve Hundred (\$1200.00) Dollars,
lawful money of the United States of America, to them in hand paid by the said part y
of the second part at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and con-
firmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and
confirm unto the said part y of the second part, and its ~~heirs~~ successors and assigns, forever,
all that lot or parcel of land lying and being in the County of
St. Lucie and State of Florida described as follows:

all that part of Lot Seven (7) of
Lyles Subdivision of Government
Lot Four (4) Section Ten (10) Township
Thirty-five (35) South, Range Forty
(40) East, lying West of the Florida
East Coast Railway's Right of Way
containing Two (2) acres, more or
less.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

021
0-21
Drew's Form R. E. I.

Warranty Deed.

S. J. Owen & Wife
to
Rocky Co

Date _____ 190__

ABSTRACT OF DESCRIPTION:

State of Florida,
County of St. Lucie }

On this 26 day of July
A. D. 1900 at 2 o'clock P. M., this
instrument was filed for record, and being
duly acknowledged and proven, I have record-
ed the same on pages 124 of Book 10
in the public records of said County.

In Witness Whereof, I have hereunto set my
hand and affixed the seal of the Circuit
Court, of the 7 Judicial Circuit of said
State, in and for said County.

J. G. Kelly Clerk.
D. C.

The H. & W. B. Drew Company, Jacksonville, Fla. 825-08
(1906) Record 124/10

180



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

State of Florida }
County of Duval } ss.

I hereby Certify, That on this 20th day of April
A. D. 1913, before me _____ personally
appeared S. J. Owen and Kathleen R. Owen
his wife, to me known to be the persons described in and who executed the foregoing conveyance to
Florida East Coast Railway Company and severally acknowledged the execution
thereof to be their free act and deed for the uses and purposes therein mentioned; and the said
Kathleen R. Owen the wife of the said
S. J. Owen on a separate and
private examination taken and made by and before me, and separately and apart from her said
husband, did acknowledge that she made herself a party to the said deed of conveyance for the
purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of
dower or of separate property, statutory or equitable, in and to the lands therein described, and that
she executed said deed freely and voluntarily and without any constraint, fear, apprehension or
compulsion of or from her said husband.

Witness my signature and official seal at Jacksonville,
in the county of Duval and State
of Florida the day and year last
aforesaid.

My signature (Seal)
Notary Public State of Florida at Large
My Commission expires April 9, 1913

State of _____ }
County of _____ } ss.

I, an officer authorized to take acknowledgments of deeds, hereby Certify that

_____ personally known to me to be the individual described in and who executed the foregoing instru-
ment, and that said individual this day acknowledged before me that _____ executed said
instrument.

Witness my hand and official seal, this _____ day
of _____ A. D. 190____
(Seal) at _____ in said County
and State.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

Together with all and singular the lands, easements,
tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and
the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO
all the estate, right, title, interest, homestead, dower and right of dower, separate estate, property,
possession, claim and demand whatsoever, at law and in equity, either and both, of the said parties
of the first part, of, in and to the same, and every part and parcel thereof; TO HAVE AND TO
HOLD the above described premises, each and every, unto the said party of the second part,
its successors and assigns, in fee simple, absolute, indefeasibly, forever.

And the said parties of the first part, for themselves and their heirs, executors and
administrators, jointly and severally, covenant, promise and agree to and with the said party
of the second part, its successors, ~~administrators~~ and assigns, that the said parties
of the first part, at the time of the sealing and delivery of these presents, are lawfully seized in
fee simple of a good, absolute and indefeasible estate of inheritance of and in all and singular the
above described premises, each and every, and have good right, full power and lawful authority
to convey the same in manner and form aforesaid; that the said party of the second part,
its successors and assigns, shall and may, at all times hereafter, peaceably and quietly have,
hold, use, occupy, possess and enjoy the above described premises, and every part and parcel thereof,
without any let, suit, trouble, molestation, eviction or disturbance of the said parties of the first
part, their heirs or assigns, or of any other person or persons lawfully claiming or to claim the
same; that the same, all and singular, are free, clear, discharged and unincumbered of and from
all former and other titles, clouds and incumbrances of what nature and kind soever; that the said
parties of the first part, their heirs, executors and administrators, each and every, shall
make, execute and acknowledge such further and other deeds and assurances as by counsel learned
in the law may be considered reasonably proper to effectuate the full intent and meaning of this
instrument.

And the said parties of the first part, for ~~themselves and their~~ heirs, the above
described premises, and every part and parcel thereof, unto the said party of the second part,
its successors and assigns, against the said parties of the first part, and their heirs,
and against all and every person or persons whomsoever lawfully claiming or to claim the same
shall and will warrant and by these presents forever defend.

This alienation is with the joint consent of husband and wife, where that relation exists.
In witness whereof, the said parties of the first part have hereunto set their
hand^s and seal^s each in the presence of two subscribing witnesses.

Signed, sealed and delivered in presence of us:

<u>Margaret Ramsey</u>	} <u>S. J. Owen</u> (Seal)
<u>Nathaniel Washington</u>	
_____	} <u>Kathleen R Owen</u> (Seal)
_____	} _____ (Seal)
_____	} _____ (Seal)



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

WARRANTY DEED.

Drew's Form R. E. 1.

Printed and for sale by
The H. & W. B. Drew Company,
Jacksonville, Fla. 32208.

This Warranty Deed of Conveyance, Executed this 20th day
of April in the year of our Lord one thousand nine hundred and
ten (1910) BY AND BETWEEN S. J. Owen and wife Kathleen-
R. Owen, parties.

of the first part, and Florida East Coast Railway Company, a Florida
corporation, doing business in the State of Florida and the County
of St. Lucie.

of the second part,
Witnesseth, That the said part ies of the first part, for and in consideration of the sum of
One thousand Nine hundred fifty (\$1950.00) DOLLARS
lawful money of the United States of America, to them in hand paid by the said part y
of the second part, at or before the en sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, by these presents do give, grant, bargain, sell, alien, enfeoff, remise,
release, convey and confirm unto the said part y of the second part and its successors what
certain property in the County of St. Lucie and State of Florida,
described as follows: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15, 16, 17, 18, 19, 20, 21, and 22, of Owen's Addition to Fort-
Pierce, St. Lucie, County, Florida, according to the plat recorded
on the 23rd day of February, 1909, in plat book 1 at page 25,
public rec rds of St. Lucie County, Florida. Said property being
and comprising all that part lying west of the Florida East Coast
Railway of Lot 5, and north 175 feet of lot 6 of Tylers subdivision
of lot 4, Section 10, Township 35 South of range 40 east.
Subject however to a certain mortgage for the sum of \$250.00 given
on the 22nd day of April, 1909 by the said parties of the first
part to J. S. Smart, which said mortgage the said second party here-
in assumes and agrees to pay.

It being the intention hereby to convey the same land as
that conveyed to the said S. J. Owen by deed from J. S. Smart
and wife, dated April 12, 1909, and recorded in Book 6 of deeds,
at page 320, Brevard County Records, and the same property as
that conveyed to said J. S. Smart by William F. Richards and
others by deed dated October 29, 1901, and recorded in Book "KK"
at page 221, Brevard County Records.

Also hereby conveying all right, title and interest, rever-
sionary and otherwise, in and to all streets which appear on
the plat of Owen's Addition to Fort Pierce, as recorded in Book
1, at page 25, February 23, 1909, and by any other plat affect-
ing said lots, with the right to said Railway Company to close
and occupy any and all such streets.

S. J. Owen



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning



Francis J. Chinnici
Senior Vice President
Engineering, Mechanical
and Purchasing

March 3, 2015

TO: City of Fort Pierce;
St. Lucie County Fire District;
South Florida Water Management District
St. Lucie County Health Department

RE: Rocla Crosstie Facility

On behalf of Florida East Coast Railway (FEC), we hereby authorize Rocla Concrete Tie, Inc. to act as our agent relative to agency approvals and permits for the above referenced property and project.

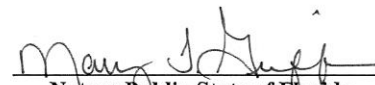
Florida East Coast Railway (FEC)

By:  FRANCIS J. CHINNICI SVP-ENG, MECH & PURCHASING
Signature Print name Title Date
3-18-15

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 18th day of March, 2015 by for Florida East Coast Railway (FEC), who is personally known/provided identification to me on behalf of Florida East Coast Railway (FEC).

[Notary Seal or Stamp]


Notary Public-State of Florida
Print Name: Mary T. Griffin
My Commission Expires: 8/20/18



7150 Philips Highway, Jacksonville, FL 32256
904-279-3119



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning




March 19, 2015

TO: City of Fort Pierce;
St. Lucie County Fire District; and
South Florida Water Management District
St. Lucie County Health Department

RE: **Rocla Crosstie Facility**

On behalf of **Rocla Concrete Tie, Inc.**, we hereby authorize Bill (Rusty) Croley of Rocla Concrete Tie, Inc. and Stefan Matthes P.E. of Culpepper & Terpening, Inc. to act as our agents relative to agency approvals and permits for the above referenced property and project.

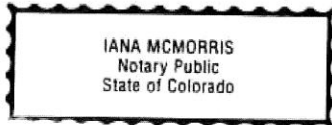
Rocla Concrete Tie, Inc.



By: _____ Peter Urquhart President _____ 3/19/2015
Signature Print name Title Date

STATE OF COLORADO
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 19th day of March, 2015 by Peter Urquhart as a registered agent, for Rocla Concrete Tie, Inc who is personally known/provided identification to me on behalf of Rocla Concrete Tie, Inc.

[Notary Seal or Stamp]




Notary Public-State of Colorado
Print Name: Iana McMorris
My Commission Expires: 05/29/2016

1819 Denver West Drive, Suite 450
Lakewood, CO 80401
Tel (303) 296 3500
www.roclatie.com



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning



Colorado Secretary of State
Date and Time: 11/03/2014 08:50 AM
ID Number: 20031277189
Document number: 20141675046
Amount Paid: \$60.00

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

ID number: 20031277189

Entity name: ROCLA CONCRETE TIE, INC.

Jurisdiction under the law of which the
entity was formed or registered: Texas

1. Principal office street address: 1819 Denver West Dr.
(Street name and number)
Suite 450
Lakewood CO 80401
(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

2. Principal office mailing address:
(if different from above) _____
(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)

3. Registered agent name: (if an individual) URQUHART PETER A.
(Last) (First) (Middle) (Suffix)
or (if a business organization) _____

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address: 1819 Denver West Dr.
(Street name and number)
Suite 450
Lakewood CO 80401
(City) (State) (Postal/Zip Code)

6. Registered agent mailing address:
(if different from above) _____
(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

<u>McMahan</u> <small>(Last)</small>	<u>Desiree</u> <small>(First)</small>	<u>M.</u> <small>(Middle)</small>	<u></u> <small>(Suffix)</small>
<u>1819 Denver West Dr.</u> <small>(Street name and number or Post Office Box information)</small>			
<u>Suite 450</u>			
<u>Lakewood</u> <small>(City)</small>	<u>CO</u> <small>(State)</small>	<u>80401</u> <small>(Postal/Zip Code)</small>	
<u></u> <small>(Province – if applicable)</small>	<u>United States</u> <small>(Country – if not US)</small>		

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.



OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

ROCLA CONCRETE TIE, INC.

is an entity formed or registered under the law of **Texas** has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20031277189.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/16/2015 that have been posted, and by documents delivered to this office electronically through 03/17/2015 @ 09:17:20.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 03/17/2015 @ 09:17:20 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 9126697.



Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Confirmation Page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click Business Center and select "Frequently Asked Questions."

CERT_GS_F Revised 08/20/2008



**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**

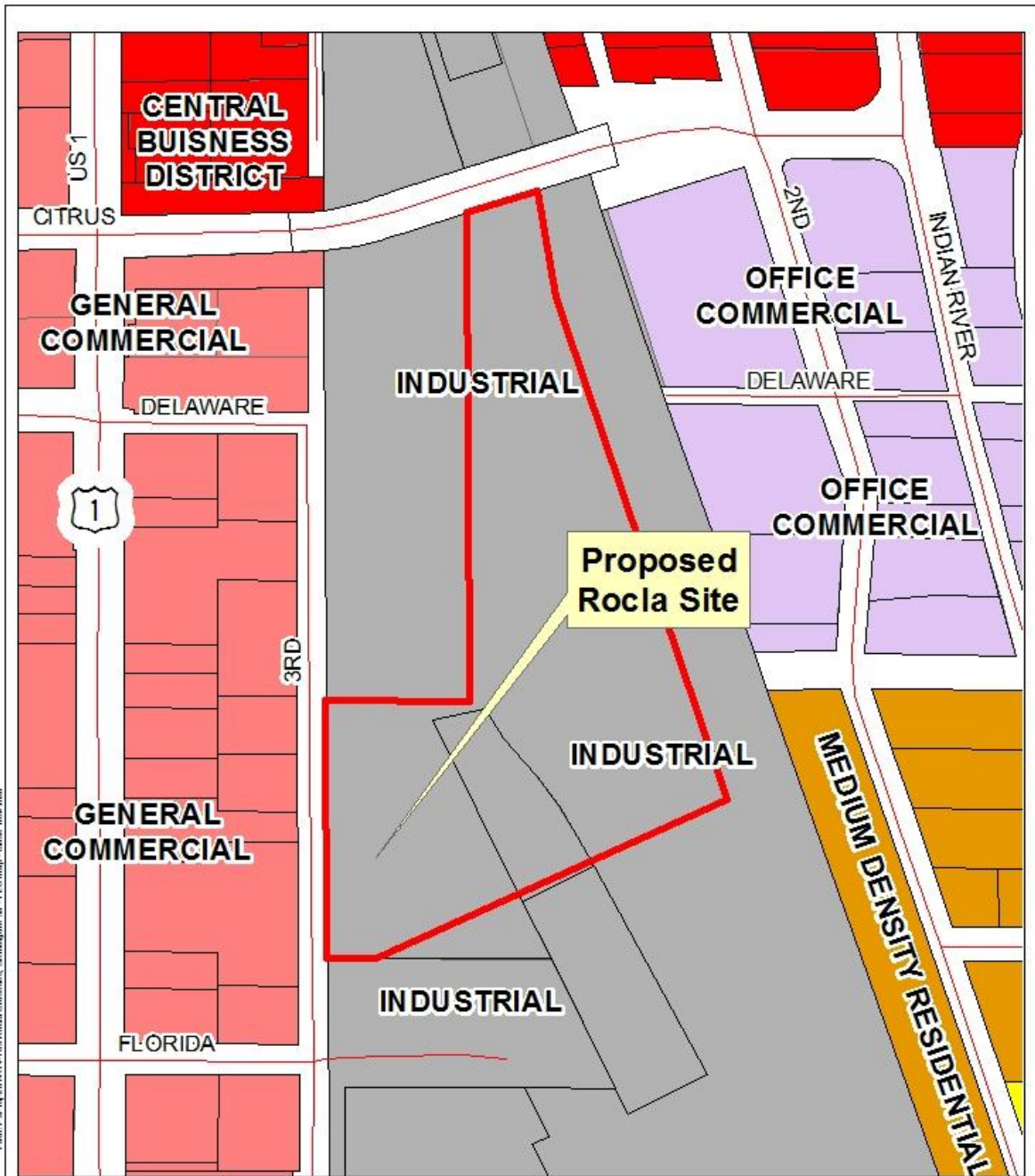


Public File No. 201414-000 Florida Commission on Manpower - www.coma.org

<p>Proposed -- Roclafacility Cross Ties Ft. Pierce - Manufacturing Facility</p> <p>Legend</p> <p> Petition Site</p>		<p>Exhibit - 1a</p> <p>Location Map (wide view)</p> <p>C.J. PETERS & TERPINS, INC. GENERAL CONTRACTORS • LAND DEVELOPERS</p>
<p>1 in = 0.05 mi.</p>		



ROCLA CROSS TIE FACILITY
Petition for Change in Zoning

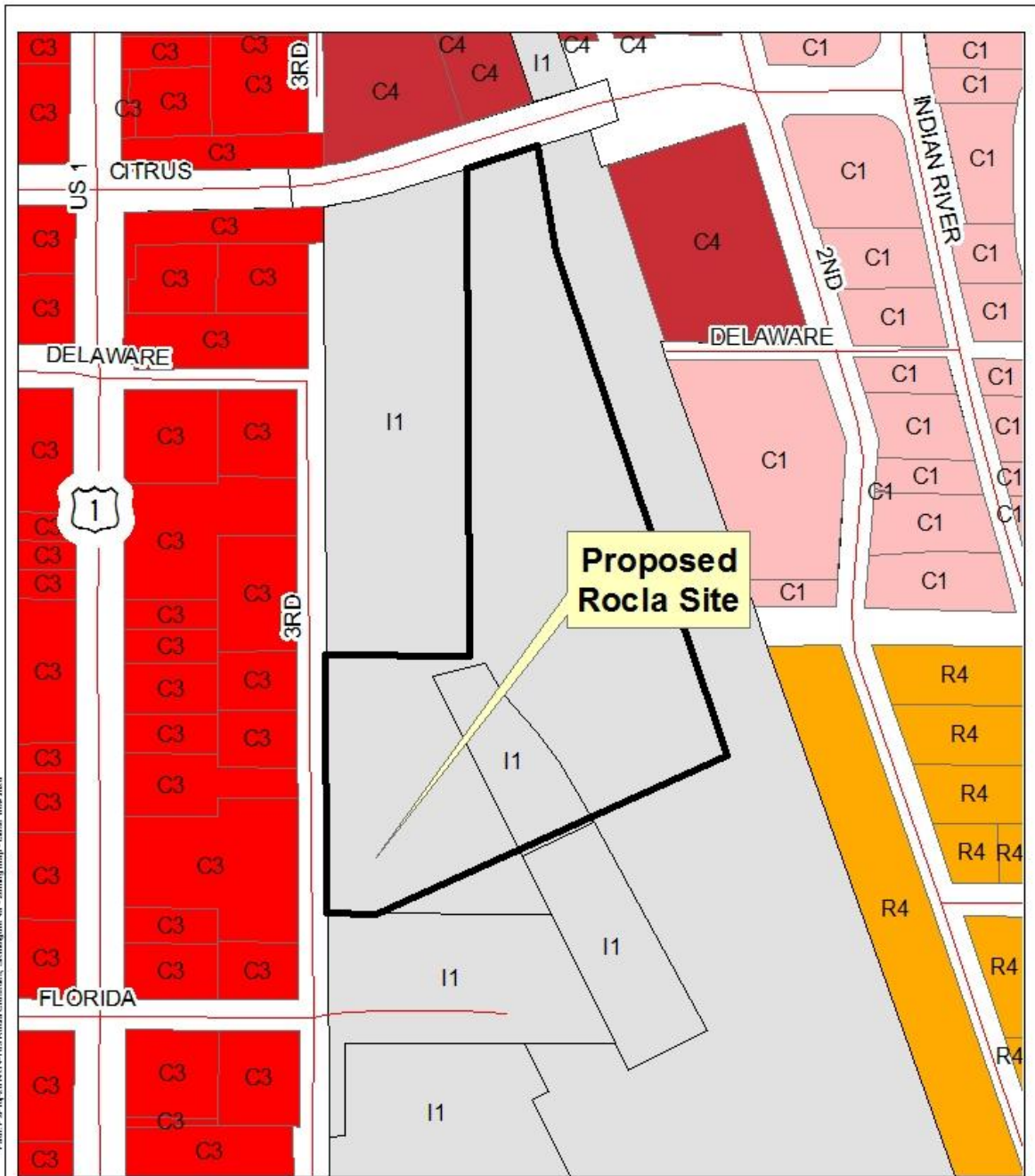


Public: P:\Proj\2014\14-000\Roads\ComPlan_3a_Maps\3a - Future - show view.mxd

Proposed -- Roca Cross Ties Ft. Pierce - Manufacturing Facility			Exhibit - 3a Future Land Use (close view)				
Legend Petition Site	Land Use Classifications <table border="0"> <tr> <td> CBD</td> <td> RME</td> </tr> <tr> <td> CG</td> <td> I</td> </tr> </table>		CBD	RME	CG	I	1 in = 200 feet
CBD	RME						
CG	I						



**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**

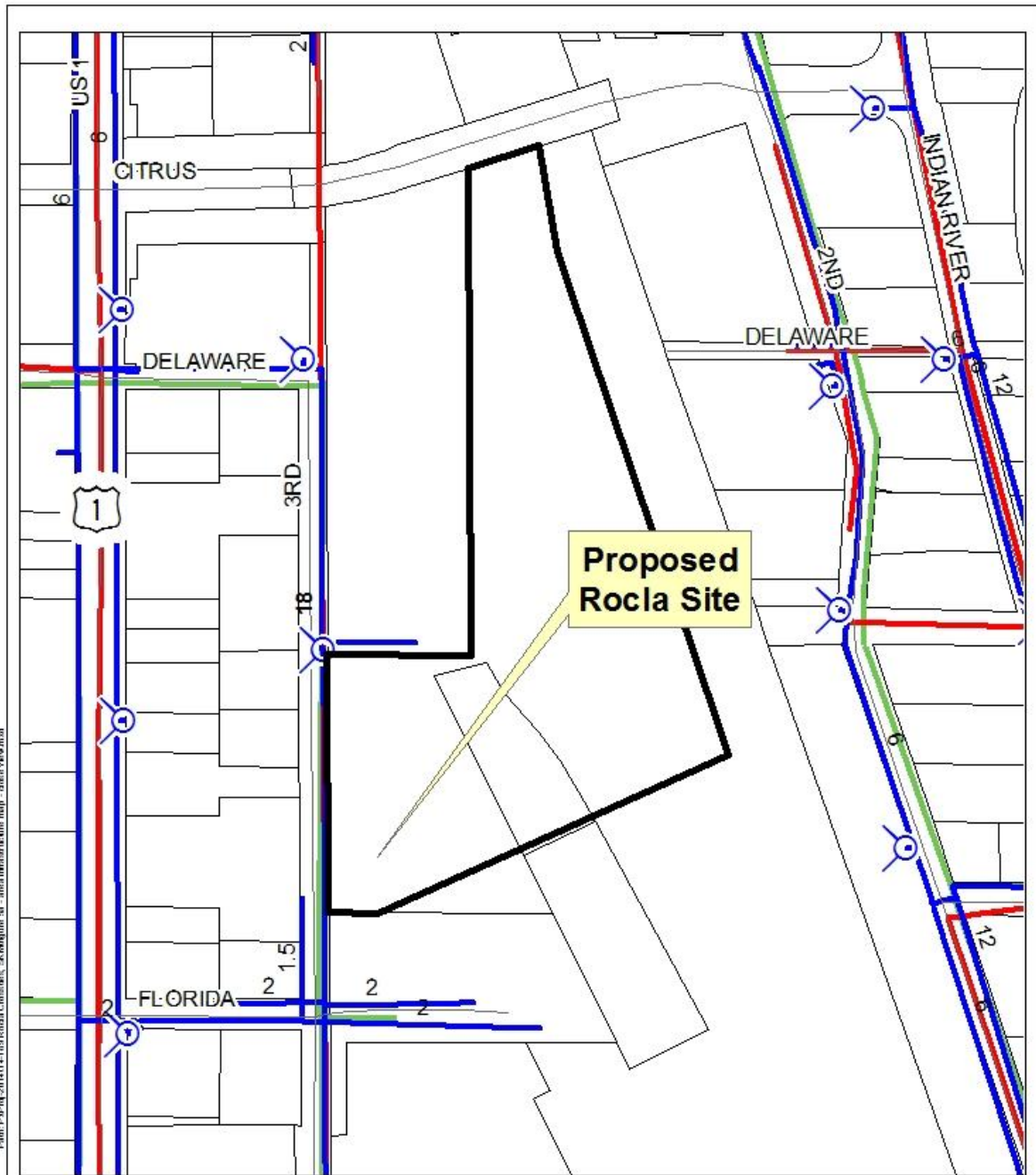


Public File # 201414-000 Florida Council on Governmental Services - zoning map - close view.mxd

Proposed -- Rocla Cross Ties Ft. Pierce - Manufacturing Facility				Exhibit - 4a	
Legend				Area Zoning (close view)	
Petition Site					
Area Zoning Classifications					
I1	C3	C1			
C4	R4				
			1 in = 200 feet		



**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**



Path: P:\Proj\2014\14-003\FtPierce\CrossTies\SRM\Map\3a - area infrastructure map - close view.mxd

<p align="center">Proposed -- Roca Cross Ties Ft. Pierce - Manufacturing Facility</p>				<p align="center">Exhibit - 5a Area Infrastructure (close view)</p> <p align="center">C.J. PETERS & TERPINS, INC. GENERAL ENGINEERING AND SURVEYING</p>
<p>Legend</p> <ul style="list-style-type: none"> ftou - lift stations ftou - fire hydrants ftou - water mains ftou - sewer force main ftou - gravity sewer ftou - gas mains Petition Site 				
			<p>1 in = 200 feet</p>	



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SECTION IV

PETITION FOR CHANGE IN ZONING TO PLANNED DEVELOPMENT (PD) ZONING DISTRICT

GENERAL STANDARDS FOR PD APPROVAL

(b) 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.

The proposed Rocla Crosstie Planned Development District (PD-Rocla), is to be used for industrial purposes consistent with the petition properties Future Land Use designation of I (Industrial). The non-residential FAR intensity of the proposed development site does not exceed 1.5, as described in Policy 1.1.2 of the Future Land Use Element of the City's Comprehensive plan. There is no residential density assigned to this property

- (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.

The proposed perimeter setbacks for the proposed Rocla Crosstie Planned Development District (PD-Rocla) are as follows:

- Front (South 3rd Street): 15 feet
- Side: 15 feet
- Rear: 0 feet

These setbacks are all greater than the surrounding minimum property setbacks.



- (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.**

The proposed Rocla Crosstie Planned Development District (PD-Rocla) site totals 7.18 acres (more or less). Total open space on this site totals just under 64,000 square feet, or 20.0% of the overall project site. There is no area of the project site defined as “aquatic area.”

- (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.**

Except as otherwise addressed through this Planned development submission, the proposed Rocla Crosstie Planned Development District (PD-Rocla) will comply with all applicable City codes and standards.

- (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.**

The proposed Rocla Crosstie Planned Development District (PD-Rocla) will provide all required easements necessary for the orderly extension and maintenance of public utilities and/or other special needs associated with the proposed development plan. The conveyance of all required easements will be done concurrent with application for local building permits.

- (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.**

The proposed Rocla Crosstie Planned Development District (PD-Rocla) will be constructed in one phase.

- (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.**

The proposed Rocla Crosstie Planned Development District (PD-Rocla) will comply with sign standards as set out in Chapter 15 of the City of Ft. Pierce Code of Ordinances, except as follows:

Sign Regulation.

(a) On-Premises Signs (General):

1.) Wall Signs:

- a. Shall not extend more than eighteen (18) inches from the wall or facade of the building to which they are attached.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

- b. Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.
- c. Shall be located on the main street wall face of the establishment or building they identify except that up to fifty (50) per cent of such permitted sign area may be located on other wall faces.
- d. Shall be adequately constructed and securely anchored in accordance with the requirements of Chapter 23 of the Standard Building Code.

2.) Projecting Signs:

- a. Not permitted

3.) Ground Signs:

- a. Maximum Height - fifteen (15) feet.
- b. Ground Signs shall not be located less than five (5) feet from any public right-of-way line, adjacent property line, or structure.
- c. Ground Signs shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicular driveway.
- d. Ground Signs shall be adequately constructed and securely anchored in accordance with the requirements of the Florida Building Code.
- e. Ground Signs shall have a landscaped area around the base of the sign which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of less than twelve (12) inches.
- f. Ground Signs shall conform to the clear vision areas of Section 22-53 of the City of Ft. Pierce Code of Ordinances, with support structures limited to a maximum two (2) feet in diameter.

(b) Permitted temporary signs.

1.) Construction project signs. Construction project signs:

- a. Shall be limited to one sign per active construction project.
- b. Shall not exceed 64 square feet in sign area.
- c. May contain the name of the project, contractor, subcontractor, architect, developer, supplier or financial institution.
- d. Shall not be erected prior to the issuance of a building permit and shall be removed prior to the issuance of a certified of occupancy.
- e. Shall not be illuminated.

(c) Permitted permanent signs.

- 1) One wall sign, which shall not exceed a sign area equal to twenty (20) per cent of the total wall face area fronting on the main street.
- 2) One ground sign, which shall not exceed a sign area equal to 1 square foot for 2 feet of main street frontage, up to a maximum of 100 square feet of sign area.
- 3) Directional signs, which shall not exceed six (6) square feet in sign area, may be installed as needed.



(d) Permit Procedures.

- 1) All sign permitting shall be consistent with the provisions of Section 15-9, Ft. Pierce City Code of Ordinances, as may be amended.

(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.

To be determined.

(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.

Position acknowledged.

[go to next page]



(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.**

The proposed *Rocla Crosstie Planned Development District* (PD-Rocla) is for the purpose of constructing a concrete railroad tie manufacturing facility, that will be located on a 7.18 acre tract of land owned by the Florida East Coast Railroad (FEC) (Parcel ID 2410-805-0005-000-1 (part of) and 2410-811-0001-030-1), and subject to lease agreement with Rocla Concrete Tie, Inc. The proposed manufacturing facility will be located along the east side of South 3rd Street, just south of the Citrus Avenue overpass, between the existing CEMEX/Rinker Concrete production plant and the existing FEC Ft. Pierce Terminal.

The proposed site will be situated such that the buildings will occupy the southwest section of the property, with the eastern portion of the property, the area adjacent to the FEC rail tracks, used for the short term storage of completed rail crosstie product. The completed rail ties will be shipped from the Rocla facility, via the FEC rail tracks, to service locations throughout the Southeast United States.

The subject parcel can be best described as being, an impacted urban site that has been altered from previous activity. The site has been previously disturbed and there are no remaining native ecosystems on the site. There are no wetlands or significant topographic features on the subject site.

The proposed manufacturing buildings will be prefabricated, metal buildings, with an aesthetic façade along its western exposures. This primary manufacturing building will house all of the mechanical components of the manufacturing process and will be soundproofed to ensure compliance with the City's noise control regulations. There will also be a small office building that will accommodate the administrative support services for this new manufacturing activity. The manufacturing building will have an overall dimension of 90' wide by 220' long, and will have a maximum height of 38' at its peak. The maximum height of the materials storage bin is 50 feet.

Raw materials will be primarily shipped to the project site via truck, however from time to time and depending on production needs, rail side delivery may also be used. The FEC will construct/upgrade a separate rail spur to the Rocla site, specifically for the limited transport of materials into and export/shipping out of the final product. The finished product from this facility is intended for heavy rail use and the most effective way to transport this material to the various localities where they are needed is, by rail. Vehicular access to the proposed manufacturing facility will be from an existing driveway along/onto South 3rd Street. This existing turnouts and driveway widths are adequate to provide access for large vehicles entering and exiting the site.



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Petition for Change in Zoning

The proposed development site will provide the required setbacks for the proposed activity. The perimeter will be landscaped as required by the City Codes. The proposed administrative office structure will be landscaped with palms and foundation hedging.

- 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.**

The petition property is owned by the Florida East Coast railroad, and will be subject to a lease with the Rocla Concrete Tie, Inc.

- 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.**

Site construction is expected to begin in late summer/fall 2015.

The proposed *Rocla Crosstie Planned Development District (PD-Rocla)* will be constructed in one phase.

The following design elements have been integrated into the building and site designs to buffer offsite views, internal noise generation, and to give the project curb appeal, and visual identity as a City landmark building.

- Architecturally embellished Pre-Engineered Metal Building.
- Building will have an industrial appearance to compliment with adjacent structures, while enhancing the overall street frontage.
- Utilize light blue metal siding and roofing to soften the mass of the structure against the sky and horizon.
- Artisan cement panels at entrance gate.
- Varying height masonry base knee walls with stucco face and reveal marker control joints at both the Admin Office Building and main Manufacturing Building.
- Decorative geometric ceramic tile in-lays in color to complement the Owner's signage panel.
- Decorative chippendale aluminum grilles to create positive relief from the large flat facade facing West.
- Building overhangs will be bracketed with decorative aluminum columns at West Elevations.
- Two color stucco base knee wall.
- Garden fence of masonry and stucco to unify the two buildings at the West Elevation, control sound transmission and create a progression of vertical scale as a transitional space and focal entry adjacent to the interior courtyard.
- Tall 3-level palms framing the West building facade corners to scale down the verticality of the main building.
- Landscaping at base of garden fence to reduce heat island effect and add 3rd color element to composition.



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

- Perimeter and interior landscaping with trees and shrubs to shade the site and help with site acoustics.

- 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).**

Total Number and Type of Dwelling Units;				N/A
Parcel Sizes;				7.18 acres
Proposed Lot Coverage Of Buildings And Structures;				
	<u>% of site</u>	<u>acreage</u>	<u>sq feet</u>	<u>% of site</u>
Buildings		0.45	19,475	6%
Roadways/Parking		1.22	53,175	17%
Other		0.37	16,226	5%
Open Space		1.47	63,951	20%
Laydown storage		2.95	128,587	41%
Dry Detention		0.72	31,272	10%
Totals		7.18	312,686	100%

(all areas are approximate and are subject to change as part of final construction designs.)

Residential Gross Densities;	N/A
Total Amount of Open Space;	1.47 acres
Total Amount of Nonresidential Acreage	
Commercial	0 acres
Industrial	7.18 acres

- e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.**

None.

- g. 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.**

None.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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SECTION V

PETITION FOR CHANGE IN ZONING TO PLANNED DEVELOPMENT ZONING DISTRICT

SITE PLAN

- a. **The existing site conditions, shorelines, flood plains, unique natural features and forest cover.**

The subject parcel can be best described as an impacted urban site that has been altered from previous activity. The site has been previously disturbed and there are no remaining native ecosystems on the site.

