

Petition for Future Land Use Map Amendment

From
RM - Medium Density Residential

To
NC - Neighborhood Commercial

for
Sassan LLC & Equity Trust Company
8825 SW 97th Terrace
Miami, Florida 33176

Prepared by



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

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January 12, 2016

Ft. Pierce File Number TRC-15-99900003
(CT File Number – 13-138.101)

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CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Application for Future Land Use Map Amendment

- Future Land Use Map Amendment – Large Scale (>10 acres)
- Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 acres (“Large Scale Amendments”) only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: SW Corner of Hartman and White Way Dairy Roads
2. Property Tax ID(s):

- 2418-414-0003-000-1 Sassan LLC	2418-412-0001-000-1 Equity Trust Company
2418-414-0002-000-4 Sassan LLC	2418-412-0002-000-8 Equity Trust Company
2418-411-0001-000-8 Sassan LLC	2418-414-0001-000-7 Sassan LLC
3. Total Acreage: - 36.93 acres
4. Existing Future Land Use Designation: - Medium Density Residential (RM)
5. Existing Zoning Classification: - R4 - Medium Density Residential
6. Proposed Zoning Future Land Use Classification: - Neighborhood Commercial (NC):
7. Other applications being submitted concurrent with this application, if any: - Petition for Change In Zoning
8. Describe the existing uses, improvements and structures on the amendment lands: - The site is vacant. There are no existing structures on the site of the proposed amendment.
9. Are there any identified or possible historical structures on the amendment lands? - No
10. The reason for making this request: - The purpose of this petition is to provide for the development of a limited use commercial development site as opposed to a medium residential land use activity as is provide for under the sites current residential land use classification.

11. **Capacity Analysis:**

I. **Site Data:**

	Existing Use	Future Land Use	Zoning
North	Platted Lands (Bent Creek S/D)	Medium Density Residential (RM)	RU and PUD (Bent Creek)
South	Commercial (Orange Blossom Business Center)	GC (General Commercial)	C 3 (General Commercial)
East	Indian River Presbyterian Church FPUA Electrical Services Facility	GC (General Commercial)	C 3 (General Commercial)
West	Vacant (City of Ft. Pierce)	Medium Density Residential (RM)	R4 - Medium Density Residential

	Future Land Use Classification	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R4	406 du	36.93	AE
Proposed	NC	C2	719,263 sf (maximum)	36.93	AE

II. Public Facilities Information:

A. Potable Water:

Average Use Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)
 Other: 0.125 gallons per day per square foot

<u>Demand Analysis</u>	<u>Maximum</u>	
Current Zoning Land Use	105,560	Total gallons per day
Proposed Zoning Land Use	89,875	Total gallons per day
Change in Demand	-15,685	Total gallons per day

B. Wastewater:

Average Use Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)
 Other: 0.1 gallons per day per square foot

<u>Demand Analysis</u>	<u>Maximum</u>	
Current Zoning Land Use	105,560	Total gallons per day
Proposed Zoning Land Use	71,900	Total gallons per day
Change in Demand	- 33,660	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	n/a	n/a	n/a
Urban District	5 acres per 1,000 people	n/a	n/a	n/a
Community	2.5 acres per 1,000 people	n/a	n/a	n/a
Neighborhood	1.36 acres per 1,000 people	n/a	n/a	n/a

D. Public Schools (Residential Classifications Only):

Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	See Below	See Below
City	varies	varies
Distance	varies	varies
Current Zoning Enrollment Demand	59	25
Proposed Zoning Enrollment Demand	0	0
Change in Demand	- 59	- 25

St. Lucie Public Schools utilize an open-enrollment system where parents select from among a variety of schools close to where they live. The exact schools to be impacted by the proposed development site will vary.

E. Solid Waste:

Average Use 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

<u>Demand Analysis</u>	<u>Maximum</u>
Current Zoning Land Use	50.75 yards
Proposed Zoning Land Use	n/a
Change in Demand	- 50.75 yards

F. Stormwater:	
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	The sites are currently vacant and do not have any stormwater management systems developed on them. As the properties are developed all applicable stormwater design criteria of the City of Ft. Pierce and the South Florida Water Management District will be met.

G. Transportation Analysis:

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum (ITE 221)	Maximum
Current Zoning	R4 (2,676 aadt)	R4 (207 AM Peak)/(252 PM Peak)
Proposed Zoning	C2 (30,701 aadt)	R2 (428 AM Peak)/(1280 PM Peak)
Change in Demand	+ 28,025 Trips	(+221 AM Peak)/(+1028 PM Peak)
Impact to Capacity	See Attached Traffic Impact Report	

12. Name of Owner(s): Sasson LLC
 Mailing Address: 8825 SW 97th Terrace
 City: Miami
 State: Florida Zip: 33176
 Phone #: 305-445-2399 E-mail: _____

Name of Owner(s): Equity Trust company
 Mailing Address: 8825 SW 97th Terrace
 City: Miami
 State: Florida Zip: 33176
 Phone #: 305-445-2399 E-mail: _____

13. Name of Applicant: Mohammand Hajjar, PE
 Mailing Address: 45 Valencia Ave.
 City: Coral Gables
 State: Florida Zip: 33134
 Phone #: 305-445-2399 E-mail: _____

14. Name of Representative: Alireza Shirvani
 Mailing Address: 45 Valencia Ave.
 City: Coral Gables
 State: Florida Zip: 33134
 Phone #: 305-445-2399 E-mail: alireza@mhajjar.com

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

I certify that: (Check One)



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

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

[Signature] 10/12/15
 Applicant's Signature Date
45 Valencia Ave Coral Gables Address State FL Zip 33134
305-445-2399 Phone Fax MHAJJAR@MHAJJAR.COM E-mail Address

16A. Property Owners Acknowledgements: -

This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

MOHAMMAD HAJJAR / SASSAN LLC 305-445-2399
 Property Owner's Name (Please Print) Phone

45 Valencia Ave Coral Gables FL 33134
 Address State Zip

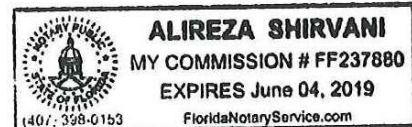
[Signature] 10/2/15
 Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 12th day of October, 2015, by Mohammad Hajjar who is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary

(seal)



[go to next page]

16B. Property Owners Acknowledgements: -

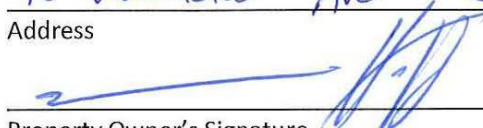
This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

MOHAMMAD HAJJAR / SASSAN LLC 305-445-2399

Property Owner's Name (Please Print) Phone

45 Valencia Ave Coral Gables FL 33134

Address State Zip

 10/12/15

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 12th day of October, 2015, by Mohammad Hajjar who is personally known to me or has produced _____ as identification.


Signature of Notary

(seal)



OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

LEGAL DESCRIPTION

Sassan LLC

- **Tract A:**

Parcel 1:

East half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4); East half (1/2) of the Southwest quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4); AND the Northeast quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4), all in Section 18, Township 35 South, Range 40 East, Less East 25 feet and the North 78 feet for road right-of-way; and;

Parcel 4:

The North half (1/2) of the Southeast quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida; and;

- **Tract B:**

Parcel 1:

The West 112 feet of the East 137 feet of the South 135 feet of the Southeast quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida; and;

Parcel 2:

The South half (1/2) of the Southeast quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida, Less and Excepting therefrom the West 112 feet of the East 137 feet of the South 135 feet thereof.

Equity Trust Company:

- **Tract A:**

Parcel 3:

The West quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida, Less the North 320 feet thereof; and;

- **Tract C:**

The North 320 feet of the West quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, Less the North 78 feet for roads and highways, St. Lucie County, Florida.

PARCEL ID INFORMATION CARDS

Property Card

Page 1 of 1

Site Address: HARTMAN RD
 Map ID: 24/18S
 Parcel ID: 2418-414-0003-000-1
 Zoning: RM-5
 Account #: 27298
 Use Type: 0000
 Sec/Town/Range: 18/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Sassan LLC
 8825 SW 97th Terr
 Miami, FL 33176

Legal Description

18 35 40 W 112 FT OF E 137 FT OF S 135 FT OF SE 1/4 OF NE 1/4 OF SE 1/4 (22A) (0.35 AC) (OR 3591-2830)

Current Values

Just/Market: \$4,400
 Exemptions: \$0
 Assessed: \$4,400
 Taxable: \$4,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$4,400	\$4,400	\$0	\$4,400
2014	\$5,100	\$5,100	\$0	\$5,100
2013	\$5,100	\$5,100	\$0	\$5,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-09-2013	3591 / 2830	0312	SP	Premier American Bank,	\$304,000
06-08-2011	3300 / 1029	0312	CT	Hartman Road Project LLC,	\$100
01-12-2006	2469 / 2765	02	WD	Hilson (TR), William H	\$660,000

Total Areas

Finished/Under Air (SF):
 Gross Area (SF):
 Land Size (acres):
 Land Size (SF):
 Total Building Count:

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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Property Card

Site Address: HARTMAN Parcel ID: 2418-414-0002- Account #: 27297 Sec/Town/Range:
 RD 000-4 18/35S/40E
 Map ID: 24/18S Zoning: RM-5 Use Type: 0000 Jurisdiction: Fort Pierce

Ownership

Sassan LLC
 8825 SW 97th Terr
 Miami, FL 33176

Legal Description

18 35 40 S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS W 1/2
 FT OF E137 FT OF S 135 FT- (4.44 AC) (22)(OR 3591-2830)

Current Values

Just/Market: \$55,900 Assessed: \$55,900
 Exemptions: \$0 Taxable: \$55,900

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$55,900	\$55,900	\$0	\$55,900
2014	\$53,100	\$53,100	\$0	\$53,100
2013	\$53,100	\$53,100	\$0	\$53,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-09-2013	3591 / 2830	0312	SP	Premier American Bank,	\$304,000
06-08-2011	3300 / 1029	0312	CT	Hartman Road Project LLC,	\$100
01-12-2006	2469 / 2765	02	WD	Hilson (TR), William H	\$660,000

Primary Building Information

Finished Area of this building: 0 SF
 Gross Area of this building: 0 SF

Exterior Data		Interior Data	
View:	Roof Cover:	Electric:	Primary Int Wall:
Year Built: N/A	Frame:	Heat Type:	Avg Hgt/Floor: 0
Primary Wall:	Story Height:	Heat Fuel:	Primary Floors:
Bedrooms: 0	A/C %: 0%		
Full Baths: 0	Heated %: N/A%		
Half Baths: 0	Sprinkled %: 0%		



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Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.44
Land Size (SF):	193,406.4
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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Property Card

Page 1 of 1

Site Address: WHITE WAY Parcel ID: 2418-411-0001- Account #: 27293 Sec/Town/Range:
 DAIRY RD 000-8 OF NE 1/4 OF SE 1/4 AND E 1/2 OF W 1/2
 Map ID: 24/18S Zoning: RM-5 Use Type: 0000 18/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Sassan LLC
 8825 SW 97th Terr
 Miami, FL 33176

Legal Description

18 35 40 NE 1/4 OF NE 1/4 OF SE 1/4 AND E 1/2 OF W 1/2
 OF NE 1/4 OF SE 1/4-LESS CANAL 6 R/W AND LESS RD
 R/W- (17.92 AC) (OR 3591-2830)

Current Values

Just/Market: \$213,200 Assessed: \$213,200
 Exemptions: \$0 Taxable: \$213,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$213,200	\$213,200	\$0	\$213,200
2014	\$214,500	\$214,500	\$0	\$214,500
2013	\$215,000	\$215,000	\$0	\$215,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-09-2013	3591 / 2830	0312	SP	Premier American Bank,	\$304,000
06-08-2011	3300 / 1029	0312	CT	Hartman Road Project LLC,	\$100
08-02-2005	2322 / 2837	02	WD	FL Land Realty Holdings LLC,	\$2,936,600

Primary Building Information

Finished Area of this building: 0 SF
 Gross Area of this building: 0 SF

Exterior Data

View: Roof Cover: Roof Structure: Building Type:
 Year Built: N/A Frame: Grade: Effective Year: 2014
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



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Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	17.92
Land Size (SF):	780,595.2
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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Property Card

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Site Address: 1803
HARTMAN RD
Map ID: 24/18S

Parcel ID: 2418-414-0001-000-7
Zoning: RM-5
Account #: 27296
Use Type: 0000

Sec/Town/Range:
18/35S/40E
Jurisdiction: Fort Pierce

Ownership

Sassan LLC
8825 SW 97th Terr
Miami, FL 33176

Legal Description

18 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS RD AND CANAL R/W- (4.81 AC) (21) (OR 3591-2830)

Current Values

Just/Market: \$60,600
Exemptions: \$0

Assessed: \$60,600
Taxable: \$60,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$60,600	\$60,600	\$0	\$60,600
2014	\$56,400	\$56,400	\$0	\$56,400
2013	\$57,600	\$57,600	\$0	\$57,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-09-2013	3591 / 2830	0312	SP	Premier American Bank,	\$304,000
06-08-2011	3300 / 1029	0312	CT	Hartman Road Project LLC,	\$100
08-02-2005	2322 / 2837	02	WD	FL Land Realty Holdings LLC,	\$2,936,600

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):
Total Building Count:

Special Features and Yard Items

Type Qty Units Year Blt

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Property Card

Page 1 of 1

Site Address: 4301 WHITE WAY DAIRY RD Map ID: 24/18S Parcel ID: 2418-412-0001-000-1 Zoning: RM-5 Account #: 27294 Use Type: 0000 Sec/Town/Range: 18/35S/40E Jurisdiction: Fort Pierce

Ownership

Equity Trust Company
 Mohammad Hajjar IRA
 8825 SW 97th terr
 Miami, FL 33176

Legal Description

18 35 40 N 320 FT OF W 1/4 OF NE1/4 OF SE 1/4-LESS CANAL 6 R/W ANDLESS RD R/W- (26) (1.84 AC) (OR 3591-2812)

Current Values

Just/Market: \$21,900 Assessed: \$21,900
 Exemptions: \$0 Taxable: \$21,900

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$21,900	\$21,900	\$0	\$21,900
2014	\$35,400	\$35,400	\$0	\$35,400
2013	\$40,900	\$40,900	\$0	\$40,900

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-09-2013	3591 / 2812	0312	SP	Premier American Bank,	\$260,000
06-08-2011	3300 / 1029	0312	CT	Hartman Road Project LLC,	\$100
04-27-2006	2551 / 1731	01	WD	Kitzi, Mary	\$452,000

Total Areas

Finished/Under Air (SF):
 Gross Area (SF):
 Land Size (acres):
 Land Size (SF):
 Total Building Count:

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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Property Card

Page 1 of 1

Site Address: 4305 WHITE WAY DAIRY RD Map ID: 24/18S Parcel ID: 2418-412-0002-000-8 Zoning: R-4 - FP Account #: 27295 Use Type: 0000 Sec/Town/Range: 18/35S/40E Jurisdiction: Fort Pierce

Ownership

Equity Trust Company
 Mohammad Hajjar IRA
 8825 SW 97th terr
 Miami, FL 33176

Legal Description

18 35 40 W 1/4 OF NE 1/4 OF SE 1/4-LESS N 320 FT- (23)
 (7.57 AC) (OR 3591-2812)

Current Values

Just/Market: \$90,100 Assessed: \$90,100
 Exemptions: \$0 Taxable: \$90,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$90,100	\$90,100	\$0	\$90,100
2014	\$89,900	\$89,900	\$0	\$89,900
2013	\$90,800	\$90,800	\$0	\$90,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-09-2013	3591 / 2812	0312	SP	Premier American Bank,	\$260,000
06-08-2011	3300 / 1029	0312	CT	Hartman Road Project LLC,	\$100
08-02-2005	2322 / 2837	02	WD	FL Land Realty Holdings LLC,	\$2,936,600

Primary Building Information

Finished Area of this building: 0 SF
 Gross Area of this building: 0 SF

Exterior Data

View: Roof Cover: Roof Structure: Building Type:
 Year Built: N/A Frame: Grade: Effective Year: 2014
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	7.57
Land Size (SF):	329,749.2
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.
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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3911433 OR BOOK 3591 PAGE 2812, Recorded 12/31/2013 at 12:03 PM
Doc Tax: \$1820.00

PROPERTY DEEDS

Prepared by and Return to: Liz Embree
SOMERS TITLE COMPANY
6401 First Avenue South
St. Petersburg, FL 33707
File Number: 1301007S
parcel #2418-411-0001-000-8, 2418-412-

For official use by Clerk's office only

*Consideration
\$ 260,000.00*

SPECIAL WARRANTY DEED

(Corporate Seller)

THIS INDENTURE, made this December 03, 2013, between FLORIDA COMMUNITY BANK, National Association, organized and existing under the laws of the United States of America, whose mailing address is 2500 Weston Road, Suite 300, Weston, FL 33331, party of the first part, and Equity Trust Company Custodian FBO Mohammad Hajjar IRA whose mailing address is: 8825 SW 97th Terrace, Miami, FL 33176 party/parties of the second part.

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:
All of the following Tracts are lying and being in St. Lucie County, Florida.

Tract A:

Parcel 1: From the Northeast corner of the Northwest quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, run South along the East line of the Northwest quarter (1/4) of the Southeast quarter (1/4) of said Section 18, a distance of 78 feet to the South line of Whiteway Dairy Road and to the point of beginning, thence continue South 1,047.36 feet to a point that is 192.4 feet North of the Southeast quarter (1/4); thence West and parallel with the South line of said Northwest quarter (1/4) of the Southeast quarter (1/4), a distance of 509.1 feet; thence North parallel with the East line of this parcel, a distance of 670.83 feet; thence East and parallel with Whiteway Dairy Road, a distance of 259.11 feet; thence North parallel with the East line of this parcel, a distance of 377 feet to Whiteway Dairy Road; thence East, a distance of 250 feet to the point of beginning.

Parcel 2: The West quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida, Less the North 320 feet thereof.

Tract C:

The North 320 feet of the West quarter of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, Less the North 78 feet for roads and highways, St. Lucie County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and all matters of record and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell, and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these presents the date set forth this 9th day of December, 2013

Signed, sealed and delivered in the presence of:

Witness signature: *Marian Tucker*
Print witness name: *Marian Tucker*
Witness signature: *Marian Tucker*
Print witness name: *Marian Tucker*

FLORIDA COMMUNITY BANK, National Association

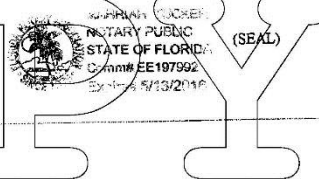
By: *Larry Benton*
Print name: *Larry Benton*
Senior Vice President and Director of REO

(Corporate Seal)

State of Florida, County of Broward

THE FOREGOING INSTRUMENT was sworn, subscribed and acknowledged before me this 9th day of December, 2013 by Larry Benton, Senior Vice President and Director of REO of Florida Community Bank, National Association, I/k/a Premier American Bank, National Association, who is personally known to me.

Notary Public: *Marian Tucker*
My Commission Expires: *12/31/2016*



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3911448 OR BOOK 3591 PAGE 2830, Recorded 12/31/2013 at 12:11 PM
Doc Tax: \$2128.00

Prepared by and Return to: Liz Embree
SOMERS TITLE COMPANY
5401 First Avenue South
St. Petersburg, FL 33707
File Number: 130110048
parcel #2418-411-0001-000-8,2418-414-0

Record 2nd
Consideration
\$ 304,000.00

For official use by Clerk's office only

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this December 05, 2013, between FLORIDA COMMUNITY BANK, National Association, d/b/a Premier American Bank, National Association, organized and existing under the laws of the United States of America, whose mailing address is: 2500 Weston Road, Suite 300, Weston, FL 33331, party of the first part, and Sasan, LLC, a Florida Limited Liability Company, whose mailing address is: 8825 SW 97th Terrace, Miami, FL 33176 party/parties of the second part,

WITNESSETH

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Tract A:

Parcel 1: East half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4), East half (1/2) of the Southwest quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4); AND the Northeast quarter (1/4) of the Southeast quarter (1/4) of the Southeast quarter (1/4), all in Section 18, Township 35 South, Range 40 East, Less East 25 feet and the North 78 feet for road right-of-way.

Parcel 2: The North half (1/2) of the Southeast quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Tract B:

Parcel 1: The West 112 feet of the East 137 feet of the South 135 feet of the Southeast quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 2: The South half (1/2) of the Southeast quarter (1/4) of the Northeast quarter (1/4) of the Southeast quarter (1/4) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida, less and excepting therefrom the West 112 of the East 137 feet of the South 135 feet thereof.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and all matters of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these presents the date set forth this 9 day of December, 2013

Signed, sealed and delivered in the presence of

FLORIDA COMMUNITY BANK, National Association

Witness signature: *Mariah Tucker*
Print witness name: *Mariah Tucker*
Witness signature: *Mariah Tucker*
Print witness name: *Mariah Tucker*

By: *[Signature]*
Larry Benton
Senior Vice President and Director of REO

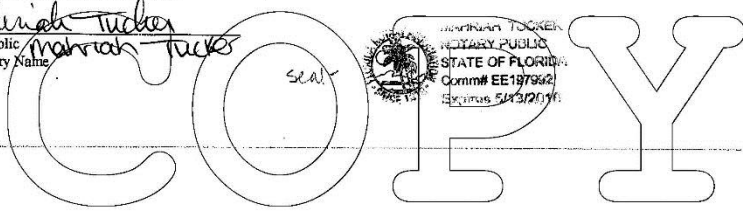
(Corporate Seal)

State of Florida; County of Broward

THE FOREGOING INSTRUMENT was sworn, subscribed and acknowledged before me this 9 day of December, 2013 by Larry Benton, Senior Vice President and Director of REO of Florida Community Bank, National Association, d/b/a Premier American Bank, National Association, who is personally known to me.

Notary Public: *Mariah Tucker*
Print Notary Name: *Mariah Tucker*

[Seal]
MARIAN TORRES
Notary Public
STATE OF FLORIDA
Comm# EE197962
Expires 5/13/2016



PROPERTY SURVEY

SEE ATTACHED

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STANDARDS OF REVIEW

1) Why is there a need for the proposed future land use map amendment

The proposed amendment to the Future Land Use Maps of the City of Ft. Pierce Comprehensive Plan will allow for the development of commercial development complex that will serve to address the local areas community needs. Reclassification of the site from residential to commercial will allow for a limited mixed use opportunity that is not presently available under the more traditional/straight forward residential land use classification applied to the property.

2) How the amendment will result in an orderly and logical development pattern;

The proposed amendment to the Future Land Use Maps of the City of Ft. Pierce Comprehensive Plan, will allow for the development of commercial development complex that will serve to address the local areas community needs. Reclassification of the site from residential to commercial will allow for a limited mixed use opportunity that is not presently available under the more traditional/straight forward residential land use classification applied to the property. This transition of uses will permit a logical progression of intensity of higher land use activity along the Okeechobee road corrido to a lower intensity land use activity in the Bent Creek PUD area.

3) How the amendment(s) are consistent with Comprehensive Plan;

See attached Policy analysis of the Future land Use Element of the Ft. Pierce Comprehensive Plan.

4) How future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands;

The proposed amendment to the Future Land Use Maps of the City of Ft. Pierce Comprehensive Plan will allow for the development of commercial development complex that will serve to address the local areas community needs. Reclassification of the site from residential to commercial will allow for a limited mixed use opportunity that is not presently available under the more traditional/straight forward residential land use classification applied to the property. This transition of uses will permit a logical progression of intensity of higher land use activity along the Okeechobee road corrido to a lower intensity land use activity in the Bent Creek PUD area.

5) Identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation.

Refer to attached area land use map series. Properties to the south and east are classified for Commercial land use activities at an intensity higher (greater) than the petitioned property.

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES CONSISTENCY ASSESSMENT

Goal 1

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.

FUTURE LAND USES

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 small town character.

1.1.1 Policy:

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

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes. The proposed area of amendment to the NC (Neighborhood Commercial) Future Land Use Classification will conform to the use/intensity limitations set out in GOP Table 1-1.

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.

The proposed amendment to the Future Land Use Maps of the City of Ft. Pierce Comprehensive Plan will allow for the development of commercial development complex that will serve to address the local areas community needs. Reclassification of the site from residential to commercial will allow for a limited mixed use opportunity that is not presently available under the more traditional/straight forward residential land use classification applied to the property. This transition of uses will permit a logical progression of intensity of higher land use activity along the Okeechobee road corrido to a lower intensity land use activity in the Bent Creek PUD area.

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: (see FTP Comp Plan for full FLU Category descriptions)

General Policy Statement for City (Planning) Administration purposes.

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 this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district.

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 this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district .

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 - and to be transferred to the City or other public agency associated with the facility**

N/A to this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district .

1.1.8 Policy:

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

N/A to this particular petition. The petition site is not located in the Coastal High Hazard Area or in an 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.

N/A to this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district .

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 this particular petition.

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 this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district .

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.

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

1.1.14 Policy:

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

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes. Note, this Rule is no longer cited in the Florida Administrative Code.

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.

General Policy Statement for City (Planning) Administration purposes. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district.

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).

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes. The petitioned site is not in the area of Taylor Creek.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

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.

The proposed amendment to the Future Land Use Maps of the City of Ft. Pierce Comprehensive Plan will allow for the development of commercial development complex that will serve to address the local areas community needs. Reclassification of the site from residential to commercial will allow for a limited mixed use opportunity that is not presently available under the more traditional/straight forward residential land use classification applied to the property. This transition of uses will permit a logical progression of intensity of higher land use activity along the Okeechobee road corrido to a lower intensity land use activity in the Bent Creek PUD area.

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 this particular petition. The Petition site is vacant.

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.

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.

General Policy Statement for City (Planning) Administration purposes.

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 study as been prepared for the proposed petition for Future Land Use Map change. This report is to be reviewed by the City as part of the Plan Amendment Review Process.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

1.5.1 Policy:

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

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

N/A to this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

1.6.3 Policy:

The City shall assess new development and redevelopment a proportionate fair share 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 to this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district .

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 to this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district .

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 to this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district .

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

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 to this particular petition. This policy to be addressed further as part of final site development planning process, to the extent permitted under the City’s C-2 zoning district .

COMMUNITY AND DOWNTOWN REDEVELOPMENT

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.

1.8.1 Policy:

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

N/A to this particular petition. The petition site is not located in any CRA designated area.

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 to this particular petition. The petition site is not located in any CRA designated area.

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 to this particular petition.

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 to this particular petition.

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 to this particular petition.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

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.**

General Policy Statement for City (Planning) Administration purposes.

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**
4. **River’s Edge Historic District**
5. **South Beach District**
6. **Performing Arts District**

General Policy Statement for City (Planning) Administration purposes. The petition site is not located in any of these designated Planning areas.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

1.10.4 Policy:

The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

General Policy Statement for City (Planning) Administration purposes.

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.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

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 to this particular petition.

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 to this particular petition.

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 to this particular petition.

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 to this particular petition.

