C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Tuesday, February 16, 2016 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Keith Albury, Macedonia Seventh Day Adventist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the February 1, 2016 regular meeting.

6. **PROCLAMATIONS**

   a. National Engineer's Week Proclamation being received by Heath Stocton, Treasure Coast Chapter of the Florida Engineering Society

   b. Mayor's First Step Awards presented to Representative Larry Lee, Jr., Sheriff Ken Mascara, Commissioner Kim Johnson, Chief Diane Hobley-Burney, Fire Chief Buddy Emerson and Scott Van Duzer on behalf of the City of Fort Pierce, the Van Duzer Foundation and Restoring the Village.

7. **LETTERS TO COMMISSION**

   a. Email from Mary Alice Bennett extending Representative Lee's sincere gratitude to Chief Hobley-Burney, Deputy Chief Amandro and Grants Coordinator Anthony Maynard for their contribution to the completion of the Restoring the Common Good Budget Request.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the

Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

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9. **CONSENT AGENDA**

a. Approve the award of RFP 2016-012 for Realtor Services to the highest ranked proposer, Coldwell Banker Paradise.

b. Approval of an Interlocal Agreement between the St. Lucie County School Board and the City of Fort Pierce for operation and improvements for the Dan McCarty Middle School Track.

10. **PUBLIC HEARINGS**

a. Ordinance 16-001 - Modifying Article II, Section 2-29 to include a new item in the order of business for additions, deletions and approval of the agenda. SECOND READING

b. Ordinance No. 16-003 pertaining to an application submitted by the property owners, Equity Trust Company, Mohammad Hajjar IRA, and Sassan LLC for Future Land Use Map for six (6) parcels of land, totaling +/- 36.93 acres, to change the future land use designation from RM, Medium Density Residential to NC, Neighborhood Commercial. Said parcels are generally located at the southwest corner of Hartman Road and Whiteway Dairy Road, or approximately 1803 Hartman Road. FIRST READING

c. Ordinance No. 16-004 pertinent to an application submitted by the property owners, Equity Trust Company, Mohammad Hajjar IRA, and Sassan LLC for a Zoning Atlas Amendment for six (6) parcels of land, totaling +/- 36.93 acres, to change the zoning designation from R-4, Medium Density Residential to NC, Neighborhood Commercial. Said parcels are generally located at the southwest corner of Hartman Road and Whiteway Dairy Road, or approximately 1803 Hartman Road. FIRST READING

d. Ordinance 16-005 Amending Section 12-103 extending the prohibition of fishing along Melody Lane. FIRST READING

e. Review and approval of an application for a Conditional Use, submitted by property owners: PC Hotel/Kevin Gallagher, and applicant: Water's Edge Recovery to allow the use of a detoxification facility (hospital) at 912 Avenue I. Property is zoned R4, Medium Density Residential (Parcel ID 2403-707-0009-000-6).

f. Review and approval of an application for a Conditional Use, submitted by property owners: KMG Holdings, LLC, and applicant: The Haven Detox to allow the use of a detoxification facility (hospital) at 4707 Oleander Avenue, Fort Pierce, FL. The property is zoned R2, Intermediate Density Residential (Parcel ID 3404-501-0506-000-4)

g. Review and approval of an application for Site Plan and Conditional Use, submitted by Property Owner, G. Flash G.P., Inc. c/o Ashton de Peyster, Applicant Harold H. Smyth, and representatives, William P. Stoddard, Ph. D., P.E., and Leo Giangrande, PE to complete the phased construction of a 198 Slip Marina, Boat Ramp, Dock Master's Quarters, Ship Store, and 10 RV Spaces at 601 Seaway Drive, Fort Pierce, FL. The property is zoned Tourist Commercial (C-5). (Parcel IDs 2402-312-0001-000-5 & 2402-331-0002-000-1).

h. Review and approval of an application for a Conditional Use, submitted by property owners; the St. Lucie County Fire District, and applicant; M&R Global LLC to operate an Adult Day Care Facility located at 2400 Rhode Island Avenue, Fort Pierce, FL. The property is zoned C-1, Office Commercial (Parcel ID 2416-504-0754-010-3).

11. **MISCELLANEOUS REPORTS & REQUESTS**

a. Update on City Marina Operations

12. **CITY COMMISSION**

a. Resolution 16-R04 Accepting the proposal of Capital One Public Funding, LLC to purchase the City's $13,745,000 Stormwater Revenue Refunding Note and authorizing the execution and delivery of a Loan Agreement.

b. Submittal of applications for City Planning Board.

13. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

14. **COMMENTS FROM THE CITY MANAGER**

a. City Manager's Departmental Activity Report

15. **COMMENTS FROM THE COMMISSION**

16. **ADJOURNMENT**

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

City Commission Regular Meeting **Agenda Item # 5. a.**

Meeting Date: 02/16/2016

Re:

SUBJECT:

Approval of minutes from the February 1, 2016 regular meeting.

Attachments

City Commission Regular Minutes 2.1.2016

Form Review

Form Started By: Caleta Scott Started On: 02/10/2016 04:40 PM

Final Approval Date: 02/10/2016

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, FEBRUARY 1, 2016.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 6:30 p.m.

2. OPENING PRAYER - Reverend John Lee of Mt. Olive Baptist Church offered the opening prayer.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Edward Becht; Commissioner Reginald Sessions

Absent: Commissioner Thomas Perona

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Robert Schwerer

5. APPROVAL OF MINUTES

a. Approval of minutes from the January 19, 2016 meeting.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to approve the Minutes from the January 19, 2016 meeting.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to excuse Commissioner Perona from the meeting.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

a. Mayor Hudson issued a Proclamation declaring February 7-13 as 2-1-1 Awareness Week.

b. Chief Buddy Emerson, St. Lucie County Fire Board, and Commissioner Alexander presented Commissioner Becht with an award for his outstanding service and dedication to the St. Lucie County Fire Board.

7. **LETTERS TO COMMISSION** - The following letter will be kept on file at the City Clerk's office.

a. Email from Gertrude Walker thanking Libby Woodruff for the wonderful ceremony that honored Highwayman Livingston Roberts on January 21, 2016.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS** - There were no public comments.

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9. CONSENT AGENDA

a. Approval of Subordination of Utility Interest Agreements between the State of Florida Department of Transportation and the City of Fort Pierce, Florida for the use and benefit of Fort Pierce Utilities Authority, for the upcoming Kings Highway Road Widening project.

b. Waive interest, penalties, and administrative fees in the amount of $129.90 leaving a balance due of $91.86, payable in 60 days, against 3109 Avenue B, Ft. Pierce, FL, Parcel ID 2408-506-0019-999-7, which was purchased through a tax deed sale and brought into compliance by Bemnet Yohannes, 3106 Avenue B, Ft. Pierce, FL 34947.

c. Waive interest, penalties, and administrative fees in the amount of $175.68, leaving a balance due of $1,046.08 assessed for emergency repairs against 3109 Avenue B, Ft. Pierce, FL, Parcel ID 2408-506-0019-000-7. The new owner, Bemnet Yohannes, 3106 Avenue B, Ft. Pierce, FL 34947, purchased the property through a tax deed sale. The balance of $1,046.08 can be paid via a payment plan.

d. Approval of Brothers Construction, Inc. Change Order No. 1 in the amount of $10,388.90 providing compensation for additional work completed during the construction of the Melody lane Fishing Pier.

e. Approval to piggyback the City of Clearwater Agreement for Professional Services (RFQ 13-13) with Walker Parking Consultants/Engineers, Tampa Florida. Not to exceed $40,000.00

f. Approval to purchase eleven (11) patrol vehicles: eight (8) Ford Interceptor Sport Utility Vehicles and three (3) Ford Interceptor Sedan vehicles in the amount not to exceed $365,045.00.

g. Approval of Bid No. 2016-016 for Furnish and Install Asphaltic Concrete 10-199 Ton, by piggybacking City of PSL Bid No. 20150080 to Lynch Paving and Construction Co.,Inc of Okeechobee, FL. for Citywide resurfacing needs in an amount not to exceed $250,000.00.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve items **9a**, **9b**, **9c**, **9d**, **9e**, **9f** and **9g** on the Consent Agenda.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

10. PUBLIC HEARINGS

a. Review and approval of a Site Plan and Design Plan submitted by Thomas Engineering Group, LLC to construct a Cumberland Farms convenience store and fueling station at 2009 S 35th Street. Property is zoned C-3, General Commercial. (Parcel ID 2417-343-0005-000-5).

Clarissa Davis, Planner, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Seeing no one, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to approve item **10a.**

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

b. Review and approval of an application for a Waiver of Distance, submitted by Property Owner and Applicant S&M Smoke Shop LLC, to establish 4COP - Beer, Wine, and Liquor; sale by the drink for consumption on premises and package sales in sealed containers to add a lounge at their existing Tobacco Shop at 1001 S US Highway 1, Fort Pierce, FL. The property is zoned General Commercial (C-3), (Parcel ID 2415-601-0180-000-0).

Kori Benton, Senior Planner, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Seeing no one, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **10b** with staff conditions:

1) The applicant provides a site lighting assessment to ensure the site lighting meets the minimum average of three (3) footcandles, as required by City Code, and upgrade the lighting if necessary, prior to release of the alcohol license; and

2) The applicant completes landscape improvements along the southern property line to bring the site landscaping into compliance, further improving the buffer between the site and abutting residential homes.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

c. Ordinance 16-001 - Modifying Article II, Section 2-29 to include a new item in the order of business for additions, deletions and approval of the agenda.

Linda Cox, City Clerk, introduced the Ordinance on first reading, read by title only, into the record, gave a brief presentation and was available for questions.

Commission discussion included the benefit of using it for time-sensitive items such as letters of support, the possibility of staff not being prepared to discuss and offer guidance, providing proper notice and allowing public comment. Additions and deletions should be used sparsely and staff should be held accountable and ensure protection from abusing the Ordinance.

Robert Schwerer, City Attorney, advised to use caution as FS 286.011 and FS 286.0114 provides that local governments are prohibited from placing any proposition on an agenda where action is to be taken, without providing notice and requirement for public participation. He recommends coming up with a method to handle deletions with the City Manager.

Mayor Hudson opened the public hearing.

Seeing no one, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **10c**.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

11. MISCELLANEOUS REPORTS & REQUESTS

a. State Housing Initiative Partnership (SHIP) Program Overview 2013-2015

Linda Whalen, Grant Writer, and Libby Woodruff, Urban Redevelopment Manager, gave a brief presentation and was available for questions.

Commission discussion included making sure we collaborate with Code Enforcement and FPUA to get the word out to more people in the community, most of the projects being home rehabilitation, evaluating the data to determine effectiveness and making sure we are prepared for upcoming changes to the department due to Linda Whalen's retirement.

b. Wind Retro-fit Grant Presentation. Use of funds provided by Florida Division of Emergency Management Hazard Mitigation.

Libby Woodruff, Urban Redevelopment Manager, gave a brief presentation and was available for questions.

Commission discussion included seeing cost-savings with recent improvements and putting together a system to disperse the incoming funds in the community.

12. CITY COMMISSION

13. COMMENTS FROM THE PUBLIC

Mike Perri
Rick Reed

14. COMMENTS FROM THE CITY MANAGER

a. City Manager's Departmental Activity Report

Nick Mimms, City Manager, announced the Melody Lane Fishing Pier Ribbon Cutting on February 2, 2016, the Highwaymen Art exhibit on the second floor Planning Department at City Hall throughout the month of February, and the upcoming Conference Agenda items.

15. COMMENTS FROM THE COMMISSION

Commissioner Sessions stated that he was looking forward to the Fishing Pier Ribbon Cutting and discussed the recent cooperation with the County and FPUA to address city street upgrades.

Commissioner Becht stated that he wants to make sure that all citizens are pro-active, engaged, knowledgeable, participating and registered to vote.

Commissioner Alexander inquired about process for street damage repairs on 8th street, recognized Khalil Mack and his NFL accomplishments, as well as the SKA Championship coming to Fort Pierce in November.

Mayor Hudson stated she would write a letter on behalf of the City for the FPUA.

16. ADJOURNMENT - Mayor Hudson declared the meeting adjourned at 8:20 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. a.**

Meeting Date: 02/16/2016

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

National Engineer's Week Proclamation being received by Heath Stocton, Treasure Coast Chapter of the Florida Engineering Society

Attachments

National Engineers Week 2016

Form Review

Form Started By: Caleta Scott Started On: 01/28/2016 10:49 AM

Final Approval Date: 01/28/2016

WHEREAS, engineers have used their scientific and technical knowledge and skills in creative and innovative ways to fulfill society's needs; and

WHEREAS, engineers face the major technological challenges of our time - from rebuilding towns devastated by natural disasters to designing an information superhighway that will speed our country into this new century; and

WHEREAS, engineers are encouraging our young math and science students to realize the practical power of their knowledge; and

WHEREAS, we will look more than ever to engineers and their knowledge and skills to meet the challenges of the future.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the week of February 21 - 27, 2016, as:

"National Engineers Week"

in the City of Fort Pierce.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 16th day of February, 2016.

_____

MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. b.**

Meeting Date: 02/16/2016

Re:

SUBJECT:

Mayor's First Step Awards presented to Representative Larry Lee, Jr., Sheriff Ken Mascara, Commissioner Kim Johnson, Chief Diane Hobley-Burney, Fire Chief Buddy Emerson and Scott Van Duzer on behalf of the City of Fort Pierce, the Van Duzer Foundation and Restoring the Village.

Attachments

First Step Awards

Form Review

Form Started By: Linda Cox Started On: 01/08/2016 09:09 AM

Final Approval Date: 01/28/2016

FIRST STEP

Step Up To A Better Way Of Life

THE

MAYOR'S FIRST STEP AWARD

IS PROUDLY PRESENTED

ON FEBRUARY 1, 2016

TO

Larry Lee Jr.

Thank you for taking the

"FIRST STEP"

"The graveyard is the richest place on earth, because you will find all the hopes and dreams that were never fulfilled, the books that were never written, the songs that were never sung, the inventions that were never shared, the cures that were never discovered, all because someone was too afraid to take that FIRST STEP, keep with the problem, or determined to carry out their dream."

Les Brown

RESTORING THE VILLAGE

FORT PIERCE THE SUNRISE CITY

City Commission Regular Meeting **Agenda Item # 7. a.**

Meeting Date: 02/16/2016

Re: Representative Lee's Special Thank You to Police Dept.

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Mary Alice Bennett extending Representative Lee's sincere gratitude to Chief Hobley-Burney, Deputy Chief Amandro and Grants Coordinator Anthony Maynard for their contribution to the completion of the Restoring the Common Good Budget Request.

Attachments

Rep. Lee's Special Thanks

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/09/2016 08:57 AM
City Manager	Linda Cox	02/09/2016 10:38 AM

Form Started By: Jennifer Robinson Started On: 02/08/2016 11:41 AM

Final Approval Date: 02/09/2016

Bennett, MaryAlice --- RE: Fort Pierce Police Department: Restoring The Common Good <Watchdog: Virus checked> ---

From:	"Bennett, MaryAlice" <MaryAlice.Bennett@myfloridahouse.gov>
To:	"'Diane Hobley-Burney'" <dhobley-burney@fppd.org>
Cc:	"'Nicholas Mimms'" <NMimms@City-FtPierce.Com>, "Frank Amandro <amandro@fppd.org> (amandro@fppd.org)" <amandro@fppd.org>, "'Anthony Maynard'" <amaynard@fppd.org>
Date:	Wed, Feb 3, 2016 11:13 AM
Subject:	RE: Fort Pierce Police Department: Restoring The Common Good <Watchdog: Virus checked>

Good Morning Chief Hobley-Burney,

Representative Lee wishes to extend a very special thanks to you and your grant writing team working on the Restoring the Common Good Budget Request. Special accolades are extended especially to you for your superb leadership, and appreciation to Deputy Chief Frank Amandro, and last but definitely not least, Grants Coordinator Anthony Maynard. You are an awesome group of people with whom to work; it was a pleasure. For each request, question, or concern, there was an immediate response. Not only were you very prompt in responding but also thorough. For that, we are exceedingly grateful.

Both Representative Lee and I want to extend our sincere gratitude collectively and individually to you.

Again, thank you.

Kind regards,

Mary Alice Bennett
Legislative Assistant II
to Representative Larry Lee, Jr.
District 84
100 North US Highway 1
Fort Pierce, FL 34950
(772) 595-1391

City Commission Regular Meeting **Agenda Item # 9. a.**

Meeting Date: 02/16/2016

Re: RFP Award for Realtor Services RFP 16-012

SUBJECT:

Approve the award of RFP 2016-012 for Realtor Services to the highest ranked proposer, Coldwell Banker Paradise.

SUMMARY:

At the January 20, 2016, CRA Advisory Committee meeting, the committee reviewed and ranked the proposals. In addition to their recommendation to award the RFP to the highest ranking firm, the Committee also requested that the agreement includes monthly reports. The CRA Advisory Committee reflected this is the most responsive and most qualified applicant.

It should be noted, that Mr. Hoyt Murphy, as a member of the CRA Advisory Committee, recused himself from the voting of the RFP. His form is attached to the package.

RECOMMENDATION:

Award the RFP to Coldwell Banker, the highest ranked proposal.

ALTERNATIVES:

Not award, or award to the second, third or fourth ranked proposers.

RESPONSIBLE STAFF:

Rebecca Grohall, Planning Manager

COORDINATED WITH:

Tony Barnes, Adminstrative Services Director
CRA Advisory Committee

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2016
Account:	N/A
Amount:	N/A

FISCAL IMPACT:

No adverse fiscal impact is predicted, the broker's fees will be a part of the closing costs and absorbed in the sales price.

Attachments

CRA Adv. Committee ranking
Coldwell Banker response
RFP document
Voting Conflict form

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	02/02/2016 10:32 AM
Finance Department	Johnna Morris	02/09/2016 03:06 PM
City Manager	Nick Mimms	02/10/2016 02:28 PM
Form Started By: Rebecca Grohall		Started On: 01/25/2016 11:40 AM
Final Approval Date: 02/10/2016		

EVALUATION COMMITTEE RANKING
RFP 2016-012 - REAL ESTATE BROKER SERVICES

COLDWELL BANKER PARADISE

RANKING CRITERIA	POINTS POSSIBLE	EVALUATION COMMITTEE RANKINGS							POINTS RECEIVED	POINTS AVERAGED
		A	B	C	D	E	F	G		
Qualifications of Proposer	20	20	20	20	20	20	20	20	140	20.00
Fee Schedule(s)/Commission	25	25	20	25	25	25	25	25	170	24.29
Member of Multiple Listing Service (MLS)	5	5	5	5	5	5	5	5	35	5.00
Commercial Real Estate Experience (years, knowledge, track record)…..	25	25	25	25	25	25	25	25	175	25.00
Market Method (National/Global Reach)…	25	25	20	20	15	25	25	25	155	22.14
Locality Rating (as per table)	0 - 25	25	25	25	15	25	20	25	160	22.86
TOTALS	**125**	125	115	120	105	125	120	125	**835**	**119.29**

FLEISCHMAN REALTY GROUP, LLC

RANKING CRITERIA	POINTS POSSIBLE	EVALUATION COMMITTEE RANKINGS							TOTAL POINTS	POINTS AVERAGED
		A	B	C	D	E	G	H		
Qualifications of Proposer	20	20	20	20	15	18	15	20	128	18.29
Fee Schedule(s)/Commission	25	25	20	25	20	25	15	10	140	20.00
Member of Multiple Listing Service (MLS)	5	5	5	5	5	2	0	5	27	3.86
Commercial Real Estate Experience (years, knowledge, track record)….	25	25	20	10	20	24	20	15	134	19.14
Market Method (National/Global Reach)…	25	20	20	15	15	23	20	20	133	19.00
Locality Rating (as per table)	0 - 25	25	25	25	15	25	20	25	160	22.86
TOTAL	**125**	120	110	100	90	117	90	95	**722**	**103.14**

EVALUATION COMMITTEE RANKING
RFP 2016-012 - REAL ESTATE BROKER SERVICES

HIGGENBOTHAM AUCTIONEERS INTERNATIONAL LTD., INC

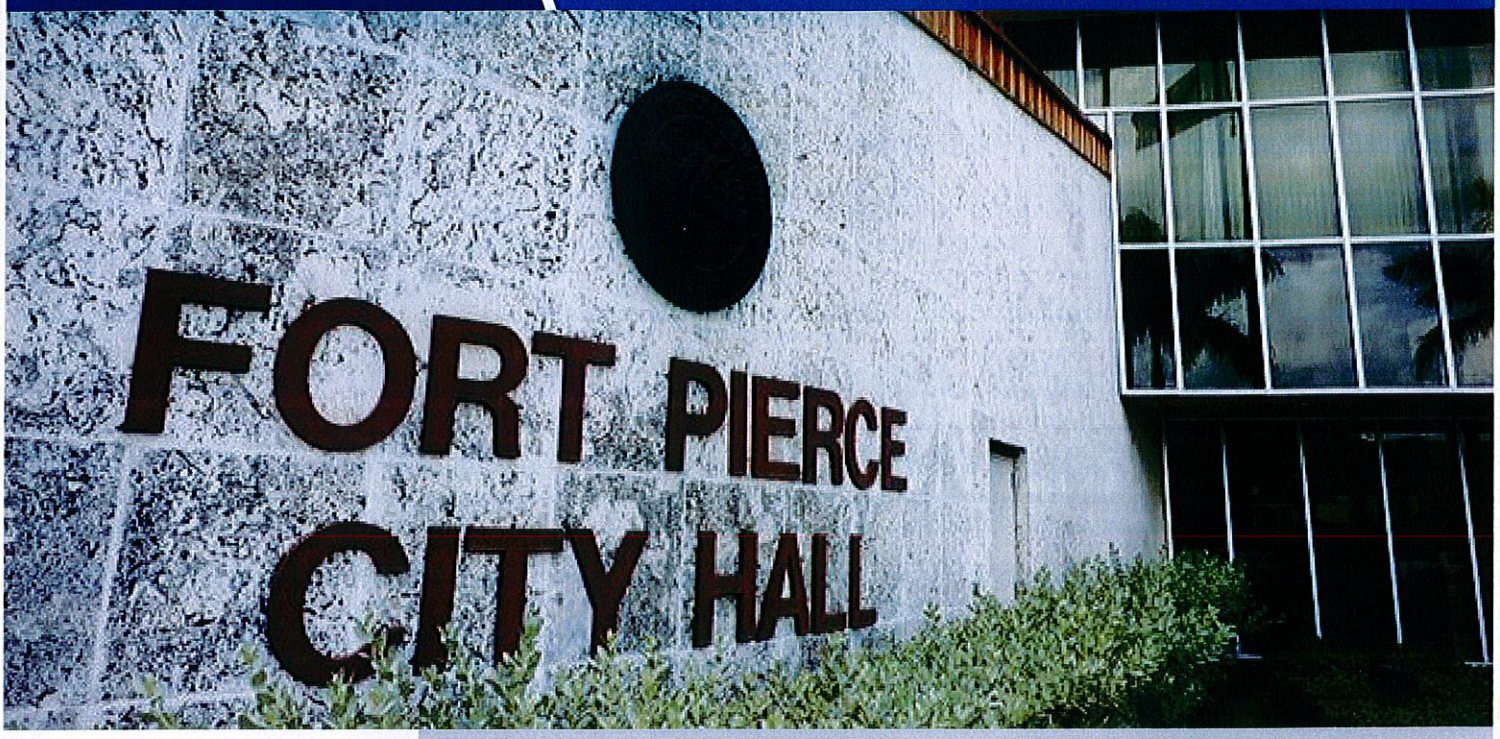
RANKING CRITERIA	POINTS POSSIBLE	EVALUATION COMMITTEE RANKINGS							POINTS RECEIVED	POINTS AVERAGED
		A	B	C	D	E	G	H		
Qualifications of Proposer	20	10	15	15	15	18	15	0	88	12.57
Fee Schedule(s)/Commission	25	25	10	25	15	25	20	0	120	17.14
Member of Multiple Listing Service (MLS)	5	0	5	10	5	5	0	5	30	4.29
Commercial Real Estate Experience (years, knowledge, track record)….	25	20	20	25	20	20	20	15	140	20.00
Market Method (National/Global Reach)…	25	5	10	15	15	20	20	10	95	13.57
Locality Rating (as per table)	0 - 25	10	0	0	15	0	10	10	45	6.43
TOTAL	**125**	70	60	90	85	88	85	40	**518**	**74.00**

McCURDY & COMPANY REALTY

RANKING CRITERIA	POINTS POSSIBLE	EVALUATION COMMITTEE RANKINGS							POINTS RECEIVED	POINTS AVERAGED
		A	B	C	D	E	G	H		
Qualifications of Proposer	20	10	15	20	15	18	20	20	118	16.86
Fee Schedule(s)/Commission	25	0	10	25	20	25	15	10	105	15.00
Member of Multiple Listing Service (MLS)	5	5	5	5	5	5	5	5	35	5.00
Commercial Real Estate Experience (years, knowledge, track record)….	25	10	20	20	20	25	20	15	130	18.57
Market Method (National/Global Reach)…	25	15	10	20	15	23	20	25	128	18.29
Locality Rating (as per table)	0 - 25	25	25	25	20	25	25	25	170	24.29
TOTAL	**125**	65	85	115	95	121	105	100	**686**	**98.00**

COLDWELL BANKER COMMERCIAL

PARADISE HOYT MURPHY REALTORS



CITY OF FT. PIERCE BID PROPOSAL

RFP No. 2016-012

PREPARED FOR:

Gelencia Carter
City of Ft. Pierce
Purchasing Department

PREPARED BY:

Coldwell Banker Commercial
Coldwell Banker Paradise Hoyt Murphy Realtors

Hampton Jackson
(772) 494-8402
Hampton.Jackson@ColdwellBanker.com

Hoyt C. Murphy, Jr.
(772) 971-7424
Hoyt.MurphyJr@ColdwellBanker.com

411 North US 1 Highway 1, Ft. Pierce, FL 34950
Ph: (772) 461-3250/Fx: (772) 460-2067

DELIVER TO: **City of Fort Pierce** **100 North U.S. #1** **Fort Pierce, FL 34950** **MAIL TO:** **City of Fort Pierce Procurement Dept.** **P.O. Box 1480** **Fort Pierce, FL 34954-1480**	**REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT**
Contact: Gelencia Carter, 772-467-3748	**RFP No: 2016-012**
Mandatory Pre-Bid Conference Date: **N/A**	**RFP Title: REAL ESTATE BROKER SERVICES**
Mandatory Pre-Bid Location: **N/A**	**RFP Opening Location:** **City of Ft. Pierce Procurement Dept.** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
RFP Due Date & Time: **3:00 PM, TUESDAY, JANUARY 12, 2016**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Proposer Name: Coldwell Banker Paradise **Mailing Address:** 411 North US 1	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.*** X _____ **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce,FL, 34950	**Typed or Printed Name:** Hampton Jackson
Type of Entity (Circle One): **Corporation Partnership Proprietorship**	**Title:** Sales Associate
Incorporated in the State of: Florida **Year:** 1953	**Delivery in** _____ **days, ARO**
Phone Number: (772) 461-3250	**Payment Terms: Net 30 Days**
Fax Number: (772) 460-2067	**FEIN or SS Number:** 65-0939709
E-Mail Address: hampton.jackson@coldwellbanker.com	**Local Business:** X Y __N **MWBE:** __Y X N
Bid Security is attached, when required, in the amount of $ N/A **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

COLDWELL BANKER COMMERCIAL
PARADISE HOYT MURPHY REALTORS

BID PROPOSAL RFP NO. 2016-012

LETTER OF TRANSMITTAL

January 11, 2016

City of Ft. Pierce - Purchasing Department
100 North U.S. #1
Ft. Pierce, Florida 34950

RE: Bid RFP No: 2016-012

Dear Procurement Dept.:

Thank you for the opportunity to conduct business with the City of Ft. Pierce. Here at Coldwell Banker Paradise Hoyt Murphy REALTORS® we are pleased to submit our proposal to represent the City of Ft. Pierce as your Exclusive Brokerage Firm. Our organization has been serving the needs of the Treasure Coast for over 60 years. We are one of the largest brokerage firms on the Space and Treasure Coast. When it comes to your day to day residential and commercial needs, we are the dominant name in the real estate industry, boasting a large global footprint and the greatest concentration of experienced talent.

Sincerely,

Hampton Jackson, REALTOR

PROPOSER'S QUESTIONNAIRE
RFP #2016-012
Real Estate Broker Services

It is understood and agreed that the following information is to be used by the City of Fort Pierce to determine the qualifications of Proposers to perform the work required. The Proposer waives any claim against the City that might arise with respect to any decision concerning the qualifications of the Proposer.

The undersigned attests to the truth and accuracy of all statements made on this questionnaire. Also, the undersigned hereby authorizes any public official, person, firm or corporation to furnish the City of Fort Pierce any pertinent information requested by the City deemed necessary to vary the information on this questionnaire.

Dated this 11th day of January, 2016.

Coldwell Banker Paradise Hoyt Murphy Realtors/ Hampton Jackson
Name of Organization / Proposer

By: Hampton Jackson/ Sales Associate
Name and Title

(If more space is needed, please attach additional sheets.)

1. Corporation, Partnership, Joint Venture, Individual or other?
   Corporation

2. Firm's name and main office address, telephone and fax number, e-mail:
   Coldwell Banker Paradise Hoyt Murphy Realtors
   411 North US 1
   Fort Pierce,FL, 34950
   (P); (772)461-3250;(F); (772)460-2067; hampton.jackson@coldwellbanker.com

3. Give the names of the person who will be authorized to make decisions and speak as a representative of the Proposer, their titles, addresses and telephone and facsimile numbers.
   Hampton Jackson/Sales Associate & Hoyt C Murphy Jr./Broker Associate
   411 North US 1
   Fort Pierce,FL, 34950; (P);(772)461-3250; (F);(772)460-2067

4. Firm's previous names (if any).
   Hoyt C Murphy Inc. Realtors

5. How many years has your organization or individual been in commercial real estate business and locations?
Years: 66 years Location(s): 411 North US 1 Fort Pierce,FL, 34950

Licenses: Sales Associate/Broker Associate Certifications: See Attached

6. Names of personnel (if other than Proposer) that will be performing requested realtor services/work:
Keith Kite
Caroline Sessions

7. Proposer sale & lease history for properties of 115,000 SQ and above?

Date	Commercial	Sq ft	Location	Sale price	Annual lease	Listing Date

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8. List training/education of Proposer and Proposer staff that will be assigned to this project:
See Attached

9. Provide market and advertising methods. See Attached

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10. List knowledge of public real estate records that will be used by your firm. See Attached

11. List method(s) use for rent/lease assessment See Attached

12. Method used for background checks. See Attached

13. List marketing strategies used for lease properties See Attached

14. List marketing strategies used for properties for sale See Attached

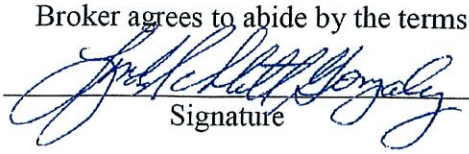
15. List current and past litigation of your firm within the past five (5) years. See Attached

16. Provide a list of three (3) past clients for this size and type of property See Attached

Client name	Telephone#	Email	Property Title

17. Is your firm a member of Multiple Listing Service (MLS)? See Attached

18. Broker agrees to abide by the terms and conditions of the City Contract.



Signature

Broker

Title

19. ADDENDUM ACKNOWLEDGMENT - Proposer acknowledges that the following addenda have been received and are included in his/her proposal:

Addendum Number	Date Issued
RFP No. 2016 -012 No. 1	January 5, 2016
RFP No. 2016 -012 No. 2	January 5, 2016

20. Please enter below the percentage of the NET value (after all expenses) of the lease or sale that your firm will charge for the services that you will be providing. The City will not enter into an open-ended contract. This would be a one-time fee percentage of the new value of the lease or value of the net sale to the City.

Service	Fee	
Sale	See Attached	% Net value
Lease	See Attached	% Net Value

Additional Services	Rate
See Attached	See Attached
See Attached	See Attached

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BID PROPOSAL RFP NO. 2016-012

QUESTIONNAIRE - #7

DATE	LOCATION	NAME	DESCRIPTION	VALUE
Partial List of				
PRE 2000 Sales				
1992	Old Dixie Highway	FDIC	74 Acre River Front	$450,000.00
	Okeechobee Road	Seminole Tribe	54 Acres	$500,000.00
	Kings Highway	Treasure Coast Realty	40 Acre Industrial Site	$432,500.00
	A-1-A, Martin County	RTC	Oceanfront Site	$600,000.00
	St. Lucie West	Marriot	Distribution Center	$3,400,000.00
1993	2050 South U.S. #1	Checkers	Fast Sood Site	$330,000.00
	Boca Raton		Strip Center	$1,025,000.00
	Oslo Rd., Vero	Treasure Coast Refuge	Industrial Facility	$500,000.00
	North U.S. #1	North Bridge Plaza	Retail Building	$650,000.00
	St. Lucie County	Areo Acres	SD Liquid.	$345,950.00
	St. James Blvd.		School Site	$432,600.00
1994	200 Indian River Drive	Ft. Pierce Hotel	Downtown Rental	$525,000.00
	907 Weatherbee Road		12 Apts.	$320,000.00
	Stuart	FDIC	14 Condos	$572,000.00
1995	St. Lucie West		Ind. Site	$239,900.00
	3051 Industrial 25th St.		Ind. Bldg.	$325,000.00
	1811 South U.S. #1	First Union Bank	Auto Dealer	$350,000.00
	Belize Central America		2500 Acres	$550,000.00
	1610 North 25th Street		14 Unit Apt.	$260,000.00
	N. Hutchinson Island	Wynne Development	High-rise Site	$977,500.00
	Orange Avenue Ext.	Surloff Ranch	54 Acres	$269,000.00
	709 South 5th Street	First Union Bank	Office Bldg.	$450,000.00
1996	4201 St. Lucie Blvd.		Warehouse	$389,000.00
	9 Fisherman's Warf	Treadco	Ind. Bldg.	$350,000.00
	North U.S. #1	Seacoast Storage	Dev. Site	$170,000.00
	Port St. Lucie Blvd.		Com. Site	$185,000.00
	Reserve - PSL	Marsh Landings	10 Res. Lots	$200,000.00
	North U.S. #1		12 Ac. Com.	$265,000.00
	4600 North U.S. #1	Hilltop Restaurant	Dev. Site	$275,000.00
	3409 Industrial 27th		Ind. Bldg.	$260,000.00
	North A-1-A	Grand Rapids Fndation	High-rise Site	$2,888,000.00
	Fort Pierce	Lawnwood Place	Condo Site	$490,000.00
1997	Indian River County	Egan Groves	Acre Grove Site	$419,000.00
	South A-1-A	Wynne Development	High-rise Site	$600,000.00
	Indrio S-1 - 95	Tranquility Plantation	Dev. Site	$575,000.00
	Carlton Road	Teaque Ranch	320 Acres	$583,000.00
	Indrio Road	Discount Auto Parts	Com. Site	$796,300.00
	Vero Beach	First National Bank	Rental Apts.	$245,000.00
	907 South 3rd Street	Suntrust	Warehouse Bldg	$270,000.00
	2491 Keen Road		ALF Facility	$144,500.00
	Jenkins Road	St. Peter's Lutheran	Church Site	$290,000.00
	Kings Hwy Ind. Park	Bee Electronics	Ind. Site	$225,000.00
	South U.S. #1	Grand Savanna Club	320 Unit Apt.	$910,000.00
1998	3054 Industrial 33rd.		Ind. Bldg.	$198,000.00
	1301 South U.S. #1	Clock Restaurant	Rest. Bldg.	$235,000.00
	Okeechobee, FL	Boswell Grove / Ranch	448 Acres	$735,713.00
	1102 South U.S. #1		Com. Bldg.	$300,000.00
	Seminole Road	Speed Grove	93 Acres	$462,135.00
	South A-1-A	S. Florida Water Mgt.	103 Ac. Ocean	$4,590,000.00
	100 Avenue "A"	P.P. Cobb Complex	Com. Bldg.	$775,000.00
	200 Indian River Drive	Manatiki Restaurant	Rest. Bldg.	$360,000.00
	Wheeler Terrace	Sleep Inn	Hotel Site	$290,000.00
	South U.S. #1	Wendy's	Restaurant Site	$337,500.00
	Fort Pierce		12 Rental Units	$230,000.00
	St. Lucie County		20 Rental Units	$485,000.00
	Rangeline Road	Fox TV	Heavy Ind. Site	$148,500.00
	South 25th Street	St. Lucie County	13 Ac. Pres.	$210,000.00
	Fort Pierce		12 Rental Units	$178,000.00
1999	South U.S. #1	Sunrise Ford	Dealership Exp.	$597,500.00
	N. Hutchinson Island		High-rise Site	$1,200,000.00