The predominant vegetation found on the site is Brazilian Pepper with a scattering of cabbage palm, together with vines and herbaceous weeds. No significant native trees exist on the site.

There are no wetlands or significant topographic features on the subject site.

The project site is located in Flood Zone X, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0179J dated February 16, 2012.

- b. **A landscape and irrigation plan per [chapter 22-59](#) LDC.**

See attached graphics.

- c. **Proposed lot lines and other divisions of land for management, use or allocation purposes.**

See attached graphics. The subject site (lease area) is not proposed to be further divided or platted.

- d. **The location, size and height of present and proposed buildings and structures.**

See attached graphics. There are no existing buildings or structures on the proposed development site.

The proposed manufacturing buildings will be prefabricated, metal buildings, with an aesthetic façade along its western exposures. This primary manufacturing building will house all of the mechanical components of the manufacturing process and will be soundproofed to ensure compliance with the City's noise control regulations. There will also be a small office building that will accommodate the administrative support services for this new manufacturing activity. The manufacturing building will have an overall dimension of 90' wide by 220' long, and will have a maximum height of 38' at its peak. The maximum height of the materials storage bin is 50 feet.

- 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.**

See attached graphics. A ten-foot (10') right-of-way reservation has been provided along the east side of South 3rd Street for future uses by the City of Ft. Pierce



- f. **The existing and proposed vehicular circulation system, including off-street parking and loading areas.**

See attached graphics.

- 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.**

See attached graphics.

- h. **The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.**

See attached graphics.

- 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.**

See attached graphics.

- 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.**

See attached graphics.

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

There are no areas of existing wetlands, proposed preservation or conservation areas on the proposed development site.

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

The historic native ecosystem is no longer present on the site. The predominant vegetation is that typically found on impacted areas and consists primarily of Brazilian Pepper. Cabbage Palm are randomly found on the site together with vines and herbaceous weeds. No significant native trees exist on the site.

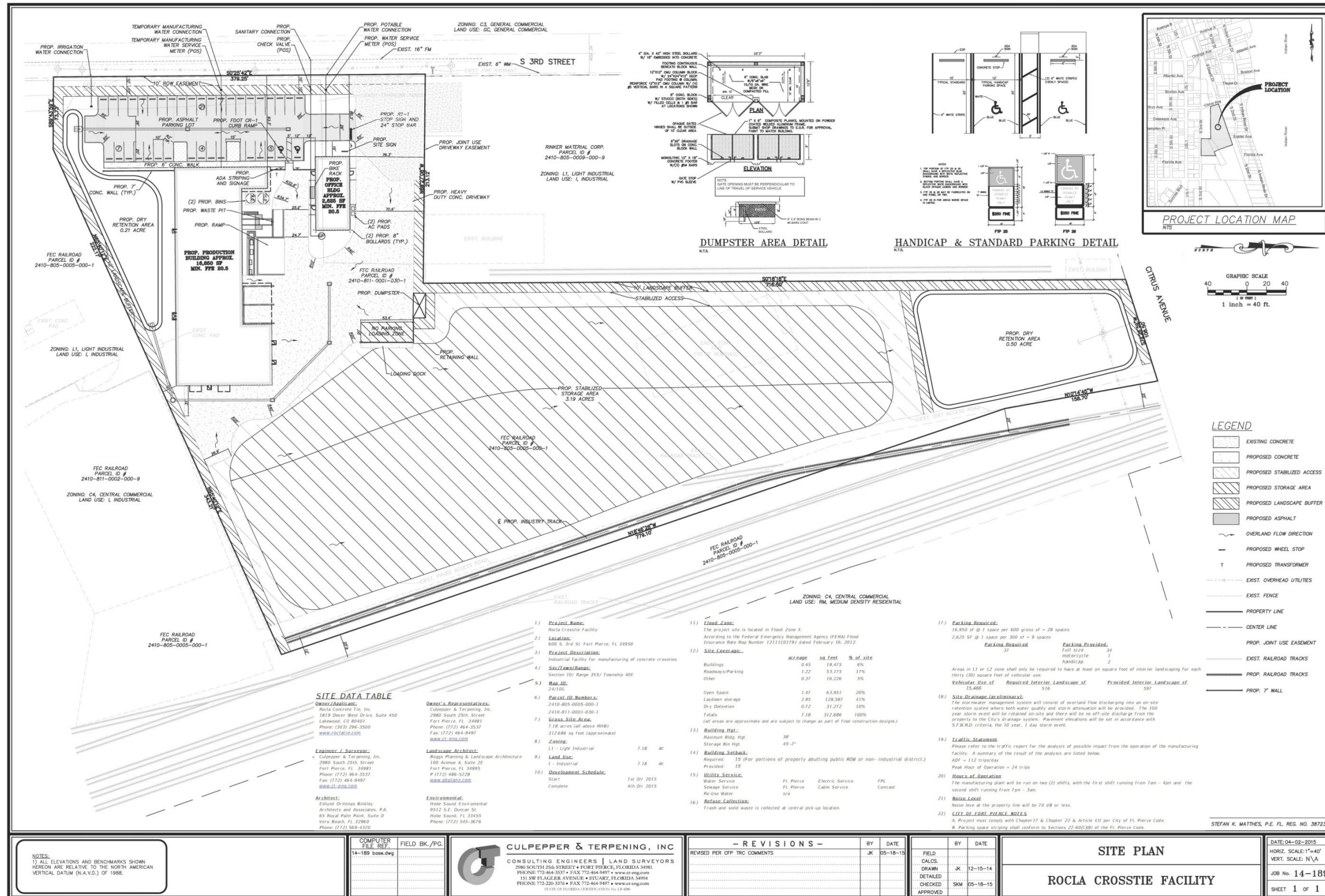
As part of the environmental review of this site, one Gopher Tortoise has been located and as part of the development of the property, will be relocated to a new offsite location.

There are no wetlands or significant topographic features on the subject site.

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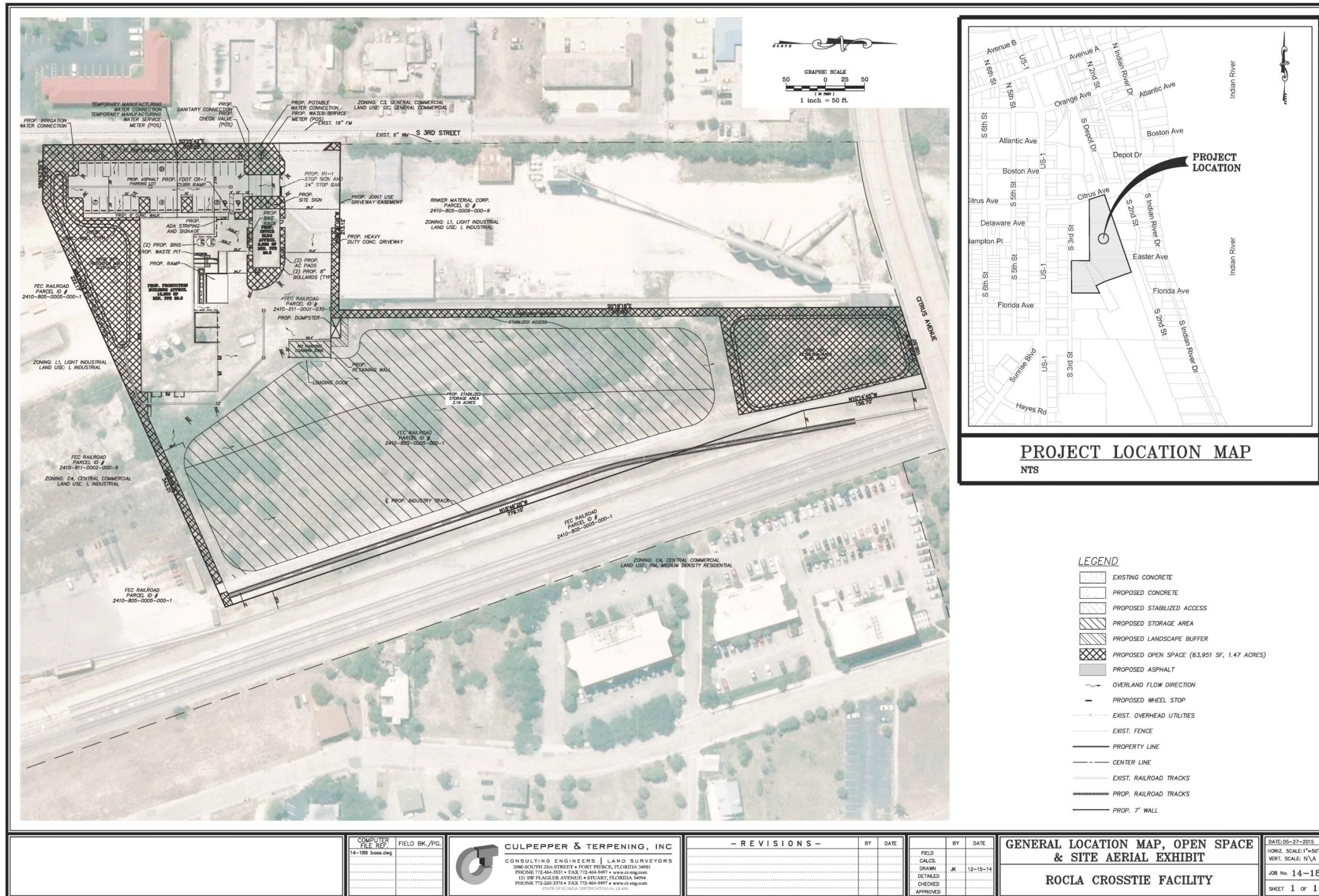
ROCLA CROSSSTIE FACILITY
Petition for Change in Zoning



May 27, 2015

Underline is for Addition from prior submission
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ROCLA CROSS TIE FACILITY
Petition for Change in Zoning



May 27, 2015

Underline is for Addition from prior submission
~~Strike-Through~~ is for Deletion from prior submission

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CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE: 772-464-3537 • FAX: 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE: 772-220-3376 • FAX: 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION NO. 18,842

- REVISIONS -		BY	DATE

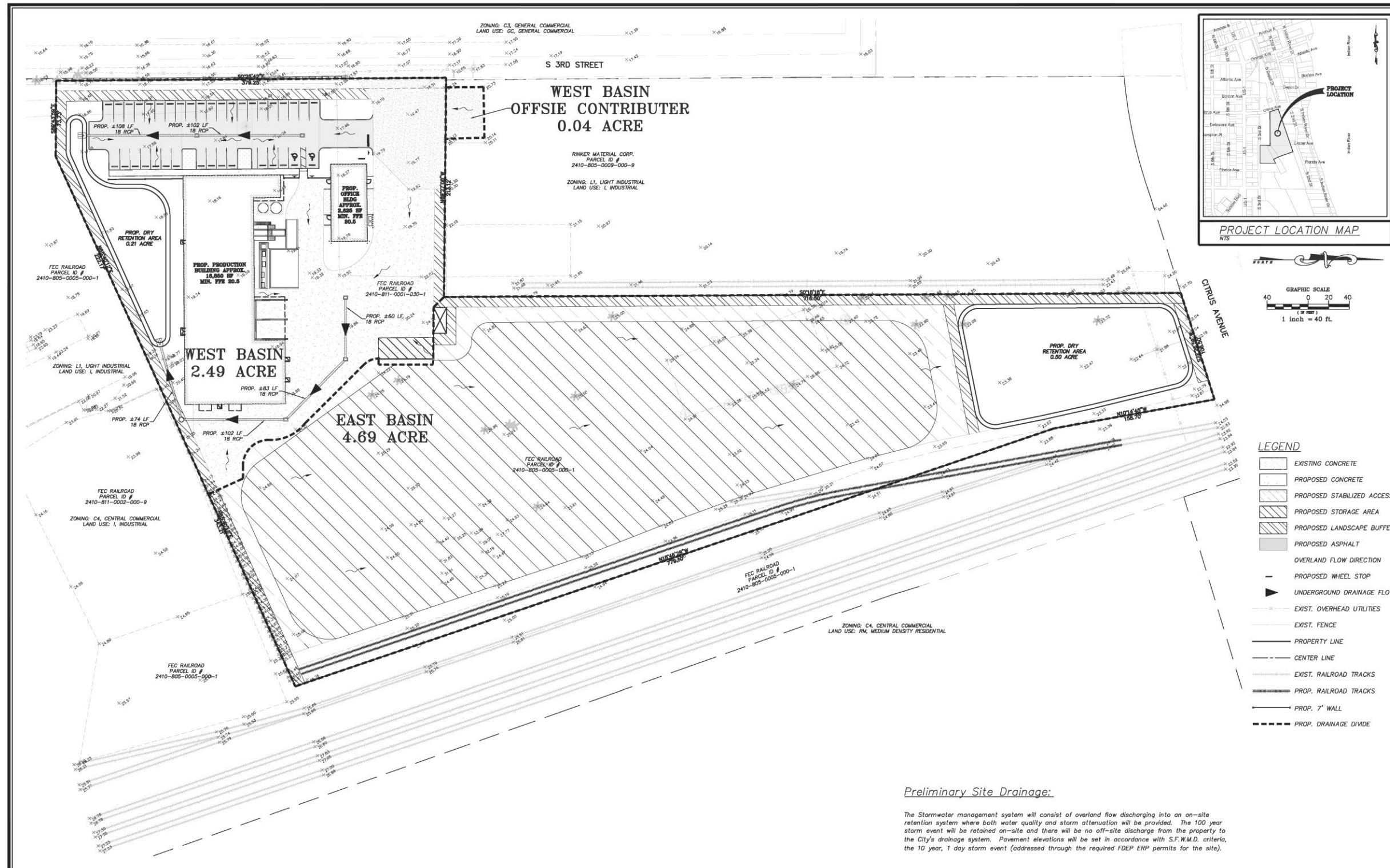
FIELD	BY	DATE
CALCS.		
DRAWN		12-15-14
DETAILED		
CHECKED		
APPROVED		

**GENERAL LOCATION MAP, OPEN SPACE
& SITE AERIAL EXHIBIT**

ROCLA CROSS TIE FACILITY

DATE: 05-27-2015
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 14-189
SHEET 1 of 1

ROCLA CROSSTIE FACILITY
Petition for Change in Zoning



Preliminary Site Drainage:

The Stormwater management system will consist of overland flow discharging into an on-site retention system where both water quality and storm attenuation will be provided. The 100 year storm event will be retained on-site and there will be no off-site discharge from the property to the City's drainage system. Pavement elevations will be set in accordance with S.F.W.M.D. criteria, the 10 year, 1 day storm event (addressed through the required FDEP ERP permits for the site).

COMPUTER FILE REF. 14-189_bom.dwg	FIELD BK./PG.	CULPEPPER & TERPENING, INC. CONSULTING ENGINEERS LAND SURVEYORS 2980 SOLYTH 25th STREET • FORT PIERCE, FLORIDA 34981 PHONE: 772-464-5537 • FAX: 772-464-9497 • www.ct-eng.com 131 SW FLAGLER AVENUE • STUART, FLORIDA 34994 PHONE: 772-226-3376 • FAX: 772-464-9497 • www.ct-eng.com <small>STATE OF FLORIDA CERTIFICATION NO. 18,148</small>	- REVISIONS -		BY	DATE	CONCEPTUAL DRAINAGE PLAN ROCLA CROSSTIE FACILITY	DATE: 05-27-2015
								HORIZ. SCALE: 1"=40' VERT. SCALE: N/A JOB No. 14-189 SHEET 1 of 1

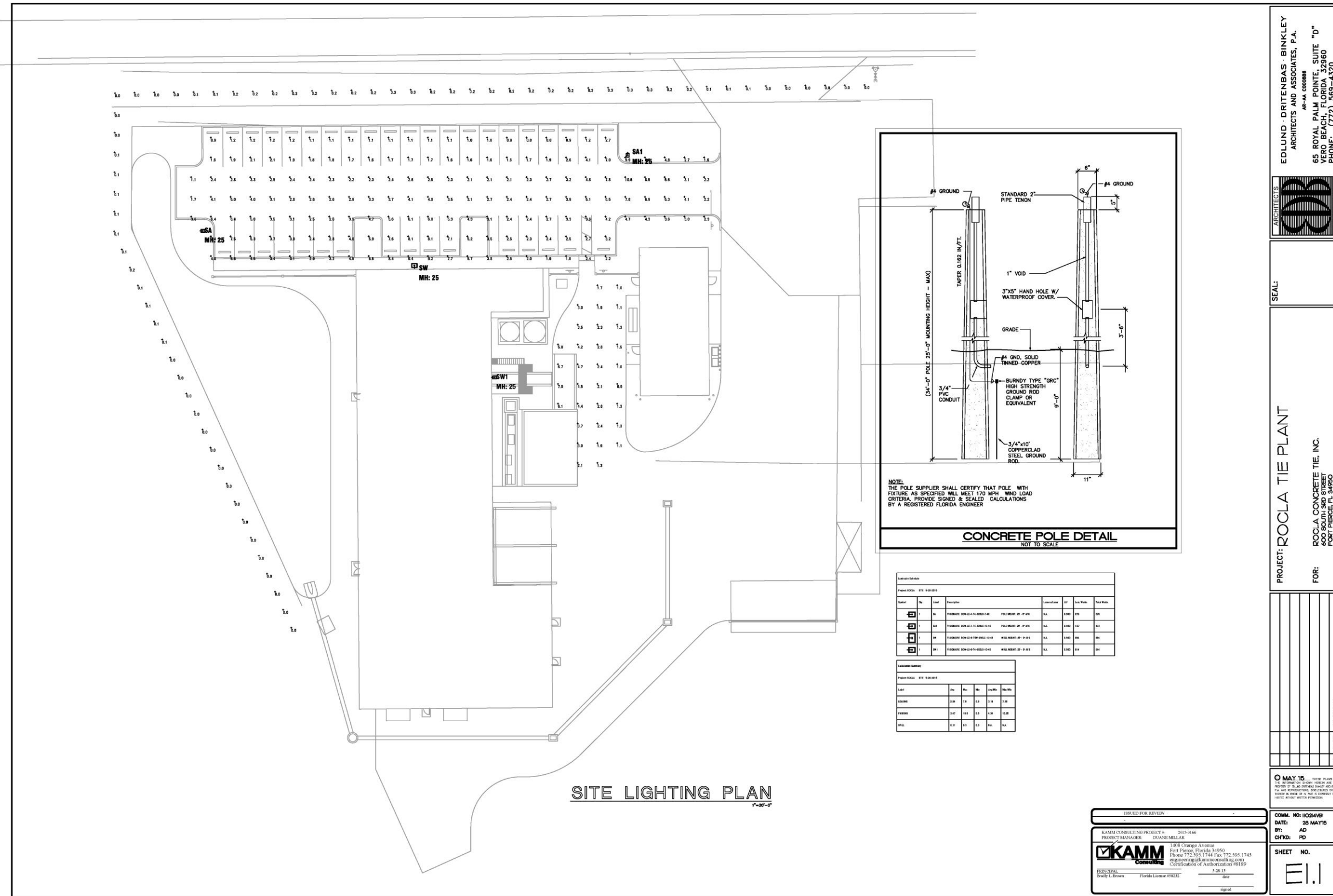


May 27, 2015

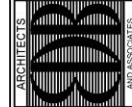
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CT File No.: 14-189

Underline is for Addition from prior submission
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ROCLA CROSS TIE FACILITY
Petition for Change in Zoning



EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 0000088
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: ROCLA TIE PLANT
FOR: ROCLA CONCRETE TIE, INC.
600 SOUTH 3RD STREET
FORT PIERCE, FL 34950

REVISIONS

NO.	DATE	REVISIONS

MAY 15

COMM. NO: IC24V8
DATE: 28 MAY 15
BY: AD
CHKD: PD

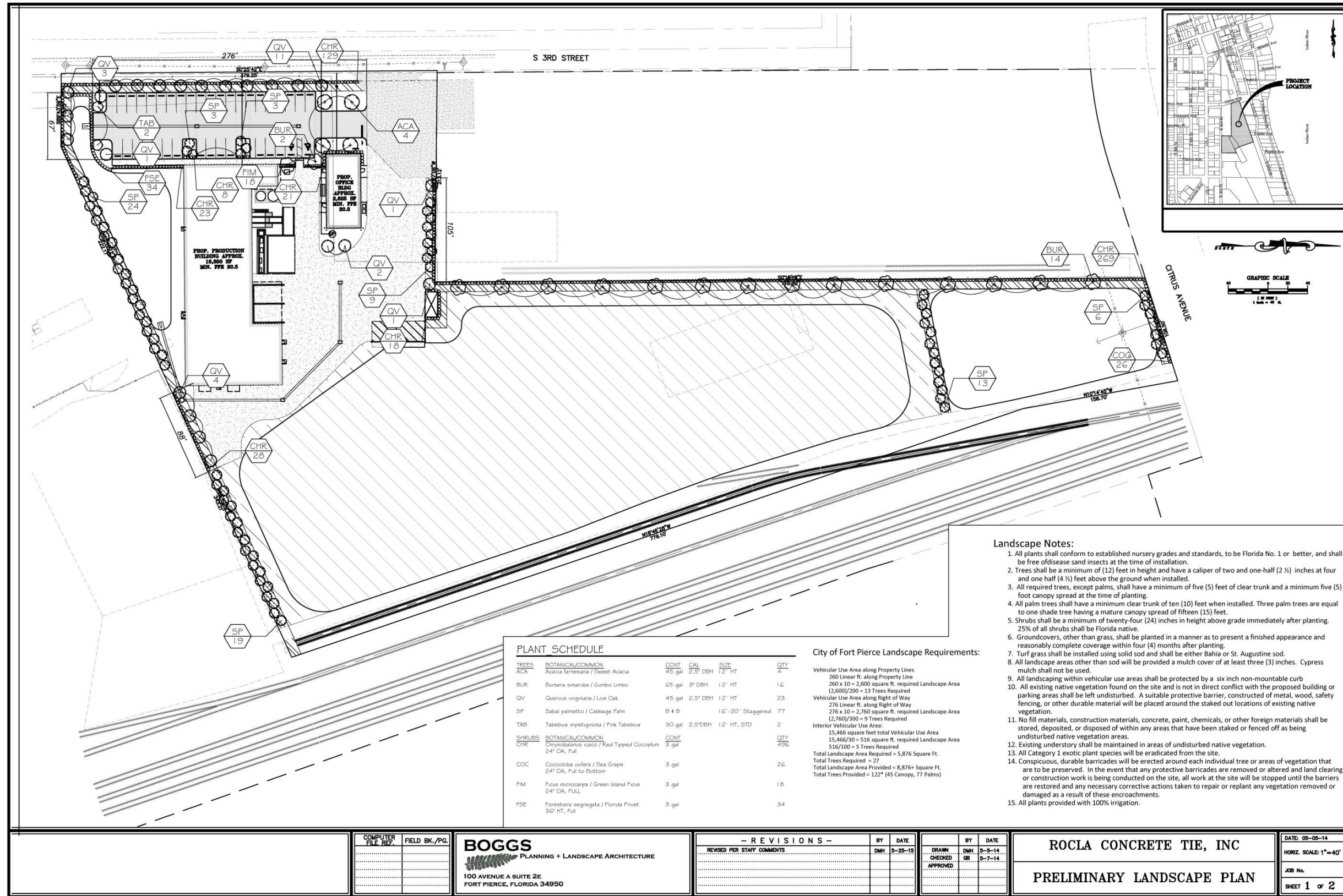
SHEET NO. 11



May 27, 2015

Underline is for Addition from prior submission
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ROCLA CROSS TIE FACILITY
Petition for Change in Zoning



- Landscape Notes:**
- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
 - Trees shall be a minimum of 12 feet in height and have a caliper of two and one-half (2 1/2) inches at four and one half (4 1/2) feet above the ground when installed.
 - All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
 - All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
 - Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting. 25% of all shrubs shall be Florida native.
 - Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
 - Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
 - All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
 - All landscaping within vehicular use areas shall be protected by a six inch non-mountable curb
 - All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
 - No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
 - Existing understorey shall be maintained in areas of undisturbed native vegetation.
 - All Category 1 exotic plant species will be eradicated from the site.
 - Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
 - All plants provided with 100% irrigation.

PLANT SCHEDULE

TREES	BOTANICAL/COMMON	CONT	CA	SIZE	QTY
ACA	Acacia lamoriana / Sweet Acacia	45 gal	2 1/2" DBH	12' HT	4
BUR	Bursera simaruba / Gumbo Limbo	45 gal	3" DBH	12' HT	16
QV	Quercus virginiana / Live Oak	45 gal	2.5" DBH	12' HT	23
SP	Sabal palmetto / Cabbage Palm	B & B	16"-20" Staggered		77
TAB	Tabebuia impetiginosa / Pink Tabebuia	30 gal	2.5" DBH	12' HT, STD	2
SHRUBS	BOTANICAL/COMMON	CONT			QTY
CHR	Chrysobalanus icaco / Red Tipped Coccoloba	3 gal			43%
COC	Coccoloba uvifera / Sea Grape	3 gal			26
FIM	Ficus microcarpa / Green Island Ficus	3 gal			18
FSE	Forestiera segragata / Florida Privet	3 gal			34

City of Fort Pierce Landscape Requirements:

Vehicular Use Area along Property Lines
260 Linear ft. along Property Line
260 x 30 = 7,800 square ft. required Landscape Area
(2,600/200 = 13 Trees Required)

Vehicular Use Area along Right of Way
276 Linear ft. along Right of Way
276 x 30 = 8,280 square ft. required Landscape Area
(2,760/300 = 9 Trees Required)

Interior Vehicular Use Area:
15,466 square feet total Vehicular Use Area
15,466/30 = 516 square ft. required Landscape Area
516/100 = 5 Trees Required

Total Landscape Area Required = 5,876 Square Ft.
Total Trees Required = 27
Total Landscape Area Provided = 8,876 Square Ft.
Total Trees Provided = 122* (45 Canopy, 77 Palms)

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

- REVISIONS -

REVISION PER STAFF COMMENTS	BY	DATE
	DMH	5-25-15

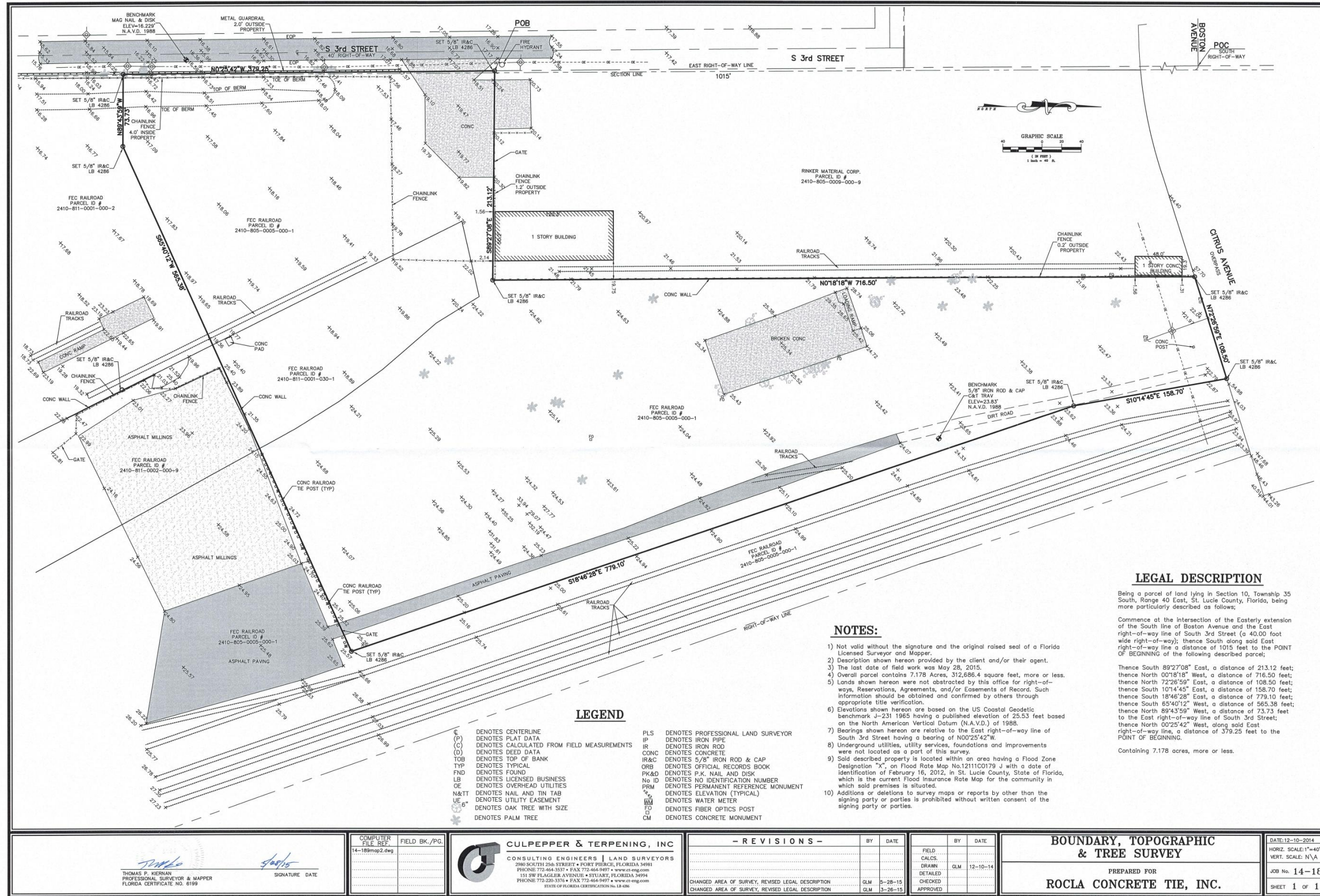
DRAWN	BY	DATE
DMH	DMH	5-5-14
CHECKED	GB	5-7-14
APPROVED		

ROCLA CONCRETE TIE, INC
PRELIMINARY LANDSCAPE PLAN

DATE: 05-05-14
HORIZ. SCALE: 1"=40'
JOB No.
SHEET 1 of 2



ROCLA CROSS TIE FACILITY
Petition for Change in Zoning



P:\Proj\2015\14-189\Rocla Concrete Tie\14-189map.dwg, 5/20/2015 9:42:00 AM

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

5/20/15
SIGNATURE DATE

COMPUTER FILE REF.
14-189map.dwg

FIELD BK./PG.

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE: 772-464-1357 • FAX: 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE: 772-220-3751 • FAX: 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB-098

- REVISIONS -		BY	DATE
CHANGED AREA OF SURVEY, REVISED LEGAL DESCRIPTION	QLM	5-28-15	
CHANGED AREA OF SURVEY, REVISED LEGAL DESCRIPTION	QLM	5-26-15	

FIELD CALCS.	BY	DATE
DRAWN	QLM	12-10-14
DETAILED		
CHECKED		
APPROVED		

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PREPARED FOR
ROCLA CONCRETE TIE, INC.

DATE: 12-10-2014
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A
JOB No. 14-189
SHEET 1 OF 1



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning



FOLLANSBEE STEEL SIDING:
AEGEAN BLUE



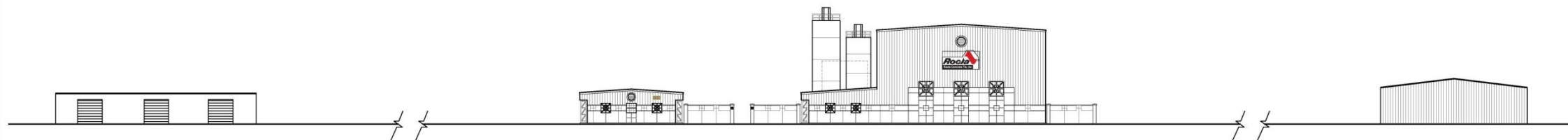
PPG PAINTS: STONINGTON
416-4



PPG PAINTS: MOUNTAIN GRAY
416-1

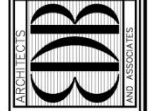


RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



SITE CONTEXT ELEVATION
SCALE: 1" = 20'

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
ARCHITECTS
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32986
PHONE: (772) 569-4320



SEAL:

PROJECT: ROCLA TIE PLANT

FOR: ROCLA CONCRETE TIE, INC.
600 SOUTH 300 STREET
PORT PIERCE, FL 34950

NO.	DATE	REVISIONS

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COMM. NO: B024VB
DATE: 24 MAR 15
BY: AD
CHKD: PD

SHEET NO.
DR-2
OF TWO



SECTION VI

PETITION FOR CHANGE IN ZONING TO PLANNED DEVELOPMENT ZONING DISTRICT

ENVIRONMENTAL ASSESSMENT

[go to next page]

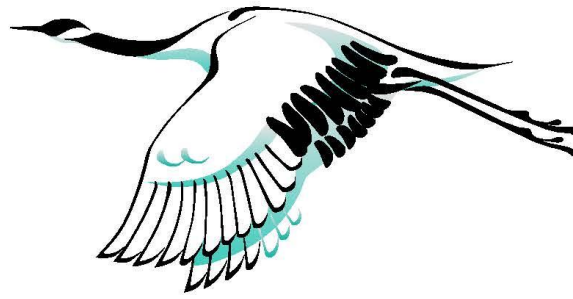


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**ROCLA CONCRETE TIES, INC.
SOUTH 3RD STREET
CITY OF FORT PIERCE, FLORIDA**

Environmental Assessment
April 2015



Prepared for:

Mr. Rusty Croley, Vice President
Rocla Concrete Ties, Inc.
1819 Denver West Drive, Suite 450
Lakewood, CO. 80401
c/o Stefan K. Matthes, P.E.
Culpepper & Terpening, Inc.
Fort Pierce, FL.
(772) 464-3537

Prepared by:

Hobe Sound Environmental Consultants, Inc.
9512 SE Bridge Road
Hobe Sound, FL 33455
(772) 545-3676, Cell: (772) 260-0857
E-mail: bohhsenv@gmail.com



**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**

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**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

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NOTE: This Report, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and Client for which it was prepared. Reuse of and improper reliance on this Report without written authorization and adaptation by Hobe Sound Environmental Consultants, Inc. shall be without liability to Hobe Sound Environmental Consultants, Inc.