1.11.5 Policy:

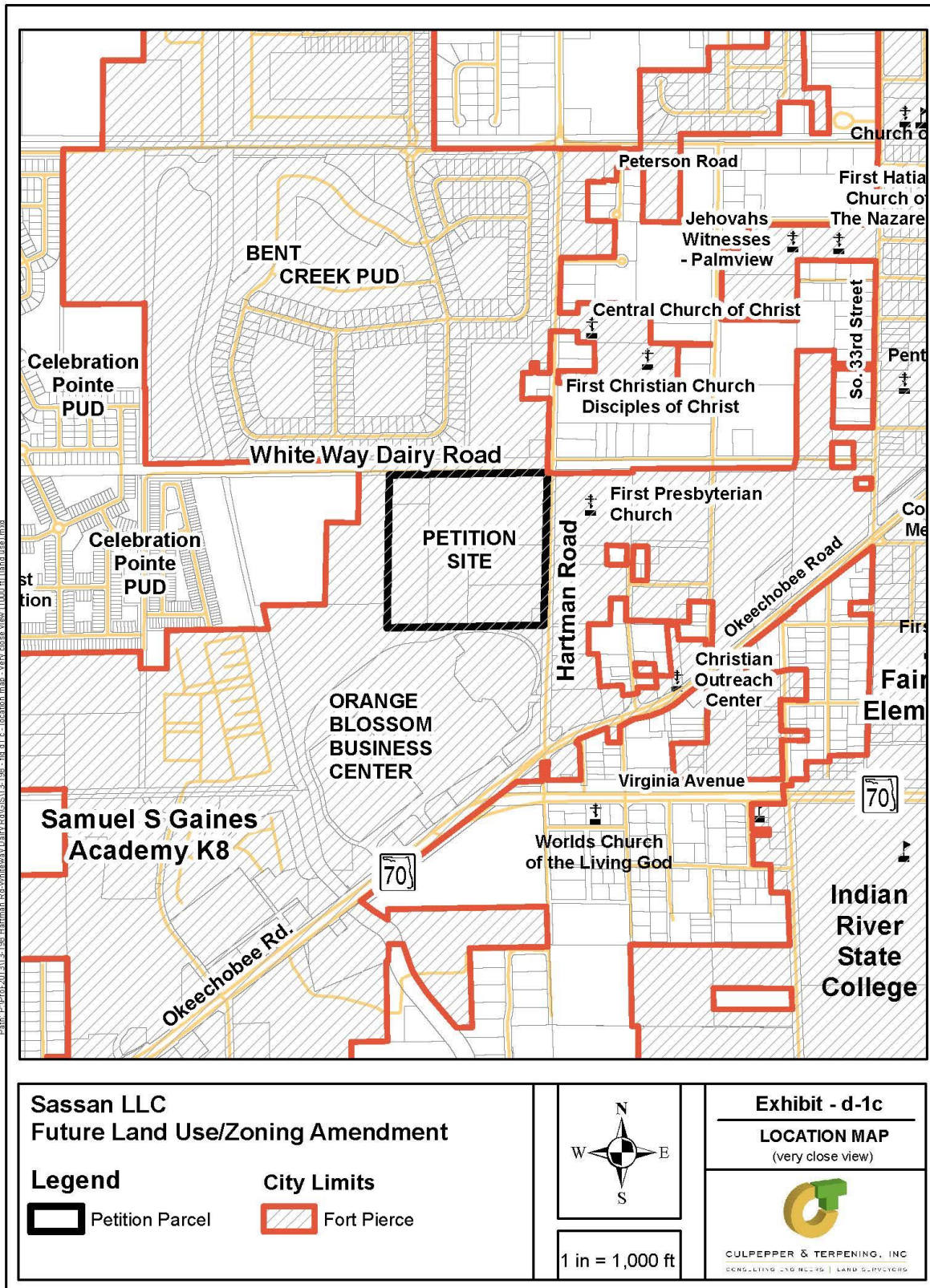
Properties annexed shall receive a land use designation compatible with its county land use designation, unless otherwise approved by the City Commission.

N/A to this particular petition.

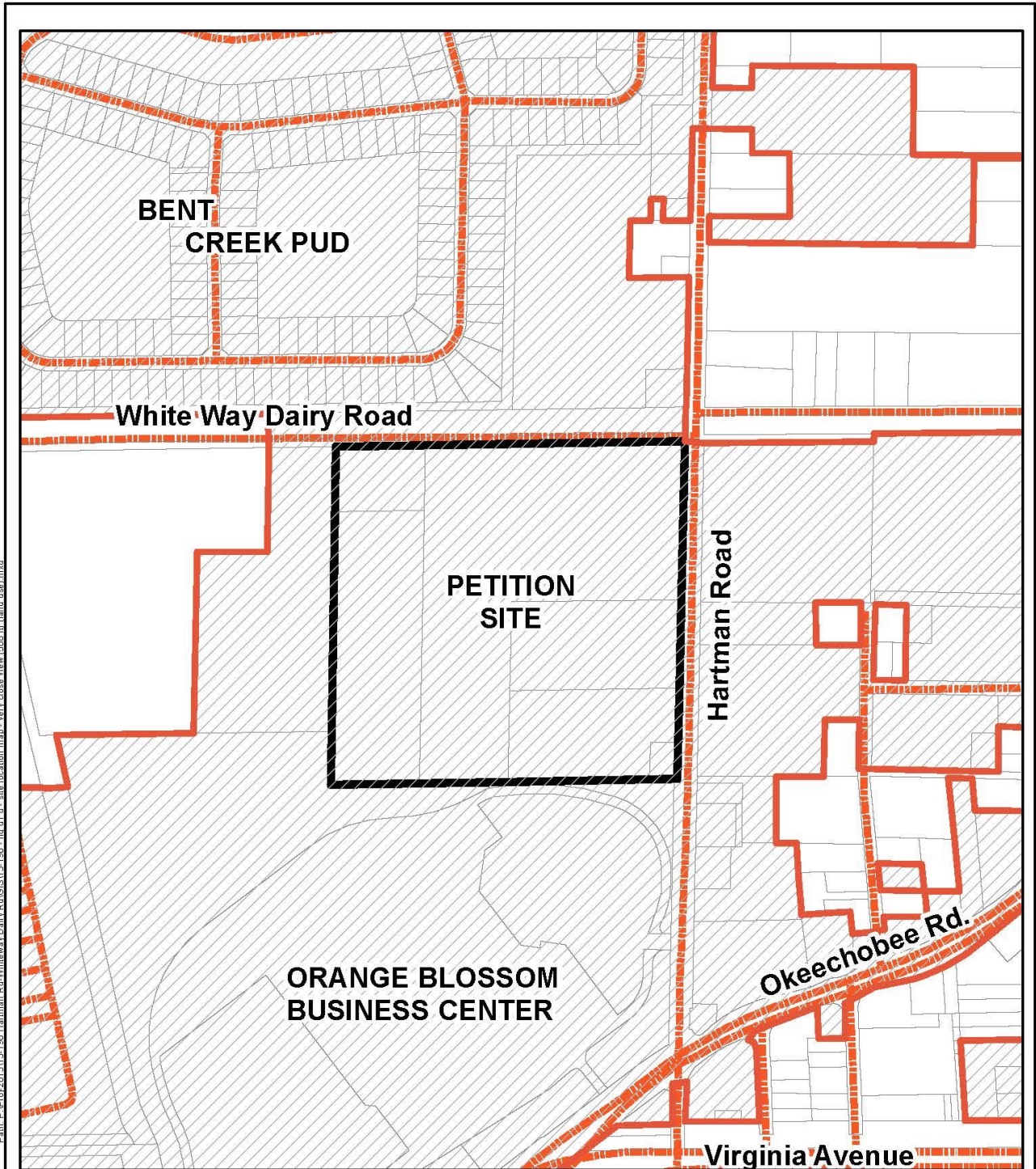
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AREA MAPS



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Sassan LLC
Future Land Use/Zoning Amendment

Legend

 Petition Parcel

 City Limits

 Fort Pierce



1 in = 500 ft

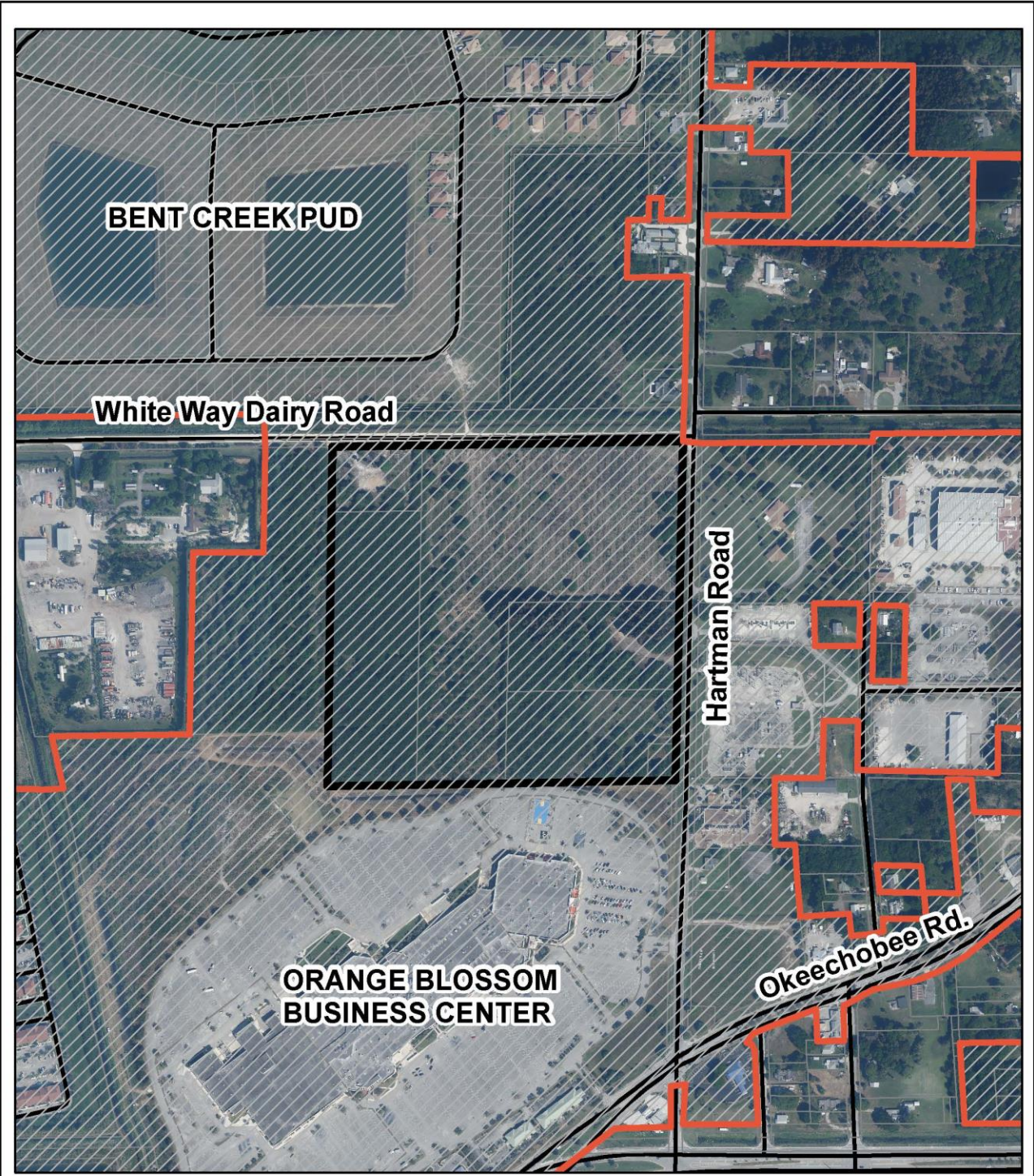
Exhibit - d-1d

LOCATION MAP
 (very close view)



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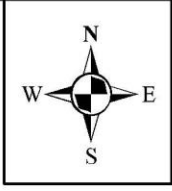


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Sassan LLC
Future Land Use/Zoning Amendment

Legend

-  Petition Parcel
-  City Limits
-  Fort Pierce

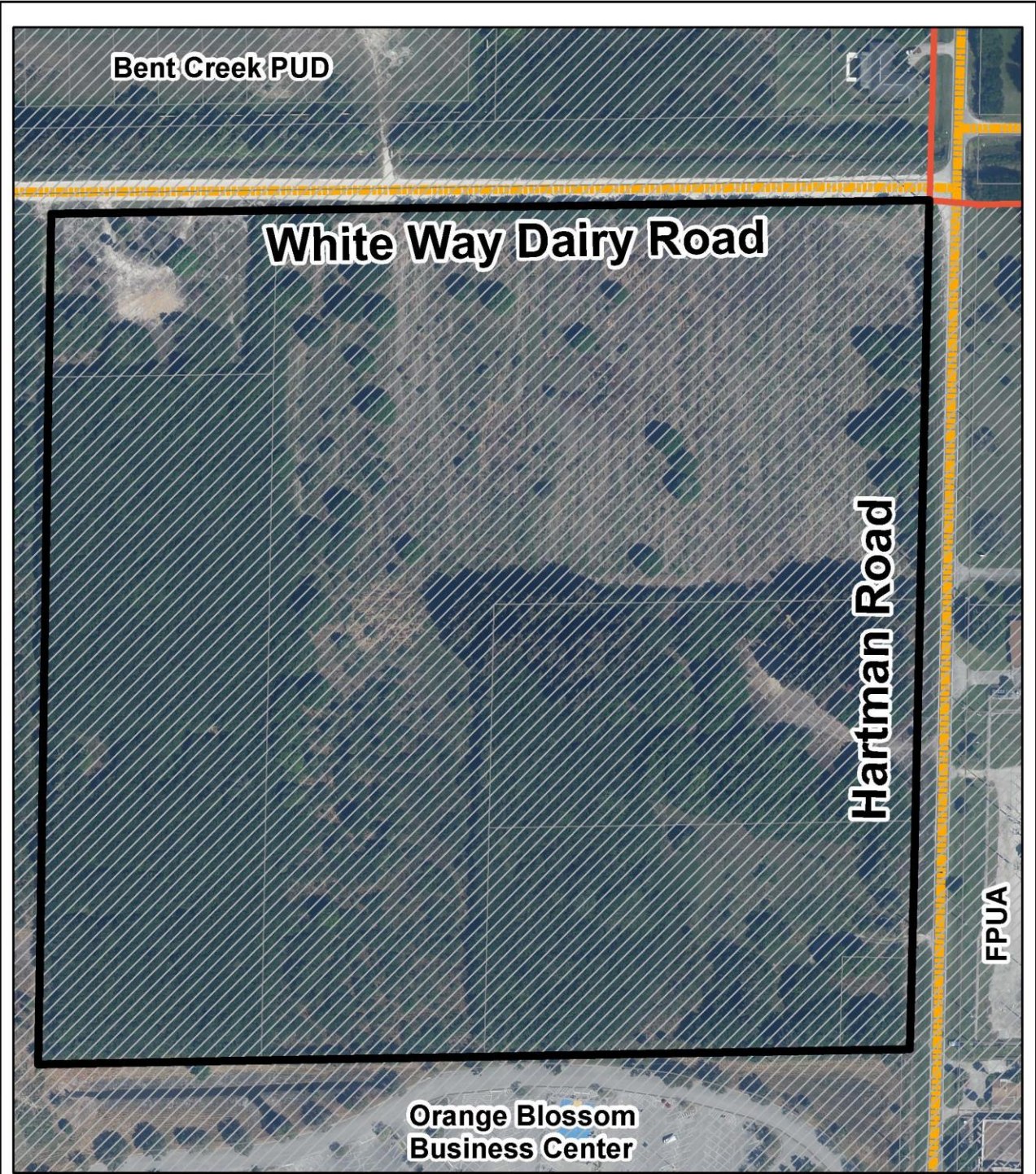


1 in = 500 ft

Exhibit - d-2d
SITE AERIAL
 (very close view)



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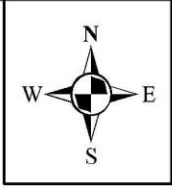


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**Sassan LLC
Future Land Use/Zoning Amendment**

Legend

-  Petition Parcel
-  City Limits
-  Fort Pierce

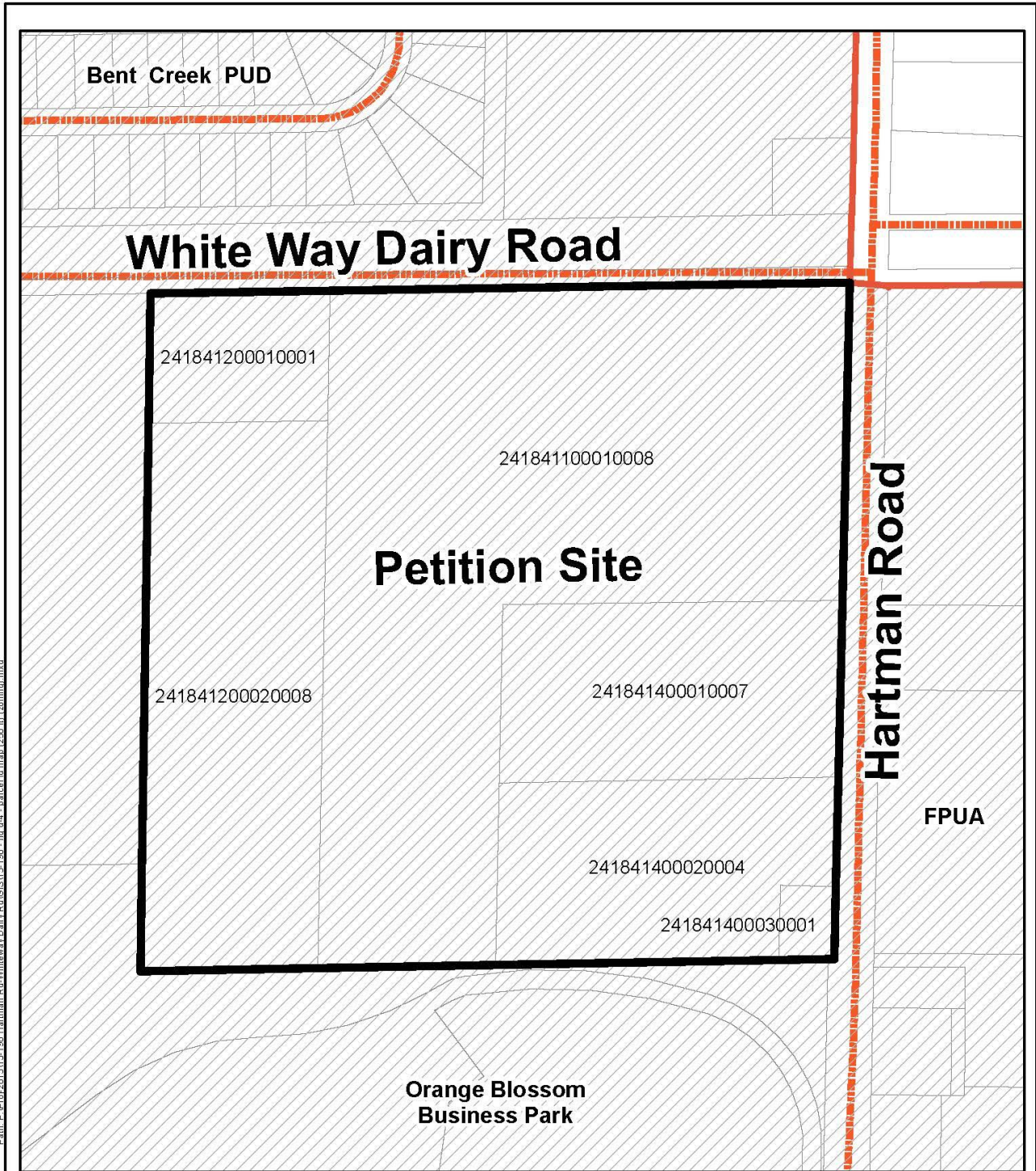


1 in = 200 ft

Exhibit - d-2e
SITE AERIAL
(very very close view)



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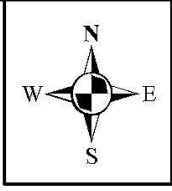


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Sassan LLC
Future Land Use/Zoning Amendment

Legend

-  Petition Parcel
-  City Limits
-  Fort Pierce

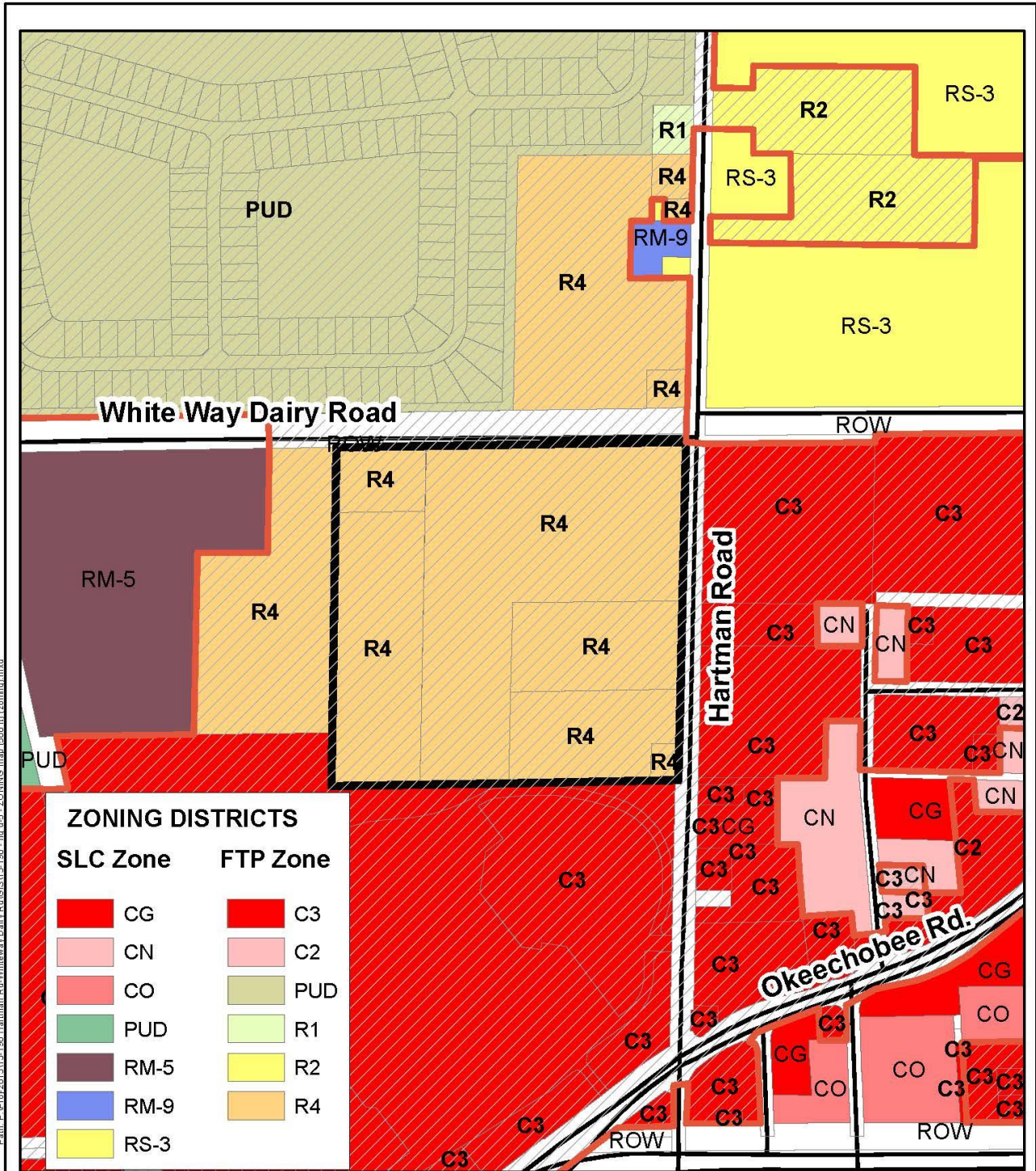


1 in = 250 ft

Exhibit - d-4
Parcel ID Map
(very close view)



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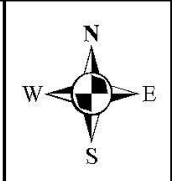
Sassan LLC
Future Land Use/Zoning Amendment

Legend

Petition Parcel

City Limits

Fort Pierce



1 in = 500 ft

Exhibit - d-5
Existing Zoning Map
 (very close view)



FT. PIERCE ZONING DISTRICT DESCRIPTIONS

Sec. 22-24. - Single-Family Low Density Zone (R-1).

- (a) Purpose. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four (4) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

Sec. 22-25. - Single-Family Intermediate Density Zone (R-2).

- (a) Purpose. This district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

Sec. 22-27. - Medium Density Residential Zone (R-4).

- (a) Purpose. The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

Sec. 22-30. - Neighborhood Commercial Zone (C-2).

- (a) Purpose. This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.

Sec. 22-31. - General Commercial Zone (C-3).

- (a) Purpose. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

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

- (a) Purpose. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
- (1) Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.

- (2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
- (3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.

- (4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
- (5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
- (6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
- (7) Promote flexibility and efficiency in site design for more desirable living and working environments.
- (8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
- (9) Permit site specific requirements based on the unique characteristics of the individual site.
- (10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.
- (11) The terms Planned Development (PD) and Planned Unit Development (PUD) are deemed synonymous and may be used interchangeably throughout the city's Code of Ordinances.

ST. LUCIE COUNTY ZONING DISTRICT DESCRIPTIONS

RS-3 RESIDENTIAL, SINGLE-FAMILY - 3.

- 1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of three (3) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low density residential surroundings.

RM-5 RESIDENTIAL, MULTIPLE-FAMILY - 5.

- 1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of five (5) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium density residential surroundings.

RM-7 RESIDENTIAL, MULTIPLE-FAMILY - 7.

- 1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of seven (7) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium density residential surroundings.

RM-9 RESIDENTIAL, MULTIPLE-FAMILY - 9.

- 1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of nine (9) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium density residential surroundings.

CN COMMERCIAL, NEIGHBORHOOD.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods.

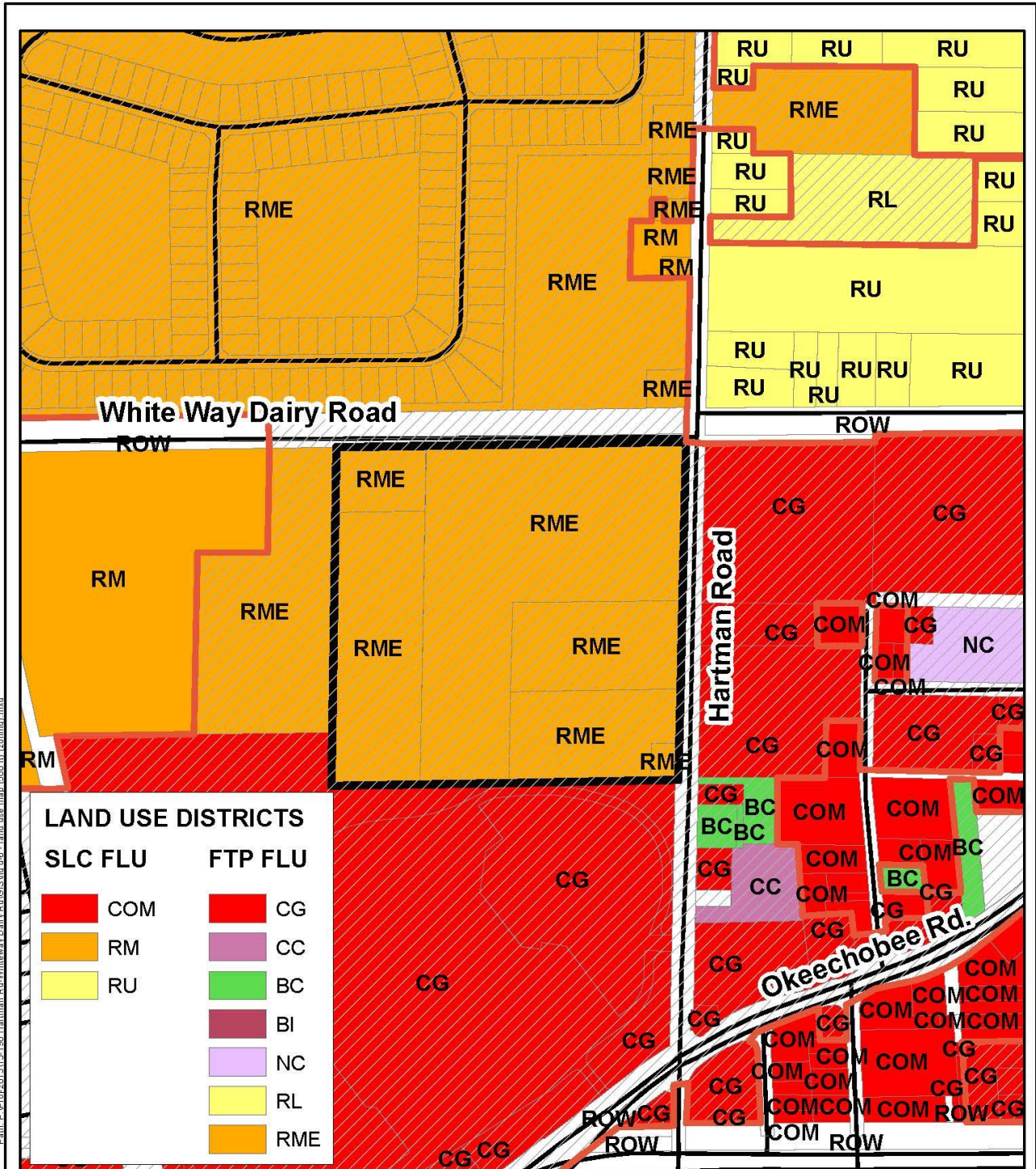
CO COMMERCIAL, OFFICE.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office surroundings.