BID PROPOSAL RFP NO. 2016-012

QUESTIONNAIRE - #7

	900 Virginia Avenue		Office Complex	$890,000.00
	2012 South U.S. #1	Citgo Oil	Major Oil Site	$740,000.00
	Seminole Road		228 Ac. Grove	$581,000.00
	901 North 7th Street	Don King Enterprises	Boxing Camp	$867,000.00
	Okeechobee At I-95	Harbor Federal	10.9 Ac. Com.	$265,500.00
	St. Lucie Cross Roads	Harbor Federal	3 Com. Lots	$217,000.00
	Darter Court	Steak-N-Shake	Fast Food Site	$497,000.00
	Vero Beach	Montoya Groves	104 Acres	$600,000.00
	St. Lucie Blvd.		71 Ac. Ind.	$425,000.00
	Vero Beach	Smigel Partners	Acre Grove	$814,810.00
2000 Sales				
Jan-00	Peters Road I-95	Orange Public Storage	Mini-Storage Site	$200,000.00
Mar-00	I-95, Orange Avenue	WCI	324 Acre Site	$2,400,000.00
Apr-00	North A-1-A	TRIZEK Development	High-rise Site	$1,550,000.00
	Kings Hwy Ind. Park	ATX Forms	Ind. Site	$126,000.00
	5350 Sun Citrus Blvd.	Bank of America	Ind. Bldg.	$600,000.00
May-00	South U.S. #1	Olson	Com. Site	$370,000.00
	Kit Industrial Park	AAA Copper	Industrial Site	$263,200.00
Jun-00	3505 Kirby Loop Road	Moose Lodge	Fellowship Lodge	$325,000.00
Jul-00	North A-1-A	SFWMD	60 Ac. Ocean Pres.	$700,000.00
Aug-00	6190 Emerson Avenue		Plant Nurs. & Hm	$45,000.00
	3865 North U.S. #1		Island Triplex	$204,000.00
Sep-00	South A-1-A	Crimson Group	850 Ft. Oceanfront	$950,000.00
Oct-00	Rangeline Road	McCarthy	125 Acres - AG	$375,000.00
Nov-00	Vero Beach	Mason Simpson	Oceanfront Dev.	$4,700,000.00
Dec-00	801 Avenue "B"		Rental Units	$204,000.00
	Old FFA Road	Horizon Tree Farm	AG Site	$270,000.00
2001 Sales				
Jan-01	2701 Industrial 3rd.	Modular Medical	Ind. Bldg.	$350,000.00
	North A-1-A	AYERS Group	Oceanfront Site	$989,000.00
Feb-01	800 South 3rd St.	Lloyd Properties	Com. Site	$111,000.00
	Indian River Drive	Adams Ranch	Riverview Com.	$362,000.00
Mar-01	617 Orange Avenue		Com. Bldg.	$150,000.00
	Okeechobee		105 Acre Ranch	$430,000.00
	415 Avenue "A"	Brackett Family	Office Bldg.	$395,000.00
May-01	Vero Beach		Dev. Site	$298,200.00
Aug-01	1802 South U.S. #1	Sunset Inn	Motel	$900,000.00
	Vero Beach		20 Acre - AG	$217,000.00
Sep-01	3322 Orange Avenue		Com. Bldg.	$200,000.00
	Shinn Road	Rovi Farms	Tree nursery Site	$330,000.00
Oct-01	North A-1-A	KODSI Developers	High-rise Site	$865,000.00
	Fort Pierce		22 Rental Units	$415,000.00
	Hutchinson Island		Dev. Site	$2,100,000.00
	1025 Orange Avenue	Brackett Family	Redev. Site	$335,000.00
	2501 Virginia Avenue		Bank Site	$305,000.00
Nov-01	Will Fee Road		Industrial Site	$135,000.00
Dec-01	St. Lucie County	Equitable Life	1135 Ac. AG	$2,100,000.00
	St. Lucie County	Metropolitan Life	164 Ac. AG	$410,000.00
	Okeechobee Road	Prudential Insurance	327 Dev. Site	$2,200,000.00
2002 Sales				
Feb-02	Fort Pierce		8 Rental Units	$190,000.00
	Okeechobee & Carlton		22 Ac. AG	$148,000.00
Mar-02	Kings Hwy Ind. Park		Industrial Site	$115,000.00
	Vero Beach	Vero Airport Trade Cntr	Com./Ind.	$1,350,000.00
	905 Avenue "J"		9 Unit Apt.	$240,000.00
	Johnson Road	Kingwood Estates	107 Ac. Dev.	$668,250.00
Apr-02	614 Avenue "I"		6 Unit Apt. Bldg.	$145,000.00
	4002 North A-1-A		Oceanfront Site	$435,000.00
	10072 N. Ocean Blvd.	Beach Company	High-rise Site	$2,100,000.00
May-02	3215 South U.S. #1	WBS Management	Retail Center	$700,000.00
	3501 Orange Avenue	WBS Management	Office Building	$325,000.00

	4891 North U.S. #1	Hopkins	Motel Rehab	$225,000.00
Jun-02	St. Lucie Crossroads	Zurich Investors	Commercial Sites	$349,000.00
	Carlton Road	Bailey Ranch	110 Acres	$546,000.00
Jul-02	2635 Keen Road		20 Acre Ranchette	$230,000.00
	Orange & Pulitzer		37 Acre Grove	$210,000.00
	South 25th Street	Rosslow & Radke	8 Ac. Dev. Site	$135,000.00
	Dundes Court		6 Rental Units	$90,000.00
Aug-02	Fort Pierce		14 Rental Units	$320,000.00
Sep-01	North A-1-A	Suntrust Bank	12 Acres W/Side	$400,000.00
	North A-1-A	P.V. Martins Restaurant	Oceanfront Rest.	$1,500,000.00
	South U.S. #1	Larter Family	8 Acres Commercial	$490,000.00
	Kings Highway	Trenary	34 Acre Site	$335,000.00
	Orange Avenue	Twin Oil	Oil Station AMCO	$475,000.00
	Louisanna Avenue		24 Unit Apt.	$905,000.00
Oct-01	8 a. grove Brocksmith	DiGuiseppi	28 Acre Grove	$150,000.00
	3415 Midway Rd.	FL Center for Recovery	ALF/ Rehab Center	$4,210,000.00
Nov-01	Ind. Lots for Schwan's	Schwan's Famly	2 Industrial Lots	$81,000.00
	Emerson Road	Berman Trust	80 Acres	$703,000.00
	5443 N. US1 Com Site	Prichard	Commercial Site	$213,000.00
Dec-01	800 Virginia Ave	H & H LLC	Retail Plaza	$2,800,000.00
	Sunrise & Bell Avenue	Gevinson ET AL	21 Ac. Multi-fam.	$215,000.00
	920 Midway Road	Bailey Family	38 rental units	$1,450,000.00
	Reserve Bus. Park	Adam's Ranch	Warehouse Building	$1,250,000.00
	1150 Bell Ave.	Taylor Investments	Warehouse Building	$700,000.00
	Johnston Road	Maimon Properties	37 Ac. Dev. Park	$440,000.00
2003 Sales				
Jan-03	North 25th Street	Holtsberg	Unit Apartment Site	$125,000.00
	Orange & Sneed	Diamond R Fertilizer	37 Acre Industrial Site	$250,000.00
	Kings Highway	Trenay Properties	34 Acre Industrial Site	$532,115.00
	82 Ave Vero Beach	Equitable Life	100n Ac. Investment	$5,250,000.00
	North 29th Street	Johnson Family	9 Rental Apartments	
	North U.S. #1	Bank	Orchid Acres MH Park	$440,000.00
	701 South U.S. #1	Holmes Oil	CitGo Gas Station	$350,000.00
Feb-03	U.S. #1 & Indrio Road	Murphy / Witt	Intersection Site	$385,000.00
	Johnston Road	Stephens Citrus	35 Acre Grove	$342,500.00
	3490 Oleander Avenue	Nelson	Warehouse Building	$350,000.00
	Angle Road	Leal Investment	280 Ac. Dev.	$2,000,000.00
	KH Industrial Park	BUEROGGE	2 Industrial Lots	$131,700.00
	1360 Carlton Court	Bodhoo Investments	5 Units, S. Beach	$300,000.00
	493 Port St. Lucie Blvd.	Riverside / Krozz	Commercial Site	$425,000.00
Mar-03	2696 McNiel Road	Acadmy of Sports	3 Acres McNiel Road	$110,000.00
	400 North Rock Road	Mid FL Freezer	10 Acre Industrial Site	$535,000.00
	Juanita Avenue	St. Lucie County	56 Acre Preservation	$744,000.00
	1800 North U.S. #1	Hurst / Bank of America	Warehouse Building	$175,000.00
	Cove Road	Solitron Building	20 Acre Site	$800,000.00
Apr-03	KH Industrial Park	Steiner	6 Industrial Lots	$408,500.00
	414 Avenue A	Brackett Family	800 sf downtown bldg	$315,000.00
May-03	Germany Canal Road	Mallard Trust	318 Acre Grove	$713,250.00
	Kings Highway	Wynne Corp.	58 Ac. Dev.	$700,000.00
	614 Avenue I	Lancaste	6 Unit Apt. Bldg.	$195,000.00
	Sapp Road	Forte / MMG Holding	Light Industrial	$160,000.00
	2650 Peters Road	Orange Storage	8 Ac. Com. Site	$380,000.00
Jun-03	9500 South U.S. #1	AIG Insurance Group	K-Mart Bldg.	$1,200,000.00
	604-610 Ixoria Avenue	Freeman Receiver	32 Comdominiums	$1,584,000.00
	U.S. #1 & Tozour	Zoratti	1.3 Ac. Com. Site	$102,500.00
	St. James Drive		9.6 Acre	$325,000.00
	Glades Cut Off Road	Walmart / Flagler	228 Acre Distribution	$5,595,000.00
	South 25th Street	Terpening / Wild	63 Ac. Dev. Site	$1,900,000.00
	Port St. Lucie Blvd.	Riverside Bank	1 Acre Site	$425,000.00
	A-1-A	Lancaster	Oceanfront Duplex lot	$445,000.00
Jul-03	Seaway Drive	Rollins Family	Development Site	$525,000.00
	Virgina Avenue	Joseph Metler ET AL	Professional Site	$205,000.00
	U.S. #1	First Republic Co.	8 Ac. Ind. Dev.	$263,000.00

BID PROPOSAL RFP NO. 2016-012

QUESTIONNAIRE - #7

Jul-16	Seaway Drive	Rollins Family	Inlet Front	$525,000.00
Aug-03	North A1A	Doverspike	210' Oceanfront	$1,117,000.00
	Kobleguard	Schirard Family	36.5 Ac. Future Dev.	$457,280.00
	Lakewood Park	Stephens Rental	37 Rental Units	$1,500,000.00
	602 South 10th Sreet	Nishcra LLC	Rental Units	$350,000.00
	Selvitz	Gottlieb	Selvitz Rd.	$200,000.00
Sep-03	805 Shorewinds	Kolano	N. Beach Triplex	$245,000.00
	2900 Industrial 33rd	Trim Craft Industrial	5 Acre Industrial Site	$280,000.00
	1001 S. Ocean Drive	KODSI Development	S. Beach Condo Site	$2,325,000.00
	South U.S. #1	ARRP TRUST	Commercial Site	$335,000.00
Oct-03	1404 S. 28th St.	KNAPP Investment	Office Building	$290,000.00
	Orange Avenue Exit	Marine Investments	3 Acre Citrus Grove	$299,000.00
	Copenhaver Road	Neil / Griffin	34 Acre I-95 Site	$1,750,000.00
	Seaway Drive	MMG Partners	Inlet Front Site	$900,000.00
Nov-03	Orange Ave. & I-95	Puglisee Investment	13 Acre I-95 Site	$895,000.00
	3955 S. US Hwy #1	ARRP	13 Acre Com. Site	$475,000.00
	90th Ave. - Vero	Barone Family	Citrus Grove	$643,750.00
	74th Ave. - Vero	Kennedy Grove	Citrus Grove	$250,500.00
	3955 S. U.S. Hwy #1	ARRP Trust	Mixed Use Site	$475,000.00
	North 29th Street	Hunt Family	17 acre multi-family site	$540,000.00
Dec-03	Schumann Road	Etter Famly	43.8 acre Grove	$344,000.00
	Kings Highway	Etayem Family	19.5 Development Site	$410,000.00
	1803 South 25th	Summerhays Ptnership	Prof. Office Bldg.	$890,000.00
	Carlton Road	Varn Citrus	70 acre citrus grove	$350,000.00
	Rouse Road	Acorn R.E.	Riverfront M.H. Park	$2,300,000.00
	607 S. Market Rd.	Casey Group	Warehouse Complex	$625,000.00
	540 S. Market Rd.	Levine Investments	1 Ac. Ind. Site w/imp.	$1,600,000.00
	Carlton Road	Varn Citrus	69 acre Grove	$350,000.00
2004 Sales				
Jan-04	Angle Road	Rubio Partners	154 Acres	$1,558,834.00
	919 South 25th	Former ABC MH Park	Apt. Dev. Site	$452,000.00
	6000 S. US. Hwy #1	Keeting Partners	5 acres commercial	$610,000.00
	Range Line Road	Design Built, Inc.	10 acres Industrial	$325,000.00
	Sunrise Boulevard	Sandpiper Group	20 Ac. Dev. Site	$295,000.00
	17 & 43 Ave. Vero	Sundland Development	VB Dev. Site	$3,600,000.00
	2700 Industrial 2nd	Pugliese Family	70,00 s.f. warehouse	$1,300,000.00
Feb-04	Indrio Road	General Electric	15 Ac. Multi-Family	$610,000.00
	755 Midway Rd. Lot	Deulilo	Vacant Commercial Lot	$125,000.00
	2800 Kings Highway	Pilot Truck Stop	Office building	$325,000.00
Mar-04	25th St. SW, Vero	Sundland Development	Development Site	$1,127,000.00
	Prima Vista Blvd. Lot	AARRP Family	Commercial Lot	$185,000.00
	St. Lucie & Hammond	Sapp Family	2.7 acres Industrial	$175,000.00
	U.S. Hwy. #1		Pool Business	$115,000.00
	Avenue C	Hunt Trust	3 Acre Multi-Family Site	$60,000.00
Apr-04	U.S. Hwy. #1		.9 acres commercial	$225,000.00
	Emerson Avenue	Rieder Group	Future Dev. Site	$866,020.00
	360 Carlton Ct.	Fodor Family	5 Unit Apt. S. Beach	$355,000.00
	407 Angle Rd.	Fodor Family	Industrial Site	$175,000.00
	14500 Okeechobee Rd	Morales	Convenience Store	$154,500.00
	623 Texas Ct.	Bodhoo Family	3 rental units	$80,000.00
	Emerson Ave.	Platts Family	40 acres future dev. Site	$865,000.00
	Emerson Ave.	Platts Family	40 Ac. Future Dev.	$865,000.00
	2010 Ave. D	New Thailand	Restaurant	$95,000.00
	1302 N. 2nd	Alonzo	Port Area Parcel	$195,000.00
	Goodwin Rd.	S & S. Land	Future Dev. Site	$939,900.00
	South U.S. #1	WTC Investment	4.2 Ac. Com. Site	$335,000.00
	620 S. U.S. #1	Lentin	Commercial Site	$195,000.00
May-04	198 Rosewood	Trenary	Development Site	$282,500.00
	658 N. 2nd	Smyth Family	Retail/Apt. downtown	$250,000.00
	S. 2nd St.	Barnes Trust	Office site downtown	$253,000.00
	2310 S. 29th	Southern Conference	Non-Profit Mtg. Hall	$450,000.00
	Kings Highway	Builders First Source	22.9 Ac. Ind. Site	$582,500.00
	N. U.S. #1 & Indrio	Wolf Acquisitions	13 acre corner site	$1,500,000.00

May-04	658 North 2nd	Minor	Bait & Tackle Shop	$250,000.00
	2310 S. 29th	Woodmen of the World	Com. Bldg.	$450,000.00
Jun-04	Off Orange Ave. Ext.	Wynne Ranch	Agricultural Land	$1,050,000.00
	3855 S. U.S. #1	Wal-Mart	Sam's Club Bldg.	$2,910,000.00
	Mariah Circle	Bobcat Investments	1.2 Ac. Ind. Site	$95,000.00
	Seminole Road	Brant Jr.	Future Dev. Site	$2,640,400.00
	Mohawk Avenue	Bailey Family	21 home sites	$281,667.00
	South A1A Lot	Pine Tree 66 Corp.	Oceanfront Lot	$710,000.00
Jul-04	25 acres ocean front	MMG LLC	Oceanfront Condo Site	$5,900,000.00
	1 South U.S. Hwy #1	Nelmart Assoc.	18 Acres Commercial	$1,700,000.00
	Smallwood Ave.	Ando Midas Family	12 Acres Multi-Family	$450,000.00
	S. 25th St. & Midway	Zaydon Trust	28 Ac. Res. Site	$1,650,000.00
	Orange Ave. & 11 St.	Dovespike	Commercial Lot	$107,300.00
	Indrio Crossings Ph II	Freedman Group	14 Ac. Shopping Center Site	$1,300,000.00
	1204 19th Place	PARVUS	Com. Bldg. Vero	$550,000.00
	Kings Highway	Treasure Coast Realty	17 Acre Industrial Site	$800,000.00
	Johnson Road	Horizon Investments	Dev. Site I.R. Co. Line	$2,150,000.00
	Weatherbee Road	Kraaz Family	6.5 Ac. Dev. Site	$400,000.00
Aug-04	Weatherbee Road	Leonard/Brinkley Family	Multi-Family Site	$340,000.00
	St. Lucie Blvd.	Scan Print	5.5 Acre Industrial Site	$352,550.00
	DeMaret St., Titusville	Sierra Properties	Multi-Family Site	$340,000.00
	Carlton Road	Ginn Development	102 Ac. Future Dev.	$1,016,900.00
	Seneca Avenue	Bailey Family	10 Duplexes	$1,028,000.00
	North A-1-A	Vittello Investments	1.7 Ac. Multi-fam. Site	$2,300,000.00
	1028 Orange Avenue	Snyfer Partners	Retail Strip & House	$165,000.00
	1822 Gulfstream Ave.	Marangelli	Beach area duplex	$320,000.00
	Weatherbee Rd. Lot	Wuehrman	Commercial Lot	$340,000.00
	Indrio Rd.	Sussex Dev. Co.	17.5 Acre Developmental Pa	$595,000.00
Sep-04	St. Lucie Blvd.	Katwaru Family	1.09 Acres Com. Invest.	$110,000.00
	6000 St. Lucie Blvd.	Chua Family	24 Ac. Future Ind. Site	$903,170.00
	Keen Road	Chua Family	16 Ac. Future Ind. Site	$474,000.00
	823 Sunrise	Celestial Grp	19 Unit Apt. Bldg.	$1,200,000.00
Oct-04	1940 PSL Blvd.	Mannino Family	Strip Center	$1,500,000.00
	2635 Keen Road	Schreiber Investments	23 ac. Future Ind. Site	$818,650.00
	Dusk Way	Platts/Rowe Family	75 Acre Grove	$930,000.00
	S. U.S. Hwy #1	Siliquin Auto	3 Commercial Acres	$300,000.00
	Lots A1A	S. Beach Cottage Corp	11 Commercial Lots	$360,000.00
Nov-04	Fork Rd., Stuart	P.B. Horizons	4.3 ac. Multi-fam. Site	$850,000.00
	North U.S. #1	Hancock Trust	Commercial Site	$185,000.00
Dec-04	5242 St. Lucie Blvd.	Khan Family	1.8 ac. Com. Site	$135,000.00
	Decordre Ct. & S. 17th	BiSear Investment	4 Duplexes	$355,000.00
	North U.S. #1	Wynne/Newman	2 Ac. Com. Site	$401,732.00
	401 Angle Road	Adams Ranch	Wholesale Sup. Fac.	$1,275,000.00
	Nebraska Ave.	Adams Ranch	Med. Office Fac.	$1,275,000.00
	River Ridge	Multiple Buyers	6 Condos	$610,000.00
2005 SALES				
Jan-05	Header Canal	Turner Investments	225 Acre Ag Land	$3,128,000.00
	2502 Okeechobee Rd.	Fernandez	Com. Intersection Site	$278,000.00
	1757 Seaway Dr.	Sussex Dev.	Multi-Family Site	$275,000.00
	Kings Hwy.	Miller Family	13.6 acres-pot. Ind. Site	$1,073,610.00
	66th & 53rd - Vero	AYOUB Family	Development Site	$2,050,000.00
	1940 N. 3rd	MaComber Properties	Future dev. Site	$230,000.00
Feb-05	Hammond Rd.	Cushman Fruit Co.	38 acres ind.	$1,110,400.00
	17th Street	Jana/Lawson	Commercial Site	$591,000.00
	3245 Okeechobee Rd	Adams Ranch	Hughes Plmbg Facility	$1,100,000.00
	2903 Orange Ave.	Coleman Invest.	Strip Center	$455,000.00
	823 Orange	Theobald Brothers	Commercial Bldg.	$550,000.00
	1009 Midway Rd.	Rising Sun Invest.	Commercial Site	$175,000.00
	Header Canal	Hancock Family	27 Acre Grove	$350,000.00
	Various Locations	Jazzmaz, Inc.	Various Bldg Lots	$591,500.00
	Nebraska Ave.	Thames Family	Multi-Family Site	$320,000.00
	Okeechobee Rd.	Forget Family	15.9 Acres Future Commerc	$1,300,000.00
Mar-05	Indrio Rd.	Indrio Estates, Ltd.	32 acre Dev. Site	$1,100,000.00

May-05	440 NW Peacock Rd.	Adams Ranch	SLW Ind. Bldg 22,000	$2,350,000.00
	2909 S. 25th ST.	Lotux Investments	Multi-family Site	$615,000.00
	Sapp Road	Freeman	Ind. Site near Airport	$737,000.00
	Edwards & Selvitz	Honea Investments	Development Site	$475,000.00
	7445 Commercial Cntr	Walker Produce	Ind. Facility	$1,200,000.00
	1702 Gulfstream	Valdes Family	4 units Hutchinson Is.	$599,000.00
	3613 Orange Ave.	Vanantwerp	Commercial Site	$235,000.00
	3323 Orange Ave.	Lago Investments	Commercial Site	$230,000.00
	5550 S. US #1	Thames Family	3 acres com. Site	$825,000.00
Apr-05	1001 N. U.S. #1	Jazzmaz, Inc.	1/4 acre Com. Site	$130,000.00
	1400 Binney Drive	Teel Trustee	S.Beach Duplex	$290,000.00
	301 S. 6th St.	Parties & Petals, Inc.	Commercial Site	$480,000.00
	1119 Hernando Street	Paradis	Duplex	$420,000.00
	Kings Hwy & Miramar	Freedman Tr.	Multi-Family Site	$1,000,000.00
	OKeechobee Rd. & I-95	Curtis Trustee	13 acre Interstate Site	$2,550,000.00
	440 Peacock Rd.	Adams Ranch, Inc.	29,350 Sq. Ft. Whse. - St. Lu	$2,350,000.00
May-05	6019 S. U. S. #1	Loupe Family	9 acres S. U. S. #1	$1,200,000.00
	Seaway Dr. & S. Ocean Dr.	Rollins Family	1.3 acre Inlet View Site	$1,800,000.00
	1123 Hernando Street	Wood	Duplex	$450,000.00
	Wilder St.-Daytona	Daytona Investments	Multi-Family Site	$1,900,000.00
	1523 Jenkins Rd.	Odom Family	5 acre Site	$500,000.00
	Sapp Rd.	Sawgrass Lane Ltd.	Industrial Site	$1,410,000.00
Jun-05	Cardamine St., Indiantown	Swenson Family	Hydroponic Nursery	$550,000.00
	Commercial Circle	Unifirst Corp	Industrial Lots	$530,000.00
	411 S. Ocean Dr.	Ocean Edge LLC	Oceanfront Townhome Site	$4,650,000.00
	122 Avenue C	Main Street-Ft. Pierce	Historic Office Bldg	$325,000.00
	440 Concourse	Madden Tr.	Industrial Site - St. Lucie We	$575,000.00
	Orange Ave. & I-95	Jana Park Inc.	53 Acre I-95 Interchange Sit	$5,030,000.00
	440 Concourse	Nichols/Madden	1.33 Acres	$575,000.00
Jul-05	2505 & 2801 Orange	Volante Properties	Orange Ave. Site	$250,000.00
	Orange Ave & I-95	Trenary Properties	Orange & I-95 (5 ac)	$800,000.00
	4405 S US #1	Rick Starr	Auto Dealer Facility	$2,000,000.00
	6708 Gaddy	Darville	Lkwood Pk Day Care	$475,000.00
	500 Stadium Dr.	Cappozoli/Donahue	3.36 Acres St. Lucie West	$1,250,000.00
	Sun Citrus Blvd	Cushman Fruit Co.	Industrial Site	$249,000.00
Aug-05	Gordy Rd	R.J. Financial	80 ac - Multi-family	$6,100,000.00
	1401 N 2nd St	AHJ, LLC	51,000 sf Ind. Fac.	$3,000,000.00
	1106/1110 S US #1	Freeman/Daminano	Commercial Bldg.	$700,000.00
	6489 S US #1	Awesome Ranch, LLC	Okeechobee RE Dev. Site	$2,500,000.00
Sep-05	CONFIDENTIAL	Withheld	15 Ac AG/Office Dev. Site	$3,000,000.00
	Williams & McCarty	Barley Family	36.7 Acres	$1,330,000.00
	St. James & Airoso	James Family	Commercial Corner	$570,000.00
	Moscarelli/Altadonna	2765 PSL Blvd.	4 Lot Package	$660,000.00
	110 S. US #1	JMS Properties	Downtown Strip Cntr	$600,000.00
Oct-05	S US #1	Joan, LLC	Commercial Site	$650,000.00
	1142 Binney Dr.	Gordon Family	Island Duplex	$389,000.00
	S US #1	Keys Family	Commercial Car Lot	$695,000.00
	18905 Orange Ave Ext	Tigers For Tomorrow	30 Acres	$1,321,240.00
	2607 Kerr	Cleveland/Polk	Commercial Bldg.	$200,000.00
Nov-05	5203 S US #1	Keys Trustee	Automotive Facility	$695,000.00
	2140 Bell Ave	Privilege Dev	5 Acre Site	$490,000.00
	526 N 26th	D & L Group	8 Unit Package	$330,000.00
	N US #1	Moldavia Marble	Commercial Site	$650,000.00
Dec-05	526 Ave A	Furniture Lay Away	Commercial Bldg.	$925,000.00
	Melody Lane	IMC Communities	36 Unit Riverfront Site	$4,000,000.00
	25th & Edwards	Terpening Engineers	Professional Office Site	$750,000.00
	25th & St. Lucie Blvd.	Hancock Family	Commercial Corner	$225,000.00
2006 SALES				
Jan-06	5685 4th St., Vero	Keen Family	Development Site	$4,150,000.00
	1230 Seaway Dr.	Mipal Realty	Holiday Inn Express	$7,880,000.00
	201 S Ocean Drive	ARRP Trust	Former Circle K	$690,000.00
	S US #1		Multi-Family Site	$1,100,000.00
	926 Wagner	Kruse Properties	Duplex	$140,000.00

Feb-06	2604 Ave. D	Coe Properties	7 Unit Package	$390,000.00
Mar-06	Kings Highway Industrial Park	Bria Family	Industrial Site	$590,000.00
	US-1 & Ave H	Dunford Properties	Commericial Site	$326,000.00
	Kings Hwy	Freedom Investment	80 Acres Commercial Reside	$3,800,000.00
	1101 N. US-1	Wilson Properties	Commercial Bldg.	$385,000.00
Apr-06	25th St.&Edwards Rd.	Sabin Properties	14 Acres Commercial Site	$2,221,000.00
May-06	Enterprise Rd.	84 Lumber	13.8 Acre Industrial Site	$2,422,350.00
	Orange Ave at Jenkins	Hoeffner Family	30 acre Residential Site	$3,056,200.00
	Enterprise Rd.	Hughes Supply	5,000 sq. ft. Industrial Buildir	$144,584.00
Jun-06	Peacock	Grober/Design Center	3 Acres Industrial Site - S.L.\	$1,950,000.00
Sep-06	Sarasota, FL	84 Lumber	30,000 sq.ft. Ind. Bld'g on 10	$3,575,000.00
Oct-06	11315 US #1, Vero Beach	Jarvis	US#1 Commercial Site	$525,000.00
Dec-06	5113 LaSalle St., Ft. Pierce	Cunningham	Triplex	$236,000.00
2007 SALES				
Jan-07	Panama City, FL	84 Lumber	10 Acre Industrial Site	$1,354,816.00
Feb-07	Titusville, FL	84 Lumber	10 Acre Industrial Site	$1,100,000.00
	1931 Crestview	Herbst	Duplex - Hutchinson Island	$379,000.00
	440 Peacock Blvd.	ABC Building Supplies	Industrial Building Lease	$955,644.00
Mar-07	Orange Avenue	Turner Family	18 acres mixed use site	$3,300,000.00
	3405 Industrial 29th	Ashley Aluminum	Industrial building	$875,000.00
May-07	1412 S. US #1	S & S Land Co.	Commercial site	$950,000.00
	1150 S. US #1	S & S Land Co.	Commercial site	$695,000.00
	1110 S. US #1	S & S Land Co.	Commercial Site	$885,000.00
Jun-07	6395 Heritage	Vera	Condo Warehouse	$150,000.00
	DiGiorgio	84 Lumber	13 Acres Industrial Site	$1,732,500.00
Jul-07	Leeper Road	Platts Trust	37 Acres Agricultural Land	$672,700.00
	7469 Commercial Circle		3 Yr. Industrial Lease	$140,250.00
	2nd Street, Fort Pierce	Adams Ranch	Office Site	$375,000.00
Aug-07	1107 Hernando St.	Herbst	Duplex - Hutchinson Island	$240,000.00
Sep-07	3998 N. US Hwy. 1	Delaporte A/C	Mixed Use Property	$260,000.00
	504 S. 33rd St.	Banner Exterior	Commercial Building	$400,000.00
	3071 Hammond Rd.	Theo Trust	5 Acres - Industrial	$340,000.00
	15860 West Park Ln.	Wild Family	6+ Acres Industrial	$850,000.00
Oct - 07	414 & 1234 Ave. D	City of Ft. Pierce	Redevelopment properties fc	$332,500.00
Nov - 07	12101 Orange Ave.	Varn Citrus	Trucking Facility	$955,000.00
	Pueblo Viejo Lease	Pueblo Viejo	Restaurant Lease - Okeecho	$300,000.00
Dec-07	727 North US # 1	VA Administration	Officer Space Lease for VA	$109,000.00
2008 SALES				
Jan-08	Jenkins & Orange Ave.	FPUA	Utility Lift Station Site	$525,000.00
Feb-08	701-707 S. 24th St.	Smith Holding	8 Rental Unit Complex	$515,000.00
Mar-08	1050 S. 37th St.	Mount Bethel Church	5 Acre Church Site	$250,000.00
	3731 Oleander Ave.	Lunstrom Industries	18,000 Flex Space Bld'g.	$960,000.00
May-08	2431-2519 Seneca Ave.	Greenstien Properties	4 Investment Homes	$240,000.00
June-08	2203 Orange Avenue	Childs' Family	Automotive Service Bld'g.	$285,000.00
	510 Orange Avenue	Andrew Investments	Downtown Commercial Bld'g	$515,000.00
July-08	1405 N. 25th St.	Marble Unlimited	6 Unit Apartment Bld'g.	$154,000.00
Aug-08	3001 Industrial Avenue	BANJO Holdings	10,000 Sq.Ft. Industrial Bld'g	$850,000.00
	Singer Island - Palm Bch. Cty.	Optimum Investments	Waterfront Development Site	$2,100,000.00
	Pratt Whitney Road	Optimum Investments	Martin County Land	$1,200,000.00
Oct - 08	1815 20th St., Vero Beach	Sims Family	Office Building	$680,000.00
	7118 Farmers Market Road	Gary Ashton	Warehouse	$349,000.00
	1104 Colonnades	Crazy Nicks- So. Beach	Operating Restaurant	$75,000.00
	1463 SE Village Green	Sudymont	Warehouse Condo	$38,000.00
Dec-08	1905 Okeechobee	Rochester Properties	Retail Site	$100,000.00
	1380 St. Lucie West Blvd.	ARCCO, Inc.	NNN Leased Tire Kingdom	$1,800,000.00
2009 SALES				
Mar - 09	U.S. Hwy. 1	Green & Rep	5 year Retail Lease	$180,900.00
	Prosperity Dr, Ft. Pierce	Strang Whse.	5 year Industrial Lease	$570,000.00
Apr - 09	301 S. U.S. Hwy. 1	Richards Estate	Historic Commercial Bld'g.	$125,000.00
May - 09	2844 S. Kings Hwy.	Tri-County Towing	Commercial Interchange Site	$535,000.00
	Nebraska Avenue	(Buyer Confidential)	Medical Office Building	$980,000.00

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July - 09	South U.S. 1	Bucchino Estate	1.13 acre Commercial Site	$350,000.00
Aug - 09	3306 Enterprise Road	Doyle Properites	20,740 sq. ft. Warehouse Cc	$1,150,000.00
	601 North 7th St.	Flowers Properties	Office Building	$43,500.00
Oct - 09	309 South 7th St.	Wynne Trust	Office Building	$227,700.00
Nov - 09	2042 Hayworth Avenue	Kenwood Capital	15,000 sq. ft. Warehouse	$655,000.00
Dec - 09	8229 S. U.S. Hwy. 1, PSL	RAA Properties LLC	2 Free-Standing Retail Buildi	$420,000.00
	Pelican Center	Med Mark Service	VA Hospital Lease	$114,665.00
2010 SALES				
Apr-10	Behind 3233 S. US Hwy 1	Martin Car Transport	1/2 Acre Commercial Lot off	$50,000.00
May-10	3231 South US Hwy 1	Orkin Pest Control	Facility previously leased to	$350,000.00
	908-910 North 17th St	Pinder Estate	6 Unit Rehab	$33,000.00
	Wheeler Ter. at I-95	Tri-County Realty	Commercial Site	$55,000.00
Jun-10	2510 S. US Hwy 1	EZ Pawn	5 year Retail Lease	$337,922.00
	2nd Street Station	Raines Insurance	2 Year Office Lease	$19,500.00
Jul-10	1579 SE Lennard Rd., PSL	AMNG Holdings	Medical Office Building	$490,000.00
	1122 Orange Ave., Ft. Pierce	City of Fort Pierce	6 Unit Apartment Rehab	$65,000.00
	1339 Seaway Drive	Coke Family	10 Rental Apts - S. Hutchins	$304,000.00
Aug-10	L-20 Canal Road	Scott Holdings	9 Acre - Future Developmen	$170,000.00
Sep-10	803-801 Ave G	BCAG LLC	4 Units - Rehab Special	$38,000.00
Sep-10	Trowbridge Road	Wynne Bld'g.	150 Acre Agricultural Land	$625,000.00
	502-508 Howie Drive	Cooper Investments	4 Unit Rental Apartments	$98,000.00
	4513 S. US Hwy 1	City Cars, Inc.	Car Sales Lot - 2 year Lease	$67,200.00
Oct-10	Panama City, Florida	Pinnacle Development	13 Acre, 192 Unit Apartment	$1,300,000.00
	Hammond Rd. & St. Lucie Blvd.	Oceanic Transport	Truck Staging Yard, 3 yr. Le	$63,000.00
Nov-10	106 Depot Drive	Sudio 207	3 Year Beauty Salon Lease	$26,000.00
	3925 Selvitz Road	Firehouse Youth	3 Year Lease for Church	$36,000.00
	1806 S 33rd ST	1st Assembly of God	Church Facility & site	$360,000.00
	831 Kings Highway	Kings Highway LLC	5,000 sq. ft. Industrial Lease	$90,000.00
	1811 S US Hwy. 1	Morris Satnick Co's.	US # 1 Commercial Site	$550,000.00
Dec-10	25 Fisherman's Wharf	Miller & Lee	Port Area Property (0.56 acr	$450,000.00
2011 SALES				
Jan-11	Dollar General	Green & Rep	10 year Retail Lease	$900,000.00
Feb-11	Header Canal Road	Wynne Building	307 Acres AG land	$613,560.00
Mar-11	691 Enterprise	Coastal Project	11,700 S.F. Industrial Bldg. 3	$140,400.00
Mar-11	South 2nd Street	Nutritian World	Retail Lease - 3 years	$49,200.00
Apr-11	Holly & Palm Avenues	B & K Groves	23 rental units	$596,700.00
	1007 S. U.S. Highway 1	EverBank	22 Unit Motel Rehab	$177,000.00
May-11	Ave K & Ave L	Regions Bank	23 Units - Rehab	$250,000.00
	Carlton Road Parcel	Kennedy Groves	68 Acres - Ag Only Land	$130,000.00
	South U.S. 1	Harbor Insurance	Office Lease - 5 years	$227,240.00
	South 6th Street	Early Learning Coalition	Office Lease - 3 years	$152,385.00
Jun-11	3063 & 3089 Old Edwards	Indian River State College	Four Units	$204,000.00
	1702 Gulfstream Ave.	Campos Investments	Four Units - South Beach	$250,000.00
Jul-11	808 & 902 N. Lake Drive	Martin County Properties	Duplexes	$104,000.00
	3430 North US 1	Plainsman Investments	1.75 Acres on N US 1	$100,000.00
	Cross Roads Commerce Park	Tri-County	1.2 Acres Commercial	$70,000.00
	8515 South US 1	US First Property	Medical Condo	$95,000.00
	South 6th Street	Daniel M. Foundation	Office Lease - 2 years	$17,052.00
Aug-11	North US Hwy. 1	Indian River State College	Unbuildable Commercial Lot	$18,000.00
	301 South 6th Street	Wynne Foundation	Office Building Site	$165,000.00
Sep-11	1210 Hartman Road	1st Assmebly of God	Church Facility & site	$264,500.00
	11201 Midway Road	Firefighters Benevolent	Union Hall site	$239,500.00
Oct-11	Orange & 11th St.	Charlie's Pastries	Small Commercial Site	$21,000.00
	2624 S. US Highway 1	Wells Fargo Bank	Former Auto Sales Facility	$255,000.00
Nov-11	308 Hernando Street	Cohen Properties	4-plex on South Hutchinson	$205,000.00
	NW 72nd Street	PNC Bank	40 Acress - Okeechobee, lin	$50,000.00
	Pelican Plaza	MedMark	One Year Lease - Medical S	$98,000.00
	2nd Street Station	Treasure Coast Yogurt	Two Year Retail Lease	$21,000.00
Dec - 11	609 Ixoria Avenue	Ft. Pierce Properties LLC	Four Apartments	$63,000.00
2012 SALES				
Jan - 12	Riviera Beach, FLK	Gale Insulations	One Year Lease - Industrial	$38,400.00