**ENVIRONMENTAL ASSESSMENT REPORT
ROCLA CONCRETE TIES, INC.**

1.00 INTRODUCTION

The following Environmental Assessment Report of the Rocla Concrete Ties, Inc. project site has been prepared by Hobe Sound Environmental Consultants, Inc. (HSE). The project site consists of approximately 7.547 acres of land located south of Citrus Avenue, east of South 3rd Street, north of Florida Avenue and west of the Florida East Coast Railway tracks (Figures 1, 2 and 3 of 13). The project site is located at Latitude 27°26'30.923" and Longitude -80°19'25.462" in Section 10, Township 35S, Range 40E, City of Fort Pierce, Florida.

The purpose of this report is to provide the methodologies and findings of a scientific environmental assessment of the project site. This report addresses the following environmental issues: protected species, wildlife, vegetative communities, wetlands, soils, and topography. The report is based on field data collected on date(s).

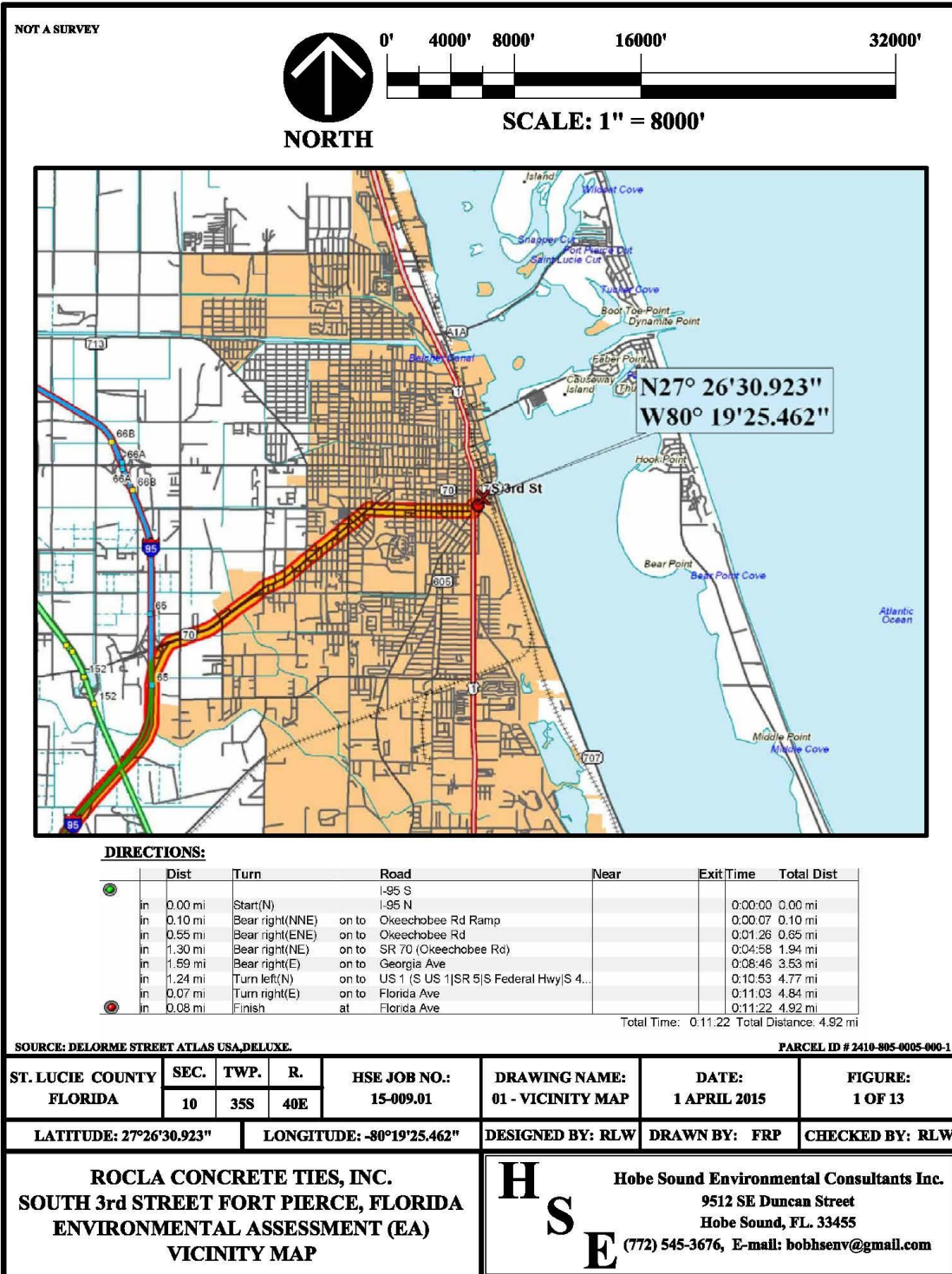
2.00 AGENCY CONTACTS

HSE contacted, and is coordinating with, the following state and federal agencies: U.S. Fish and Wildlife Service (FWS), Florida Fish and Wildlife Conservation Commission (FFWCC), Florida Natural Areas Inventory (FNAI), and the State Historic Preservation Officer (SHPO) (Appendix A). An eagle locator map and National Wetlands Inventory (NWI) Map can be found as Figures 4 and 5 of 13.



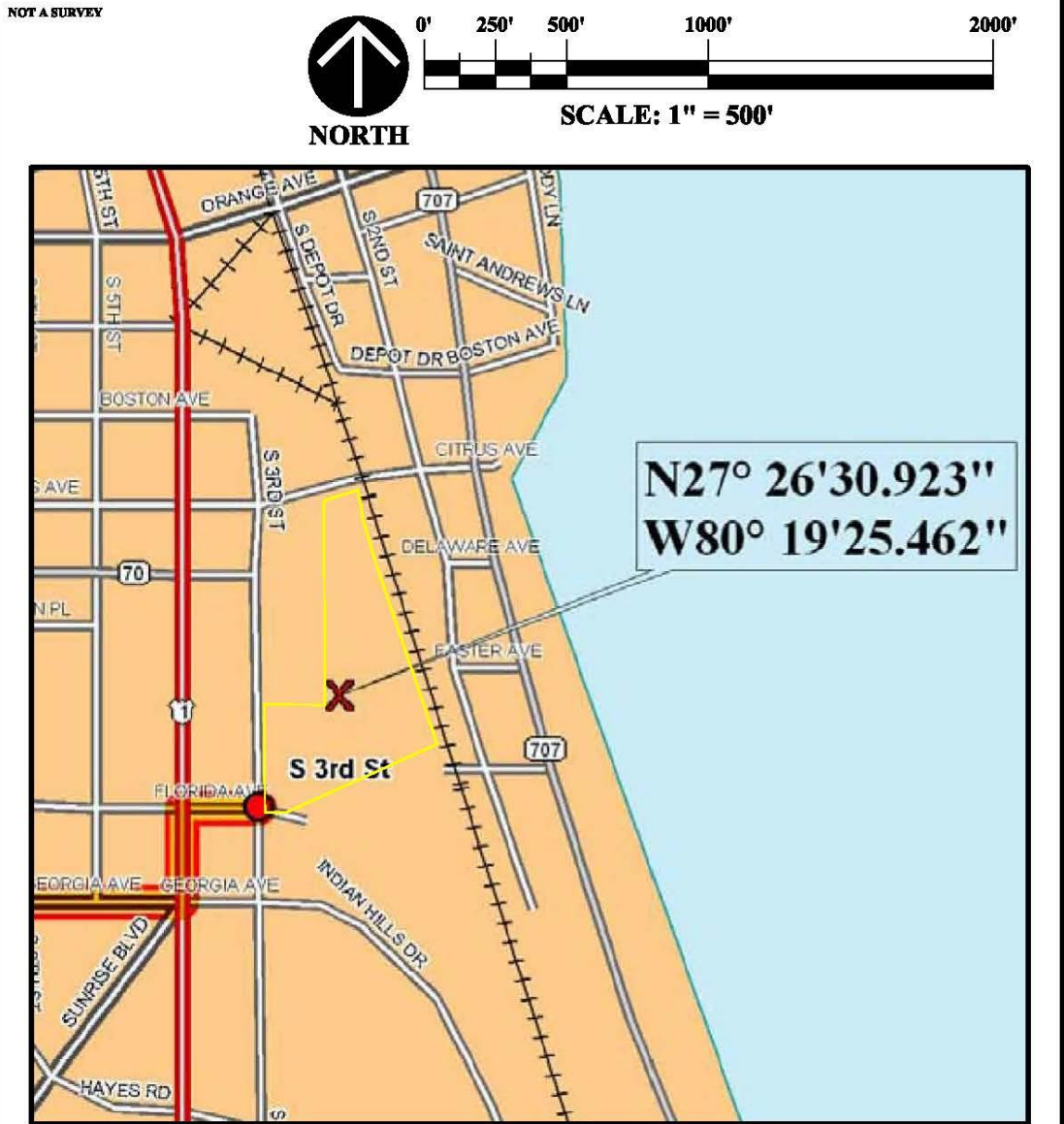
ROCLA CROSSTIE FACILITY
 Petition for Change in Zoning

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SOURCE: DELORME STREET ATLAS USA DELUXE. PARCEL ID # 2410-495-005-006-1

ST. LUCIE COUNTY FLORIDA	SEC. 10	TWP. 35S	R. 40E	HSE JOB NO.: 15-009.01	DRAWING NAME: 02 - LOCATION MAP.DWG	DATE: 1 APRIL 2015	FIGURE: 2 OF 13
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

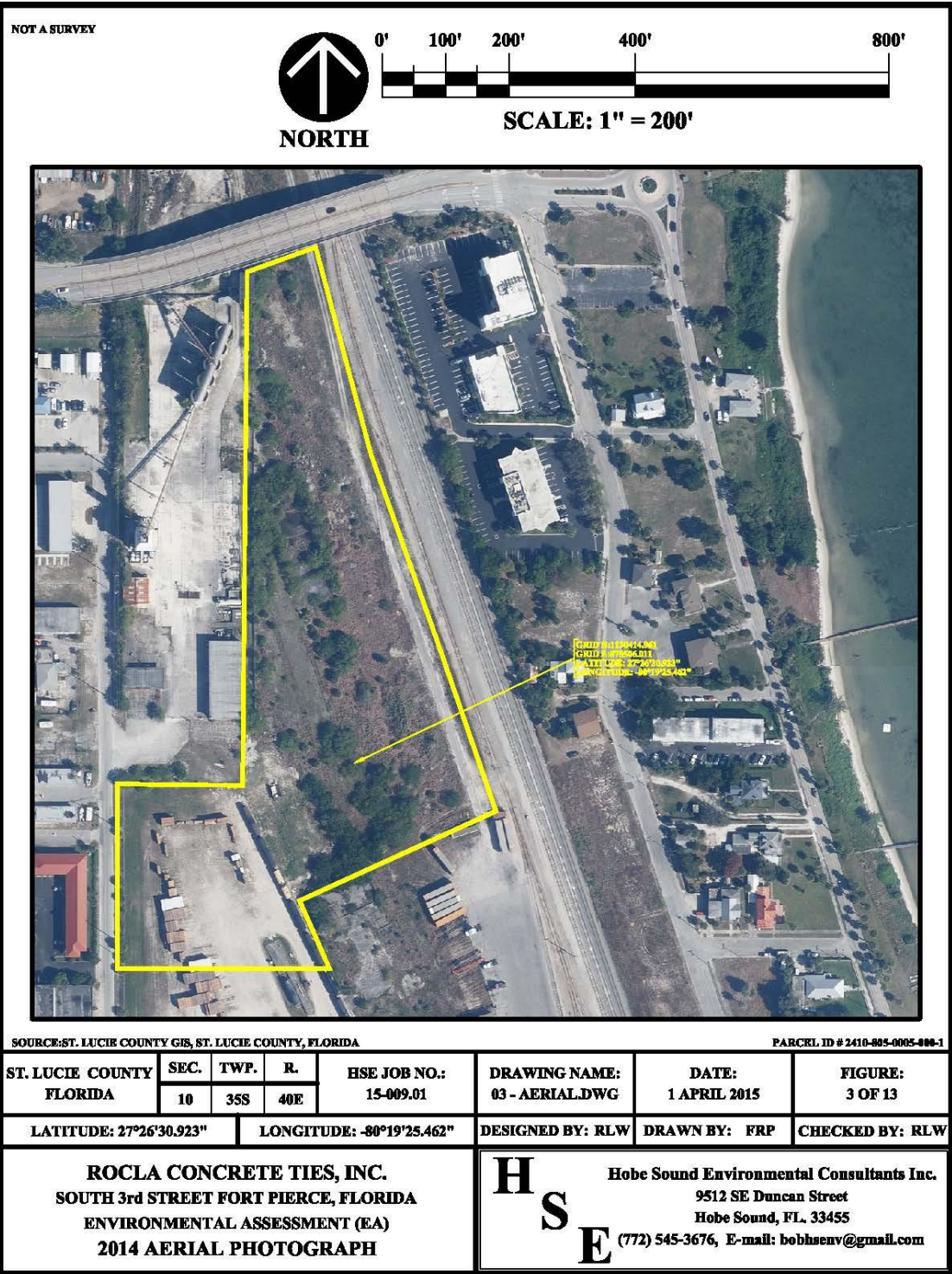
ROCLA CONCRETE TIES, INC.
SOUTH 3rd STREET FORT PIERCE, FLORIDA
ENVIRONMENTAL ASSESSMENT (EA)
LOCATION MAP

H S E Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

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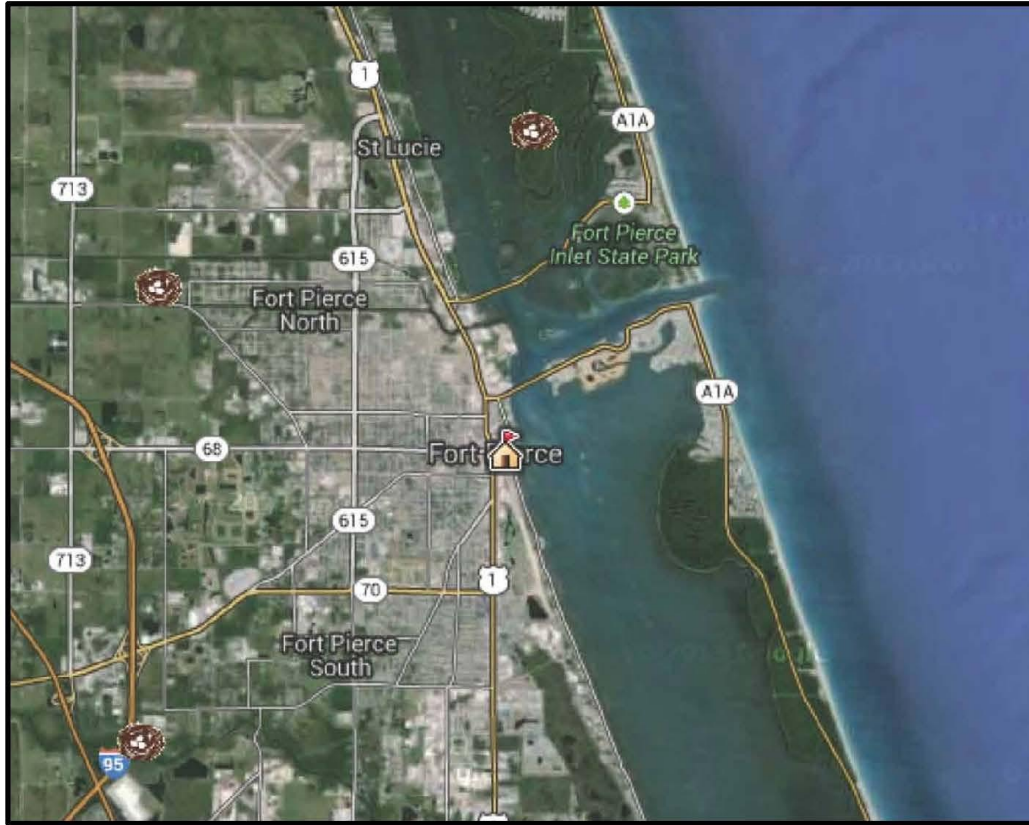
ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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NOT A SURVEY



SCALE: 1" = N.T.S.



BALD EAGLE NEST DATA SEARCH (5 MILE RADIUS) RESULTS

	Nest ID	County	Latitude	Longitude	Known Active	Last Survey	Distance
View History	SL006	St. Lucie	27 23.92	80 23.20	2012	2012	4.88
View History	SL011	St. Lucie	27 28.10	80 23.01	2012	2012	4.09
View History	SL014	St. Lucie	27 29.55	80 19.11	2012	2012	3.51

SOURCE: <https://public.myfwc.com/FWR/EagleNests/nestlocator.aspx>

PARCEL ID # 2410-995-0005-000-1

ST. LUCIE COUNTY FLORIDA	SEC. 10	TWP. 35S	R. 40E	HSE JOB NO.: 15-009.01	DRAWING NAME: 04 - EAGLE NEST.DWG	DATE: 1 APRIL 2015	FIGURE: 4 OF 13
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

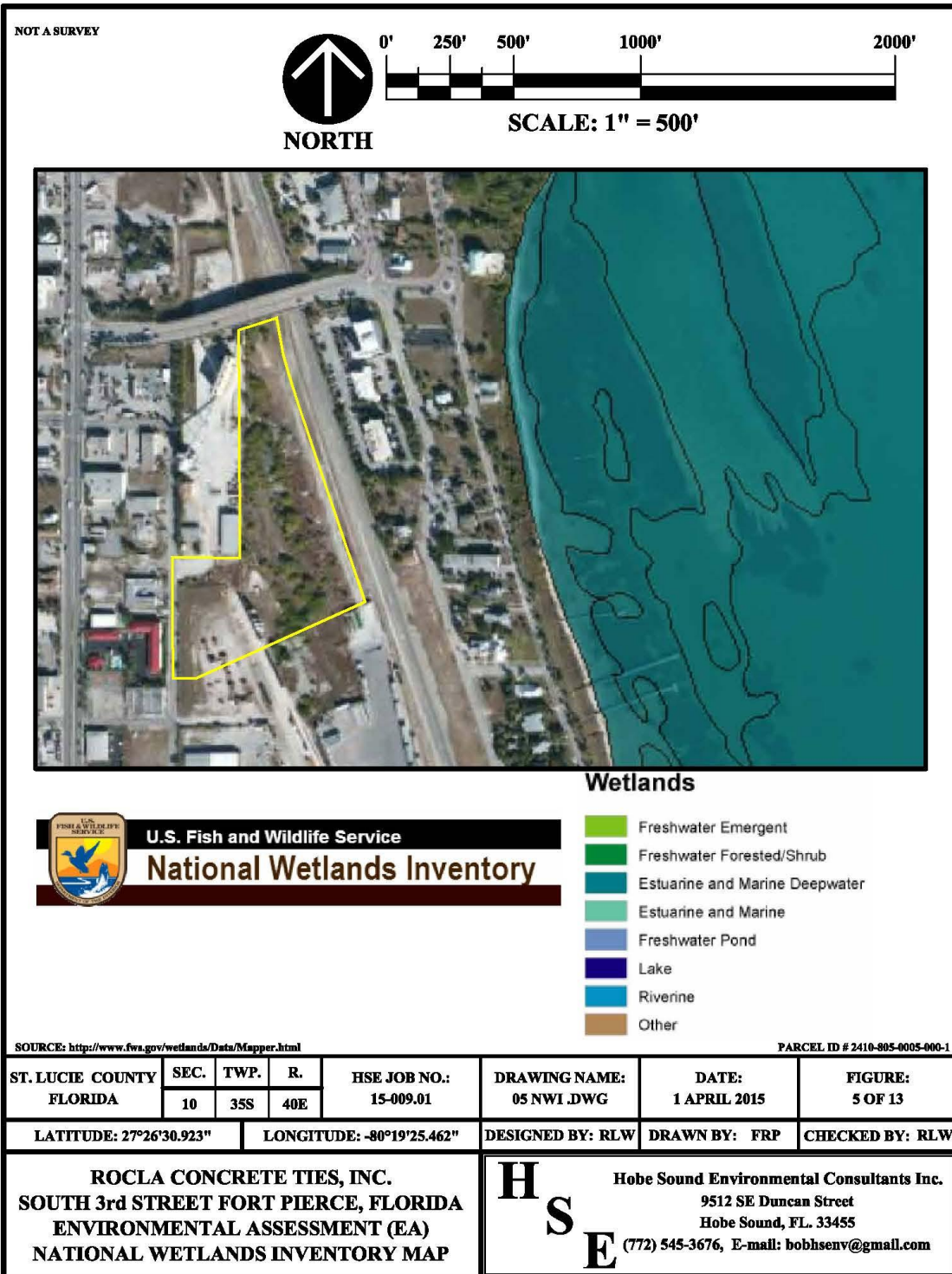
ROCLA CONCRETE TIES, INC.
SOUTH 3rd STREET FORT PIERCE, FLORIDA
ENVIRONMENTAL ASSESSMENT (EA)
BALD EAGLE (*Haliaeetus leucocephalus*) LOCATIONS

H S E Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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3.00 METHODOLOGY

3.01 Gopher Tortoise and Other Burrow Commensals

3.01.1 Objective

Conduct a systematic survey to locate gopher tortoises (*Gopherus polyphemus*), Florida mouse (*Podomys floridanus*), eastern indigo snake (*Drymarchon corais couperi*), and Florida gopher frogs (*Rana areolata*) that may be present within the study area.

3.01.2 Methodology

Biologists followed the survey protocol as recommended in Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-scale Development in Florida; Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFC), now known as FFWCC, Tallahassee, Florida, December 1987, and the Gopher Tortoise Permitting Guidelines, FFWCC, Tallahassee, Florida April 2008, revised February 2015.

- Biologists conducted parallel transects 10 meters (\pm 32 feet) apart (Figure 6 of 13).
- Biologists conducted serpentine search patterns between the parallel transects.
- All gopher tortoise burrows located were flagged as either potentially occupied or abandoned.
- All gopher tortoise burrows located were assigned an identification number and recorded.



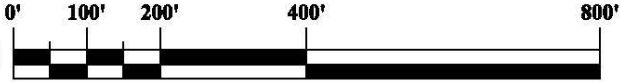
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Petition for Change in Zoning

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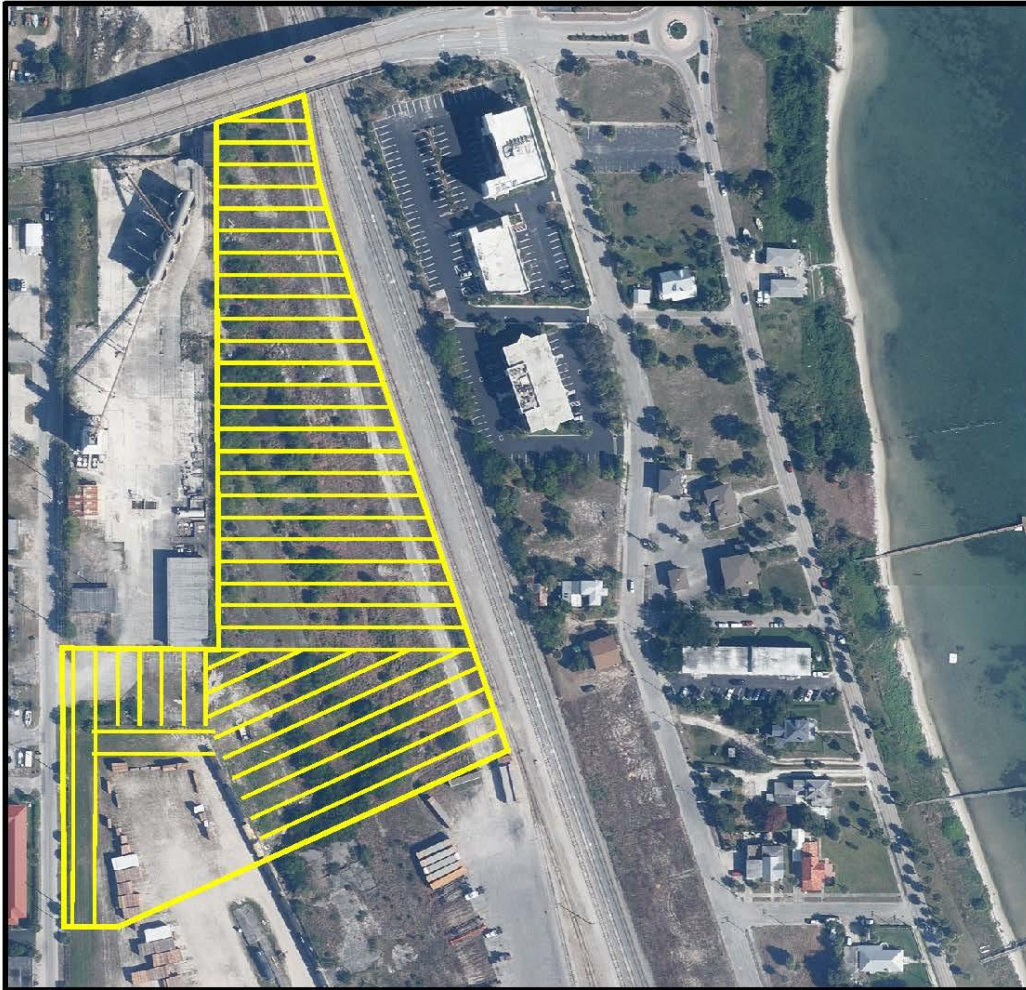
NOT A SURVEY



NORTH



SCALE: 1" = 200'



SOURCE: 2014 AERIAL PHOTOGRAPH ST. LUCIE COUNTY, FLORIDA AND HSE

PARCEL ID # 2410-495-005-008-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-009.01	DRAWING NAME: 06 - PED TRAN.DWG	DATE: 1 APRIL 2015	FIGURE: 6 OF 13
	10	35S	40E				
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

ROCLA CONCRETE TIES, INC.
SOUTH 3rd STREET FORT PIERCE, FLORIDA
ENVIRONMENTAL ASSESSMENT (EA)
PEDESTRAIN TRANSECT LOCATIONS

HSE Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com



- Biologists mapped all gopher tortoise burrows on a recent aerial photograph
- Additional data and notes were collected by biologists to determine potential or documented occurrences of the eastern indigo snake, Florida gopher frog, and Florida mouse.

3.02 Protected Species/Wildlife Survey

3.02.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any protected species listed in *Florida's Endangered and Threatened Species*, Updated January 2013, FFWCC.

The state lists of animals are maintained by the FFWCC and categorized as endangered, threatened and species of special concern, in accordance with Rules 68A-27.003 (Endangered and Threatened) and 68A-27.005 (Species of Special Concern), Florida Administrative Code (F.A.C.). The state lists of plants are categorized into endangered, threatened, and commercially exploited, and are maintained by the Florida Department of Agriculture and Consumer Services (DOACS) via Chapter 5B-40, F.A.C. The state plant lists are statutorily designated via the Preservation of Native Flora of Florida Act (Title XXXV, Chapter 581, 581.185-187, Florida Statutes).

The federal agencies that share the authority to list species as Endangered and Threatened are the National Oceanic and Atmospheric Administration-National Marine Fisheries Service (NOAA-NMFS) and the U.S. Fish and Wildlife Service (USFWS). The NOAA-NMFS is responsible for listing most marine species. The federal list of animals and plants is administered by the USFWS, and is published in 50 CFR 17.11 (wildlife) and 50 CFR 17.12 (plants). The lists are categorized into



endangered species (E), threatened species (T), or endangered or threatened for similarity of appearance (E of T (S/A)).

3.02.2 Methodology

Following are the methodologies biologists used to conduct the wildlife/protected species surveys.

3.02.2.1 Pedestrian Transects

- Biologists conducted pedestrian transects throughout the project site on 31 March 2015 (Figure 6 of 13).
- The transects meandered through areas of suitable habitat.
- Biologists recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows.

3.03 Vegetation Survey (FLUCFCS)

3.03.1 Objective

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

3.03.2 Methodology

Biologists used the following methodology to map vegetation found on the project site.

- Biologists used the *Florida Land Use, Cover and Forms Classification System* (FLUCFCS), September 1985, State of Florida Department of Transportation, State Topographic Bureau, Thematic Mapping Section.



- Biologists based vegetative community descriptions on field surveys, United States Department of Agriculture (USDA) Soil Conservation Service (SCS) soil maps, and aerial photograph interpretations.
- Numerical community designations were carried to Levels II or III, as determined to be appropriate, according to FLUCFCS.

3.04 Jurisdictional Wetlands

3.04.1 Objective

To identify and locate State of Florida (SFWMD) and Federal (COE) jurisdictional wetlands that may occur on the project site.

3.04.2 Methodology

Biologists used the following methodologies to locate State of Florida and Federal jurisdictional wetlands on-site.

- Biologists delineated wetlands according to Florida Administrative Code (FAC) 62-340.
- Biologists delineated wetlands according to the COE Wetland Delineation Manual, January 1987, Technical Report Y-87-1.
- Biologists flagged the wetlands with consecutively numbered flagging tape marked "Wetland Delineation".
- Biologists completed COE wetland delineation data sheets.



3.05 Soils

3.05.1 Objective

To identify project soil types according to the SCS.

3.05.2 Methodology

Biologists used the following methodology to identify soil types found on the project site.

- Project soils were mapped according to the *Soil Survey of St. Lucie County, Florida*, March 1980, United States Department of Agriculture, Soil Conservation Service (SCS).

3.06 Topography

3.06.1 Objective

To identify the topography of the project site.

3.06.2 Methodology

Biologists used the *U.S. Geological Survey (USGS) Topographic Map, Ankona Quadrangle, Florida 7.5 Minute Series* to determine site topography.



4.00 RESULTS

4.01 Gopher Tortoise and Other Burrow Commensals

One (1) potentially occupied gopher tortoise burrow was located by biologists during the gopher tortoise and commensal species survey (Figure 7 of 13). Biologists recorded the approximate GPS coordinates of the gopher tortoise burrow using a hand-held GPS unit. The gopher tortoise population for the project site was estimated using the following FFWCC formula:

$$\text{Est. \# gopher tortoises} = \text{\# potentially occupied burrows} \times 0.50$$

The 0.50 factor in the equation is based on data collected and evaluated by the FFWCC, and is specific for the South Florida area. The estimated gopher tortoise population for the project site is one (1). Gopher tortoises are listed by the state as threatened and may also be listed by the USFWS in the near future as threatened.

Commensal species such as the eastern indigo snake and Florida gopher frog were not observed by biologists, however, they may occur on-site since suitable habitat exists on-site for these species. The Florida mouse was not observed on-site and no suitable habitat for this species exists on-site. The gopher frog is designated as a species of special concern (SSC) by the State of Florida. The eastern indigo snake is designated as threatened (T) by the State of Florida and the U.S. Fish and Wildlife Service. These species are protected under regulations set forth in the Wildlife Code of the State of Florida, Chapter 39 FAC, Rule 39-4.001 and 39-25.002, as well as Chapter 39-27.

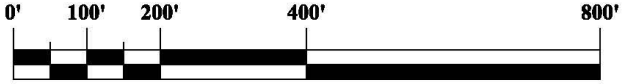
Prior to site development, the Applicant must prepare an Eastern Indigo Snake Protection Plan and coordinate same with staff members of the FWS and FFWCC. The Eastern Indigo Snake Determination Key has been utilized in Section 4.02.1.1 below.



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

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NOT A SURVEY



SCALE: 1" = 200'

NORTH



ADULT MALE GOPHER TORTOISE (*Gopherus polyphemus*)

I HEREBY CERTIFY THAT:
A 100% SURVEY FOR GOPHER TORTOISES WAS CONDUCTED ON 31 MARCH 2015, ACCORDING TO FWC GUIDELINES. ONE (1) POTENTIALLY OCCUPIED GOPHER TORTOISE BURROW WAS LOCATED DURING THE SURVEY. THE ESTIMATED GOPHER TORTOISE POPULATION IS ONE (1).
ROBERT L. WEIGT, GTA-09-00153B

SOURCE: ST. LUCIE COUNTY 2014 AERIAL PHOTOGRAPH

FARCEL ID # 2410-905-0005-000-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-009.01	DRAWING NAME: 07 - GT BURROW MAP.DWG	DATE: 01 APRIL 2015	FIGURE: 7 OF 13
	10	35S	40E				
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

<p>ROCLA CONCRETE TIES, INC. SOUTH 3rd STREET FORT PIERCE, FLORIDA ENVIRONMENTAL ASSESSMENT (EA) GOPHER TORTOISE BURROW SURVEY</p>	<p>HSE Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com</p>
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Per FFWCC guidelines, construction activities must not occur within a 25-foot radius of the mouth of a potentially occupied gopher tortoise burrow. If impacts are unavoidable, then the tortoises must be relocated to either an on-site or off-site preserve area. Relocation can be accomplished through the issuance of a FFWCC 10 or fewer burrows permit. Under this type of permit, tortoises can be relocated on-site, or off-site to a FFWCC approved gopher tortoise mitigation bank. A mitigation contribution paid directly to FFWCC is applicable at the rate outlined in the table below. Mitigation Bank fees range from \$850.00 to over \$1,000.00 per tortoise. Additional fees include preparation of the relocation permit on-site meeting with FFWCC (if necessary), burrow excavation, preparation and transportation and after action report.

PERMIT TYPE	PERMIT DURATION	MITIGATION CONTRIBUTION
10 or fewer burrows <i>Tortoises are relocated on-site or off-site*</i>	1 year	\$203

* Gopher tortoises relocated off-site under a 10 or fewer burrows permit cannot be relocated to an unprotected recipient site.