CG COMMERCIAL, GENERAL.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings.

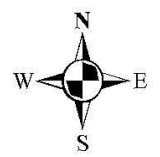
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Sassan LLC
 Future Land Use/Zoning Amendment

Legend

- Petition Parcel
- City Limits
- Fort Pierce



1 in = 500 ft

Exhibit - d-6

Future Land Use Map
 (very close view)



CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS

FT. PIERCE LAND USE CATEGORY DESCRIPTIONS

A. Residential

Low Density Residential (RL):

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Medium Density Residential (RM):

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

B. Commercial

Boundary Commercial (BC):

The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

Neighborhood Commercial (NC):

The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC):

The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

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.

ST. LUCIE COUNTY LAND USE CATEGORY DESCRIPTIONS

Residential Urban (RU)

The Residential Urban (RU) classification is the predominant residential land use category in the County. This residential land use category provides for a maximum density of five dwelling units per gross acre. The RU designation is generally found between the identified urban service areas and the transitional RS areas. These properties need to be serviced with central water and wastewater services. These services may be provided by either a public utility or through private on-site facilities, as would be permitted in accordance with all applicable regulations. New development in the RU areas can occur using traditional single-family or multifamily zoning designations or through the planned unit development process.

Residential Medium (RM)

The Residential Medium (RM) land use category is to be applied to those areas that are within, or planned to be within, areas of central community services. A maximum residential density of nine dwelling units per gross acre is permitted under this land use designation. If required, the actual density is subject to the satisfactory completion of the rezoning process, which would include complete review of the physical suitability of the property for development at the proposed intensity. Medium density residential land uses can act as a transition between the lower intensity RU areas and the more intense land use designations. Zoning applications within the RM land use area include single-family, multifamily, or PD zoning.

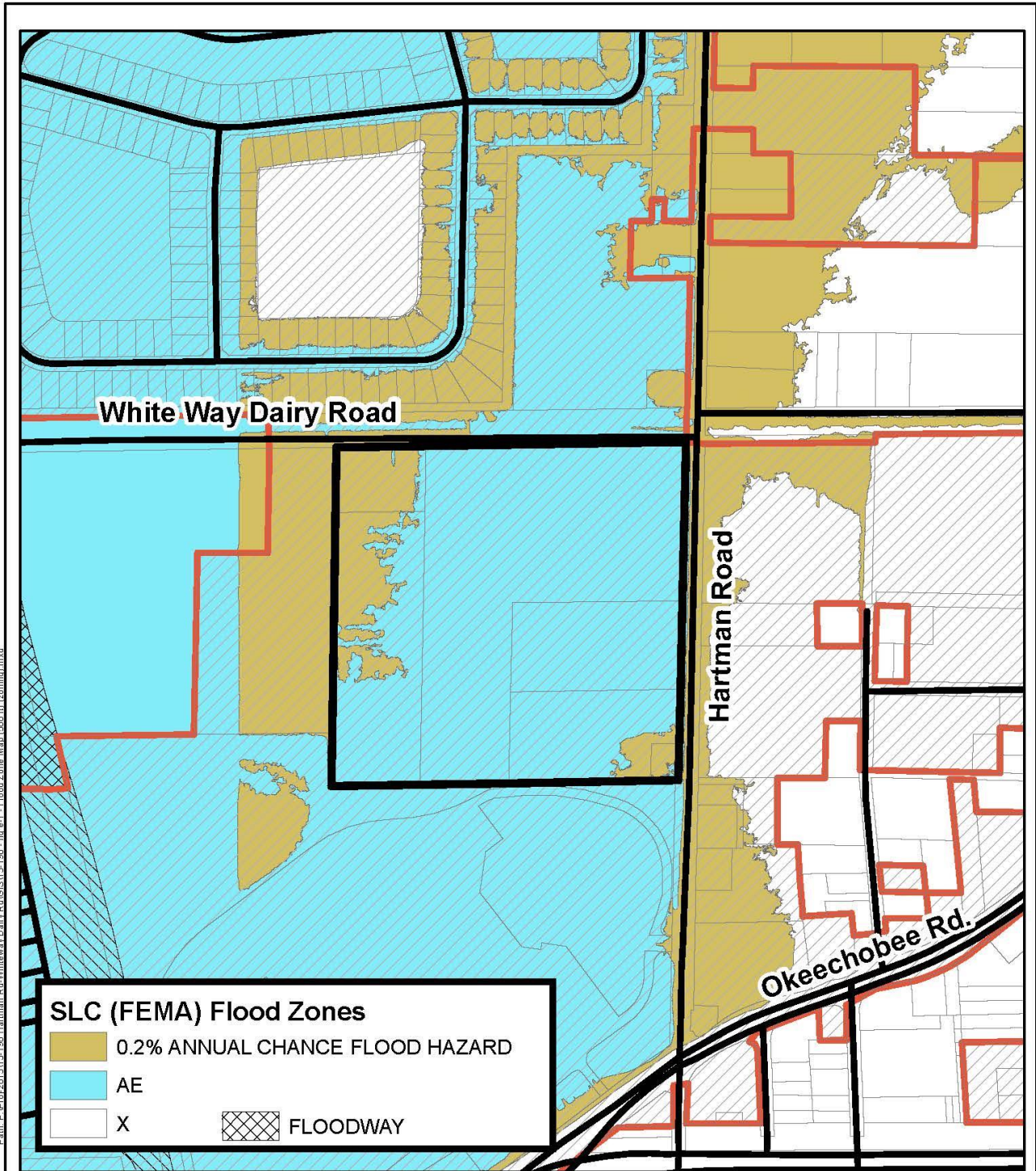
Commercial (COM)

The Commercial (COM) land use designation is applicable to areas of future commercial development, in addition to those existing developed commercial areas. Future commercial areas should be located at points of high transportation access, with specific action taken to prevent the development of new linear commercial strips. Although this plan supports the location of higher intensity commercial uses at the intersection of arterial roadways, it should not be interpreted to mean that every intersection should be designated for commercial activities. Unless otherwise designated on the future land use maps, applications for commercial use should be done in conjunction with a detailed review of the impacts of such development on adjacent property, specifically noting what, if any, negative neighborhood impacts could result.

The Commercial (COM) designation is intended to accommodate all commercial zoning districts as identified under St. Lucie County's Land Development Code. Office and general retail uses are considered the principal uses within the COM designated areas.

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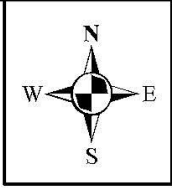


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**Sassan LLC
Future Land Use/Zoning Amendment**

Legend **City**

Petition Parcel Fort Pierce



1 in = 500 ft

Exhibit - E-1

Flood Zone Map
(very close view)



Flood Zone Descriptions

The land area covered by the floodwaters of the base flood is referred to as the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30.

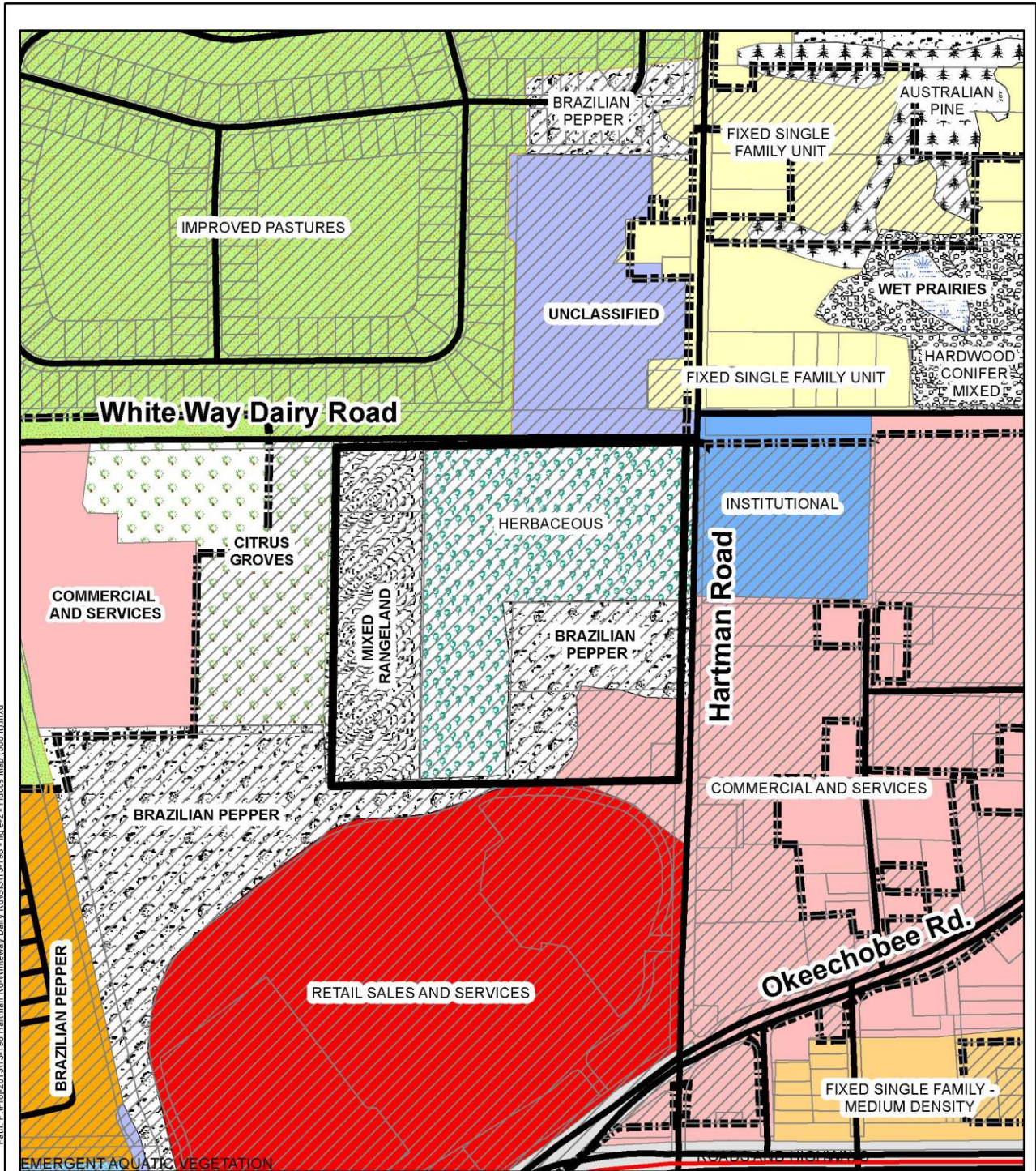
Moderate flood hazard areas, labeled as Zone B or Zone X (shaded), are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Areas of Minimal Flood Hazard, are those areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood. These area are labeled as Zone C or Zone X (unshaded).

Floodway

A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.

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Sassan LLC
Future Land Use/Zoning Amendment

Legend

Ppetition Parcel	COMMERCIAL AND SERVICES	INSTITUTIONAL
FLUCCS	EMERGENT AQUATIC VEGETATION	MIXED RANGELAND
AUSTRALIAN PINE	FIXED SINGLE FAMILY - MEDIUM DENSITY	MULTIPLE DWELLING UNITS - LOW RISE
BRAZILIAN PEPPER	FIXED SINGLE FAMILY UNIT	RETAIL SALES AND SERVICES
CITRUS GROVES	HARDWOOD - CONIFER MIXED	ROADS AND HIGHWAYS
	HERBACEOUS	WET PRAIRIES
	IMPROVED PASTURES	

FLUCCS Data From SFWMD GIS Data Files (2009)

1 in = 500 ft

Exhibit - E-2

FLUCCS Map
(very close view)

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FLUCCS LAND USE CODE DESCRIPTIONS (Source FDOT)

100 URBAN AND BUILT-UP

Urban and built-up land consists of areas of intensive use with much of the land occupied by man-made structures. Included in this category are cities, towns, villages, strip developments along highways such areas as those occupied by malls, shopping centers, industrial and commercial complexes and institutions that may, in some instances, are isolated from urban areas.

110 - 130 Residential

Residential land uses range from high-density urban housing developments to low-density rural areas characterized by a relatively small number of homes per acre. The variation extends from the multi-family apartment complexes generally located in larger urban centers to those single-family houses sometimes having lot sizes of more than one acre.

Areas of low intensity residential land use (generally less than one dwelling unit per five acres), such as farmsteads, will be incorporated in other categories to which they relate. However, rural residential and recreational type subdivisions will be included in the Residential category since this land is almost entirely committed to residential use even though it may include forest or range types.

In most instances the boundary will be clear when new housing developments abut clearly defined agricultural areas. Conversely, the residential boundary may be vague and difficult to discern when residential development is sporadic and occurs in smaller isolated units developed over an extended period of time in areas with mixed or less intensive land uses. A careful evaluation of density and overall relationship of these areas to the total urban complex must be made.

- 110 Residential, Low Density (Less than two dwelling units per acre)
- 111 Fixed Single Family Units
- 112 Mobile Home Units
- 113 Mixed Units (Fixed and mobile home units) *Note
- 116 Low Density with Golf Courses and Small Bodies of Water
- 119 Low Density Under Construction
- 120 Residential, Medium Density (Two-five dwelling units per acre)
- 121 Fixed Single Family Units – Medium Density
- 122 Mobile Home Units
- 123 Mixed Units (Fixed and mobile home units)
- 126 Medium Density with Golf Courses and Small Bodies of Water
- 129 Medium Density Under Construction
- 130 Residential, High Density
- 131 Fixed Single Family Units (Six or more dwelling units per acre)
- 132 Mobile Home Units (Six or more dwellings units per acre)
- 133 Multiple Dwelling Units, Low Rise (Two stories or less)
- 134 Multiple Dwelling Units, High Rise (Three stories or more)
- 135 Mixed Units (Fixed and mobile home units)
- 136 Multiple-High Density Units: One, Two, or Three Stories with Golf Courses and Small Bodies of Water
- 139 High Density Under Construction

140 Commercial and Services

Commercial areas are predominantly associated with the distribution of products and services. This category is composed of

a large number of individual types of commercial land uses which often occur in complex mixtures. The Commercial and Services category includes all secondary structures associated with an enterprise in addition to the main building and integral areas assigned to support the base unit.

141 Retail Sales and Services

The area of Retail Sales and Services is primarily devoted to the sale of products and services. This category is comprised of elements of central business districts, shopping centers and office buildings including associated structures, driveways and parking lots and all other facilities.

170 Institutional

Educational, religious, health and military facilities are typical components of this category. Included within a particular institutional unit are all buildings, grounds and parking lots that compose the facility. Those areas not specifically related to the purposes of the institution should be excluded.

211 Improved Pastures

This category in most cases is composed of land which has been cleared, tilled, reseeded with specific grass types and periodically improved with brush control and fertilizer application. Water ponds, troughs, feed bunkers and, in some cases, cow trails are evident.

221 Citrus Groves <Orange, grapefruit, tangerines, etc.>

310 Herbaceous (Dry Prairie)

This category includes upland prairie grasses which occur on non-hydric soils but may be occasionally inundated by water. These grasslands are generally treeless with a variety of vegetation types dominated by grasses, sedges, rushes and other herbs including wire grasses with some saw palmetto present.

330 Mixed Rangeland

When more than one-third intermixture of either grassland or shrub-brushland range species occurs, the specific classification is changed to Mixed Rangeland.

422 Brazilian Pepper

This exotic, pestilent tree species is found on peninsular Florida from the Tampa Bay area southward. Commonly found on disturbed sites, this native of Brazil is also an aggressive invader of Florida's plant communities. Communities of these small, shrub-like trees are often established along borrow-pits, levees, dikes and in old disturbed fields.

434 Hardwood - Conifer Mixed

This class is reserved for those forested areas in which neither upland conifers nor hardwoods achieve a 66 percent crown canopy dominance.

437 Australian Pine

Contrary to its name, this species is actually a hardwood. Its name is derived from its needle-like leaves and its characteristic cone shaped crown structure. Australian pine was introduced to South Florida from Australia and is colonizing northward to the Tampa Bay area. It is common on disturbed sites, forming dense thickets, and is frequently planted as wind breaks and soil stabilizers and can be found in some wetland areas.

643 Wet Prairies

This classification is composed predominately of grassy vegetation on hydric soils and is usually distinguished from marshes by having less water and shorter herbage. These communities will be predominated by one or more of the following species:

- Sawgrass Cladium jamaicensis
- Maidencane Panicum hemitomom

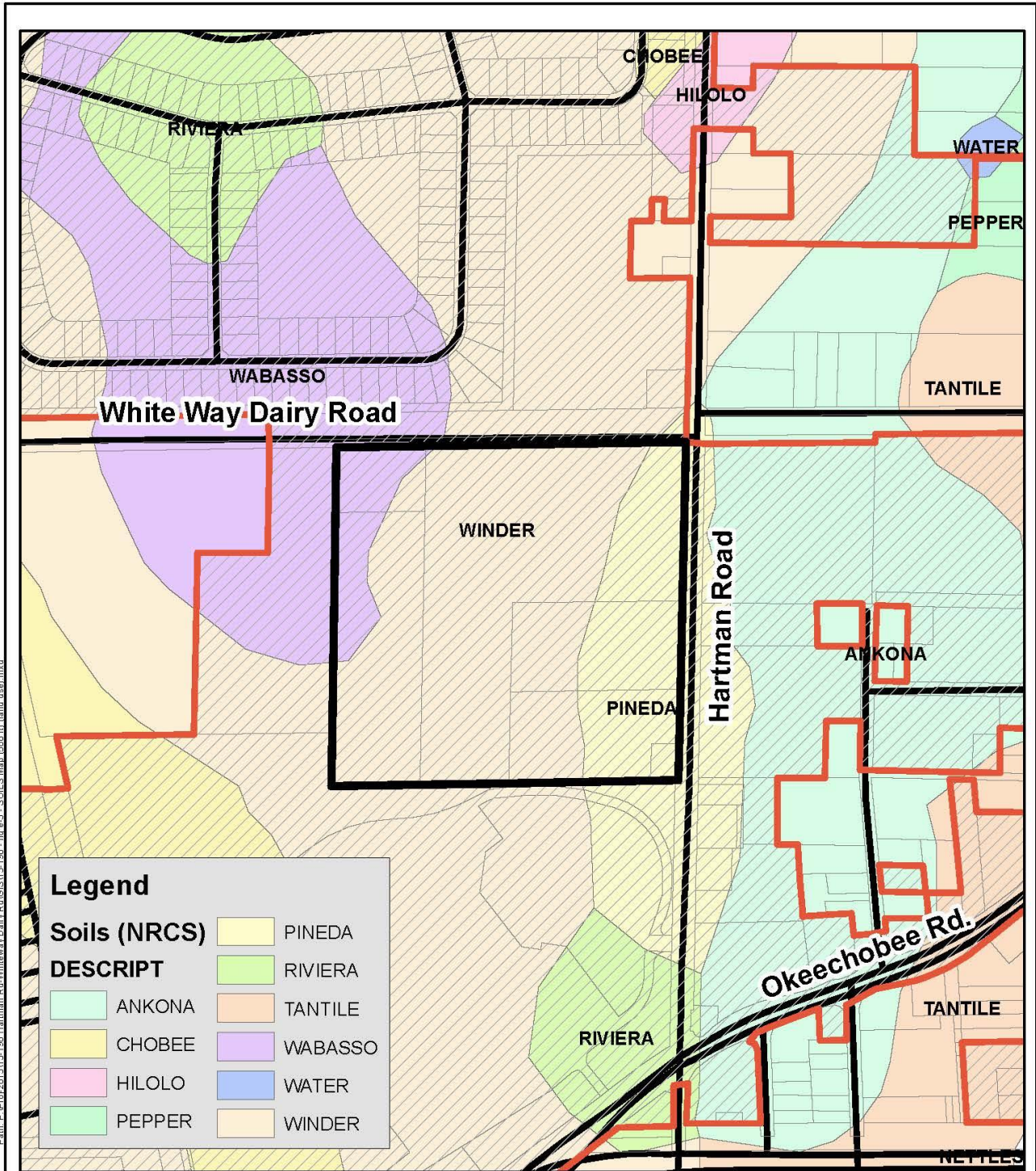
- Cordgrasses *Spartina bakeri*; *Spartina patens*
- Spike Rushes *Eleocharis* sp.
- Beach Rushes *Rhynchospora* sp.
- St. Johns Wort *Hypericum* sp.
- Spiderlily *Hymenocallis palmeri*
- Swamplily *Crinum Americanum*
- Yellow-eyed Grass *Xeric ambigua*
- Whitetop Sedge *Dichromena colorata*

644 Emergent Aquatic Vegetation

This category of wetland plant species includes both floating vegetation and vegetation which is found either partially or completely above the surface of water.

- | | | |
|------|----------------|--------------------------|
| 6441 | Water Lettuce | <i>Pistia stratiotes</i> |
| 6442 | Spatterdock | <i>Nuphar</i> sp. |
| 6443 | Water Hyacinth | <i>Eichhornia</i> sp. |
| 6444 | Duck Weed | <i>Lemna</i> sp. |
| 6445 | Water Lily | <i>Nymphaeacea</i> |

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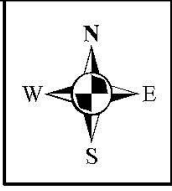
**Sassan LLC
Future Land Use/Zoning Amendment**

Legend

Petition Parcel

City Limits

Fort Pierce



1 in = 500 ft

**Exhibit - E-3
Area Soils Map
(very close view)**



GENERALIZED SOIL DESCRIPTIONS
SASSON LLC – Future Land Use/ Zoning Change

WABASSO SERIES:

The Wabasso series consists of very deep, very poorly and poorly drained, slowly permeable soils on flatwoods, flood plains and depressions in in the Southern Florida Flatwoods (MLRA 155) and to a less extent in South Central Florida Ridge (MLRA 154), Southern Florida Lowlands (MLRA 156B) and Florida Everglades and Associated Areas (MLRA 156A). They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

TAXONOMIC CLASS:

Sandy over loamy, siliceous, active, hyperthermic Alfic Alaquods

GEOGRAPHIC SETTING:

Wabasso soils are in flatwoods, flood plains and depressions. They formed in sandy and loamy marine sediments. Slopes range from 0 to 2 percent. The climate is humid subtropical. The average annual precipitation ranges from 50 to 60 inches and the average annual temperature ranges from 70 to 74 degrees F.

DRAINAGE AND PERMEABILITY:

Very poorly and poorly drained; rapidly permeable in the A and E horizons, slowly permeable in the Bh and Bt horizons and moderately permeable in the Cg horizons.

USE AND VEGETATION:

Most areas of Wabasso soils are in natural vegetation and used for native range. Areas with adequate water control measures are used for citrus, truck crops, and tame pasture. The natural vegetation consists of longleaf pine, slash pine, cabbage palm, live oak, with an understory of sawpalmetto, laurel oak, waxmyrtle, chalky bluestem, creeping bluestem, indiagrass, little bluestem, Florida paspalum, running oak, south Florida slash pine and pineland threawn.

DISTRIBUTION AND EXTENT:

Peninsula Florida. The series is of large extent (About 151,930 acres).

WINDER SERIES:

The Winder series consists of very deep, poorly drained, slowly to very slowly permeable soils on broad, low flats and depressional areas. They formed in loamy marine sediments on the Lower Coastal Plain. Near the type location, the mean annual temperature is about 73 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

TAXONOMIC CLASS:

Fine-loamy, siliceous, superactive, hyperthermic Typic Glossaqualfs

GEOGRAPHIC SETTING:

Winder soils are on broad, low flats and depressed areas in the Lower Coastal Plain. Slopes are less than 2 percent. They formed in a thin bed of loamy marine materials over marl. The climate is humid subtropical. The average annual rainfall ranges from 50 to 60 inches and the average annual air temperature ranges from 72 to 74 degrees F.

DRAINAGE AND PERMEABILITY:

Poorly drained; slow to very slow permeability.

USE AND VEGETATION:

Most areas of Winder soils are in native vegetation and used for wildlife habitat. With adequate water control, some areas are used for citrus, winter truck crops, and improved pasture. Natural vegetation consists of cordgrass, maidencane, cabbage palmetto, saw palmetto, and pineland threeawn.

DISTRIBUTION AND EXTENT:

Peninsular Florida. The series is of moderate extent.

PINEDA SERIES

This very deep, nearly level, poorly drained soil is on broad low flats, hammocks, sloughs, depressions, poorly defined drainageways and flood plains in the Southern Florida Flatwoods (MLRA 155) and to a less extent in South Central Florida Ridge (MLRA 154), Southern Florida Lowlands (MLRA 156B), Florida Everglades and Associated Areas (MLRA 156A), North Central Florida Ridge (MLRA 138) and Eastern Gulf Coast Flatwoods (MLRA 152A). They formed in thick beds of sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

TAXONOMIC CLASS:

Loamy, siliceous, active, hyperthermic Arenic Glossaqualfs

GEOGRAPHIC SETTING:

Pineda soils are in broad low flats, low hammock, sloughs, depressions, poorly defined drainageways and flood plains. They formed in beds of sandy and loamy marine sediments. The climate is humid semitropical. Slopes range from 0 to 2 percent. The average annual air temperature ranges from 70 to 74 degrees F., and the average annual precipitation ranges from 50 to 60 inches.

DRAINAGE AND PERMEABILITY:

Poorly drained; very slow permeability.

USE AND VEGETATION:

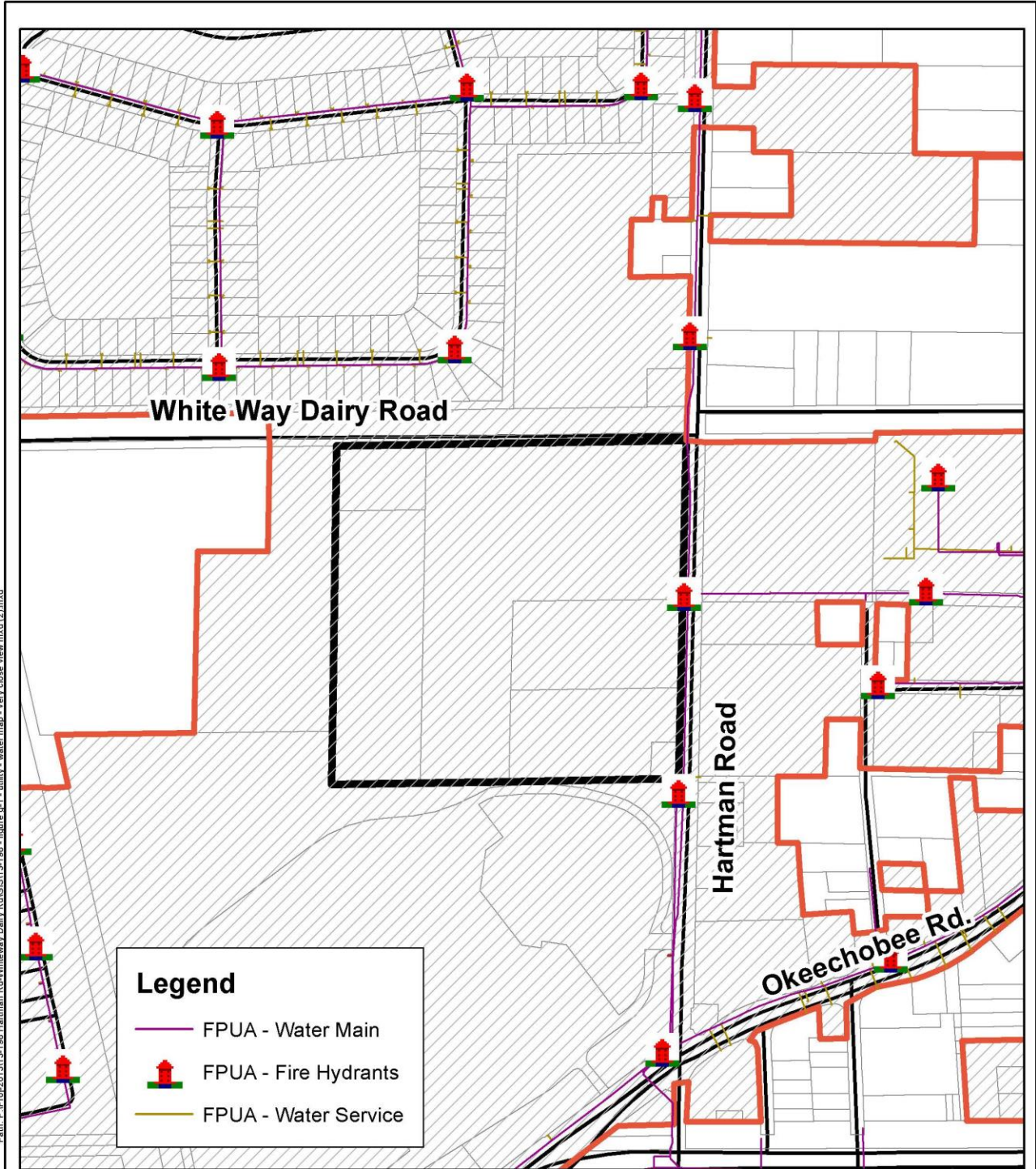
Many areas of Pineda soils have been drained and are used for citrus, truck crops and tame pasture (pangolagrass and bahiagrass). In their undrained state, these soils are used for rangeland. Natural vegetation consists of south Florida slash pine, cypress, myrtle, cabbage palm, blue maidencane, chalky bluestem, bluepoint panicum, sawpalmetto sedges, pineland threeawn, and sand cordgrass.