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Jan-12	515 North US Hwy 1	Quinn's Automotive	Five Year Lease - Car Lot	$36,000.00
Feb - 12	1331 Binney Drive	Meyer Investments	Duplex - South Beach	$138,000.00
	958 Revels Lane	Bredemeyer	Duplex - Fort Pierce	$55,900.00
	1206 Carlton Court	Dahan Properties	8 Unit Apt. Building - South E	$370,000.00
	415 Georgia Avenue	Dollar Tree	Five Year Lease - Retail Stor	$376,875.00
	2222 Colonial Drive	Harbor Federal Bank	Three Year Office Lease	$142,200.00
	7361 Commercial Circle	Agro-Land O Lakes	10,000 sq. ft. Industrial Build	$320,000.00
	First Source Park	Shalipan	7,000 sq. ft. Church Lease	$210,000.00
	First Source Park	Shalipan	1,700 sq. ft. Truck Leasing C	$30,600.00
Mar - 12	Brooks County, Texas	Trevino Family	273 Acres	$306,735.00
	15,000 Sq. Ft. Retail Space	Dollar Tree	5 Year Lease	$376,875.00
	2222 Colonial Road	Colonial Associates	Office Lease	$142,200.00
May - 12	Orange Ave. Extension	White Holdings	56 Acres AG Land	$179,200.00
	Eagle Island Rd.	Federal Land Bank	20 Acres	$55,000.00
	801 & 805 N. Indian River Dr.	Borinino Investments	8 Unit, Waterfront Historic Ap	$451,000.00
	1461 Commerce Center	Allied Precision	35,000 S.F. Manufacturing F	$950,000.00
	801 King Orange	B & K Groves	16 Unit Apartment building	$384,000.00
June - 12	3515 S 35th Street	IRSC	4 Acres for College Expansio	$275,000.00
	2718 Pineview	IRSC	5 Acres for College Expansio	$275,000.00
	I-95 & Orange Ave.	Trenary Trucking	4 Acres I-95 & Orange Aven	$460,000.00
	595 N. Header Canal Rd.	E & O Land Ranch Trust	76 Acres AG Land	$300,000.00
	2001 Georgia Ave & 951 King O	B & K Groves	32 Apartments	$880,000.00
	820 35th St., Vero Beach	Denedlos Holdings	Warehouse	$350,000.00
	160 E Cocoa Bch Causeway	Yin Yip	Commercial building	$1,000,000.00
July - 12	7305 Commercial Circle	Commonwealth Multi-Prop	14,776 SF Office building in	$175,000.00
Sep - 12	4510 N US 1, Palm Shores	Delbo	Commercial building	$135,000.00
Aug - 12	2222 Colonial Road	Harbor Community Bank	Office Lease	$57,600.00
	3341 S. US Hwy. 1	Schall Investments	Handyman Warehouse build	$77,000.00
	480 S. Ocean Drive	B B & T	2-Unit Oceanfront Lot	$300,000.00
	2838 S. US Hwy. 1	Brandenburg	Restaurant building	$400,000.00
	1010 E New Haven, Melbourne	Dano Trust	Retail Building	$425,000.00
	7060 Industrial, Melbourne	Talbott	Industrial Warehouse	$145,000.00
OCT - 12	712 Avenue A,	Nguyen	Warehouse	$116,000.00
Nov - 12	604-610 Ixoria Ave.	City National Bank	32 unit Apartment building	$735,200.00
	3610 S. US Hwy. 1	Van Dyke LLC	2.63 Acres commercial prope	$50,000.00
	3055 N. US Hwy 1	Wesleyan Church	3055 N. US Hwy 1	$225,000.00
	508 N. 15th St.	Delphose Properties	6 handyman apartments	$34,900.00
	1000 S. US Hwy. 1	PNC Bank	6,000 sq.ft. handyman comm	$75,000.00
Dec - 12	3095 Oleander	Suntrust Bank	Warehouse building	$550,000.00
	3959 S. US Hwy. 1	Anderson	Commercial building	$163,000.00
	4712 Kirby Loop Rd.	BLL Holdings LLC	Day Care Center	$145,000.00
	1555 Indian River Blvd.	Bridgewater Investments	1,738 SF Office Condo in Ve	$225,000.00
Sales 2013				
Jan-13	3100 N. Kings Hwy. Ft. Pierce	DVT Hurricane Shutters	Retail Building	$250,000.00
	1575 Indian River Blvd, Vero Bc	Bridgewater Investments	1,800 SF office condo in Ver	$225,000.00
Feb-13	575 NW Mercantile Pl., PSL		Office Condo	$55,000.00
	2215 Naylor Pl, Ft. Pierce	GSP I	10 Units - townhomes	$95,000.00
	723 S. 7th St.		Older Apartment building in I	$85,000.00
	tbd Orange Ave., Ft. Pierce		Commercial lot	$50,000.00
	2101 Sunrise Blvd., Ft. Pierce		Free standing office building	$55,000.00
Mar-13	1575 Indian River Blvd, Vero Bc	Bridgewater Investments	1,650 SF Office condo in Ver	$172,250.00
Apr-13	816 11th Ct., Vero Beach		Commercial warehouse with	$80,000.00
	707 New Haven, Melbourne		Retail building	$215,000.00
	1970 Viera Blvd, Melbourne	Long Doggers	Restaurant	$275,000.00
May-13	Huntington Place, Vero Beach	Kite Properties	Single Family development	$1,754,500.00
Jun-13	675 Beachland Blvd., Vero Bch.	Lincoln Interiors	Free Standing Office building	$1,500,000.00
Jul-13	275 18th St. Vero Beach	Live Oak Medical	Class "A" 10,000 SF Medical	$2,350,000.00
	1609 19th Pl, Vero Beach	A & K Enterprises	Office building	$80,000.00
	130 S. Indian River Dr.	The Renaissance	4th floor office suite	$80,000.00
Jul-13	4520 Old Dixie Hwy., Palm Bay	Land Holding	Free standing 2-story office b	$300,000.00
Aug-13	1335 Hwy 1, Vero Beach	KGP Enterprises	Free standing Restaurant - 5	$480,000.00
Sep-13	NE Orange Ave. Ft. Pierce	L & G Groves, Inc.	39.7 Acre producing grove	$400,000.00
	1575 Indian River Blvd, Vero Bc	Bridgewater Investments	2,040 SF office condo in Ver	$270,000.00

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QUESTIONNAIRE - #7

Nov-13	867 & 869 S. Kings Hwy.	Whse/office condos	Flex Space - 2 units, 3 yr. lea	$60,528.00
	585 13th Place, Vero Beach	AYR Investment LLC	8 unit apt. building in downto	$305,000.00
Dec-13	3206-3210 Louisiana Ave	PNC Bank	24 unit apartment building in	$550,000.00
	1140 7th Court, Vero Beach	Whiting Pediatrics	2-Story Office building with 4	$305,000.00
2014 SALES				
Jan-14	Angle Road, Fort Pierce, FL	GH Modern AG Intern'l.	154 Acres, zoned AG-5	$600,000.00
	7765 144th St. B-3, Sebastian	HF Properties	Office Condo, 900 SF	$126,000.00
	3240 Cardinal Dr., Vero Beach	Orchid Island Trading Cer	3 Year Lease on Premiere of	$234,414.00
Feb-14	500 Trowbridge Rd., Ft. Pierce	PNC Bank	Bank-owned, 11.62 acres, In	$100,000.00
	530 S US Hwy 1, Ft. Pierce		Free-standing, 1058 SF Build	$125,000.00
	TBD Kings Hwy., Ft. Pierce	MBSA 2	Bank-owned, 77 acres	$595,360.00
	3550 US Hwy 1, Ste. 9, Vero Bc	Rita's Ice	Strip Mall location, 5 year lea	$93,599.00
	345 Prima Vista, Port St. Lucie	Gulfstream Business Bank	Office condo in St. Lucie We	$95,000.00
	1834 Wilbur Ave., Vero Beach	Sunshine Furniture	Warehouse divided into three	$250,000.00
	1375 Hwy. 1, Vero Beach	Fun City	Strip Mall location, 10 year le	$1,375,000.00
Mar-14	1575 Indian River Blvd., Vero Bc	T C Venture (Seacoast)	Office Condo in premium loc	$245,000.00
	300 S. 6th St., Fort Pierce	City of Ft. Pierce & FPUA	27,248 SF office bldg. on ent	$500,000.00
Apr-14	3310 S US Hwy 1, Ft. Pierce	Bev Smith Toyota	27+ acres on US Hwy 1	$850,000.00
	130 S Indian River Dr. Ft. Pierce		Renaissance office suite	$180,000.00
	1606 Avenue D, Ft. Pierce		4 Unit apartment building	$160,000.00
	1575 Indian River Dr., Vero Bch.	T C Venture (Seacoast)	Office Condo in premium loc	$215,000.00
	1018 N 25th St., Ft. Pierce	Rosco Development	15 Unit apartment complex	$350,000.00
May-15	607 Orange Av., Ft. Pierce		Retail/Office building in down	$100,000.00
	2221 S. Rock Rd., Ft. Pierce		Cold War Era "Bomb Shelter	$325,000.00
	900 S. US Hwy 1, Ft. Pierce		.65 Acre site on US 1 near d	$152,500.00
Jun-14	1340 US Hwy 1, Vero Beach	Oculina Bank	Lg. restaurant sold for new b	$850,000.00
	1436 Old Dixie Hwy, Vero Beach	Vero Commerce Center	10 year lease, 2,850 SF reta	$190,000.00
	606 S 5th St., Ft. Pierce		1926 Apartment building nee	$125,000.00
	1705 20th St., Vero Beach		2,200 SF Office duplex in Ve	$130,000.00
	Coconut Palm Rd., John's Island	Rollins Foundation	3 Waterfront development pa	$2,985,000.00
	4105 Kings Hwy, Ft. Pierce		Bank-owned, 39 acres	$270,000.00
	5685 4th St., Vero Beach	MCNA Land Properties	Bank-owned, 37 acres devel	$462,000.00
	2222 Colonial Rd., Ft. Pierce	Harbor Community Bank	Office Building Suite - 5 year	$120,000.00
Jul-14	4301 N. US Hwy 1, Ft. Pierce	Rochester Mortgage	16 acres, commercial land	$350,000.00
	1922,34,36,40 21st Av., Vero Bch.		8 Unit apartment complex	$340,000.00
	1727 Okeechobee Rd., Ft. Pierce		4,000 SF strip center	$310,000.00
Aug-14	2046 S US Hwy 1, Ft. Pierce	Knights of Columbus	Lg. commercial building on a	$250,000.00
	333 17 St. Ste. A & B, Vero Bch.	Soundview Property Mgm	3 year lease of office condo s	$93,875.87
	4760 S. US Hwy 1, Ft. Pierce	O'Reilly's Auto Parts	One acre commercial site	$399,000.00
Sep-14	150 Magnolia Ave., Daytona Bch	Magnolia Equity Trust, Ltd	Office building in downtown a	$975,000.00
	TBD Smallwood Av., Ft. Pierce		12.9 acres residential land	$95,000.00
Oct-14	4006 Mariah Cir., Ft. Pierce		Commercial warehouse with	$220,000.00
	TBD Mariah Cir., Ft. Pierce		Industrial land	$450,000.00
	2470 Pineapple Ave., Melbourne		Multifamily apartment buildin	$435,000.00
	TBD Kelly Road, Ft. Pierce		39.91 acres of industrial land	$275,000.00
	3950 N US Hwy 1, Ft. Pierce	Alois Estate	Mixed-use US Hwy 1 parcel	$40,000.00
	3434 Industrial 33rd St., Ft. Pier	Chandler Equipment	2 Industrial Warehouses on	$305,000.00
	11085 Old Dixie Hwy., Vero Bch	LNV Corporation	7.6 Acres bank-owned indus	$52,500.00
Nov-14	1200 Hwy 70 E., Okeechobee	Springhill Suites	.7 Acre outparcel adjacent to	$100,000.00
Dec-14	691 Enterprise Drive, Port St. Lucie		17,300 SF Warehouse & offi	$1,100,000.00
	601 21st St., Vero Beach	Bank of America/Oculina I	10 year lease of entire floor i	$1,143,582.71
	505 N 39th St., Ft. Pierce		Short sale 2.5 acres industria	$100,000.00
2015 SALES				
Jan-15	438 & 436 N 7th St., Ft. Piercw		Two multifamily duplexes	$64,000.00
	930 S. Harbor City Bv., Melbourn	Riverside Partnership	10,595 SF, 5 year lease of e	$583,993.68
	717 US Hwy 1, Ft. Pierce	Pelican Plaza	Shopping center of US 1 in F	$1,550,000.00
Feb-15	7400 8th St., Vero Beach		10 Acre parcel, equestrian a	$232,000.00
	3801 Edwards Rd., Ft. Pierce		8.80 acres Residential land	$150,000.00
	3300 SW 42nd Av., Palm City	C & L Technologies	19,500 SF Office buildling, 1	$1,006,200.00
	1124 Hernando St., Ft. Pierce Island		MF Apartment building, 5 two	$320,000.00
Mar-15	Seaway Drive, S. Hutchinson Isl	Square Grouper Restaura	1.2 acre waterfront commerc	$1,700,000.00
	Pulitzer Rd., Ft. Pierce		7.49 Acres AG land	$95,000.00

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QUESTIONNAIRE - #7

May-15	2405 16th St., Vero Beach	Schlitt Property Managem	6 Unit apartment complex	$275,000.00
	3988 Kings Hwy, Ft. Pierce		Vetrinary Hospital with indoo	$145,000.00
	5201 Turnpike Feeder Rd., Ft. P	Wells Fargo Bank	Bankpowned, 1.79 acres reta	$160,000.00
	Ixoria Avenue, Fort Pierce	Ft. Pierce Properties, Inc.	8 Investment condos, rented	$200,000.00
Apr-15	1230 Old Boynton Rd., Boynton Bch.		6 condos sold as an investm	$390,000.00
	1720 Okeechobee Rd., Ft. Pierce		Free Standing retail building	$200,000.00
	940 S Harbor City Bv., Melbourn	Riverside Partnership	6,500+ SF Pffoce building or	$950,000.00
	4343 N. US Hwy 1, Ft. Pierce	Lloyd Properties Inc.	8,890 SF Retail building in e:	$345,000.00
	2108 Orange Av., Ft. Pierce	Wells Fargo Bank	Free-standing retail building	$108,000.00
	La Salle Rd. et al, Lakewood Park		6 Duplexes & tri-plexes sold	$430,000.00

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QUESTIONNAIRE - #7

	801/803 Kings Hwy., Ft. Pierce	Pro Core Sports Nutrician	2 Office/Whse condos - Leas	$328,037.00
May-15	403 S 6th St., Ft. Pierce		Free-standing office building	$19,200.00
	4591 N Hwy 1, Ft. Pierce	Gulfstream Business Bank	1.55 Acres commercial land	$87,100.00
	2050 6th St., Vero Beach	VeroMar Properties, LLC	2-story strip center totaling 1	$1,500,000.00
	14020 Hwy 1, Sebastian	Bay Street Sebastian, LLC	Retail lease space, one year	$12,800.00
	8720 20th St., Vero Beach	The Victor Building	Lease space - 3 year lease.	$38,599.88
	9140 44th Ave., Sebastian	ID Vero Group LLC	5-plex Income property with	$370,000.00
Jun-15	Kings Hwy, Ft. Pierce	JIT Investment, Inc.	56 acres, one parcel with prc	$550,000.00
	1301 Delaware Ave., Ft. Pierce	E J Rentals	Small retail strip center need	$87,000.00
	109 20th St., Ft. Pierce		4-Plex building just off Orang	$65,000.00
	8th Street, Vero Beach		Two 4.86 parcels, filled & wit	$205,000.00
	701 S US Hwy 1, Ft. Pierce	Certified Pre-owned Cars,	3 year lease of Lease Option	$85,200.00
	3940 S US Hwy 1, Ft. Pierce		2 acres on Hwy 1 with 300 ft.	$250,000.00
	2010 Avenue D, Ft. Pierce		Small restaurant on corner lc	$69,000.00
	7500 39th St., Sebastian	Indian River Land Trust	9.72 acres residential develo	$145,000.00
	6521 SW 39th St., Palm City	FL Community Bank	5 acres from a 10 acre parce	$130,000.00
	1875 14th Av., Vero Beach		Retail building on downtown	$360,000.00
Jul-15	2011 S 25th St., Fort Pierce		Multi-tenant office building in	$635,000.00
	1230 Old Boynton Rd., Boynton Bch.		Final 2 MF Units sold as inve	$130,000.00
	1555 Indian River B-113, Vero Bch.		Bridgewater Office condo sui	$170,000.00
	TBD 39th St., Palm City	FL Community Bank	Remaining 5 acres from a 10	$145,000.00
	2050 6th St., Vero Beach	Kite Miracle Mile Retail LL	5 leases (new & renewal) in	$458,849.00
	1542 Guava Av., Melbourne		3 year Lease of Commercial	$45,000.00
	3405 Ind. 31st St., Ft. Pierce	Pursuit Boats	2 year lease of commercial b	$247,500.00
	523 S US Hwy 1, Ft. Pierce		.39 Acre lot with old home ne	$55,000.00
Aug - 15	5720 25th St., Vero Beach		Almost 7 acres of AG land in	$120,000.00
	TBD Granada St., Hutchinson Island		1.26 acres MF Land sufficier	$342,500.00
	8266 Old Dixie Hwy., Vero Bch.		.43 Acres commercial land ir	$38,960.00
	13527 US Hwy 1, Sebastian	Rack'n Wagir, LLC	Business Only sale in showir	$35,000.00
Sep-15				
	1701 Hwy 1 # 9, Sebastian	Plaza One, LLC	Office space in local strip cer	$12,000.00
	1355-1575 Hwy 1, Vero Beach	Fun City Entertainment	Lg retail space, 5 year lease	$523,929.95
	1845 Wilbur Av., Vero Beach	Sunshine Furniture Corp.	3,690 SF Whse within the cit	$275,000.00
	2509 Ave L, Ft. Pierce		5 SF homes in Ft. Pierce for	$80,000.00
	5270 Hwy 1, Palm Shores		High profile RV Dealership &	$2,900,000.00
	9200 Orange Ave.		Estate sale. 18 Acres with o	$150,000.00
Oct-15	3650 N US Hwy 1 Ft. Pierce	Worldwide Marketing Tech	3 Acres located between US	$125,000.00
	1575 Indian River Dr. C-210	Schlitt Properties LLC	Bridgewater Office condo, 2	$29,620.32
	1660 Old Dixie Hwy., Vero Beac	Sunshine Furniture Corp.	6,000+ SF commercial whse	$784,000.00
	1701 Hwy 1 # 3, Sebastian	Plaza One, LLC	2 year lease to Insurance Cc	$22,000.00
	1701 Hwy 1 # 6 & 7, Sebastian	Plaza One, LLC	2 year lease to Retail store	$44,000.00
	2508 Acrom, # C, Ft. Pierce		Small medical office, one yea	$10,200.00
	510 S US Hwy 1 Ft. Pierce	Lloyd Properties LLC	5 year lease 8,666 sf office b	$360,640.00
	2201 S 25th St. #D, Ft. Pierce	Autz, Inc.	Medical Office, 5 year Renev	$108,324.23
	333 17th St., Vero Beach	SIS Realty '89 Ltd.	1 year lease, office space to	$19,674.50
	1701 Hwy 1 # 4 & 5, Sebastian	Plaza One, LLC	2 year lease to large Mattres	$43,200.00
Nov-15	1912 23rd Ave., Vero Beach		6 Unit apartment complex, al	$275,000.00
	680 1st St., Vero Beach	Wells Fargo Bank	Small retail auto building on	$127,500.00
	Tbd Old Dixie Hwy, Sebastian		1/3 acre lot zoned for industr	$68,500.00
	1450 Old Dixie Hwy		1 Yr. Lease of 900 SF office	$11,502.00
	7605 Progress Circle Melbourne		10,000 SF Ind whse/distribut	$505,000.00
Dec-15	21 Royal Palm Pointe, Vero Bea	Anode, Inc. / Royal Palm (	Mixed use, office & restaurar	$1,900,000.00
	1300 Angle Road, Ft. Pierce	Land Holding, LLC (PNC)	11 Acres Industrial use land.	$173,002.00
Dec-15	1580 NW Hayworth Av, PSL	Premiere Lab Supply	5 Yr. Lease - 8,448 SFwhse	$302,748.15
	TBD Carlton Rd W., Ft. Pierce		81 acres of AG land in the Al	$291,500.00
	1902 Highway 1, Vero Beach		Restaurant in excellent locat	$1,065,000.00
	1410 & 1412 N 25th St., Ft. Pierce		Commercial duplex w/ liquor	$225,000.00
	1550 A1A, Satellitte Beach	A1A Investments	Lg. Office building in promine	$1,096,000.00
	2215 Nebraska Av., Ft. Pierce		Medical Office suite next to H	$87,000.00

List Training/Education of Proposer and Proposer's staff that will be assigned to this project

Hampton Jackson was born and raised on the Treasure Coast and has had his real estate license for the past eight years. He has actively been selling residential and commercial real estate in St. Lucie County for the past three years. He has attended numerous training programs on listing and selling commercial/industrial properties and he is considered an expert in the field of marketing and promoting large land deals. He has completed advanced training on several methods of alternative financing from the St. Lucie Realtors Association.

Hampton has established relationships with numerous local builders/developers. He is the primary contact with Suncor Properties and is the lead agent on Coldwell Banker Paradise Hoyt Murphy REALTORS® relationship with Wells Fargo Bank, Adams Homes and P & V Properties Management LLC. Hampton specializes in distressed property sales, commercial investments, foreclosures and income producing properties.

Hampton Jackson
Coldwell Banker Paradise
Hoyt Murphy REALTORS®
Commercial

411 North US Highway 1
Ft. Pierce, FL 34950

Phone (772) 461-3250
Fax (772) 460-2067
Mobile (772) 494-8402
hampton.jackson@coldwellbanker.com

Hoyt C. Murphy, Jr. grew up in his family's real estate business which was established in 1949. His first teacher was his father, Hoyt C. Murphy, Sr., one of the founding fathers of real estate in St. Lucie County. In 1981, after graduating from Florida Atlantic University with a major in Real Estate, he joined the company full-time and a year later secured his Broker's license.

In 1984, Hoyt took over as President and CEO of Hoyt C. Murphy, Inc. Realtors. During his reign as president, the company grew from grossing over $25 Million annually to a high of over $179 Million and gained the reputation of being the largest and oldest Real Estate brokerage in the county specializing in commercial, industrial and agricultural properties.

Hoyt holds a Certified Real Estate Brokerage Manager Designation (CRB) and has served as past-chairman of the Florida Commercial Brokers Network. He is presently the Treasurer for TCERDA (Treasure Coast Research & Development Authority), currently serves on the board of Gulfstream Business Bank, the St. Lucie County Advisory Board, the Salvation Army and the Advisory Board for the Fort Pierce Redevelopment Agnecy. He is the past-board member for the EDC, Riverside Bank Advisory Board and former Director of the Ft. Pierce Rotary Club.

Hoyt C. Murphy, Jr.
Coldwell Banker Paradise
Hoyt Murphy REALTORS®
Commercial

411 North US Highway 1
Ft. Pierce, FL 34950

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Fax (772) 460-2067
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hmurphyjr@cbcworldwide.com

Keith D. Kite is the Managing Partner of Kite Properties, an affiliate of Coldwell Banker Commercial Paradise. Keith focuses exclusively on the sale of retail properties throughout the United States. He and his team at Kite Properties specialize in investment sales of single-tenant, net-lease properties, shopping and lifestyle centers. Exclusively representing and servicing retail real estate landlords, owners and investors provides our clients the consistency needed to add value and deliver exemplary service. Keith and the Kite Properties team joined Coldwell Banker Commercial Paradise in 2012 to provide his clients with a nationwide platform, superior marketing and the preeminent name in commercial real estate. Keith has more than 30 years of experience in the retail real estate sales and construction industries. He offers a strong background in real estate investment sales, including ownership, property management, leasing, development, financing and advisory services. His experience provides the expertise his clients require for their real estate investments.

Keith D. Kite
Managing Partner
Kite Properties
Coldwell Banker Paradise Commercial

Vero Beach, FL 32960

Phone (772) 231-9333
Mobile (772) 633-0292
keith@kitepropertes..c.com
www.kitepropertiesllc.com

Experience, Integrity, and Excellence define Keith's reputation across the retail real estate industry. His extensive contacts and relationships with owners and buyers - from single assets to multi-unit portfolios and institutional REIT'S - support a strong foundation for marketing retail properties. His expertise coupled with Coldwell Banker Commercial's global platform offers superior marketing exposure for retail properties worldwide.

Keith Kite has knowledge in the sales of hospitality properties. He has developed an 86 room Hampton Inn in Okeechobee, FL ($10 Million), a Springhill Suites by Mariott, an 83 room hotel ($12 Million) in Vero Beach, and a Hampton Inn & Suites, 90 rooms in 2015 ($12.5 Million). All have been Awarding Winning in design and service by Marriott.

Keith Kite has extensive contacts throughout the hotel industry. He attends the Hunter Hotel Conference (see www.hunterconference.com) for owners, developers and brokers in the Hospitality Industry. This access to leading development personnel provides an excellent contact base for hotel developer for the King Power Plant Site.

Provide Market and Advertising Methods

Commercial Marketing Platform

Coldwell Banker Paradise Hoyt Murphy REALTORS® appreciates the opportunity to submit this proposal for the marketing of this RFP. We have the ability and the desire to be hired for this assignment. We have the necessary market knowledge and capabilities to sell and/or lease these properties.

We view the relationship as a partnership. You have properties to market and we have the expertise and resources to invest to deliver positive results.

Marketing Approach

Hampton Jackson and Hoyt C. Murphy, Jr. will personally direct the overall marketing campaign to successfully market the properties which the City of Ft. Pierce has interest in selling or leasing.

Market Data:

As a refinement, we will continually evaluate the market by gathering additional data on compara ble sales and competing properties.

Market Methods:

The market is alwasy changing and has substantially changed in the past 18 months. Our marketing platform would consist of newspaper advertisements in Treasure Coast Newspapers, direct mailing to a variety of farm areas of similar properties and neighborhoods, web partnerships such as Loopnet.com, Homes and Land, Co-Star, Landwatch.com, Regional MLS, our Coldwell Banker Commercial platform of specialized websites, create an offering memorandum and custom signage.

We will continue to evaluate the market and advise you of any changes on a monthly basis.
Our target markets are as follows:

- Buyers from the Treasure Coast
- Buyers from Florida
- Buyers from the US, Canada and worldwide
- Treasure Coast Newspapers
- Internet marketing

QUESTIONNAIRE - #10

List knowledge of Public Real Estate Records that will be used by your firm

The proposer and staff are well versed in St. Lucie County's property appraiser's records and St. Lucie County Clerk of Court research. The public records are a source of verification of land size building square footage and current use. Zoning and potential use are verified through the City of Ft. Pierce building department. Other public sources used for verification of buyers include: Sunbiz.org, and myfloridalicense.com for verification of real estate licenses. Prospecting for buyers proposer uses yellowpages.com plus proprietary data bases.

QUESTIONNAIRE - #11

List method(s) used for rent/lease assessment

Coldwell Banker Paradise Hoyt Murphy REALTORS® subscribes to several services to provide rent/lease assessments and comparative market analysis (CMA) as well as rent/lease market statistics, this includes the Beaches MLS system, Lease Trac and Co Star. All provide data bases of comparable properties for lease and the rental rates of leased properties.

QUESTIONNAIRE - #12

List method(s) used for background checks

Our firm uses MAF for background screening and credit checks for all potential tenants. Our lease application gives us authority to run such reports.

QUESTIONNAIRE - #13

List marketing strategies used for leasing properties

Our firm places signage on the property where permissable. We distribute for lease data through the Multiple Listing Service, on the Internet through CBCworldwide.com, Loopnet, and CoStar. Large space is listed with the state through Enterprise Florida. We directly contact companies to determine if they are looking to relocate or expand we subscribe to Lease Trac and Co-Star. Both systems give us access to perspective national chains looking to lease space in our marketing area. We also do broker tours and open houses for our significant commercial properties.

QUESTIONNAIRE - #14

List marketing strategies used for properties for sale

We develop a marketing plan for each property using a combination of online partners, direct mail, direct calls and print advertising. We create marketing packages for each property as attachments for online and mailed marketing all tailored to targets that we identify as prospective buyers, investors and users.

Coldwell Banker Paradise prides itself on its diverse and dynamic marketing program that targets buyers from a variety of geographic and demographic spectrums for both is residential and commercial listings.

Targeted direct mail covering 100 miles of Florida's coastline communities.
Aggressive weekly print advertising, in newspapers and glossy magazines.
Online presence featuring our listings on the top most visited websites.

Print Advertising includes:
Quarterly Buyers Guide
Monthly nested spadea
Weekly open house listings

Direct Mail includes:
Just listed/just sold postcards to neighboring properties
Agent branded postcards with featured properties to EDDM carrier routes
Property flyers

Online featured listings to:
coldwellbanker.com
homes.com
Trulia.com
Zillow.com
loopnet.com
costar.com

Specific to your Hospitality and Hotel properties, we have an in-house team that specializes in this area. This team would be a part of the marketing platform if we are assigned the marketing of the King Power Plant site in Downtown Ft. Pierce. That site is particularly well suited for a hotel and/or mixed use site. Kite Properties, an affiliate of Coldwell Banker Paradise Hoyt Murphy Realtors has recently completed development of the Hampton Inn in Vero Beach and has several contacts in the Hotel Development Industry. We also use MLS, Loopnet.com, Co-Star, Broker Tours and Open Houses.

QUESTIONNAIRE - #15

List current and past litigation of your firm within the past five years

Suit filed by Thomas Assaly in regards to an incorrect acreage stated in an Auction Brochure for a transaction in which we represented the buyer. Suit filed out of court for a nominal amount.

QUESTIONNAIRE - #16

Provide a list of three past clients for this size and type property

1. Lloyd Properties, LLC Attn: Ian Lloyd (772) 519-1845 Lloydiant@aol.com
   Our firm sold and leased a portfolio of properties for the Lloyd Family over the last 24 months including:
   1) Commercial Land on South US. Hwy 1 – Sold
   2) 6,600 SF Office – Leased
   3) Sale of former Antique Mall on North US Hwy 1 – Sold
   4) Commercial Building at 607 Orange Ave. – Sold
   5) Small Office building at S. 7th Street – Sold
   6) Home at 2404 Sunrise Blvd. – Sold

2. Dr. Ajay Goyal (772) 971-0252 apple7676@yahoo.com
   Our firm has sold Land Parcels to Dr. Goyal and in the last year sold a 11,760 SF Office building at 2011 S. 25th Street. We are currently leasing this office building.

3. John Sigler, Managing Director of Florida Pacific Properties LLC (503) 784-0975 JITInvest@aol.com
   Our firm has sold to and for Mr. Sigler numerous industrial acreage tracts in St. Lucie County totally over 200 acres for several million dollars.

QUESTIONNAIRE - #17

Is your firm a member of the Multiple Listing Service (MLS)?

We belong to seven MLS systems within the State of Florida including Dade MLS which enables us to access brokers who serve South American clients.

11:11:09 AM 1/11/2016

Licensee Details

Licensee Information

Name:	**JACKSON, HAMPTON JAMES III (Primary Name)**
Main Address:	**200 SW ALLAPATTAH RD** **LOT 9** **INDIANTOWN Florida 34956**
County:	**MARTIN**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Real Estate Broker or Sales**
Rank:	**Sales Associate**
License Number:	**SL3212119**
Status:	**Current,Active**
Licensure Date:	**06/19/2008**
Expires:	**03/31/2016**

Special Qualifications **Qualification Effective**

Alternate Names

View Related License Information

View License Complaint

1940 North Monroe Street, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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11:10:07 AM 1/11/2016

Licensee Details

Licensee Information

Name:	**MURPHY, HOYT C JR (Primary Name)**
Main Address:	**2400 SOUTH OCEAN DRIVE PENTHOUSE 4200D FORT PIERCE Florida 34949**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Real Estate Broker or Sales**
Rank:	**Broker**
License Number:	**BK3260381**
Status:	**Current,Active**
Licensure Date:	**07/03/2012**
Expires:	**09/30/2017**

Special Qualifications **Qualification Effective**

Alternate Names

View Related License Information

View License Complaint

1940 North Monroe Street, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright 2007-2010 State of Florida. Privacy Statement

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/5/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

PBI Group
23114 Expedition Drive
Ashburn, VA 20148

CONTACT NAME: Paul M Bondy
PHONE (A/C, No, Ext): 443.502.5645 FAX (A/C, No): 888.600.4130
E-MAIL ADDRESS: paulbondy@pbigroupsolutions.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Hanover Insurance Company	22292
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED

Ed Schlitt, L.C, dba Coldwell Banker Ed Schlitt Realtors dba Coldwell Banker Paradise dba Coldwell Banker Paradise Hoyt Murphy Realtors dba Coldwell Banker Paradise Ed Schlitt Realtors; Indian River Referral Network, LLC; Schlitt Property Management, Inc. H C Murphy International Referral, Inc.
1209 U.S. Hwy. 1
Sebastian, FL 32958

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY							
	☐ COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ WC STATU-TORY LIMITS ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? ☐	N/A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Errors & Omissions Insurance	☐	☐	LHR 9262295 04 Retro Date: 9/1/1983	9/1/2015	9/1/2016	Occurrence Limit: $1,000,000 Aggregate Limit: $1,000,000 Deductible: $5,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

City of Fort Pierce
Procurement Department
100 North U.S. #1
Fort Pierce, FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paul M Bondy

Digitally signed by Paul M Bondy
DN: cn=Paul M Bondy, o=PBI Group, ou, email=paul@pbigroupsolutions.com, c=US
Date: 2016.01.05 14:41:26 -05'00'

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Customer Notice of Privacy Policy and Producer Compensation Practices Disclosures

Privacy Policy Disclosure

Collection of Information

We collect personal information so that we may offer quality products and services. This information may include, but is not limited to, name, address, Social Security number, and consumer reports from consumer reporting agencies in connection with your application for insurance or any renewal of insurance. For example, we may access driving records, insurance scores or health information. Our information sources will differ depending on your state and/or the product or service we are providing to you. This information may be collected directly from you and/or from affiliated companies, non-affiliated third parties, consumer reporting agencies, medical providers and third parties such as the Medical Information Bureau.

We, and the third parties we partner with, may track some of the web pages you visit through cookies, pixel tagging or other technologies. We currently do not process or comply with any web browser's "do not track" signals or similar mechanisms that request us to take steps to disable online tracking. For additional information regarding online privacy, please see our online privacy statement, located at www.hanover.com.

Disclosure of Information

We may disclose non-public, personal information you provide, as required to conduct our business and as permitted or required by law. We may share information with our insurance company affiliates or with third parties that assist us in processing and servicing your account. We also may share your information with regulatory or law enforcement agencies, reinsurers and others, as permitted or required by law.

Our insurance companies may share information with their affiliates, but will not share information with non-affiliated third parties who would use the information to market products or services to you.

Our standards for disclosure apply to all of our current and former customers.

Safeguards to Protect Your Personal Information

We recognize the need to prevent unauthorized access to the information we collect, including information held in an electronic format on our computer systems. We maintain physical, electronic and procedural safeguards intended to protect the confidentiality and integrity of all non-public, personal information, including but not limited to social security numbers, driver's license numbers and other personally identifiable information.

Internal Access to Information

Access to personal, non-public information is limited to those people who need the information to provide our customers with products or services. These people are expected to protect this information from inappropriate access, disclosure and modification.

Consumer Reports

In some cases, we may obtain a consumer report in connection with an application for insurance. Depending on the type of policy, a consumer report may include information about you or your business, such as:

- character, general reputation, personal characteristics, mode of living;
- credit history, driving record (including records of any operators who will be insured under the policy); and/or
- an appraisal of your dwelling or place of business that may include photos and comments on its general condition.

Access to Information

Upon written request, we will inform you if we have ordered an investigative consumer report. You have the right to make a written request within a reasonable period for information concerning the nature and scope of the report and to be interviewed as part of its preparation. You may obtain a copy of the report from the reporting agency and, under certain circumstances, you may be entitled to a copy at no cost.

You also may review certain information we have about you or your business in our files. To review information we maintain in our files about you or your business, please write to us, providing your complete name, address and policy number(s), and indicating specifically what you would like to see. If you request actual copies of your file, there may be a nominal charge.

We will tell you to whom we have disclosed the information within the two years prior to your request. If there is not a record indicating that the information was provided to another party, we will tell you to whom such information is normally disclosed.

There is information that we cannot share with you. This may include information collected in order to evaluate a claim under an insurance policy, when the possibility of a lawsuit exists. It may also include medical information that we would have to forward to a licensed medical doctor of your choosing so that it may be properly explained.

Correction of Information

If after reviewing your file you believe information is incorrect, please write to the consumer reporting agency or to us, whichever is applicable, explaining your position. The information in question will be investigated. If appropriate, corrections will be made to your file and the parties to whom the incorrect information was disclosed, if any, will be notified. However, if the investigation substantiates the information in the file, you will be notified of the reasons why the file will not be changed. If you are not satisfied with the evaluation, you have the right to place a statement in the file explaining why you believe the information is incorrect. We also will send a copy of your statement to the parties, if any, to whom we previously disclosed the information and include it in any future disclosures.