4.02 Protected Species/Wildlife Survey

4.02.1 Protected Fauna

Various mammals, reptiles, and birds were observed on-site during the pedestrian transects. Wildlife species observed on-site during the pedestrian transects survey are listed in Table 1. The only protected species observed on-site was the gopher tortoise. Protected Species that potentially occur in St. Lucie County and may occur within the project site are listed in Table 2. Because there is potential habitat for the eastern indigo snake, the determination key has been utilized below

Although the site is within the core foraging area of one (1) wood stork colony (Figure 8 of 13), no wood storks were located on-site and there is no habitat



Table 1. Wildlife Observed on the Rocla Concrete Ties, Inc. Project Site During the Protected Species Survey.

A. Birds

Common Name	Scientific Name	Protected Species	
		State	Federal
Northern mockingbird	<i>Mimus polyglottos</i>	---	---

B. Mammals

Common Name	Scientific Name	Protected Species	
		State	Federal
Eastern cottontail rabbit	<i>Sylvilagus floridanus</i>	---	---
Nine-banded armadillo	<i>Dasypus novemcinctus</i>	---	---
Hispid cotton rat	<i>Sigmodon hispidus</i>	---	---

C. Reptiles

Common Name	Scientific Name	Protected Species	
		State	Federal
Brown anole	<i>Anolis sagrei</i>	---	---
Black racer	<i>Coluber constrictor constrictor</i>	---	---
Gopher tortoise	<i>Gopherus polyphemus</i>	SSC	---



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

Table 2. Roclac Concrete Ties, Inc. Project Site: Federal/State Listed Fauna and Flora Potentially Found in St. Lucie County, Florida.

A. Amphibians

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
Gopher frog	<i>Rana areolata aesopus</i>	N	SSC	Yes	likely	not observed during preliminary pedestrian transects

B. Fish

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
Mangrove rivulus	<i>Rivulus marmoratus</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects

C. Reptiles

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
American alligator	<i>Alligator mississippiensis</i>	T(S/A)	SSC	No	not likely	not observed during preliminary pedestrian transects
Green turtle	<i>Chelonia myda</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Leatherback turtle	<i>Dermochelys coriacea</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Eastern indigo snake	<i>Drymarchon corais couperi</i>	T	T	Yes	likely	not observed during preliminary pedestrian transects
Hawksbill	<i>Eretmochelys imbricata</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Gopher tortoise	<i>Gopherus polyphemus</i>	N	SSC	Yes	observed	One (1) active gopher tortoise burrow located during preliminary pedestrian transects
Kemp's ridley	<i>Lepidochelys kempii</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Loggerhead	<i>Caretta caretta</i>	T	T	No	not likely	not observed during preliminary pedestrian transects



ROCLA CROSS TIE FACILITY
Petition for Change in Zoning

Table 2: Continued.

D. Birds						
COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
Florida scrub jay	<i>Aphelocoma coerulescens coerulescens</i>	T	T	No	not likely	not observed during preliminary pedestrian transects
Little blue heron	<i>Egretta caerulea</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Snowy egret	<i>Egretta thula</i>	T	SSC	No	not likely	not observed during preliminary pedestrian transects
Tri-colored heron	<i>Egretta tricolor</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
White ibis	<i>Eudocimus albus</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Peregrine falcon	<i>Falco peregrinus</i>	E (S/A)	E	No	not likely	not observed during preliminary pedestrian transects
Bald eagle	<i>Haliaeetus leucocephalus</i>	T	T	No	not likely	not observed during preliminary pedestrian transects
Wood stork	<i>Mycteria americana</i>	E	E	No	not likely	not observed during preliminary pedestrian transect
Osprey	<i>Pandion haliaeetus</i>	N	SSC*	No	not likely	not observed during preliminary pedestrian transects
Brown pelican	<i>Pelecanus occidentalis</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Snail kite	<i>Rostrhamus sociabilis plumbeus</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Black skimmer	<i>Rynchops niger</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Florida burrowing owl	<i>Speotyto cunicularia foridana</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Least tern	<i>Sterna antillarum</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
Roseate spoonbill	<i>Ajaja ajaja</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Limpkin	<i>Aramus guarana</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Crested caracara	<i>Caracara plancus</i>	T	T	No	not likely	not observed during preliminary pedestrian transects
Piping plover	<i>Charadrius melodus</i>	T	T	No	not likely	not observed during preliminary pedestrian transects
Southern American kestrel	<i>Falco sparverius paulus</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
Florida sandhill crane	<i>Grus canadensis pratensis</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
American oystercatcher	<i>Haematopus palliatus</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

Table 2: Continued.

E. Mammals

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
Southeastern beach mouse	<i>Peromyscus polionotus niveiventris</i>	T	T	No	not likely	not observed during preliminary pedestrian transects
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
West Indian manatee	<i>Trichechus manatus</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Florida mouse	<i>Peromyscus floridanus</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects

F. Vascular Plants

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
Curtiss' milkweed	<i>Asclepias curtisii</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Sand-dune spurge	<i>Chamaesyce cumulicola</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Piedmont jointgrass	<i>Coelorachis tuberculosa</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Large-flowered rosemary (scrub mint)	<i>Conradina grandiflora</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Lakela's mint	<i>Dicerandra immaculata</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Johnson's seagrass	<i>Halophila johnsonii</i>	PT	E	No	not likely	not observed during preliminary pedestrian transects
Fragrant prickly apple	<i>Harrisia fragrans</i>	E	N	No	not likely	not observed during preliminary pedestrian transects
Nodding pinweed	<i>Lechea cernua</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
Burrowing four o'clock	<i>Okentia hypogaea</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Tiny polygala	<i>Polygala smallii</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Tampa vervain	<i>Glandularia tampensis</i>	N	E	No	not likely	not observed during preliminary pedestrian transects



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

Table 2: Continued.

Florida bear grass	<i>Nolina atopocarpa</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
Tenestrial peperomia	<i>Peperomia humilis</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Blunt-leaved peperomia	<i>Peperomia obtusifolia</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Scentless vanilla	<i>Vanilla mexicana</i>	N	E	No	not likely	not observed during preliminary pedestrian transects

+Federal Status: U.S. Fish and Wildlife Service (FWS)

E - Endangered
 PE - Proposed for Endangered
 T - Threatened
 PT - Proposed for Threatened
 C - Candidate for Endangered and/or Threatened
 E (S/A) - Endangered due to similarity of appearance
 T (S/A) - Threatened due to similarity of appearance
 N - Not currently listed

++State of Florida Status: Florida Fish and Wildlife Conservation Commission (FWCC)

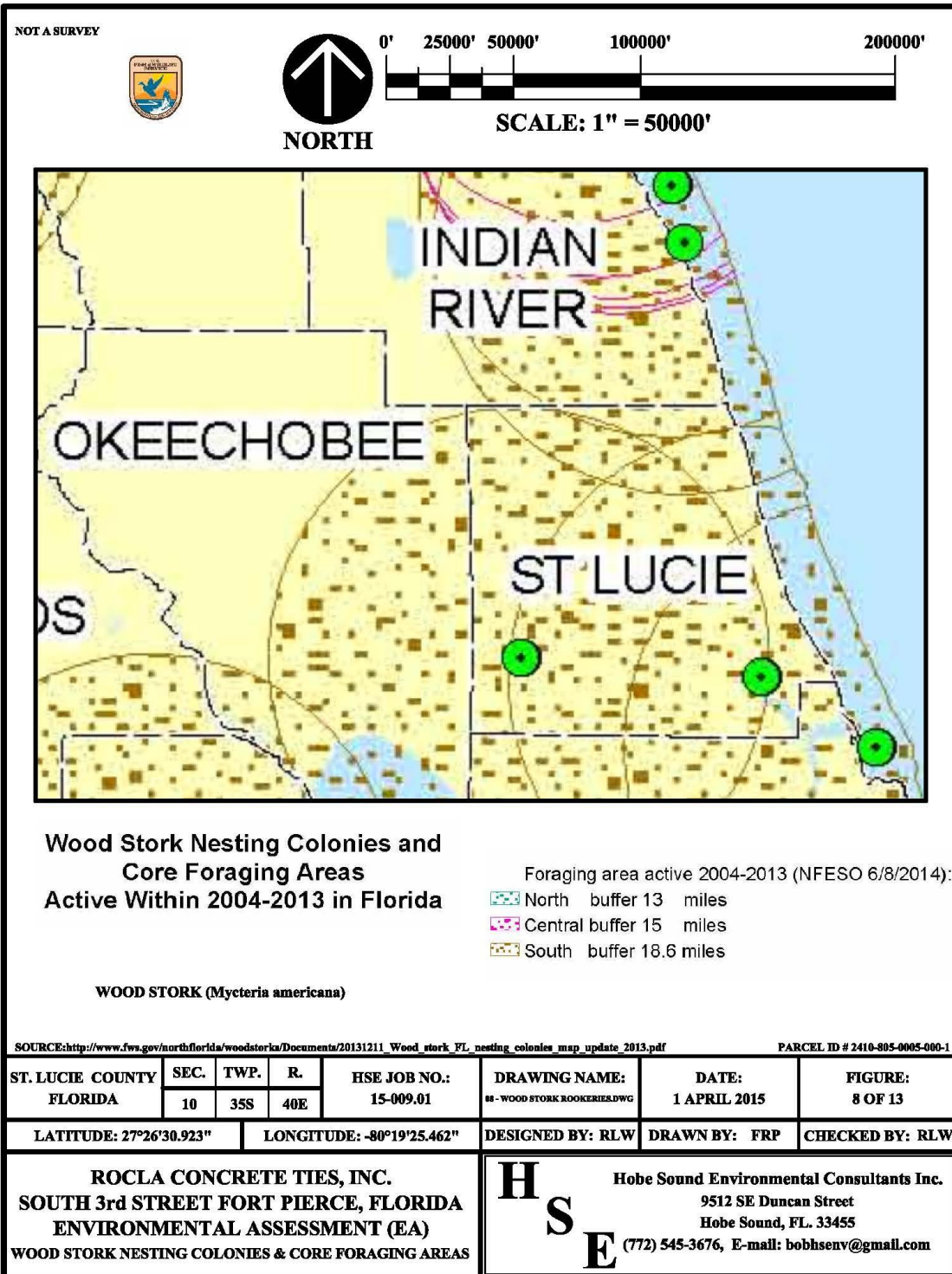
Animals:
 E - Endangered
 T - Threatened
 SSC - Species of Special Concern
 N - Not currently listed
 SSC* - Monroe County only

Plants:
 E - Endangered
 T - Threatened
 N - Not currently listed



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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on-site for this species. Additionally, although the site is within approximately 1.25 miles of Florida scrub-jay territory (Figure 9 of 13) there is no habitat on-site for this species.

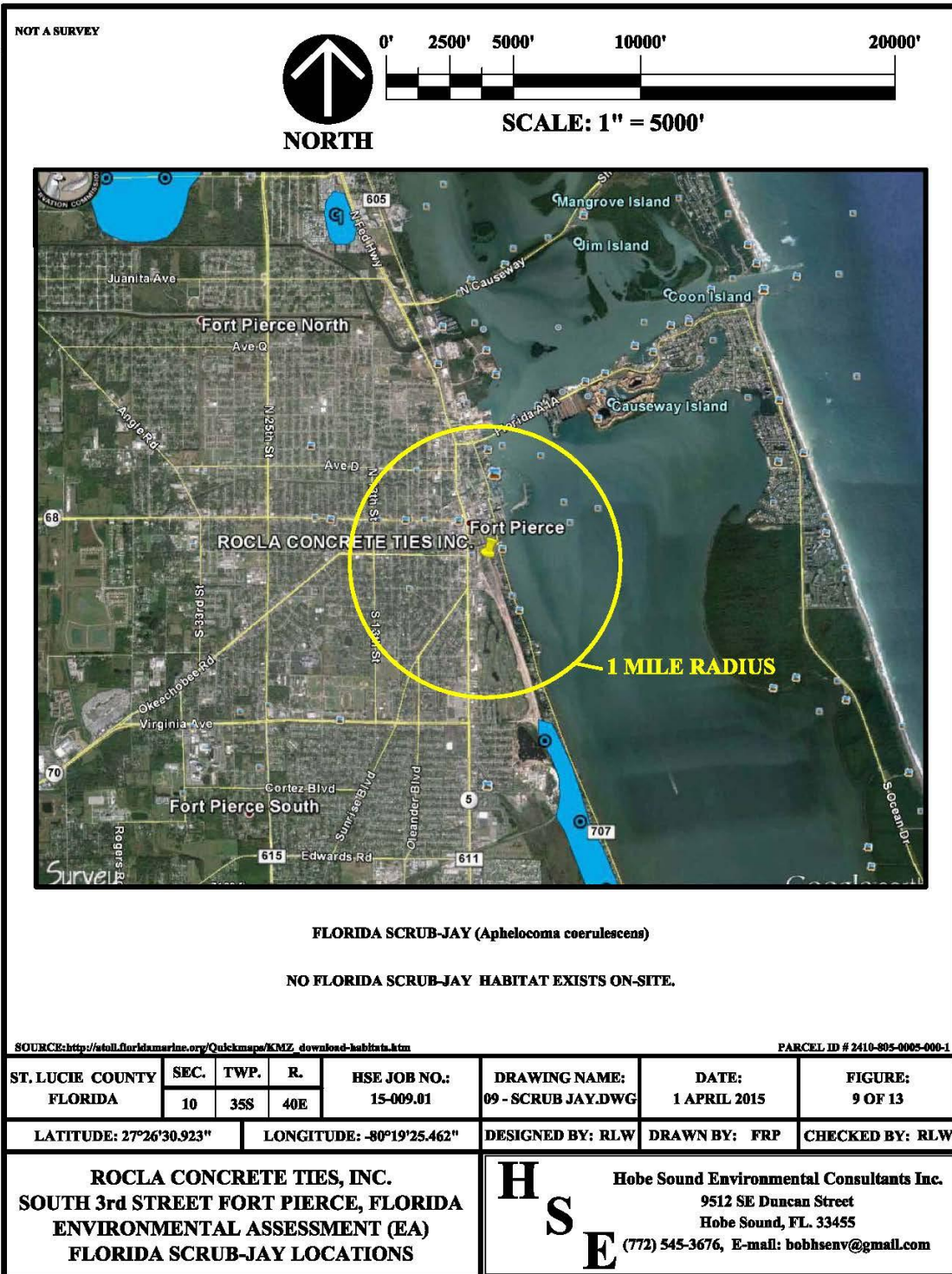
4.02.1.1 Eastern Indigo Snake Programmatic Effect Determination Key

- A. Project is not located in open water or salt marsh.....**go to B**
Project is located solely in open water of salt marsh..... "no effect"
- B. Permit will be conditioned for use of the Service's *Standard Protection Measures For The Eastern Indigo Snake* during site preparation and project construction.....**go to C**
Permit will not be conditioned as above for the eastern indigo snake, or it is not known whether an applicant intends to use these measures and consultation with the Service is requested²....."may affect"
- C. There are gopher tortoise burrows, holes, cavities or other refugia where a snake could be buried or trapped and injured during project activities.....**go to D**
There are no gopher tortoise burrows, holes, cavities, or other refugia where a snake could be buried or trapped and injured during project activities..... "NLAA"
- D. The project will impact less than 25 acres of xeric habitat supporting less than 25 active and inactive gopher tortoise burrows.....**Go to E**
The project will impact more than 25 acres of xeric habitat or more than 25 active and inactive gopher tortoise burrows and consultation with the Service is requested²....."may affect"
- E. Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be evacuated prior to site manipulation in the vicinity of the burrow³. If an indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected



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each morning before planned site manipulation of a particular area, and, if occupied by an indigo snake, no work will commence until the snake has vacated the vicinity of proposed work..... **NLAA**

Permit will not be conditioned as outlined above and consultation with the Service is requested².....”*may affect*”

¹With an outcome of “no effect” of “NLAA” as outlined in this key, the requirements of section 7 of the Act are fulfilled for the eastern indigo snake and no further action is required.

²Consultation may be concluded informally or formally depending on project impacts.

³ If excavating potentially occupied burrows, active or inactive, individuals must first obtain state authorization via a FWC Authorized Gopher Tortoise Agent permit. The excavation method selected should also minimize the potential for injury of an indigo snake. Applicants should follow the excavation guidance provided within the most current Gopher Tortoise Permitting Guidelines found at <http://myfwc.com/gophertortoise>.

The project, as proposed is not likely to adversely affect (NLAA) the eastern indigo snake. Prior to construction, eastern indigo snake and gopher tortoise protection/education signs will be posted at the each construction entrance to the site (Figure 10 of 13). Additionally, pamphlets for both of these species will be handed out prior to onset of construction to further familiarize the contractors with what to do if they spot an eastern indigo snake or a gopher tortoise after initiation of construction activities.

4.02.2 Protected Flora

During the pedestrian transects survey, biologists did not observe any species of plants listed by the Florida Department of Agriculture (FDA) or the FFWCC. State and Federally listed flora that potentially exist in St. Lucie County and their likelihood of occurrence within the project site boundaries are listed in Table 2.





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NOT A SURVEY



WARNING DO NOT HARM THE EASTERN INDIGO SNAKE *Drymarchon corais couperi*

WARNING
DO NOT HARM THE
GOPHER TORTOISE
Gopherus polyphemus

WARNING
DO NOT HARM THE
GOPHER TORTOISE
Gopherus polyphemus

**EASTERN INDIGO SNAKE AND GOPHER TORTOISE EDUCATIONAL POSTERS WILL BE POSTED DURING CONSTRUCTION.
AND
EASTERN INDIGO SNAKE AND GOPHER TORTOISE EDUCATIONAL PHAMPLETS WILL BE DISTRIBUTED TO THE CONSTRUCTION WORKERS.**

SOURCE:HSE				PARCEL ID # 2410-905-0005-000-1			
ST. LUCIE COUNTY FLORIDA	SEC. 10	TWP. 35S	R. 40E	HSE JOB NO.: 15-009.01	DRAWING NAME: 10 - EIS GT PRO PLANDWG	DATE: 1 APRIL 2015	FIGURE: 10 OF 13
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	
<p align="center">ROCLA CONCRETE TIES, INC. SOUTH 3rd STREET FORT PIERCE, FLORIDA ENVIRONMENTAL ASSESSMENT (EA) EASTERN INDIGO SNAKE AND GOPHER TORTOISE PROTECTION PLAN</p>				<p align="center">H S E Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com</p>			



4.03 Vegetation (FLUCFCS)

Vegetation cover types within the project site boundaries include upland and disturbed categories. Vegetation associations present on-site were mapped using Level II and Level III of FLUCFCS. The classifications used represent the closest facsimile possible to the natural community present. The FLUCFCS map is depicted in Figure 11 of 13. Photographs of the project site are provided in Appendix B.

4.03.1 Vegetation Associations

4.03.1.1 150 - Industrial (+/-7.547 acres)

This designation covers the entire site, part of which has been developed and part of which has been previously cleared and contains a great deal of debris from adjacent industrial sites. Vegetation includes occasional cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), tough bumelia (*Sideroxylon tenax*), grapevine (*Vitis rotundifolia*), bamboo vine (*Smilax* spp.), periwinkle (*Catharanthus roseus*), Virginia creeper (*Parthenocissus quinquefolia*), cogongrass (*Imperata cylindrica*), dog fennel (*Eupatorium capillifolium*), annual ragweed (*Ambrosia artemisiifolia*), prickly pear cactus (*Opuntia* sp.), chalky bluestem (*Andropogon capillipes*), wiregrass (*Aristida stricta*), tickseed (*Coreopsis* sp.), rosary pea (*Abrus precatorius*), senna (*Cassia* sp.) and raspberry (*Rubus* sp.).

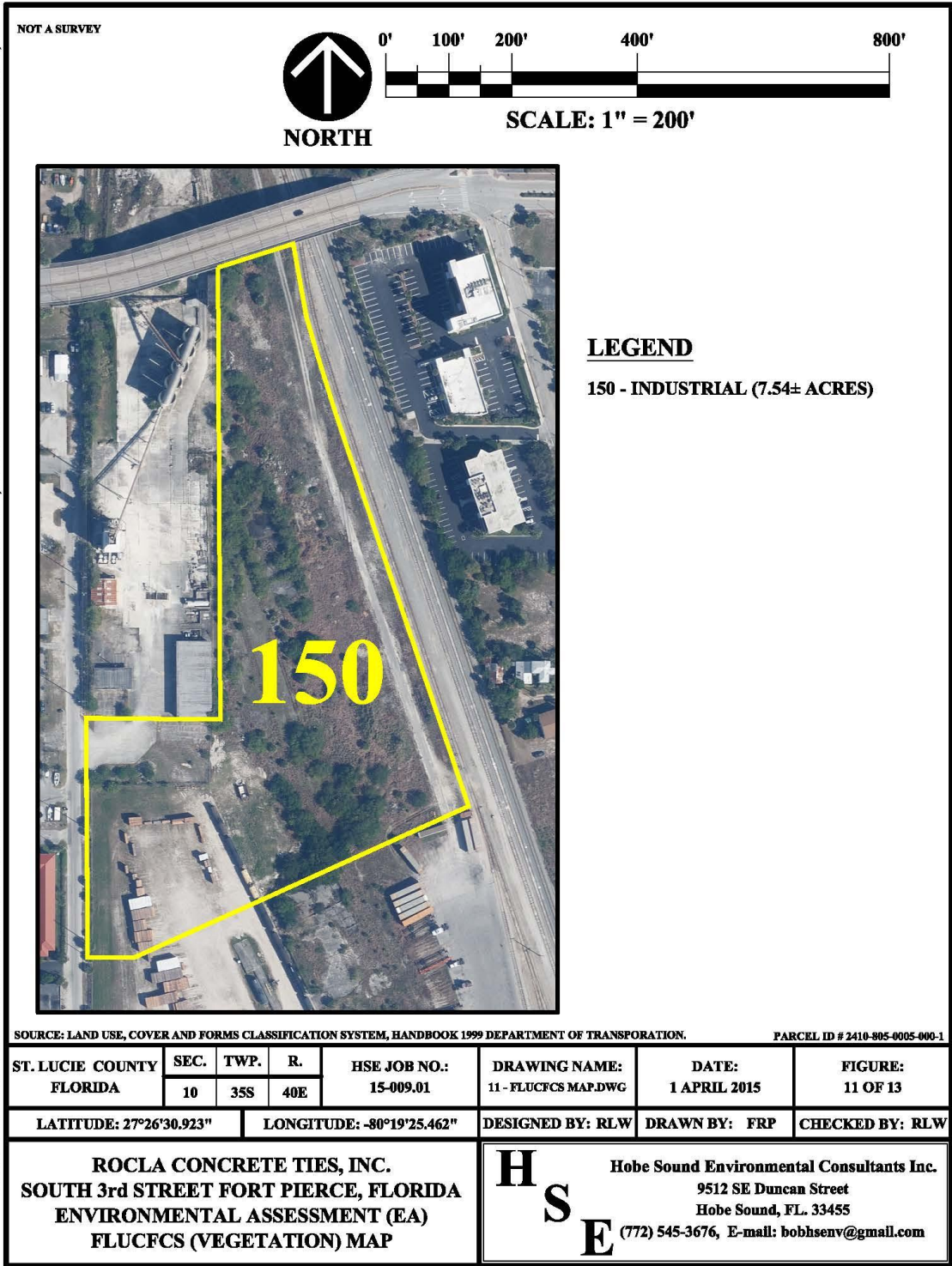
4.03.2 Tree Protection

The City of Fort Pierce Code of Ordinances (CFPCOO), Chapter 22, Article XII, Division 3, Section 22-192 states that no person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit. Protected vegetation includes all native vegetation. Section 22-194 states that all native trees, 14" or greater 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. Mitigation is required for the



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loss of any native trees, 14" or greater diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet. It is HSE's opinion that protected trees, comprising cabbage palm trees with over 10' clear trunk may occur on-site. Mitigation will be required for impacts to these cabbage palms.

4.04 Jurisdictional Wetlands

It is HSE's opinion that there are no (0) State (SFWMD) or Federal (USACE) jurisdictional wetlands on the project site.

4.05 Soils

The United States Department of Agriculture, SCS, has mapped the surficial soil types within the project site. The resulting soil delineations were published in the *Soil Survey of St. Lucie County Area, Florida*, March 1980. SCS soil types are mapped on Figure 12 of 13.

Detailed and complete descriptions of each of these soil communities are presented in the St. Lucie County Soil Survey, and therefore, are not included herein. However, a general description of the soils is included in Table 3. This table also represents estimated area of soil by types, physical properties, and degree of limitation of various soil types mapped, as excerpted from the SCS published data.

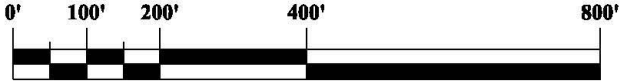
Soil types mapped by the SCS are generally limited to the upper 60 to 72 inches of the soil profile and are distinguished by several factors. These factors include soil drainage, topography, presence or absence of restrictive or clayey hardpan type soils, and the depth and range in fluctuation of the groundwater table associated with each soil type. SCS soil classifications are considered good early indicators and a reasonable database for a preliminary evaluation of the suitability of lands for certain uses.



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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NOT A SURVEY



NORTH

SCALE: 1" = 200'



LEGEND

- 4 - ARENTS, 0 TO 5 PERCENT SLOPES
- 47 - URBAN LAND

SOURCE: <http://websoilsurvey.sc.egov.usda/App/WcbSoilSurvey.aspx>

PARCEL ID # 2410-905-0005-000-1

ST. LUCIE COUNTY FLORIDA	SEC. 10	TWP. 35S	R. 40E	HSE JOB NO.: 15-009.01	DRAWING NAME: 12 - SCS SOIL MAP.DWG	DATE: 1 APRIL 2015	FIGURE: 12 OF 13
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

ROCLA CONCRETE TIES, INC.
SOUTH 3rd STREET FORT PIERCE, FLORIDA
ENVIRONMENTAL ASSESSMENT (EA)
SCS SOIL MAP

H S E Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com



**ROCLA CROSSTIE FACILITY
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Table 3. Soil Descriptions*.

Soil Name and Map Number	Brief Soil Description	Seasonal High Water Table		Permeability Rate		Degree and Kind of Limitation		Hydrologic Group
		Depth (ft.)	Duration (mos.)	Depth (in.)	Rate (in/hr)	Dwelling w/o basement	Aquifer fed excavated Ponds (water mgmt)	
Arents, 0-5% slopes (4)	This soil consists of soil material dug from several areas that have different kinds of soil.	---	---	---	---	---	---	---
Urban Land (47)	Urban land consists of areas that are more than 70% covered by airports, shopping centers, parking lots, large buildings, streets and sidewalks. The surface of these soils, to a depth of about 12 inches, has been covered with fill material consisting of sandy and loamy materials which contain limestone and shell fragments in places. Urban land is not placed in a capability subclass.	---	---	---	---	---	---	---

*Source: U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of St. Lucie County Area, Florida*; March 1980.



4.06 Topography

According to the USGS Topographic Map, *Ankona Quadrangle, 7.5 Minute Series*, site elevation runs from approximately 20-25' NGVD. Figure 13 of 13 depicts the USGS Topographic Map for the project site.

4.07 Archaeological/Historical Review

HSE contacted the State Historical Preservation Officer (SHPO) to request that they review their files for any known historical and/or archaeological sites that may occur within the boundaries of the project site (Appendix A).

The Applicant has no knowledge of any historical and/or archaeological sites located within the project boundaries. During construction, if any historical and/or archaeological artifacts are recovered, work will cease and desist immediately, and the site will be coordinated with SHPO.

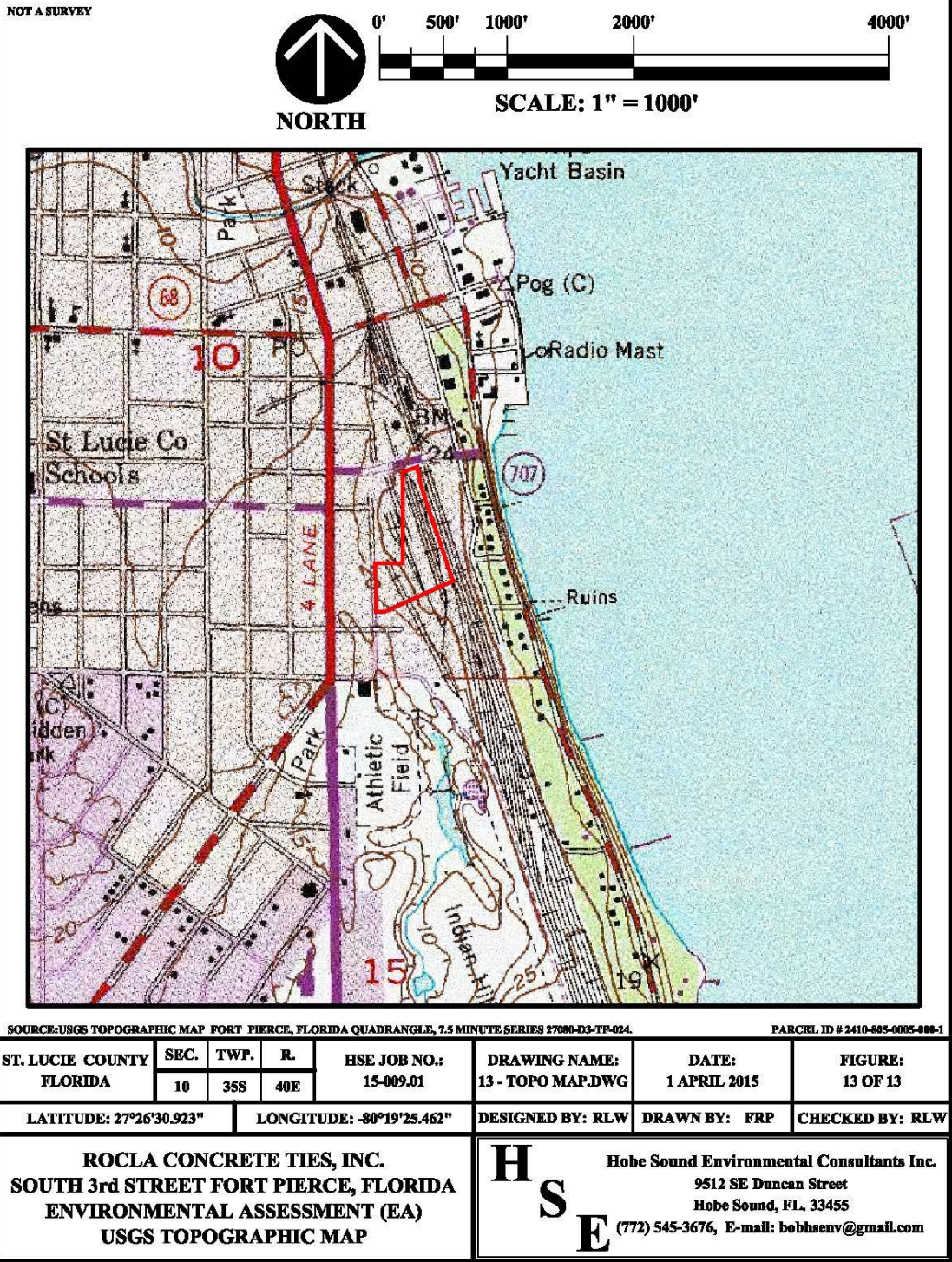
5.00 CONCLUSIONS

- One (1) potentially occupied gopher tortoise burrows was located on-site.
- The estimated gopher tortoise population for the project site is one (1).
- A relocation permit may be obtained from the FFWCC to relocate the gopher tortoise to an off-site preserve.
- The Florida mouse was not observed on-site during this survey, and suitable habitat does not exist on-site.
- The eastern indigo snake and Florida gopher frog were not observed on-site during this environmental survey; however, habitat for these species does exist on-site.



ROCLA CROSSTIE FACILITY
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ROCLA CROSSTIE FACILITY
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- An eastern indigo snake protection plan should be implemented and coordinated with the Florida Fish and Wildlife Conservation Commission (FFWCC) prior to site clearing and development.
- The eastern indigo snake programmatic effect determination key was utilized for the project site and it was determined that the project, as proposed, would not likely adversely affect the eastern indigo snake.
- Prior to construction, eastern indigo snake and gopher tortoise protection/education posters shall be installed at all construction entrances to the site and pamphlets for each species will be handed out to personnel on-site.
- There is no habitat on-site for either the Florida scrub-jay or the wood stork.
- According to the City of Fort Pierce, all native trees having a DBH of 14" or more or cabbage palms having a minimum clear trunk of 10' must be located by a professional surveyor. Cabbage palms with a minimum clear trunk of 10' may occur on-site. According to CFPCOO Chapter 22, Article XII, Division 3, Section 22-194, removal of these trees will require a vegetation removal permit and mitigation to consist of compensatory tree planting.
- It is HSE's opinion that protected and/or specimen trees (cabbage palms) may occur on the project site.
- It is HSE's opinion that no (0) State (SFWMD) or Federal (USACE) jurisdictional wetlands occur on-site.



APPENDIX A

Agency Contacts

HSE #15-009.01

A

1 April 2015



HOBE SOUND
ENVIRONMENTAL CONSULTANTS, INC.
9512 S.E. DUNCAN STREET
HOBE SOUND, FLORIDA 33455
PHONE: (772) 545-3676 CELL (772) 260-0857
E-MAIL: bobhsenv@gmail.com

1 April 2015

Ms. Janice Stearns
Florida Fish and Wildlife Conservation Commission
Office of Environmental Services
620 S. Meridian Street
Tallahassee, FL. 32399-1600

Via: E-mail: gisrequest@fwc.com

Re: Rocla Concrete Ties, Inc, ±7.547 acres of land located south of Citrus Avenue, east of South 3rd Street, north of Florida Avenue and west of the Florida East Coast Railway tracks. The project site is located in Section 10, Township 35S, Range 40E, City of Fort Pierce, Florida.