DISTRIBUTION AND EXTENT:

The hyperthermic region of Peninsular Florida. The series is of large extent (About 241,533 acres).

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Path: P:\Proj\2013\13-198 Hartman Rd\WhiteWay Dairy.Rvt\GIS\13-198 - figure g-1 - utility - water.mxd - very close view.mxd (2.mxd)

**Sassan LLC
Future Land Use/Zoning Amendment**

- Legend**
- Petition Parcel
 - City Limits Fort Pierce

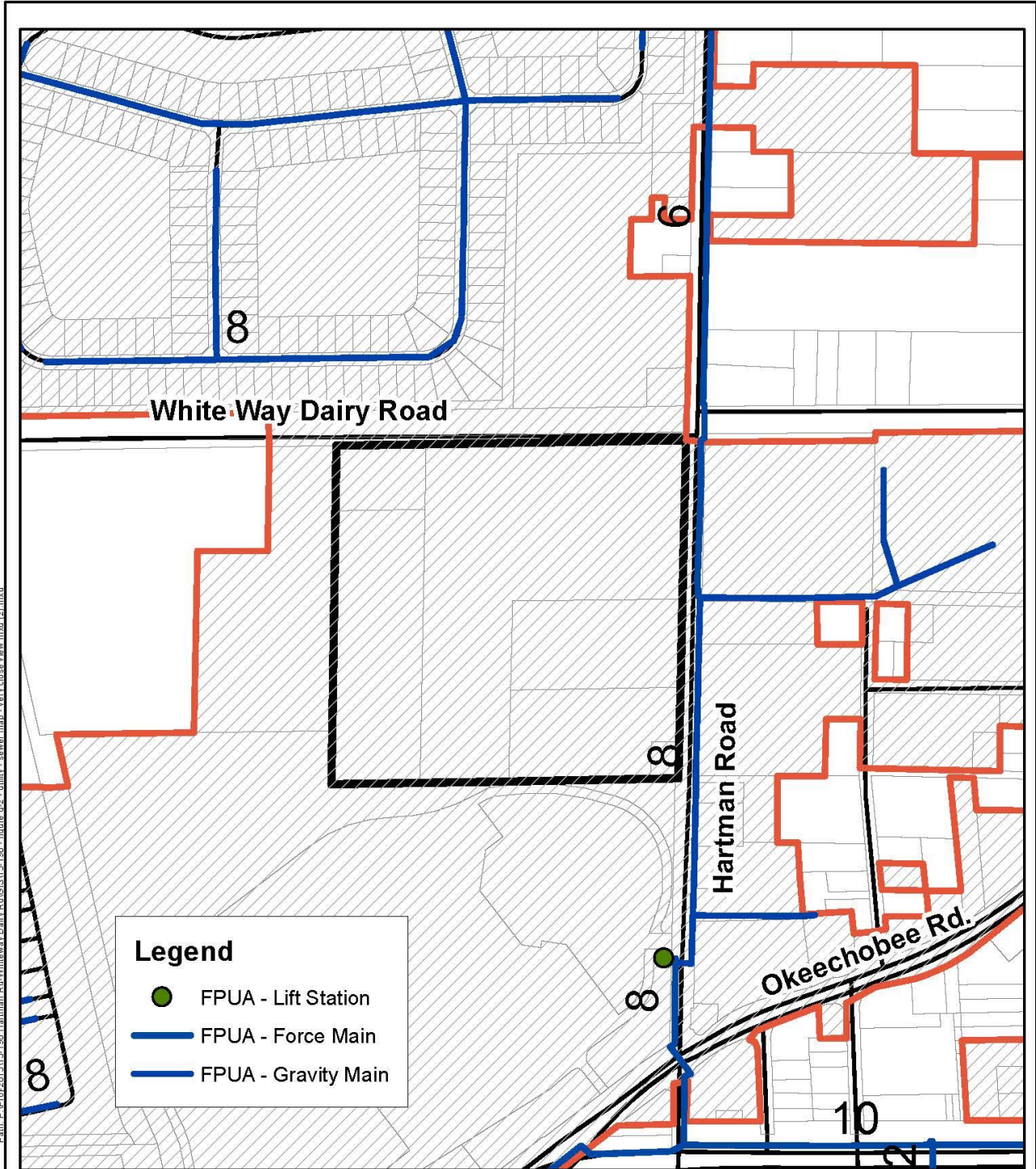


1 in = 500 ft

**Exhibit - G-1
Utility (Water) Map
(very close view)**



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Path: px:\proj\201312-198-Hartman-Fld-WhiteWay Dairy-Rd\GIS\13-198-figure-g-2-utility-sewer-map-very-close-view.mxd (2)

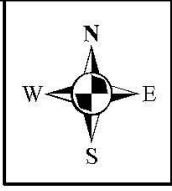
Legend

-  FPUA - Lift Station
-  FPUA - Force Main
-  FPUA - Gravity Main

**Sassan LLC
Future Land Use/Zoning Amendment**

Legend

-  Petition Parcel
-  City Limits Fort Pierce



1 in = 500 ft

**Exhibit - G-2
Utility (Sewer) Map
(very close view)**



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

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ENVIRONMENTAL ASSESSMENT REPORT

HARTMAN ROAD PROJECT SITE

City of Fort Pierce, Florida

Environmental Assessment
March 2015



Prepared for:

Mr. Alireza Shirvani
M. Hajjar & Associates, Inc.
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Coral Gables, Florida 33134

Prepared by:

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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
HARTMAN ROAD PROJECT SITE**

1.00 INTRODUCTION

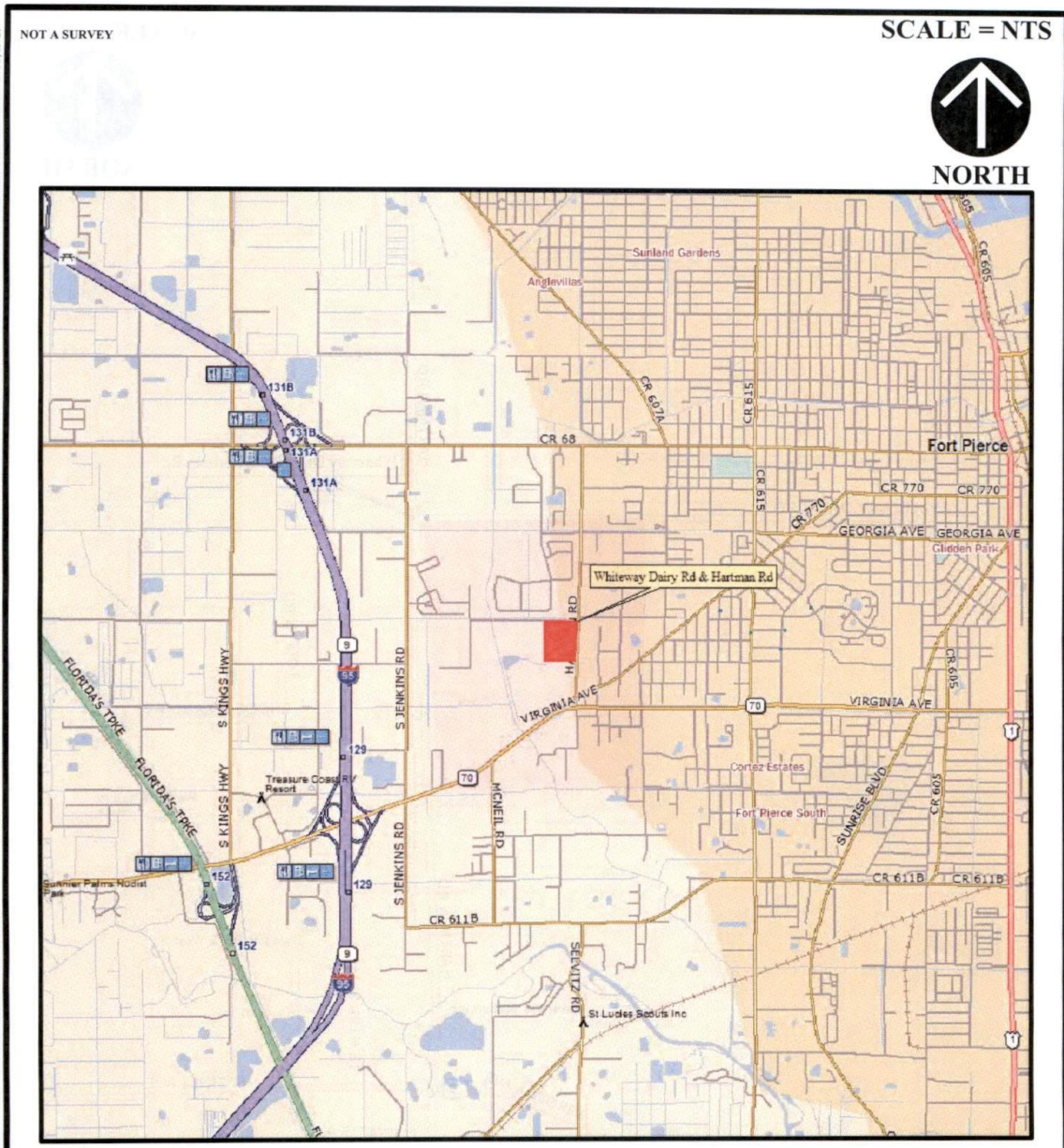
The following Environmental Assessment Report of the Hartman Road project site has been prepared by Hobe Sound Environmental Consultants, Inc. (HSE). The project site consists of approximately 27.52 acres of land located south of Whiteway Dairy Road, east of S. Jenkins Road, west of Hartman Road and north of the Orange Blossom Mall (Figures 1, 2 and 3 of 14). The project site is located in Section 18, 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 (USFWS), Florida Fish and Wildlife Conservation Commission (FFWCC), Florida Natural Areas Inventory (FNAI), South Florida Water Management District (SFWMD), and the State Historic Preservation Officer (SHPO) (Appendix A). An eagle locator map and a National Wetlands Inventory Map can be found as Figures 4 and 5 of 14.

THIS DRAWING, 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 DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.



SCALE = NTS

NORTH

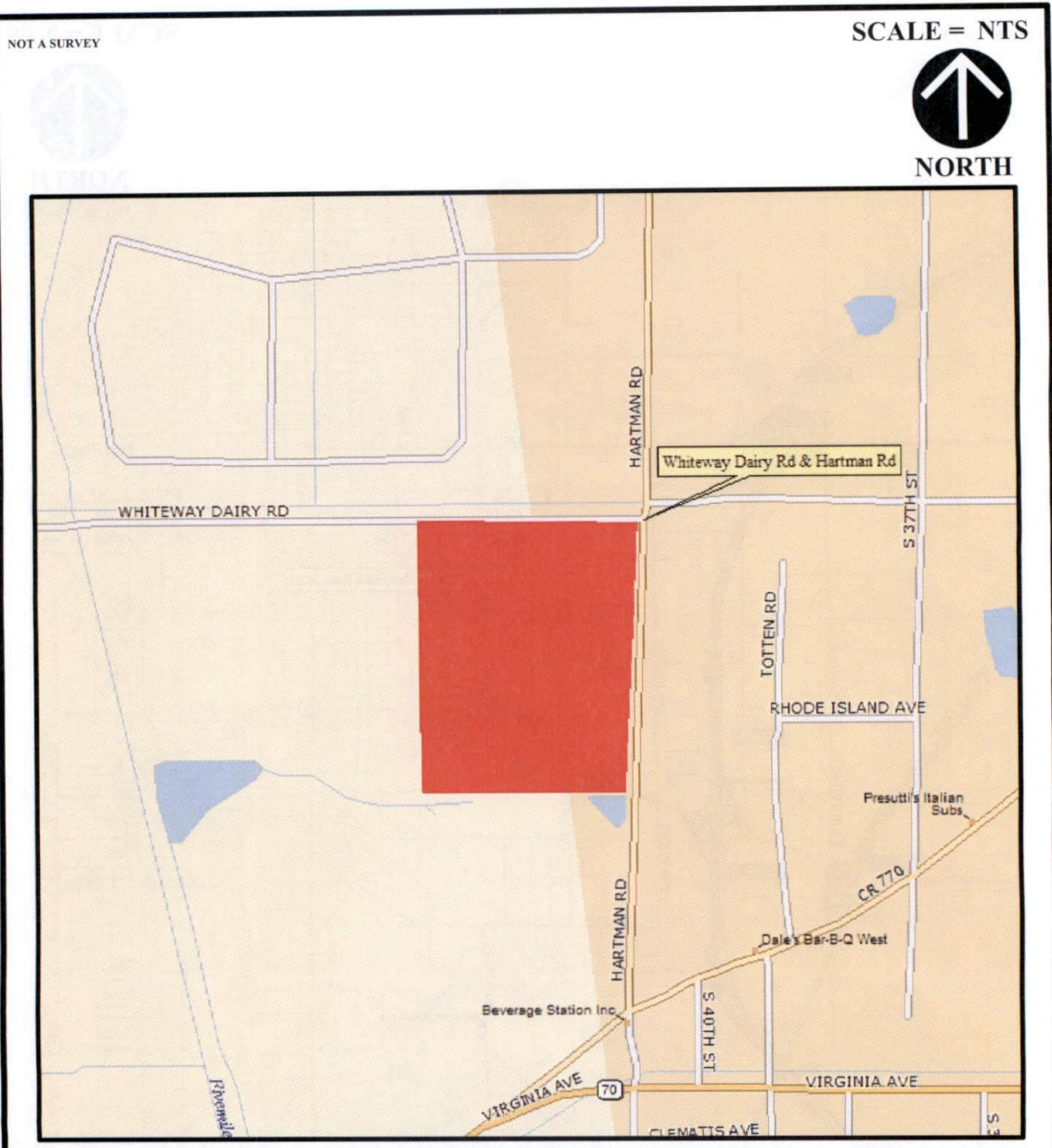
SOURCE: DELORME STREET ATLAS 2014, PLUS PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: 01 - VICINITY MAP	DATE: 24 MARCH 2015	FIGURE: 1 OF 14
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

**REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
VICINITY MAP**

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

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ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: 02 - LOCATION MAP	DATE: 24 MARCH 2015	FIGURE: 2 OF 14
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

**REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
LOCATION MAP**

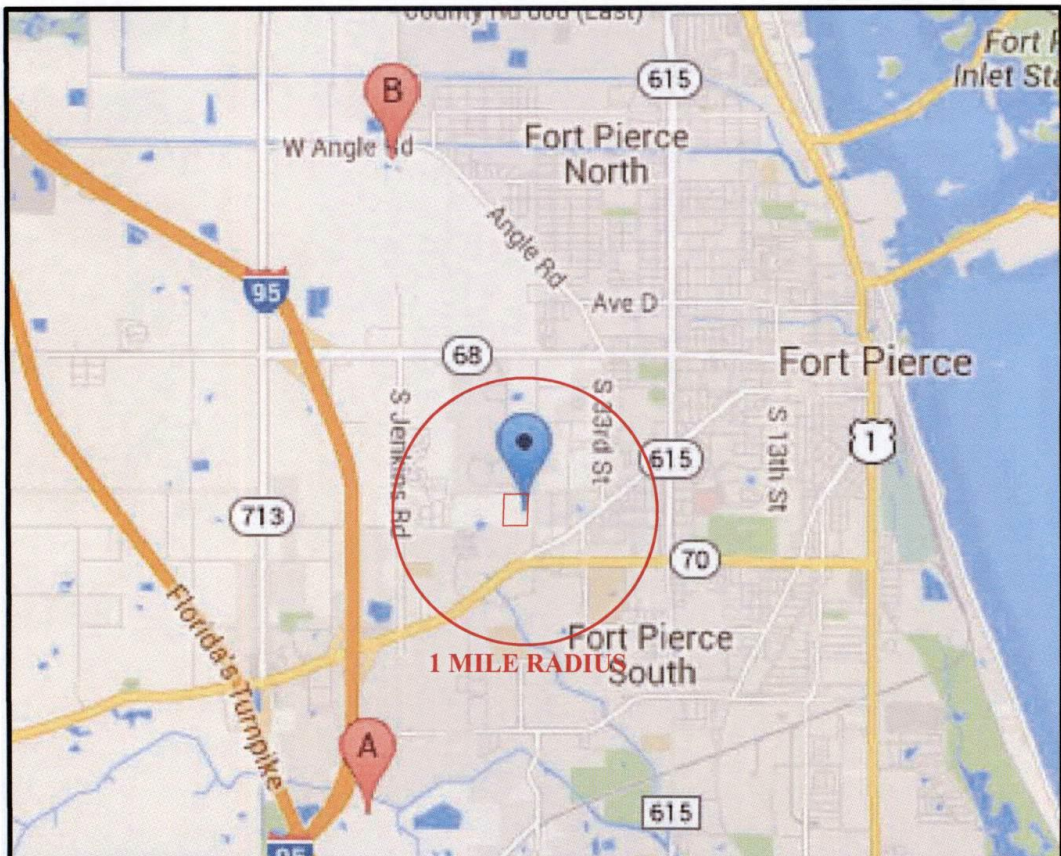
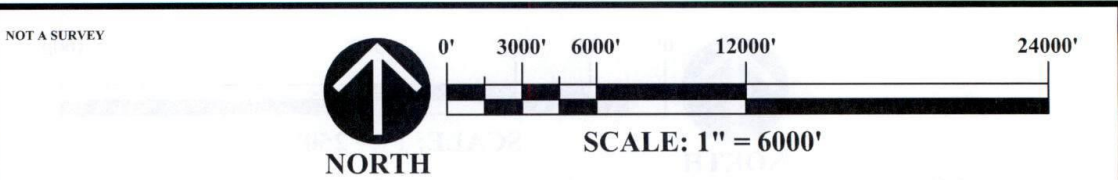
H
S
E

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Let-ter	Nest ID	County	Latitude	Longitude	Town-ship	Ran-ge	Sec-tion	Gaz Page	Last Known Active	Last Sur-veyed	Act 9	Act 10	Act 11	Act 12	Act 13	Dist. (MI)
A	SL006	St. Lucie	27 23.92	80 23.20	35S	39E	25	102	2012	2012	Y	*	*	Y	*	2.53
B	SL011	St. Lucie	27 28.10	80 23.01	35S	39E	01	102	2012	2012	Y	*	*	Y	*	2.74

"Y" denotes an active nest "U" denotes a nest that was visited but status was undetermined
 "N" denotes an inactive nest "**" denotes a nest that was not surveyed
 "-" denotes an unobserved nest

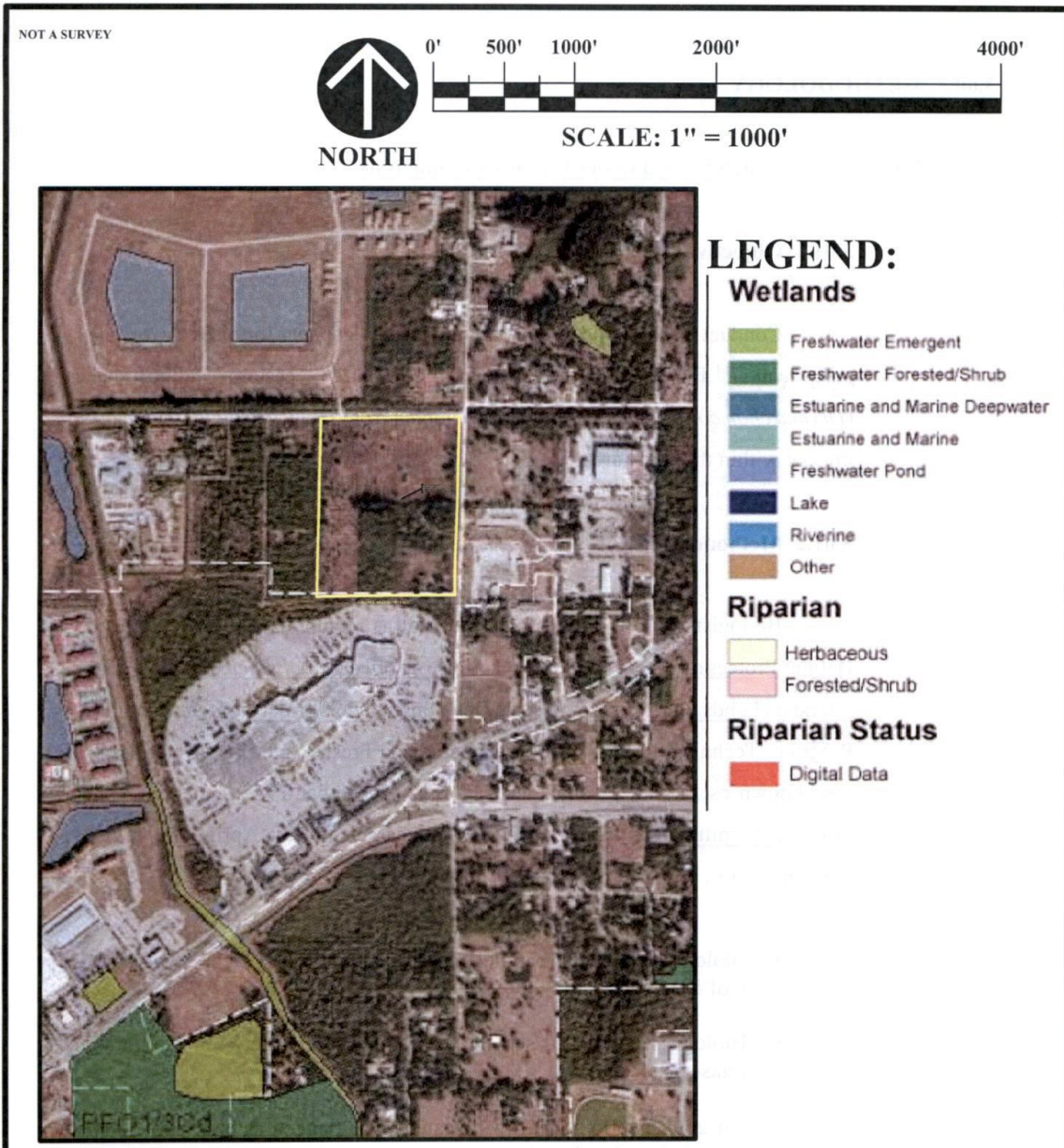
SOURCE: <https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx> PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: 04 - EAGLE NEST LOC	DATE: 24 MARCH 2015	FIGURE: 4 OF 14
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
EAGLE NEST (*Haliaeetus leucocephalus*) LOCATOR


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

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SOURCE: <http://www.fws.gov/wetlands/> PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: 05 - NWI MAP	DATE: 24 MARCH 2015	FIGURE: 5 OF 14
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

<p>REZONING HARTMAN ROAD, FORT PEIRCE, FL. ENVIRONMENTAL ASSESSMENT (EA) NATIONAL WETLANDS INVENTORY MAP</p>	 <p>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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3.00 METHODOLOGY

3.01 Gopher Tortoise and Other Burrow Commensals

3.01.1 Objective

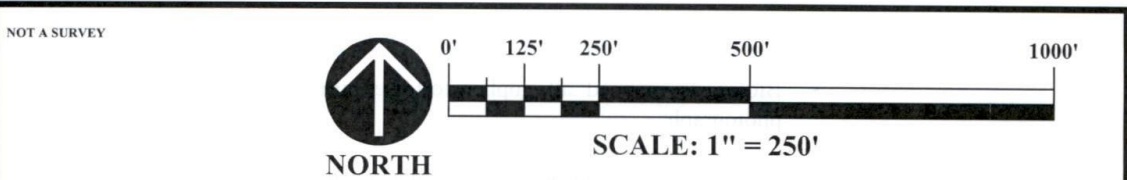
Conduct a systematic survey to locate gopher tortoises (*Gopherus polyphemus*), Florida mouse (*Podomys floridanus*), eastern indigo snake (*Drymarchon corais couperi*), and Florida gopher frogs (*Rana areolata*) that may be present within the study area.

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 #4, Florida Game and Fresh Water Fish Commission, 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 (+ 32 feet) apart (Figure 6 of 14).
- 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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LEGEND

PEDESTRIAN TRANSECTS

SOURCE: 2014 AERIAL PHOTOGRAPHS, ST. LUCIE COUNTY PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: 06 - PED XECTS	DATE: 24 MARCH 2015	FIGURE: 6 OF 14
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
PEDESTRIAN TRANSECT LOCATIONS

H
S
E

Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
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- 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 Species, Threatened Species, and Species of Special Concern*, 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, 68A-27.004, and 68A-27.005, respectively, 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 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 (animals) and 50 CFR 23 (plants).

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 6, 9 and 13 March 2015 (Figure 6 of 14).
- 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

3.07.1 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.

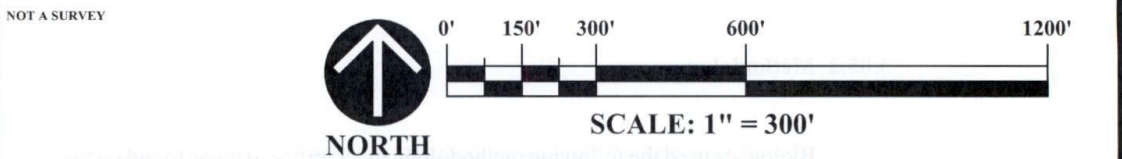
4.00 RESULTS

4.01 Gopher Tortoise and Other Burrow Commensals

Zero (0) potentially occupied gopher tortoise burrows were located by biologists during the gopher tortoise and commensal species survey (Figure 7 of 14).

Commensal species such as the eastern indigo snake and Florida gopher frog were not observed by biologists, and , while suitable habitat does not exist on-site for the gopher frog, there is some habitat for the eastern indigo snake. The Florida mouse was not observed

THIS DRAWING, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.



I HEREBY CERTIFY THAT:
 A 100% SURVEY FOR GOPHER TORTOISES
 WAS CONDUCTED ON 6, 9 & 13 MARCH 2015,
 ACCORDING TO FWC GUIDELINES. ZERO
 (0) GOPHER TORTOISE BURROWS WERE
 LOCATED DURING THE SURVEY. THE
 ESTIMATED GOPHER TORTOISE
 POPULATION IS 0.
 ROBERT L. WEIGT, GTA-09-00153B

SOURCE: 2014 ST. LUCIE COUNTY, FLORIDA AERIAL. PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: 07 - GT SURVEY	DATE: 24 MARCH 2015	FIGURE: 7 OF 14
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
GOPHER TORTOISE (*Gopherus polyphemus*) SURVEY

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

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 was utilized in Section 4.02.1.1 below.