Our Commitment to Privacy

In the insurance and financial services business, lasting relationships are built upon mutual respect and trust. With that in mind, we will periodically review and revise our privacy policy and procedures to ensure that we remain compliant with all state and federal requirements. If any provision of our privacy policy is found to be non-compliant, then that provision will be modified to reflect the appropriate state or federal requirement. If any modifications are made, all remaining provisions of this privacy policy will remain in effect. For more detailed information about our customer privacy policy (including any applicable state-specific policies) and our online privacy statement, visit our Web site, located at www.hanover.com.

Further Information

If you have questions about our customer privacy policy (including any applicable state-specific policies) or our online privacy statement, or if you would like to request information we have on file, please write to us at our Privacy Office, N435, The Hanover Insurance Group, Inc., 440 Lincoln Street, Worcester, MA 01653. Please provide your complete name, address and policy number(s). A copy of our Producer Compensation Disclosure is also available upon written request addressed to the attention of the Corporate Secretary, N435, The Hanover Insurance Group, 440 Lincoln Street, Worcester, MA 01653.

Producer Compensation Disclosure

Our products are sold through independent agents and brokers, often referred to as "Producers." We may pay Producers a fixed commission for placing and renewing business with our company. We may also pay additional commission and other forms of compensation and incentives to Producers who place and maintain their business with us. Details of our Producer compensation practices may be found at www.hanover.com.

This notice is being provided on behalf of the following Hanover Companies: The Hanover Insurance Group, Inc. - Allmerica Financial Alliance Insurance Company - Allmerica Financial Benefit Insurance Company - Allmerica Plus Insurance Agency, Inc. - Citizens Insurance Company of America - Citizens Insurance Company of Illinois - Citizens Insurance Company of the Midwest - Citizens Insurance Company of Ohio - Citizens Management, Inc. - AIX Ins. Services of California, Inc.- Campania Insurance Agency Co. Inc. - Campmed Casualty & Indemnity Co. Inc. - Chaucer Syndicates Limited- Educators Insurance Agency, Inc.- Hanover Specialty Insurance Brokers, Inc. - The Hanover American Insurance Company - The Hanover Insurance Company - The Hanover New Jersey Insurance Company - The Hanover National Insurance Company - Hanover Lloyd's Insurance Company - Massachusetts Bay Insurance Company - Opus Investment Management, Inc. - Professionals Direct Insurance Services, Inc. -Professional Underwriters Agency, Inc. - Verlan Fire Insurance Company - Nova Casualty Company - AIX Specialty Insurance Company.

The Hanover Insurance Group

Hanover Professionals
Advantage Portfolio

DECLARATIONS

THIS IS A CLAIMS-MADE POLICY. PLEASE READ THE POLICY CAREFULLY.

MISCELLANEOUS PROFESSIONAL LIABILITY POLICY

Policy Number	Coverage is provided by:	Agency	Agency Code
LHR 9262295 04	HANOVER INSURANCE COMPANY 440 LINCOLN STREET WORCESTER, MA 01653	PBI GROUP	3002772

Issue Date: 08/24/2015

Item 1. Named Insured and Address:

ED SCHLITT, LLC
1209 US HIGHWAY #1
SEBASTIAN, FL 32958

Item 2. Policy Period:

Inception Date: 09/01/2015
Expiration Date: 09/01/2016
12:01 A.M. Standard Time at the address of the Named Insured as stated herein

Item 3. LIMIT OF LIABILITY
Limit of Liability

Item 4. DEDUCTIBLE:

a. $1,000,000 for each **Claim**; not to exceed
b. $1,000,000 for all **Claims** in the aggregate

$5,000 Each Claim

Item 5. RETROACTIVE DATE: 09/01/1983

Item 6. PROFESSIONAL SERVICES

Real Estate Agent/Broker and Property Manager Services as defined in the policy including incidental Residential Real Estate Appraisals and Residential Real Estate Auctioneer Services

Item 7. PREMIUM FOR THE POLICY PERIOD:

Total Coverage Premium: $25,262.00

Florida Ins. Guaranty Assoc. Regular Assessment: $0.00
Total Premium: $25,262.00

Item 8. NOTICE OF A CLAIM
Report any claim to the Company as required by Section **G. DUTIES IN THE EVENT OF CLAIM(S) OR POTENTIAL CLAIM(S)**:

The Hanover Insurance Company
P.O. Box 15145
Worcester, MA 01615

National Claims Telephone Number: 800-628-0250
Facsimile: 800-399-4734
Email: firstreport@hanover.com

Item 9. Forms attached at issue:

401-1268	(08-12)	U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice to Policyholders
910-0001FL	(12-09)	Florida Miscellaneous Professional Liability Insurance Policy
910-0006	(11-12)	Notice to Florida Insureds
910-0010FL	(10-09)	Florida Acceptance of Application(s) Endorsement
910-0015	(10-09)	Change of Name or Address Endorsement
910-0018	(03-10)	Consent to Settle Amendment Endorsement
910-0019	(03-10)	Consent to Specific Legal Counsel Endorsement
910-0084	(01-12)	Retroactive Dates for Split Limits of Liability Endorsement
910-0085	(01-12)	Additional Insured Endorsement
910-0140	(10-11)	Notice to Policyholders: Information Regarding Extended Reporting Period ("ERP Coverage")
910-0162FL	(01-12)	Florida Bodily Injury or Property Damage Endorsement with Commercial General Liability Insurance
910-0170FL	(01-12)	Florida Environmental Hazards Endorsement
910-0198FL	(01-15)	FAIR HOUSING ACT COVERAGE
910-0701	(01-12)	Independent Contractor Endorsement
910-0704	(01-12)	Limited Additional Insured Franchisor Endorsement
910-0714	(01-12)	Real Estate Appraiser Endorsement
910-0716FL	(01-15)	REAL ESTATE PROFESSIONAL SERVICES ENDORSEMENT
910-0767FL	(01-15)	SEVERABILITY FOR PERSONAL CONDUCT EXCLUSION
910-0769FL	(01-15)	AMEND CHANGE IN OWNERSHIP CONTROL OR EXPOSURE
910-0770FL	(01-15)	SUBPOENA ASSISTANCE COVERAGE SUBLIMIT
910-0772FL	(01-15)	LIMITED DISCRIMINATION COVERAGE SUBLIMIT
SIG-1100	(08-14)	Signature Page

Item 10. Producer Name and Address: PBI GROUP
23114 EXPEDITION DRIVE ASHBURN VA 20148



U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC")

ADVISORY NOTICE TO POLICYHOLDERS

No coverage is provided by this policyholder notice nor can it be construed to replace any provisions of your policy. You should read your policy and review your Declarations page for complete information on the coverages you are provided.

This notice provides information concerning possible impact on your insurance coverage due to directives issued by OFAC. **Please read this notice carefully.**

The Office of Foreign Assets Control ("OFAC") administers and enforces sanctions policy, based on Presidential Declarations of National Emergency.

OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorists organizations, and narcotic traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's web site: http//www.treas.gov/ofac.

In accordance with OFAC regulations, if it is determined that you or any other insured, or any person or entity claiming the benefits of this insurance has violated United States sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, this insurance will be considered a blocked or frozen contract and all provisions of this insurance are immediately subject to OFAC. When an insurance policy is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC.

Other limitations on the premiums and payments also apply.

FLORIDA MISCELLANEOUS PROFESSIONAL LIABILITY INSURANCE POLICY

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FOR ANY INQUIRIES CALL:
800-685-5669

MISCELLANEOUS PROFESSIONAL LIABILITY INSURANCE POLICY

This is a CLAIMS-MADE AND REPORTED policy. Subject to the terms, conditions, exclusions and limitations of this policy, coverage is limited to liability for only those claims that are first made against you and reported to us in writing after the retroactive date and during the policy period or any optional extended reporting period, if exercised by you.

This is a "defense within limits" policy with claim expenses included within the limit of liability. The limit of liability available to pay damages will be reduced by amounts we pay for claim expenses as defined in the policy. Further note that amounts incurred for claim expenses and damages are subject to the deductible.

Please read this policy carefully.
Throughout this **policy**, the terms **we**, **us** and **our** refer to the **Company** providing this insurance. The terms **you** and **your** refer to the persons and entities insured under this **policy**. Other terms in bold print have special meaning and are defined in the **policy**.

A. COVERAGE – WHAT THIS POLICY INSURES

1. Professional Services Coverage

   We will pay on **your** behalf those sums which **you** become legally obligated to pay as **damages** and **claim expenses** because of any **claim** made against **you** arising from a **wrongful act** in the rendering or failure to render **professional services** by **you**.

   The following additional requirements and limitations shall apply to coverage provided under **A.1** above and **A.3.** and **A.4.** below:

   a. The **wrongful act** must have first occurred on or after the applicable **retroactive date(s);**

   b. **You** had no knowledge of facts which could have reasonably caused **you** to foresee a **claim**, or any knowledge of the **claim,** prior to the effective date of this **policy;** and,

   c. The **claim** must first be made and reported to **us** in writing during the **policy period** or any **extended reporting period**, if applicable, and must arise from any **wrongful act** to which this **policy** applies.

2. Disciplinary Proceedings Coverage

   We will pay on **your** behalf only **defense expenses** incurred in responding to a **disciplinary proceeding** commenced against **you** and reported to **us** in writing during the **policy period**, or which was commenced during the **policy period** and, if exercised, reported to **us** in writing during any optional **extended reporting period.** The maximum amount available for **defense expenses** for a **disciplinary proceeding** is $25,000 for each **policy period**, regardless of the number of **disciplinary proceedings**. Any payment made hereunder shall not be subject to the deductible and shall not reduce any applicable limit of liability. Inclusive within this coverage, we will pay up to $250 per day for any salaries and expenses of **your** employees required to attend or participate in any **disciplinary proceeding**. We shall not pay any **damages** incurred as a result of **disciplinary proceedings**.

3. Personal Injury Coverage

   We will pay on **your** behalf those sums which **you** become legally obligated to pay as **damages** and **claim expenses** because of any **claim** made against **you** and reported to **us** in writing during the **policy period**, or any **extended reporting period**, if applicable, that arise from **your professional services** and are for:

   a. **your** defamation, libel, slander, product disparagement, trade libel, infliction of emotional distress or other tort related to disparagement or harm to the reputation or character of any person or entity;

   b. **your** invasion or interference with the right to privacy or publicity, including but not limited to false light, public disclosure of private facts, intrusion and invasion; or

   c. **your** causing a third party to be subject to false arrest, detention or imprisonment.

4. Technology Professional Coverage

   We will pay on **your** behalf those sums which **you** become legally obligated to pay as **damages** and **claim expenses** because of any **claim** arising from **your professional services** and made against any **insured** and reported to **us** in writing during the **policy period**, or any **extended reporting period**, if applicable, that arises from:

a. the inability of an authorized third party to gain access to **computer services;**

b. **unauthorized access** to **computer services** that results in:

1) the destruction, deletion or corruption of electronic data on **computer services**; or

2) denial of service attacks against **computer services** or transmission of **malicious code** to **computer services**.

B. DEFENSE AND SETTLEMENT (INCLUDED IN THE LIMIT OF LIABILITY)

We have the right to investigate and the exclusive right to defend any **claim** made under this **policy**, even if the allegations are groundless, false or fraudulent until there is a final adjudication against **you. We** are not obligated to defend any criminal investigation, criminal proceeding or prosecution against **you.** If a **claim** is not covered under this **policy**, **we** will have no duty to defend it.

Payment of **claim expenses** will reduce the amounts available to pay **damages**. **Our** duty to defend any **claim** or pay any amount as **damages** or **claim expenses** will cease when **our** limit of liability has been exhausted. Upon exhaustion of the limits of liability, **we** will tender control of the defense to the **named insured**. The **named insured** agrees to accept this tender of defense.

We will not settle a **claim** without the consent of the **named insured**. If the **named insured** refuses to consent to a settlement **we** recommend and which a claimant would accept, then **our** liability for the **claim** will not exceed the amount for which **we** would have been liable for **damages** if the **claim** had been settled as recommended by **us** and acceptable to the claimant, including **claim expenses** incurred up to the date of the **named insured's** refusal. After the time of the **named insured's** refusal, the **named insured** shall be responsible for all **damages** in excess of the amount for which the **claim** could have been settled, and all **claims expenses** incurred thereafter. For the purpose of this section, settlement includes but is not limited to any resolution of a **claim** that would have occurred as a result of any court-ordered process which the **named insured** chose not to accept.

The **named insured** is responsible for any fees or costs charged by a lawyer defending **you** or any other defense expenses incurred without **our** written consent.

C. LIMIT OF LIABILITY AND DEDUCTIBLE

1. LIMIT OF LIABILITY

The limit of liability per claim limit shown on the Declarations page Item **3.a**.is the most we will pay for the sum of all **damages** and **claim expenses** arising out of a single **claim** or a series of related **claims**, regardless of the number of persons or entities insured under this policy, number of **claims** made or the number of persons or entities making claims during the **policy period** or during any **extended reporting period**, if any.

The Aggregate limit shown on the Declarations Item **3.b**.is the most we will pay for the sum of all **damages** and **claim expenses** for all **claims** under this policy.

2. DEDUCTIBLE

a. **You** will pay the deductible amount shown in the Declarations. The deductible applies to each **claim**. **We** will not be required to make any payment for **claim expenses,** settlements reached, or judgments rendered in an otherwise covered **claim** unless and until **you** have paid the deductible in full. **You** must pay the deductible (i) immediately when invoiced or, (ii) in the event that offers of judgment or settlement demands are made which **you** and **we** agree should be accepted, prior to the expiration of the time period for responding to such offers or demands.

b. All **claim expenses** will first be subtracted from the limit of liability, with the remainder, if any, being the amount available to pay for **damages** after **you** have paid the deductible in paragraph a.

c. If **you** and **we** agree to use **mediation** to resolve any **claim** brought against **you** and if the **claim** is resolved by **mediation**, **your** deductible obligation for that **claim** will be reduced by 50%.

3. REIMBURSEMENT

In the event that **we** voluntarily choose or are compelled by a court of law to make any payment of the deductible and request reimbursement from **you**, the reimbursement is payable immediately, but no later than thirty (30) days after written demand.

D. DEFINITIONS

Bodily Injury means physical injury, sickness or disease and, if arising out of the foregoing, mental anguish, emotional distress, mental injury, shock, humiliation or death at any time.

Claim means a written demand or **suit you** receive.

Claim expenses means all expenses **we** incur or authorize in writing for the investigation, adjustment, defense or appeal of a **claim.** These expenses include fees charged by a lawyer, mediator or arbitrator with **our** consent for which **you** are obligated. **Claim expenses** also mean:

1. the premium on appeal, attachment or similar bond; and
2. up to $250 per day per insured for supplemental payment for reasonable expenses incurred for attendance at hearings, trials, or depositions at **our** request or with our consent by such **insured.** Such payment shall not exceed $5,000 in the aggregate for all **insureds** in each **claim.**

Claim expenses do not include:

1. salaries, wages, fees, overhead or benefit expenses associated with any **insured** except as specified in subparagraph **2.** above; or
2. salaries, wages, overhead or benefit associated with **our** employees.

Company means the insurance company that issued this policy, as shown on the Declarations page or referred to herein as **we, us,** or **our.**

Computer services means computers and associated input and output devices, data storage devices, networking equipment, backup facilities, and internet sites operated by and either owned by or leased by any third party for whom **you** provide **professional services.**

Damages means monetary judgments, awards or settlements unless otherwise excluded. **Damages** includes (i)pre-judgment interest; and (ii) post judgment interest that accrues after entry of judgment and before **we** have paid, offered to pay or deposited in court that part of judgment within the applicable limit of liability.

Damages does not mean punitive or exemplary **damages** or the multiple portion thereof.

Damages do not include any costs or expenses in complying with any demand for or award of **equitable relief,** even if such compliance is compelled as a result of a judgment, award or settlement.

Defense expenses means all expenses **you** incur in investigation, defense or appeal of any **disciplinary proceeding.**

Disciplinary proceeding means any proceeding by a disciplinary official or agency to investigate or prosecute charges alleging professional misconduct in the performance of **your professional services.**

Employment practices means any actual or alleged:

1. wrongful termination of the employment of, or demotion of, or failure or refusal to hire or promote any person in violation of law or in breach of any agreement to commence or continue employment;
2. unlawful employment discrimination;
3. sexual harassment of an employee or applicant for employment; or
4. retaliatory treatment against an employee on account of that employee's exercise or attempted exercise of his or her rights under law.

Equitable relief means a remedy not involving the payment of monetary damages.

Extended reporting period means an additional period of time for reporting **claim(s).** The **extended reporting period** starts on the **policy termination date** and ends at the **extended reporting period** expiration date.

First inception date means the inception date of the first Miscellaneous Professional Liability **policy** issued by **us** to the **named insured** and continually renewed by **us** until the inception date of this current **policy.**

Insured means:

1. the **named insured;** and:
2. if **you** are a sole proprietorship, any past or present employee of **yours,** but only while acting on **your** behalf in their capacity as an employee;
3. if **you** are a partnership, any past or present general or managing partner, principal or employee of **yours,** but only while acting on **your** behalf in such capacity;
4. if **you** are a limited liability company, any past or present managing member, principal or employee of **yours,** but only while acting on **your** behalf in such capacity;

5. if **you** are a corporation, any past or present officer, director, trustee, or employee of **yours,** but only while acting on **your** behalf in such capacity;
6. **your** temporary or leased employees, but only while acting on **your** behalf as an employee;
7. if **you** are a **subsidiary** of the **named insured, you** are only covered while acting on behalf of the **named insured**;
8. **your** lawful spouse solely for liability arising from any **wrongful act** of an **insured** committed without the participation of such spouse;
9. **your** heirs, assigns and legal representatives in the event of **your** death, incapacity or bankruptcy to the extent that **you** would have been covered; or,
10. an independent contractor for **claims** and **damages under Section A.1, 3, or 4,** but only while acting on **your** behalf and only if there is a signed agreement executed by the **named insured and** the independent contractor which:
    a) specifies the services to be performed by the independent contractor on the **named insured's** behalf;
    b) provides that the services performed by the independent contractor will be under the **named insured's** supervision;
    c) states that the independent contractor will be indemnified by the **named insured** for the services performed on the **named insured's** behalf; and,
    d) is entered into before the **wrongful act** which leads to a **claim** or **potential claim.**

Loss means **claim expenses, damages** and **defense expenses** and does not include **equitable relief**.

Malicious code means any virus, trojan horse, worm or similar software program, code or script intentionally designed to insert itself into computer memory.

Mediation means the non-binding intervention of a qualified neutral third party chosen by **you** and the other party to a **claim** with agreement by **us**.

Named insured means the individual, entity, partnership, or corporation designated as such in the Declarations page.

Policy means this **policy** form, the Declarations, and any endorsement to the **policy** issued by **us,** and **your** application, including all supplements.

Policy period means the period from the effective date of the **policy** to the expiration date or earlier termination date of the **policy**.

Policy termination date means the expiration date of the **policy** as shown on the Declarations page or the cancellation date of the **policy**, whichever is earlier.

Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

Potential claim means any **wrongful act** or any facts or other circumstances which may subsequently give rise to a **claim.**

Professional services means those services described in Item **6.** of the Declarations which **you** perform for others for a fee.

Property damage means (1) physical injury to, loss or destruction of, tangible property including the resulting loss of use thereof; or (2) loss of use of tangible property which has not been physically injured or destroyed.

Retroactive date(s) refer to the dates shown in Item **5.** of the Declarations. If no date is shown on the Declarations page the retroactive date will be inception date of the policy.

Subsidiary means

1. any corporation, identified by **you** in the application for this **policy**, of which the **named insured** owns more than fifty percent (50%) of the issued and outstanding voting stock either directly or indirectly on the inception date of the **policy period;** or
2. any corporation which becomes a **subsidiary** during the **policy period** provided that such corporation does not represent more than a ten percent (10%) increase in the total assets or gross revenue of the **named insured** as of the date of the acquisition. Where such corporation represents an increase in the total assets or gross revenue of the **named insured** of more than ten percent (10%), such corporation shall be deemed a

subsidiary under the **policy**, but only upon the condition that within ninety (90) days of its becoming a **subsidiary**, **you** shall have provided **us** with full particulars of the new **subsidiary** and agree to any additional premium and/or amendment of the provisions of this **policy** required by **us** relating to such new **subsidiary**, subject to the review and acceptance by **us** of full and complete underwriting information. Further, coverage as shall be afforded to the new **subsidiary** is conditioned upon the **named insured** paying when due any additional premium required by **us** relating to such new **subsidiary**. A corporation becomes a **subsidiary** when the **named insured** owns more than fifty percent (50%) of the issued and outstanding voting stock either directly or indirectly, and ceases to be a **subsidiary** at such time when the **named insured** ceases to own more than fifty percent (50%) of the issued and outstanding voting stock.

Suit means a civil proceeding for monetary, non-monetary or injunctive relief, which is commenced by service of a complaint or similar pleading. **Suit** includes a binding arbitration proceeding in which **damages** are alleged and to which **you** must submit or do submit with **our** consent.

Unauthorized access means the use of or access to **computer systems** by a person not authorized to do so by the **Named Insured**; or the use or access to **computer systems** in a manner not authorized by the **named insured.**

Wrongful act and **wrongful acts** means any actual or alleged negligent act, error, omission, or misstatement committed in **your professional services**.

E. EXCLUSIONS - WHAT THIS POLICY DOES NOT INSURE

This **policy** does not apply to **claim(s)**

1. based upon, arising out of, or in any way relating directly or indirectly to any **insured**:
   a) committing any intentional, dishonest or fraudulent act or omission; or
   b) gaining any profit, remuneration or advantage to which such **insured** was not legally entitled;

   provided that this exclusion will not apply until a final adjudication establishes a) or b) above.
2. for any willful or criminal violation of any statute, rule or law.
3. for the return, restitution or reduction of professional fees or arising from any demand for **equitable relief.**
4. arising out of **bodily injury** or **property damage**;
5. arising out of:
   a) any purchase, sale, or offer or solicitation of an offer to purchase or sell securities;
   b) any violation of any securities law, including the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended, or any regulation promulgated under the foregoing statutes, or any federal, state or local laws similar to the foregoing statutes (including "Blue Sky" laws), whether such law is statutory, regulatory or common law; or
   c) any violation of the Organized Crime Control Act of 1970 (commonly known as Racketeer Influenced And Corrupt Organizations Act, or "RICO"), as amended, or any regulation promulgated thereunder or any federal, state or local law similar to the foregoing, whether such law is statutory, regulatory or common law;
6. arising out of any breach of fiduciary duty, responsibility, or obligation in connection with any employee benefit or pension plan, including violations of the responsibilities, obligations or duties imposed upon fiduciaries by the Employee Retirement Income Security Act of 1974 ("ERISA"), as amended, or similar statutory or common law of the United States of America or any state or jurisdiction therein;
7. arising out of any **employment practices** liability or any discrimination on any basis, including, but not limited to: race, creed, color, religion, ethnic background, national origin, age, handicap, disability, gender, sexual orientation or pregnancy;
8. arising out of any misappropriation or misuse of trade secret or infringement of patent, copyright, trademark, trade dress or any other intellectual property right;
9. arising out of false advertising, misrepresentation in advertising, antitrust, unfair competition, restraint of trade, unfair or deceptive business practices, including but not limited to, violations of any local, state or federal consumer protection laws;
10. against **you** that are brought by or on behalf of any federal, state or local government agency or professional or trade licensing organizations; however, this exclusion shall not apply where the **claim** is alleging a **wrongful act** in **your** rendering **professional services** to such entity or for a **disciplinary proceeding**;

11. arising out of liability **you** assume under any contract or agreement; however, this exclusion does not apply to liability **you** would have in the absence of such contract or agreement;
12. against **you** that are brought by or on behalf of:
    a) any business entity that is owned, managed or operated, directly or indirectly, in whole or in part, by **you**;
    b) any parent company, subsidiary, successor or assignee of **yours**, or anyone affiliated with **you** or such business entity through common majority ownership or control; or
    c) any independent contractor supplying material or services to **you**;
13. arising out of disputes involving:
    a) **your** fees or charges, including over-charges, or cost over-runs;
    b) collecting **your** fees from third parties;
    c) the return of fees or other compensation paid to **you**; or
    d) **your** cost of correcting or re-performing or completing any **professional services**;
14. arising out of **your** advising, requiring, obtaining or failing to advise, require or obtain any bond, suretyship or other form of insurance;
15. arising out of or resulting, directly or indirectly, from any actual or alleged commingling, misappropriation or improper use of funds or monies
16. arising out of a **claim** by any **insured** under this **policy** against any other insured under this **policy**.
17. arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of **pollutants** at any time.

F. EXTENDED REPORTING PERIOD

1. **You** will be entitled to an automatic **extended reporting period** for no additional premium. This extension is applicable to any **claim** made against **you** during the **policy period** and reported to **us** in writing, during the sixty (60) days immediately following the **policy termination date**.
2. **We** will provide an optional **extended reporting period** as described below:
    a) If this **policy** is canceled, terminated or non-renewed, **you** shall have the right, upon payment of an additional premium, to an extension of the reporting period for any **claim** against **you** first made and reported after the date upon which the **policy period** ends, but only with respect to **wrongful acts** committed prior to the end of the **policy period** and otherwise covered by this **policy**. Such period shall be referred to as the optional **extended reporting period**.
        1) The available optional **extended reporting periods** and additional premium are determined in accordance with the rules, rates and rating plans **we** then have in effect in **your** state.
        2) **You** must request the optional **extended reporting period** in writing and must pay **us** the additional premium within 30 days following the date of such cancellation, termination or nonrenewal. If **we** do not receive **your** request and premium payment within 30 days following the date of such cancellation, termination or non-renewal, **your** right to purchase the optional **extended reporting period** shall cease.
        3) If **we** cancel for non-payment of premium, **you** may purchase the optional **extended reporting period** only after any earned premium due **us** is paid within 10 days after the date of cancellation or **policy** expiration, whichever comes first.
    b) All premiums paid for an optional **extended reporting period** shall be deemed fully earned as of the first day of the optional **extended reporting period**. The optional **extended reporting period** may not be canceled.
    c) The optional **extended reporting period** shall not increase any limits of liability stated in Item **3.** of the Declarations page. For the purpose of **policy** limits, the reporting periods are part of, not in addition to, the **policy period.**

G. DUTIES IN THE EVENT OF CLAIM(S) OR POTENTIAL CLAIM(S)

1. If **you** receive a **claim**, **you** and any other involved **insured(s)** must see to it that **we** receive written notice of the **claim**, with full details including the date received, as soon as practicable, but in no event later than 90 days after such **claim** is first made.

2. **You** and any other involved **insured** must:
   a) Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the **claim**;
   b) Authorize **us** to obtain records and other information;
   c) Cooperate with **us** in the investigation, defense or settlement of the **claim**; and
   d) Assist **us**, upon our request, in the enforcement of any right against any person or entity which may be liable to **you** because of damages to which this insurance may apply.
3. No **insured** will, except at that **insured's** own cost, voluntarily make a payment, assume any obligation, agree to a settlement or incur any expense related to a **claim** without **our** consent.
4. If during the policy period, **you** become aware of a **wrongful act** or any facts or other circumstance that occurred on or after the retroactive date but prior to the end of the **policy period**, which may reasonably be expected to subsequently give rise to a claim against **you**, **you** must give **us** written notice as soon as practicable, but in any event not later than the end of the **policy period** or any **extended reporting period,** if applicable. To the extent possible notice should include:
   a) Where the **wrongful act** took place and any facts or circumstance concerning the wrongful act; and
   b) The names and addresses of any persons and entities involved.
5. Any **claim** arising out of the **wrongful act**, facts or circumstance which is subsequently made against **you** shall be deemed to have been first made at the time **we** received such written notice from **you**, if we receive proper notice of the **potential claim** according to paragraph **4.** above.

   The date of mailing shall constitute the date that such notice was given and proof of mailing shall be sufficient proof of notice.

H. CONDITIONS

1. CANCELLATION AND NON RENEWAL

a) **We** may not cancel this **policy** except for failure to pay premium when due, in which case we will give 10 days written notice to the **named insured** before such cancellation is effective.

b) The **named insured** may cancel this **policy** for itself and all other **insureds** by written notice to **us** stating when thereafter the cancellation shall be effective. If the **named insured** cancels, **we** will return 90% of the pro rata unearned premium, rounded to the next higher whole dollar within 15 days of the effective date of cancellation.

c) **We** are not required to renew this **policy**. However, written notice of **our** intent to non-renew this **policy** shall be sent to the **named insured** at least 60 days prior to expiration of the **policy period**.

d) Notices of cancellation or nonrenewal shall be sent by first class mail to the last address known to **us** with a statement of the specific reasons for cancellation or nonrenewal.

e) If **we** decide to offer renewal terms, notice will be mailed by first class mail, at least 45 days prior to the expiration of the **policy** to the **named insured**. Failure to make the required premium payment by the renewal date will result in termination of the **policy** for nonpayment of premium.

f) If **we** fail to provide at least 45 days notice of nonrenewal or changes in the terms and conditions of this **policy**, coverage will remain in effect until 45 days after notice is given or until the effective date of replacement coverage you obtain, whichever occurs first. Any earned premium for the extension of the terminated **policy** will be calculated pro rata based on the expiring premium or the rate filing then in effect, whichever is lower.

2. REPRESENTATIONS AND APPLICATION

By accepting this **policy you** agree that:

a) The statements in the Declarations are accurate and complete;

b) Those statements are based on representations **you** made in **your** application for this insurance **policy**;

c) The representations made in **your** application are the basis of this **policy** and are to be considered as incorporated into and constituting a part of this **policy**;

d) Those representations are material to the acceptance of the risk **we** assumed under this **policy**;

e) **We** have issued this **policy** in reliance upon the truth, accuracy and completeness of such representations;

f) The application shall be interpreted as a separate application for coverage by each **insured.** No statement in the application, fact pertaining to or knowledge possessed by any **insured** shall be imputed to any other **insured** for the purpose of determining if coverage is available; and

g) Statements in the application, facts pertaining to or knowledge possessed by the individual signing the application shall be imputed to the **named insured.**

3. LEGAL ACTION AGAINST US

No person or entity has a right under this **policy**:

a) To join **us** as a party or otherwise bring **us** into a suit asking for **damages** from an **insured**; or

b) To sue **us** on this **policy** unless all of its terms have been fully complied with.

A person or entity may sue **us** to recover on an agreed settlement or on a final judgment against an **insured**; but we will not be liable for **damages** that are not payable under the terms of this **policy** or that are in excess of the applicable limit of liability. An agreed settlement means a settlement and release of liability signed by **us**, the **insured** and the claimant or the claimant's legal representative.

4. CHANGE IN OWNERSHIP, CONTROL OR EXPOSURE

a) If during the **policy period**:

1) Another person or entity or group of persons or entities acquires more than 50 percent of the assets of the **named insured**; or

2) Another person or entity, or group of persons or entities, acquires an amount of the outstanding securities representing more than 50 percent of the voting power for the election of the **named insured's** directors or trustees; or

3) The **named insured** consolidates with or merges with another entity;
you shall notify **us** of the change described in 1., 2., or 3. above, herein referred to as **transaction**, as soon as practicable, but not later than 30 days after the effective date of the **transaction** and provide such additional information as **we** require.

b) If a **transaction** occurs, coverage under this **policy** shall continue until termination of the **policy period** but only with respect to **claims** and **potential claims** made for **wrongful acts** which took place prior to the transaction.

c) If **you** fail to provide notice as described in **4.a**. above, coverage provided to **you** under this **policy** shall terminate. We will send written notice 45 days in advance of the termination date.

d) In the event of a **transaction**, the **named insured** will have the right to an extension of coverage under the **policy** for a **claim** first made and reported during the 12 months after the **transaction** but, only with respect to any **wrongful act** occurring prior to the **transaction** and otherwise covered by this **policy**. The 12 month period shall be referred to as the run-off period.

1) The premium means the premium in effect immediately prior to the **transaction**.

2) The rights contained in paragraph **4.** shall terminate unless written notice of the election and the additional premium due is received by **us** within 60 days of the **transaction**.

e) In the event of a **transaction**, the **named insured** has the right to purchase the run-off period but, has no right to purchase the optional **extended reporting period** described in section F. of the **policy**.

f) The additional premium for the run-off period shall be fully earned at the inception of the run-off period. The run-off period is not cancelable.

g) The limit of liability for the run-off period is part of and not in addition to the limit of liability in Item **3.** of the Declarations page.

5. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

If **you** have rights to recover all or part of any payment **we** have made under this **policy**, these rights are transferred to **us**. **You** must do nothing after a **loss** to impair our rights to seek or obtain recovery from others. At **our** request, **you** will sue those responsible or transfer those rights to **us** and help **us** enforce them. In the event of any payment under this **policy**, we shall be subrogated to the extent of such payment to all of **your** rights of recovery. **You** shall execute and deliver such instruments and papers and

do whatever else is necessary to secure such rights and shall do nothing to prejudice or compromise such rights without **our** express written consent.

6. ASSIGNMENT

No change in, modification of or assignment of interest in this **policy** shall be effective except when made by a written endorsement to the **policy**.

7. SOLE AGENT FOR THE INSURED

By accepting this **policy**, **you** agree that only the **named insured** is authorized to act on behalf of all **insureds** with respect to the following: consenting to settlement or releasing rights under this **policy,** payment for premiums and deductibles, receiving return premiums, giving or receiving notice of cancellation or nonrenewal, requesting any optional **extended reporting period** or run-off period and agreeing to any changes in this insurance **policy**. Each **insured** agrees that the **named insured** shall act on its or their behalf with respect to such matters.

8. COVERAGE TERRITORY AND VALUATION

a) This **policy** applies to a **wrongful act** committed anywhere in the world provided that the **claim** is made and suit is brought against the **insured** within the United States, its territories or possessions or Canada.

b) All premiums, limits, deductibles, **loss** and other amounts are expressed and payable in the currency of the United States of America. If a judgment is rendered, a settlement is denominated or another element of **loss** under this **policy** is stated in a currency other than the United States of America dollars, payment under this **policy** shall be made in United States of America dollar equivalent determined by the rate of exchange published in the *Wall Street Journal* on the date the judgment becomes final, the amount of the settlement is agreed upon or any element of **loss** is due, respectively.

9. OTHER INSURANCE

a) If other valid and collectible insurance is available to **you** for **loss** covered under this **policy**, the insurance provided by this **policy** shall be excess over such other insurance, regardless of whether or not such insurance is primary, contributory, excess, contingent or otherwise.

b) When this insurance is excess **we** have no duty to defend **you** against any **claim** if any other insurer has a duty to defend **you** against the **claim**. If no other insurer defends **we** will undertake to do so but **we** will be entitled to **your** rights against those other insurers.

c) When this insurance is excess over other insurance **we** will pay only our share of the amount of **loss**, if any, that exceeds the sum of:

1) The total amount that all such other insurance would pay for the **loss** in the absence of this insurance;

2) The total of all deductibles, self-insurance and retentions under all that other insurance.

We will share the remaining **loss**, if any, with any other insurance that is not described in this provision and was not bought specifically to apply in excess of the limit of liability shown in the Declarations page of this **policy**.

10. TWO OR MORE POLICIES, COVERAGE PARTS, OR ENDORSEMENTS ISSUED BY US

It is **our** stated intention that this **policy** and any other **policy**, coverage part or endorsement issued by **us**, or by another member of the **company**, shall not provide duplication or overlap of coverage for the same **claim**. If this **policy** and any other **policy** issued by **us**, or by another member of the **company**, to **you**, apply to the same **claim** then, Condition 9. Other Insurance notwithstanding:

a) **We** shall not be liable under this **policy** for a greater proportion of the **loss** than the applicable limit of liability of this **policy** bears to the sum of the total limits of liability of all such policies; and

b) The maximum amount payable under all such policies combined shall not exceed the highest applicable limit of liability under any one **policy**.

11. ALLOCATION

If **you** incur both **loss** covered by this **policy** and **loss** not covered by this **policy** on account of any **claim** because such **claim** includes both covered and non-covered matters, coverage with respect to such **claim** shall apply as follows:

a) 100 percent of **defense expenses** on account of the **claim** will be considered covered **loss**; and

b) **We** shall fairly allocate all remaining **loss** that you incurred on account of such **claim** between covered **loss** and non-covered **loss**.

12. SEPARATION OF INSUREDS

Except with respect to the limits of liability, deductible and any rights or obligations assigned to the first **named insured**, this insurance applies:

a) As if each **insured** were the only **insured**; and

b) Separately to each **insured** against whom a **claim** is made.

13. CONFORMANCE TO STATUTE

The terms of this **policy** which are in conflict with the statutes of the state in which this **policy** is issued are amended to conform to those statutes.

14. SECTION TITLES

The titling of sections and paragraphs within this **policy** is for convenience only and shall not be interpreted as a term or condition of this **policy**.

15. BANKRUPTCY

You or **your** estate's bankruptcy or insolvency does not relieve **us** of **our** obligations under this **policy.**

16. LIBERALIZATION

If **we** adopt any revisions to the terms and conditions of this **policy** form to provide more coverage without an additional premium charge during the **policy** term, the broadened coverage will immediately apply. However, the broadened terms and conditions will not apply to any **claims** that were first made against **you** prior to the effective date of the revision.

NOTICE TO FLORIDA INSUREDS

Miscellaneous Professional Liability Insurance
Claims – Made Notice

This policy is a CLAIMS-MADE AND REPORTED policy. Subject to the terms, conditions, exclusions and limitations of this policy, coverage is limited to liability for only those claims that are first made against you and reported to us in writing after the retroactive date and during the policy period or any optional extended reporting period, if exercised by you.

Unless otherwise endorsed, this is a "defense within limits" policy with claim expenses included within the Limit of Liability. The Limit of Liability available to pay damages will be reduced by amounts we pay for claim expenses as defined in the policy. Further note that amounts incurred for claim expenses and damages are subject to the deductible. Please read this policy carefully.