Latitude: 27° 26'30.923"
Longitude: W80° 19'25.462"

Dear Ms. Stearns:

Hobe Sound Environmental Consultants, Inc. (HSE) has been retained to conduct an endangered species survey on the above-referenced project site. Please review your files for records of any listed species that may occur on this site. The protected species survey was conducted according to Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines. I have attached a location map and aerial photograph of the project site for your convenience.

Your immediate attention and cooperation regarding this matter is appreciated. Please feel free to contact me if you have any questions or require any additional information. **Please reference our project #15--009.01 when responding to this request.**

Sincerely,

Freda R. Posin

Freda R. Posin
Senior Environmental Specialist

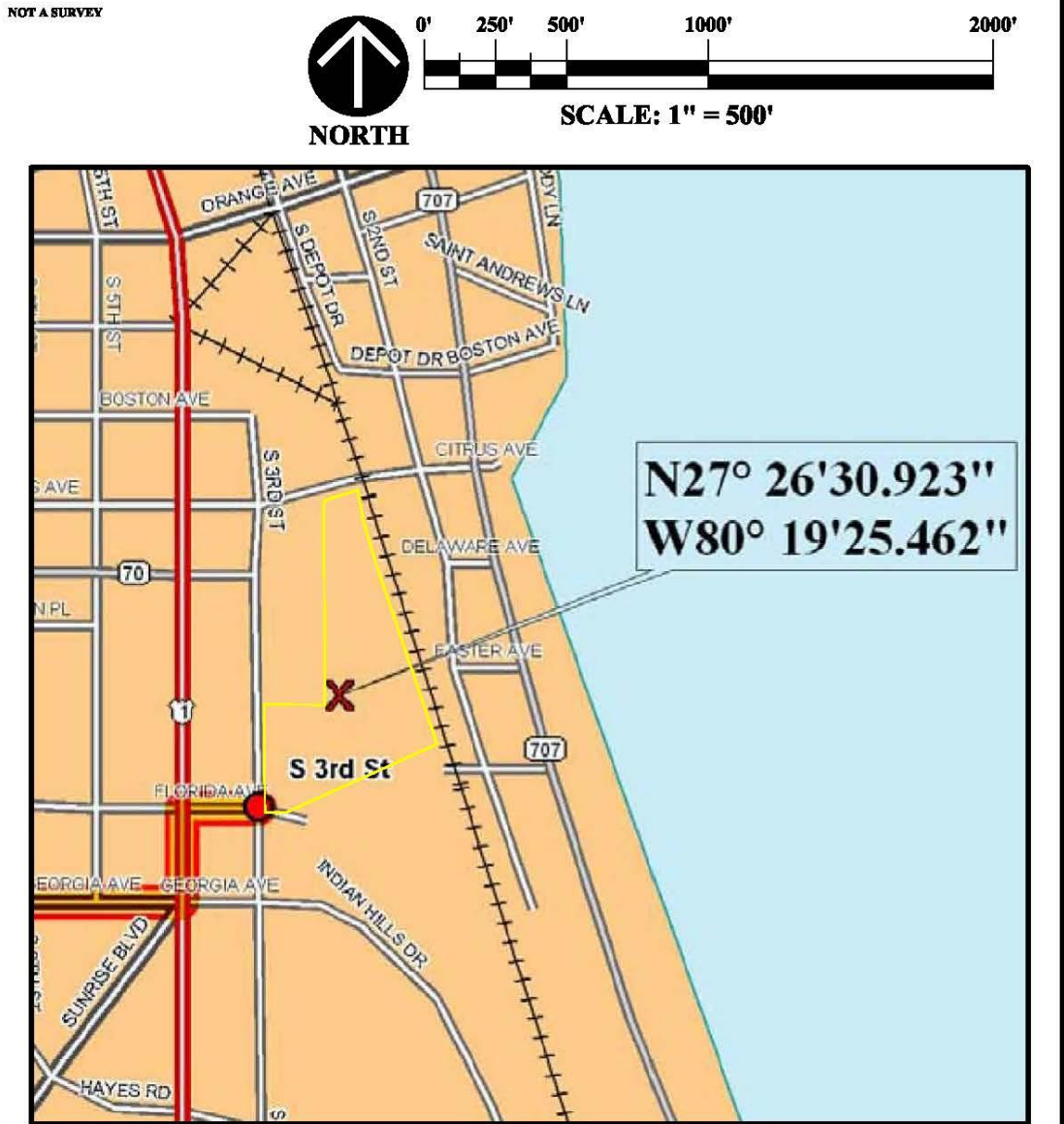
Attachment

cc: File #15-009.01



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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SOURCE: DELORME STREET ATLAS USA DELUXE. PARCEL ID # 2410-005-005-000-1

ST. LUCIE COUNTY FLORIDA	SEC. 10	TWP. 35S	R. 40E	HSE JOB NO.: 15-009.01	DRAWING NAME: 02 - LOCATION MAP.DWG	DATE: 1 APRIL 2015	FIGURE: 2 OF 13
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

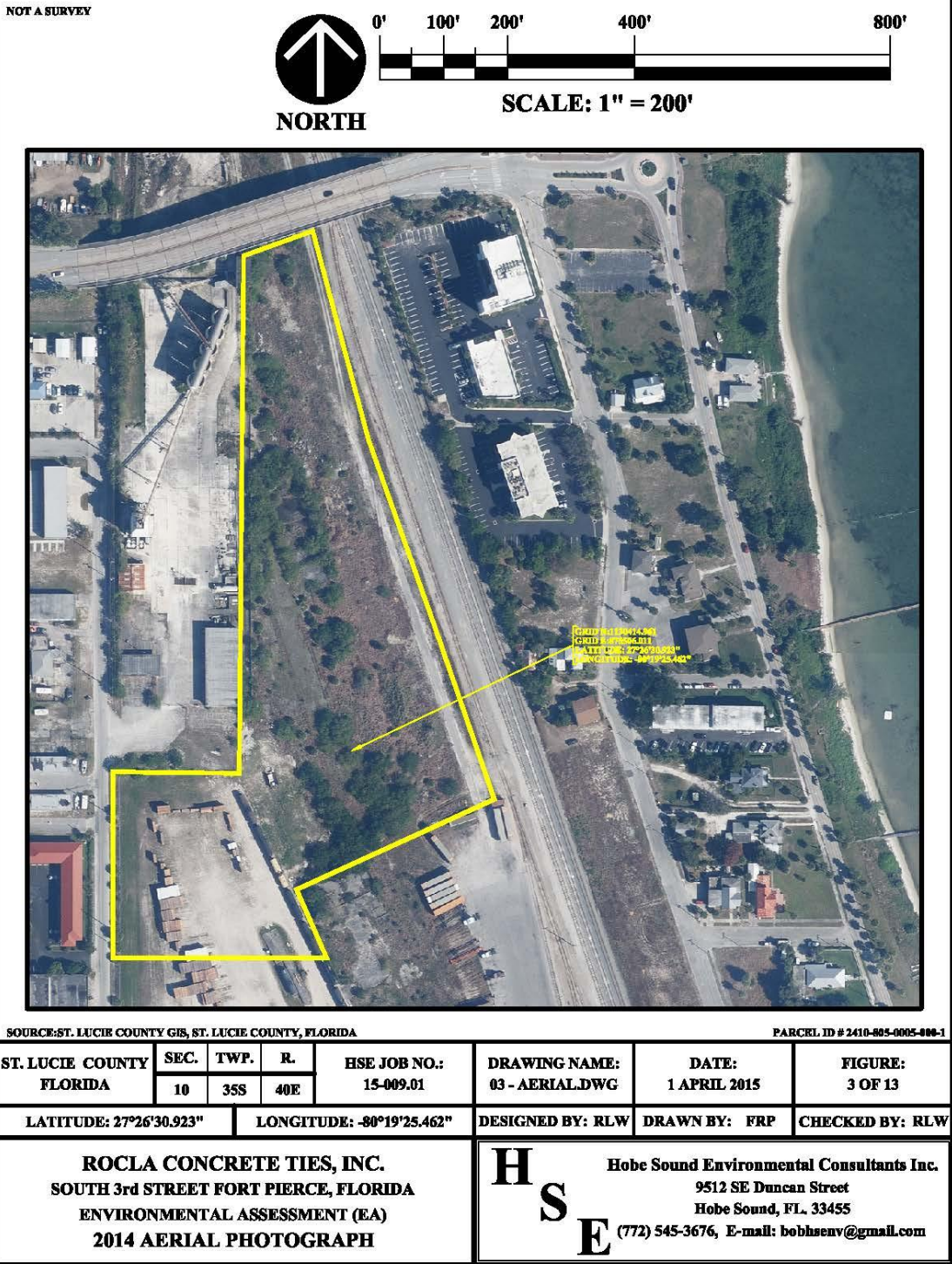
ROCLA CONCRETE TIES, INC.
SOUTH 3rd STREET FORT PIERCE, FLORIDA
ENVIRONMENTAL ASSESSMENT (EA)
LOCATION MAP

H S E Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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ENVIRONMENTAL CONSULTANTS, INC.
9512 S.E. DUNCAN STREET
HOBE SOUND, FLORIDA 33455
PHONE: (772) 545-3676 CELL (772) 260-0857
E-MAIL: bobhsenv@gmail.com

25 March 2015

Mr. Frederick Gaske, Director
Florida State Historic Preservation Program
Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street, 4th Floor
Tallahassee, Florida 32399-0250

Re: Rocla Concrete Ties, Inc, ±7.547 acres of land located south of Citrus Avenue, east of South 3rd Street, north of Florida Avenue and west of the Florida East Coast Railway tracks. The project site is located in Section 10, Township 35S, Range 40E, City of Fort Pierce, Florida.

Latitude: 27° 26'30.923"
Longitude: W80° 19'25.462"

Dear Mr. Gaske:

The Florida Department of Environmental Protection (FDEP) and the U.S. Army Corps of Engineers (COE) have requested that the Applicant contact your office and request a review of the above referenced project site. Please consider this letter as a formal request for your office to review the above referenced project site for the presence of any historical or archaeological properties within the project area.

The project site encompasses approximately 27.52 acres of land. Approximately half of the site was previously in citrus. Following is a brief description of the vegetation associations noted on-site.

150 - Industrial (±7.54 acres)

This designation covers the entire site, part of which has been developed and part of which has been previously cleared and contains a great deal of debris from adjacent industrial sites. Vegetation includes occasional cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), tough bumelia (*Sideroxylon tenax*), grapevine (*Vitis rotundifolia*), bamboo vine (*Smilax* spp.), periwinkle (*Catharanthus roseus*), Virginia creeper (*Parthenocissus quinquefolia*), cogongrass (*Imperata cylindrica*), dog fennel (*Eupatorium capillifolium*), annual ragweed (*Ambrosia artemisiifolia*), prickly pear cactus (*Opuntia* sp.), chalky bluestem



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

(Andropogon capillipes), wiregrass (*Aristida stricta*), tickseed (*Coreopsis* sp.), rosary pea (*Abrus precatorius*), senna (*Cassia* sp.) and raspberry (*Rubus* sp.).

I am attaching a Vicinity Map, Location Map, Aerial Photograph, FLUCFCS Map, Soils Map, Topographic Map and photographs of the project site for your use and files. Your cooperation regarding this matter is appreciated. Please contact my office if you have any questions or comments regarding this matter. *Please respond to our project #15-009.01 when responding to this request.*

Sincerely,

Freda R. Posin

Freda R. Posin
Sr. Environmental Scientist

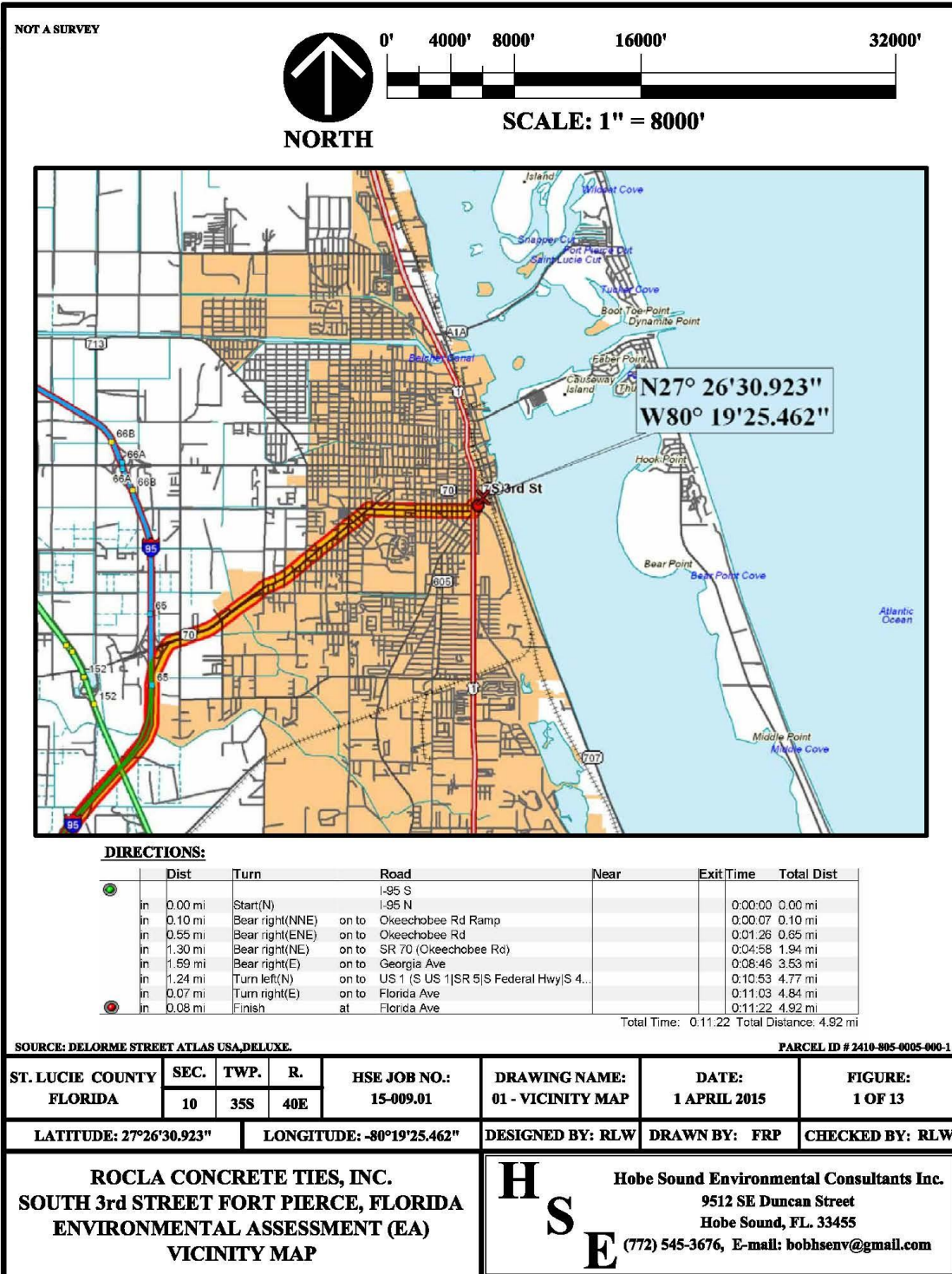
Attachments

cc: File #15-009.01



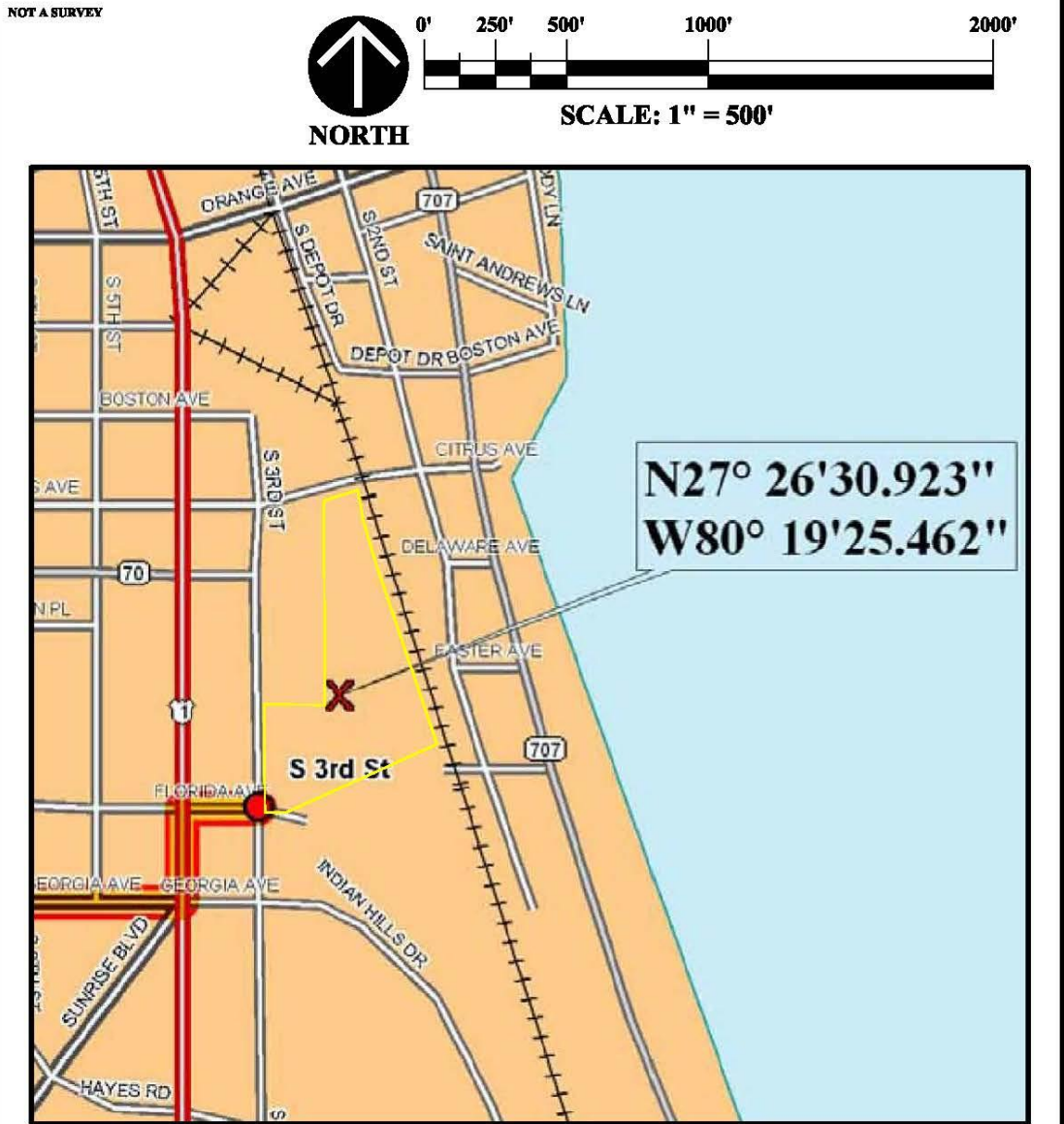
ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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ROCLA CROSSTIE FACILITY
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SOURCE: DELORME STREET ATLAS USA DELUXE. PARCEL ID # 2410-005-005-000-1

ST. LUCIE COUNTY FLORIDA	SEC. 10	TWP. 35S	R. 40E	HSE JOB NO.: 15-009.01	DRAWING NAME: 02 - LOCATION MAP.DWG	DATE: 1 APRIL 2015	FIGURE: 2 OF 13
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

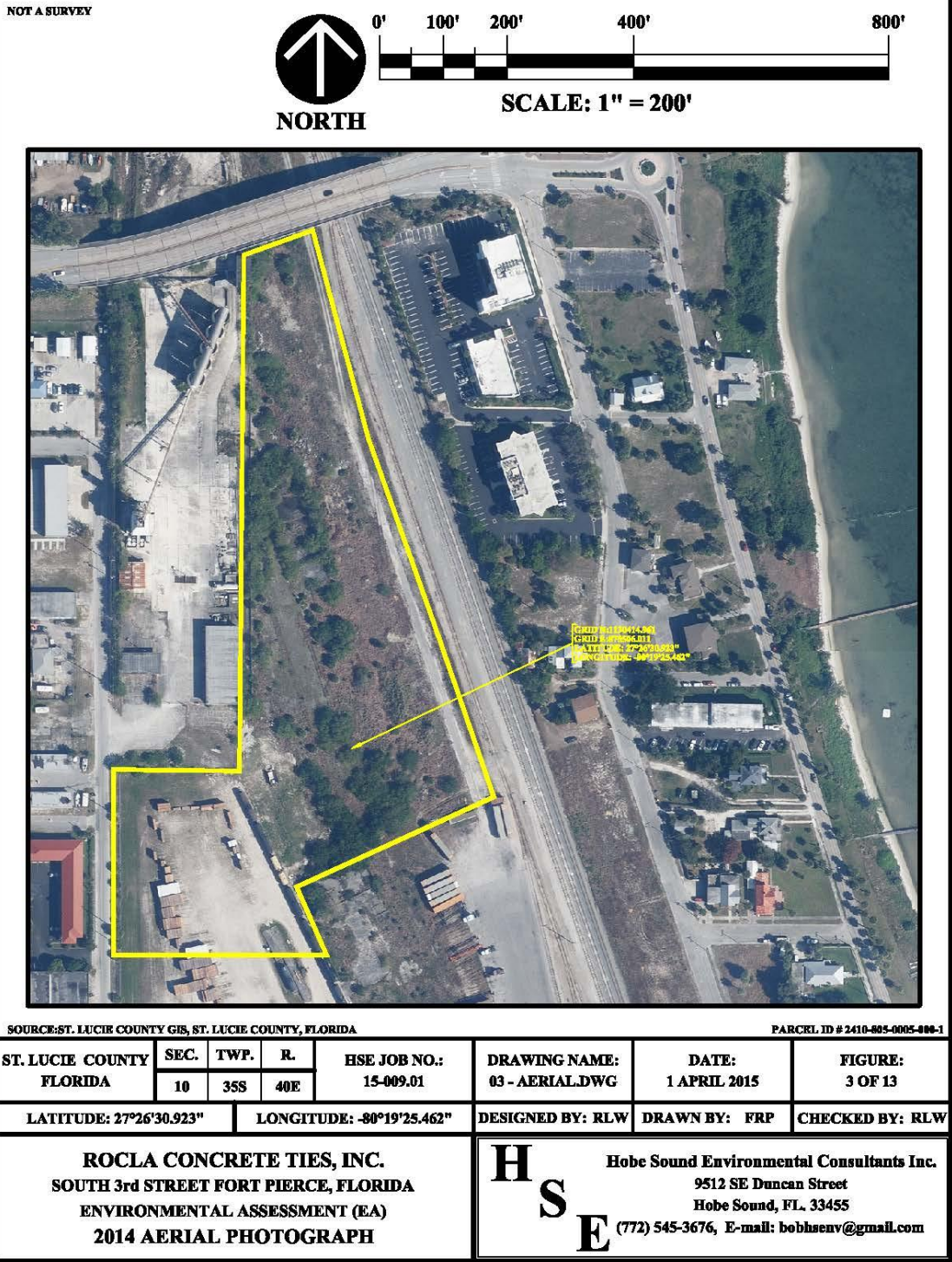
ROCLA CONCRETE TIES, INC.
SOUTH 3rd STREET FORT PIERCE, FLORIDA
ENVIRONMENTAL ASSESSMENT (EA)
LOCATION MAP

H S E Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

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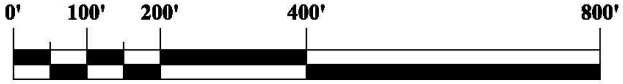
ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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NOT A SURVEY



NORTH



SCALE: 1" = 200'



LEGEND

150 - INDUSTRIAL (7.54± ACRES)

SOURCE: LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM, HANDBOOK 1999 DEPARTMENT OF TRANSPORTATION. PARCEL ID # 2410-905-0005-000-1

ST. LUCIE COUNTY FLORIDA	SEC. 10	TWP. 35S	R. 40E	HSE JOB NO.: 15-009.01	DRAWING NAME: 11 - FLUCFCS MAP.DWG	DATE: 1 APRIL 2015	FIGURE: 11 OF 13
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

ROCLA CONCRETE TIES, INC.
SOUTH 3rd STREET FORT PIERCE, FLORIDA
ENVIRONMENTAL ASSESSMENT (EA)
FLUCFCS (VEGETATION) MAP

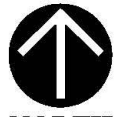
HSE Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com



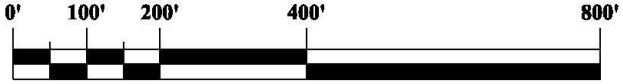
ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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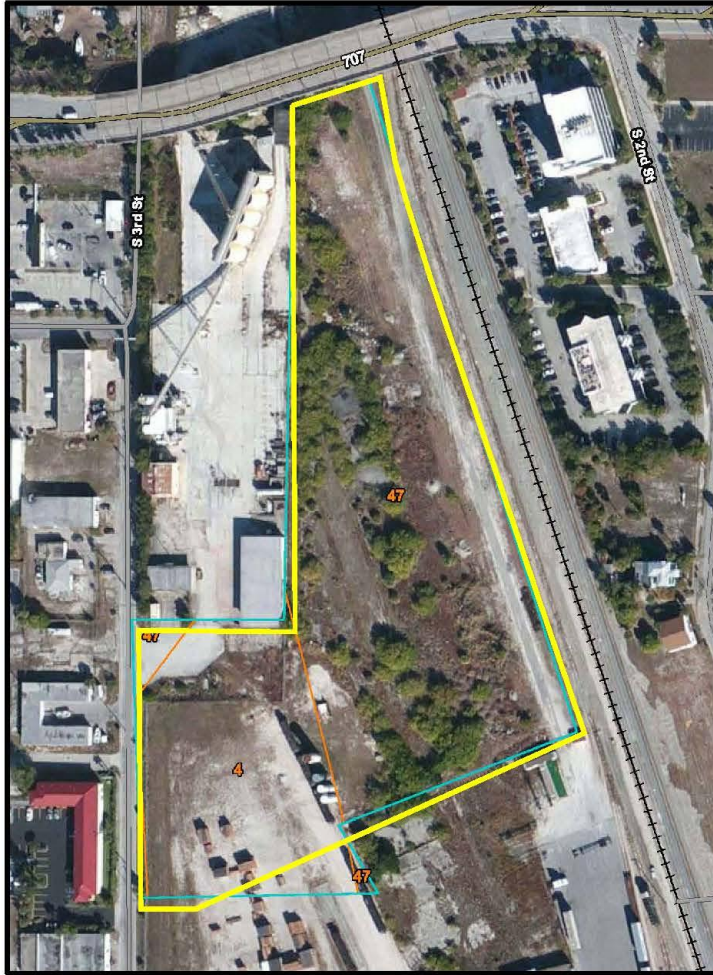
NOT A SURVEY



NORTH



SCALE: 1" = 200'



LEGEND

- 4 - ARENTS, 0 TO 5 PERCENT SLOPES
- 47 - URBAN LAND

SOURCE: <http://websoilsurvey.sc.egov.usda/App/WcbSoilSurvey.aspx>

PARCEL ID # 2410-905-0005-000-1

ST. LUCIE COUNTY FLORIDA	SEC. 10	TWP. 35S	R. 40E	HSE JOB NO.: 15-009.01	DRAWING NAME: 12 - SCS SOIL MAP.DWG	DATE: 1 APRIL 2015	FIGURE: 12 OF 13
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

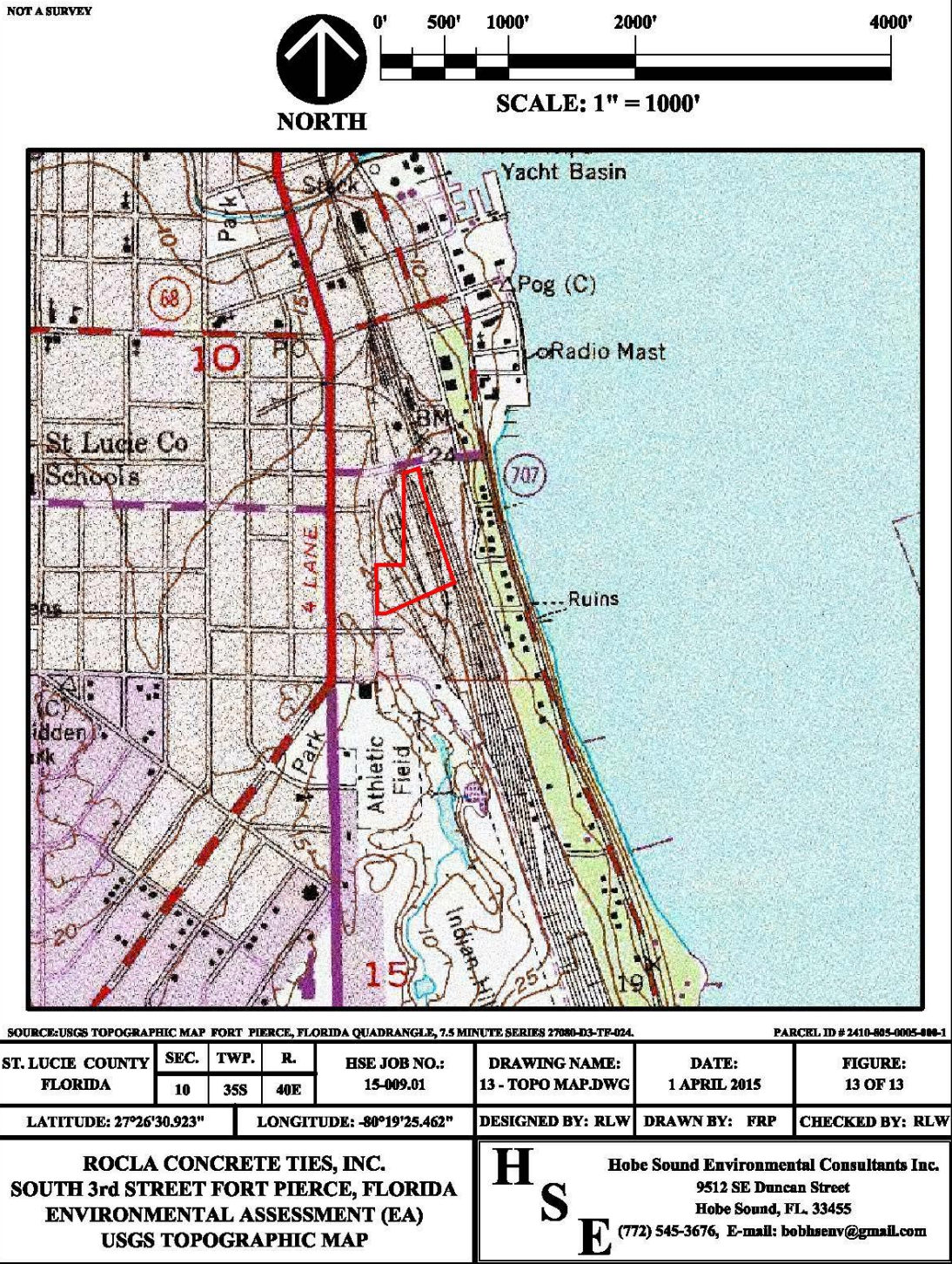
ROCLA CONCRETE TIES, INC.
SOUTH 3rd STREET FORT PIERCE, FLORIDA
ENVIRONMENTAL ASSESSMENT (EA)
SCS SOIL MAP

H S E Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning


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ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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SOURCE: PHOTOGRAPHS BY HSE




PHOTOGRAPH #01: AT ROAD ALONG EASTERN SITE BOUNDARY, LOOKING NORTHWEST TOWARD CITRUS AVE.




PHOTOGRAPH #02: LOOKING NORTHEAST TOWARD CITRUS AVE. FROM SOUTH END OF PROPERTY ADJACENT TO FEC RR TRACKS




PHOTOGRAPH #03: PRICKLY PEAR CACTUS IN WEST CENTRAL PORTION OF SITE



PHOTOGRAPH #04: CONCRETE RUBBLE LEFT ON-SITE NEAR FEC RR TRACKS




PHOTOGRAPH #05: LOOKING NORTHEAST FROM SOUTHWEST PORTION OF SITE



PHOTOGRAPH #06: GOPHER TORTOISE AT HIS BURROW NEAR FEC RR TRACKS

PARCEL ID # 2416-006-000-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	APPENDIX B FIGURE:
	10	3SS	40E	15-009.01	APP B PHOTOS.DWG	1 APRIL 2015	1 OF 1
LATITUDE: 27°26'30.913"		LONGITUDE: -80°19'23.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	
ROCLA CONCRETE TIES, INC. SOUTH 3rd STREET FORT PIERCE, FLORIDA ENVIRONMENTAL ASSESSMENT (EA) SITE PHOTOGRAPHS					 Habe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hebe Sound, FL 33433 (772)545-3676, E-mail: bob@hseenv.com		



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

HOBE SOUND
ENVIRONMENTAL CONSULTANTS, INC.
9512 S.E. DUNCAN STREET
HOBE SOUND, FLORIDA 33455
PHONE: (772) 545-3676 CELL (772) 260-0857
E-MAIL: bobhsenv@gmail.com

1 April 2015

Ms Dana Hartley
U.S. Fish and Wildlife Service
P.O. Box 2676
Vero Beach, Florida 32960-2676

Re: Rocla Concrete Ties, Inc., City of Fort Pierce, St. Lucie County, Florida, Section 10,
Township 35S, Range 40E.

Latitude: 27°26'30.923"
Longitude: W80°19'25.462"

Via E-mail: dana_hartley@fws.gov

Dear Ms. Hartley:

Hobe Sound Environmental Consultants, Inc. (HSE) has been retained to conduct an endangered species survey on the above referenced project site. Please review your files for records of any listed species that may occur on this site. The protected species survey will be conducted according to Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines. I have attached a location map of the project area for your convenience.