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. No protected species were observed on-site. However, the site is within the core foraging area of the wood stork (Figure 8 of 14) and the consultation area of Audubon’s crested caracara (Figure 9 of 14). No habitat for either of these species exists on the project site. Protected species that potentially occur in St. Lucie County and may occur within the project site are listed in Table 2.

4.02.1.1 Eastern Indigo Snake 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**

Table 1: Wildlife Observed on the Hartman Road Project Site During the Protected Species Survey.

A. Birds

Common Name	Scientific Name	Protected Species	
		State	Federal
Boat tailed grackle	<i>Quiscalus major</i>	---	---

B. Mammals

Common Name	Scientific Name	Protected Species	
		State	Federal
Nine-banded armadillo	<i>Dasyus novemcinctus</i>	---	---

C. Reptiles

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

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NOT A SURVEY SCALE = NTS

LEGEND

18.6 MILE CORE FORAGING AREA FOR WOOD STORK ROOKERIES

PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

SOURCE:USFWS, http://atoll.floridamarine.org/Data/KMZ_files/Wildlife%20-%20Wood%20Stork%20-%20Forage%20Areas%20-%20FL.kmz

ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: 08 - WOOD STORK	DATE: 24 MARCH 2015	FIGURE: 8 OF 14
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

REZONING HARTMAN ROAD, FORT PEIRCE, FL. ENVIRONMENTAL ASSESSMENT (EA) WOOD STORK CORE FORAGING AREA MAP	Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com
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THIS DRAWING, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.

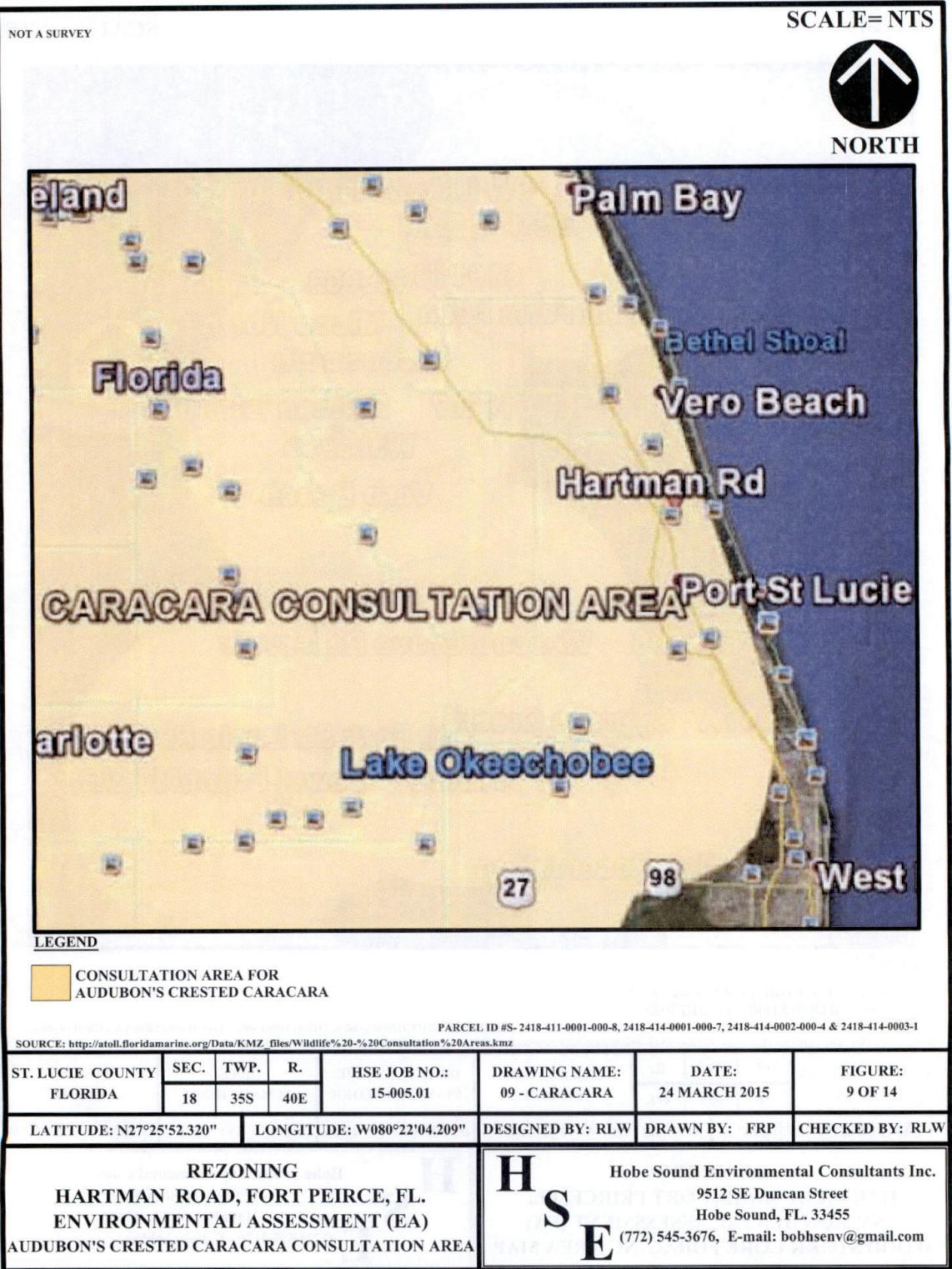


Table 2. Hartman Road Project Site: Federal/State Listed Fauna and Flora Potentially Found in St. Lucie County, Florida.

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	No	not 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	No	not likely	not observed 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

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 haliaetus</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>Ajaia ajaja</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Limpkin	<i>Aramus guarauna</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

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>Podomys 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 curtissii</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>Conrodina 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>Okenia 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

Table 2: Continued.

Tampa vervain	<i>Glandularia tampensis</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Florida bear grass	<i>Nolina atopocarpa</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
Terrestrial 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 (FFWCC)

- 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

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 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"

¹ With 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.

² Consultation 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, an eastern indigo snake protection plan will need to be developed and educational signs will need to be posted at all construction entrances to the site (Figure 10 of 14) and pamphlets will be given to all on-site personnel (Appendix C).

4.02.2 Protected Flora

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

4.03 Vegetation (FLUCFCS)

4.03.1 General

The project site is dominated by abandoned citrus groves and disturbed areas. Vegetation associations present on-site were mapped using Levels II and III of FLUCFCS (Florida Land Use Cover and Forms Classification System). The classifications used represent the closest facsimile possible to the natural community present. The FLUCFCS map is depicted in Figure 11 of 14. Classifications depicted on the map are briefly described below. Photographs of the cover type located on-site are included in Appendix B.

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NOT A SURVEY

SCALE = NTS

WARNING

DO NOT HARM THE EASTERN INDIGO SNAKE

Drymarchon corais couperi



Range: Currently known to occur throughout Florida and in the coastal parts of Georgia. Historically, the range also included southern Alabama, southern Mississippi, and the extreme southeastern portion of South Carolina.

Description: A large snake with iridescent scales growing to a maximum length of about 8 feet. The color is both iridescent and shiny black-blue, including the belly, with some red or orange coloring about the ribs and sides of the head.

Reason for Concern: The decline is attributed to a lack of habitat due to such uses as farming, construction, forestry, pasture, etc., and to overcollecting for the pet trade. The snake's large size and docile nature have made it much sought after as a pet.

The effect of Best Management Practices on the indigo snake are speculative. Both indigo and red-tailed snakes utilize the burrows of gopher tortoises as nesting sites. Best Management Practices may provide some burrows to offset the snakes. While some indigo may be killed by this practice, the netted degree of impact on the population is unknown.

Notes: The indigo snake seems to be strongly associated with high, dry, well-drained sandy soils, closely paralleling the sandhill habitat preferred by the gopher tortoise. During warmer months, indigo also frequent streams and swamps, and individuals are occasionally found in pine flatwoods. Gopher tortoise burrows and other underground cavities are commonly used as dens and for egg laying. In South Florida, they are found in pinehills and tropical hammocks or in moist undisturbed areas.

The home range of indigo varies considerably according to season. Based on a study conducted in southeast Georgia, Smith et al. (1978) reported an average seasonal range of 4.8 hectares during the winter (December-April), 41.9 hectares during late spring/early summer (May-July), and 57.4 hectares during late summer and fall (August-November). The same seasonal monthly movements occurred during August. Of a total of 109 sites that heaved, 77% were in or near gopher tortoise burrows, 11% were in or near other burrow systems and logs, and 9% were under plant debris.


The study area included visitations of adults placed up in the 1980's during site preparation for a shrub pine plantation. The snakes showed some tendency to avoid and locate their dens near their visitations.

Feeding Habits: None designated.

Reproduction: The indigo snakes lay grey (maturing) translucent snakes through the use of the parental jaws, transferring the prey directly into their. Food items include snakes, frogs, salamanders, birds, small mammals, birds, and occasionally young turtles.

Reproduction and Development: Indigo snakes probably reach sexual maturity at three to four years of age. Based on observations of captive indigo at Auburn University, mating begins in November, peaks in December, and continues into March. Clutches averaging eight to nine eggs laid in late spring (with approximately three months later). The snakes remain active to some degree throughout the winter, often emerging from their dens whenever temperatures exceed 50°F.

Snake Species: Black racer (Coluber constrictor). The black racer has a white or brown throat, and is much lighter in build.



Distribution map of the Eastern Indigo Snake (*Drymarchon corais couperi*) in Florida. Dots indicate counties where the Eastern Indigo Snake may be found.

Definition: If an indigo snake is observed on site during construction, stop all activities and contact the following persons:

Mr. Robert Waig
Hobe Sound Environmental Consultants, Inc.
Hobe Sound, Florida
(772) 545-5476

Richard Zamboni
Florida Fish and Wildlife Conservation Commission
West Palm Beach, Florida
(407) 825-8120

Clark Sabin
U.S. Fish and Wildlife Service
Vero Beach Field Office
(772) 362-2097

Mr. Max Starnfield
Treasure Coast Wildlife Hospital
Palm City, Florida
(772) 386-6286

If a dead, injured, or sick eastern indigo snake is found on-site, notification should be made to the above listed person. In addition, necessary notification should be made to the FWCC Wildlife Alert, #1-888-486-2922. Dead specimens should be thoroughly washed to remove and then frozen. After contacting the nearest USFWS Law Enforcement Office at (772) 662-2909, the holder of the act, injured, or deceased snake has the responsibility to carry out all instructions provided by the officer to ensure that evidence submitted to the specimen is not unnecessarily disturbed.



References:
Olson, R.R., J.R. McClellan, M.A. Novick, and D.R. Etnier, 1977. Georgia's Protected Wildlife, Georgia Department of Natural Resources, Game and Fish Division. Second Edition, Georgia Dept.
Smith, D.W., J.A. McClellan, and T.R. Collins, 1978. Ecology and Management of the Eastern Indigo Snake in Georgia. A Progress Report, pp 44-73. In: R.R. Olson and L. Landers, Eds. Proceedings of Rare and Endangered Wildlife Symposium, CA Dept. of Fish, Game and Fish Dept., Technical Bulletin, #14.
U.S. Fish and Wildlife Service, 1982. Eastern Indigo Snake Recovery Plan. U.S. Fish and Wildlife Service, Atlanta, GA. 23 pp.
U.S. Fish and Wildlife Service, 1978. Part 17 - Endangered and Threatened Wildlife and Plants: Listing of the Eastern Indigo Snake as a Threatened Species. Federal Register 43:21851-2515.

Legal Protection: Section 9 of the Endangered Species Act, as amended (Act), prohibits the taking of eastern indigo snake and other listed species without a special exemption. Taking is defined as harass, harm, persecute, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. "Harm" and "harass" are further defined in terms regulation (50 CFR 17.3). "Harm" is defined as an intentional or negligent act or omission which creates the likelihood of injury to wildlife by affecting its such as extent as to significantly change normal behavioral patterns, which include, but are not limited to, breeding, feeding, or sheltering. "Harm" is defined as an act that seriously kills or injures wildlife. Such an act may include habitat modification or degradation where it results in kills or injures wildlife by significantly impairing essential life history patterns, including breeding, feeding, or sheltering.

Penalty: Up to \$50,000.00 fine and/or one year imprisonment for criminal violations; up to \$25,000.00 fine for civil violations.

State of Florida: The State of Florida Endangered and Threatened Species Protection Act (Chapter 377.275, Florida Statutes) prohibits the intentional killing or wounding or intentionally destroying the eggs or nests of any fish or wildlife designated by the Florida Fish and Wildlife Conservation Commission (FWCC) as endangered, threatened, or of special concern.

State Penalties (including civil penalties and criminal penalties): Penalties as a third degree felony with up to a \$5,000.00 fine and/or up to five years imprisonment for first offense, additional penalties thereafter.

HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.
2010 W. UNIVERSITY BLVD., SUITE 100
FORT PIERCE, FLORIDA 34954

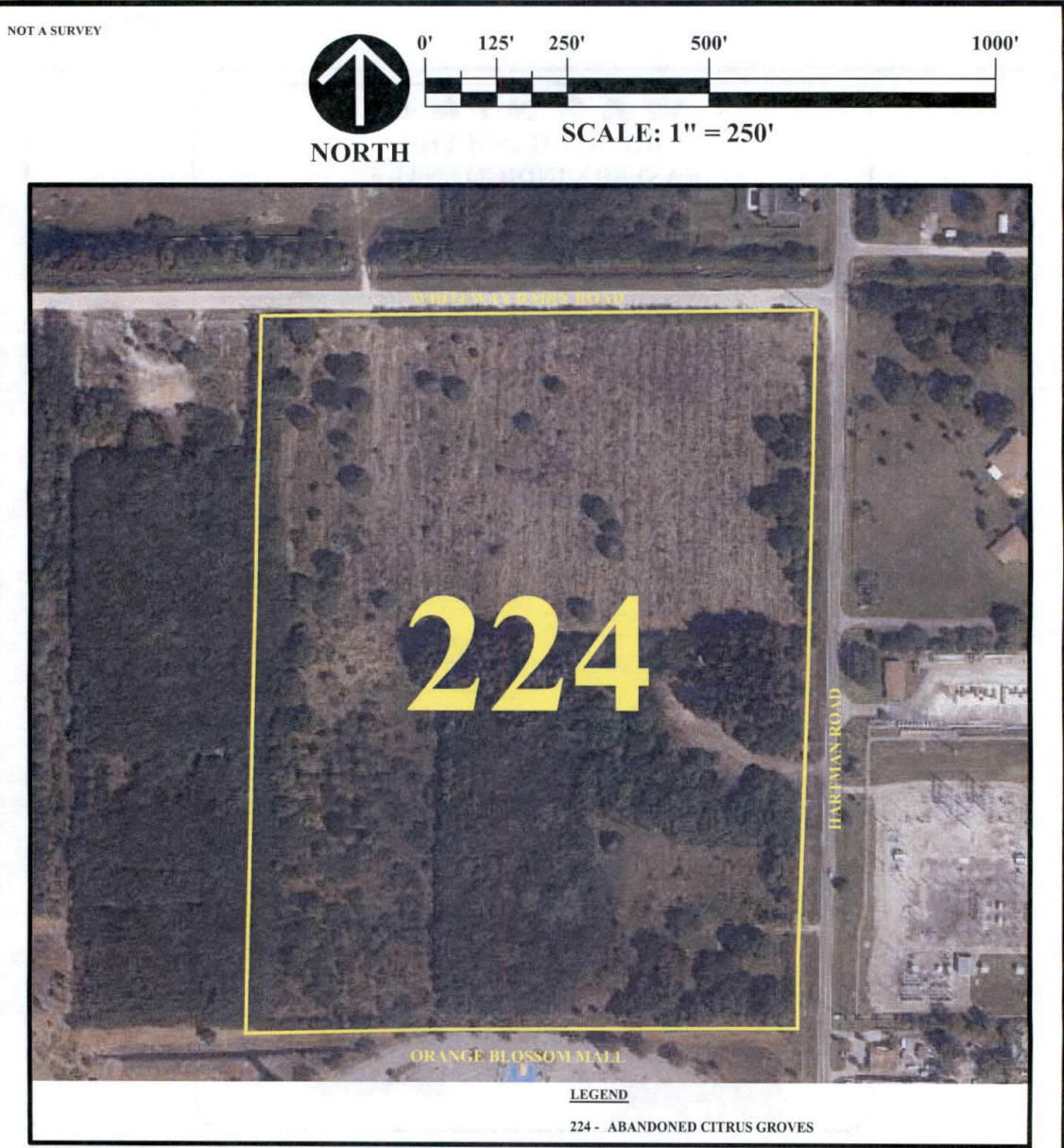
SOURCE:USFWS, FWCC, HSE				PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1			
ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME: 10 - EIS POSTER	DATE: 24 MARCH 2015	FIGURE: 10 OF 14
	18	35S	40E				
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
EASTERN INDIGO SNAKE EDUCATIONAL POSTER

H
S
E

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SOURCE:XXX PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: 11 - FLUCFCSMAP.DWG	DATE: 24 MARCH 2015	FIGURE: 11 OF 14
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

REZONING
HARTMAN ROAD, FORT PIERCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
FLUCFCS (VEGETATION) 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

4.03.2 Vegetation Associations

4.03.2.1 224 - Abandoned citrus (+/- 27.52 acres)

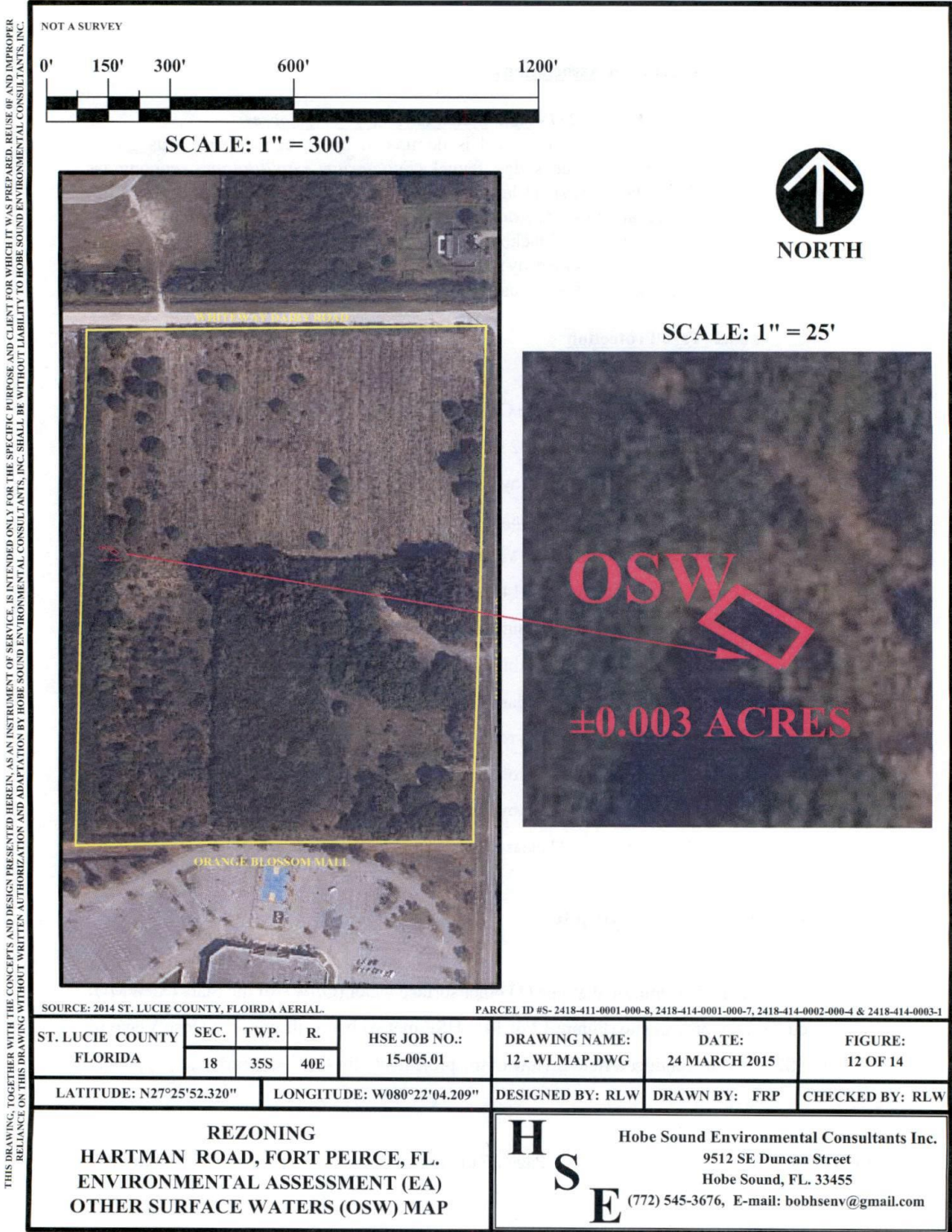
The parcel is dominated by an abandoned citrus grove. Vegetation includes dog fennel (*Eupatorium capillifolium*), cogongrass (*Imperata cylindrica*), lantana (*Lantana camara*), salt bush (*Baccharis* sp.), Australian pine (*Casuarina equisetifolia*), Brazilian pepper (*Schinus terebinthifolius*), blackberry (*Rubus* sp.), and Caesar weed (*Urena lobata*) and various other weedy species. There are also occasional live oak (*Quercus virginiana*) and laurel oak (*Q. laurifolia*),.

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 loss of any native trees, 14" or greater diameter at breast height (DBH), except for cabbage palms, for which mitigation is required if the clear trunk is a minimum of ten (10) feet. It is HSE's opinion that protected trees, comprising live oak and laurel oak, may occur sparsely in the citrus grove portion of the site. There may also be cabbage palm with greater than 10' clear trunk. .

4.04 Jurisdictional Wetlands

It is HSE's opinion that one (1) other surface water (OSW) of the State (SFWMD) occurs on the project site (Figure 12 of 14). HSE met with a staff member (Jose Vega) of the SFWMD to conduct a field review of the project site for OSW concurrence (Appendix



A). The owner is applying for a non-binding jurisdictional determination through SFWMD. Mitigation will not be required for impact to the OSW, according to Mr. Vega.

4.05 Soils

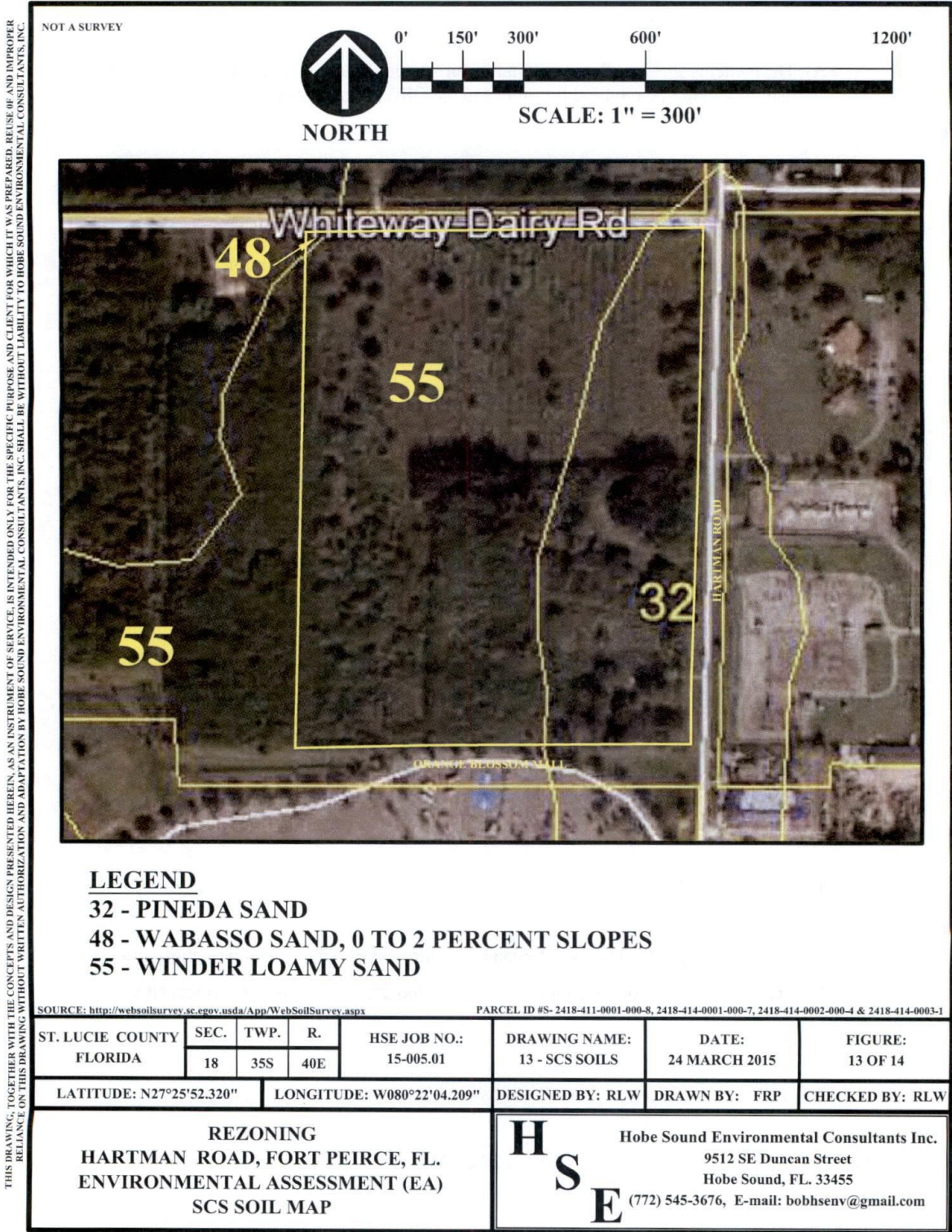
The United States Department of Agriculture, SCS, has mapped the surficial soil types within the project site. The resulting soil delineations were published in the *Soil Survey of St. Lucie County Area, Florida*, March 1980. SCS soil types are mapped on Figure 13 of 14.

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 4. 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.

4.06 Topography

According to the USFWS Wetlands Inventory Map,, site elevation is approximately 15' NGVD. Figure 14 of 14 depicts the USGS Topographic Map for the project site.