FLORIDA ACCEPTANCE OF APPLICATION(S) ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC

Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, effective 12:01 A.M. 09/01/2015 modifies the following:

SECTION H – CONDITIONS, Paragraph **2. Representations and Application** is amended to add the following:

For the purposes of coverage afforded by this **policy**:

Application(s) shall mean the written insurance application(s) attached to the **policy** for the insurance coverage provided by this **policy** and incorporates any written statements and materials attached to the **policy** in conjunction therewith.

It is agreed by the **insureds** that the Declarations and statements in the application(s) are material and that this **policy** is issued in reliance upon the truth and accuracy of such Representations and statements.

All other terms and conditions remain unchanged.

CHANGE OF NAME OR ADDRESS ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC

Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, effective 12:01 A.M. 09/01/2015 modifies the following:

Item 1. of the Declarations page is deleted and replaced with the following:

Item 1. Named Insured and Address:

ED SCHLITT, LLC DBA COLDWELL BANKER ED SCHLITT REALTORS;
SCHLITT PROPERTY MANAGEMENT, INC.

All other terms and conditions remain unchanged.

CONSENT TO SETTLE AMENDMENT ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC

Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, Effective 12:01 A.M. 09/01/2015 modifies the following:

SECTION B. – DEFENSE AND SETTLEMENT (INCLUDED IN THE LIMIT), third Paragraph, is replaced with the following:

We will not settle a **claim** without the consent of the **named insured**. If the **named insured** refuses to consent to a settlement of any claim **we** recommend and which a claimant would accept, subject to the applicable limit of liability and deductible then **our** liability for the **claim** is limited to:

1. What **we** would have contributed to the settlement if **you** had consented to the settlement, including **claim expenses** incurred up to the date of such refusal; and
2. 70 percent of such **damages** in excess of the amount for which the **claim** could have been settled.

After the time of the **named insured's** refusal, the **named insured** shall be responsible for all **loss** in excess of the amount for which the **claim** could have been settled, the percentage of **damages** noted above in 2., and all **claims expenses**, incurred thereafter. For the purpose of this section, settlement includes but is not limited to any resolution of a **claim** that would have occurred as a result of any court-ordered process which the **named insured** chose not to accept.

All other terms and conditions remain unchanged.

CONSENT TO SPECIFIC LEGAL COUNSEL ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC

Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, Effective 12:01 A.M. 09/01/2015 modifies the following:

SECTION G. - DUTIES IN THE EVENT OF CLAIM(S) OR POTENTIAL CLAIM(S) is amended to add the following:

6. In the event an **insured** reports a **claim** to **us** in writing or a **potential claim**, **we** consent to the use of the law firm of TRIEBSCH & FRAMPTON (300 NORTH PALM ST, TURLOCK, CA 95380) FOR THE AGREED UPON RATE OF $220 PER HOUR to defend such **claim**. The **insured** agrees that **our** consent is subject to the law firm's agreement to comply with **our** Litigation Management Guidelines and all of **our** other applicable claims legal guidelines in effect with **us**.

All other terms and conditions remain unchanged.

RETROACTIVE DATES FOR SPLIT LIMITS OF LIABILITY ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC

Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, Effective 12:01 A.M. 09/01/2015 modifies the following:

POLICY DECLARATIONS

Item 3. LIMIT OF LIABILITY and **Item 5. RETROACTIVE DATE** are replaced with the following:

Item 3. LIMIT OF LIABILITY:

1. First Limit of Liability *(subject to the First Retroactive Date scheduled below)*	**a.** $ 1,000,000 for each **Claim**; not to exceed **b.** $ 1,000,000 for all **Claims** in the aggregate
2. Second Limit of Liability *(subject to the Second Retroactive Date scheduled below)*	**a.** $ 0 for each **Claim**; not to exceed **b.** $ 1,000,000 for all **Claims** in the aggregate

Item 5. RETROACTIVE DATE:

1. **First Retroactive Date**: 4/4/1994

2. **Second Retroactive Date**: 9/1/2011

All other terms and conditions remain unchanged.

ADDITIONAL INSURED ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC

Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, Effective 12:01 A.M. 09/01/2015 modifies the following:

The following is added to **SECTION D – DEFINITIONS**, the definition of **Insured**:

Insured also means the entities listed in the schedule of additional **insureds** but only while rendering **professional services** at the request of the **named insured**, in support of the **named insured's** rendering of **professional services** to its clients; however, no coverage is afforded under this **policy** for any **claims** arising from any **wrongful act** in the rendering of or failing to render **professional services** by any **insured** covered under this endorsement that occurred prior to the retroactive date listed opposite the entity listed in the schedule of additional **insureds**.

Schedule of additional insureds to which this endorsement applies:

Entity(ies)	Retroactive Date
ED SCHLITT, LLC & SCHLITT PROPERTY MANAGEMENT, INC. DBA COLDWELL BANKER PARADISE HOYT MURPHY REALTORS -	6/4/12
ED SCHLITT, LLC & SCHLITT PROPERTY MANAGEMENT, INC. DBA COLDWELL BANKER PARADISE ED SCHLITT REALTORS	6/4/12
HC MURPHY INTERNATIONAL REFERRAL, INC.	6/4/12
ED SCHLITT & SCHLITT PROPERTY MANAGEMENT, INC. DBA COLDWELL BANKER PARADISE	9/1/1983

All other terms and conditions remain unchanged.



NOTICE TO POLICYHOLDERS:
MISCELLANEOUS PROFESSIONAL LIABILITY INSURANCE

INFORMATION REGARDING EXTENDED REPORTING PERIOD ENDORSEMENT ("ERP COVERAGE")

The enclosed policy provides coverage for claims reported during the policy period. Subject to the policy's terms and conditions, you may purchase an Extended Reporting Period Endorsement, also known as "ERP coverage", that will extend the time for reporting claims arising out of professional services rendered while the policy was still in effect, although the policy may have been cancelled, nonrenewed, or terminated. Please refer to Section F. of your policy for the terms and conditions for eligibility, purchasing or obtaining an Extended Reporting Period endorsement. *There is a limited time for requesting such an endorsement.*

The premium charged for the endorsement is expressed as a percentage of your policy's annual premium.

Length of "ERP Coverage" Offered	*"ERP Coverage" Premium*
12 months	100 % of expiring annual premium
24 months	150 % of expiring annual premium
36 months	200 % of expiring annual premium

**Extended Reporting Period Endorsements may be subject to state regulatory requirements.*

Please contact your agent or customer service representative for pricing specific to your situation and location.

FLORIDA BODILY INJURY OR PROPERTY DAMAGE ENDORSEMENT WITH COMMERCIAL GENERAL LIABILITY INSURANCE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC
Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, Effective 12:01 A.M. 09/01/2015 modifies the following:

SECTION E –EXCLUSIONS, Paragraph **4.** is replaced by the following:

4. Arising out of **bodily injury** or **property damage**; however, this exclusion does not apply to any **claim** arising out of a **wrongful act** committed by an **insured** in the rendering of **professional services** as specified in Item **6.** of the Declarations, and as a condition precedent to coverage, **you** agree to obtain and maintain, during the **policy period**, commercial general liability insurance with a minimum limit of liability of $ 1,000,000.

All other terms and conditions remain unchanged.

FLORIDA ENVIRONMENTAL HAZARDS ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, Effective 12:01 A.M. 09/01/2015 modifies the following:

SECTION E – EXCLUSIONS, Paragraph **17.** is replaced by the following:

17. Arising out of:

a) The actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of **pollutants** at any time;

b) Any directive, request or voluntary decision that any **insured** monitor, clean up, remove, contain, treat, detoxify or neutralize pollutants; or

c) Any governmental or regulatory directive to request to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize pollutants; or

d) The failure to discover, disclose, report or advise of the existence or amount of **pollutants**.

However, **we** will pay on **your** behalf **damages** and **claim expenses** incurred in the responding to a claim made against **you** and reported to **us** in writing during the **policy period**, or **extended reporting period**, if applicable, that arise from the failure to disclose, report, or advise of the existence of **pollutants**.

Notwithstanding anything to the contrary in the **policy**, including any endorsements thereto:

Our aggregate Limit of Liability for **damages** and **claim expenses** for all environmental hazard **claims** covered under this endorsement is $1,000,000 (or the applicable aggregate Limit of Liability, set forth in Item **3. b.** of the Declarations, whichever is less) which amount will be included within, and not in addition to, the aggregate Limit of Liability set forth in **Item 3. b.** of the Declarations.

All other terms and conditions remain unchanged.

INDEPENDENT CONTRACTOR ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC
Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, Effective 12:01 A.M. 09/01/2015 modifies the following:

SECTION D – DEFINITIONS, under the definition of **Insured**, Paragraph **10.** is replaced by the following:

10. An independent contractor for **claims** and **damages** under **Section A.1**, **3.** or **4.** but only while acting on behalf of any **insured**.

All other terms and conditions remain unchanged.

LIMITED ADDITIONAL INSURED FRANCHISOR ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC

Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company.

This endorsement, effective 12:01 A.M. 09/01/2015 modifies the following:

The following definition is added to **SECTION D – DEFINITIONS**:

> **Limited additional insured** means a person or entity covered under this **policy** only with respect to **claims** made against such person or entity, which involve or arise from vicarious liability imposed due to any **wrongful act** of any **insured**.

In consideration of the premium charged, it is hereby understood and agreed that is a **limited additional insured**.

No coverage is afforded to for any **claim** alleging or in any way involving any independent **wrongful act**, error or omission of .

It is understood and agreed that **we** assume no obligation to defend against such **claims** nor will **we** pay **claim expenses** in connection with such **claims**. **We** will pay **damages** only, to the extent that is held liable for an **insured's wrongful acts**.

All other terms and conditions remain unchanged.

REAL ESTATE APPRAISER ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: ED SCHLITT, LLC
Policy Number: LHR 9262295 04

Issued by The Hanover Insurance Company

This endorsement, Effective 12:01 A.M. 09/01/2015 modifies the following:

The following is added to **SECTION E - EXCLUSIONS – WHAT THIS POLICY DOES NOT INSURE**:

This **policy** does not apply to **claim(s)**:

Based upon or arising out of:

a) The failure of investments to perform as expected or desired;

b) Making of guarantees or warranties of potential sales, earnings, profitability, or economic value;

c) Any warranties, or guarantees made by the **insured** as to the current or future value of any property;

d) Any warranties or guarantees as to the suitability of the property for a specific use;

e) The formation, syndication, operations or administration of any property syndication, or real estate investment to any form of corporation, general or limited partnership or joint venture formed for the purpose of investing in, selling or maintaining real property including those syndications, trusts, corporations, partnerships or joint ventures in which the **insured** has, had or intended to have a participating interest directly or indirectly in the profits or losses thereof; or

f) The appraising of any property developed, constructed or owned by:

- **1)** An **insured** at that time of the **wrongful act** giving rise to such claims;
- **2)** Any entity in which the **insured** had, at the time of the **wrongful act** giving rise to the **claim**, a financial interest;
- **3)** Any entity which had, at the time of the **wrongful act** giving rise to the **claim**, a financial interest in the **named insured**;
- **4)** Any entity which at the time of the **wrongful act** giving rise to the **claim**, was under the same financial control as the **named insured**;

g) Any professional services as an architect, engineer, property developer, builder, construction manager, loss control inspector, risk manager, safety inspector, insurance agent, insurance broker, mortgage banker, mortgage broker, title abstractor, and/or title agent.

All other terms and conditions remain unchanged.

THE ONLY SIGNATURES APPLICABLE TO THIS POLICY ARE THOSE REPRESENTING THE COMPANY NAMED ON THE FIRST PAGE OF THE DECLARATIONS.

In Witness Whereof, this company has caused this policy to be signed by its President and Secretary and countersigned on the declarations page, where required, by a duly authorized agent of the company.



Frederick H. Eppinger
President



Charles Frederick Cronin
Secretary

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/5/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Angela Ooley
The Crockett Group, Inc. 3375 20th Street Suite 110 Vero Beach FL 32960	PHONE (A/C, No, Ext): (772) 562-9664 FAX (A/C, No): (772) 562-9668 E-MAIL ADDRESS: angie@thecrockettgroup.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Ed Schlitt, L.C., DBA: Coldwell Banker Commercial 1209 US Highway 1 Sebastian FL 32958	INSURER A: FCCI Insurance Group	10178
	INSURER B: Monroe Guaranty Insurance Company	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 2015-2016 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X		GL00161703	11/8/2015	11/8/2016	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ Included
B	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS			CA00257003	11/8/2015	11/8/2016	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP-Basic	$ 1,000,000 $ $ $ $ 10,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			UMB00179123	11/8/2015	11/8/2016	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The certificate holder and its board members, officials, officers and employees are listed as additionally insured.

CERTIFICATE HOLDER

joy.carey@cbparadise.com

City of Fort Pierce
Procurement Department
100 North US Highway #1
Fort Pierce, FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Helen Crockett/ASO

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CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 01/06/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
PAYCHEX INSURANCE AGENCY, INC.
150 SAWGRASS DRIVE
ROCHESTER, NY 14620

CONTACT NAME:
PHONE (A/C, NO. EXT): 877-266-6850 FAX (A/C, No): 585-389-7426
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: ILLINOIS NATIONAL INSURANCE COMPANY	23817
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Paychex Business Solutions LLC
Ed Schlitt L C
911 PANORAMA TRAIL SOUTH
ROCHESTER, NY 14625-0397

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	☐ CLAIMS-MADE ☐ OCCUR						MED EXP (Any one person)	$
	☐ _____						PERSONAL & ADV INJURY	$
	☐ _____						GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$
	☐ POLICY ☐ PROJECT ☐ LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
	☐ ☐							$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY**			066085199	06/01/2015	06/01/2016	X WC STATU-TORY LIMITS ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) N	N/A	X				E.L. EACH ACCIDENT	$ 1,000,000.00
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000.00
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Worker's Compensation coverage is provided to only those employees leased to, but not subcontractors of the named insured.
Waiver of Subrogation granted in favor of the certificate holder.

CERTIFICATE HOLDER
CITY OF FT PIERCE
PROCUREMENT DEPARTMENT
100 N US 1
FT PIERCE, FL 34950

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE Margaret M. Reffy

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LUXURY HOME COUNCIL

Be it known by all here present that the Luxury Home Council has designated

Hoyt C. Murphy, Jr.

Accredited Luxury Home Specialist

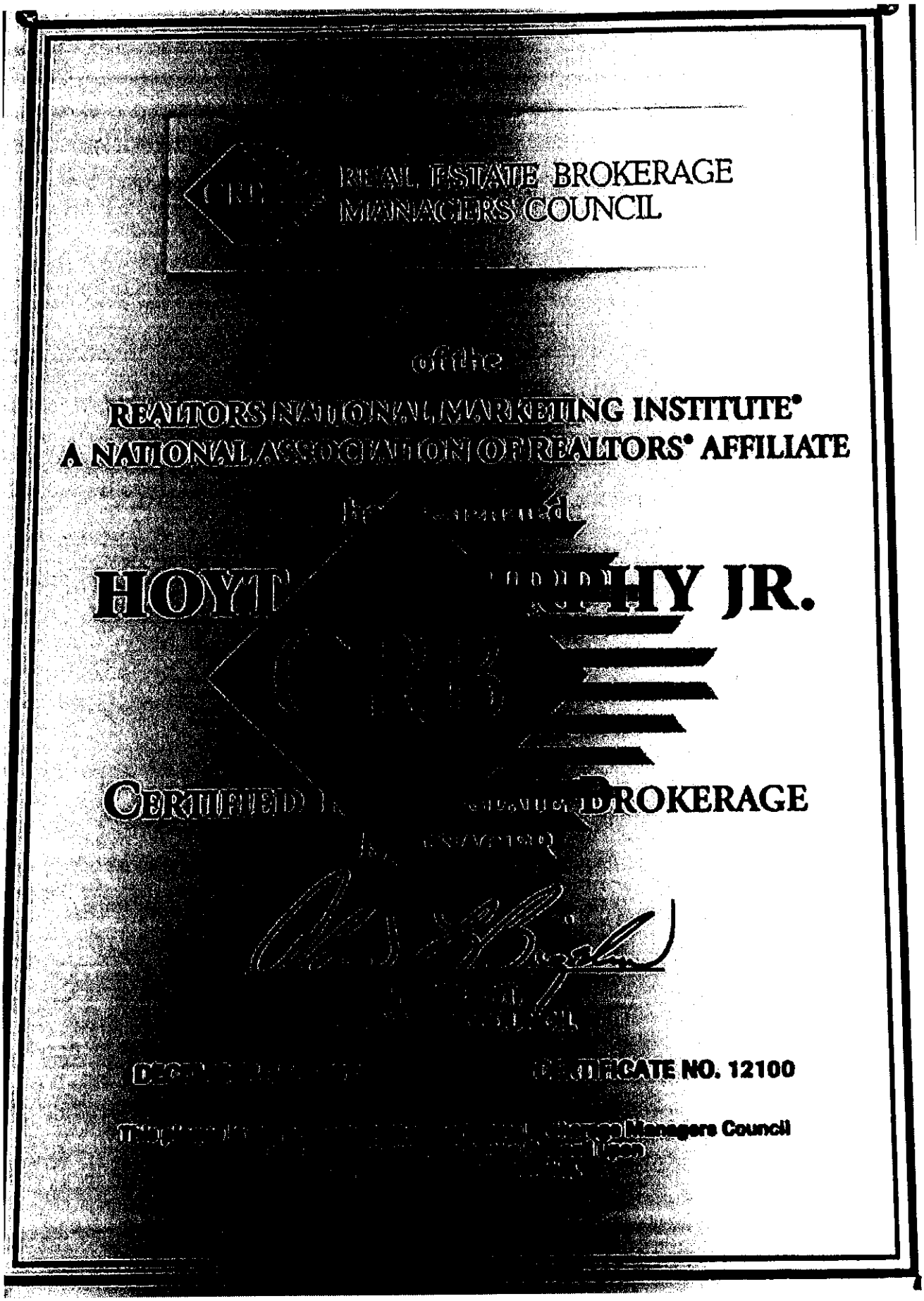
signifying advanced educational requirements and expertise in the luxury home marketplace.

ALHS
Accredited Luxury Home Specialist

Luxury Home Council Authorized Representative

This certificate is the property of The Luxury Home Council and may be revoked upon termination of membership.


ACHIEVEMENT
RealSource
Presents this Benchmark Award to
HOYT C. MURPHY, JR.
Hoyt C. Murphy, Inc.
For Achieving Expert Status
Land Brokerage
January 31, 2003
Craig R. Rathbun, CCIM
CERTIFICATE OF


REAL ESTATE BROKERAGE
MANAGERS COUNCIL
of the
REALTORS NATIONAL MARKETING INSTITUTE®
A NATIONAL ASSOCIATION OF REALTORS® AFFILIATE
HOYT
HY JR.
CERTIFIED
BROKERAGE
CERTIFICATE NO. 12100
Managers Council

REALTORS® LAND INSTITUTE

An Affiliate of the National Association of REALTORS®

Course Provider: RLI Florida Chapter/GTAR

ACCREDITED LAND CONSULTANT

This Certificate of Course Completion is awarded to:

Hoyt C. Murphy, Jr.

In recognition of outstanding accomplishment through the successful completion of the RLI Land University course:

Site Selection

11/04-05/2008

Contact Hours – 16

Keith Morris, ALC, ABR, CRB, CRS, GRI
RLI 2009 President

December 15, 2008
Date

Gloria Bowman
RLI Executive Vice President

December 15, 2008
Date

RLI

Certified FHA 203k Renovation Specialist
Continuing Education Certificate of Completion

Title:	FHA 203k Construction and Rehab Loan
Hours:	3
Course Number:	0012479
Course Type:	Continuing Education
Instructor:	Andrew Patrick Wood
Provider Number:	0004882
Course Date:	3.17.14
Location:	Realtors Association of St. Lucie

This is to certify that you have completed the **FHA 203k Construction and Rehab Loan** course on the above-mentioned date. You are hereby certified through the State of Florida for 3 hours of Continuing Education. This is also to confirm that your attendance form was sent to the State for processing. Please retain a copy of this certificate for your records.

Please contact the instructor if you have any questions, concerns or comments.

Andy Wood
HUD Certified 203k Instructor
State Certified for Continuing Education
5010 W Carmen St.
Suite 2150
Tampa, FL 33609
727.410.9663 (M)
813.769.3911 (O)
awood@titanhl.com

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Ed Schlitt LC

2 Business name/disregarded entity name, if different from above
DBA Coldwell Banker Paradise

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ **C**
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
1209 US Highway 1

Requester's name and address (optional)

6 City, state, and ZIP code
Sebastian, FL 32958

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
			–			–				

or

Employer identification number
6	5	–	0	8	8	1	9	8	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 1/11/16

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

2015 / 2016 **ST. LUCIE COUNTY LOCAL BUSINESS TAX RECEIPT** RECEIPT # 1014426

CHRIS CRAFT, ST. LUCIE COUNTY TAX COLLECTOR

EXPIRES SEPTEMBER 30, 2016

FACILITIES OR MACHINES / ROOMS SEATS EMPLOYEES 5

TYPE OF BUSINESS 6531 REAL ESTATE (Broker)

BUSINESS/ Steven Schlitt

DBA NAME Ed Schlitt LC Coldwell Banker Paradise

MAILING ADDRESS Steven Schlitt
411 N US 1
Fort Pierce, FL 34950

BUSINESS LOCATION 411 N US 1
Fort Pierce, FL 34950
City of Fort Pierce

BK3010137

RENEWAL	
ORIGINAL TAX	$15.10
PENALTY	
COLLECTION COST	
TOTAL	$15.10

Paid 08/25/2015 15.10 0119-20150825-004112

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the Local Business Taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession, or occupation.

Pursuant to State Law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1st of each year and shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax for the delinquent establishment.

In addition to the penalty, the Tax Collector shall be entitled to a collection cost fee of from $1.00 to $5.00, based on the amount of the Local Business Tax, which shall be collected from delinquent taxpayers after September 30th, of the business year.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county or cities. It also does not exempt the Local Business Taxpayer from any other taxes, licenses or permits that may be required by law.

Local Business Taxes are subject to change according to law.

Steven Schlitt
411 N US 1
Fort Pierce, FL 34950

ARTICLES OF ORGANIZATION

ED SCHLITT, L.C.

A FLORIDA LIMITED LIABILITY COMPANY

98 DEC 17 PM 3:54
FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

ARTICLE I - Names:

The name of the Limited Liability Company is:

ED SCHLITT, L.C.

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

ED SCHLITT, LC
321 21st Street
Vero Beach, Florida 32960

ARTICLE III - Duration:

The period of duration for the Limited Liability Company shall be perpetual until it is dissolved and its affairs wound up in accordance with the regulations duly adopted by this Limited Liability Company and the Florida Statutes.

ARTICLE IV - Management:

The Limited Liability Company is to be managed by a manager or managers and the name and address of the managers are as follows: Steven R. Schlitt, P.O. Box 4182, Vero Beach, Florida, 32964 and Linda S. Gonzalez, 2195 47th Terrance, Vero Beach, Florida, 32966.

These manager's are to serve as the managers of the Limited Liability Company until the first annual meeting of members or until their successor is elected and qualified.

ARTICLE V - Admission of Additional Members:

There is no right given to the members to admit additional members.

ARTICLE VI - Members Rights to Continue Business:

The remaining members of this Limited Liability Company shall have the right to continue the business of the Limited Liability Company on the death, retirement, resignation, exclusion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company by unanimous written agreement executed by all remaining members of the Limited Liability Company.

ARTICLE VII - Affidavit of Membership and Contributions

The undersigned authorized representative of a member of Ed Schlitt, L.C., certifies:

1) the above named Limited Liability Company has at least two (2) members;

2) the total amount of cash contributed by the members is $50,000.00;

3) if any, the agreed value of property other than cash contributed by members is $50,000.00; The description of property is tangible personal property.

4) the total amount of cash and property contributed and anticipated to be contributed by member(s) is $100,000.00.

ARTICLE VIII - Registered Agent

Charles E. Garris, whose street address is 817 Beachland Boulevard, Vero Beach, Florida 32963, is appointed as the initial Registered Agent in this State for this Limited Liability Company.

Dated this 14th day of December, 1998.

(In accordance with §608.408(3), Florida Statutes, the execution of this affidavit constitutes and affirmation under the penalties of perjury that the fact stated herein are true.)

Steve R. Schlitt

STEVEN R. SCHLITT

Linda S. Gonzalez

LINDA S. GONZALEZ

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

Acknowledged before me by STEVEN R. SCHLITT this 14th day of December 1998.

Sandra L. Curtis

NOTARY PUBLIC STATE OF FLORIDA
Sandra L. Curtis
Commission # CC 767959
Expires SEP. 27, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

(Print, type, or stamp commissioned name of notary public)

Personally known ✓ or produced identification _____

Type of identification produced _____

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

Acknowledged before me by LINDA S. GONZALEZ this 11th day of December 1998.

Sandra L. Curtis

Sandra L. Curtis
Commission # CC 767959
Expires SEP. 27, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

(Print, type, or stamp commissioned name of notary public)

Personally known ✓ or produced identification _____
Type of identification produced _____

CONSENT OF REGISTERED AGENT

Having been named as Registered Agent for this Limited Liability Company at the registered office designated in the foregoing Articles of Organization, the undersigned is familiar with and accepts the obligations of this designation.

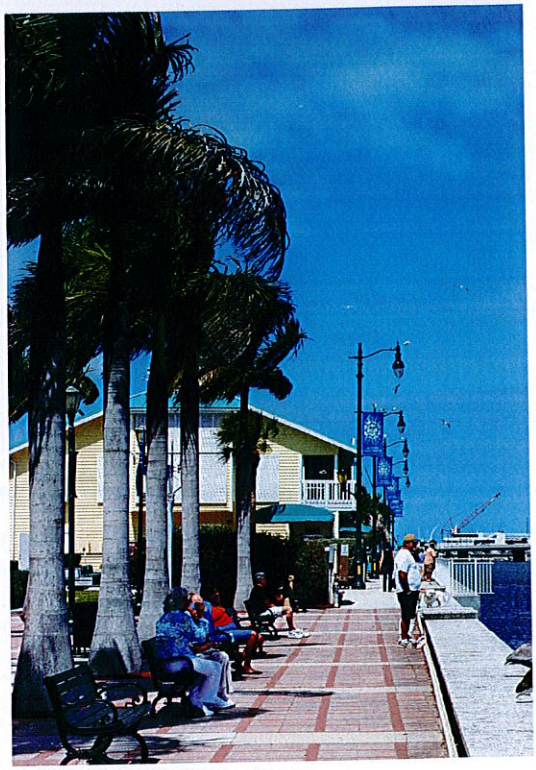
Dated this 11 day of December, 1998.

CHARLES E. GARRIS
Registered Agent

sc\schlitt\schlitt.llc

BID PROPOSAL RFP NO. 2016-012

PROPERTY OVERVIEW



RFP REQUIREMENTS

"The undersigned solemnly declares and certifies that the enclosed information are true and correct statements of the history, services, and abilities of Coldwell Banker Paradise. Further, it is agreed and understood that at the sole option of the City of Fort Pierce, any information which is found to be incorrect, incomplete, or misleading as to any matter relied upon in evaluation of proposals may constitute cause for termination of such contract." We use confidentiality agreements in the marketing of substantial residential and commercial properties.

ABILITY TO MEET/EXCEED THE SCOPE OF SERVICES

Coldwell Banker Paradise is licensed by the State of Florida Department of Business and Professional Regulation to offer Brokerage services within state of Florida.

Coldwell Banker Paradise has ten offices covering Brevard, Indian River, St. Lucie and Martin Counties. We are also members of seven MLS boards, including the Realtors Association of the Palm Beaches, Indian River County, Brevard County, mid-Florida, and Ft. Lauderdale.

Coldwell Banker Paradise is a Global Company with vast network members who utilize our resources to provide the highest level of excellence through technology, training and a proven business model for growth and development.

CREDENTIALS AND EXPERIENCE

Coldwell Banker Paradise has over 250 qualified associates and professional support staff. Many of our agents have over four decades of service to the local markets. Hampton Jackson and Hoyt "Pat" Murphy, Jr. are our project leaders. Hampton holds a FHA203K and Reverse Mortgage designation. and he has extensive experience with builders and developers. He has closed numerous transactions with financial institutions such as Wells Fargo and Iberia Banks.

Hoyt "Pat" Murphy, Jr. grew up in his family real estate business which was established in 1949 in Ft. Pierce. In 1984, Hoyt took over as President and CEO of Hoyt C. Murphy, Inc. Realtors which included more than 50 Sales Associates and four offices. During his reign as president, the company grew from grossing over $25 Million annually to a high of over $179 Million and gained the reputation of being the largest and oldest Real Estate brokerage firm in St. Lucie County. Since 1949 the firm has sold over $1.5 Billion of local real estate transactions including groves, hotels, residences, condominiums and commercial properties.

In June of 2012, Hoyt C. Murphy, Inc. Realtors merged with Coldwell Banker Ed Schlitt Realtors to become Coldwell Banker Paradise, Hoyt Murphy Realtors, the leading residential and commercial brokerage on the Treasure Coast..

COMPLIANCE WITH TERMS AND CONDITIONS

The RFP terms have been reviewed and accepted by Coldwell Banker Paradise Hoyt Murphy REALTORS®

1. The Exclusive Representation Agreement on each property listed with our company is our company in consideration for the services provided by Broker as set forth below, Client hereby appoints Broker as Client's exclusive agent and real estate advisor and grants Broker the exclusive right to represent Listing agent as stated in the Florida Association of Realtor Sales and Listing Agreements.

2. Broker's services will include but are not limited to the solitation of potential Buyers, Multiple Listing Services, screening of potential clients and the use and cooperation of other licensed real estate brokers and agree to share the commission on the closed transations as stated in the Florida Association of Realtor Sales and Listing Agreement.

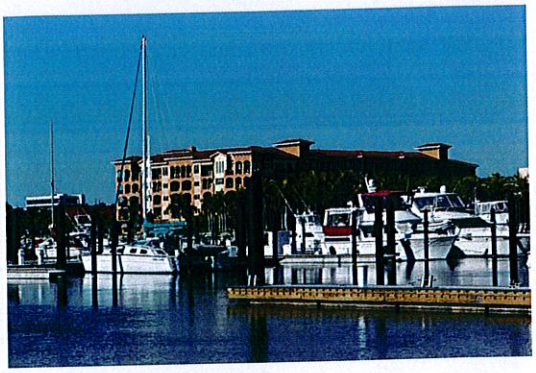
COLDWELL BANKER COMMERCIAL
PARADISE HOYT MURPHY REALTORS

BID PROPOSAL RFP NO. 2016-012

EXECUTIVE SUMMARY

SCOPE OF SERVICE

It is the intent of this RFP to have the successful Broker enter into a Contract for professional services as outlined herein. The Broker will be paid strictly on a commission basis and will be expected to work closely with the City Manager, his designees and City staff. The respondants to this RFP must be knowledgeable of the local real estate market and should have experience in the sales and leasing of similar properties. The professional services required by the City in connection to this RFP covers the entire spectrum of those services customarily provided by commercial real estate brokers. In addition, if Coldwell Banker Paradise Hoyt Murphy REALTORS® is the awarded party of this RFP, staff assigned to this project will attend monthly CRA advisory board meetings and will bring necessary documentation to support our marketing efforts.



MARKET INFORMATION

The commercial sector has seen substantial improvement in the last year. With the significant improvement in the residential sector for the past three years, we are now seeing commercial, industrial and office sales and leasing improving. A good example is the US 1 corridor in Ft. Pierce. Many of the retail and office properties that sat vacant for several years have been sold or leased. Several have undergone very substantial renovations. We expect 2016 to be an outstanding year for the commercial markets with low interest rates and available money from lenders allowing businesses to grow and expand.

MARKETING THE PROPERTY

Coldwell Banker Paradise Hoyt Murphy Realtors has a unique marketing platform that allows us to easily market properties through a variety of mediums and to selected target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. Our firm is the only locally based full service real estate company that can handle both commercial and residential assignments.

RECOMMENDATION

We recommend that you partner with Coldwell Banker Paradise Hoyt Murphy REALTORS® to represent the City of Ft. Pierce in your desire to liquidate City assets, as we are a Real Estate Firm that has been locally based since 1949. Coldwell Banker Paradise Hoyt Murphy REALTORS® markets through Coldwell Banker Commercial and Coldwell Banker Residential. We are the leading broker in Ft. Pierce with the highest market penetration.

ABOUT COLDWELL BANKER PARADISE

Coldwell Banker Paradise Hoyt Murphy REALTORS® is one of the most respected brokerage firms on the Treasure Coast. Over the years the firm has actively been involved in all facets of commercial and residential real estate, including the sale of some of the most recognizable properties on the Treasure Coast, including the 2300 acres that was developed into the PGA Reserve, the site for the Walmart Distribution Center, and recently the site for the Square Grouper Restaurant. Our firm has brokered over 200,000 acres of land.

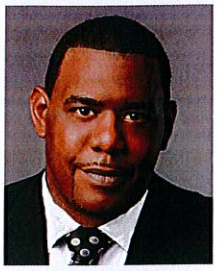
ABOUT THE COLDWELL BANKER ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker organization has over 109 years of experience providing real estate service. We have a global presence of being represented in 44 countries, and 3,000 offices worldwide. We are number one because of how we represent your property to the world.

REFERENCES

"I have had the pleasure of working real estate transactions with Hampton Jackson, Realtor with Coldwell Banker Paradise Hoyt Murphy REALTORS® over the past several months. He has alwasy been courteous and responsive as well as helpful when we have worked together. He is a valuable asset to the real estate community in our area and I truly appreciate our working business relationship thus far. I hope to continue to close deals with Mr. Jackson through this upcoming year. I know this will be very positive for both him and Adams Homes."

Kelle Dorsch, Home Site Analyst/Administrator
Adams Homes - Melbourne Division



Hampton Jackson,
REALTOR

"I would like to take this opportunity to thank you for all of your time, assistance, hard work and help in selling our homes that we are building. You and your entire team have imprinted a very professional impression on me since we first met. Your detailed work has helped us sell our properties much quicker than we expected. Also you are very considerate in working around our schedules. I look forward to working with you as we move forward with this project."

Mike Garofalo, Owner
Suncor Properties

"I met Pat almost 20 years ago. Over this time I have had the privilege of having Pat guide me through several million dollars of buying and selling investment property. Pat's ability to navigate the real estate process plus his vast knowledge of the local market has proven, time and again, of the utmost value. His integrity and drive to make the "deal" right and fair for all concerned have become pillars upon which I trust. I could not imagine purchasing property in St Lucie county without the services of Pat Murphy."

John Stallings



Hoyt C. "Pat" Murphy, Jr.,
REALTOR

"I am writing to you to express my sincere appreciation for the expert help and services provided by Mr. Hoyt C. Murphy, Jr. (Pat) in assisting us to locate, purchase and sell various commercial properties.

Mr. Murphy has helped us and our company in finding, purchasing and selling numerous commercial properties in the past ten years all along the Treasure Coast. Whenever we are in need of buying or selling a commercial property in the Treasure Coast area, Pat is always the first broker we contact. He has the professional expertise, connections and the local knowledge to always direct us to the suitable properties when buying, and get us the best price when selling. He is also always available to assist throughout the transaction process with his professional expertise. Most importantly, he shows the utmost integrity and honesty in all situations.

I greatly appreciate all the help and services Pat has provided. We cannot be any happier as a client."

John Sigler, Member, JIT Investment Company, LLC



Cost of Residential Services

10%	Under $40k
6%	

Cost of Commercial Services

6%	On the first portion up to $500,000
5%	On the portion between $500,000 to $1 Million
4%	On that portion over $1 Million

Cost of Commercial Leasing Services

10%	On Leases valued at less than $20,000
6%	On Leases valued above $20,000

Broker Signature

January 5, 2016

CITY OF FORT PIERCE

REAL ESTATE BROKER SERVICES

RFP NO. 2016-012

ADDENDUM NO. 1

The purpose of this addendum is to provide modifications and clarifications to the specification as follows:

Section V – ***Statement of Work, Proposer's Questionnaire,*** **item numbered 7. , has been modified and should read:**

7. Proposer sale & lease history for properties? Include the following information:

Date	Commercial Sq. ft.	Location	Sale Price	Annual Lease	Listing Date

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Linda Gonzalez
Typed or Printed

Company Name: Coldwell Banker Paradise Hoyt Murphy Realtors

Address: 411 North US Highway 1 Fort Pierce, Florida, 34950

Date: January 11, 2016

/gc

See Attached

January 5, 2016

CITY OF FORT PIERCE

REAL ESTATE BROKER SERVICES

RFP NO. 2016-012

ADDENDUM NO. 2

PLEASE disregard **Addendum No. 1** due to the omission of the phrase "history of **commercial properties**".

The purpose of this addendum is to provide modifications and clarifications to the specification as follows:

Section V – ***Statement of Work, Proposer's Questionnaire,*** **item numbered 7. , has been modified and should read:**

7. Proposer sale & lease history of commercial properties? Include the following information:

Date	Commercial Sq. ft.	Location	Sale Price	Annual Lease	Listing Date

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Linda Gonzalez
Typed or Printed

Company Name: Coldwell Banker Paradise Hoyt Murphy Realtors

Address: 411 North US Highway 1 Fort Pierce,Florida, 34950

Date: January 11, 2016

/gc

See Attached

Certification Statement
Local Vendor Preference

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

1) That my company has a fixed, staffed office or distribution point located in and having a street address within St. Lucie, Indian River, Martin or Okeechobee City for at least one year prior to the issuance of the request for competitive bids or request for proposals by St. Lucie City; and

2) That my company holds any business or Broker license required by St. Lucie City and/or can document payment of business license taxes in St. Lucie City;

3) That my company is principal offeror who is single offeror; a business which is the prime Broker and not a subBroker; or a partner or joint venturer submitting an offer in conjunction with other businesses.