Your immediate attention and cooperation regarding this matter are appreciated. Please feel free to contact me if you have any questions or require additional information concerning this matter. Please reference our file #15-009.01 when responding to this letter.

Sincerely,

Freda R. Posin

Freda R. Posin
Senior Environmental Scientist

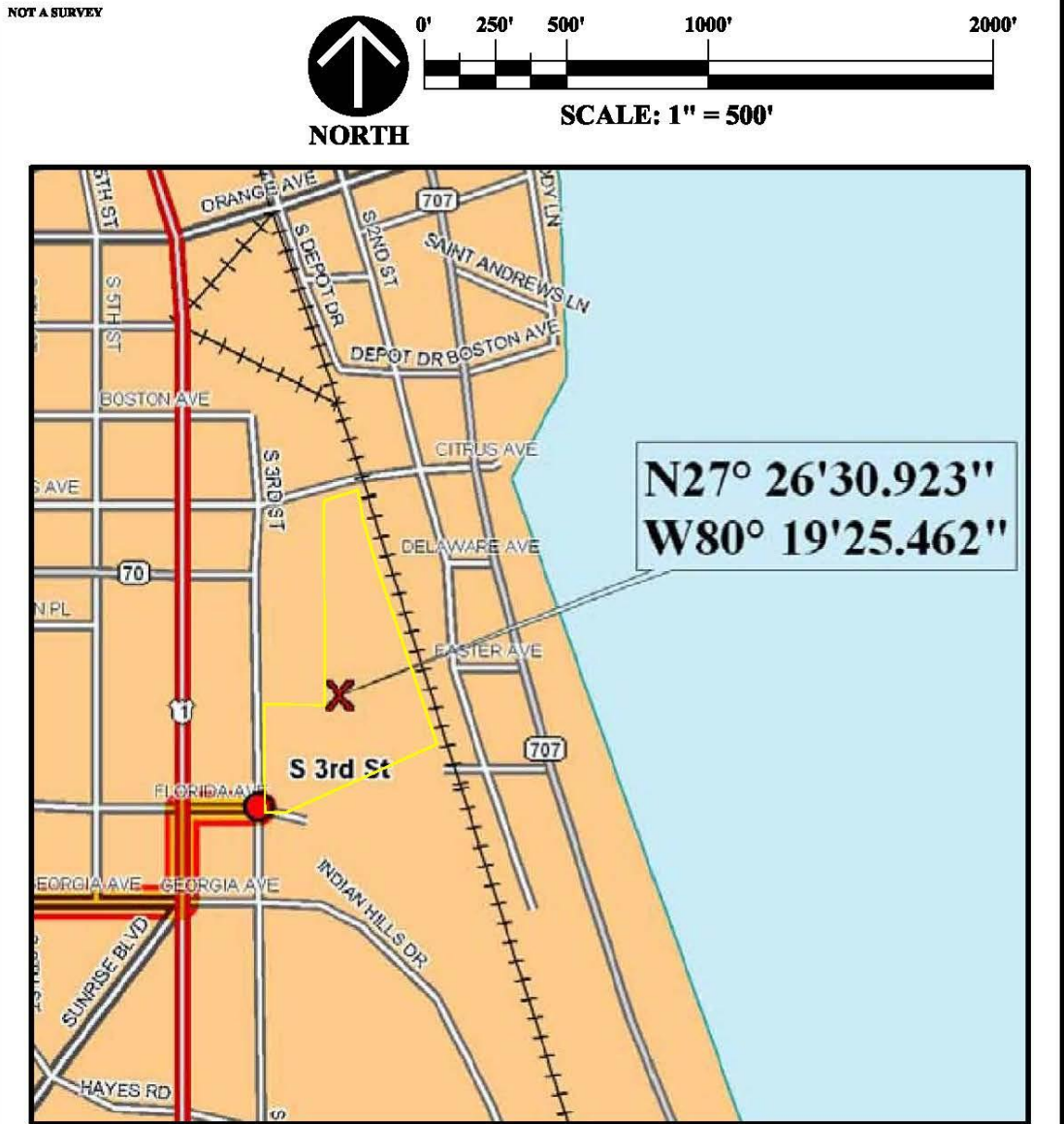
/frp
Attachment

cc: File #15-009.01



ROCLA CROSSTIE FACILITY
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SOURCE: DELORME STREET ATLAS USA DELUXE. PARCEL ID # 2410-495-005-008-1

ST. LUCIE COUNTY FLORIDA	SEC. 10	TWP. 35S	R. 40E	HSE JOB NO.: 15-009.01	DRAWING NAME: 02 - LOCATION MAP.DWG	DATE: 1 APRIL 2015	FIGURE: 2 OF 13
LATITUDE: 27°26'30.923"		LONGITUDE: -80°19'25.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

ROCLA CONCRETE TIES, INC.
SOUTH 3rd STREET FORT PIERCE, FLORIDA
ENVIRONMENTAL ASSESSMENT (EA)
LOCATION MAP

H S E Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

4/2/2015

FNAI Biodiversity Matrix



**Florida Natural Areas Inventory
Biodiversity Matrix Query Results
UNOFFICIAL REPORT
Created 4/2/2015**

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 66568

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	---

Matrix Unit ID: 66568

0 Documented Elements Found

0 Documented-Historic Elements Found

1 Likely Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u><i>Trichechus manatus</i></u> Manatee	G2	S2	LE	FE

http://data.flnai.org/mapping/FNAI_BioMatrix/GridSearch.cfm?sel_id=66568&extent=762422.25,396179.78125,764031.625,397789.15625

1/3



May 27, 2015

Underline is for Addition from prior submission
~~Strike-Through~~ is for Deletion from prior submission

ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

4/2/2015

FNAI Biodiversity Matrix

Matrix Unit ID: 66568

20 Potential Elements for Matrix Unit 66568

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Acipenser oxyrinchus oxyrinchus</i> Atlantic Sturgeon	G3T3	S1	PS:LE,LT	SSC
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Coelorachis tuberculosa</i> Piedmont Jointgrass	G3	S3	N	LT
<i>Conradina grandiflora</i> Large-flowered Rosemary	G3	S3	N	LT
<i>Ctenogobius stigmaturus</i> Spottail Goby	G2	S2	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
<i>Eretmochelys imbricata</i> Hawksbill Sea Turtle	G3	S1	LE	FE
<i>Forestiera segregata</i> var. <i>pinetorum</i> Florida Pinewood Privet	G4T2	S2	N	N
<i>Glandularia maritima</i> Coastal Vervain	G3	S3	N	LE
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Halophila johnsonii</i> Johnson's Seagrass	G2	S2	LT	N
<i>Lechea cernua</i> Nodding Pinweed	G3	S3	N	LT
<i>Linum carteri</i> var. <i>smallii</i> Small's Flax	G2T2	S2	N	LE
<i>Pituophis melanoleucus muigitus</i> Florida Pine Snake	G4T3	S3	N	SSC
<i>Pteroglossaspis ecristata</i> Giant Orchid	G2G3	S2	N	LT
<i>Rivulus marmoratus</i> Mangrove Rivulus	G4G5	S3	SC	SSC
<i>Rostrhamus sociabilis plumbeus</i> Snail Kite	G4G5T2	S2	LE	FE
<i>Sceloporus woodi</i> Florida Scrub Lizard	G2G3	S2S3	N	N
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<i>Setophaga discolor paludicola</i> Florida Prairie Warbler	G5T3	S3	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

http://data.labins.org/mapping/FNAI_BioMatrix/GridSearch.cfm?sel_id=66568&extent=762422.25,386179.78125,764031.625,387789.15625

2/3



May 27, 2015

Underline is for Addition from prior submission
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Page 129
 CT File No.: 14-189

**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**

4/2/2015

FNAI Biodiversity Matrix

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

http://data.labins.org/mapping/FNAI_BioMatrix/GridSearch.cfm?sel_id=66568&extent=762422.25,386179.78125,764031.625,387789.15625

3/3



May 27, 2015

Underline is for Addition from prior submission
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Page 130
CT File No.: 14-189

APPENDIX B

Project Site Photographs

HSE #15-09.01

B

1 April 2015



May 27, 2015


Underline is for Addition from prior submission
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Page 131
CT File No.: 14-189


ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

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SOURCE: PHOTOGRAPHS BY HSE




PHOTOGRAPH #01: AT ROAD ALONG EASTERN SITE BOUNDARY, LOOKING NORTHWEST TOWARD CITRUS AVE.




PHOTOGRAPH #02: LOOKING NORTHEAST TOWARD CITRUS AVE. FROM SOUTH END OF PROPERTY ADJACENT TO FEC RR TRACKS




PHOTOGRAPH #03: PRICKLY PEAR CACTUS IN WEST CENTRAL PORTION OF SITE



PHOTOGRAPH #04: CONCRETE RUBBLE LEFT ON-SITE NEAR FEC RR TRACKS



PHOTOGRAPH #05: LOOKING NORTHEAST FROM SOUTHWEST PORTION OF SITE



PHOTOGRAPH #06: GOPHER TORTOISE AT HIS BURROW NEAR FEC RR TRACKS

PARCEL ID # 2416-006-000-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	APPENDIX B FIGURE:
	10	3SS	40E	15-009.01	APP B PHOTOS.DWG	1 APRIL 2015	1 OF 1
LATITUDE: 27°26'30.913"		LONGITUDE: -80°19'23.462"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	
ROCLA CONCRETE TIES, INC. SOUTH 3rd STREET FORT PIERCE, FLORIDA ENVIRONMENTAL ASSESSMENT (EA) SITE PHOTOGRAPHS					<div style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">H S E</div> <p>Habe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL 33455 (772)545-3676, E-mail: bob@hseenv.com</p>		



SECTION VII

PETITION FOR CHANGE IN ZONING TO PLANNED DEVELOPMENT ZONING DISTRICT

DUST CONTROL/MITIGATION PLAN (GENERALIZED)

As part of the concrete tie manufacturing process, raw materials will be used that could present minor potential for dust emissions. This summary is to explain the cement use procedures and dust mitigation methods utilized by Rocla Concrete Tie, Inc. (Rocla) in the production of prestressed concrete railroad ties.

The technology for the collection and use of cement and other pozzolan materials has vastly improved since the time that Rinker installed and operated their facility and cement silos in the Port of Fort Pierce. Rocla always procures the top of the line dust mitigation accessories and products for their batch plant and storage bins, and over the years has developed additional methods to reduce the amount of dust produced by our operations.

The materials storage bins used in our operations are a completely sealed system and are never exposed to the open air for any reason. When cement arrives to our facility, it is blown directly into the storage bins via a sealed pipe or hose. At the top of the storage bin sits a Belgrade Steel Tank Co. "belle" style dust house, containing polyester filters, which collect any excess dust with a 99.99% efficiency (cut sheets attached). These filters are then vibrated after each load of material has been blown in, which causes all of the collected excess dust to fall into the storage bin. This process effectively cleans the dust house and readys it for the next delivered load of material.

Cement is delivered from the storage bin into a weigh hopper located above the mixer, via a closed-pipe screw conveyor. Emissions from the weigh hopper are controlled by a dustproof transition piece and venting hose that vents emissions directly back into the mixer. There is no outside venting in this process

Sand and Rock materials are delivered to the plant via dump trucks and offloaded directly into a walled, aggregates storage area. These stockpiles will be enclosed on three sides by concrete walls to control wind erosion. In addition to the concrete enclosure, the stockpiles are watered twice daily to maintain moisture content, promote evaporative cooling, and further minimize wind erosion. The sand and rock are then delivered to covered storage bins via a front-end loader. These bins have hydraulic lids that only open to permit the deposit the aggregates and will remain closed at all other times, further mitigating wind erosion effects.

The aggregates are batched into aggregate weigh hoppers located inside the batch plant building enclosure. The sand, rock, cement, flyash and water are deposited into the concrete mixer for mixing. Emissions at the mixer are controlled by polypropylene cartridges in the mixer dust filters. After mixing, the concrete is deposited directly into the casting mold, which takes place within the enclosure of the batching plant.



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The finished product will be placed in a storage yard, the surface of which will be a compacted, washed aggregate. The rock to be used will be one that produces little to no dust, even with vehicular traffic and movement in this area. Additionally, this storage yard will be watered intermittently to mitigate any small amount of dust that may be produced from operating in this area.

Attached are cut sheets for some of the aforementioned equipment as well as pictures from an existing, fully operating, facility located in Italy that uses the same equipment with identical operational procedures as Rocla will be using in Fort Pierce. As you can see from the cut sheets, the efficiency for this equipment is 99.99% and from the pictures, this is a very clean operation with no apparent dust issues.



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May 27, 2015

Underline is for Addition from prior submission
~~Strike Through~~ is for Deletion from prior submission

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CT File No.: 14-189

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FABRIC FILTERS

Point Number (from flow diagram)		Manufacturer & Model No. (if available) Belgrade Steel Tank Co. - Belle 225				
Name of Abatement Device Belle 225 Dust House		Type of Particulate Controlled Cement Dust				
GAS STREAM CHARACTERISTICS						
Flow Rate (acfm)		Gas Stream Temperature (°F)		Particulate Grain Loading (grain/scf)		
Design Maximum 675	Average Expected 675	Ambient		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Inlet N/A</td> <td style="text-align: center;">Outlet 0.01</td> </tr> </table>	Inlet N/A	Outlet 0.01
Inlet N/A	Outlet 0.01					
Pressure Drop (in H ₂ O) 5"		Water Vapor Content of Effluent Stream (lb water/lb dry air) Ambient		Fan Requirements (hp) (cubic ft/min) N/A N/A		
PARTICULATE DISTRIBUTION (by weight)						
Micron Range		Inlet		Outlet		
0.0 - 0.5		0%		99.98%		
0.5 - 1.0		3%		0.02%		
1.0 - 5.0		17%		0.00%		
5.0 - 10.0		18%		0.00%		
10.0 - 20.0		21%		0.00%		
over 20.0		41%		0.00%		
FILTER CHARACTERISTICS						
Filtering Velocity (acfm/sq ft of cloth) 3	Bag Diameter (inches) 8"	Bag Length (inches) 72"	Number of Bags 18	Number of Compartments in Baghouse 1		
Bag rows will be: Staggered			Walkways will be provided between banks of bags: No			
Filtering Material: PE 37 100% Polyester 9oz.						
Describe Bag Cleaning Method and Cycle:			Air Vibrator Shaker			
Capital Installed Cost:		\$2,200	Annual Operating Cost: \$50			



BELGRADE STEEL TANK CO., INC.

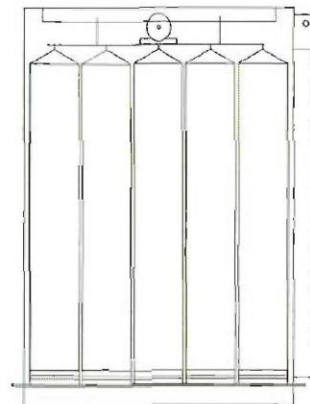
**“BELLE” STYLE
 DUST HOUSE**



“Belle” Filter Sock Specifications

Style	PE 37
Fiber	100% Polyester
Weight	9 oz./Sq. Yd.
Construction	Spun/Spun
Count	100W x 60F
Air Permeability	20-30 C.F.M.
Mullen Burst	500 PSI
Tensile Strength	Warp Direction 300# Fil Direction 275#
Max Operating Temp	275 Degrees F
Efficiency	99.99%

<u>Square Ft. Bag Area</u>	<u>Cap. Cement</u>
150	375 C.F.M.
225	675 C.F.M.



The dust house is equipped with either an air powered or electric powered vibrator used for cleaning of the bags. If air powered, connect air supply line to the 3/8” NPT coupling located on center above the door, and supply the vibrator with 80 psi oiled or non-oiled air. If electric powered, reconnect power cord which exits the top side of dust house to the control box supplied. Operate vibrator for approx. 10-15 minutes after each load of material has been blown in.



**Jamieson Equipment Company | 5314 Palmero Court | Buford, GA 30518 | 800.875.0280 | sales@jamiesonequipment.com
 www.jamiesonequipment.com**



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SECTION VIII

PETITION FOR CHANGE IN ZONING TO PLANNED DEVELOPMENT ZONING DISTRICT

NOISE MITIGATION PLAN

Rocla Concrete Tie, Inc., will employ noise reduction measures to ensure that our planned facility will not be a nuisance to the City of Fort Pierce, nor exceed the City Code limits. Several modifications have been made to our basic production operations, and will be implemented at Rocla's new Fort Pierce facility. These modifications will provide benefits in reducing the noise levels emitted by the production equipment used at this facility, compared to similar manufacturing facilities at which noise studies have been completed.

In summary, we plan to install sound proof cabins at the concrete casting station as well as around the concrete mixer, and any other equipment which produces high noise levels. Additionally, there will be an automatic door that will only open to allow concrete to be delivered from the mixer into the main building. This door will remain closed at all other times, and therefore provide enhanced sound proofing. This feature will provide that whenever there are activities that create high levels of noise, both sound proof chambers will be closed.

There are also several architectural and civil features that are being added to the proposed building layout in order to mitigate noise beyond the area of the new manufacturing plant. These strategically placed masonry walls and landscaping barriers, as well as the employee parking lot, will help buffer and dampen the sound even further from the factory.

Each of the two planned production shifts will be scheduled to begin during off-peak hours and filling of the aggregate bins, or other activities that could cause noise, will be timed as to minimize noise levels away from early morning or late evening hours.

Based on noise level studies in similar plants, Rocla is confident that with the aid of these noise mitigation plans, the noise levels at the property line of our facility will not exceed the Fort Pierce code 70 db limits. Rocla is committed to do whatever it takes to ensure that our operations are not a nuisance to the nearby community or the City of Fort Pierce.



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SECTION VIII

PETITION FOR CHANGE IN ZONING TO PLANNED DEVELOPMENT ZONING DISTRICT TRAFFIC IMPACT ASSESSMENT

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CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

TRAFFIC IMPACT STUDY

For

ROCLA CROSSTIE FACILITY

In

The City of Fort Pierce

Prepared for

Rocla Concrete Tie, Inc.

Prepared By

Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981

April 2015



A LEGACY OF EXPERTISE AND EXCELLENCE

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



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PROJECT DESCRIPTION

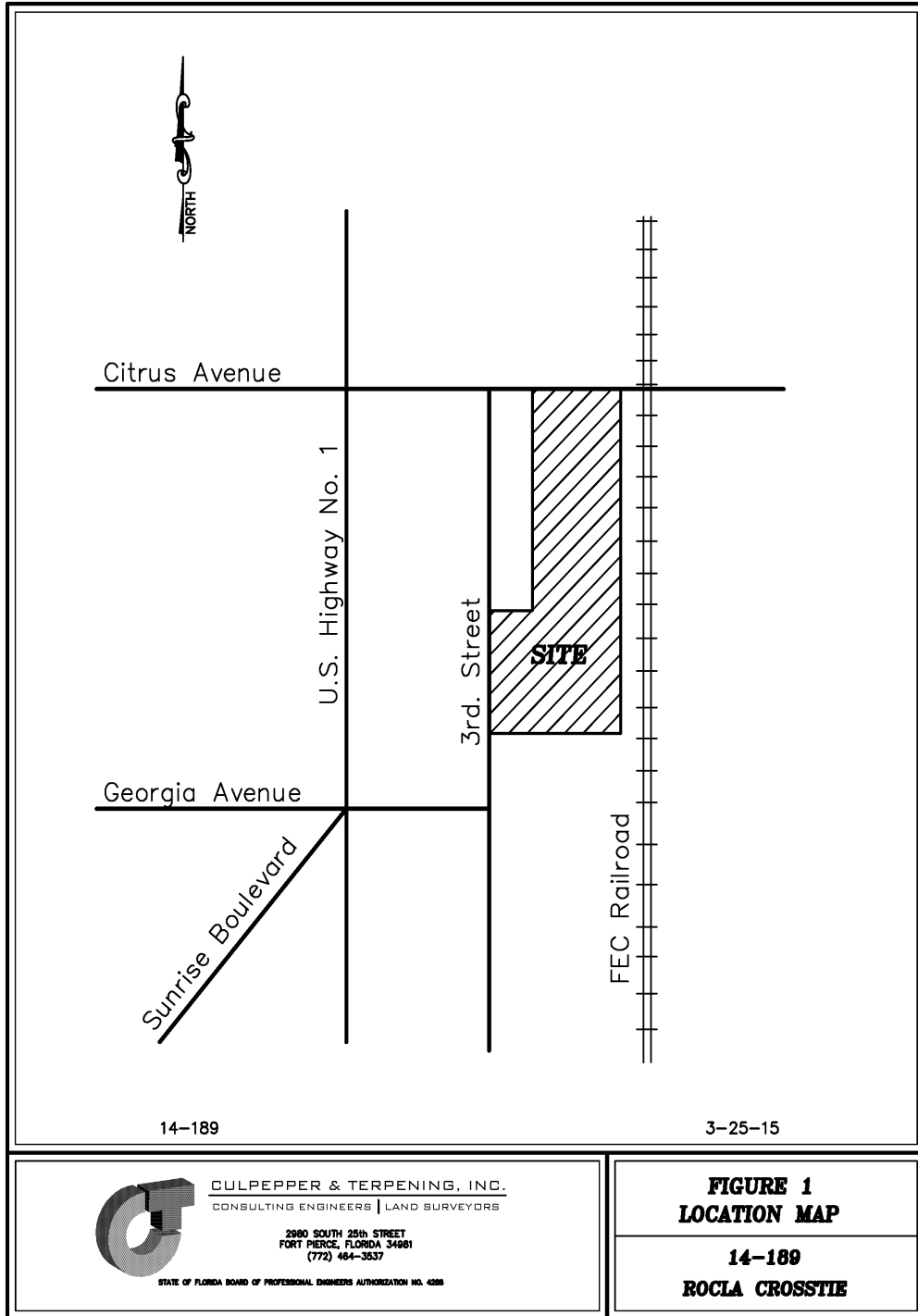
The proposed project, Rocl Crosstie Facility, is located on the east side of South 3rd Street, south of the Citrus Avenue overpass, in the eastern section of the City of Ft. Pierce, Florida (See Figure No. 1, Location Map).

The Rocl Crosstie Facility project will consist of a 16,850 square foot railroad crosstie manufacturing building and a separate 2,625 square foot office building. The overall property is comprised of 2 separate parcels of land that will be leased from the Florida East Coast Railroad, totaling 7.18 acres of land. The site is located in Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida.



ROCLA CROSSTIE FACILITY
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FIGURE 1
(LOCATION MAP AND STUDY AREA)



STUDY METHODOLOGY

As the project is located within the City of Ft. Pierce, the Scope and Methodology of this report is prepared in accordance with the requirements of the City. The project is anticipated for construction in late 2015 and therefore it was determined that the impacts of project development will be analyzed in 2020 forecast condition.

Section A – Definition of Study Area

The study area as defined by the City of Fort Pierce Chapter 22.217.f.2 shall be according to the Table I below:

Table I		
Size of Project	Trips Generated	Study Area
Minimal Scale	Trips 9-50	1.0 Mile Radius
Small Scale	Trips 51-100	1.5 Mile Radius
Intermediate Scale	Trips 101-500	2.0 Mile Radius
Medium Scale	Trips 501-1000	3.0 Mile Radius
Large Scale	Trips 1000-Up	5.0 Mile Radius

The Study Area includes all major roadways and intersections within the zone of influence. From the data collected in Table IV it has been determined that the Rocla Crosstie Facility is a Small Scale project. The study area shall include the following roadway segments and intersections:

Roadway Segments

- US Highway No. 1: Virginia Avenue to Orange Avenue
- Georgia Avenue: South 3rd Street to US Highway No. 1

Intersections

- US Highway No. 1 and Georgia Avenue

The following traffic study will be prepared in accordance with Chapter 22.217 of the City of Ft. Pierce Code. The analysis will be based upon the Level-of Service (LOS) standards established by the Florida Department of Transportation (FDOT) 2012 Level of Service Handbook for both the Average Daily traffic (ADT) and pm Peak Hour traffic conditions. The LOS standards found in the FDOT 2012 Level of Service Handbook are provided as Table 1 (Generalized Annual Average Daily Volumes for Florida's Urbanized Areas), and Table 2 (Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas) of this report.



ROCLA CROSSTIE FACILITY
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Table 1

TABLE 1 Generalized **Annual Average Daily Volumes** for Florida's **Urbanized Areas**

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	16,800	17,700	**	4	47,400	64,000	77,900	84,600	
4	Divided	*	37,900	39,800	**	6	69,900	95,200	116,600	130,600	
6	Divided	*	58,400	59,900	**	8	92,500	126,400	154,300	176,600	
8	Divided	*	78,800	80,100	**	10	115,100	159,700	194,500	222,700	
						12	162,400	216,700	256,600	268,900	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	7,300	14,800	15,600	4	45,800	61,500	74,400	79,900	
4	Divided	*	14,500	32,400	33,800	6	68,100	93,000	111,800	123,300	
6	Divided	*	23,300	50,000	50,900	8	91,500	123,500	148,700	166,800	
8	Divided	*	32,000	67,300	68,100	10	114,800	156,000	187,100	210,300	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments					
Non-State Signalized Roadways - 10%						Auxiliary Lanes Present in Both Directions + 20,000					
Median & Turn Lane Adjustments						Ramp Metering + 5%					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		UNINTERRUPTED FLOW HIGHWAYS					
2	Divided	Yes	No	+5%		Lanes	Median	B	C	D	E
2	Undivided	No	No	-20%		2	Undivided	8,600	17,000	24,200	33,300
Multi	Undivided	Yes	No	-5%		4	Divided	36,700	51,800	65,600	72,600
Multi	Undivided	No	No	-25%		6	Divided	55,000	77,700	98,300	108,800
-	-	-	Yes	+ 5%		Uninterrupted Flow Highway Adjustments					
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						Lanes	Median	Exclusive left lanes	Adjustment factors		
						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.					
	B	C	D	E		³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	2,900	7,600	19,700		* Cannot be achieved using table input value defaults.					
50-84%	2,100	6,700	19,700	>19,700		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%	9,300	19,700	>19,700	**							
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	2,800	9,500							
50-84%	*	1,600	8,700	15,800							
85-100%	3,800	10,700	17,400	>19,700							
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							
						<p align="right"><i>Source:</i> Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/los/default.shtml</p>					

2012 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK TABLES



ROCLA CROSSTIE FACILITY
Petition for Change in Zoning

Table 2

TABLE 7 Generalized **Peak Hour Directional Volumes** for Florida's **Urbanized Areas¹**

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES						
STATE SIGNALIZED ARTERIALS						FREEWAYS						
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E		
Lanes	Median	B	C	D	E	2	2,260	3,020	3,660	3,940		
1	Undivided	*	830	880	**	3	3,360	4,580	5,500	6,080		
2	Divided	*	1,910	2,000	**	4	4,500	6,080	7,320	8,220		
3	Divided	*	2,940	3,020	**	5	5,660	7,680	9,220	10,360		
4	Divided	*	3,970	4,040	**	6	7,900	10,320	12,060	12,500		
Class II (35 mph or slower posted speed limit)						Freeway Adjustments						
Lanes	Median	B	C	D	E	Auxiliary Lane			Ramp Metering			
1	Undivided	*	370	750	800	+ 1,000			+ 5%			
2	Divided	*	730	1,630	1,700							
3	Divided	*	1,170	2,520	2,560							
4	Divided	*	1,610	3,390	3,420							
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)												
Non-State Signalized Roadways - 10%												
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS						
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E	
1	Divided	Yes	No	+5%		1	Undivided	420	840	1,190	1,640	
1	Undivided	No	No	-20%		2	Divided	1,810	2,560	3,240	3,590	
Multi	Undivided	Yes	No	-5%		3	Divided	2,720	3,840	4,860	5,380	
Multi	Undivided	No	No	-25%								
-	-	-	Yes	+ 5%		Uninterrupted Flow Highway Adjustments						
One-Way Facility Adjustment Multiply the corresponding directional volumes in this table by 1.2						Lanes	Median	Exclusive left lanes	Adjustment factors			
						1	Divided	Yes	+5%			
						Multi	Undivided	Yes	-5%			
						Multi	Undivided	No	-25%			
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.						
Paved Shoulder/Bicycle						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.						
Lane Coverage	B	C	D	E								
0-49%	*	150	390	1,000								
50-84%	110	340	1,000	>1,000								
85-100%	470	1,000	>1,000	**								
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.						
Sidewalk Coverage	B	C	D	E								
0-49%	*	*	140	480								
50-84%	*	80	440	800								
85-100%	200	540	880	>1,000								
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)						* Cannot be achieved using table input value defaults.						
Sidewalk Coverage	B	C	D	E								
0-84%	> 5	≥ 4	≥ 3	≥ 2								
85-100%	> 4	≥ 3	≥ 2	≥ 1								
						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.						
						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/los/default.shtm						

2012 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK TABLES



Section B
Inventory of Existing Facilities

The project traffic analysis is based upon the current condition of the surrounding roadway network that is anticipated to be impacted by the project. An inventory of the existing surrounding roadway network is provided as follows:

Roadways:

US Highway No. 1

US Highway No. 1 within the defined study area currently consists of a 4-lane divided roadway section containing two (2) 12' lanes northbound, two (2) 12' lanes southbound and left turn bays at all major intersections. The existing right-of-way of US Highway No. 1 is 70' to 80' in width.

US Highway No. 1 within the study area is classified as a State Two-Way Class II – Interrupted Flow Arterial and under the jurisdiction of the Florida Department of Transportation (FDOT).

South 3rd Street

The South 3rd Street Corridor consists of a 2-lane undivided roadway section containing 11' wide lanes in both the northbound and southbound direction. The existing right-of-way of South 3rd Street is 40' in width. This corridor is classified as a City Roadway and is under the jurisdiction of the City of Ft. Pierce.

Georgia Avenue

Georgia Avenue within the study area is a 2-lane undivided rural roadway east of US Highway 1 and a 2-lane undivided urban roadway west of US Highway containing 11' wide travel lanes in both the east and west bound direction. The existing right-of-way for this portion of Georgia Avenue is approximately 60 feet in width. This corridor is classified as a City Roadway and is under the jurisdiction of the City of Ft. Pierce.

Sunrise Boulevard

Sunrise Boulevard within the study area is a 2-lane divided urban roadway that terminates at US Highway 1 at the intersection with Georgia Avenue. The roadway contains 11' wide travel lanes in both the east and west bound direction and includes parallel parking along the outside of each travel lane. The existing right-of-way for this portion of Sunrise Boulevard is approximately 80 feet in width. This corridor is classified as a City Roadway and is under the jurisdiction of the City of Ft. Pierce.

Intersections:

US Highway No. 1 and Georgia Avenue/Sunrise Boulevard

The intersection of US Highway No. 1 and Georgia Avenue/Sunrise Boulevard is signalized. The intersection geometry is as follows:

<i>Eastbound</i>	<i>2 Lane</i>	<i>Lt/Thru</i>	<i>Westbound</i>	<i>1 Lane</i>	<i>Left/Thru/Rt</i>
	<i>1 Lane</i>	<i>Right</i>			
<i>Southbound</i>	<i>1 Lane</i>	<i>Left</i>	<i>Northbound</i>	<i>1 Lane</i>	<i>Left</i>
	<i>1 Lane</i>	<i>Thru</i>		<i>1 Lane</i>	<i>Thru</i>
	<i>1 Lane</i>	<i>Thru/Rt</i>		<i>1 Lane</i>	<i>Thru/Rt</i>



Existing Traffic Conditions

The Peak Season Average Daily Traffic Volume for the roadway of the project area were obtained from the Fall 2014, St. Lucie Transportation Planning Organization Counts, and augmented by Culpepper & Terpening, Inc. with traffic counts taken during the week of March 23, 2015. These counts include the committed trips as provided in the TPO data sheets and are provided in Table 3 – Existing Traffic Conditions.

Table 3 Existing Traffic Conditions								
Roadway		Classification		LOS D Capacity	ADT	Committed Trips	Total /LOS	
		Type	Lanes					
<u>South 3rd Street</u>								
N. of Georgia Ave		Local	2 In	13,320	270	0	270	B
<u>Georgia Avenue</u>								
West of US 1		Mc/Mc	2 In	13,320	1,964	0	1,964	B
East of US 1		Local	2 In	13,320	540	0	540	B
<u>US 1 North</u>								
North of Georgia Ave		CII	4 In	30,780	27,870	0	27,870	C
South of Georgia Ave		CII	4 In	30,780	24,720	0	24,720	C

The PM Peak Hour Directional Volume for the roadways located within the study area were obtained from the Fall 2014, St. Lucie Transportation Planning Organization Counts, and augmented by Culpepper & Terpening, Inc. with traffic counts taken during the week of March 23, 2015. These counts include the committed trips as provided in the TPO data sheets and are provided in Table 4 – Existing Roadway Link LOS.

Table 4 Existing Roadway Link LOS								
Roadway	Classification		ADT/ LOS Capacity	ADT Committed/LOS		PM Peak Hr/LOS Capacity	PM PK Hr Directional Volumes/LOS	
	Type	Lanes						
<u>South 3rd Street</u>								
N. of Georgia Ave	Local	2 In	13,320	270	B	675	17	B
<u>Georgia Avenue</u>								
West of US 1	Mc/Mc	2 In	13,320	1,964	B	675	123	C
East of US 1	Local	2 In	13,320	540	B	675	34	B
<u>US 1 North</u>								
North of Georgia Ave	Cl-II	4 In	30,780	27,870	C	1,548	1,218	D
South of Georgia Ave	Cl-II	4 In	30,780	24,720	C	1,548	1,352	D



TRIP GENERATION

The proposed crosstie manufacturing facility will consist of a 16,850 square foot manufacturing building and a 2,625 square foot office building. The facility is a specialized operation that will provide rail crosstie production in two eight hour work shifts. The work shifts will be from 7 AM to 3 PM and 7 PM to 3 AM. Administration staff will work from 7 AM to 4 PM.