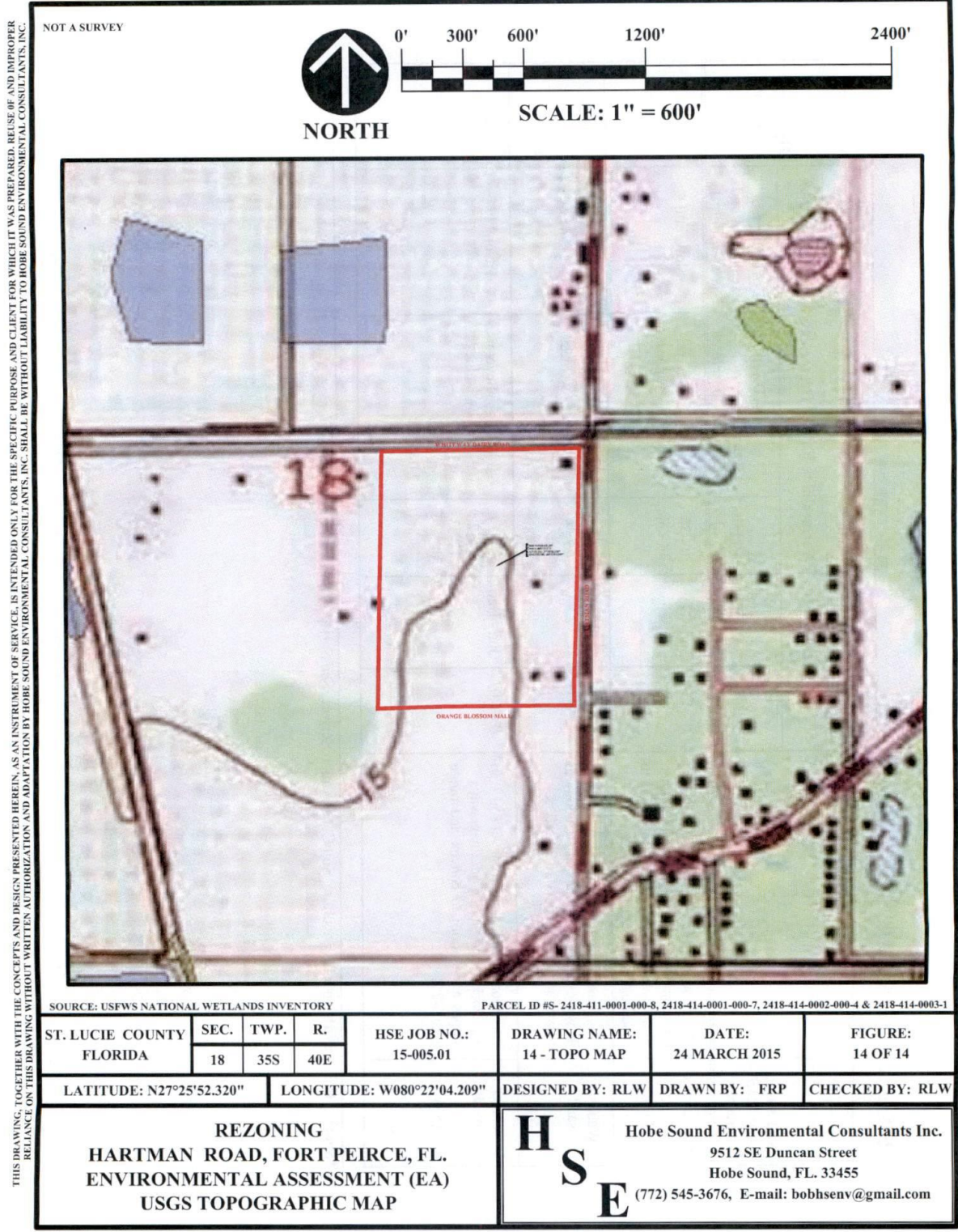


THIS DRAWING, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OR IMPROPER RELIANCE ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.

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)	
Pineda sand (32)	This poorly drained, nearly level soil is in low hammocks, in broad, poorly defined sloughs and on flats. Slopes are smooth to concave and range from 0 to 2%.	0 - 1.0	Jun - Nov	0 - 38 38 - 80	6.0 - 20 < 0.2	Severe: wetness	Slow refill	B/D
Wabasso sand (48)	This poorly drains nearly level soil is in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent.	0 - 1.0	Jun - Oct	0-25 25-34 34-60 60-80	6.0-20 0.6-2.0 <0.2 6.0-20	Severe: wetness	Deep to water	B/D
Winder loamy sand (55)	This poorly drained, nearly level soil is in hammocks and along drainageways. Slopes are smooth to convex and range from 0-2%.	0 - 1.0	Jun - Dec	0-6 6-12 12-33 33 - 49 49-80	6.0 - 20 0.2-0.6 <0.2 <0.2 2.0-0.6	Severe: wetness	Favorable	B/D

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



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

- Zero (0) gopher tortoise burrows were located on-site.
- 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 the indigo snake does exist on-site.
- An eastern indigo snake protection plan should be implemented and coordinated with the Florida Fish and Wildlife Conservation Commission (FWCC) prior to site clearing and development.
- According to the CFPCOO, all native trees having a DBH of 14" or more and cabbage palms with a clear trunk of minimum 10' will require a tree removal permit. It is the opinion of HSE that native trees 14" or greater DBH (live oak and laurel oak) occur on-site and that cabbage palms with 10' clear trunk may occur on-site. Removal of these trees will require a tree removal permit and mitigation to consist of compensatory tree planting.
- It is the opinion of HSE that one OSW of the State exists on the project site.
- Staff from SFWMD has visited the site and concurs with this finding.

- The owner is applying for a non-binding jurisdictional determination through SFWMD.
- Mitigation will not be required for impacts to the OSW.

APPENDIX A

Agency Contacts

HSE #15-005.01

A

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

Re: Hartman Road, ±27.52 acres of land located south of Whiteway Dairy Road, east of S. Jenkins Road, west of Hartman Road and north of the Orange Blossom Mall . The project site is located in Section 18, Township 35S, Range 40E, St. Lucie County, Florida.

Latitude: N27°25' 52.320" Longitude: W80°22 '04.209"

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 #15-005.01 when responding to this letter.

Sincerely,
Freda R. Posin
 Freda R. Posin
 Senior Environmental Scientist

/frp
 Attachment

cc: File #15-005.01



Florida Fish and Wildlife Conservation Commission

- Commissioners
Richard A. Corbett
Chairman
Tampa
Brian Yablonski
Vice Chairman
Tallahassee
Ronald M. Bergeron
Fort Lauderdale
Richard Hanas
Oviedo
Alicse P. "Liesa" Priddy
Immokalee
Bo Rivard
Panama City
Charles W. Roberts III
Tallahassee

- Executive Staff
Nick Wiley
Executive Director
Eric Sutton
Assistant Executive Director
Jennifer Fitzwater
Chief of Staff

Fish and Wildlife Research Institute
Gil McRae
Director

(727) 896-8626
(727) 823-0166 FAX

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

Fish and Wildlife Research Institute
620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 410-0656

Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com/Research

March 30, 2015

Ms. Freda R. Posin
Hobe Sound Environmental Consultants, Inc.
9512 SE Duncan Street
Hobe Sound, FL 33455

Dear Ms. Posin:

This letter is in response to your request for listed species occurrence records and critical habitats for your project (15-005.01), located in St. Lucie County, Florida. No records of listed species occurrence or critical habitats from the Florida Fish and Wildlife Conservation Commission database were located within the project area.

This letter and/or attachments should not be considered as a review or an assessment of the impact upon threatened or endangered species of the project site. It provides FWC's most current data regarding the location of listed species and their associated habitats.

Our fish and wildlife location data represents only those occurrences recorded by FWC staff and other affiliated researchers. Please note that our database does not necessarily contain records of all listed species that may occur in a given area. Also, data on certain species, such as gopher tortoises, are not entered into our database on a site-specific basis. Therefore, one should not assume that an absence of occurrences in our database indicates that species of significance do not occur in the area.

The Florida Natural Areas Inventory (FNAI) maintains a separate database of listed plant and wildlife species, please contact FNAI directly for specific information on the location of element occurrences within the project area. Because FNAI is funded to provide information to public agencies only, you may be required to pay a fee for this information. County-wide listed species information can be located at their website (http://www.fnai.org).

Please credit the Florida Fish and Wildlife Conservation Commission in any publication or presentation of these data. If you have any questions or further requests, please contact me at (850) 488-0588 or gisrequests@myfwc.com.

Sincerely,

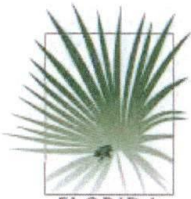
Handwritten signature of Jamie Pfadt

Jamie Pfadt
Research Assistant

JP
2015_6055

3/30/2015

FNAI Biodiversity Matrix



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory
Biodiversity Matrix Query Results
 UNOFFICIAL REPORT
 Created 3/30/2015

(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: 65974

	<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; <i>or</i> 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: 65974

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
<i>Mycteria americana</i> Wood Stork	G4	S2	LE	FE

http://data.labins.org/mapping/FNAI_BioMatrix/GridSearch.cfm?sel_id=65974&extent=757594.1875,384570.4375,759203.625,386179.8125

3/30/2015

FNAI Biodiversity Matrix

Matrix Unit ID: 65974

13 **Potential** Elements for Matrix Unit 65974

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u><i>Athene cunicularia floridana</i></u> 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
<u><i>Drymarchon couperi</i></u> Eastern Indigo Snake	G3	S3	LT	FT
<u><i>Glandularia maritima</i></u> Coastal Vervain	G3	S3	N	LE
<u><i>Gopherus polyphemus</i></u> Gopher Tortoise	G3	S3	C	ST
<i>Lechea cernua</i> Nodding Pinweed	G3	S3	N	LT
<u><i>Linum carteri</i> var. <i>smallii</i></u> Small's Flax	G2T2	S2	N	LE
<u><i>Nemastylis floridana</i></u> Celestial Lily	G2	S2	N	LE
<u><i>Pituophis melanoleucus muqitus</i></u> Florida Pine Snake	G4T3	S3	N	SSC
<u><i>Polygala smallii</i></u> Tiny Polygala	G1	S1	LE	LE
<u><i>Sceloporus woodi</i></u> Florida Scrub Lizard	G2G3	S2S3	N	N
<u><i>Sciurus niger shermani</i></u> Sherman's Fox Squirrel	G5T3	S3	N	SSC

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

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

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

25 March 2015

Ms. Alissa Slade Lotane, Bureau Chief
 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: Hartman Road Site, ±27.52 acres of land located south of Whiteway Dairy Road, east of S. Jenkins Road, west of Hartman Road and north of the Orange Blossom Mall. The project site is located in Section 18, Township 35S, Range 40E, St. Lucie County, Florida.

Latitude: N27°25' 52.320"
 Longitude: W80°22 '04.209"

Via e-mail: alissa.lotane@dos.myflorida.com

Dear Ms. Lotane:

The South Florida Water Management District (SFWMD) has 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. The site was previously in citrus. Following is a brief description of the vegetation associations noted on-site.

224 - Abandoned citrus (±27.52 acres)

The parcel is dominated by an abandoned citrus grove. Vegetation includes dog fennel (*Eupatorium capillifolium*), cogongrass (*Imperata cylindrica*), lantana (*Lantana camara*), salt bush (*Baccharis* sp.) and various other weedy species. There are also occasional live oak (*Quercus virginiana*), laurel oak (*Q. laurifolia*), Australian pine (*Casuarina equisetifolia*), Brazilian pepper (*Schinus terebinthifolius*), blackberry (*Rubus* sp.), and Caesar weed (*Urena*

lobata).

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 #15-005.01 when responding to this request.*

Sincerely,

Freda R. Posin

Freda R. Posin

Sr. Environmental Scientist

/frp

Attachments

cc: File #15-005.01

APPENDIX B

Project Site Photographs

HSE #15-005.01

B

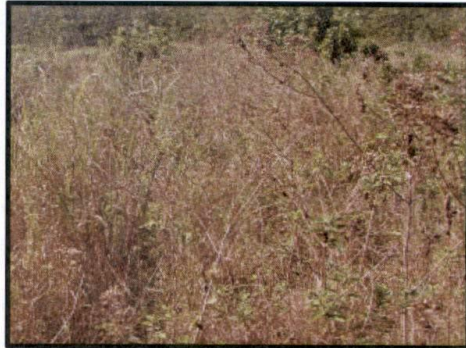
24 March 2015

THIS DRAWING, 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 DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.

SOURCE: PHOTOGRAPHS BY HSE



PHOTOGRAPH #01: DISTURBED CITRUS GROVE WITH COGONGRASS AND SALTBUUSH



PHOTOGRAPH #02: DISTURBED CITRUS GROVE WITH COGONGRASS, PERUVIAN PRIMROSE WILLOW AND BRAZILIAN PEPPER



PHOTOGRAPH #03: CITRUS GROVE WITH LANTANA CAMARA AND COGONGRASS



PHOTOGRAPH #04: COGONGRASS, PERUVIAN PRIMROSE WILLOW AND SALTBUUSH



PHOTOGRAPH #05: AUSTRALIAN PINE ON THE FRINGE OF THE ABAONDED CITRUS GROVE



PHOTOGRAPH #06: INTERIOR OF AUSTRALIAN PINE FOREST


PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME:	DATE:	APPENDIX B FIGURE: 1 OF 4
	18	35S	40E		APP B FIG 1.DWG	24 MARCH 2015	
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: MS	CHECKED BY: FRP	


<p>HARTMAN ROAD ENVIRONMENTAL ASSESSMENT (EA) SITE PHOTOGRAPHS</p>	<p>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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THIS DRAWING, 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 DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.


SOURCE: PHOTOGRAPHS BY HSE




PHOTOGRAPH #07: TRASH DUMPED INSIDE AUSTRALIAN PINE AREA




PHOTOGRAPH #08: MORE TRASH WITHIN THE AUSTRALIAN PINE




PHOTOGRAPH #09: VIEW FROM WEST ENTRANCE OFF HARTMAN ROAD



PHOTOGRAPH #10: VIEW SOUTH WEST OF HARTMAN ROAD FILL AREA



PHOTOGRAPH #11: DEPRESSIONAL AREA JUST NORTH OF THE ORANGE BLOSSOM MALL




PHOTOGRAPH #12: NON-NATIVE EAR TREES (*ENTEROLOBIUM CYCLOCARPUM*)

PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME: APP B FIG 2.DWG	DATE: 24 MARCH 2015	APPENDIX B FIGURE: 2 OF 4
	18	35S	40E		DESIGNED BY: RLW	DRAWN BY: MS	
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"					

**HARTMAN ROAD
ENVIRONMENTAL ASSESSMENT (EA)
SITE PHOTOGRAPHS**



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

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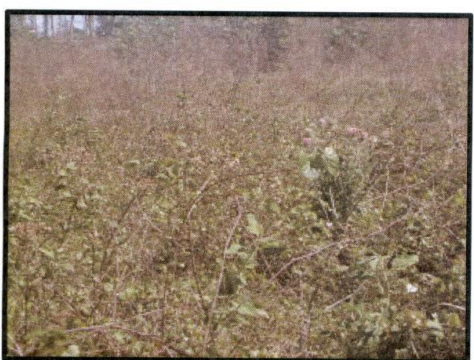
SOURCE: PHOTOGRAPHS BY HSE



PHOTOGRAPH #13: A FEW LARGE EAR TREES IN THE INTERIOR OF THE SITE



PHOTOGRAPH #14: EAR TREES



PHOTOGRAPH #15: ABANDONED CITRUS GROVE WITH DOG FENNEL, THISTLE AND BLACKBERRY BUSH



PHOTOGRAPH #16: ABANDONED CITRUS GROVE



PHOTOGRAPH #17: COGONGRASS



PHOTOGRAPH #18: ABANDONED CITRUS GROVE

PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

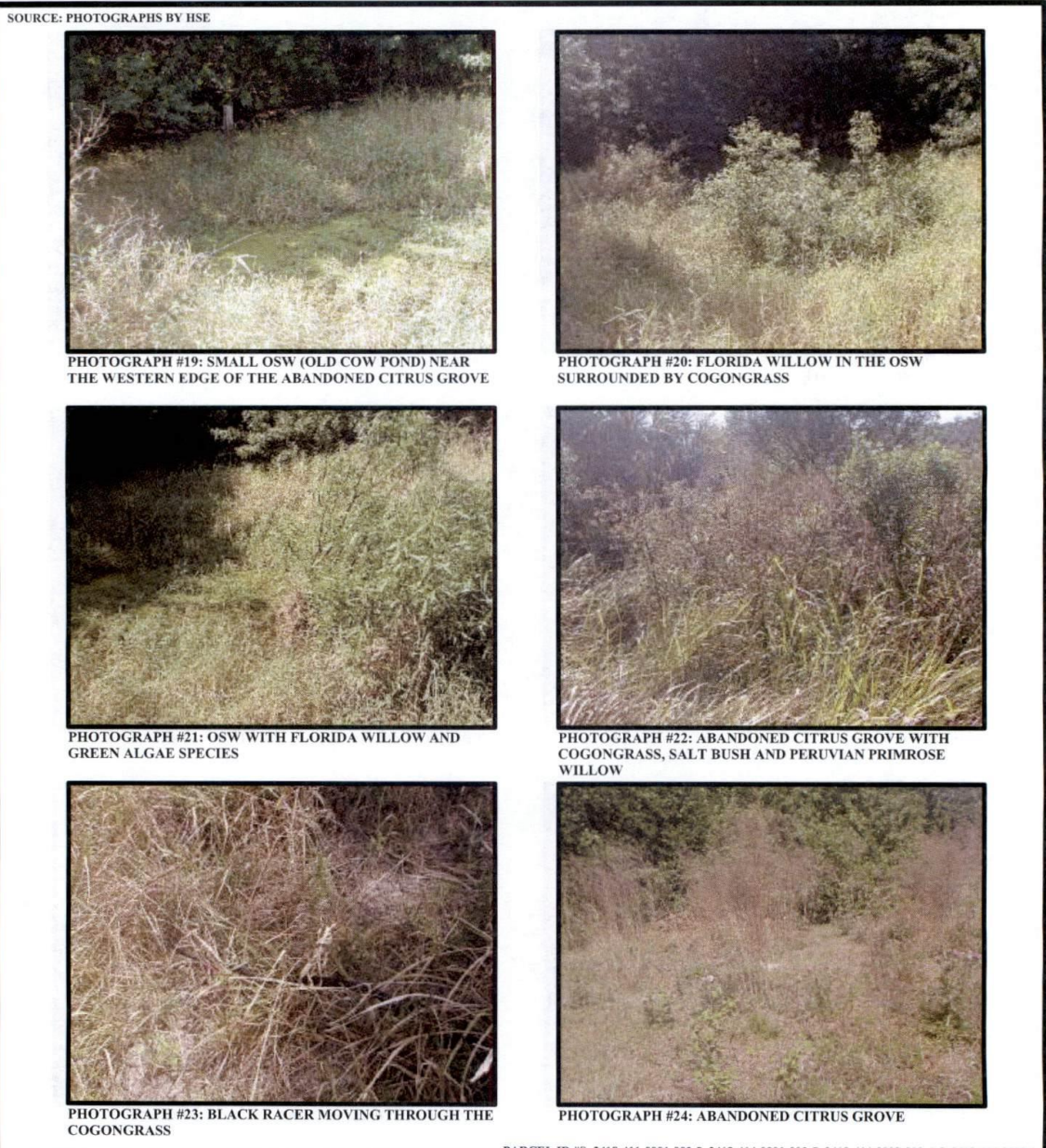
ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME: APP B FIG 3.DWG	DATE: 24 MARCH 2015	APPENDIX B FIGURE: 3 OF 4
	18	35S	40E				
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: MS	CHECKED BY: FRP	

**HARTMAN ROAD
ENVIRONMENTAL ASSESSMENT (EA)
SITE PHOTOGRAPHS**

H
S
E

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

THIS DRAWING, 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 DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.



PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC. 18	TWP. 35S	R. 40E	HSE JOB NO.: 15-005.01	DRAWING NAME: APP B FIG 4.DWG	DATE: 24 MARCH 2015	APPENDIX B FIGURE: 4 OF 4
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: MS	CHECKED BY: FRP	

**HARTMAN ROAD
ENVIRONMENTAL ASSESSMENT (EA)
SITE PHOTOGRAPHS**

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

APPENDIX C

Eastern Indigo Snake Pamphlet

HSE #15-005.01

C

24 March 2015



U.S. Fish and Wildlife Service. 1982. Eastern Indigo Snake Recovery Plan. U.S. Fish and Wildlife Service. Atlanta, GA. 23 pp.

U.S. Fish and Wildlife Service. 1978. Part 17 - Endangered and Threatened Wildlife and Plants; Listing of the Eastern Indigo Snake as a Threatened Species. Federal Register 43(21):4026-4028.

HARTMAN ROAD



St. Lucie County, Florida

EASTERN INDIGO SNAKE
DRYMARCHON CORAIS COUPERI



References:

Odum, R.R., J.R. McCullum, M.A. Neville, and D.R. Eittman, 1977. Georgia's Protected Wildlife. Georgia Department of Natural Resources, Game and Fish Division. social Circle, Georgia 51pp.

Speake, D.W., J.A. McGlinicy, and T.R. Colvin, 1978. Ecology and Management of the Eastern Indigo Snake in Georgia: A Progress Report. pp 64-73. In: R.R. Odum and L. Landers, Eds. Proceedings of Rare and Endangered Wildlife Symposium., GA Dept. of Nat. Rscs., Game and Fish Div., Technical Bulletin. WL 4.

Prepared By:

Hobe Sound Environmental Consultants, Inc.
9512 S. E. Duncan Street
Hobe Sound, FL 33455
Ofc.: (772) 545-3676
Cell: (772) 260-0857
E-Mail: bobhsenv@gmail.com

Range: Currently known to occur throughout Florida and in the coastal plain of Georgia. Historically, the range also included southern Alabama, southern Mississippi, and the extreme southeastern portion of South Carolina.

Description: A large docile non-poisonous snake growing to a maximum length of about 8 feet. The color in both young and adults is shiny bluish-black, including the belly, with some red or cream coloring about the chin and sides of the head.

Reason for Current Status: The decline is

attributed to a loss of habitat due to such uses as farming, construction, forestry, pasture, etc., and to over-collecting for the pet trade. The snake's large size and docile nature have made it much sought after as a pet.

The effect of Rattlesnake Roundups on the indigo snake are speculative. Both indigos and rattlers utilize the burrows of gopher tortoises at certain times. Rattlesnake hunters often pour gasoline down these burrows to drive out the snakes. While some indigos may be killed by this practice, the actual degree of impact on the population is unknown.

Habitat: The indigo snake seems to be strongly associated with high, dry well-drained sandy soils, closely paralleling the sandhill habitat preferred by the gopher tortoise. During warmer months, indigos also frequent streams and swamps, and individuals are occasionally found in pine flatwoods. Gopher tortoise burrows and other subterranean cavities are commonly used as dens and for egg laying. In South Florida, they are found in pinewoods and tropical hammocks, or in most undeveloped areas.

The home range of indigos varies considerably according to season. Based on a study conducted in southwest Georgia, Speake et al. (1978) reported an average seasonal range of 4.8 hectares during the winter (December-April), 42.9 hectares during late spring/early summer (May-July), and 97.4 hectares during late summer and fall (August-November). The most extensive monthly movements occurred during August. Of a total of 108 den sites located, 77% were in gopher tortoise burrows, 18% were in or under decayed stumps and logs, and 5% were under plant debris.

The study area included windrows of debris piled up in the 1960's during site preparation for a slash pine plantation. The snakes showed some tendency to prowl and locate their dens near these windrows.

Critical Habitat: None designated.

Feeding Habits: The indigo subdues its prey (including venomous snakes) through the use of its powerful jaws, swallowing the prey usually still alive. Food items include snakes, frogs, salamanders, toads, small mammals, birds, and occasionally young turtles.

Reproduction and Development: Indigo snakes probably reach sexual maturity at three to four years of age. Based on observations of captive indigos at Auburn University, mating begins in November, peaks in December, and continues into March. Clutches averaging eight to nine eggs laid in late spring hatch approximately three months later. The snakes remain active to some degree throughout the winter, often emerging from their dens whenever temperature exceeds 50°F.

SIMILAR SPECIES

Black racer: The black racer has a white or brown throat, and is much lighter in build.

LEGAL PROTECTION

Federal: Section 9 of the Endangered Species Act, as amended (Act), prohibits the taking of eastern indigo snakes and other listed species without a special exemption. Taking is defined as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. "Harm" and "harass" are further defined in 500 CFR 17.3. "Harass" is defined as an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns, which include, but are not limited to, breeding, feeding, or sheltering. "Harm" is defined as an act that actually kills or injures wildlife. Such an act may include habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavior patterns, including breeding, feeding, or sheltering.

Federal Penalties: Up to \$50,000.00 fine and/or one year imprisonment for criminal violations; up to \$25,000.00 fine for civil violations.

State of Florida: The State of Florida Endangered and Threatened Species Protection Act (Section 372.0725, Florida Statutes) prohibits the intentional killing or wounding, or intentionally destroying the eggs or nests of any fish or wildlife designated by the Florida Fish and Wildlife Conservation Commission (FFWCC) as endangered, threatened, or of special concern.

State Penalties (applicable only to endangered and threatened species): Punishable as a third degree felony with up to a \$5,000.00 fine and/or up to five years imprisonment for first offenses, additional penalties thereafter.

Notification: If an indigo snake is observed on site during construction, stop all activities and contact the following persons:

1. Chuck Kelso, USFWS
Vero Beach Field Office
(772) 562-3909
2. Mr. Ricardo Zambrano, FFWCC
West Palm Beach, FL
(561) 625-5122
3. Mr. Robert Weigt
Hobe Sound Env. Consultants, Inc.
Hobe Sound, Florida
(772) 545-3676, (772) 260-0857

If a dead eastern indigo snake is found on the project, put the snake on ice or freeze it as soon as possible and notify the U.S. Fish and Wildlife Service (USFWS) at (772) 562-3909 for further instructions.

If an eastern indigo snake is injured on-site, call the USFWS or FFWCC, and then call Mr. Dan Martinelli of the Treasure Coast Wildlife Hospital, Palm City, FL at (772) 286-6200 for medical assistance.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Delivered Via Email

Regulation Division

May 13, 2015

Bob Weigt
Hobe Sound Environmental Consultants Inc.
9512 S E Duncan Street
Hobe Sound, FL 33455

**Subject: Hartman Road/Application No.150507-3
Informal Wetland Determination No. 56-00024-IF
Saint Lucie County, S18, T35S/R40E**

Dear Mr. Weigt:

The District offers the following in response to your request for a determination of wetland boundaries and other surface waters located within the subject property. A site visit was conducted on May 11, 2015. Based on the site visit and other site-specific information, this 27.52 acres site does not contain wetlands or other surface waters as defined by Chapter 62-340 Florida Administrative Code (FAC).

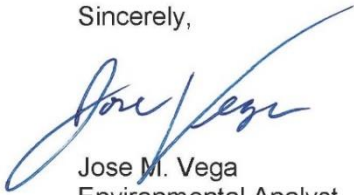
This correspondence is an informal pre-application wetland determination pursuant to Chapter 373, Florida Statutes. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application wetland determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding wetland determination may be obtained by petitioning the South Florida Water Management District for a wetland declaratory statement pursuant to FAC Rule 62-340 or by applying for an Environmental Resource permit.

Although the subject property does not contain wetlands jurisdictional under state rules, the property may be wetlands and/or other waters of the United States under federal rules. Dredging or filling in such areas may require a Department of Army (DA) permit. Receipt of a state or local government permit does not obviate the need to obtain a DA permit prior to commencing work. For more information [about the DA Regulatory Program, you may access the Corps' website at: http://www.saj.usace.army.mil/permit/index.html](http://www.saj.usace.army.mil/permit/index.html). You may also contact the local Corps regulatory office for additional information, at one of the following numbers: 561-472-3517, 561-472-3506, or 561-472-3514.

A file has been set up at the Martin/ St. Lucie Regulatory office with pre-application materials. If you have any further questions, please contact me at 863-462-5260 ext. 3636.