4) Attached is a copy of a business or Broker license and/or business tax receipt for St. Lucie City, Indian River, Martin or Okeechobee Counties to verify that I have been in business at least one year prior to the issuance of the Request for Bid or Proposal.

Company Name: Coldwell Banker Paradise Hoyt Murphy Realtors

Address: 411 North US Highway 1 Fort Pierce, Florida, 34950

Business or Broker License Number: BK 3007542

Phone Number: (772)461-3250 Fax Number: (772)460-2067

Owner's Name: Linda Gonzalez

Signature: _____

MARGARET A. MURPHY
MY COMMISSION # FF934326
EXPIRES: November 05, 2019

Sworn to before me this 5 *day of* January, 2016

Notary Public for the State of Florida *My Commission Expires* NOV 5 2019

Notary Public Signature _____ *Printed Name* Margaret A. Murphy

FOR PROCURMENT OFFICE ONLY ~ DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative from the City of Fort Pierce Purchasing Department:

Vendor Certified by: _____ Date: _____

(Authorized Signature)

To be approved as a local bidder and receive bid preference on an eligible local project, this certification and a copy of your local business or Broker license must be submitted with your bonafide Bid/RFP package.

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Coldwell Banker Paradise Hoyt Murphy Realtors does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or Agreementual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or Agreementual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

1/7/16
Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Request for Proposal cover page (page 1) completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents.	X	
Include proof of proper insurance as stated in proposal documents.	X	
Proposal envelope is marked accordingly.	X	
Is Drug-Free Work Place form signed and enclosed?	X	
W-9 Form completed, signed and attached?	X	
Are six (6, one original and five copies) complete proposal packages and one electronic (PDF) on a USB Flash Drive included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	**REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT**
Contact: Gelencia Carter, 772-467-3748	RFP No: 2016-012
Mandatory Pre-Bid Conference Date: N/A	RFP Title: REAL ESTATE BROKER SERVICES
Mandatory Pre-Bid Location: N/A	RFP Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFP Due Date & Time: 3:00 PM, TUESDAY, JANUARY 12, 2016	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: --- Mailing Address: --- --- ---	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.* X_____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name:
Type of Entity (Circle One): Corporation Partnership Proprietorship	Title:
Incorporated in the State of: Year:	Delivery in _____days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address:	Local Business: __Y __N MWBE: __Y __N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

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SECTION I

GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION FOR PROPOSERS

1. **GENERAL INFORMATION**

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a Proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit six (6) complete sets (one [1] original and five [5] copies) of their proposal complete with all supporting documentation. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER. Proposals, which do not comply with the requirements, may be rejected at the option of the City.

2. **DELAYS**

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. **EXECUTION OF PROPOSAL**

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in Agreementual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Proposal Response Form. FAILURE TO PROPERLY SIGN THE PROPOSAL SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. **NO BID**

If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. **PROPOSAL OPENING**

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine lateness of any proposal. It is the Proposers sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, which for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after opening of the proposals. Proposal tabulations will be furnished on the web site: http://www.purchasing.ci.fort-pierce.fl.us.

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Director of Administrative Services will provide an exemption certificate to the awarded Proposer. Vendors or Brokers doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill Agreementual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of Agreements for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for proposal evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, proposal prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a Agreement or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the Agreement or purchase order document, and to be submitted to the Engineering Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject Agreement or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into Agreement or purchase order document.

c. The invoice shall contain the Proposer's Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or Agreement in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into Agreement or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect, and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer's authorized signature on the Proposal Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 1. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City's Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City's Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum.

Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or Agreement award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, City and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility, or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or Agreementual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE)_indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public Agreementing and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any Agreement to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a Agreement or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of Agreements, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. AGREEMENTUAL AGREEMENT

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final Agreement or purchase order. The order of precedence will be Proposal Document and response, purchase order or Agreement, and general law. Any and all legal action necessary to enforce a Agreement or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the Agreement or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or Agreement issued pursuant to this Invitation to Proposal and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be born by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product proposal, and capable of producing or providing the items proposal, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing Agreement.

33. PUBLIC RECORDS

Upon award recommendation or ten days after opening, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the Proposal, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

SPECIAL TERMS AND CONDITIONS
LOCAL VENDOR PREFERENCE

1. DEFINITION

"Local business", shall mean a business which meets the following criteria:

1.1 Has had a fixed office or distribution point located in and having a street address within St. Lucie, Indian River, Martin or Okeechobee City for at least six (6) months immediately prior to the issuance of the request for competitive bids or request for proposals by the City. The fixed office or distribution point must be staffed and have a valid business tax receipt issued by the City at least 6 months prior to bid/proposal (must provide a copy). Post office boxes are not verifiable and shall not be used for the purpose of establishing a physical address; and

1.2 Holds any business license required by City; and

1.3 Is the principal offeror who is a single offeror; a business which is the prime Broker and not a subBroker; or a partner or joint venturer submitting an offer in conjunction with other businesses.

2. CERTIFICATION

Any vendor claiming to be a local business as defined by subsection 1-above, shall so certify in writing to the Purchasing Department. The certification shall provide all necessary information to meet the requirements of subsection (1.1) above. The Purchasing Department shall not be required to verify the accuracy of any such certifications, and shall have the sole discretion to determine if a vendor meets the definition of a "local business".

3. NON-LOCAL BUSINESS

"Non-local business" means a bidder which is not a local business

3.1 Preference in purchase of commodities and services by means of competitive bid. Under any such applicable solicitation, bidders/proposers desiring to receive local preference will be invited and required to affirmatively state and provide documentation as set forth in the solicitation in support of their status as local business. Any bidder who fails to submit sufficient documentation with their bid offer shall not be granted local preference consideration for the purposes of that specific Agreement award. Except where federal or state law, or any other funding source, mandates to the contrary, City of Fort Pierce and its agencies and instrumentalities, will give preference to local businesses as outlined below in Section 4.

4. COMPETITIVE BID (SECOND CHANCE OFFER)

4.1 Each formal competitive bid solicitation (i.e. sealed bids) shall clearly identify how the price order of the bids received will be evaluated and determined. A **Second Chance Offer** will be offered to the lowest bidder if non-local and the lowest local bidder within 5% of the non-local bidder. Each bidder will be given the opportunity to resubmit a "second chance" bid price. Once the bids have been received by the Purchasing Department, a recommendation for award will be made with the new bid prices. If the local bidder does not resubmit a "second chance" bid price, declines, or is not the lowest bid price, then award will be made to the lowest overall qualified and responsive responsible bidder. If **ALL** bids made by "second chance" bidders are higher than the original low bid, then award will be made to the original low overall qualified and responsive responsible bidder.

4.2 In the event a bidder is awarded a Agreement pursuant to this section, all requests for change orders must be approved by the City Commission of the City of Fort Pierce.

5. CONSTRUCTION PROJECTS

5.1 **OPTION 1: NON-LOCAL BROKERS** for construction projects that use a minimum of 60% up to 75% of the dollar value of the project for local sub-Brokers and material suppliers would qualify as a "local" Broker.

5.2 **OPTION 2: NON-LOCAL BROKERS** ~ that employs more than 30% minority employees and a minimum of 60% up to 75% local employees whose primary residence is within the boundaries of St. Lucie City, would qualify as a "local" Broker.

5.3 ***Preference for RFP (request for proposals)*** – In purchasing of, or letting of Agreements for procurement of, personal property, materials, Agreementual services, and construction of improvements to real property or existing structures for which a request for proposals is developed with evaluation criteria, the locality rating evaluation score shall be assigned as follows:

LOCALITY RATING ~ TABLE

LOCATION	RATING
Headquartered within the City of Fort Pierce	25
Headquartered within the four counties (Martin, Okeechobee, Indian River, St. Lucie City)	20
Satellite office in four counties (Martin, Okeechobee, Indian River, St. Lucie City)	15
Office located in State of Florida	10
Office located outside of Florida	0
Proposing firms can only receive a score from one of the above categories.	

6. NOTICE

Both bid documents and request for proposal documents shall include notice to vendors of the local preference policy.

7. WAIVER OF APPLICATION OF LOCAL PREFERENCE

The application of Local Preference to a particular purchase or Agreement for which the City of Fort Pierce is the awarding authority may be waived upon approval of the Commissioners.

8. COMPARISON OF QUALIFICATIONS

The preference established herein in no way prohibit the right of the Commissioners to compare quality of materials proposed for purchase and compare qualifications, character, responsibility and fitness of all persons, firms or corporations submitting bids. Further, the preferences established herein in no way prohibit the right of the City Commission from giving any further preference permitted by law instead of the preference granted herein.

9. RECIPROCITY

In the event any other Florida City or municipality ("local government") deemed appropriate by the City of Fort Pierce extends preferences to local businesses. City of Fort Pierce may enter into an interlocal agreement with such local government wherein the preferences of this section may be extended and made available to vendors that have a valid business tax receipt issued by the specific local government to do business in that local government that authorizes the vendor to provide the commodities and services to be purchased, and a physical business address located within the limits of that local government. Post Office Boxes are not verifiable and shall not be used for the purpose of establishing said physical address. Vendors must also be authorized to do business in City of Fort Pierce. Vendors shall affirm in writing their compliance with the foregoing at the time of submitting their bid to be eligible for consideration as a "local business" under this section. In no event shall the amount of the preference accorded other local government firms exceed the amount of preference that such local government extends to City of Fort Pierce firms competing for its Agreements.

SECTION III

INSURANCE REQUIREMENTS

Broker shall be responsible for all damage to person and or property resulting from its negligent acts, reckless or intentional misconduct, errors or omissions or those of their subcontractors, agents or employees in connection with such services and shall be responsible for all parts of its work, both temporary and permanent.

Evidence of Insurance

Broker shall, at its own expense, procure and maintain throughout the term of this Contract, with insurers acceptable to the City, the types and amounts of insurance conforming to the minimum requirements set forth herein. Broker shall not commence work until the required insurance is in force and evidence of insurance acceptable to the City has been provided to, and approved by, the City. The City, at all times, reserves the right to request additional documentation and evidence of insurance as, in its sole discretion, it may require and the Broker hereby agrees to provide same.

With respect to the Workers' Compensation/Employer's Liability Insurance, Professional Liability Insurance and Business Auto Liability Insurance, an appropriate Certificate of Insurance, signed by an authorized representative of the insurer(s) shall be satisfactory evidence of insurance. With respect to the Commercial General Liability, an appropriate Certificate of Insurance signed by an authorized representative of the insurer, and copies of the actual additional insured endorsements as issued on the policy(ies), shall be satisfactory evidence of such insurance.

To the extent Broker is permitted to and elects to sub-contract any of the work performed under this Agreement, Broker shall require Subcontractors to maintain any and all insurance required by law. Except to the extent required by law, or as otherwise specifically provided by this Agreement, this Agreement does not establish minimum insurance requirements for Subcontractors. Such insurance required of Subcontractors shall be at the sole discretion of Broker.

If the insurance policies expire or terminate during the term of this Agreement, Broker shall provide City with renewal or replacement evidence of the insurance, including endorsements, no less than five (5) days before the expiration or termination of the insurance for which previous evidence of insurance has been provided.

Notwithstanding the prior submission of a Certificate of Insurance, copies of endorsements, or other evidence initially acceptable to City, if requested by City, Broker shall, within thirty (30) days after receipt of a written request from City, provide City with a certified copy or certified copies of the policy or policies providing the coverage required by this Agreement. Broker may redact or omit, or cause to be redacted or omitted, those provisions of the policy or policies which are not relevant to the insurance required by this Agreement.

Workers' Compensation/Employer's Liability Insurance

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Workers' Compensation Policy, as filed for use in Florida by the National Council on Compensation Insurance (NCCI), without any restrictive endorsements other than any endorsements required by NCCI or the State of Florida.

The policy must be endorsed to waive the insurer's right to subrogate against City, and its members, officials, officers and employees in the manner which would result from the attachment of the NCCI Waiver Of Our Right To Recover From Others Endorsement (Advisory Form WC 00 03 13) with City, and its officials, officers and employees scheduled thereon or a blanket endorsement providing the waiver in the same manner as outlined in the Advisory Form WC 00 03 13.

The policy must be endorsed to provide City with 30 days prior written notice of cancellation.

The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	"Statutory"	
Part Two:	$500,000	Each Accident
	$500,000	Disease - Policy Limit
	$500,000	Disease - Each Employee

General Liability Insurance

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), and acceptable to the City.

City and its members, officials, officers and employees shall be included as an "Additional Insured" on a form no more restrictive than ISO form CG 20 10 (Additional Insured – Owners, Lessees, or Contractor).

The policy must be endorsed to provide City with 30 days prior written notice of cancellation.

The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

General Aggregate	$2,000,000
Products/Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Each Occurrence	$1,000,000

Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00

01), including coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the Work.

The policy must be endorsed to provide City with 30 days prior written notice of cancellation.

Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

Each Occurrence Bodily Injury and Property Damage Liability Combined	$1,000,000

Professional Liability Insurance

Such insurance shall be on a form acceptable to the City and shall cover the Broker and all Subcontractors for those sources of liability arising out of the rendering or failure to render professional services in the performance of the work. If coverage is on an occurrence basis, the coverage must be maintained, for at least three years after completion of all work required under the Agreement, for liability resulting from the rendering or failure to render professional services in the performance of the work under this Agreement. If on a claims-made basis, the retroactive date must be no later than the inception of services under this Agreement, and the coverage must respond to all claims which are made, within at least three years after completion of all work required under this Agreement, for liability resulting from the rendering or failure to render professional services in the performance of the work under this Agreement.

The policy must be endorsed to provide City with 30 days prior written notice of cancellation.

The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

Each Claim/Annual Aggregate $1,000,000

General Conditions

The insurance provided by the Broker shall apply on a primary basis to and shall not require contribution from, any other insurance or self-insurance maintained by City or City's members, officials, officers or employees. Any insurance, or self-insurance, maintained by the City shall be in excess of, and shall not contribute with, the insurance provided by Broker.

To the extent any required insurance is subject to any deductible or self-insured retention (whether with or without approval of City), Broker shall be responsible for paying on behalf of City (and any other person or organization Broker has, in this Agreement, agreed to include as an insured for the required insurance) any such deductible or self-insured retention.

Compliance with these insurance requirements shall not limit the liability of Broker, its subcontractors, sub-subcontractors, employees or agents. Any remedy provided to the City or City's members, officials, officers or employees by the insurance provided by Broker or the City shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of Broker) available to the City under this Contract or otherwise.

Neither approval nor failure to disapprove insurance furnished by Broker shall relieve Broker from the responsibility to provide insurance as required by this Contract.

Broker shall deliver to City the required certificate(s) of insurance before City signs this Agreement.

Certificates of Insurance must be completed as follows:

Certificate Holder

City of Fort Pierce
Procurement Department
100 North U.S. #1
Fort Pierce, FL 34950

Additional Insured for Commercial General Liability and Automobile Liability shall be:

Additional Insured

City of Fort Pierce and its board members, officials, officers and employees.

SECTION IV

INSTRUCTIONS TO PROPOSERS

1. PURPOSE

The City of Fort Pierce, Florida solicits proposals from qualified and experienced real estate brokers or firms, licensed by the State of Florida, specializing in commercial real estate to provide brokerage, marketing, advisory and other associated services for the sale or lease of the Property owned by the City and the Fort Pierce Redevelopment Agency. The Broker is expected to have a national and global reach in order to effectively market the Property so that the Property can be sold to an optimal buyer. It is the City's intent to award Agreements to up to three (3) brokers.

2. COMPETITION INTENDED

It is the City's intent that this Request for Proposal (RFP) permit competition. It shall be the offeror's responsibility to advise the Purchasing Manager in writing if any language, requirement, specification, etc., or any combination thereof, inadvertently restricts or limits the requirements stated in this RFP to a single source. Such notification must be received by the Purchasing Manager not later than fifteen (15) days prior to the date set for acceptance of proposals.

3. PROPOSAL OPENING

3.1 Proposals are due on or before **3:00 PM, Tuesday, January 12, 2016.** Six (6) copies (one original and five copies) and one electronic (PDF) on a USB Flash Drive of sealed proposals DO NOT USE RINGED BINDERS OF ANY KIND. All copies will be on 8 ½" x 11" plain, white paper, typed or printed, and signed by the Proposer's contractually binding authority and shall be mailed or delivered to:

Delivery Address:
City of Fort Pierce
Attn: Purchasing Division
100 North U.S. #1
Fort Pierce, FL 34950

Mailing Address:
City of Fort Pierce
Attn: Purchasing Division
P.O. Box 1480
Fort Pierce, FL 34954-1480

Copies of the proposal documents are available electronically from the Procurement Department by e-mail request to biddesk@city-ftpierce.com on the web site of City of for Fort Pierce (www.cityoffortpierce.com) and Demandstar.com (www.demandstar.com) .

Any proposals received after the designated time and date listed above will be returned unopened.

3.2 All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code,

offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after Agreement award."**

4. INQUIRIES/QUESTIONS

4.1 All inquiries will be in a written format and addressed to City of Fort Pierce Deputy City Manager with a copy to the Purchasing Manager:

TO
City of Fort Pierce
Rebecca Grohall
Planning Manager
P. O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 460-6847
Email: rgrohall@city-ftpierce.com

COPY
City of Fort Pierce
Gelencia Carter
Purchasing Manager
P.O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 595-9948
Email: biddesk@city-ftpierce.com

4.2 No inquiries will be received after **January 7, 2016**

4.3 The City prohibits communications initiated by a Proposer to **any** City Official or employee **(including but not limited to the Mayor and other members of City Commission)**, prior to the time an award decision has been made.

5. MINORITY PARTICIPATION AND OUTREACH PROGRAM

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

6. CERTIFICATE OF INSURANCE

In order to do business with the City of Fort Pierce, you must provide proof of insurance to include general liability, workers compensation, and automobile insurance with proposal submittal. If awarded, insurance must comply with the Required Limits of Insurance as indicated in Section III of the this document.

7. BUSINESS TAX RECEIPT (OCCUPATIONAL LICENSE)

Provide a valid Business Tax Receipt (Occupational License) from your jurisdiction with your proposal submittal.

8. REFERENCES

All offerors shall include with their proposals, a list of at least three (3) current references for whom comparable work has been performed. This list shall include company name, person to contact, address, telephone number, fax number, e-mail address, and the nature of the work performed. Failure to include references may be cause for rejection of proposal as non-responsive. Offeror hereby releases listed references from all claims and liability for damages that may result from the information provided by the reference.

9. PURCHASING CARD PROGRAM

9.1 The City has implemented a **Purchasing Card Program.** The selected Proposers(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI). **Any percentage off the bid price for the acceptance of Visa will be considered in the bid award.** If no such percentage is given, the City shall assume 0% discount applies.

9.2 Proposers are requested to state on the Bid Response Form, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Agreement price shall be governed by the Net 30 ARI (after receipt of invoice).

SECTION V

STATEMENT OF WORK

1.0 OFFEROR'S QUALIFICATIONS

Offerors must demonstrate that they have the resources and capability to provide the materials and services as described herein. *All offerors shall submit documentation with their proposal indicating compliance with the qualifications. Failure to include any of the required documentation may be cause for proposal to be deemed non-responsive and rejected.* The following criteria shall be met in order to be eligible for this Agreement:

Respondents to this RFP shall have the following qualifications:

- Must be licensed and in good standing with the Florida Real Estate Commission
- Must have an excellent reputation in the real estate community
- Must be knowledgeable of the local real estate market and have experience with the sale and lease of commercial properties
- Must be knowledgeable in the use of all public real estate records
- The lead broker assigned to the sale of the Property shall have a minimum of three (3) years of experience and a proven track record in providing commercial real estate brokerage services for the Proposer's past and current clients.

2.0 GENERAL REQUIREMENTS

2.1 **Request for Proposal** - All requirements contained in the RFP are hereby incorporated in these specifications.

2.2 **Cost of Preparation of Proposal** - The City will not be responsible for any costs of any kind incurred by any Proposer in the preparation of his/her proposal.

2.2.1 All work compensated for under the Contract with the successful Broker, including partial payments, shall become the property of the City of Port St. Lucie without restrictions or limitations.

2.3 **Examination of Contract Documents** - Proposers shall thoroughly examine these specifications and all other documents or other services referred to herein and conduct such investigations and visits as may be necessary to thoroughly inform themselves regarding existing plant, facility, personnel and other conditions relative to compliance with this specification. No plea of ignorance by the Proposer of conditions that exist or may hereafter exist, as a result of failure or omission on the part of the Proposer to make said investigations and visits, and/or failure to fulfill in every detail the requirements of this specification and documents promulgated therein, will be accepted as a basis for varying the requirements of the City or the compensation of the selected Proposer.

2.4 **Award of Contract** - The award of the Contract, if it is awarded, will be to the most responsive, responsible Proposer(s) whose qualifications indicate that the award will be to the Broker who is able to provide real estate services to market

and sell the Property in the best interests and value of the City, and whose proposal shall comply with the requirements of the Proposal Specifications. No award will be made until all necessary investigations have been made into the responsibility of the Proposer and the City is satisfied that the Proposer is qualified to do the work.

2.4.1 Payment for Services – Selected Broker will be paid strictly on commission basis based upon an amount agreed upon by the City and as proposed by the selected Broker. The selected Broker will only be entitled to receive payment for services at the time of the closing of the sale of the Property. No additional reimbursable will be paid by the City. All marketing costs, including but not limited to any and all labor, materials, advertising costs, postage, handling, transportation, travel, lodging, equipment, supplies and incidentals to perform as the Broker, shall be the sole responsibility of the selected individual broker or brokerage firm.

2.4.2 Best and Final Offer - The City reserves the right to request Best and Final Offers from any or all firms at any time after receipt of the proposals. The City reserves the right to negotiate any item of the submittals with any or all firms any time after receipt of the proposals.

2.4.3 Default - If the selected Proposer to whom a contract is awarded does not execute the contract and furnish the required insurance and other required documentation within **ten (10) calendar days** of the date of Notice of Award, the Proposer may be considered in default and, at the City's discretion, the City shall have the right to award the contract to an alternative Proposer.

2.5 Variances to Specifications - Proposers must indicate any variances to the Specifications. If variations and/or alternates are not stated in Proposer's reply, it s hall be construed that the proposal fully conforms to the specifications.

3.0 SCOPE OF SERVICES

It is the intent of this RFP to have the successful Broker enter into a Contract for professional services with the City to supply real estate services as outlined herein. The Broker will be paid strictly on commission basis and will be expected to work closely with the City Manager, his designees, and City staff. The prospective buyer or lessee of the Property will be required to enter into a Purchase and Sale Agreement to be drafted by the City. The City will select the Broker that best meets the selection criteria and demonstrates the capability to provide and perform quality work to achieve the City's objectives. The respondents to this RFP must be knowledgeable of the local real estate market and should have experience in the sale and leasing of similar properties, and have the ability to market to prospective buyers on a national and global level. All marketing costs shall be the sole responsibility of the Broker that is awarded.

The professional services required by the City in connection with this RFP covers the entire spectrum of those services customarily provided by commercial real estate brokers and/or firms. Such professional real estate services that may be required to be provided to the City include but are not limited to the following:

- Competitive Market Analysis (CMAs)
- Conduct lease/rent market study
- Advertising Plan(s)
- Promotion Venues
- Develop sale and/or lease strategies
- Develop and distribute marketing materials to potential buyers and report results to the City on an agreed upon frequency
- Participate in site tours and/or other events concerning a showing of the Property
- Analyze offers from potential buyers
- Presentations at public, City Council meetings may be required
- Recommendation or repair, inspection or maintenance issues that are critical to the ability to lease the property
- Showing of properties
- Closing documents
- Developing strategies for sale of properties
- Negotiating with buyers on behalf of the City
- Coordinating real estate transaction during closing
- Property Listing and Sales Services
- Title work
- Conduct background checks, credit and reference checks on any tenants
- All other customary activities and services associated with real estate transactions

The issuance of this RFP and receipt of proposals does not commit the City to award a contract. The City reserves the right to postpone the Proposal Due Date and Time, accept or reject any or all proposals received in response to this RFP, or to negotiate with any of the brokers/firms submitting a proposal, waive any informality or defect in any proposal, or to cancel all or part of this RFP if it is in the best interests of the City. The City also reserves the right to utilize the services of other brokers or firms for the sale or lease of the Property. All proposals, plans and other documents submitted shall become the property of the City and are considered public information subject to review under Florida's public records law. In addition, the selected Broker shall be expected to be familiar with and adhere to not only any applicable City Code, which can be viewed on the City's website at www.cityoffortpierce.com, but also any other laws, rules, or regulations governing the sale of the Property owned by the City.

NOTE: The City may not accept proposals from firms, that have had adversarial relationships with the City or firms that have represented entities that have had adversarial relationships with the City. This includes the firm, employees and financial or legal interests.

All proposals must be made on the basis of, and either meet or exceed, the requirements contained herein.

3.1 The Broker shall:

3.1.1 Assist the City with the purchase and sale of property within the City, and other programs as necessary.

3.1.2 Be responsible for writing standard real estate Agreements using the Florida Association of Realtors (FAR) regional Sales Agreement and its

accompanying documents, various banks addendums and the City addendum, if applicable.

3.1.3 Represent the City when the City purchases property. The Broker shall be paid by the seller through the listing agreement.

3.1.4 Represent the buyer when the City sells a property. The Broker shall be paid by the City to represent the buyer and the City shall use other counsel for the transaction. The buyer is not required to use the City's Broker if the buyer has his/her own representation.

3.1.5 Be responsible for communicating the current market conditions to the City representative(s) by preparing a Broker's Price Opinion (BPO) on potential purchases. Coordinate details of all ratified real estate Agreements to ensure that Agreement requirements are met in accordance with the Agreement timelines. These items include but are not limited to: appraisal, home inspections, other inspections, order title work, order survey, schedule settlement, and coordinate all Agreement post ratification addendums with other parties involved in the transaction. (Please note that the City already holds Agreements for appraisal, title and banking services and use of these Agreements is required.)

3.1.6 Accompany City representatives and/or purchasers at real estate settlements when necessary.

3.1.7 Provide purchasers of City owned property with representation.

3.18. Coordinate with the title company to ensure that all parties have submitted necessary documentation to settlement within the Agreement timelines and/or deadlines.

3.1.9 Be available within a reasonable amount of time to show properties to the City and/or purchasers who are qualified and participate in the City-sponsored program.

3.1.10 Participate in and document negotiation and acquisition activities which may include, but are not limited to, phone calls, individual meetings, multiple-party meetings, settlement agreements, counter proposals, objections to any matters of record or issues presented, justifications contradictory to or in support of any issues, legal proceedings and/or matters of title to property.

3.1.11 Designate up to two (2) agents within the office to be assigned to the City in performing the services under this Agreement.

RESPONSES

Proposers are requested to submit the following information:

VERY IMPORTANT: All respondents shall submit their proposals in this same order.

a) Completed Questionnaire
b) Copies of Current Licenses & Current Insurance certificates
c) Copies of certifications of Training

d) W-9 form

4.0 AGREEMENT TERMS AND CONDITIONS

The Agreement with the successful offeror will contain the following Agreement Terms and Conditions. **Offerors intending to require additional or different language must include such language with their proposal. Failure to provide offeror's additional Agreement terms may result in rejection of the proposal.**

4.1 Procedures

The extent and character of the services to be performed by the Broker shall be subject to the general control and approval of the Deputy City Manager/Director, Fort Pierce Redevelopment Agency or the authorized representative(s). The Broker shall not comply with requests and/or orders issued by other than the Deputy City Manager/Director, Fort Pierce Redevelopment Agency or the authorized representative(s) acting within their authority for the City. Any change to the Agreement must be approved in writing by the Purchasing Manager and the Broker.

4.2 Agreement Period

The Agreement shall cover the period from one (1) year, or an equivalent period depending upon date of Agreement award.

This Agreement may be renewed at the expiration of the initial term at the request of the City. The renewal may be for up to three additional one year periods. Any renewal shall be based on the same prices, terms and conditions as the initial term unless otherwise agreed to by the City.

Notice of intent to renew will be given to the Broker in writing, normally ninety (90) days before the expiration date of the current term.

4.3 Delays

If delay is foreseen, the Broker shall give immediate written notice to the Division of Procurement. The Broker must keep the City advised at all times of the status of the order. Default in promised delivery (without accepted reasons) or failure to meet specifications, authorizes the Division of Procurement to purchase supplies elsewhere and charge full increase in cost and handling to defaulting Broker.

4.4 Delivery Failures

Time is of the essence. Should the Broker fail to deliver the proper services or item(s) at the time and place(s) specified, or within a reasonable period of time thereafter as determined by the Purchasing Agent, or should the Broker fail to make a timely replacement of rejected items when so requested, the City may purchase services or items of comparable quality in the open market to replace the rejected or undelivered services or items. The Broker shall reimburse the City for all costs in excess of the Agreement price when purchases are made in the open market; or, in the event that there is a balance the City owes to the Broker from prior transactions, an amount equal to the additional expense incurred by the City as a result of the Brokers nonperformance shall be deducted from the balance as payment.

4.5 Material Safety Data Sheets

By law, the City of Fort Pierce will not receive any materials, products, or chemicals which may be hazardous to an employee's health unless accompanied by a Material Safety Data Sheet (MSDS) when received. This MSDS will be reviewed by the City, and if approved, the materials, product or chemical can be used. If the MSDS is rejected, the Broker must identify a substitute that will meet the City's criteria for approval.

4.6 Business, Professional, and Occupational License Requirement

All firms or individuals located or doing business in City of Fort Pierce are required to be licensed in accordance with the City's "Business, Professional, and Occupational Licensing (BPOL) Tax" Ordinance during the initial term of the Agreement or any renewal period.

Wholesale and retail merchants without a business location in City of Fort Pierce are exempt from this requirement. Questions concerning the BPOL Tax should be directed to the Office of Commissioner of Revenue, telephone (772) 429-2900

4.7 Payment of Taxes

All Brokers located or owning property in City of Fort Pierce shall assure that all real and personal property taxes are paid.

The City will verify payment of all real and personal property taxes by the Broker prior to the award of any Agreement or Agreement renewal.

4.8 Hold Harmless Clause

The Broker shall, indemnify, defend, and hold harmless the City from loss from all suits, actions, or claims of any kind brought as a consequence of any negligent act or omission by the Broker. The Broker agrees that this clause shall include claims involving infringement of patent or copyright. For purposes of this paragraph, "City" and "Broker" includes their employees, officials, agents, and representatives. "Broker" also includes subcontractors and suppliers to the Broker. The word "defend" means to provide legal counsel for the City or to reimburse the City for its attorneys' fees and costs related to the claim. This section shall survive the Agreement.

4.9 Permits

It shall be the responsibility of the Broker to comply with City ordinances by securing any necessary permits. The City shall waive any fees involved in securing City permits.

4.10 Faith-Based Organizations

City does not discriminate against faith-based organizations.

4.11 Immigration Reform and Control Act of 1986

By entering this Agreement, the Broker certifies that it does not and will not during the performance of this Agreement violate the provisions of the Federal Immigration Reform and Control Act of 1986, which prohibits employment of illegal aliens.

4.12 Substitutions

NO substitutions or cancellations are permitted after Agreement award without written approval by the Division of Procurement. Where specific employees are proposed by the Broker for the work, those employees shall perform the work as long as those employees work for the Broker, either as employees or subBrokers, unless the City agrees to a substitution. Requests for substitutions shall be reviewed and may be approved by the City at its sole discretion.

4.13 Condition of Items

All items shall be new, in first class condition, including containers suitable for shipment and storage, unless otherwise indicated herein. Verbal agreements to the contrary will not be recognized.

4.14 Workmanship and Inspection

All work under this Agreement shall be performed in a skillful and workmanlike manner. The Broker and its employees shall be professional and courteous at all times. The City may, in writing, require the Broker to remove any employee from work for reasonable cause as determined by the City. Further, the City may, from time to time, make inspections of the work performed under the Agreement. Any inspection by the City does not relieve the Broker from any responsibility in meeting the Agreement requirements.

4.15 Invoicing and Payment

Invoices for commission shall be paid upon completion of transaction at settlement of each property.

4.16 Payments to SubBrokers

Within seven (7) days after receipt of amounts paid by the City for work performed by a subBroker under this Agreement, the Broker shall either:

A. Pay the subBroker for the proportionate share of the total payment received from the City attributable to the work performed by the subBroker under this Agreement; or

B. Notify the City and subBroker, in writing, of his intention to withhold all or a part of the subBroker's payment and the reason for non-payment.

The Broker shall pay interest to the subBroker on all amounts owed that remain unpaid beyond the seven (7) day period except for amounts withheld as allowed in item B. above.

Unless otherwise provided under the terms of this Agreement, interest shall accrue at the rate of one percent (1%) per month.

The Broker shall include in each of its subAgreements a provision requiring each subBroker to include or otherwise be subject to the same payment and interest requirements as set forth above with respect to each lower-tier subBroker.

The Broker's obligation to pay an interest charge to a subBroker pursuant to this provision may not be construed to be an obligation of the City.

4.17 Assignment of Agreement

The Agreement may not be assigned in whole or in part without the written consent of the Purchasing Manager.

4.18 Termination

Subject to the provisions below, the Agreement may be terminated by the City upon thirty (30) days advance written notice to the Broker; but if any work or service hereunder is in progress, but not completed as of the date of termination, then the Agreement may be extended upon written approval of the City until said work or services are completed and accepted.

A. Termination for Convenience

The City may terminate this Agreement for convenience at any time in which the case the parties shall negotiate reasonable termination costs.

B. Termination for Cause

In the event of Termination for Cause, the thirty (30) days advance notice is waived and the Broker shall not be entitled to termination costs.

C. Termination Due to Unavailability of Funds in Succeeding Fiscal Years

If funds are not appropriated or otherwise made available to support continuation of the performance of this Agreement in a subsequent fiscal year, then the Agreement shall be canceled and, to the extent permitted by law, the Broker shall be reimbursed for the reasonable value of any non-recurring costs incurred but not amortized in the price of the supplies or services delivered under the Agreement.

4.19 Agreementual Disputes

The Broker shall give written notice to the Purchasing Agent of intent to file a claim for money or other relief within ten (10) calendar days of the occurrence giving rise to the claim or at the beginning of the work upon which the claim is to be based, whichever is earlier.

The claim, with supporting documentation, shall be submitted to the Purchasing Agent by US Mail, courier, or overnight delivery service, no later than sixty (60) days after final payment. The Broker shall submit its invoice for final payment within thirty (30) days after completion or delivery of the services. If the claim is not disposed of by agreement, the Purchasing Agent shall reduce his/her decision to writing and mail or otherwise forward a copy thereof to the Broker within thirty (30) days of the City's receipt of the claim.

The Purchasing Agent's decision shall be final unless the Broker appeals within thirty (30) days by submitting a written letter of appeal to the City Administrator, or his designee. The City Administrator shall render a decision within sixty (60) days of receipt of the appeal.

4.20 Severability

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

4.21 Confidentiality

The Broker acknowledges and understands that its employees may have access to proprietary, business information, or other confidential information belonging to the City of Fort Pierce. Therefore, except as required by law, the Broker agrees that its employees will not:

A. Access or attempt to access data that is unrelated to their job duties or authorizations as related to this Agreement.

B. Access or attempt to access information beyond their stated authorization.

C. Disclose to any other person or allow any other person access to any information related to the City or any of its facilities or any other user of this Agreement that is proprietary or confidential. Disclosure of information includes, but is not limited to, verbal discussions, FAX transmissions, electronic mail messages, voice mail communication, written documentation, "loaning" computer access codes and/or another transmission or sharing of data.

The Broker understands that the City, or others may suffer irreparable harm by disclosure of proprietary or confidential information and that the City may seek legal remedies available to it should such disclosure occur. Further, the Broker understands that violations of this provision may result in Agreement termination.

The Broker further understands that information and data obtained during the performance of this agreement shall be considered confidential, during and following the term of this Agreement, and will not be divulged without the Purchasing Agent's written consent and then only in strict accordance with prevailing laws. The Broker shall hold all information provided by the City as proprietary and confidential, and shall make no unauthorized reproduction or distribution of such material.

4.22. Counterparts

This Agreement and any amendments or renewals hereto may be executed in a number of counterparts, and each counterpart signature, when taken with the other counterpart signatures, is treated as if executed upon one original of this Agreement or any amendment or renewal. A signature by any party to this Agreement provided by facsimile or electronic mail is binding upon that party as if it were the original.

5.0 EVALUATION CRITERIA

The criteria set forth below will be used in the receipt of proposals and selection of the successful offeror.

The City Evaluation Committee will review and evaluate each proposal and selection will be made on the basis of the criteria listed below:

CRITERION	MAXIMUM SCORE
Qualifications of Proposer	20 points
Fee Schedule(s)/Commission	25 points
Member of Multiple Listing Service (MLS)	5 points
Commercial Real Estate Experience (years, knowledge, track record)	25 points

Market Method (National/Global Reach)..... 25 points

Total Maximum Points 100 points

The City Evaluation Committee will collectively develop a composite rating which indicates the group's collective ranking of the highest rated proposals in a descending order. The City Evaluation Committee may then conduct interviews with only the top ranked offerors, usually the top two (2) or three (3) depending upon the number of proposals received. Negotiations shall be conducted with offerors so selected. The City Evaluation Committee may request a Best and Final Offer(s) (BAFO) and/or make a recommendation for the Agreement award.

PROPOSER'S QUESTIONNAIRE
RFP #2016-012
Real Estate Broker Services

It is understood and agreed that the following information is to be used by the City of Port St. Lucie to determine the qualifications of Proposers to perform the work required. The Proposer waives any claim against the City that might arise with respect to any decision concerning the qualifications of the Proposer.