Trip Generation for the proposed crosstie manufacturing facility will be estimated on the number of employees and deliveries that are anticipated for the facility. The Average Daily Traffic (ADT) is based upon the following:

Administrative Staff: 4 Employees @ 2.5 trips/employee
 Early Shift: 20 Employees @ 2.5 trips/employee
 Late Shift: 18 Employees @ 2 trips/employee
 Deliveries: 14 deliveries/day

The total average daily traffic is calculated as follows:

$$ADT = (4 \text{ employees} \times 2.5) + (20 \text{ employees} \times 2.5) + (18 \text{ employees} \times 2) + (14 \text{ deliveries} \times 2) = 112 \text{ trips per day}$$

The peak hour of operation traffic will be the combined administrative staff and early shift employee start of work which will be a total of 24 Vehicles Per Hour (VPH) between 6:00 AM and 7:00 AM.

It should be noted that due to the nature of the facilities operations, and timing of the shift work, there will be negligible trips during the AM and PM peak hours of traffic on the roadway network.

TRIP DISTRIBUTION

The Trip Distribution from the site onto local streets was derived based upon the surrounding developments as well as the existing Transportation Network. The Distribution onto the surrounding links was then derived and is portrayed as Figure No. 2. A summary of the Major Trip Assignments were estimated as follows:

Table 5			
Trip Distribution			
<u>Link</u>	<u>%</u>	<u>ADT</u>	<u>PM Peak / Hr. Dir.</u>
<u>South 3rd Street</u>			
North of Georgia	100%	112 vpd	0 vph
<u>Georgia Avenue</u>			
East of US 1	100%	112 vpd	0 vph
West of US 1	5%	6 vpd	0 vph
<u>US 1 North</u>			
North of Georgia	45%	50 vpd	0 vph
South of Georgia	50%	56 vpd	0 vph

A complete trip assignment by percentage is shown on Figure No. 2.



CAPACITY ANALYSIS

Roadway Link Analysis:

The Trip Assignment Volumes calculated in the previous sections were added to the existing volumes and background trips assigned to the roadway links within the study area. Project trip distribution onto the surrounding links was then derived and is portrayed as Figure No. 2. The existing traffic volumes provided in the fall St. Lucie County TPO Traffic Counts were increased by .5% per year from 2015 to account for growth through the 2020 forecasting year. The .5% growth factor was determined by utilizing the St. Lucie County TPO count data for the past 3 years to calculate the actual growth experienced within the transportation service area.

Level of Service, Table 1, of the Florida FDOT 2012 Quality / Level of Service Handbook was used for both the existing (Pre-Development, including background) and Post-Development Levels of Service. Table 6, Roadway Link Analysis (ADT) provides a summary of the results of the project's impact on the roadway network.

Table 6 Roadway Link Analysis (ADT)									
Roadway	LOS Capacity	Existing Conditions		Growth (2020)*.5%	Pre-Development Conditions		Project Traffic	Post-Development Conditions	
South 3rd Street									
North of Georgia	13,320	270	B	7	277	B	112	389	B
Georgia Avenue									
West of US 1	13,320	1,964	B	50	2,014	B	6	7,909	B
East of US 1	13,320	540	B	14	554	B	112	666	B
US 1 North									
North of Georgia	30,780	27,870	C	704	28,774	C	50	28,824	C
South of Georgia	30,780	24,720	C	624	25,344	C	56	25,400	C

Table 7 (Impact on Local Roadway Network (ADT)) and Table 8 (Local Roadway Network & Impact (PM Peak Hour Directional) provide for the actual impact anticipated from the development of the project through the 2020 horizon year for both the ADT and PM peak Hour conditions.

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Table 7 Impact on Local Roadway Network (ADT)							
		DT LOS Capacity	Project Traffic	ADT Post- Development Conditions		ADT % Impact	Remaining Capacity
South 3rd Street							
North of Georgia		13,320	112	389	B	0.003%	12,931
Georgia Avenue							
West of US 1		13,320	6	7,909	B	0.004%	5,411
East of US 1		13,320	112	666	B	0.005%	12,654
US 1 North							
North of Georgia		30,780	50	28,824	C	0.002%	1,956
South of Georgia		30,780	56	25,400	C	0.002%	5,380

Table 8 Roadway Network & Impact (PM Peak Hour Directional)									
Roadway		PM Peak/ LOS D Capacity	PM Peak Pre-Development 2020		Project Traffic	PM Peak Post-Development Conditions		% Impact	Remaining Capacity
South 3rd Street									
N. of Georgia Ave		675	17	B	0	17	B	0.0%	658
Georgia Avenue									
West of US 1		675	126	B	0	126	B	0.0%	549
East of US 1		675	34	B	0	34	B	0.0%	641
US 1 North									
North of Georgia Ave		1,548	1,248	C	0	1,248	C	0.0%	300
South of Georgia Ave		1,548	1,386	C	0	1,386	C	0.0%	162

As demonstrated by the Tables 6, 7 and 8; the project will not have an impact on the existing roadway network in either the Average Daily or PM Peak Hour traffic conditions. The roadways are expected to operate at acceptable levels of service through the 2020 horizon year.

Intersection Analysis

In order to determine the project's impact is on the intersecting roadways, analysis has been conducted during the time periods that experience the most traffic volumes within any hour of the weekday. The AM and PM Peak Hour Traffic conditions typically experience the highest traffic volumes during the weekday. The existing Peak Hour Volumes at the intersection of US Highway No. 1 and Georgia Ave/Sunrise Boulevard were taken by Culpepper & Terpening, Inc. on March 26, 2015 during both the AM and PM peak hour time periods.



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The traffic counts determined that the peak hour conditions at the intersection are as follows:

AM Peak Hour: 7:45 am to 8:45 am

PM Peak Hour: 4:45 pm to 5:45 pm

The individual turning movement counts for both the AM and PM peak hours were then grown to the 2020 analysis year by the .5% growth factor established consistent with the Average Daily Traffic.

Project traffic, as mentioned in the trip generation section of this report, will be negligible on the roadway network due to the timing of the proposed shift work. Intersection analysis is however provided in this report to show the current (2015), and horizon analysis (2020) years performance of the closest intersection to the project, US Highway No. 1 and Georgia Ave/Sunrise Boulevard.

The Pre-Development and Post-Development AM and PM Peak Hour turning movements for the project intersections are depicted in Figures 3 and 4 for both the current 2015 and future 2020 conditions.

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The following is a summary of the results of the Levels of Service for each approach and the overall intersection. A detailed analysis of each lane group in a graphical representation of the lane geometry for the each of the studied intersections can be found in the attached Appendix A and C for the Pre-Development conditions and well as the Post-Development Conditions. A summary of the intersection capacity is as follows:

US Highway No. 1 and Georgia Ave/Sunrise Boulevard		
A.M. Peak Hour (2015)		
<u>Approach</u>	<u>Pre-Development</u>	<u>Post-Development</u>
Northbound	C	C
Southbound	C	C
Eastbound	D	D
Westbound	D	D
Intersection	C	C

US Highway No. 1 and Georgia Ave/Sunrise Boulevard		
P.M. Peak Hour (2015)		
<u>Approach</u>	<u>Pre-Development</u>	<u>Post-Development</u>
Northbound	C	C
Southbound	C	C
Eastbound	D	D
Westbound	D	D
Intersection	C	C

US Highway No. 1 and Georgia Ave/Sunrise Boulevard		
A.M. Peak Hour (2020)		
<u>Approach</u>	<u>Pre-Development</u>	<u>Post-Development</u>
Northbound	C	C
Southbound	C	C
Eastbound	D	D
Westbound	D	D
Intersection	C	C



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US Highway No. 1 and Georgia Ave/Sunrise Boulevard		
P.M. Peak Hour (2020)		
<u>Approach</u>	<u>Pre-Development</u>	<u>Post-Development</u>
Northbound	C	C
Southbound	C	C
Eastbound	D	D
Westbound	D	D
Intersection	C	C

CONCLUSION

The traffic impact of the proposed Rocla Crosstie Manufacturing facility project have been analyzed in both the current and future 2020 horizon year condition for the annual daily traffic as well as the AM and PM peak hour condition in accordance with the requirements of the City of Ft. Pierce City Code Chapter 22.217. The results of the analysis is that the development of the facility will have no effect on the levels of service within the project impact area, and the local roadway network will continue to maintain an acceptable level of service and function properly after the development of the project. The results of the analysis are as follows:

- The Rocla Crosstie facility will have a minimal impact of the Annual Daily traffic condition on the surrounding roadway network and result in no change in Level of Service performance as demonstrated in Table 6 “Roadway Link Analysis (ADT)” found on page 12 of this report.
- The Rocla Crosstie facility will have no impact on the AM or PM peak hour of traffic condition on the surrounding roadway network and result in no change in Level of Service performance as demonstrated in Table 8 “Roadway Network & Impact (PM Peak Hour Directional)” found on page 13 of this report.
- The Rocla Crosstie facility will have no impact on the peak hour of traffic at the surrounding intersections as demonstrated by the Intersection Capacity analysis as provided on page 17 of this report.
- The development of the Rocla Crosstie facility will not result in any roadway links or intersections within the area of study to fall below acceptable levels of service through the 2020 horizon year, thus no transportation capacity related improvements are required.

Submitted By

Stefan K. Matthes
Florida Registration No. 38723



References

1. State of Florida Department of Transportation, Quality/Level of Service Handbook, 2012.
2. Transportation Engineers, Trip Generation, Ninth Edition, 2012.
3. St. Lucie Urban Area Transportation Planning Organization Traffic Counts, Fall 2012, 2013 & 2014.
4. HCS + Highway Capacity Software.



**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**

**Appendix A
Capacity Analysis Peak Hour (2015)**

Short Report

Page 1 of 1

SHORT REPORT												
General Information						Site Information						
Analyst	skm					Intersection	US 1 & Georgia Ave					
Agency or Co.	City of Ft. Pierce					Area Type	CBD or Similar					
Date Performed	3/29/2015					Jurisdiction	FDOT/CFP					
Time Period	AM peak (7:45 - 8:45)					Analysis Year	2015					
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	0	1	0	1	2	0	1	2	0
Lane Group	L	TR			LTR		L	TR		L	TR	
Volume (vph)	143	15	6	9	2	4	43	893	5	15	737	79
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.73	0.54	0.50	0.56	0.50	0.50	0.77	0.90	0.63	0.63	0.87	0.66
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0			2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0			2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3			3		3	3		3	3	
Unit Extension	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0			12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0			0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EB Only	WB Only	03	04	Excl. Left	NS Perm	07	08				
Timing	G = 20.0	G = 10.0	G =	G =	G = 6.0	G = 56.5	G =	G =				
	Y = 8	Y = 4	Y =	Y =	Y = 4	Y = 4	Y =	Y =				
Duration of Analysis (hrs) = 1.00						Cycle Length C = 112.5						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	196	40			28		56	1000		24	967	
Lane Group Capacity	275	276			135		248	1555		238	1528	
v/c Ratio	0.71	0.14			0.21		0.23	0.64		0.10	0.63	
Green Ratio	0.18	0.18			0.09		0.59	0.50		0.59	0.50	
Uniform Delay d ₁	43.5	39.0			47.6		12.2	20.6		12.0	20.4	
Delay Factor k	0.28	0.11			0.11		0.11	0.22		0.11	0.21	
Incremental Delay d ₂	8.8	0.2			0.8		0.5	0.9		0.2	0.9	
PF Factor	1.000	1.000			1.000		1.000	1.000		1.000	1.000	
Control Delay	52.4	39.3			48.3		12.7	21.5		12.2	21.3	
Lane Group LOS	D	D			D		B	C		B	C	
Approach Delay	50.1			48.3			21.0			21.1		
Approach LOS	D			D			C			C		
Intersection Delay	24.4						Intersection LOS			C		

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ROCLA CROSS TIE FACILITY
Petition for Change in Zoning

Short Report

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SHORT REPORT												
General Information						Site Information						
Analyst <i>skm</i> Agency or Co. <i>City of Ft. Pierce</i> Date Performed <i>3/29/2015</i> Time Period <i>PM peak (4:45 - 5:45)</i>						Intersection <i>US 1 & Georgia Ave</i> Area Type <i>CBD or Similar</i> Jurisdiction <i>FDOT/CFP</i> Analysis Year <i>2015</i>						
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	0	1	0	1	2	0	1	2	0
Lane Group	L	TR			LTR		L	TR		L	TR	
Volume (vph)	150	7	22	16	12	6	36	943	7	12	987	108
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.83	0.88	0.61	0.80	0.50	0.75	0.53	0.95	0.58	0.75	0.95	0.93
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0			2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0			2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3			3		3	3		3	3	
Unit Extension	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0			12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0			0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EB Only	WB Only	03		04		Excl. Left	NS Perm	07		08	
Timing	G = 18.0	G = 8.0	G =		G =		G = 8.0	G = 55.0	G =		G =	
	Y = 8	Y = 4	Y =		Y =		Y = 4	Y = 4	Y =		Y =	
Duration of Analysis (hrs) = 1.00							Cycle Length C = 109.0					
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	181	44			52		68	1005		16	1155	
Lane Group Capacity	255	236			115		230	1562		270	1541	
v/c Ratio	0.71	0.19			0.45		0.30	0.64		0.06	0.75	
Green Ratio	0.17	0.17			0.07		0.61	0.50		0.61	0.50	
Uniform Delay d ₁	43.0	39.2			48.4		12.6	19.8		10.6	21.5	
Delay Factor k	0.27	0.11			0.11		0.11	0.22		0.11	0.30	
Incremental Delay d ₂	9.3	0.4			2.8		0.7	0.9		0.1	2.1	
PF Factor	1.000	1.000			1.000		1.000	1.000		1.000	1.000	
Control Delay	52.3	39.6			51.2		13.3	20.7		10.7	23.6	
Lane Group LOS	D	D			D		B	C		B	C	
Approach Delay	49.8			51.2			20.3			23.5		
Approach LOS	D			D			C			C		
Intersection Delay	25.0						Intersection LOS			C		

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**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**

**Appendix B
Capacity Analysis Peak Hour (2020)**

Short Report

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SHORT REPORT												
General Information						Site Information						
Analyst	skm					Intersection	US 1 & Georgia Ave					
Agency or Co.	City of Ft. Pierce					Area Type	CBD or Similar					
Date Performed	3/29/2015					Jurisdiction	FDOT/CFP					
Time Period	AM peak (7:45 - 8:45)					Analysis Year	2020					
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	0	1	0	1	2	0	1	2	0
Lane Group	L	TR			LTR		L	TR		L	TR	
Volume (vph)	146	15	6	9	2	4	44	915	5	15	756	81
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.73	0.54	0.50	0.56	0.50	0.50	0.77	0.90	0.63	0.63	0.87	0.66
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0			2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0			2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3			3		3	3		3	3	
Unit Extension	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0			12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0			0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EB Only	WB Only	03	04	Excl. Left	NS Perm	07	08				
Timing	G = 20.0	G = 10.0	G =	G =	G = 6.0	G = 56.5	G =	G =				
	Y = 8	Y = 4	Y =	Y =	Y = 4	Y = 4	Y =	Y =				
Duration of Analysis (hrs) = 1.00						Cycle Length C = 112.5						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	200	40			28		57	1025		24	992	
Lane Group Capacity	275	276			135		241	1555		231	1528	
v/c Ratio	0.73	0.14			0.21		0.24	0.66		0.10	0.65	
Green Ratio	0.18	0.18			0.09		0.59	0.50		0.59	0.50	
Uniform Delay d ₁	43.7	39.0			47.6		12.4	20.8		12.2	20.7	
Delay Factor k	0.29	0.11			0.11		0.11	0.23		0.11	0.23	
Incremental Delay d ₂	9.8	0.2			0.8		0.5	1.0		0.2	1.0	
PF Factor	1.000	1.000			1.000		1.000	1.000		1.000	1.000	
Control Delay	53.5	39.3			48.3		12.9	21.9		12.4	21.7	
Lane Group LOS	D	D			D		B	C		B	C	
Approach Delay	51.1			48.3			21.4			21.4		
Approach LOS	D			D			C			C		
Intersection Delay	24.8						Intersection LOS			C		

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ROCLA CROSS TIE FACILITY
Petition for Change in Zoning

Short Report

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SHORT REPORT												
General Information						Site Information						
Analyst	skm					Intersection	US 1 & Georgia Ave					
Agency or Co.	City of Ft. Pierce					Area Type	CBD or Similar					
Date Performed	3/29/2015					Jurisdiction	FDOT/CFP					
Time Period	PM peak (4:45 - 5:45)					Analysis Year	2020					
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	0	1	0	1	2	0	1	2	0
Lane Group	L	TR			LTR		L	TR		L	TR	
Volume (vph)	154	7	23	16	12	6	37	967	7	12	1012	111
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.83	0.88	0.61	0.80	0.50	0.75	0.53	0.95	0.58	0.75	0.95	0.93
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0			2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0			2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3			3		3	3		3	3	
Unit Extension	3.0	3.0			3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0			12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0			0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EB Only	WB Only	03	04	Excl. Left	NS Perm	07	08				
Timing	G = 18.0	G = 8.0	G =	G =	G = 8.0	G = 55.0	G =	G =				
	Y = 8	Y = 4	Y =	Y =	Y = 4	Y = 4	Y =	Y =				
Duration of Analysis (hrs) = 1.00						Cycle Length C = 109.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	186	46			52		70	1030		16	1184	
Lane Group Capacity	255	236			115		223	1562		263	1541	
v/c Ratio	0.73	0.19			0.45		0.31	0.66		0.06	0.77	
Green Ratio	0.17	0.17			0.07		0.61	0.50		0.61	0.50	
Uniform Delay d ₁	43.2	39.2			48.4		13.0	20.0		10.7	21.8	
Delay Factor k	0.29	0.11			0.11		0.11	0.23		0.11	0.32	
Incremental Delay d ₂	10.8	0.4			2.8		0.8	1.0		0.1	2.5	
PF Factor	1.000	1.000			1.000		1.000	1.000		1.000	1.000	
Control Delay	53.9	39.7			51.2		13.8	21.1		10.8	24.3	
Lane Group LOS	D	D			D		B	C		B	C	
Approach Delay	51.1			51.2			20.6			24.1		
Approach LOS	D			D			C			C		
Intersection Delay	25.6						Intersection LOS			C		

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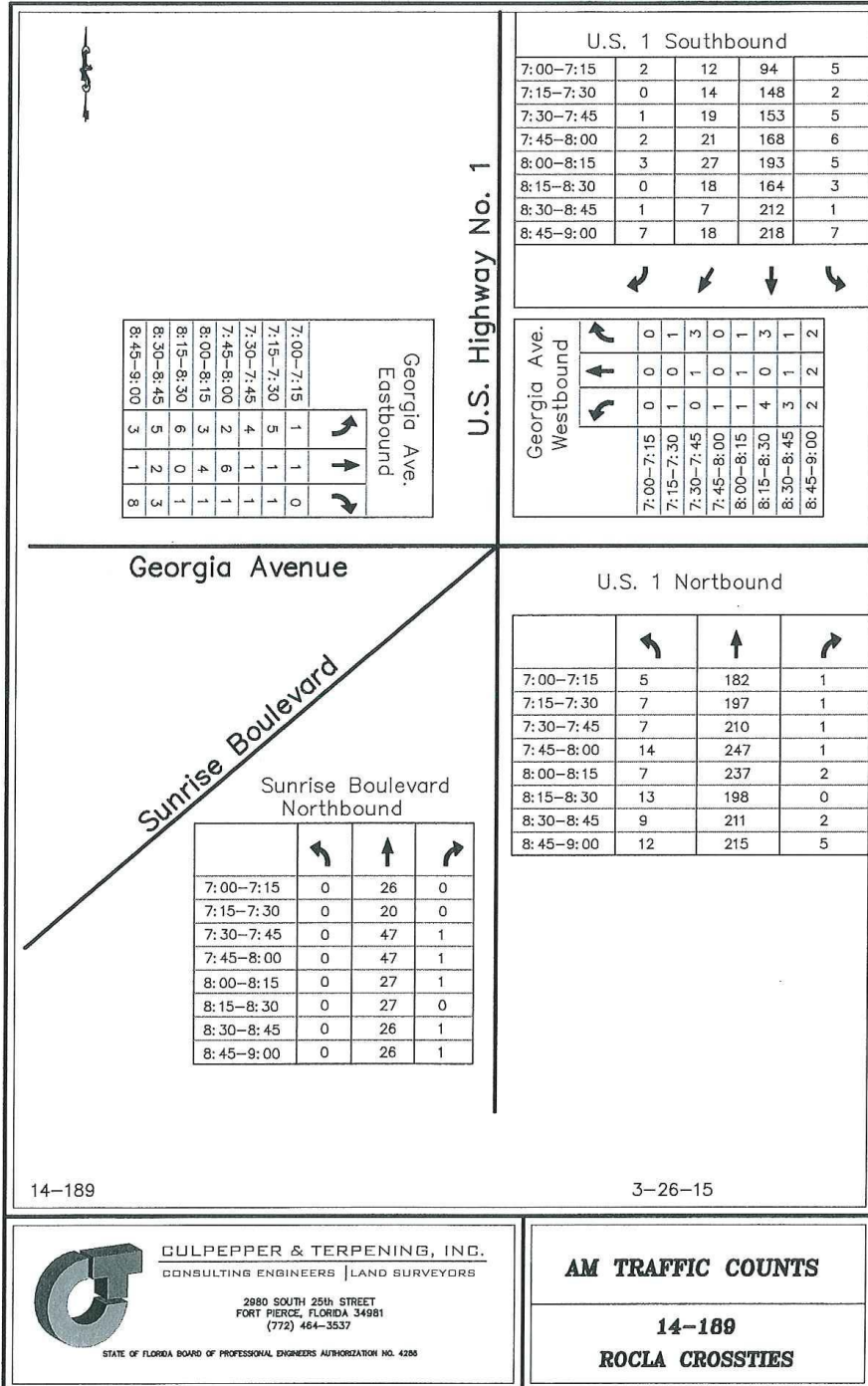


May 27, 2015

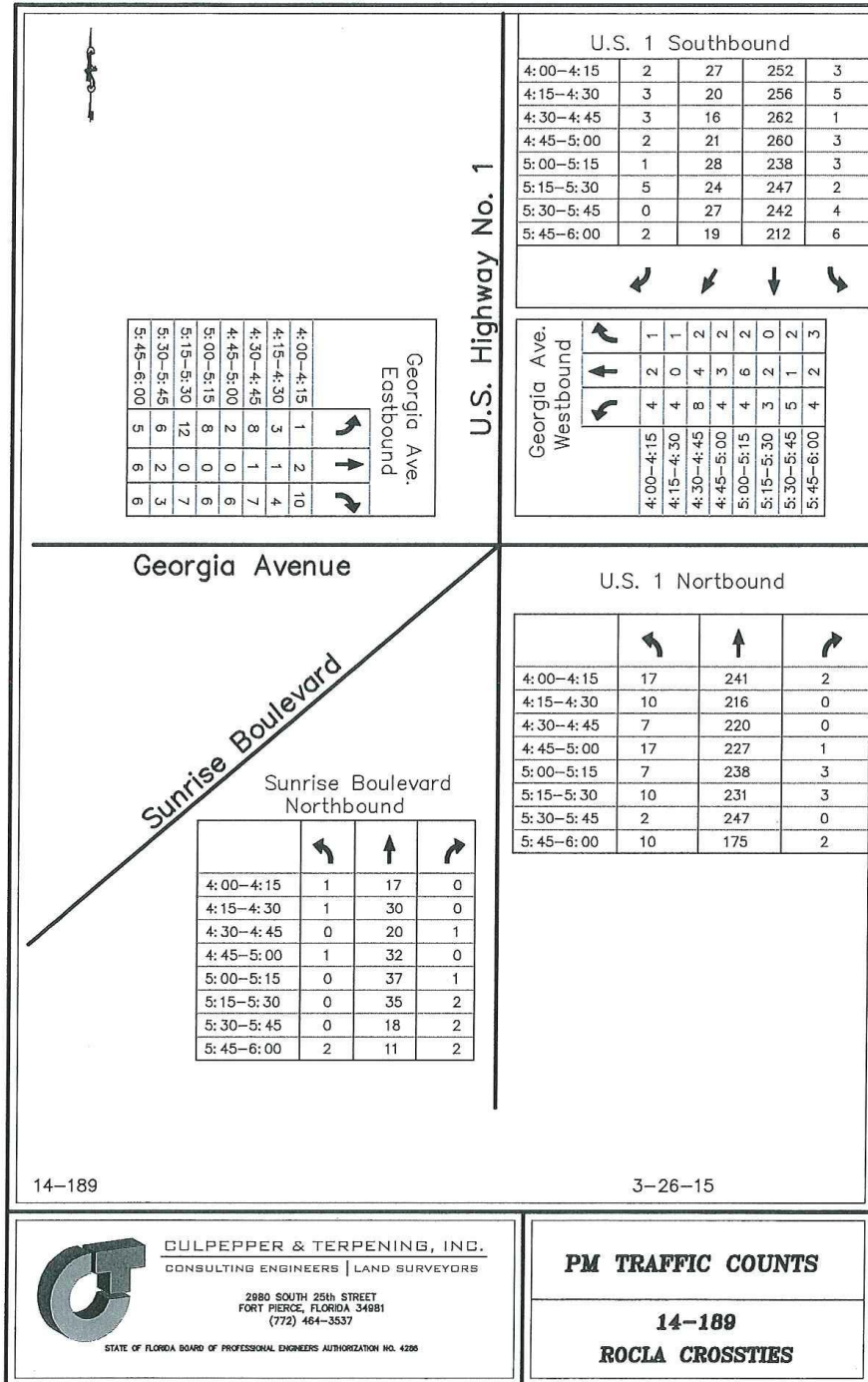
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 CT File No.: 14-189

Appendix C
Traffic Data



ROCLA CROSS TIE FACILITY
Petition for Change in Zoning



DULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2880 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

PM TRAFFIC COUNTS

14-189
ROCLA CROSS TIES



**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**

**Transportation
Planning
Organization**
St. Lucie

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

**Traffic Counts and Level of Service Report
Fall 2013**

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
EDWARDS RD	SELVITZ RD to 25TH ST	11,925	790	643	C	0.869	606	C	0.819
EDWARDS RD	25TH ST to SUNRISE BLVD	16,738	1,590	885	C	0.738	868	C	0.723
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	12,500	1,760	613	B	0.438	598	B	0.427
EDWARDS RD	OLEANDER AVE to US 1	8,500	1,590	431	C	0.359	442	C	0.368
EMERSON AVE	INDRIO RD to RUSSOS ROAD	5,113	1,140	413	C	0.516	377	B	0.943
EMERSON AVE	RUSSOS ROAD to INDIAN RIVER COUNTY LINE	5,113	800	413	C	0.516	377	B	0.943
FARMER'S MARKET R	OLEANDER AVE to US 1	1,979	570	115	B	0.348	118	B	0.358
FLORESTA DR/SOUTHBEND BL...	BECKER RD to FLORESTA DR	10,220	830	674	C	0.875	558	C	0.725
FLORESTA DR	OAK RIDGE DR to PORT ST LUCIE BLVD	12,405	830	954	F	1.149	680	C	0.883
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	16,500	790	1,231	F	1.558	1,012	F	1.281
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	16,500	790	1,231	F	1.558	1,012	F	1.281
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	13,758	830	1,037	F	1.249	783	D	0.943
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	11,539	830	670	C	0.870	736	C	0.956
FLORESTA DR	BAYSHORE BLVD to SELVITZ RD	3,800	630	327	B	0.884	281	B	0.759
FLORESTA DR	SELVITZ RD to AIROSO BLVD	3,800	790	327	B	0.711	281	B	0.611
FT PIERCE BLVD	EMERSON AVE to INDRIO RD	3,019	630	223	B	0.603	195	B	0.527
GARDENIA AVE	OLEANDER AVE to US 1	2,400	530	166	C	0.461	142	C	0.394
GATLIN BLVD	W OF INTERSTATE 95 to E OF INTERSTATE 95	32,500	2,530	2,446	D	0.967	1,993	D	0.788
GATLIN BLVD	E OF INTERSTATE 95 to SAVAGE BLVD	32,500	2,530	2,446	D	0.967	1,993	D	0.788
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	32,500	2,530	2,446	D	0.967	1,993	D	0.788
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	32,500	2,780	2,446	C	0.906	1,993	B	0.878
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	32,500	2,780	2,446	C	0.906	1,993	B	0.878
GEORGIA AVE	25TH ST to OKEECHOBEE RD	4,000	420	221	C	0.762	219	C	0.755
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	4,000	790	221	B	0.480	219	B	0.476
GEORGIA AVE	17TH ST to 13TH ST	4,400	580	260	C	0.650	245	C	0.613
GEORGIA AVE	13TH ST to 7TH ST	1,864	580	109	C	0.273	121	C	0.303
GEORGIA AVE	7TH ST to US 1	1,960	450	118	C	0.621	123	C	0.647
GILSON RD	MARTIN COUNTY LINE to BECKER RD	10,992	830	904	F	1.089	916	F	1.104
GILSON RD	BECKER RD to LAKERIDGE DR	10,992	630	904	F	1.435	916	F	1.454

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**ROCLA CROSS TIE FACILITY
Petition for Change in Zoning**

**St. Lucie
Transportation
Planning
Organization**

**Coco Vista Centre
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772-462-1593 www.stlucietpo.org**

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				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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Fall 2013**

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				Volume	LOS	V/C	Volume	LOS	V/C
TULIP BLVD	PAAR DR to DARWIN BLVD	3,300	550	227	C	0.597	217	C	0.571
US 1	MARTIN COUNTY LINE to LENNARD RD	48,802	3,770	2,222	C	0.748	2,613	C	0.880
US 1	LENNARD RD to PORT ST LUCIE BLVD	48,802	3,590	2,222	C	0.785	2,613	C	0.923
US 1	MARIPOSA AVE to JENNINGS RD	33,607	2,940	1,613	B	0.672	1,712	B	0.713
US 1	JENNINGS RD to TIFFANY AVE	33,607	2,940	1,613	B	0.672	1,712	B	0.713
US 1	TIFFANY AVE to WALTON RD	33,607	2,940	1,613	B	0.672	1,712	B	0.713
US 1	WALTON RD to VILLAGE GREEN DR	43,377	2,940	2,350	B	0.979	2,107	B	0.878
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	52,770	3,090	2,803	C	0.934	2,625	C	0.875
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	52,770	2,810	2,803	D	0.998	2,625	D	0.934
US 1	PRIMA VISTA BLVD to RIO MAR DR	35,436	3,090	1,639	B	0.650	1,613	B	0.640
US 1	RIO MAR DR to KITTEMAN RD	29,505	2,810	1,442	C	0.661	1,306	C	0.599
US 1	KITTEMAN RD to SAEGER AVE	29,505	2,940	1,442	B	0.601	1,306	B	0.544
US 1	SAEGER AVE to EASY ST	29,505	2,450	1,442	D	0.589	1,306	D	0.533
US 1	EASY ST to MIDWAY RD	27,709	3,090	1,292	B	0.513	1,255	B	0.498
US 1	MIDWAY RD to WEATHERBEE RD	29,941	1,860	1,407	D	0.756	1,424	D	0.766
US 1	MIDWAY RD to FARMER'S MARKET RD	29,941	1,960	1,407	B	0.902	1,424	B	0.913
US 1	FARMER'S MARKET RD to EDWARDS RD	29,941	1,960	1,407	B	0.902	1,424	B	0.913
US 1	EDWARDS RD to SAVANNAH RD	31,459	1,770	1,441	D	0.814	1,413	D	0.798
US 1	GARDENIA AVE to VIRGINIA AVE	31,459	1,770	1,441	D	0.814	1,413	D	0.798
US 1	SAVANNAH RD to GARDENIA AVE	31,459	1,500	1,441	D	0.961	1,413	D	0.942
US 1	VIRGINIA AVE to OHIO AVE	30,672	1,770	1,477	D	0.834	1,489	D	0.841
US 1	OHIO AVE to GEORGIA AVE	30,672	1,770	1,477	D	0.834	1,489	D	0.841
US 1	GEORGIA AVE to DELAWARE AVE	25,426	1,770	1,311	C	0.986	1,253	C	0.942
US 1	DELAWARE AVE to CITRUS AVE	27,451	1,500	1,391	D	0.927	1,355	D	0.903
US 1	CITRUS AVE to ORANGE AVE	22,239	1,500	1,107	D	0.738	998	D	0.665
US 1	ORANGE AVE to AVENUE A	27,451	1,500	1,391	D	0.927	1,355	D	0.903
US 1	AVENUE A to AVENUE C	27,451	1,500	1,391	D	0.927	1,355	D	0.903
US 1	AVENUE C to AVENUE D	27,451	1,500	1,391	D	0.927	1,355	D	0.903
US 1	AVENUE D to SEAWAY DR	27,451	1,500	1,391	D	0.927	1,355	D	0.903

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* AADT = Annual Average Daily Traffic



**ROCLA CROSSTIE FACILITY
Petition for Change in Zoning**



Coco Vista Centre
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**Traffic Counts and Level of Service Report
Fall 2012**