Bob Weigt
May 13, 2015
Subject: Application no. 150507-3
Page 2

Sincerely,



Jose M. Vega
Environmental Analyst
Martin/St. Lucie Regulatory Office
South Florida Water Management District
863-462-5260 ext 3636
800-250-4200 ext 3636
3800 N.W. 16th Blvd, Suite A
Okeechobee, FL 34972

Attachments (Location Map, Soils Map, Site Aerial, FLUCCS Map)

Cc: Saint Lucie County Environmental Regulation Division
M. Hajjar

Bob Weigt
May 13, 2015
Subject: Application no. 150507-3
Page 3

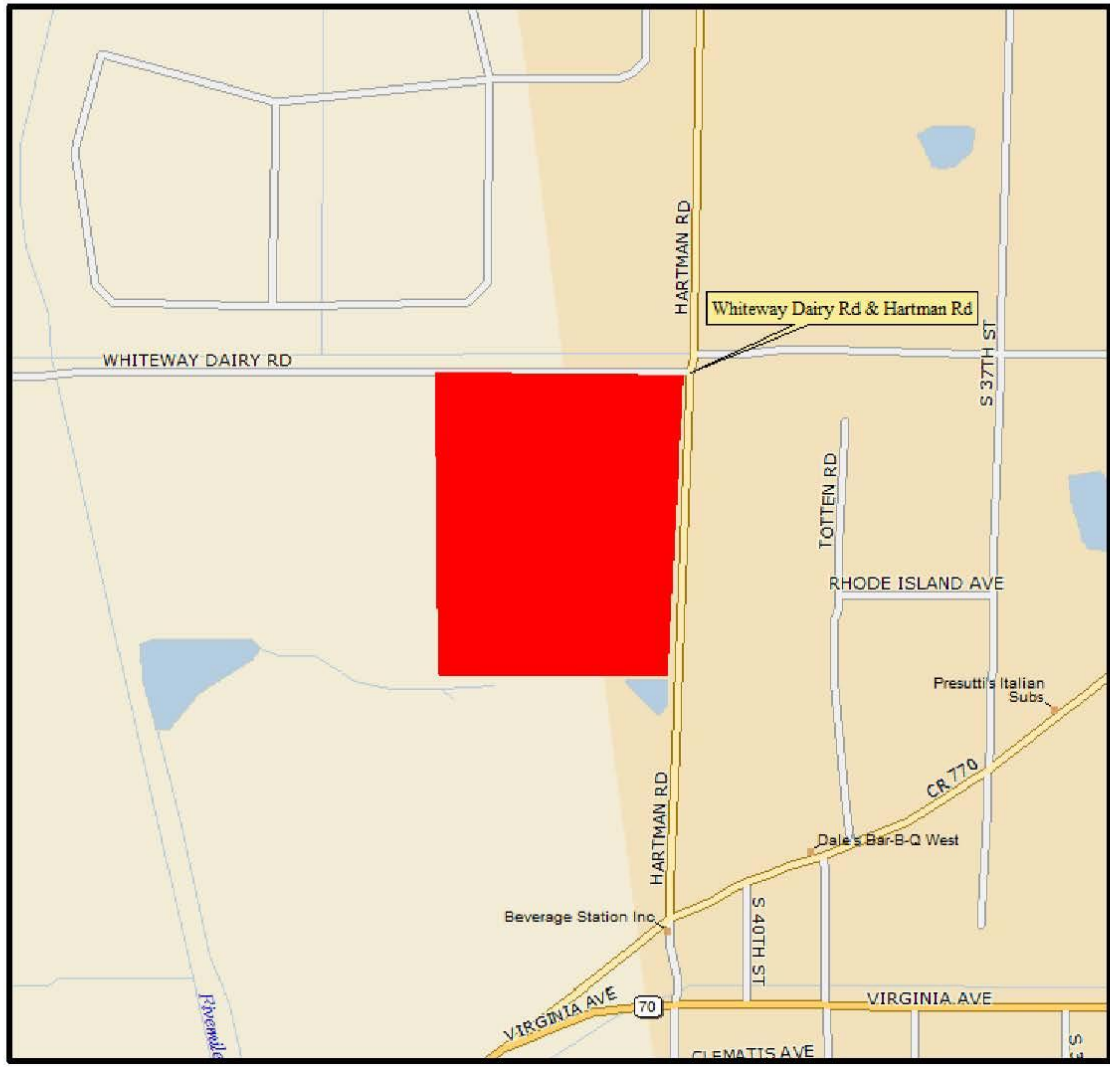
Addresses:

M. Hajjar
45 Valencia Ave
Coral Gables, FL 33134

THIS DRAWING, 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 DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.

NOT A SURVEY

SCALE = NTS



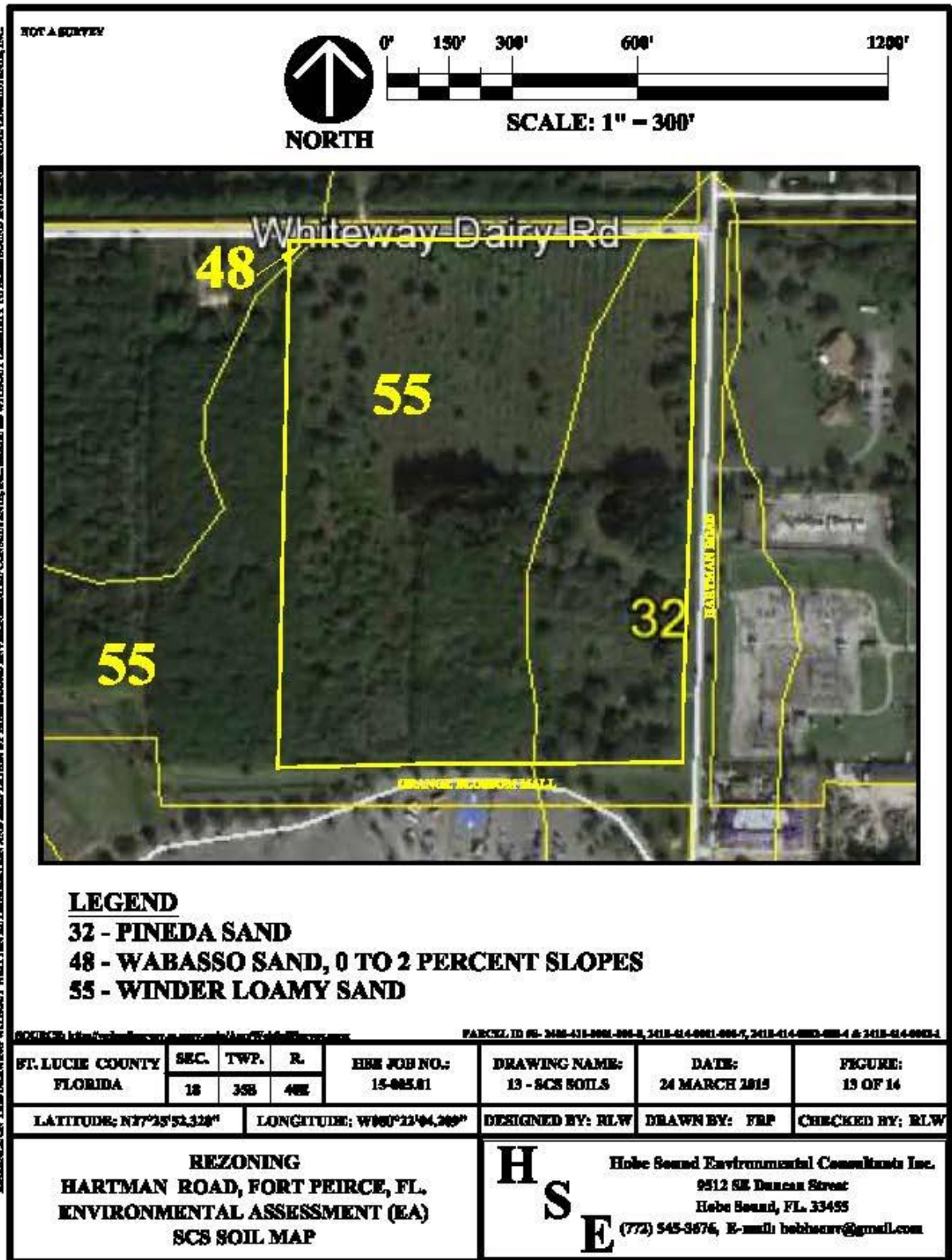
SOURCE: DELORME STREET ATLAS 2014, PLUS PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME: 02 - LOCATION MAP	DATE: 24 MARCH 2015	FIGURE: 2 OF 14
	18	35S	40E				
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

**REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
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: hobhsenv@gmail.com



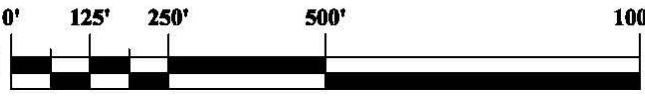
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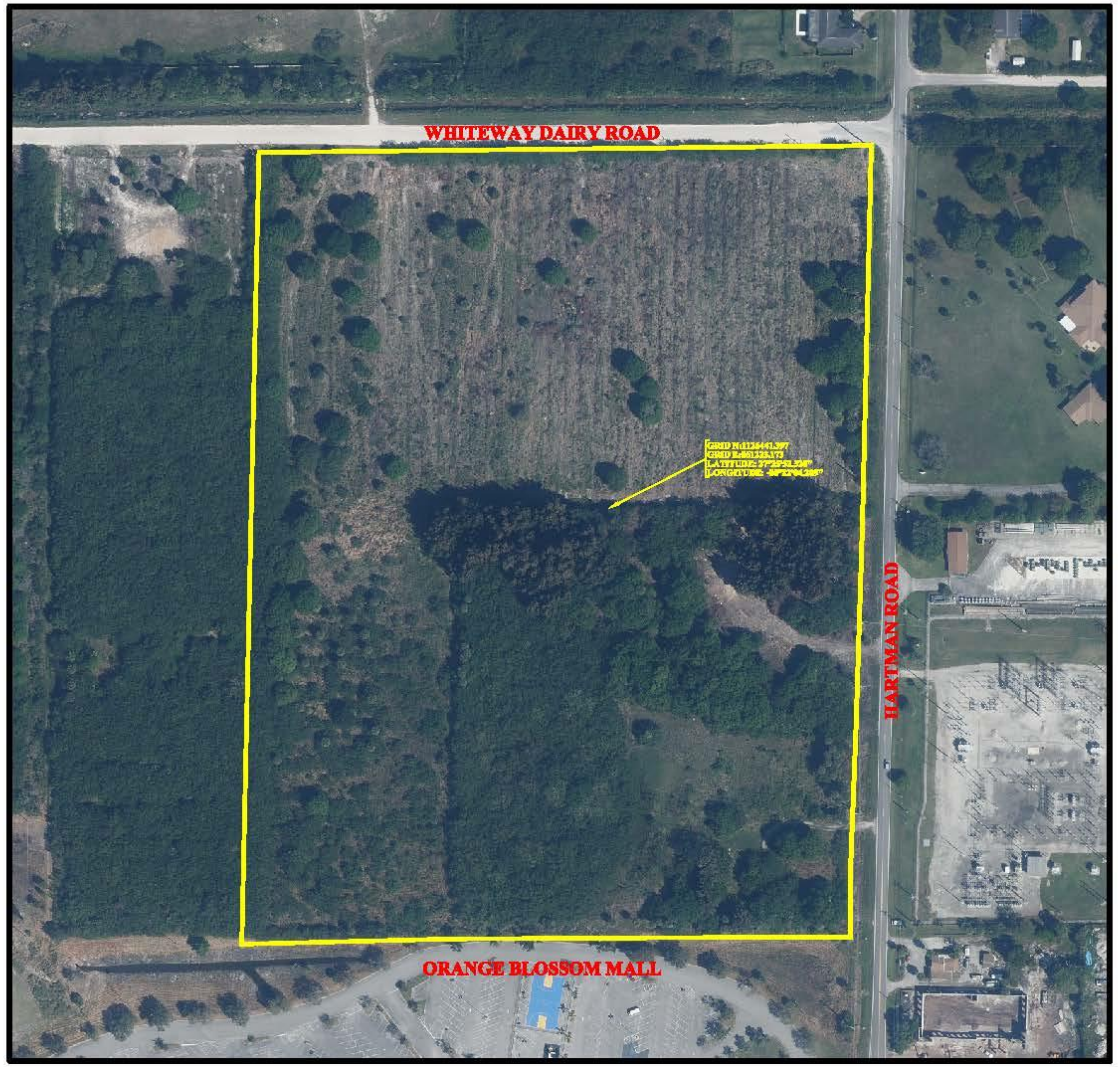
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NORTH



SCALE: 1" = 250'



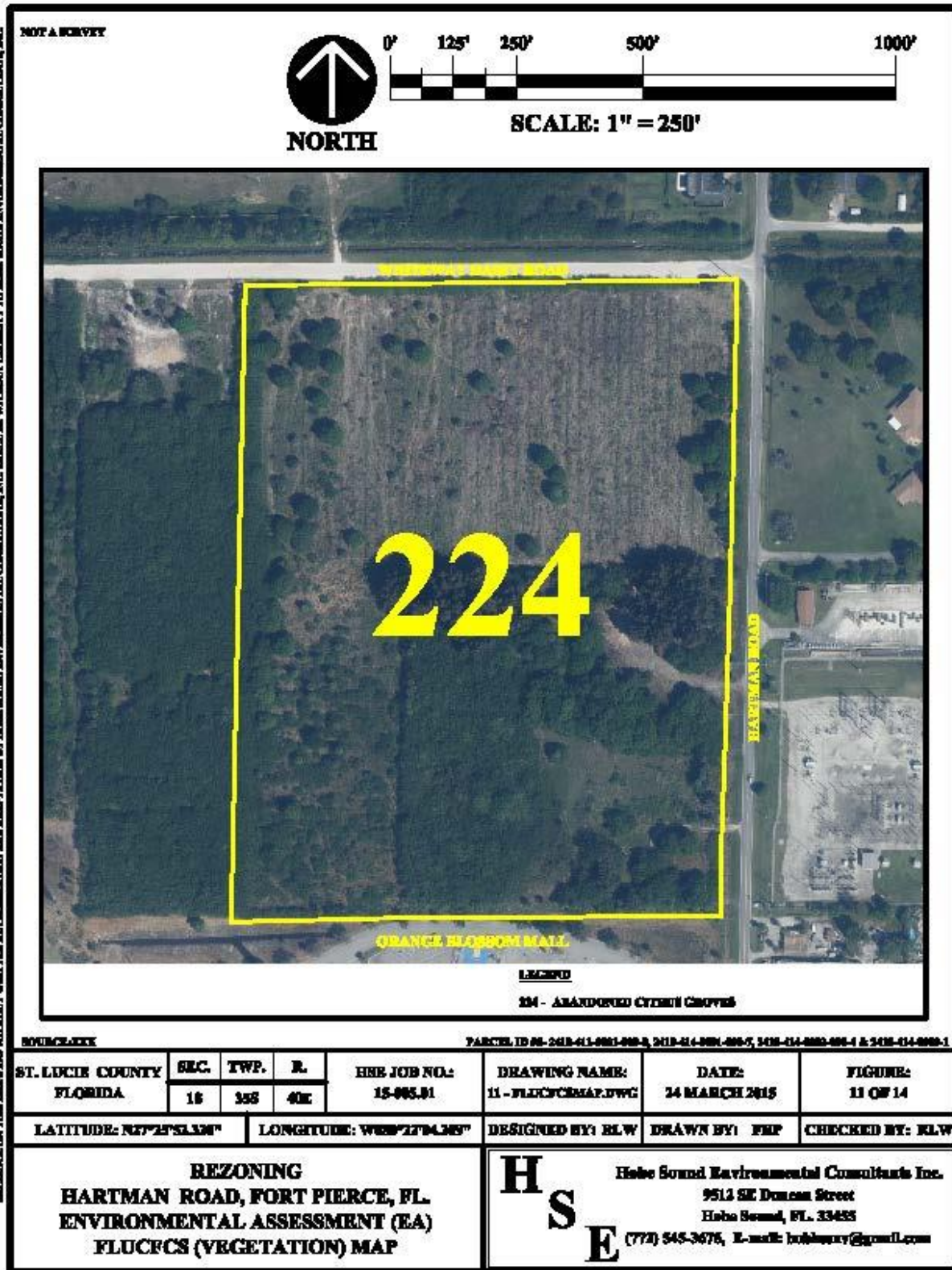
SOURCE: 2014 ST. LUCIE COUNTY, FLORIDA AERIAL. PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME: 03 - 2014 AERIAL	DATE: 24 MARCH 2015	FIGURE: 3 OF 14
	18	35S	40E				
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

**REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
2014 AERIAL PHOTOGRAPH**



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



TRAFFIC IMPACT REPORT

City of Ft. Pierce



Traffic Assessment Study Hartman Road and White Way Dairy Road

Caltran Engineering Group, Inc.
730 NW 107th Avenue, Suite 115
Miami, FL 33172
Phone: 786-456-7700
Fax: 786-513-0711
Juan S. Calderon, P.E., PTOE
jcalderon@caltranguard.com



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- Appendix B. Traffic Data Collection
- Appendix C. Trip Generation Analysis
- Appendix D. Growth Analysis
- Appendix E. Concurrency Analysis

Traffic Assessment Study



FROM: Juan S. Calderon, P.E., PTOE, Project Manager

TO: **Alireza Shirvani.**
Project Manager
M.Hajjar & Associates, Inc.
45th Valencia Ave.
Coral Gables, FL 33134

SUBJECT: Traffic Assessment Study- Hartman Road and White Way Dairy Road

Engineer's Certification

I, Juan S. Calderon, certify that I currently hold an active Professional Engineer's License in the State of Florida and I am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me, or under my responsible charge, as required by Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.



Juan S. Calderon, P.E. PTOE
 State of Florida Board of Professional Engineers,
 Professional Engineer License No. 58569
 State of Florida Board of Professional Engineers
 Certificate of Authorization No.29379

CALTRAN Engineering Group, Inc. (CALTRAN) was retained by M. Hajjar & Associates, Inc, to assess the traffic impact with regards to the proposed zoning modifications for a proposed Development plat located at the south-west corner of Hartman Road and White Way Dairy Road within the City of Fort Pierce.

This study includes field observations, data collection, traffic engineering assessment, and the development of conclusions and recommendations, as well as, the trip generation analysis comparison based on ITE Trip Generation Handbook, 9th Edition. In addition, this report follows the methodologies adopted by the latest MUTCD 2009 and the 2014 FDOT Standards.

Background: The property of concerned is located within a Medium Density Residential Zone (R-4) at the south-west corner of Hartman Road and White Way Dairy Road within the City of Fort Pierce. Overall parcel is composed of 3 tracts for a total lot size of 46.933 Acres gross land approximately. The desired Neighborhood Commercial Zone (C-2) modifications will affect 27.52 acres at 60% maximum building coverage as per the City of Ft. Pierce Code of Ordinances Section 22-33 shown in **Appendix A**.

As a result, the main objectives of this memorandum are to conduct an evaluation of the potential traffic impact and trip generation that could be caused from the zoning modifications.

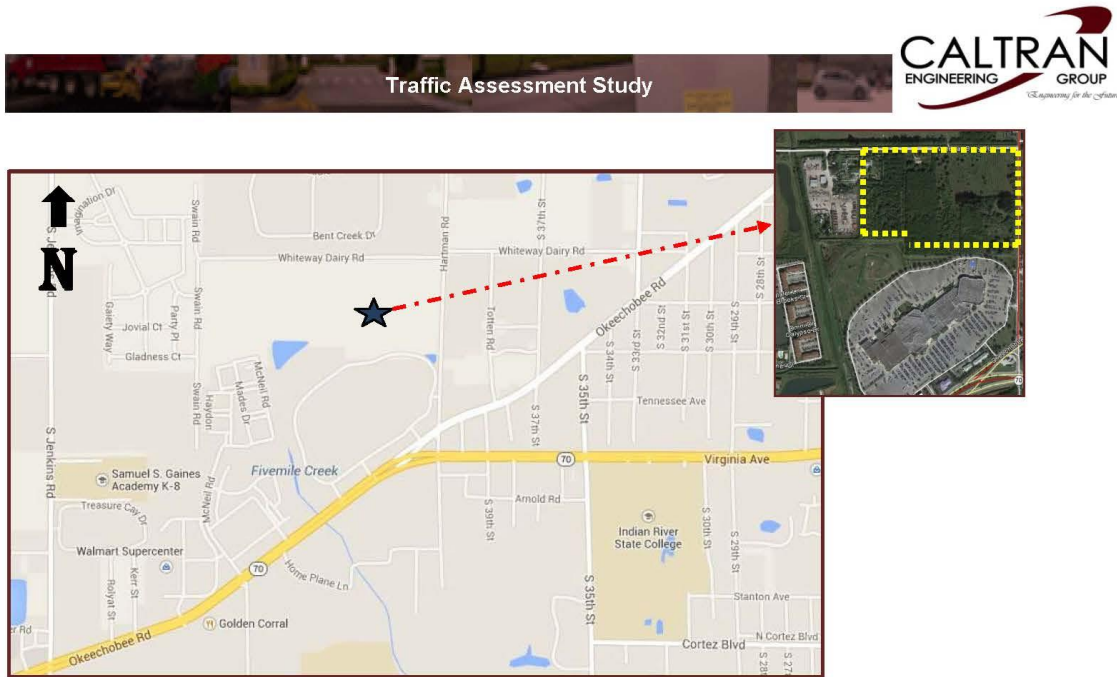


Figure 1. Site Location

1.0 Geometric Conditions

Existing and proposed Characteristics

The roadway characteristics adjacent to the new development were collected and verified through field observations which are described below:

- Along the east side: Hartman Road, Urban Minor Arterial under the FDOT section ID 94502001, the typical section is a two- lanes undivided road. Lane width varies between 20 and 22 foot wide.
- Along the north side: Whiteway Dairy Road, Ft. Pierce county road, the typical section is a two-lane undivided gravel road. Lane width varies between 10 and 11 foot wide,
- Along the south side: Okeechobee Road, Urban Minor Arterial under the FDOT section ID 94030500, the typical section is a two-lanes divided road. 22 foot wide Lane- width.

2.0 Traffic Data Collection

Traffic Data was collected on a typical weekday (February 03, 2015). The data collection includes 24-hour machine counts along Hartman Road and turning movement counts at the concerned intersection. Raw reports can be found in Appendix B.

• 24-Hour Bi-directional Machine Count: The 24-hour bi-directional machine volume counts on 79 Street are summarized as follows:

Table 1. 24-Hour Traffic Hartman Road

Location	Direction	24 Hour Total Volume	AM Peak Volume	PM Peak Volume
US1-Federal Hwy	NB	2,801	179	334
	SB	2,992	317	269
Total Volumes		5,793	496	603



3.0 Proposed Conditions

The Proposed development will include a total of 19.41 Acres at 50% built-out maximum for a total of 10 Dwelling Units per acre (Land Use Code 220) as per Ft. Pierce Code of Ordinances Section 22-27. In addition, for the proposed zoning modification a total of 27.52 acres at 60% maximum building area will include a proposed Shopping Center (Land Use Code 820). The following parcels are included for zoning conversion:

- Parcel No. 2418-411-0001-000-8 (17.92 acres)
- Parcel No. 2418-414-0001-000-7 (4.81 acres)
- Parcel No. 2418-414-0002-000-4 (4.44 acres)
- Parcel No. 2418-414-0003-000-1 (0.35 acres)

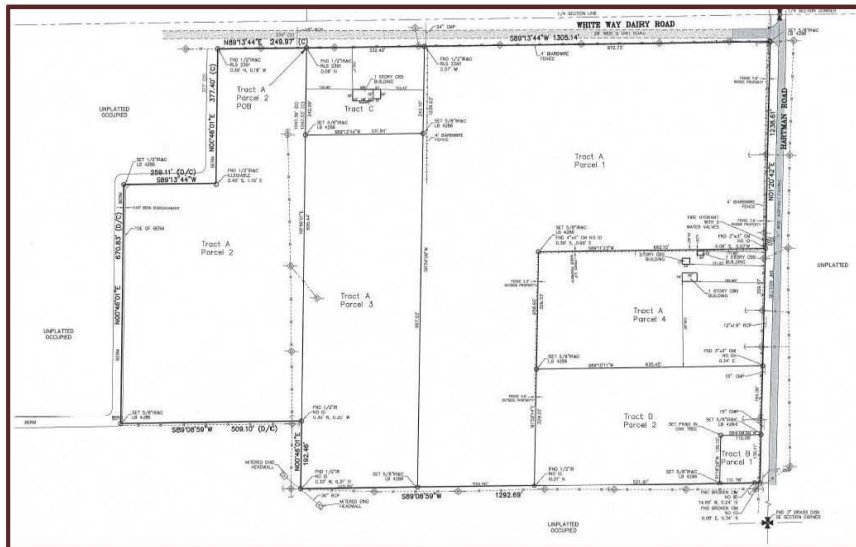


Figure 2. Site Plan development

4.0 Trip Generation Analysis

A Trip Generation Analysis was performed using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition and the new OTISS (Online Traffic Impact Study Software) for the existing conditions and the proposed development. The trip rates and directional distribution for the study development are summarized below in **Table 2**. Based on the description of the existing conditions and proposed development, the land use codes 820 (Shopping Center), 220 (Apartment), will be applicable for the proposed development. OTISS reports can be found in **Appendix C**.



Table 2. Trip Generation

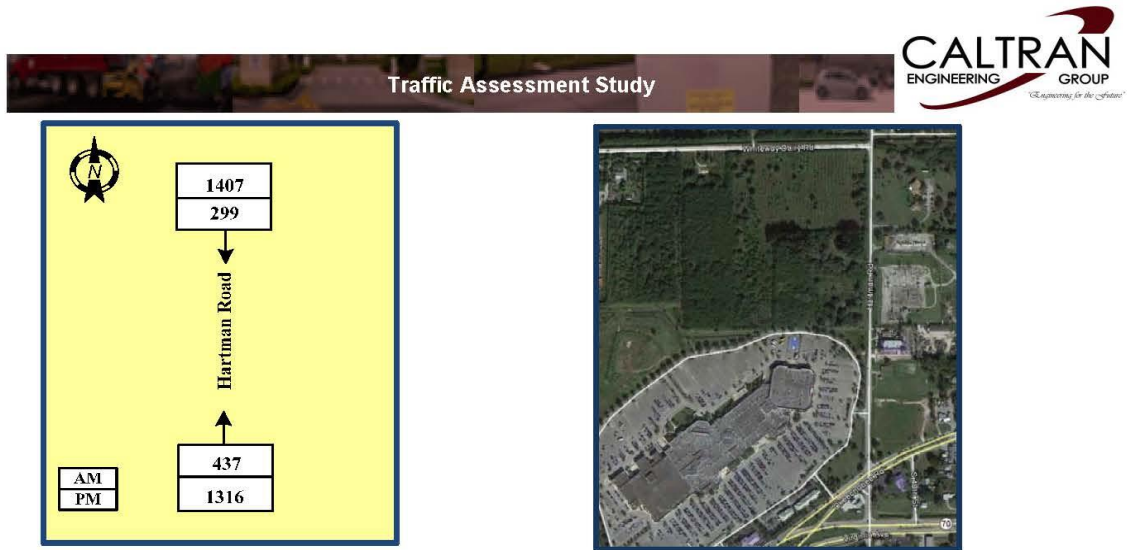
DATA	Dwelling Units/ Sq. Area	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Use ITE Code 820 Shopping Center	719 (1000 Sq.)	428	262	744	1280	1387	2667
Proposed Use ITE Code 220 Apartment	90	9	37	46	36	20	56
Net Trip Generation							
Land use Code Addition Proposed Use (Land Use Code-820) & Previous Use (Land Use Code-220)		Enter	Exit	Total	Enter	Exit	Total
		437	299	790	1316	1407	2723

• Capture Rates: Pass-by trips are usually trips that already exist within the network with intend to use certain land uses and those trips could be deducted from the raw trip generation, a maximum 10% of the exiting adjacent road traffic can be applied as pass-by trips rate according with ITE criteria. In order to maintain a moderate approach, no reduction rate on trips has been applied to the trip generation.

This analysis contemplated the most conservative scenario of trip generation forecast rates for the proposed change of land use from a Single Family Detached Housing (Land Use Code 210) to a Low Residential Condominium/Townhouse (Land Use Code 230). The trip generation analysis for the proposed development concludes that the future condition could generate at least 38 trips during the PM peak hour, with 14 egress and 24 ingress traffic volume.

Trip Distribution: The trip distribution for traffic generated by the proposed re-development was determined based on the conservative assumption that the expected traffic to be generated will be distributed northbound and southbound direction along Hartman Road between Whieway Dairy Road and Okeechobee Road.

This traffic pattern distribution is applied to the current traffic volumes of Hartman Road during the AM and PM peak hours as depicted below.



5.0 Growth Analysis

Saint Lucy County Permanent count stations 940022 located at Hartman Road north of Okeechobee Road within the study area. **Table 3** shows historical data obtained to evaluate the historical growth within the study area.

Table 3. Historical AADT

Historical AADT			
Location	Station Reference	Year	AAADT
Hartman Road- north of Okeechobee Road	940022	2013	4,600
		2014	4,600
		2015	5,218

Table 4 shows the results from the FDOT Spreadsheet Traffic Trend Analysis Tool V.2.0 to forecast AADT's growth rates considering an opening year (2016), mid-design year (2026) and design year (2036).Traffic data projections were evaluated for three statistical distributions.