The undersigned attests to the truth and accuracy of all statements made on this questionnaire. Also, the undersigned hereby authorizes any public official, person, firm or corporation to furnish the City of Port St. Lucie any pertinent information requested by the City deemed necessary to vary the information on this questionnaire.

Dated this _____ day of _____, 2016.

_____
Name of Organization / Proposer

By: _____
Name and Title

(If more space is needed, please attach additional sheets.)

1. Corporation, Partnership, Joint Venture, Individual or other?

2. Firm's name and main office address, telephone and fax number, e-mail:

3. Give the names of the person who will be authorized to make decisions and speak as a representative of the Proposer, their titles, addresses and telephone and facsimile numbers.

4. Firm's previous names (if any).

5. How many years has your organization or individual been in commercial real estate business and locations?
Years:_____Location(s):_____

Licenses:_____Certifications:_____

6. Names of personnel (if other than Proposer) that will be performing requested realtor services/work:

_____ _____ _____
_____ _____ _____
_____ _____ _____

7. Proposer sale & lease history for properties of 115,000 SQ and above?

Date	**Commercial**	**Sq ft**	**Location**	**Sale price**	**Annual lease**	**Listing Date**

This is a word document add lines as needed.

8. List training/education of Proposer and Proposer staff that will be assigned to this project:
_____
_____
_____
_____

9. Provide market and advertising methods.

This is a word document add lines as needed

10. List knowledge of public real estate records that will be used by your firm.

11. List method(s) use for rent/lease assessment

12. Method used for background checks.

13. List marketing strategies used for lease properties

14. List marketing strategies used for properties for sale

15. List current and past litigation of your firm within the past five (5) years.

16. Provide a list of three (3) past clients for this size and type of property

Client name	Telephone#	Email	Property Title

17. Is your firm a member of Multiple Listing Service (MLS)?

18. Broker agrees to abide by the terms and conditions of the City Contract.

_____ _____

Signature Title

19. ADDENDUM ACKNOWLEDGMENT - Proposer acknowledges that the following addenda have been received and are included in his/her proposal:

Addendum Number	Date Issued

20. Please enter below the percentage of the NET value (after all expenses) of the lease or sale that your firm will charge for the services that you will be providing. The City will not enter into an open-ended contract. This would be a one-time fee percentage of the new value of the lease or value of the net sale to the City.

Service	Fee
Sale	_____% Net value
Lease	_____% Net Value

Additional Services	Rate
_____	_____
_____	_____

This is a word document as lines as needed.

SECTION VI - FORM

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

_____ does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or Agreementual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or Agreementual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____
Proposer's Signature

_____
Date

Form **W-9**
(Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☐ Partnership
☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ .....
☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

Certification Statement
Local Vendor Preference

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

1) That my company has a fixed, staffed office or distribution point located in and having a street address within St. Lucie, Indian River, Martin or Okeechobee City for at least one year prior to the issuance of the request for competitive bids or request for proposals by St. Lucie City; and

2) That my company holds any business or Broker license required by St. Lucie City and/or can document payment of business license taxes in St. Lucie City;

3) That my company is principal offeror who is single offeror; a business which is the prime Broker and not a subBroker; or a partner or joint venturer submitting an offer in conjunction with other businesses.

4) Attached is a copy of a business or Broker license and/or business tax receipt for St. Lucie City, Indian River, Martin or Okeechobee Counties to verify that I have been in business at least one year prior to the issuance of the Request for Bid or Proposal.

Company Name:_____

Address:_____

Business or Broker License Number:_____

Phone Number:_____ Fax Number:_____

Owner's Name:_____

Signature:_____

Sworn to before me this _____ day of _____, 201_____

*Notary Public for the State of*_____ *My Commission Expires*_____

*Notary Public Signature*_____ *Printed Name*_____

FOR PROCURMENT OFFICE ONLY ~ DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative from the City of Fort Pierce Purchasing Department:

Vendor Certified by:_____ **Date:**_____

(Authorized Signature)

To be approved as a local bidder and receive bid preference on an eligible local project, this certification and a copy of your local business or Broker license must be submitted with your bonafide Bid/RFP package.

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Request for Proposal cover page (page 1) completed, signed and attached?	_____	_____
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	_____	_____
Include proof of proper licensing as stated in proposal documents.	_____	_____
Include proof of proper insurance as stated in proposal documents.	_____	_____
Proposal envelope is marked accordingly.	_____	_____
Is Drug-Free Work Place form signed and enclosed?	_____	_____
W-9 Form completed, signed and attached?	_____	_____
Are six (6) complete proposal packages included (one original and five copies)?	_____	_____

PLEASE SIGN AND RETURN WITH PROPOSAL_____

5. How many years has your organization or individual been in commercial real estate business and locations?
Years:_____Location(s):_____

Licenses:_____Certifications:_____

6. Names of personnel (if other than Proposer) that will be performing requested realtor services/work:

_____ _____ _____
_____ _____ _____
_____ _____ _____

7. Proposer sale & lease history for properties of 115,000 SQ and above?

Date	**Commercial**	**Sq ft**	**Location**	**Sale price**	**Annual lease**	**Listing Date**

This is a word document add lines as needed.

8. List training/education of Proposer and Proposer staff that will be assigned to this project:
_____
_____
_____
_____

9. Provide market and advertising methods.

This is a word document add lines as needed

10. List knowledge of public real estate records that will be used by your firm.

11. List method(s) use for rent/lease assessment

12. Method used for background checks.

13. List marketing strategies used for lease properties

14. List marketing strategies used for properties for sale

15. List current and past litigation of your firm within the past five (5) years.

16. Provide a list of three (3) past clients for this size and type of property

Client name	Telephone#	Email	Property Title

17. Is your firm a member of Multiple Listing Service (MLS)?

18. Broker agrees to abide by the terms and conditions of the City Contract.

_____ _____

Signature Title

19. ADDENDUM ACKNOWLEDGMENT - Proposer acknowledges that the following addenda have been received and are included in his/her proposal:

Addendum Number	Date Issued

20. Please enter below the percentage of the NET value (after all expenses) of the lease or sale that your firm will charge for the services that you will be providing. The City will not enter into an open-ended contract. This would be a one-time fee percentage of the new value of the lease or value of the net sale to the City.

Service	Fee
Sale	_____% Net value
Lease	_____% Net Value

Additional Services	Rate
_____	_____
_____	_____

This is a word document as lines as needed.

SECTION VI - FORM

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

_____ does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or Agreementual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or Agreementual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____
Proposer's Signature

_____
Date

Form **W-9**
(Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☐ Partnership
☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ .....
☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
: :

or

Employer identification number
:

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

Certification Statement
Local Vendor Preference

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

1) That my company has a fixed, staffed office or distribution point located in and having a street address within St. Lucie, Indian River, Martin or Okeechobee City for at least one year prior to the issuance of the request for competitive bids or request for proposals by St. Lucie City; and

2) That my company holds any business or Broker license required by St. Lucie City and/or can document payment of business license taxes in St. Lucie City;

3) That my company is principal offeror who is single offeror; a business which is the prime Broker and not a subBroker; or a partner or joint venturer submitting an offer in conjunction with other businesses.

4) Attached is a copy of a business or Broker license and/or business tax receipt for St. Lucie City, Indian River, Martin or Okeechobee Counties to verify that I have been in business at least one year prior to the issuance of the Request for Bid or Proposal.

Company Name:_____

Address:_____

Business or Broker License Number:_____

Phone Number:_____ Fax Number:_____

Owner's Name:_____

Signature:_____

Sworn to before me this _____ day of _____, 201_____

*Notary Public for the State of*_____ *My Commission Expires*_____

*Notary Public Signature*_____ *Printed Name*_____

FOR PROCURMENT OFFICE ONLY ~ DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative from the City of Fort Pierce Purchasing Department:

Vendor Certified by:_____ **Date:**_____

(Authorized Signature)

To be approved as a local bidder and receive bid preference on an eligible local project, this certification and a copy of your local business or Broker license must be submitted with your bonafide Bid/RFP package.

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Request for Proposal cover page (page 1) completed, signed and attached?	_____	_____
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	_____	_____
Include proof of proper licensing as stated in proposal documents.	_____	_____
Include proof of proper insurance as stated in proposal documents.	_____	_____
Proposal envelope is marked accordingly.	_____	_____
Is Drug-Free Work Place form signed and enclosed?	_____	_____
W-9 Form completed, signed and attached?	_____	_____
Are six (6) complete proposal packages included (one original and five copies)?	_____	_____

PLEASE SIGN AND RETURN WITH PROPOSAL_____

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Murphy Hoyt C. JR	CRA Advisory Board
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
411 North US #1	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY COUNTY	NAME OF POLITICAL SUBDIVISION:
Fort Pierce FL 34950	City of Fort Pierce
DATE ON WHICH VOTE OCCURRED	MY POSITION IS:
1/20/16	☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Hoyt C. Murphy JR., hereby disclose that on 1/20/16, 20 ____ :

(a) A measure came or will come before my agency which (check one or more)

__X__ inured to my special private gain or loss;

__X__ inured to the special gain or loss of my business associate, HAMPTON JACKSON ;

___ inured to the special gain or loss of my relative, _____ ;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

OUR FIRM has submitted an RFP for Broker Services to the City of Fort Pierce.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

1/20/16
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

City Commission Regular Meeting **Agenda Item # 9. b.**

Meeting Date: 02/16/2016

Re: Dan McCarty Track Interlocal

Submitted For: Libby Woodruff, Grant Writer, Urban Redevelopment

SUBJECT:

Approval of an Interlocal Agreement between the St. Lucie County School Board and the City of Fort Pierce for operation and improvements for the Dan McCarty Middle School Track.

SUMMARY:

This Interlocal Agreement between the School Board of St. Lucie County and the City of Fort Pierce defines the responsibilities and contributions of each as to the improvements to be made at the Dan McCarty Middle School track.

RECOMMENDATION:

Approve Interlocal Agreement for Contribution.

ALTERNATIVES:

Not to make improvements at the track.

RESPONSIBLE STAFF:

Libby Woodruff

COORDINATED WITH:

Rebecca Grohall
Marty Sanders

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

Account: TBD

Amount: $23,000

FISCAL IMPACT:

The project was an approved activity in the 2014/15 Action Plan and the cost to the City is $23,000

Attachments

Interlocal Agreement

Form Review

Inbox	Reviewed By	Date
Purchasing	Jennifer Robinson	02/08/2016 04:10 PM
Finance Department	Johnna Morris	02/09/2016 03:29 PM

City Manager	Nick Mimms	02/09/2016 05:39 PM
Form Started By: Linda Whalen		Started On: 02/05/2016 09:04 AM
Final Approval Date: 02/10/2016		

RECEIVED
TIME
FEB 1 2016
CITY OF FT. PIERCE
CITY ATTORNEY'S OFFICE

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

M E M O R A N D U M

TO: Nick Mimms, City Manager

FROM: Karen Emerson, Esq., Assistant City Attorney

THROUGH: Robert V. Schwerer, Esq., City Attorney RJS

SUBJECT: **DAN MCCARTY TRACK**
INTERLOCAL - COMPROMISE

DATE: February 1, 2016

Attached is the newly revised Interlocal for the Dan McCarty track, containing the compromise requested by Mr. Sanders for track operation. It has been approved as to form.

Karen Emerson, Esq.
Assistant City Attorney

attachment

cc: Linda Cox, City Clerk

INTERLOCAL AGREEMENT FOR CONTRIBUTION

(Dan McCarty Middle School track)

THIS INTERLOCAL AGREEMENT is made and entered into as of the ____ day of _____, 2015, by and between the SCHOOL BOARD OF ST. LUCIE COUNTY, governing body of the School District of St. Lucie County, Florida ("School Board"), and the CITY OF FORT PIERCE, a municipal corporation of the State of Florida ("City").

W I T N E S S E T H

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, permits local governmental units to make the most efficient use of their respective powers by enabling them to cooperate with one another on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the School Board owns certain lands located in St. Lucie County, Florida, more fully described in the attached Exhibit A ("Property"); and

WHEREAS, the School Board has developed a portion of Property as a track for Dan McCarty Middle School ("Track"); and

WHEREAS, the School Board plans to construct, and the City will provide construction administration for certain improvements for the Track ("Track Improvements"), which will improve the safety usability and efficiency of the Track for all participants and for the benefit of the community; and

WHEREAS, the City will administer the contract for the construction of the Track Improvements; and

WHEREAS, the School Board, and the City each agree to share in the total cost of designing, permitting, and constructing the Track Improvements, as outlined below.

NOW, THEREFORE, for and in consideration of these and other premises, the School Board, and the City hereby covenant and agree as follows:

1. Track Improvements.
   (a) The City will perform the necessary construction administration of the project.

   (b) The Track Improvements shall be constructed as follows:
      (1). Leveling course and repaving track with 1 inch asphalt
      (2) Restripe lane markers with 4 inch thermoplastic paint
      (3) Replace existing lights with new LED lights

(c) The School Board shall contribute nineteen thousand dollars ($19,0000) of the total project cost and the City shall contribute twenty three thousand dollars ($23,000) of the total project cost. The School Board shall make such payments to the City not later than thirty (30) days after the notice to proceed is issued by the City and the School Board is invoiced.

2. Maintenance. The School Board shall be responsible for maintaining the Track after the Track Improvements are completed.

3. Operation: The School Board will make the track available and open for public use at times that are not in conflict with the School Board's regular use of the track for school operations. The School Board shall have the sole and exclusive right to determine the days and times that the track is open for public use and shall have the right to both modify the days and times for public access to the track at any time and to temporarily suspend public access to the track.

4. Amendment. This Agreement may only be amended by written document signed by both parties and filed with the Clerk of the Circuit Court of St. Lucie County, Florida.

5. Notice. Until further written notice by either party to the other, all notices provided for in this Agreement shall be in writing and transmitted by messenger, mail, or facsimile transmission, and if to the School Board, shall be mailed or delivered to the School Board at:

Superintendent
School Board of St. Lucie County
4204 Okeechobee Road
Fort Pierce, Florida 34947

With Copy to:
School Board Attorney
School Board of St. Lucie County
4204 Okeechobee Road
Fort Pierce, FL 34947

and

Director of Facilities
School Board of St. Lucie County
327 N.W. Commerce Park Drive
Port St. Lucie, Florida 34986

To City at:
City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

With Copy to:
City Attorney
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

5. Recording of Agreement. Upon execution of this Agreement, the School Board shall, at the School Board's expense, cause this Agreement to be recorded with the Clerk of the Circuit Court of St. Lucie County, Florida.

6. Effective Date. This Agreement shall be effective upon filing with the Clerk of the Circuit Court of St. Lucie County, Florida, in accordance with Section 163.01(11), Florida Statutes.

7. Venue. Venue of any action to enforce the terms of this Agreement shall be in St. Lucie County if filed in state court, and in the Southern District of Florida if filed in federal court.

8. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior oral or written agreements between the parties with respect thereto.

9. Counterparts. This Agreement may be executed in several counterparts, each of which shall be considered an original.

IN WITNESS WHEREOF, the School Board, the County, and the City have caused this Agreement to be executed by their duly authorized representatives

ATTEST:

SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA

_____ By: _____

E. Wayne Gent, Superintendent and Ex Officio Secretary

Donna Mills, Chair

APPROVED AS TO FORM AND CORRECTNESS:

By: _____

Daniel B. Harrell
Attorney for the School Board of St. Lucie County, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this _____ day of _____2015, by Donna Mills, as Chair of the School Board of St. Lucie County, Florida. She is personally known to me, or has produced _____ as identification and did not take an oath.

_____
Notary Public-State of Florida
Print Name: _____

[Notary Seal]

Dan.McCarty.Track.Interlocal.Clean.January.2016

My commission expires:_____

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE, FLORIDA

By:_____
Linda Hudson, Mayor

APPROVED AS TO FORM AND
CORRECTNESS:

By:_____
Robert V. Schwerer, Esq., City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Linda Hudson, as Mayor of the City of Fort Pierce, Florida. She is personally known to me and did not take an oath.

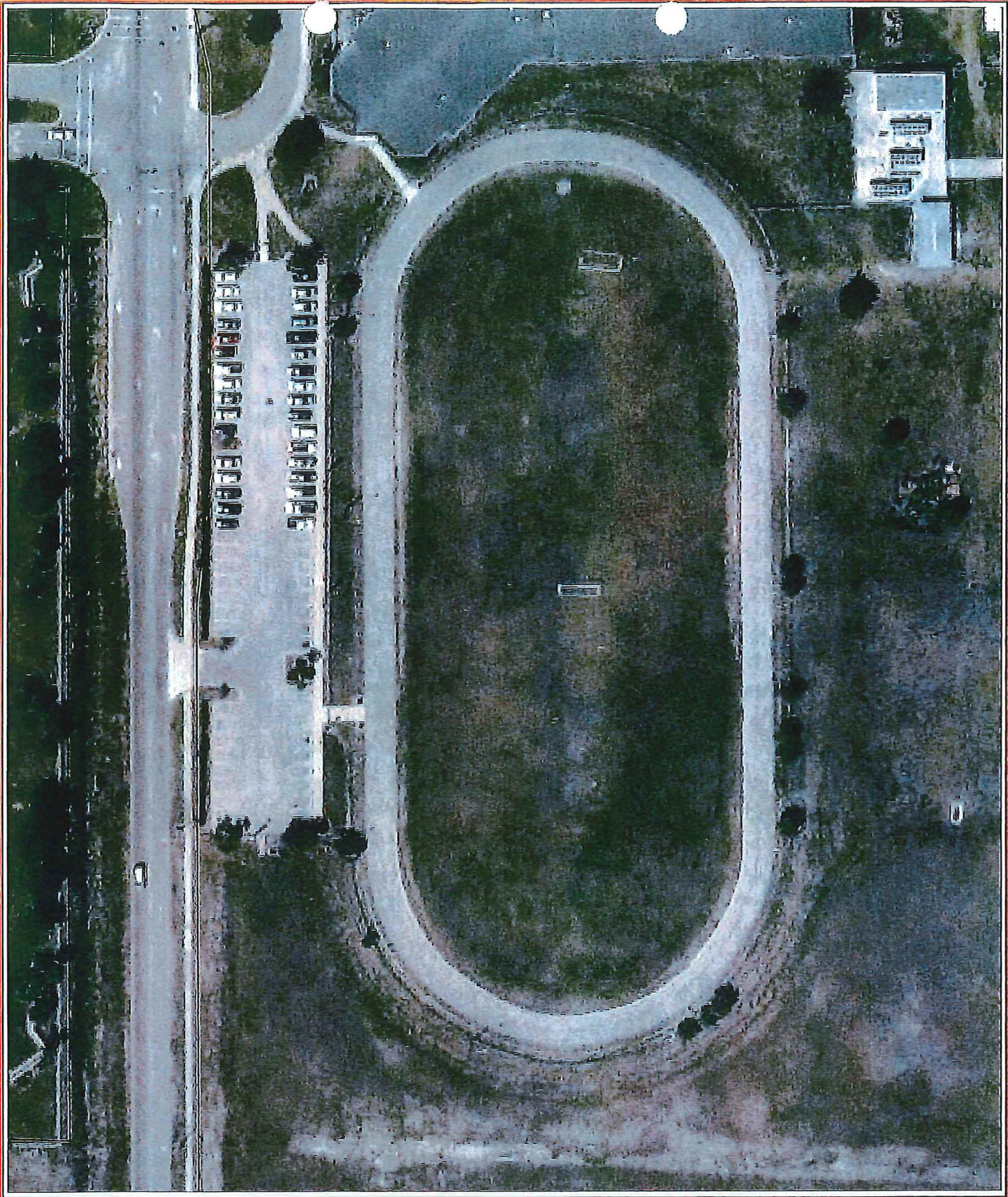
_____
Notary Public-State of Florida
Print Name: _____
My commission expires:_____

[Notary Seal]

EXHIBIT A

PROPERTY DESCRIPTION

THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4 AND WEST 260 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND WEST 260 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 AND WEST 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA , LESS THE STREET AND LESS AS IN OR 417-2925.



This map is a conceptual tool utilized for project development only.Though the information provided by this map is accepted to be accurate for the City's Administrative purposes, it is not to be used for technical purposers. Any information, including but not limited to software and data, received from City of Ft. Pierce in fulfillment of a public records request is provided "AS IS" without warranty of any kind. Any information provided by this map to be used for purposes other than reference must be confirmed by field survey. Aerial photo taken Jan 2012, City of Ft. Pierce Engineering Dept.

DAN McCARTY MIDDLE SCHOOL TRACK

Printed: Aug 2015

N
W E
S

1 " = 80 '

EXHIBIT B

TRACK AREA

City Commission Regular Meeting **Agenda Item # 10. a.**

Meeting Date: 02/16/2016

Re: Additions & Deletions to Agenda

SUBJECT:

Ordinance 16-001 - Modifying Article II, Section 2-29 to include a new item in the order of business for additions, deletions and approval of the agenda. SECOND READING

SUMMARY:

At the October 19 Commission meeting, a request was made to research and consider including additions and deletions to the Commission agenda, much like many other boards use. After consulting other city clerks, it was determined that several, but not all, municipalities include this option on the agenda. Some of the benefits identified include the following:

- This time can be used to reorganize the agenda to move items up to be heard due to high audience participation.
- Staff/Commission can bring a "late" item to the meeting that needs to be acted upon but occurred after the agenda was published.

RECOMMENDATION:

Consider adoption of this ordinance.

ALTERNATIVES:

Do not adopt this ordinance.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Nicholas Mimms, City Manager
Robert Schwerer, City Attorney

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

16-001

City Attorney Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	01/28/2016 08:17 AM

Form Started By: Linda Cox Started On: 01/15/2016 04:27 PM

Final Approval Date: 02/02/2016

ORDINANCE NO. 16-001

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING ARTICLE II. – CITY COMMISSION, SECTION 2-29 (PROCEDURE-GENERALLY); RELATING TO ORDER OF BUSINESS BY INCLUDING A LINE ITEM FOR ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA;** REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

SECTION 1. Section 2-29 of the Code of Ordinances is hereby amended so that the same shall read hereinafter as follows:

Sec. 2-29. - Procedure—Generally.

(A) Order of business. Promptly at the hour set on the day of each meeting, the members of the commission, city manager, city clerk and city attorney shall take their regular stations in the commission chambers, and the business of the commission shall be taken up for consideration and disposition in substantially the following order:

(1) Meeting called to order.

(2) Roll call.

(3) Approval of minutes.

(4) Comments from the public, relating to agenda items which do not require public hearings.

(5) Additions or deletions to agenda and approval of agenda.

~~(5)~~ (6) Consent agenda.

~~(6)~~ (7) Items requiring public hearings.

~~(7)~~ (8) New business, matters of public interest, miscellaneous reports and requests.

~~(8)~~ (9) Comments from the public.

~~(9)~~ (10) Comments of city manager.

~~(10)~~ (11) Comments of commissioners.

~~(11)~~ (12) Adjourn.

(b) *Robert's Rules.* In all matters coming before the commission, the parliamentary conduct thereof shall be governed by Robert's Rules of Order, as revised, except as otherwise provided by state law, the charter or ordinances of the city.

(c) *Request for placement on agenda.* Any person desiring to appear before the city commission on a matter set for public hearing may appear and speak for a reasonable length of time as determined by the commission. As to any subject which is either not set for public hearing or does not otherwise appear on the agenda, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively; or, determine whether the subject matter is an item of city business. If so, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting and shall direct appropriate staff to be prepared to answer any questions the commission may have. The mayor may impose a

time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. Such person shall state his or her name, address, and the subject on which he or she wishes to speak.

(d) *Agenda.* All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk, who shall arrange a list of such matters and furnish each member thereof with a copy of the same prior to the regular meeting, and as far in advance of the meeting as time for preparation will permit.

(e) *Writing; debate.* Ordinances and resolutions shall be reduced to writing before the same are read by the city clerk; however, amendments thereto may be made orally. The presiding officer shall require a motion and a second before allowing general debate thereon.

SECTION 3. All Ordinances or parts of Ordinances and conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM AND CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-001 was duly advertised by title only in the St. Lucie News Tribune on January 22, 2016; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 1, 2016; and was duly introduced, read by title only, and passed on second and final reading on February 16, 2016, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 16th day of February, 2016.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Linda W. Cox, City Clerk (***via email***)

FROM: Robert V. Schwerer, City Attorney

SUBJECT: Proposed Ordinance – Additions/Deletions to Agenda

DATE: January 28, 2016

Attached is your proposed Ordinance amending Section 2-29 providing for a new subsection (5) which adds: "Additions or deletions to agenda and approval of agenda". The proposed Ordinance is approved as to form and correctness subject to the following comments.

There is legal concern here that having a provision which allows "additions" to the agenda will be misunderstood by some to allow matters to be added to the agenda on which the Commission can take action without prior notice to the public. Florida Statutes specifically require local governments to provide reasonable notice of all matters scheduled for action on a Commission agenda followed by a mandatory requirement the public shall be given a reasonable opportunity to be heard on any proposition that is presented to the Commission for action. See Florida Statutes 286.011 and 286.0114. Matters added to the agenda for "action" as opposed to for just discussion or informational purposes the night of the meeting, unless recognized as a statutory exception such as any emergency proposition, etc., would not appear to meet these requirements.

As to "deletions" from the agenda, that is something seen as already provided under for Roberts Rules of Order where matters can be taken out of order (upon approval of the Chair) and motions to postpone or table such items can be entertained.

Please let me know if you have any questions concerning the above.

Robert V. Schwerer, Esq.
City Attorney

/mlp
Attachment
cc: Nicholas Mimms, City Manager (***via email***)

Q:\Current File Folders\ordinances\RVS_City Clerk_Proposed Ordinance – Additions-Deletions to Agenda_01.28.16.docx

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

TO : Robert V. Schwerer, City Attorney

FROM : Nicholas C. Mimms, P.E., City Manager

RE : **Proposed Ordinance – Additions/Deletions to Agenda**

DATE : January 7, 2016

Attached is a proposed ordinance amending Section 2-29 allowing the members of the City Commission to add or delete items from the agenda. There is some urgency to the implementation of this ordinance, due to a Commissioner's inquiry concerning its status at the January 4, 2016 meeting. Please complete your review and approval by January 18, 2016, so that the ordinance can be advertised and scheduled on the agenda for the February 1, 2016 City Commission meeting.

If you have any questions or need additional information, please contact me.

NCM:jdr

Attachment

c: Linda W. Cox, City Clerk

JAN - 7 2016

RECEIVED
TIME
JAN - 5 2016
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

Interoffice Memorandum
City Clerk's Office

TO: Nick Mimms, City Manager

FROM: Linda W. Cox, City Clerk

SUBJECT: Additions/Deletions to Agenda

DATE: January 5, 2016

As a follow up to the City Commission meeting of October 19 where Commissioner Alexander inquired about their ability to add or delete items from the agenda, attached is a draft ordinance modifying Article II. – City Commission, Section 2-29 to include a new item in the order of business for additions, deletions and approval of the agenda.

After consulting fellow clerks, I learned that several, but not all, municipalities include this option on the agenda. Some of the benefits identified include the following:

- This time can be used reorganize the agenda to move something up to be heard due to high audience participation.
- Staff/Commission can bring a "late" item to the meeting that needs to be acted upon but occurred after the agenda was published.

If this ordinance meets with your approval, please forward to the City Attorney for his approval as to form and sufficiency. Once that is received, we can proceed with the appropriate advertising and schedule it on an upcoming Commission agenda.

1/6/16

ORDINANCE NO. 16-001

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING ARTICLE II. – CITY COMMISSION, SECTION 2-29 (PROCEDURE-GENERALLY); RELATING TO ORDER OF BUSINESS BY INCLUDING A LINE ITEM FOR ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA;** REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

SECTION 1. Section 2-29 of the Code of Ordinances is hereby amended so that the same shall read hereinafter as follows:

Sec. 2-29. - Procedure—Generally.

(A) Order of business. Promptly at the hour set on the day of each meeting, the members of the commission, city manager, city clerk and city attorney shall take their regular stations in the commission chambers, and the business of the commission shall be taken up for consideration and disposition in substantially the following order:

(1) Meeting called to order.

(2) Roll call.

(3) Approval of minutes.

(4) Comments from the public, relating to agenda items which do not require public hearings.

(5) Additions or deletions to agenda and approval of agenda.

~~(5)~~ (6) Consent agenda.

~~(6)~~ (7) Items requiring public hearings.

~~(7)~~ (8) New business, matters of public interest, miscellaneous reports and requests.

~~(8)~~ (9) Comments from the public.

~~(9)~~ (10) Comments of city manager.

~~(10)~~ (11) Comments of commissioners.

~~(11)~~ (12) Adjourn.

(b) *Robert's Rules.* In all matters coming before the commission, the parliamentary conduct thereof shall be governed by Robert's Rules of Order, as revised, except as otherwise provided by state law, the charter or ordinances of the city.

(c) *Request for placement on agenda.* Any person desiring to appear before the city commission on a matter set for public hearing may appear and speak for a reasonable length of time as determined by the commission. As to any subject which is either not set for public hearing or does not otherwise appear on the agenda, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively; or, determine whether the subject matter is an item of city business. If so, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting and shall direct appropriate staff to be prepared to answer any questions the commission may have. The mayor may impose a

time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. Such person shall state his or her name, address, and the subject on which he or she wishes to speak.

(d) *Agenda.* All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk, who shall arrange a list of such matters and furnish each member thereof with a copy of the same prior to the regular meeting, and as far in advance of the meeting as time for preparation will permit.

(e) *Writing; debate.* Ordinances and resolutions shall be reduced to writing before the same are read by the city clerk; however, amendments thereto may be made orally. The presiding officer shall require a motion and a second before allowing general debate thereon.

SECTION 3. All Ordinances or parts of Ordinances and conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM AND CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-001 was duly advertised by title only in the St. Lucie News Tribune on _____; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____; and was duly introduced, read by title only, and passed on second and final reading on _____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____ day of January, 2016.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

City Commission Regular Meeting **Agenda Item # 10. b.**

Meeting Date: 02/16/2016

Re: Hartman Road Properties - Transmittal Hearing: Comprehensive Plan Future Land Use Map Amendment

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

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SUBJECT:

Ordinance No. 16-003 pertaining to an application submitted by the property owners, Equity Trust Company, Mohammad Hajjar IRA, and Sassan LLC for Future Land Use Map for six (6) parcels of land, totaling +/- 36.93 acres, to change the future land use designation from RM, Medium Density Residential to NC, Neighborhood Commercial. Said parcels are generally located at the southwest corner of Hartman Road and Whiteway Dairy Road, or approximately 1803 Hartman Road. FIRST READING

SUMMARY:

- The applicant is requesting the approval of a Future Land Use Map Amendment, for 36.93 acres of property, from Medium Density Residential (RM) to Neighborhood Commercial (NC) concurrent with a Zoning Atlas Amendment (Rezoning) request to amend the designation of the property from Medium Density Residential Zone (R-4) to Neighborhood Commercial Zone (C-2).
- The subject site is located along the west side of Hartman Road, between the Okeechobee Road commercial corridor and residential development along Hartman Road north of the intersection of both roadways.
- The proposed future land use map (FLUM) amendment is generally consistent with the goals, objectives and policies of the Comprehensive Plan as it promotes the vision of a balance between commercial, industrial and residential land uses. The proposed land use is generally consistent with surrounding properties in the vicinity, specifically to the north and west.
- The Planning Board, at their January 12, 2016 meeting, voted unanimously to recommend approval of the request.
- If approved at the first reading, Staff will transmit the proposed comprehensive plan amendment to the corresponding review agencies. An adoption hearing will be scheduled subsequent to receipt of all review comments and transmittal acknowledgements.

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N:
Fiscal Year:
Account:
Amount:
OTHER INFORMATION:
Potential Increase in Ad-Valorem Tax Revenue.

Attachments

Staff Report
Draft Ordinance 16-003
Application - FLUMA
Aerial
Zoning & FLU Maps
Survey & Legal Descriptions
Arterial Roads Map

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2016 02:30 PM

Form Started By: Kori Benton
Started On: 02/05/2016 11:24 AM
Final Approval Date: 02/10/2016

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Hartman Road Properties
Transmittal Hearing: Comprehensive Plan Future Land Use Map Amendment
SW Corner of Hartman and White Way Dairy Roads

DATE: February 5, 2016

STAFF REPORT

Owners/Applicants:

Sassan LLC
8825 SW 97th Terr
Miami, FL 33176

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

Representative: Dennis Murphy, AICP, Senior Planner
Culpepper and Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

Requested Action: Approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to Neighborhood Commercial (NC)

Location: Generally located at the southwest corner of Hartman Road and Whiteway Dairy Road, or approximately 1803 Hartman Road.

Parcel IDs: 2418-411-0001-000-8; 2418-414-0001-000-7; 2418-414-0003-000-1; 2418-414-0002-000-4; 2418-412-0002-000-8; and 2418-412-0001-000-1

Current Future Land Use: Medium Density Residential (RM)

Proposed Future Land Use: Neighborhood Commercial (NC)

Surrounding FLU & Zoning:

North	East	South	West
RM/PD & R-4	GC/C-3	GC/C-3	GC/C-3 & RM/R-4

Parcel(s) Size: 36.93 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Future Land Use Map Amendment, for 36.93 acres of property, from Medium Density Residential (RM) to Neighborhood Commercial (NC) concurrent with a Zoning Atlas Amendment (Rezoning) request to amend the designation of the property from Medium Density Residential Zone (R-4) to Neighborhood Commercial Zone (C-2). If approved at the first reading, Staff will transmit the proposed comprehensive plan amendment to the corresponding review agencies. An adoption hearing will be scheduled subsequent to receipt of all review comments and transmittal acknowledgements.

The subject site is located along the west side of Hartman Road, between the Okeechobee Road commercial corridor and residential development along Hartman Road north of the intersection of both roadways. The site is currently vacant, bound by the General Commercial, C-3 district to the south represented by the Orange Blossom Business Center, and a variety of commercial uses and undeveloped property commercial to the east. The Bent Creek Planned Development and other medium density residential properties are situated to the north, across the Whiteway Dairy Road right-of-way.

The request is coupled with an application to amend the zoning designation of the subject properties to Neighborhood Commercial, C-2. The requests seek to provide the capacity to develop limited commercial and mixed uses, establishing a transitional area between the established residential developments to the north, and commercial development to the south and east.

District Comparison

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Land Use

	Existing	Proposed
Zoning	R-4	C-2
Future Land Use (FLU)	RM	NC
Non-Residential Maximum Floor Area Ratio (FAR) Permitted	-	0.5
Maximum Lot Coverage Permitted	50%	60%
Maximum Height	45 ft.	45 ft.

As demonstrated in Table 1, the maximum permitted non-residential floor area ratio (FAR) for the subject properties increases to allow an FAR of 0.5 under the proposed amendments. Additionally, the maximum permitted lot coverage (area covered by buildings) increases by ten (10) percent (%) to (60%) under the proposed amendments. The expanded development capacity pursued by the applicant is primarily the options for grocery stores, neighborhood commercial sales establishments, office uses, and potential for eateries.

Table 2 demonstrates use type and density information for the existing and proposed Future Land Use designations for the subject site.

Table 2: Existing and Proposed Site Data

	Existing	Proposed
Future Land Use (FLU)	Medium Density Residential (RM)	Neighborhood Commercial (NC)
Land Use Objective	The Medium Density Residential (RM) designation is intended for parcels	The Neighborhood Commercial designation permits lower intensity

	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.	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.
Residential Density (maximum dwelling units per gross acre)	6.5 to 12 dwelling units/acre	10 dwelling units/acre
Land Use Breakdown	Residential uses may comprise up to 100% of the total floor area.	Residential uses may comprise up to 20% of the total floor area

Comprehensive Plan

The proposed amendment has been reviewed with regards to the established Goals, Objectives and Policies of the City's Comprehensive Plan, with emphasis on potential impacts to the surrounding neighborhoods to the north, transportation impacts, and demand on infrastructure. The proposed future land use map (FLUM) amendment is generally consistent with the goals, objectives and policies of the Comprehensive Plan as it promotes the vision of a balance between commercial, industrial and residential land uses. The proposed land use is generally consistent with surrounding properties in the vicinity, specifically to the north and west.

Demand Analysis of Public Facilities

The proposed amendment was reviewed for potential impacts to public facilities including, but not limited to, water and wastewater, parks and open space, schools, solid waste, and traffic. The findings presented are displayed in Table 3 below:

Potable Water:	*Demand Analysis* Current Land Use 105,560 Total gallons per day Proposed Land Use 89,875 Total gallons per day Change in Demand -15,685 Total gallons per day
Wastewater:	*Demand Analysis* Current Land Use 105,560 Total gallons per day Proposed Land Use 71,900 Total gallons per day Change in Demand - 33,660 Total gallons per day
Parks and Recreation:	*Demand Analysis* The proposed amendment reduces the demand upon park inventory as the maximum density will be reduced by 2 units per acre.
Public Schools:	*Demand Analysis* *K-8* *High School* Current Land Use – Maximum Enrollment Demand 126 54

	Proposed Land Use – Maximum Enrollment Demand	53	23
	Change in Demand	- 73	- 26
Solid Waste:	*Demand Analysis*		
	Current Zoning Land Use	50.75 yards	
	Proposed Zoning Land Use	n/a	
	Change in Demand	- 50.75 yards	
Transportation Analysis:	*Impact Analysis*		
		AADT Maximum (ITE 221)	AM/PM Peak Hour Trips Maximum
	Current Zoning	R4 (2,676 aadt)	R4 (207 AM Peak)/(252 PM Peak)
	Proposed Zoning	C2 (30,701 aadt)	C2 (428 AM Peak)/(1280 PM Peak)
	Change in Demand at Maximum Build-out	+ 28,025 Trips	(+221 AM Peak)/(+1028 PM Peak)

The proposed amendment will decrease potential impacts to all public facilities analyzed with the exception of transportation. The traffic demand analysis considered is based upon maximum build-out; therefore the figures are quite significant. The Neighborhood Commercial designation sustains various limitations of commercial development capacity which will effectively limit the impacts presented in the build-out scenario completed. The extent of the traffic impacts and mitigation options for roadway improvements will be determined and explored at the time of site development consideration.