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
EDWARDS RD	25TH ST to SUNRISE BLVD	16,436	1,680	869	C	0.517	853	C	0.508
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	15,452	1,760	770	B	0.438	812	B	0.461
EDWARDS RD	OLEANDER AVE to US 1	9,133	1,680	466	C	0.277	475	C	0.283
EMERSON AVE	INDRIO RD to RUSSOS ROAD	5,049	1,140	408	C	0.358	372	B	0.326
EMERSON AVE	RUSSOS ROAD to INDIAN RIVER COUNTY LINE	5,049	800	408	C	0.510	372	B	0.465
FARMER'S MARKET R	OLEANDER AVE to US 1	2,014	570	117	B	0.205	120	B	0.211
FLORESTA DR/SOUTHBEND BL...	BECKER RD to FLORESTA DR	9,991	830	659	C	0.794	546	C	0.658
FLORESTA DR	OAK RIDGE DR to PORT ST LUCIE BLVD	11,945	830	918	F	1.106	655	C	0.789
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	15,771	790	1,160	F	1.468	953	F	1.206
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	15,771	790	1,160	F	1.468	953	F	1.206
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	13,599	830	1,025	F	1.235	774	D	0.933
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	11,192	830	650	C	0.783	713	C	0.859
FLORESTA DR	BAYSHORE BLVD to SELVITZ RD	3,881	630	322	B	0.511	352	B	0.559
FLORESTA DR	SELVITZ RD to AIROSO BLVD	3,881	790	322	B	0.408	352	B	0.446
FT PIERCE BLVD	EMERSON AVE to INDRIO RD	2,997	630	221	B	0.351	193	B	0.306
GARDENIA AVE	OLEANDER AVE to US 1	2,400	530	166	C	0.313	142	C	0.268
GATLIN BLVD	W OF INTERSTATE 95 to E OF INTERSTATE 95	40,075	2,670	3,016	F	1.130	2,458	D	0.921
GATLIN BLVD	E OF INTERSTATE 95 to SAVAGE BLVD	40,075	2,670	3,016	F	1.130	2,458	D	0.921
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	40,075	2,670	3,016	F	1.130	2,458	D	0.921
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	40,075	2,780	3,016	F	1.085	2,458	C	0.884
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	17,079	2,780	821	B	0.295	804	B	0.289
GEORGIA AVE	25TH ST to OKEECHOBEE RD	3,900	420	241	C	0.574	221	C	0.526
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	3,900	790	241	B	0.305	221	B	0.280
GEORGIA AVE	17TH ST to 13TH ST	4,450	580	263	C	0.453	248	C	0.428
GEORGIA AVE	13TH ST to 7TH ST	1,903	580	111	C	0.191	124	C	0.214
GEORGIA AVE	7TH ST to US 1	1,955	450	118	C	0.262	123	C	0.273
GILSON RD	MARTIN COUNTY LINE to BECKER RD	10,813	830	889	F	1.071	901	F	1.086
GILSON RD	BECKER RD to LAKERIDGE DR	10,813	630	889	F	1.411	901	F	1.430
GLADES CUT-OFF RD	RANGE LINE RD to 0.6 MILE EAST OF RESERVE BL...	1,800	1,120	135	B	0.121	153	B	0.137

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				Volume	V/C	Volume	V/C
US 1	MARTIN COUNTY LINE to LENNARD RD	49,454	3,770	2,252	0.597	2,648	0.702
US 1	LENNARD RD to PORT ST LUCIE BLVD	49,454	3,590	2,252	0.627	2,648	0.738
US 1	MARIPOSA AVE to JENNINGS RD	34,734	2,940	1,668	0.567	1,770	0.602
US 1	JENNINGS RD to TIFFANY AVE	34,734	2,940	1,668	0.567	1,770	0.602
US 1	TIFFANY AVE to WALTON RD	34,734	2,940	1,668	0.567	1,770	0.602
US 1	WALTON RD to VILLAGE GREEN DR	43,551	2,940	2,359	0.802	2,115	0.719
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	52,771	3,090	2,803	0.907	2,625	0.850
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	52,771	2,810	2,803	0.998	2,625	0.934
US 1	PRIMA VISTA BLVD to RIO MAR DR	36,045	3,090	1,667	0.539	1,641	0.531
US 1	RIO MAR DR to KITTERMAN RD	30,326	2,810	1,482	0.527	1,342	0.478
US 1	KITTERMAN RD to SAEGER AVE	30,326	2,940	1,482	0.504	1,342	0.456
US 1	SAEGER AVE to EASY ST	30,326	2,450	1,482	0.605	1,342	0.548
US 1	EASY ST to MIDWAY RD	28,799	3,090	1,342	0.434	1,305	0.422
US 1	MIDWAY RD to WEATHERBEE RD	30,913	1,860	1,452	0.781	1,470	0.790
US 1	MIDWAY RD to FARMER'S MARKET RD	30,913	1,960	1,452	0.741	1,470	0.750
US 1	FARMER'S MARKET RD to EDWARDS RD	30,913	1,960	1,452	0.741	1,470	0.750
US 1	EDWARDS RD to SAVANNAH RD	32,286	1,770	1,479	0.836	1,451	0.820
US 1	GARDENIA AVE to VIRGINIA AVE	32,286	1,770	1,479	0.836	1,451	0.820
US 1	SAVANNAH RD to GARDENIA AVE	32,286	1,500	1,479	0.986	1,451	0.967
US 1	VIRGINIA AVE to OHIO AVE	31,306	1,770	1,508	0.852	1,519	0.858
US 1	OHIO AVE to GEORGIA AVE	31,306	1,770	1,508	0.852	1,519	0.858
US 1	GEORGIA AVE to DELAWARE AVE	26,466	1,770	1,365	0.771	1,304	0.737
US 1	DELAWARE AVE to CITRUS AVE	27,620	1,500	1,399	0.933	1,363	0.909
US 1	CITRUS AVE to ORANGE AVE	23,186	1,500	1,154	0.769	1,040	0.693
US 1	ORANGE AVE to AVENUE A	27,620	1,500	1,399	0.933	1,363	0.909
US 1	AVENUE A to AVENUE C	27,620	1,500	1,399	0.933	1,363	0.909
US 1	AVENUE C to AVENUE D	27,620	1,500	1,399	0.933	1,363	0.909
US 1	AVENUE D to SEAWAY DR	27,620	1,500	1,399	0.933	1,363	0.909
US 1	SEAWAY DR to AVENUE H	26,500	2,060	1,518	0.737	1,405	0.682

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SECTION IX

PETITION FOR CHANGE IN ZONING TO PLANNED DEVELOPMENT ZONING DISTRICT

FUTURE LAND USE ELEMENT OBJECTIVES & POLICY ASSESSMENT

[go to next page]



1.1 Objective:

The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its smalltown character.

1.1.1 Policy:

Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

The proposed Rocla Cross Tie Planned Development site is to be used for industrial purposes, which is consistent with the petition properties Future Land Use designation of I (Industrial).

1.1.2 Policy:

Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

The proposed Rocla Cross Tie Planned Development site is to be used for industrial purposes, which is consistent with the petition properties Future Land Use designation of I (Industrial). The non-residential FAR intensity of the proposed development site does not exceed 1.5.

1.1.3 Policy:

The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

N/A to the subject petition. This is a Policy to be examined during an assessment of any change to the Future Land Use Maps of the City Comprehensive Plan. The proposed Rocla Cross Tie Planned Development site is to be used for industrial purposes, which is consistent with the petition properties current Future Land Use designation of I (Industrial) and the surrounding Future Land Use designations of I (Industrial) and GC (General Commercial). No Land Use Map amendment is required.

1.1.4 Policy:

The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

Paragraphs A thru C – not applicable.

D. Industrial

➤ **Boundary Industrial (BI):** The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

➤ **Industrial (I):** The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and



compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

- **Heavy Industrial (HI):** The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

Paragraphs E – not applicable.

This is a Policy to be implemented by the City of Ft. Pierce through the implementation of the City's Land Development (zoning) regulations. The proposed Rocla Cross Tie Planned Development site presently classified for industrial uses. The proposed use of the property is industrial. The petitioned use is consistent with both the current Future Land Use and Zoning designation applied to the petitioned property.

Refer to the proposed project site plan for consistency with the City of Ft. Pierce Land Development/Zoning Regulations.

1.1.5 Policy:

The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

N/A to the petitioned property. The project site does not propose any residential uses.

1.1.6 Policy:

The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

1. **Located within ¼ mile of a rail station, multimodal transit center, or transit stop;**
2. **Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;**
3. **Affordable housing developments shall include a variety of housing types.**

N/A to the petitioned property. The project site does not propose any residential uses.

1.1.7 Policy:

The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit. Such contributions shall include park land dedication or park facilities, infrastructure and transportation facilities, beach access and fishing piers. In establishing the value of the facilities and the appropriate density bonus, the following will be considered:

- i. **hard costs: all material and labor costs for the construction of the facility**
- ii. **soft costs: fees and costs required for the design of the facility**
- iii. **land costs: land to be transferred to the City or other public agency associated with the facility**

N/A to the petitioned property. The project site does not propose any residential uses.

1.1.8 Policy:

Density bonuses are not permitted in the Coastal High Hazard Area, or environmentally sensitive areas.



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N/A to the petitioned property. The project site does not propose any residential uses. The project is not located in a "Coastal High Hazard Area" or a "environmentally sensitive area".

1.1.9 Policy:

Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

The proposed use, the industrial manufacturing of concrete/composite railroad ties, will not "cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic" than might otherwise be expected of a permitted use in the Industrial future land use classification.

The petition site will be laid out so that proposed buildings will occupy the southwest section of the property with storage of the completed rail crosstie product to take place along the FEC rail tracks as they await shipment. The manufacturing building will house all of the mechanical components required as part of the manufacturing process and will be soundproofed to ensure compliance with the City's Noise control; regulations.

Rocla Concrete Tie, Inc., will employ noise reduction measures to ensure that our planned facility will not be a nuisance to the City of Fort Pierce, nor exceed the City Code limits. Several modifications have been made to our basic production operations, and will be implemented at Rocla's new Fort Pierce facility. These modifications will provide benefits in reducing the noise levels emitted by the production equipment used at this facility, compared to similar manufacturing facilities at which noise studies have been completed.

Based on noise level studies in similar plants, Rocla is confident that with the aid of these noise mitigation plans, the noise levels at the property line of our facility will not exceed the Fort Pierce code 70 db limits. Rocla is committed to do whatever it takes to ensure that our operations are not a nuisance to the nearby community or the City of Fort Pierce.

Raw materials will be shipped to the site via trucks and rail delivery. The final product, completed rail crossties, will be shipped from the site via the existing FEC railway system. Vehicular access to the proposed facility will be from an existing driveway on South 3rd Street. Access to South 3rd Street will be the current truck route along Georgia Avenue, into the existing multi-modal transfer facility in FEC Railroads, Ft. Pierce yards. This existing turnout will adequately provide access for large vehicles entering and exiting the site.

The subject parcel can be best described as an impacted urban site that has been altered from previous activity. The historic native ecosystem is no longer present on the site. The predominant vegetation is that typically found on impacted areas and consists primarily of Brazilian Pepper and scattered cabbage palm. There are no wetlands or significant topographic features on the subject site.

The proposed construction/ manufacturing activity will comply with all code required setbacks for the proposed activity. The outside perimeter of the site (excluding that portion of the property facing the existing rail switchyards) will be landscaped as required by the City codes. Native canopy trees and hedges will surround the vehicular use areas and will provide shade and buffering from off-site views. The proposed office will be landscaped with palms and foundation hedge materials.

The closest residential residential uses to the Petition Site are a minimum of 800 feet to the east (opposite the existing FEC mainline tracks and Ft. Pierce Switch Yard) and 800 feet to west (west of South Fifth Street).

1.1.10 Policy:

The City shall maintain the South Beach Overlay District in the Land Development Regulations for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density,



“Tropical Village by the Sea” character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

N/A to the petitioned property and use.

1.1.11 Policy:

The City shall administer architectural guidelines for commercial and residential development to encourage historical and traditional styles native to the Fort Pierce area and new and innovative architectural design. The Design Review Guidelines adopted in 2007 shall establish the architectural guidelines for commercial and residential development.

N/A to the petitioned property and use.

1.1.12 Policy:

The City shall administer the Art in Public Places Program to include enabling language for Public Art guidelines, a Public Art Committee and methods for collecting fees on development.

N/A. This Policy address internal City Administrative processes and is not directly applicable to the petitioned property

1.1.13 Policy:

The City shall coordinate with St. Lucie County to implement the 2002 update to the Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

N/A. This Policy addresses City Policy and Administrative processes and is not directly applicable to the petitioned property

1.1.14 Policy:

The City shall continue to regulate the placement, size, and design of signs through the Land Development Regulations.

N/A. This Policy addresses general City Administrative processes and is not directly applicable to the petitioned property.

1.1.15 Policy:

The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Rule 9J-5.006(5)(g), F.A.C.

N/A. This policy addresses urban sprawl issues. The petition property is located in the existing industrial/ transportation hub of the City and will not result increased urban sprawl.

1.1.16 Policy:

The City shall require all new residential and commercial developments to install underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

N/A to the Petition Property.

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).

N/A in part to the Petition Property. The Petition Property is located near (1 block away) from three (3) of the existing Community Transit, Public Transit Routes serving the Ft. Pierce area, whereby employee trips to the job site can be reduced through the use of public transportation. The petitioners will make available to all employees reference information as to the availability of public transportation in the area and directions as to where further route information can be found.

1.1.18 Policy:

The City shall complete a feasibility study for a marine industrial zone along Taylor Creek consistent with the Taylor Creek Charrette.

N/A to the petition property.

1.1.19 Policy:

The City shall encourage the utilization of green building techniques, designs, and materials that meet the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems, through incorporation of sustainable stormwater management practices, preservation of native species, provision of pedestrian connectivity between sites, usage of low impact building materials, and usage of renewable energy sources within the Land Development Regulations.

N/A. This Policy addresses general City Administrative processes.

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed uses compatible with the local context and character. These regulations shall include transit oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

N/A to the Petition Property.

1.2.1 Policy:

The City shall amend its Land Development Regulations to establish development standards for transit-oriented developments to support transit service once the plans and location for the future AMTRAK rail service are in place to promote walkability and transit ridership. These standards shall include but not be limited to:

- **designation of a Transit Oriented Overlay District around the future AMTRAK station;**
- **requiring minimum densities within the district;**
- **requiring construction of continuous sidewalks on both sides of the roadway within the district.**

N/A to the Petition Property.

1.2.2 Policy:

The City shall develop a transfer of development rights (TDR) program to protect natural and historic resources and provide incentives for development within targeted areas of the City.

N/A to the Petition Property.



1.3 Objective:

As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

The proposed Planned Development site is to be used for industrial purposes, which is consistent with the petition properties Future Land Use designation of I (Industrial).

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.

N/A to the Subject Petition. This is a Policy to be examined during an assessment of any change to the Future Land Use Maps of the City Comprehensive Plan. The proposed Rocla Cross Tie Planned Development site is to be used for industrial purposes, which is consistent with the petition properties current Future Land Use designation of I (Industrial) and the surrounding Future Land Use designations of I (Industrial) and GC (General Commercial). No Land Use Map amendment is required.

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.

N/A to the subject petition.

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LAND USE AND TRANSPORTATION

1.4 Objective:

Coordinate the transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.

N/A to the subject petition.

1.4.1 Policy:

The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element.

The traffic impacts of the proposed use of the petition property have been analyzed in the current and future year (2020) condition for both annual daily traffic and AM/PM peak hour conditions. The analysis concludes that the development of the proposed manufacturing facility will have no effect on the Levels of Service within the project impact area, and the local roadway network will continue to maintain an acceptable level of service and function properly after the development of the project. Report details can be found in the application for zoning change to Planned Unit Development.

1.4.2 Policy:

The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professionally accepted traffic engineering practices.

A traffic impact of the proposed Manufacturing use of the petition property has been completed in accordance with the requirements of the City of Ft. Pierce City Code Chapter 22.217. The traffic impacts of the proposed use of the petition property have been analyzed in the current and future year (2020) condition for both annual daily traffic and AM/PM peak hour conditions. The analysis concludes that the development of the proposed manufacturing facility will have no effect on the Levels of Service within the project impact area, and the local roadway network will continue to maintain an acceptable level of service and function properly after the development of the project. Report details can be found in the application for zoning change to Planned Unit Development.

1.4.3 Policy:

The City shall evaluate the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City and County.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

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TRAFFIC CIRCULATION

1.5 Objective:

The City shall administer Land Development Regulations that manage access to adjacent roadways, require adequate onsite traffic circulation and offstreet parking for all development.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.5.1 Policy:

The City shall protect the local, regional, and state roadway network.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.5.2 Policy:

The City shall maintain land use regulations which ensure safe and convenient onsite traffic circulation and adequate off-street parking for all development.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.5.3 Policy:

The City shall require all new developments to provide a pedestrian network with internal pedestrian connectivity and interconnections to existing and planned infrastructure on adjacent properties.

Pedestrian access connections to South 3rd Street have been provided as part of this proposed Planned Unit Development. Because of the nature of this proposed use, and its location, adjacent to the FEC main line, cross pedestrian connections have not been provided

1.5.4 Policy:

The City shall require construction or maintenance of sidewalks for new or rehabilitated buildings throughout the City to meet the Americans with Disabilities Act.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.5.5 Policy:

The City Planning Department shall coordinate with the City Engineer and the Florida Department of Transportation for access to state roadways.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

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CONCURRENCY

1.6 Objective:

The City shall administer a concurrency management system to ensure public facilities are available concurrent with development and redevelopment. Transportation facilities will be monitored through a local program which functions similar to a concurrency system but is not subject to state mandated concurrency. It is now being referred to as a Transportation Monitoring System.

N/A. This Objective addresses specific City Administrative processes that are to be followed by the City.

1.6.1 Policy:

Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.6.2 Policy:

If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned on the availability of the facilities and services necessary to serve the proposed development being provided prior to the certification of occupancy.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.6.3 Policy:

The City shall assess new development and redevelopment a proportionate fairshare of the public facility costs to accommodate the impacts of the development to maintain the adopted LOS through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, schools, and roadways.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.6.4 Policy:

The City shall require development to contribute a proportionate share of the cost for public facility improvements required to meet the demands of the development by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.6.5 Policy:

Prior to approving a building permit, or its functional equivalent, the City shall consult with the Fort Pierce Utility Authority, to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy, or its functional equivalent, by the City.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.7 Objective:

The City shall require that easements be dedicated prior to issuance of a building permit to accommodate utilities necessary to serve development

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City. All required easements will be provided as necessary.



1.7.1 Policy:

The City's Land Development Regulations shall require dedication of suitable land for utility facilities necessary to support developments including water and wastewater, drainage ways, electricity transmission, telephone and cable television, and other required utilities, prior to issuance of a building permit.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City. All required conveyances will be provided as necessary.

1.8 Objective:

The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.8.1 Policy:

Redevelopment shall be guided by the 2001 Community Redevelopment Area Plan within the adopted CRA boundary.

This Policy addresses specific City Administrative processes that are to be followed by the City. The proposed industrial use of this property is consistent with the 2001 Community Redevelopment Area Plan

1.8.2 Policy:

The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

- 1. Create a lively Downtown/Waterfront area with mixed-use development, water enhanced activities, and historic preservation.**
- 2. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.**
- 3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.**
- 4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.**
- 5. Expand historic preservation through facade grants and encourage adaptive reuse of existing historic structures in redevelopment proposals.**
- 6. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives and new business recruitment.**
- 7. Improve street appearance through streetscape and urban design strategies that enhance the pedestrian environment.**
- 8. Stabilize the beaches against erosion.**
- 9. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principles, a Downtown Trolley, a passenger train station and transit connections between the AMTRAK station and the beach for low and moderate-income workers.**

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.8.3 Policy:

Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local



urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code by 2012.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.8.4 Policy:

The City shall coordinate with the CRA, Main Street Fort Pierce and Lincoln Park Main Street for Downtown area marketing, business recruitment, public artworks creation, redevelopment grants, and businesses and property owner incentives.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.8.5 Policy:

The City shall coordinate with the CRA to create a Downtown Parking Management Plan including district-wide parking strategies.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.8.6 Policy

The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- **Affordable housing;**
- **Mixed use projects with residential;**
- **Adaptive reuse of historic structures;**
- **Brownfield site redevelopment.**

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

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NEIGHBORHOOD PLANNING

1.9 Objective

The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.

N/A. This Policy addresses specific City Administrative processes that are to be followed by the City.

1.9.1 Policy:

The City will continue the Neighborhood Enhancement Action Team (NEAT) Program to encourage reinvestment in central city neighborhoods through the combined efforts of City departments such as the Planning Department, the Engineering Department, the Building Department, the Public Works Department, the Police Department, and the Solid Waste Department to address multiple issues in the Fort Pierce community.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.9.2 Policy:

The City shall target public investments such as infrastructure improvements based upon the adopted special area plans to increase homeownership and property values.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.9.3 Policy:

The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods. Special area plans shall include the following:

- 1. Delineation of planning area.**
- 2. Review of existing zoning and land use.**
- 3. Analysis of existing transportation issues including continuity of existing transportation grid in new development.**
- 4. Analysis of infrastructure (drainage, potable water, sewer, roadways)**
- 5. Inventory of cultural and historic resources.**
- 6. Inventory of recreation and open space areas, schools, and institutional uses.**
- 7. Inventory of existing residential, commercial and industrial uses.**
- 8. Goals, objectives, and polices for the special area plan that address physical and economic revitalization and public safety issues.**
- 9. Programs and capital improvements that will enhance the neighborhood.**
- 10. Public participation including meetings and charrettes with neighborhood associations, homeowners groups, and business groups, as appropriate.**
- 11. As appropriate, after public participation, utilize future land use map and text amendments, the zoning atlas and text amendments, zoning overlays, and/or design standards to implement any plans.**

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.9.4 Policy:

The City shall undertake the development of special area plans for the following neighborhoods (in no particular order). The City will strive to complete one plan annually.

- 1. Avenue D Historic District**
- 2. Downtown Historic District**
- 3. Edgartown Historic District**



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- 4. River's Edge Historic District**
- 5. South Beach District**
- 6. Performing Arts District**

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.9.5 Policy:

The City shall consider incentives for neighborhood enhancement such as commercial facade and other grants for businesses, tax incentives for historic preservation, and technical assistance from City staff.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.9.6 Policy:

The City shall continue its code enforcement program to maintain the character of residential areas and protect public health, safety, and welfare.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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ECONOMIC DEVELOPMENT

1.10 Objective:

The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

The proposed Planned Development, Rocla Cross Tie, will provide for new employment and industrial tax base opportunity for the City of Ft. Pierce.

1.10.1 Policy:

The City shall coordinate with the CRA and the local chamber of commerce to implement economic development strategies to attract desired businesses and industry.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.10.2 Policy:

The City shall ensure that the FLUM allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.10.3 Policy:

The City shall promote entrepreneurship skills programs to interested students and residents as an integral part of the economic diversity strategy.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.10.4 Policy:

The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.10.5 Policy:

The City shall encourage minority-owned businesses to obtain State and Federal funds to promote development of those businesses and industries.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.10.6 Policy:

The City shall encourage expansion of degree programs at Indian River State College as well as education for job training to expand the local skilled labor force.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.10.7 Policy:

The City shall coordinate with St. Lucie County to implement the Port of Fort Pierce Master Plan to achieve its economic development goals.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.



ANNEXATION

1.11 Objective

Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.11.1 Policy:

The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

- 1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;**
- 2. The ability of the City to provide public services at the City's adopted levels of service;**
- 3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and**
- 4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.**

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.11.2 Policy:

The City shall develop a phased annexation program based on the City's ability to serve and benefit the City. The program shall establish phasing and timing guidelines with priority placed on annexing enclaves, pocket, and infill areas.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.11.3 Policy:

The annexation program shall include fiscal impact analyses and plans for maintaining level of service standards consistent with the Comprehensive Plan.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.11.4 Policy:

The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.11.5 Policy:

Properties annexed shall receive a land use designation compatible with its county land use designation, unless otherwise approved by the City Commission.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.11.6 Policy:

The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designations for annexed properties.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.



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1.11.7 Policy:

Existing structures on newly annexed properties shall be assessed for historic value according to the City's historic preservation ordinance and, if found to have such value, be incorporated into the City's list of designated structures.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.11.8 Policy:

Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.11.9 Policy:

The City shall pursue a joint planning agreement with St. Lucie County as provided in Section 163.3171(1), F.S., for the area currently outside the City's municipal boundary that is located within the urban service boundary, as identified on Map 1-2.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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SCHOOL SITING

1.12 Objective:

Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.

N/A. This Objective addresses specific City Policy and Administrative processes that are to be followed by the City.

1.12.1 Policy:

The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space (COS).

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.12.2 Policy:

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.12.3 Policy:

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.12.4 Policy:

Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.12.5 Policy:

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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HAZARD MITIGATION

1.13 Objective:

Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster preparedness.

N/A. This Objective addresses specific City Policy and Administrative processes that are to be followed by the City.

1.13.1 Policy:

The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed Rocla Cross Tie Planned Development (PD) is not located in a designated *Coastal High Hazard Area*.

1.13.2 Policy:

Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed Rocla Cross Tie Planned Development (PD) is not located in a designated *Coastal High Hazard Area*.

1.13.3 Policy:

The City shall coordinate with St. Lucie County and the Treasure Coast Regional Planning Council to develop standards and guidelines to assess evacuation times for development within the evacuation areas.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.13.4 Policy:

Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.14 Objective:

The City shall prepare hazard mitigation, disaster preparedness, and post disaster redevelopment plans to effectively bring public services back online, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property by 2012.

N/A. This Objective addresses specific City Policy and Administrative processes that are to be followed by the City.

1.14.1 Policy:

The post-disaster redevelopment plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.14.2 Policy:



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The City shall coordinate their post-disaster redevelopment plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.14.3 Policy:

Post-disaster redevelopment and hazard mitigation plans should inventory hazard prone properties and implement building codes and development regulations, such as setback provisions, structural connections, and other site controls, to reduce future property damages and losses.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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HISTORIC PRESERVATION

1.15 Objective:

Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.

N/A. This Objective addresses specific City Policy and Administrative processes that are to be followed by the City.

1.15.1 Policy:

At all times, the City of Fort Pierce shall maintain a current and complete inventory of all officially designated historic sites and historic districts.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.15.2 Policy:

The City of Fort Pierce shall implement programs, policies and regulations to preserve and encourage the rehabilitation of historic resources through techniques such as historic overlay districts and building code provisions.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.15.3 Policy:

The City of Fort Pierce shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.15.4 Policy:

The City of Fort Pierce shall encourage the rehabilitation and adaptive reuse of historically significant buildings and structures in lieu of demolition.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed development site for the Rocla Cross Tie facility, has no historic structures located on it.

1.15.5 Policy:

The City of Fort Pierce shall promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to historic sites, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring historic buildings, sites, and streetscapes.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed development site for the Rocla Cross Tie facility, has no historic structures located on it.

1.15.6 Policy:

The City of Fort Pierce shall promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed development site for the Rocla Cross Tie Tie facility, has no historic structures located on it.

1.15.7 Policy:



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The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed development site for the Rocla Cross Tie facility, has no historic structures located on it.

1.15.8 Policy:

The City of Fort Pierce shall retain a Historic Preservation Board to evaluate, review and recommend to the City Commission properties for designation as historic sites and districts, and to review alterations to historic sites and structures.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed development site for the Rocla Cross Tie facility, has no historic structures located on it.

1.15.9 Policy:

The City shall provide grants and loans for historic facade restoration for structures listed in the City's inventory of historic structures.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed development site for the Rocla Cross Tie facility, has no historic structures located on it.

1.15.10 Policy:

No building, structure, improvement, landscape feature, or site within the City that has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitate, excavated, moved or demolished until an application for a certificate of appropriateness has been reviewed and approved by the Historic Preservation Board.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed development site for the Rocla Cross Tie facility, has no historic structures located on it.

1.15.11 Policy:

The City of Fort Pierce shall encourage quality new construction and developments that are harmonious with neighboring historic sites and historic districts.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.15.12 Policy:

The City and its Historic Preservation Board shall address alteration, removal, destruction, or development of structures within the following historic districts:

- 1. Avenue D**
- 2. Sample Oaks**
- 3. Oakland Park**
- 4. Edgar Town**
- 5. Downtown**
- 6. River's Edge**

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The proposed development site for the Rocla Cross Tie facility, as no historic structures located on it.



NATURAL RESOURCE PROTECTION

1.16 Objective:

The City shall ensure that the natural resources are protected in accord with the goals, objectives, and policies in the Conservation and Coastal Management Elements and enforcement of the Land Development Regulations, especially in the review of all new development and redevelopment.

N/A. This Objective addresses specific City Policy and Administrative processes that are to be followed by the City.

1.16.1 Policy:

The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.16.5 Policy:

The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

There are no wetlands or significant topographic features on the subject site.

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.



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A tree survey has been provided as part of the application for Planned Development (PD) approval for the Rocla Cross Tie facility. The subject parcel can be best described as an impacted urban site that has been altered from previous activity. The historic native ecosystem is no longer present on the site. The predominant vegetation is that typically found on impacted areas and consists primarily of Brazilian Pepper and scattered cabbage palm.

1.17 Objective:

Develop and implement land use controls and programs to preserve and enhance the Indian River Lagoon and other surface waters for their important natural functions, and aesthetic and recreational values.

N/A. This Objective addresses specific City Policy and Administrative processes that are to be followed by the City.

1.17.1 Policy:

The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

The Rocla Cross Tie Planned Development project will comply with all applicable City stormwater regulations as part of the Site Plan Review process.

1.17.2 Policy:

New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

The Rocla Cross Tie Planned Development project will comply with all applicable City stormwater regulations as part of the Site Plan Review process.

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.

Consistent with the requirement of the Ft. Pierce City Code, the proposed Rocla Cross Tie facility provides a minimum 20% of the gross site areas as permeable open space, which will, per the above Policy, enhance shallow water aquifer recharge and stormwater filtration.

1.17.4 Policy:

The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce Master Plan are implemented, particularly Goal 3 regarding environmental protection and the Indian River Lagoon.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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POTABLE WATER SUPPLY PROTECTION

1.18 Objective:

Protect the quality and quantity of Fort Pierce's potable water supply as depicted on the Fort Pierce Future Land Use Maps.

N/A. This Objective addresses specific City Policy and Administrative processes that are to be followed by the City.

1.18.1 Policy:

Amendments to the Future Land Use Map proposing land use categories which permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.18.2 Policy:

When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.18.3 Policy:

New subdivisions shall provide sewerage and connections to the City's sanitary sewer system for each lot in the development.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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FLOOD PROTECTION

1.19 Objective:

Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.19.1 Policy:

The Land Development Regulations shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.19.2 Policy:

Through the Land Development Regulations, public roads and parking lots shall be designed consistent with the criteria of the SFWMD.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The Rocla Cross Tie Planned Development project will comply with all applicable City stormwater regulations as part of the Site Plan Review process.

1.19.3 Policy:

New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures sufficient to protect against the 100-year flood. The City shall maintain consistency with program policies of the National Flood Insurance Program and shall monitor new cost effective programs for minimizing flood damage. Such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

The Rocla Cross Tie Planned Development project is not located in any designation flood hazard zone. The Rocla Cross Tie Planned Development project will comply with all applicable City stormwater regulations as part of the Site Plan Review process.

1.19.4 Policy:

New development shall provide stormwater retention equal to that which existed under predevelopment conditions consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

The Rocla Cross Tie Planned Development project will comply with all applicable City stormwater regulations as part of the Site Plan Review process.

1.19.5 Policy:

The City shall continue to implement regulations in the City Code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.



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N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City. The Rocla Cross Tie Planned Development project will comply with all applicable City stormwater regulations as part of the Site Plan Review process.

SPOIL SITES

1.20 Objective:

The City shall coordinate with the Florida Inland Navigation District (FIND) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.20.1 Policy:

The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.20.2 Policy:

Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in this plan and meet reasonable cost and transportation requirements.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.20.3 Policy:

The City shall consider the land use designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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ENERGY EFFICIENCY AND CONSERVATION

1.21 Objective:

The City shall adopt and maintain Land Development Regulations which incorporate concepts for managing land, water and energy resources in a sustainable and energy efficient manner that is responsive to innovative development and conservation techniques as outlined in the policies below.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.21.1 Policy:

Site planning standards shall be adopted which require new development and redevelopment to incorporate energy conservation measures in the site layout and design. These standards shall focus on environmental features such as landscape, sun, wind, and substitutes for energy-intensive technologies.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.21.2 Policy:

The City shall adopt and enforce energy efficient building codes and promote energy efficiency in building heating and cooling systems which incentivizes practices such as usage of renewable, recycled and low emitting materials, indoor air quality management plan, increased ventilation, proper disposal and reuse of construction waste, optimized energy performance, on-site renewable energy and water usage reduction.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.21.3 Policy:

The City shall require energy efficient housing through use of renewable energy resources in existing and new housing.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.21.4 Policy:

The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

1.22 Objective

The City will coordinate land use and transportation decisions to reduce vehicle miles traveled (VMT) and the number of automobile trips required for daily needs to reduce greenhouse gas emissions through implementation of the following policies:

N/A. This Objective addresses specific City Policy and Administrative processes that are to be followed by the City.

1.22.1 Policy:

The City shall maintain a well connected pedestrian and bicycle network to reduce greenhouse gas emissions by completing missing sidewalk and bicycle segments through incorporation of projects into the City's Capital Improvements Program and through regional coordination efforts with St. Lucie County and the FDOT.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.



1.22.2 Policy:

The City shall improve access to transit, bicycling and pedestrian facilities. The City shall implement land use and community design features which contribute to energy efficiency and green house gas reduction, including, but not limited to:

1. Promoting smaller block sizes within large scale developments and redevelopment projects through good site design criteria.
2. Requiring a mix of land uses in most future land use classifications.
3. Allowing higher densities and intensities in all future land use classifications, especially within the City Core and along major corridors.
4. Requiring provision of pedestrian/bicycle facilities in all new developments and redevelopment proposals.
5. Requiring access to existing transit facilities as well as construction of new transit shelters associated with new development.
6. Providing traffic calming features within residential neighborhoods and around schools and community facilities.

N/A. This Policy addresses specific City Policy and Administrative processes that are to be followed by the City.

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~~Strike Through~~ is for Deletion from prior submission

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