Table 4. Historical Analysis

Historical Analysis				
Location	STATION REFERENCE	Distribution	R-Squared	Model Growth Rate
Hartman Road-north of Okeechobee Road	940022	Linear	75%	6.67%
		Exponential	75%	6.46%
		Decaying Exponential	61%	5.41%

A summary of the Growth Trends Analysis is presented in **Appendix D**. A rate of 6.67% with the highest R-Square was chosen for study purposes.



6.0 Concurrency Analysis

Pursuant to the Saint Lucie County Concurrency Management System, the study area traffic count station on the roadway adjacent to the Amendment Site has to be operating at an acceptable level of service during the peak hour period of the proposed development. Available capacity and acceptable level of service is maintained for the adjacent count station, and the study area roadway segment, meeting the traffic concurrency standards from the Saint Lucie County.

The maximum service volumes have been obtained from the Florida Department of Transportation ArtPlan calculations. The maximum service volumes for the State count stations are based upon for the Two-Way Peak Hour from the latest FDOT Quality/LOS Handbook. The results of this analysis indicated that, based on the portable traffic station, the level of services along Hartman Road will have a very insignificant increase in delay after including the additional traffic generated by the proposed development. **Table 5** represents the current and the future LOS including, the additional traffic generated by the proposed development. Reports can be found in the **Appendix E**.

Table 5. Concurrency Analysis

Condition	Portable Station	Roadway	Location	AADT	V/C	Speed	LOS
Existing	990020	Hartman Road	Whiteway Road-Okeechobee Road	5,218	0.206	30	B
Proposed	990020	Hartman Road	Whiteway Road-Okeechobee Road	13,159	0.463	27	C

7.0 Summary of Findings and Recommendations:

This study analyzes the traffic impact of the proposed zoning conversion for the property located at the south-west corner of Hartman road and Whiteway Dairy Road within the City of Ft. Pierce. The Following provides a summary of the traffic impact analysis:

- For the proposed development, this analysis contemplated the most conservative scenario of trip generation forecast rates for the proposed zoning modification within the City of Ft. Pierce. The trip generation analysis for the proposed developments concluded that the future traffic conditions could generate at least 790 trips during the AM peak hour, with 437 of egress and 299 ingress additional volumes. It also concluded that during the PM peak hour the proposed development could generate at least 2,723 trips; with 1,316 of egress and 1,407 ingress additional volumes.
- After including the conservative trips estimated that could be generated and applying a forecasted growth rate of 6.67% the concurrency analysis concluded a very insignificant speed reduction from a LOS "B" to the adopted maximum LOS "C"
- After a comparison of the LOS analysis for the future conditions and considering the proposed change of land use, no significant operational effects will result on the overall traffic network nearby the proposed development in reference to the existing conditions.

Based on the results of this traffic impact analysis, the proposed zoning conversion can be implemented without impacting the surrounding roadway system

Appendix A

Ft. Pierce, FI Code Of Ordinance

Sections: 22-27 & 22-30

2/18/2015

Fort Pierce, FL Code of Ordinances

Sec. 22-27. - Medium Density Residential Zone (R-4).

- (a) *Purpose.* The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.
- (b) *Basic use standards.* Uses in an R-4 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
- a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.
 - b. The minimum lot area for a duplex, triplex or a quadraplex shall be four thousand (4,000) square feet per unit.
 - c. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.
 - d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed ten (10) units per acre.
 - e. The minimum lot width for duplexes, triplexes, quadraplexes, and multifamily housing development shall be seventy-five (75) feet.
 - f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
 - g. The minimum lot width for other uses will be sixty (60) feet.
 - h. The minimum lot depth for duplexes, triplexes, quadraplexes, townhomes and multifamily housing development shall be ninety (90) feet.
 - i. The minimum lot depth for other uses will be seventy (70) feet.
- (2) *Yards.*
- a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.
 - b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
 - c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.
 - d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

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Fort Pierce, FL Code of Ordinances

- e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.
 - f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.
 - g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.
 - h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.
- (3) *Lot coverage.*
- a. Buildings in multifamily housing developments shall not cover more than fifty (50) per cent of the lot area.
 - b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.
 - c. Buildings in other developments shall not cover more than forty (40) per cent of the lot area.
- (4) *Building heights.* No building shall exceed forty-five (45) feet above grade.
- (5) *Additional requirements dwelling, townhome.*
- a. *Ownership:* One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.
 - b. *Common area:* Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following: Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).
 - c. *Parking:* Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.
 - d. *Access:* When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

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2/3

2/18/2015

Fort Pierce, FL Code of Ordinances

e. *Yards:* Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(c) *Other applicable use standards.*

- (1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.
- (3) On any lot used for residential purposes, other than a multifamily housing development, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house.
- (4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a single townhome lot shall be sixteen (16) feet.
- (5) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (7) Conditional uses will meet the requirements in section 22-74 through 22-86
- (8) Signs will comply with standards referred to in section 22-55
- (9) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-27, 6-15-81; Ord. No. I-114, § 2, 7-1-85; Ord. No. I-202, § 2, 1-20-87; Ord. No. I-222, § 5, 6-1-87; Ord. No. I-461, § 2, 6-3-91; Ord. No. J-29, § 9—11, 12-7-92; Ord. No. K-24, § 5, 8-21-2000; Ord. No. K-148, § 2, 4-15-02; Ord. No. K-464, § 2, 11-18-06; Ord. No. L-82, § 3, 4-20-09; Ord. No. L-284, §§ 1, 2, 11-19-12; Ord. No. L-295, § 8, 11-4-13)

2/18/2015

Fort Pierce, FL Code of Ordinances

Sec. 22-30. - Neighborhood Commercial Zone (C-2).

- (a) *Purpose.* This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.
- (b) *Basic use standards.* Uses in a C-2 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
- a. The minimum lot area shall be ten thousand (10,000) square feet.
 - b. The minimum lot width shall be seventy (70) feet.
 - c. The minimum lot depth shall be ninety (90) feet.
- (2) *Yards.*
- a. The minimum depth of the front yard will be twenty-five (25) feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.
- (3) *Lot coverage.* Buildings shall not cover more than sixty (60) per cent of the lot area.
- (4) *Building height.* No building shall exceed a height of forty-five (45) feet above grade.
- (c) *Other applicable use standards.*
- (1) Site plan review shall be required for multifamily housing developments with twenty (20) or more dwelling units and for other uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (2) Accessory buildings shall comply with all yard, lot coverage, and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
 - (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
 - (7) Signs will comply with standards referred to in section 22-55
 - (8) All other applicable ordinance requirements will also be satisfied.
- (Ord. No. H-186, § 30-30, 6-15-81; Ord. No. K-24, § 9, 8-21-2000; Ord. No. L-295, § 12, 11-4-13)

Appendix B
Traffic Data Collection

County: 99
 Station: 0021
 Description: HARTMAN ROAD S OF WHITEWAY RD
 Start Date: 02/03/2015
 Start Time: 0000

Time	Direction: N					Direction: S					Combined Total	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total		
0000	3	3	5	3	14	4	1	1	0	6	20	
0100	1	0	1	3	5	3	1	0	2	6	11	
0200	1	0	1	2	4	1	0	0	0	1	5	
0300	1	0	1	1	3	1	1	1	1	4	7	
0400	0	2	3	4	9	2	3	2	6	13	22	
0500	1	3	8	9	21	6	3	9	15	33	54	
0600	9	8	11	21	49	16	23	23	26	88	137	
0700	22	28	49	65	164	34	53	60	90	237	401	
0800	31	34	32	33	130	85	82	49	54	270	400	
0900	27	27	38	29	121	61	66	36	63	226	347	
1000	29	33	19	40	121	41	39	40	40	160	281	
1100	39	34	42	35	150	43	54	40	45	182	332	
1200	44	30	39	48	161	52	38	43	45	178	339	
1300	52	43	38	45	178	40	55	34	42	171	349	
1400	38	42	41	65	186	44	37	61	78	220	406	
1500	73	45	60	51	229	52	58	46	56	212	441	
1600	76	50	92	64	282	37	49	56	61	203	485	
1700	113	60	97	48	318	63	72	73	52	260	578	
1800	79	62	62	37	240	47	57	41	48	193	433	
1900	39	45	28	46	158	42	40	34	28	144	302	
2000	40	34	27	20	121	25	17	21	11	74	195	
2100	27	19	18	7	71	18	13	16	9	56	127	
2200	8	6	13	8	35	11	6	11	4	32	67	
2300	8	11	9	3	31	11	3	5	4	23	54	
24-Hour Totals:					2801						2992	5793

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	730	179	730	317	730	496
P.M.	1645	334	1645	269	1645	603
Daily	1645	334	730	317	1645	603

Generated by SPS 5.0.30P

Appendix C
Trip Generation Analysis

Project Information	
Project Name:	Hartman Rd & Whiteway Rd
No:	
Date:	2/9/2015
City:	Ft. Pierce
State/Province:	
Zip/Postal Code:	
Country:	USA
Client Name:	
Analyst's Name:	JPR
Edition:	ITE-TGM 9th Edition

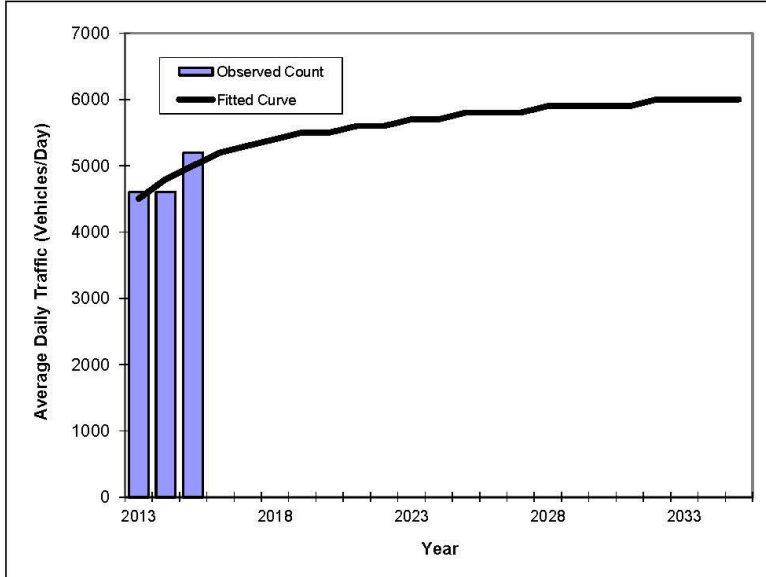
Land Use	Size	AM Peak		PM Peak	
		Entry	Exit	Entry	Exit
820 - Shopping Center	719 1000 Sq. Feet Gross Leasable Area	428	262	1280	1387
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		0	0	282	305
Non-pass-by		428	262	998	1082
220 - Apartment	90 Dwelling Units	9	37	36	20
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		0	0	0	0
Non-pass-by		9	37	36	20
Total		437	299	1316	1407
Total Reduction		0	0	0	0
Total Internal		0	0	0	0
Total Pass-by		0	0	282	305
Total Non-pass-by		437	299	1034	1102

Appendix D
Growth Analysis

Traffic Trends - V2.0

FIN#	414660-2-52-01
Location	1

County:	Miami (87)
Station #:	0
Highway:	0



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2013	4600	4500
2014	4600	4800
2015	5200	5000
2016 Opening Year Trend		
2016	N/A	5200
2026 Mid-Year Trend		
2026	N/A	5800
2034 Design Year Trend		
2034	N/A	6000
TRANPLAN Forecasts/Trends		

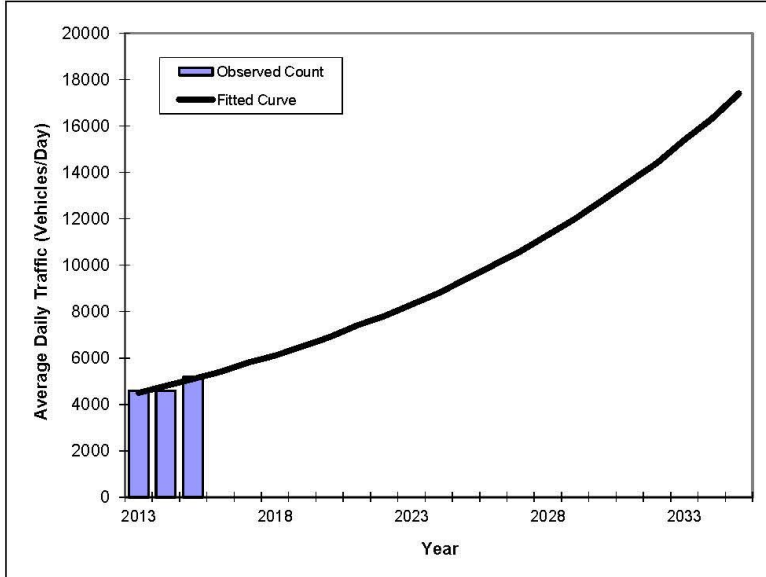
Trend R-squared:	61.08%
Compounded Annual Historic Growth Rate:	5.41%
Compounded Growth Rate (2015 to Design Year):	0.96%
Printed:	18-Feb-15
Decaying Exponential Growth Option	

*Axle-Adjusted

Traffic Trends - V2.0

FIN#	414660-2-52-01
Location	1

County:	Miami (87)
Station #:	0
Highway:	0



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2013	4600	4500
2014	4600	4800
2015	5200	5100
2016 Opening Year Trend		
2016	N/A	5400
2026 Mid-Year Trend		
2026	N/A	10000
2034 Design Year Trend		
2034	N/A	16300
TRANPLAN Forecasts/Trends		

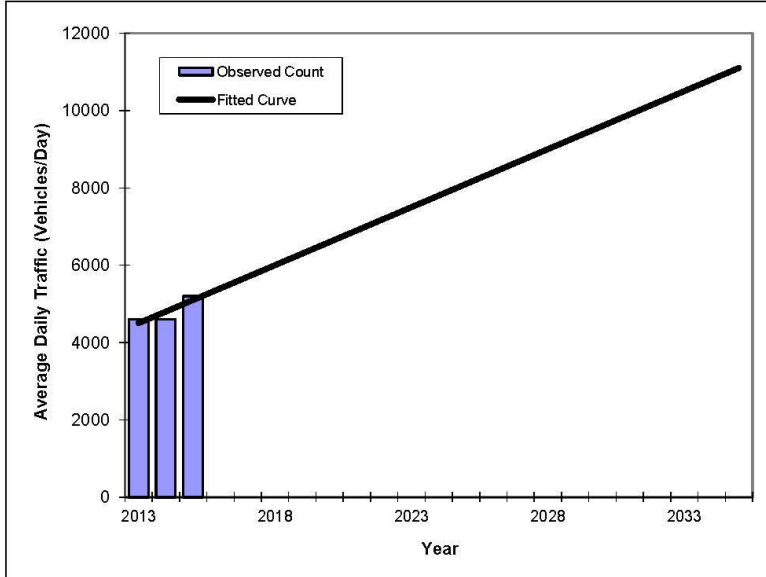
Trend R-squared:	75.00%
Compounded Annual Historic Growth Rate:	6.46%
Compounded Growth Rate (2015 to Design Year):	6.31%
Printed:	18-Feb-15
Exponential Growth Option	

*Axle-Adjusted

Traffic Trends - V2.0

FIN#	414660-2-52-01
Location	1

County:	Miami (87)
Station #:	0
Highway:	0



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2013	4600	4500
2014	4600	4800
2015	5200	5100
2016 Opening Year Trend		
2016	N/A	5400
2026 Mid-Year Trend		
2026	N/A	8400
2034 Design Year Trend		
2034	N/A	10800
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	300
Trend R-squared:	75.00%
Trend Annual Historic Growth Rate:	6.67%
Trend Growth Rate (2015 to Design Year):	5.88%
Printed:	18-Feb-15
Straight Line Growth Option	

*Axle-Adjusted

Appendix E

Concurrency Analysis

ARTPLAN 2009 Conceptual Planning Analysis

Project Information

Analyst		Arterial Name	Hartman Road	Study Period	K100
Date Prepared	2/16/2015 3:58:17 PM	From	Whiteway Dairy Road	Modal Analysis	Multimodal
Agency		To	Okeechobee Road	Program	ARTPLAN 2009
Area Type	Transitioning/Urban	Peak Direction	Northbound	Version Date	12/12/10
Arterial Class	2				
File Name	C:\Users\Juanpablo\AppData\Local\Temp\preview.xml				
User Notes	Existing Conditions				

Arterial Data

K	0.097	PHF	0.91	Control Type	Semiactuated
D	0.55	% Heavy Vehicles	3	Base Sat. Flow Rate	1950

Automobile Intersection and Segment Data

Segment #	Cycle Length	Thru g/C	Arr. Type	INT # Dir. Lanes	% Left Turns	% Right Turns	Left Turn Lanes	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes	Length	AADT	Hourly Vol.	SEG # Dir. Lanes	FFS	Median Type
1 (to Okeechobee Road)	120	0.44	4	2	12	12	Yes	1	94	0.15	No	2308	5218	278	2	4.5	None

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS			
1 (to Okeechobee Road)	269	2971	0.206	17.92	B	0.30	29.14	B			
Arterial Length	0.4371	Weighted g/c	0.44	FFS Delay	19.03	Threshold Delay	0.00	Auto Speed	29.14	Auto LOS	B

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	200	620	730	780
2	**	470	1360	1500	1580
3	**	740	2110	2270	2400
4	**	1020	2850	3050	3200
*	**	470	1360	1500	1580
Lanes	Hourly Volume In Both Directions				
2	**	370	1130	1330	1430
4	**	860	2480	2730	2890
6	**	1350	3840	4130	4360
8	**	1860	5190	5550	5830
*	**	860	2480	2730	2890
Lanes	Annual Average Daily Traffic				
2	**	3800	11700	13700	14700
4	**	8900	25500	28200	29800
6	**	13900	39600	42600	44900
8	**	19200	53500	57200	60100
*	**	8900	25500	28200	29800

Multimodal Segment Data

Segment #	Pave Shldr /Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to Okeechobee Road)	No	Typical	Typical	No	NA	No	No	0	0

Pedestrian SubSegment Data

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to Okeechobee Road)	100			No			NA				No	

Multimodal LOS

Segment #	Bicycle LOS		Pedestrian LOS			Bus LOS			
	Score	Segment	1	2	3	Score	Segment	Adj. Buses	Segment
1 (to Okeechobee Road)	3.49	C				4.10	D	0.00	F
	Bicycle LOS		Pedestrian LOS			Bus LOS			

MultiModal Service Volume Tables

Bicycle

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	60	140	440	> 440
2	**	150	280	880	> 880
3	**	230	420	1310	> 1310
4	**	300	560	1750	> 1750
*	**	150	280	880	> 880
Lanes	Hourly Volume In Both Directions				
2	**	110	260	800	> 800
4	**	270	510	1590	> 1590
6	**	410	770	2380	> 2380
8	**	550	1020	3180	> 3180
*	**	270	510	1590	> 1590
Lanes	Annual Average Daily Traffic				
2	**	1200	2700	8200	> 8200
4	**	2800	5300	16400	> 16400
6	**	4200	7900	24600	> 24600
8	**	5700	10500	32800	> 32800
*	**	2800	5300	16400	> 16400

Pedestrian

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	1000	> 1000	***	***	***
2	2000	> 2000	***	***	***
3	3000	> 3000	***	***	***
4	4000	> 4000	***	***	***
*	2000	> 2000	***	***	***
Lanes	Hourly Volume In Both Directions				
2	1820	> 1820	***	***	***
4	3640	> 3640	***	***	***
6	5460	> 5460	***	***	***
8	7280	> 7280	***	***	***
*	3640	> 3640	***	***	***
Lanes	Annual Average Daily Traffic				
2	18800	> 18800	***	***	***
4	37500	> 37500	***	***	***
6	56300	> 56300	***	***	***
8	75000	> 75000	***	***	***
*	37500	> 37500	***	***	***

Bus

A	B	C	D	E
Buses Per Hour In Peak Direction				
>= 7	>= 5	>= 4	>= 3	>= 2
Buses in Study Hour in Peak Direction (Daily)				
>= 10.91	>= 7.28	>= 5.46	>= 3.64	>= 1.82

* Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.
 ** Cannot be achieved based on input data provided.
 *** Not applicable for that level of service letter grade. See generalized tables notes for more details.
 # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
 ## Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
 ### Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

ARTPLAN 2009 Conceptual Planning Analysis

Project Information

Analyst		Arterial Name	Hartman Road	Study Period	K100
Date Prepared	2/16/2015 4:27:54 PM	From	Whiteway Dairy Road	Modal Analysis	Multimodal
Agency		To	Okeehobee Road	Program	ARTPLAN 2009
Area Type	Large Urbanized	Peak Direction	Northbound	Version Date	12/12/10
Arterial Class	2				
File Name	C:\Users\Juanpablo\AppData\Local\Temp\preview.xml				
User Notes	Future Conditions				

Arterial Data

K	0.097	PHF	0.925	Control Type	Semiactuated
D	0.55	% Heavy Vehicles	2	Base Sat. Flow Rate	1950

Automobile Intersection and Segment Data

Segment #	Cycle Length	Thru g/C	Arr. Type	INT # Dir. Lanes	% Left Turns	% Right Turns	Left Turn Lanes	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes	Length	AADT	Hourly Vol.	SEG # Dir. Lanes	FFS	Median Type
1 (to Okeehobee Road)	120	0.44	4	2	12	12	Yes	1	94	0.15	No	2308	13159	702	2	45	None

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS			
1 (to Okeehobee Road)	668	3278	0.463	21.01	C	0.78	27.01	C			
Arterial Length	0.4371	Weighted g/C	0.44	FFS Delay	23.30	Threshold Delay	0.00	Auto Speed	27.01	Auto LOS	C

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	230	680	810	840
2	**	510	1510	1660	1720
3	**	810	2330	2520	2600
4	**	1100	3140	3370	3480
*	**	510	1510	1660	1720
Lanes	Hourly Volume In Both Directions				
2	**	420	1240	1480	1550
4	**	930	2750	3020	3140
6	**	1480	4240	4590	4740
8	**	2000	5710	6130	6330
*	**	930	2750	3020	3140
Lanes	Annual Average Daily Traffic				
2	**	4400	12800	15200	16000
4	**	9600	28400	31200	32400
6	**	15200	43700	47300	48900
8	**	20700	58900	63200	65300
*	**	9600	28400	31200	32400

Multimodal Segment Data

Segment #	Pave Shldr /Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to Okeehobee Road)	No	Typical	Typical	No	NA	No	No	0	0

Pedestrian SubSegment Data

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to Okeehobee Road)	100			No			NA				No	

Multimodal LOS

Segment #	Bicycle LOS		Pedestrian LOS			Bus LOS			
	Score	Segment	1	2	3	Score	Segment	Adj. Buses	Segment
1 (to Okeehobee Road)	4.17	D				4.57	E	0.00	F
	Bicycle LOS		Pedestrian LOS			Bus LOS			

MultiModal Service Volume Tables

Bicycle

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	90	160	730	> 730
2	**	180	320	1460	> 1460
3	**	270	480	2190	> 2190
4	**	360	640	2920	> 2920
*	**	180	320	1460	> 1460
Lanes	Hourly Volume In Both Directions				
2	**	160	300	1330	> 1330
4	**	320	590	2650	> 2650
6	**	490	880	3980	> 3980
8	**	650	1170	5300	> 5300
*	**	320	590	2650	> 2650
Lanes	Annual Average Daily Traffic				
2	**	1700	3000	13700	> 13700
4	**	3300	6000	27300	> 27300
6	**	5100	9000	41000	> 41000
8	**	6700	12000	54600	> 54600
*	**	3300	6000	27300	> 27300

Pedestrian

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	1000	> 1000	***	***	***
2	2000	> 2000	***	***	***
3	3000	> 3000	***	***	***
4	4000	> 4000	***	***	***
*	2000	> 2000	***	***	***
Lanes	Hourly Volume In Both Directions				
2	1820	> 1820	***	***	***
4	3640	> 3640	***	***	***
6	5460	> 5460	***	***	***
8	7280	> 7280	***	***	***
*	3640	> 3640	***	***	***
Lanes	Annual Average Daily Traffic				
2	18800	> 18800	***	***	***
4	37500	> 37500	***	***	***
6	56300	> 56300	***	***	***
8	75000	> 75000	***	***	***
*	37500	> 37500	***	***	***

Bus

A	B	C	D	E
Buses Per Hour In Peak Direction				
>= 9	>= 6	>= 5	>= 3	>= 2
Buses in Study Hour in Peak Direction (Daily)				
>= 16.05	>= 10.70	>= 8.02	>= 5.35	>= 2.68

* Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.
 ** Cannot be achieved based on input data provided.
 *** Not applicable for that level of service letter grade. See generalized tables notes for more details.
 # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
 ## Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
 ### Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

CAPACITY ANALYSIS



CITY OF FORT PIERCE PLANNING DEPARTMENT

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

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Platted Lands (Bent Creek S/D)	Medium Density Residential (RM)	RU and PUD (Bent Creek)
South	Commercial (Orange Blossom Business Center)	GC (General Commercial)	C 3 (General Commercial)
East	Indian River Presbyterian Church FPUA Electrical Services Facility	GC (General Commercial)	C 3 (General Commercial)
West	Vacant (City of Ft. Pierce)	Medium Density Residential (RM)	R4 - Medium Density Residential

	Future Land Use Classification	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R4	406 du	36.93	See Attached Exhibit
Proposed	NC	C2	719,263 sf (maximum)	36.93	See Attached Exhibit

II. Public Facilities Information:

A. Potable Water:

Average Use Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)
 Other: 0.125 gallons per day per square foot

Demand Analysis	Maximum
Current Zoning-Land Use	105,560 Total gallons per day
Proposed Zoning-Land Use	89,875 Total gallons per day
Change in Demand	-15,685 Total gallons per day

B. Wastewater:

Average Use Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)
 Other: 0.1 gallons per day per square foot

Demand Analysis	Maximum
Current Zoning-Land Use	105,560 Total gallons per day
Proposed Zoning-Land Use	71,900 Total gallons per day
Change in Demand	- 33,660 Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	n/a	n/a	n/a
Urban District	5 acres per 1,000 people	n/a	n/a	n/a
Community	2.5 acres per 1,000 people	n/a	n/a	n/a
Neighborhood	1.36 acres per 1,000 people	n/a	n/a	n/a

D. Public Schools (Residential Classifications Only):

Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	See Below	See Below
City	varies	varies
Distance	varies	varies
Current Zoning Enrollment Demand	59	25
Proposed Zoning Enrollment Demand	0	0
Change in Demand	- 59	- 25

St. Lucie Public Schools utilize an open-enrollment system where parents select from among a variety of schools close to where they live. The exact schools to be impacted by the proposed development site will vary.

E. Solid Waste:

Average Use 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning Land Use	50.75 yards
Proposed Zoning Land Use	n/a
Change in Demand	- 50.75 yards

F. Stormwater:

Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	
	The sites are currently vacant and do not have any stormwater management systems developed on them. As the properties are developed all applicable stormwater design criteria of the City of Ft. Pierce and the South Florida Water Management District will be met.

G. Transportation Analysis:

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum (ITE 221)	Maximum
Current Zoning	R4 (2,676 aadt)	R4 (207 AM Peak)/(252 PM Peak)
Proposed Zoning	C2 (30,701 aadt)	R2 (428 AM Peak)/(1280 PM Peak)
Change in Demand	+ 28,025 Trips	(+221 AM Peak)/(+1028 PM Peak)
Impact to Capacity	See Attached Traffic Impact Report	

III. Project Description

PHASING

Is this project (phase) part of a larger project? Yes _____ No xxxx

If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date

Total Project: Residential Units: _____ Single Family: _____ Multifamily: _____

Non-residential (square footage): 719,263 sf

Mixed-use (describe use): _____

(If this is a single phase project, name it Phase 1-Total)

RESIDENTIAL DATA					
	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Type					
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
	Phase	Square Footage	Acres	Expected beginning date	Expected completion date
Type					
Retail Commercial	1	719,263	36.93	t/b/d	t/b/d

IV. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes _____ No xx

V. a. Does this application involve demolition or re-use of any structure(s)? Yes _____ No xx

If yes, what is the size of the structure(s) to be demolished or re-used? _____
n/a

b. What is the current use of the structure to be demolished or re-used? _____
n/a

c. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes _____ No _____

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

Vi. Exemptions Requested:

n/a

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