Hartman Road is presently a two lane, undivided roadway, with expansion capacity, particularly at its intersection with Okeechobee Road. Furthermore, the prospective completion of previously slated residential developments such as Celebration Pointe, Bent Creek, and Whispering Oaks may facilitate the improvement of adjoining roadways including, but not limited to, Whiteway Dairy Road. The analysis of development and roadway conditions of the surrounding area, in relation to a future development plan will be evaluated pursuant to the City's concurrency requirements in coordination with St. Lucie County, as many of the adjoining roadways, such as Hartman Road, presently remain under their jurisdiction.

Future Land Use Element Goals, Objectives, & Policies

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.

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.

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

1.3 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.

Analysis: The appropriate expansion of limited commercial uses along a minor arterial roadway, and adjacent to a principal arterial furthers the development and redevelopment of neighborhoods and districts, providing the opportunity to stimulate the local economy. The review of subsequent development applications pursuant to our established land development regulations and design review guidelines seek to ensure compatibility with our small-town character, and adjacent developments. Furthermore, the increased access to neighborhood commercial goods and services advances established goals, policies, and objectives by reducing vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by improving proximity to desired goods and services.

Transportation Element Goals, Objectives, & Policies

Goal 2:
The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.2 Objective:
Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 Objective:
The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.

2.3.2 Policy:
Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

Analysis: The proposed land use change has been evaluated for potential traffic impacts. The change in land use may present impacts to the LOS standard for Hartman Road, however offsetting mitigation improvements to Hartman Road and affected intersections are anticipated with a definite development plan of necessitating scale. Furthermore, the higher potential for additional trips are allocated to adjacent minor arterial roadways, ideally reducing vehicular traffic on other roadways by reducing vehicle miles traveled (VMT) to other retail sources. The applicant shall integrate strategies to for capacity and operational improvements, and mobility strategies to achieve maintain the adopted LOS standard based upon the prospective impacts form the amendment. The City's established design and development standards will further guide building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles with any proposed potential development within the subject site.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the Zoning designation of the site. Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Technical Review Committee:

All affected departments have reviewed and approved the applications. No significant impacts to public facilities are immediately expected by the proposed amendment, however traffic impacts will be assessed further at the time of development application to determine any demand for transportation improvements to abutting roadways and intersections.

Planning Board Recommendation:

The Planning Board, at their January 12, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends approval of the request. Staff will transmit the proposed comprehensive plan amendment to the corresponding review agencies. An adoption hearing will be scheduled subsequent to receipt of all review comments and transmittal acknowledgements.

ORDINANCE NO. 16-003

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING THE FUTURE LAND USE MAP** OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT **1803 HARTMAN ROAD**, FROM RM, MEDIUM DENSITY RESIDENTIAL, TO NC, NEIGHBORHOOD COMMERCIAL; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by Section 163.3184; and

WHEREAS, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

From and after the effective date hereof, the following properties legally described as:

2418-411-0001-000-8: 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)

2418-414-0001-000-7: 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)

2418-414-0003-000-1: 18 35 40 W 112 FT OF E 137 FT OFS 135 FT OF SE 1/4 OF NE 1/4 OF SE 1/4 (22A) (0.35 AC) (OR 3591-2830)

2418-414-0002-000-4: 18 35 40 S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS W 112 FT OF E137 FT OF S 135 FT- (4.44 AC) (22)(OR 3591-2830)

2418-412-0002-000-8: 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)

2418-412-0001-000-1: 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)

shall be and the Future Land Use Designation is hereby changed from RM, Medium Density Residential, to NC, Neighborhood Commercial; said properties being generally located at 1803 HARTMAN ROAD in Fort Pierce, Florida.

SECTION 3. Severability. The Provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

SECTION 5. Effective Date. The effective date of this Comprehensive Plan Amendment shall be the date a final order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If final a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming this effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

APPROVED AS TO FORM & CORRECTNESS:

_____
Robert V. Schwerer, Esq.,
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)SS

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-003 was duly advertised in accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on _____, and on _____, 2016; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 16, 2016; and was duly introduced, read by title only, and passed on second and final reading on March, 21 2016, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the day of March 2016.

_____

MAYOR COMMISSIONER

_____

CITY CLERK

(CITY SEAL)

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

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

[x] 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 aces ("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:

- [X] Warranty Deed & Legal Description
- [X] St. Lucie County Property Record Card
- [X] 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.
- [X] Current Survey
- [X] Environmental Study
- [X] Traffic Impact Report
- [X] *** Capacity Analysis-Separate Form
- [ ] Drainage Analysis
- [ ] Historical Report
- [X] 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

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	

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)

X 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.

Applicant's Signature 10/12/15 Date

45 Valencia Ave Coral Gables
Address State FL Zip 33134

305-445-2399 MHAjjAR@MHAjjAR.com
Phone Fax 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

Property Owner's Signature — 10/12/15 — 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)

ALIREZA SHIRVANI
MY COMMISSION # FF237880
EXPIRES June 04, 2019
(407) 398-0153 FloridaNotaryService.com

****

[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

Property Owner's Signature — 10/12/15 — 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)

ALIREZA SHIRVANI
MY COMMISSION # FF237880
EXPIRES June 04, 2019
(407) 398-0153 FloridaNotaryService.com

****

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) 0f 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
Parcel ID: 2418-414-0003-000-1
Account #: 27298
Sec/Town/Range: 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 W 112 FT OF E 137 FT OFS 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	Assessed:	$4,400
Exemptions:	$0	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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Property Card Page 1 of 1

Site Address: HARTMAN RD
Map ID: 24/18S
Parcel ID: 2418-414-0002-000-4
Zoning: RM-5
Account #: 27297
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 S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS W 112 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

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):	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 DAIRY RD
Map ID: 24/18S
Parcel ID: 2418-411-0001-000-8
Zoning: RM-5
Account #: 27293
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 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:



Image or Sketch unavailable for display

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 Page 1 of 1

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	Assessed:	$60,600
Exemptions:	$0	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

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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http://www.paslc.org/RECard/ 10/12/2015

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 05, 2013, between **FLORIDA COMMUNITY BANK, National Association,** f/k/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

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 present the date set forth this 9 day of December, 2013

Signed, sealed and delivered in the presence of:

Witness signature
Print witness name: Natalia Tuckes

Witness signature
Print witness name: Marian Tuckes

FLORIDA COMMUNITY BANK, National Association

By: _____
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,. f/k/a Premier American Bank, National Association., who is personally known to me.

Notary Public Marian Tuckes
My Commission Expires:

MARIAN TUCKES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE197992
Expires 5/13/2016

(SEAL)

COPY

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
6401 First Avenue South
St. Petersburg, FL 33707
File Number: 130110048
parcel #2418-411-0001-000-8,2418-414-0

Record 2nd

For official use by Clerk's office only

Consideration
$ 304,000.00

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this December 05, 2013, between **FLORIDA COMMUNITY BANK, National Association**, f/k/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

Sassan, 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);
ANDthe 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.
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) fo 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 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 present the date set forth this 9 day of December, 2013

Signed, sealed and delivered in the presence of:

Witness signature
Print witness name: Natalie Nuttall
Witness signature
Print witness name: Mahriah Tucker

FLORIDA COMMUNITY BANK, National Association

By:
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, 20 13 by Larry Benton, Senior Vice President and Director of REO of Florida Community Bank, National Association, f/k/a Premier American Bank, National Association., who is personally known to me.

Notary Public Mahriah Tucker
Print Notary Name Mahriah Tucker

Seal

MAHRIAH TUCKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE187942
Expires 5/13/2017

COPY

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 strormwater 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.

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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:

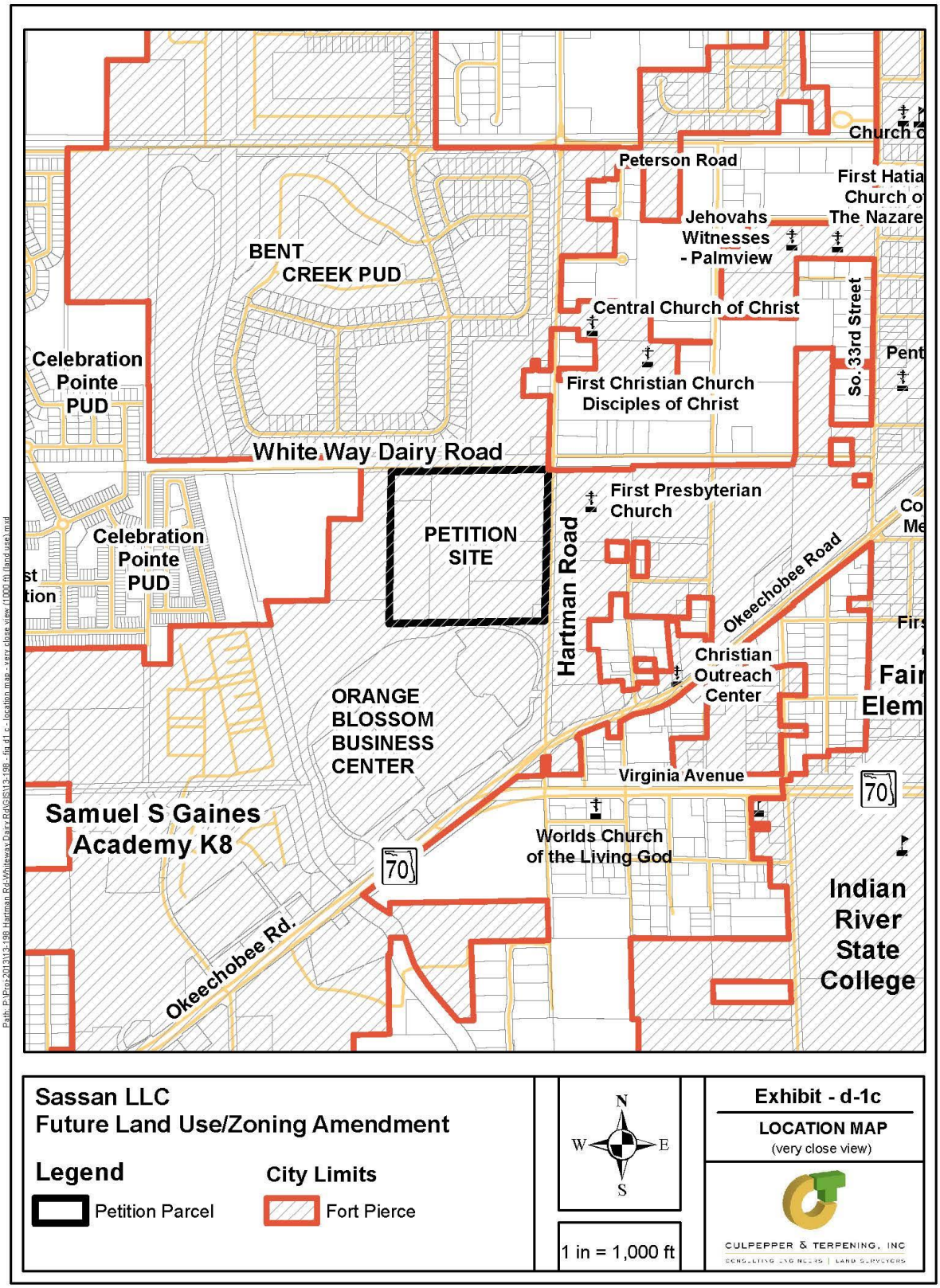
Properties annexed shall receive a land use designation compatible with its county land use designation, unless otherwise approved by the City Commission.

N/A to this particular petition.

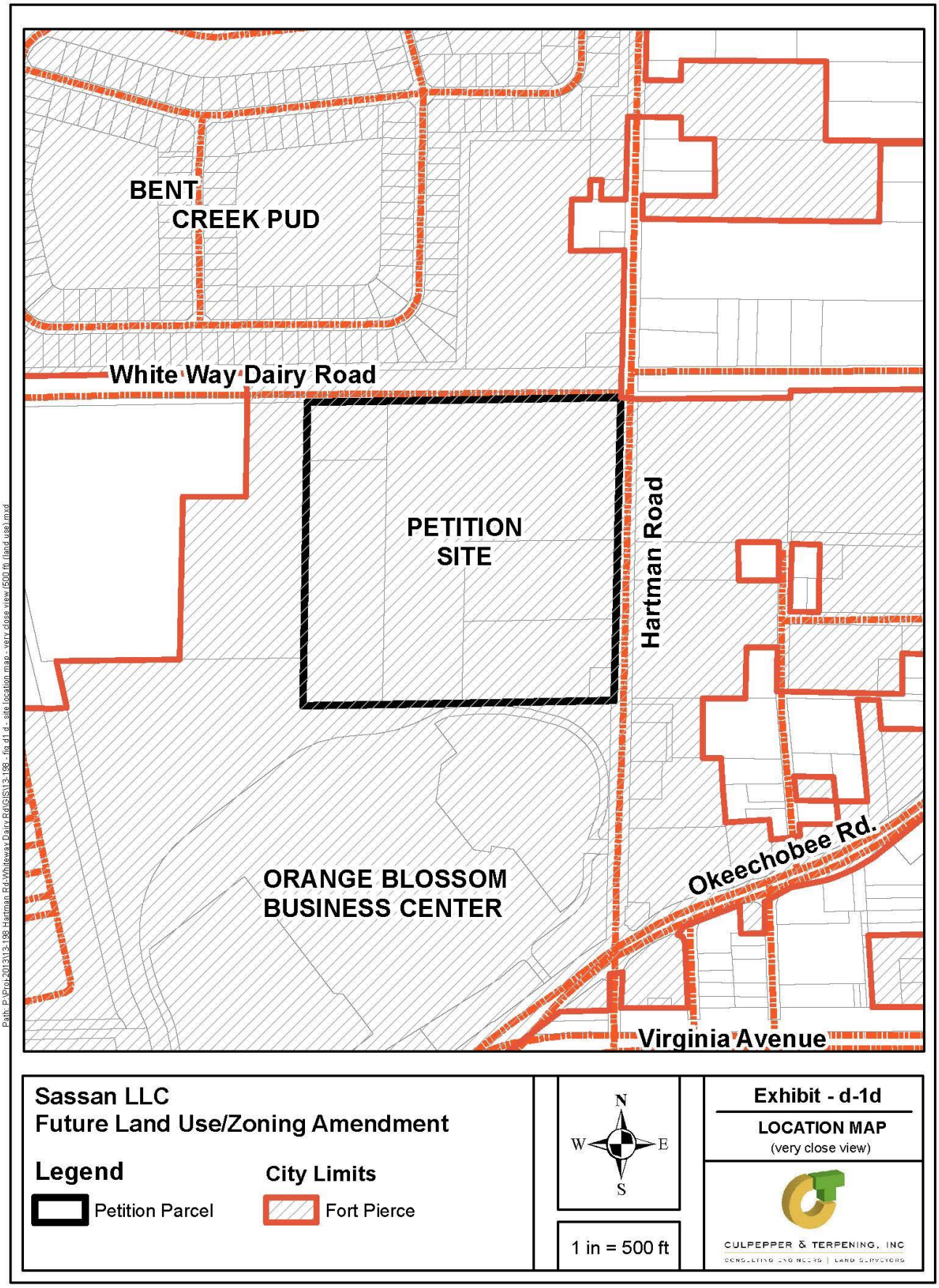
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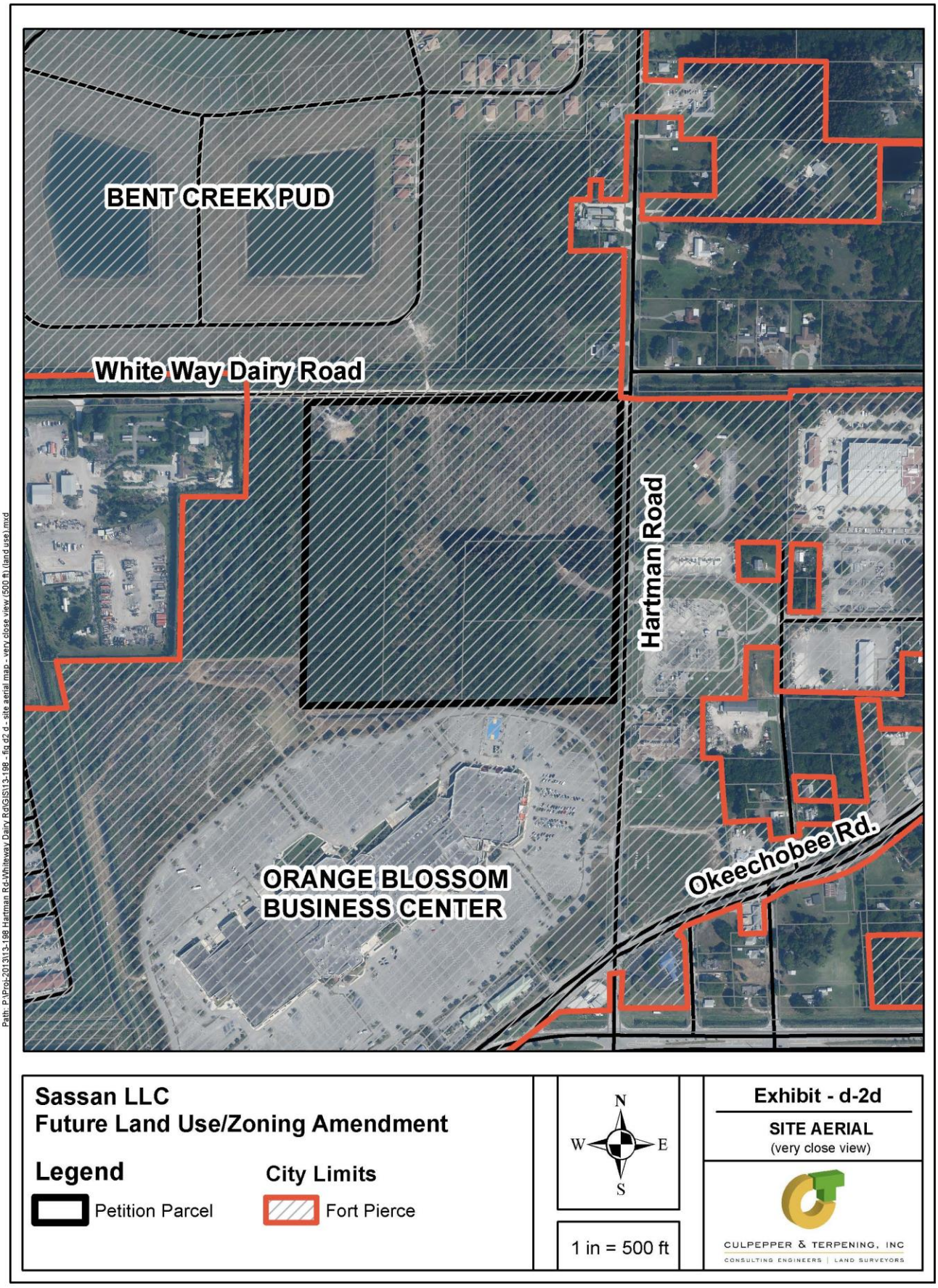
AREA MAPS


Peterson Road
First Hatia
Church o
The Nazare
Jehovahs
Witnesses
- Palmview
BENT
CREEK PUD
Central Church of Christ
So. 33rd Street
Celebration
Pointe
PUD
First Christian Church
Disciples of Christ
White Way Dairy Road
First Presbyterian
Church
PETITION
SITE
Hartman Road
Okeechobee Road
Celebration
Pointe
PUD
Christian
Outreach
Center
ORANGE
BLOSSOM
BUSINESS
CENTER
Virginia Avenue
Samuel S Gaines
Academy K8
Worlds Church
of the Living God
70
Okeechobee Rd.
Indian
River
State
College
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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1 in = 1,000 ft
Exhibit - d-1c
LOCATION MAP
(very close view)
CULPEPPER & TERPENING, INC

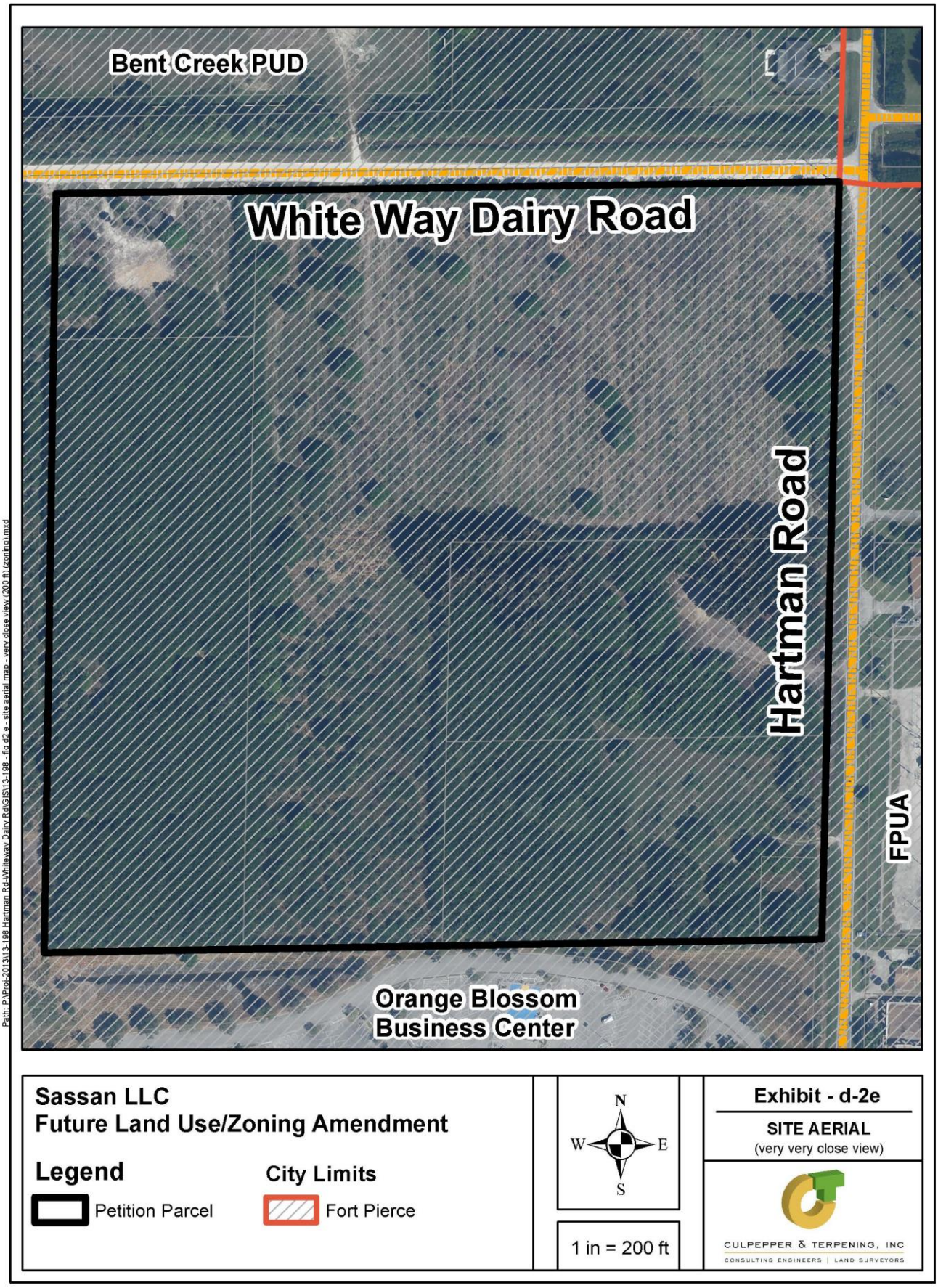
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BENT
CREEK PUD
White Way Dairy Road
PETITION
SITE
Hartman Road
ORANGE BLOSSOM
BUSINESS CENTER
Okeechobee Rd.
Virginia Avenue
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig d1-d - site location map - very close view (500 ft) (land use).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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1 in = 500 ft
Exhibit - d-1d
LOCATION MAP
(very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

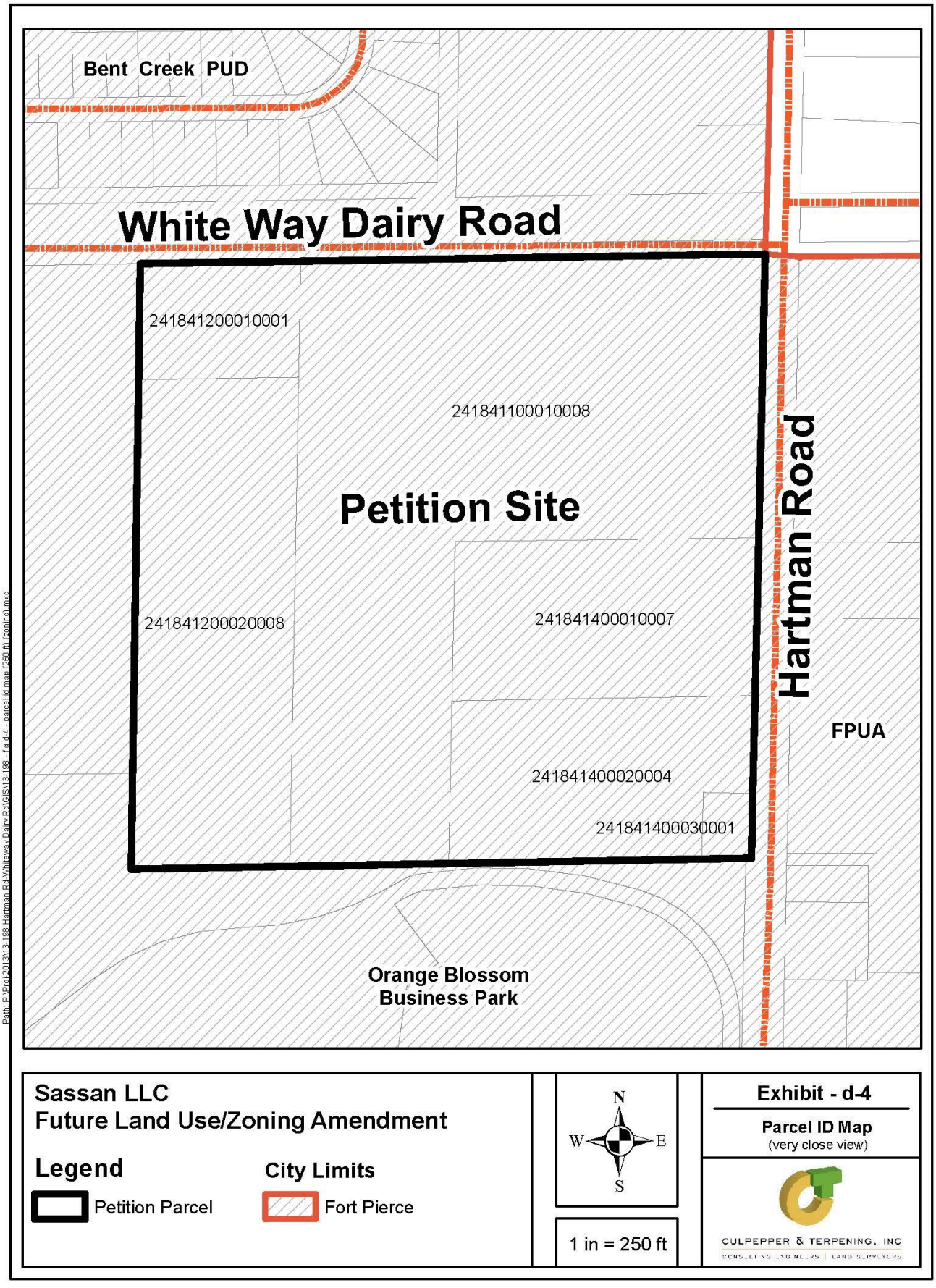
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BENT CREEK PUD
White Way Dairy Road
Hartman Road
ORANGE BLOSSOM
BUSINESS CENTER
Okeechobee Rd.
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig d2 d - site aerial map - very close view (500 ft) (land use).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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Exhibit - d-2d
SITE AERIAL
(very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

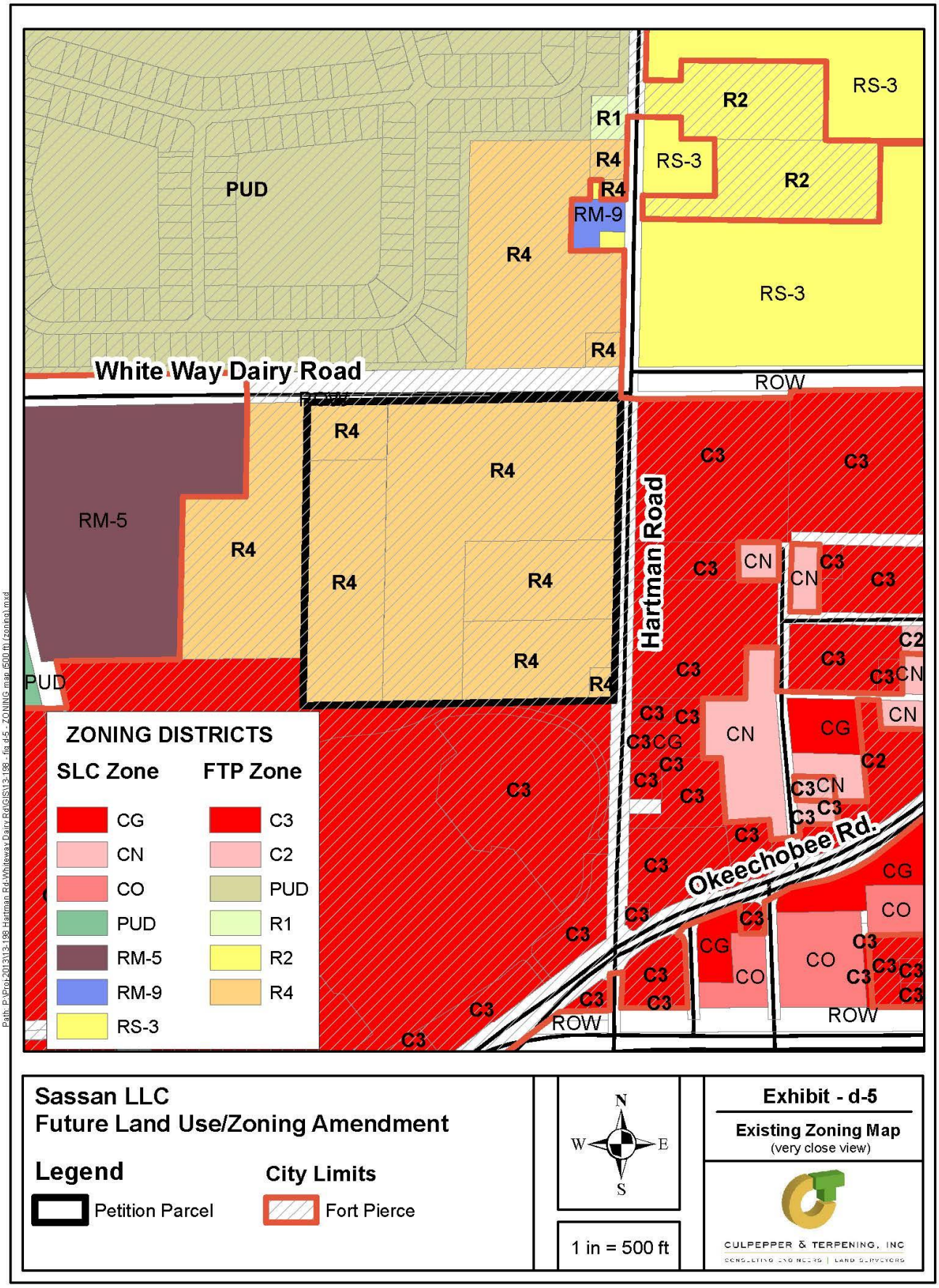
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Bent Creek PUD
White Way Dairy Road
Hartman Road
FPUA
Orange Blossom
Business Center
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig d2 e - site aerial map - very close view (200 ft).mxd
Sassan LLC
Future Land Use/Zoning Amendment
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Petition Parcel
City Limits
Fort Pierce
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Exhibit - d-2e
SITE AERIAL
(very very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Bent Creek PUD
White Way Dairy Road
241841200010001
241841100010008
Petition Site
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241841400010007
Hartman Road
FPUA
241841400020004
241841400030001
Orange Blossom
Business Park
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Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
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Fort Pierce
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1 in = 250 ft
Exhibit - d-4
Parcel ID Map
(very close view)
CULPEPPER & TERPENING, INC

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PUD
R1
R4
R4
RM-9
R4
RS-3
R2
RS-3
R2
RS-3
R4
White Way Dairy Road
ROW
R4
R4
RM-5
R4
R4
R4
R4
R4
PUD
Hartman Road
C3
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Okeechobee Rd.
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ROW
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ZONING DISTRICTS
SLC Zone
FTP Zone
CG
CN
CO
PUD
RM-5
RM-9
RS-3
C3
C2
PUD
R1
R2
R4
Path: P:\Proj\2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig d-5 - ZONING map (500 ft) (zoning).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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1 in = 500 ft
Exhibit - d-5
Existing Zoning Map
(very close view)
CULPEPPER & TERPENING, INC

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.

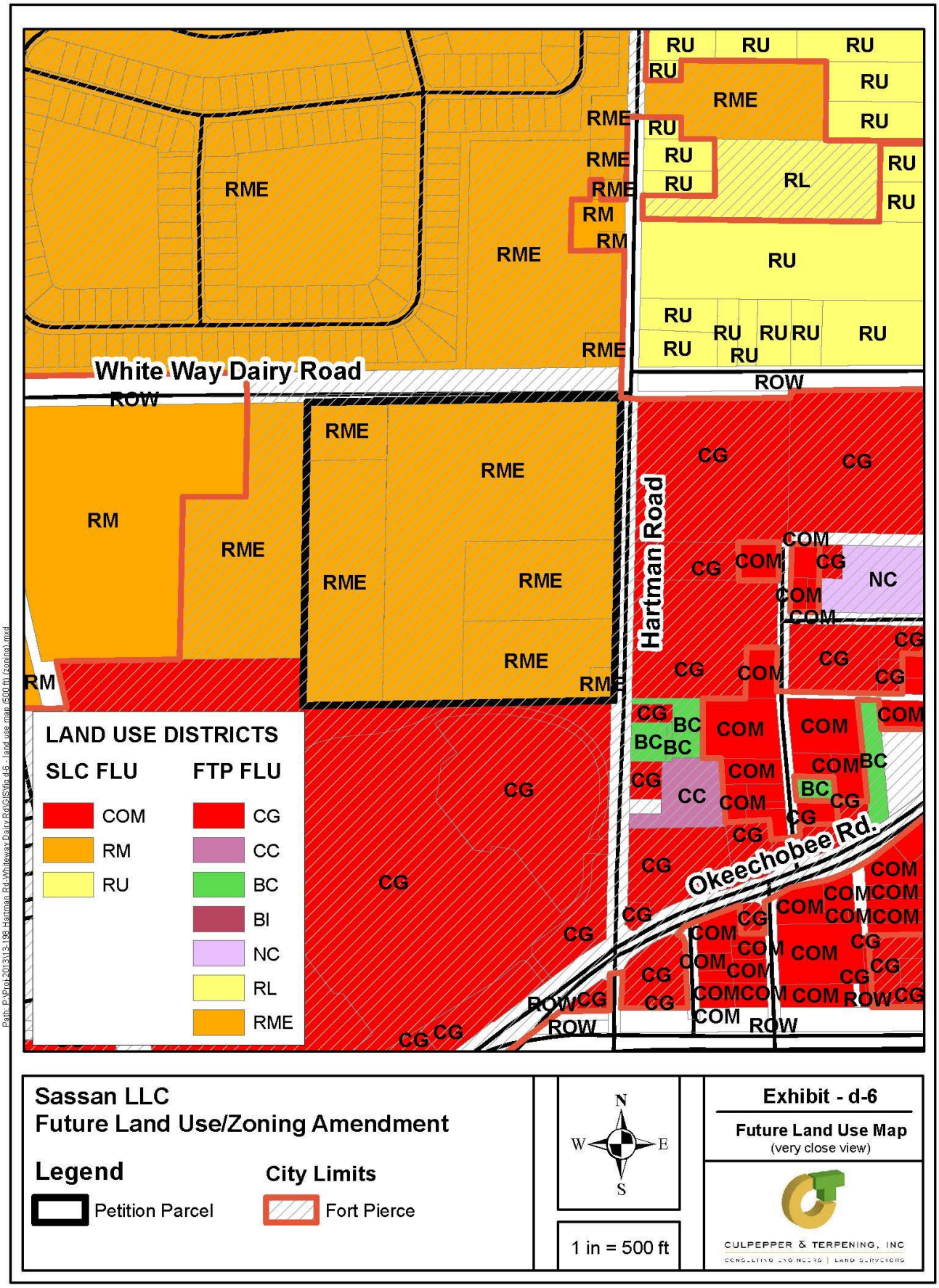
CO COMMERCIAL, OFFICE.

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.

[go to next page]1


White Way Dairy Road
ROW
Hartman Road
Okeechobee Rd.
LAND USE DISTRICTS
SLC FLU
COM
RM
RU
FTP FLU
CG
CC
BC
BI
NC
RL
RME
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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1 in = 500 ft
Exhibit - d-6
Future Land Use Map
(very close view)
CULPEPPER & TERPENING, INC

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.

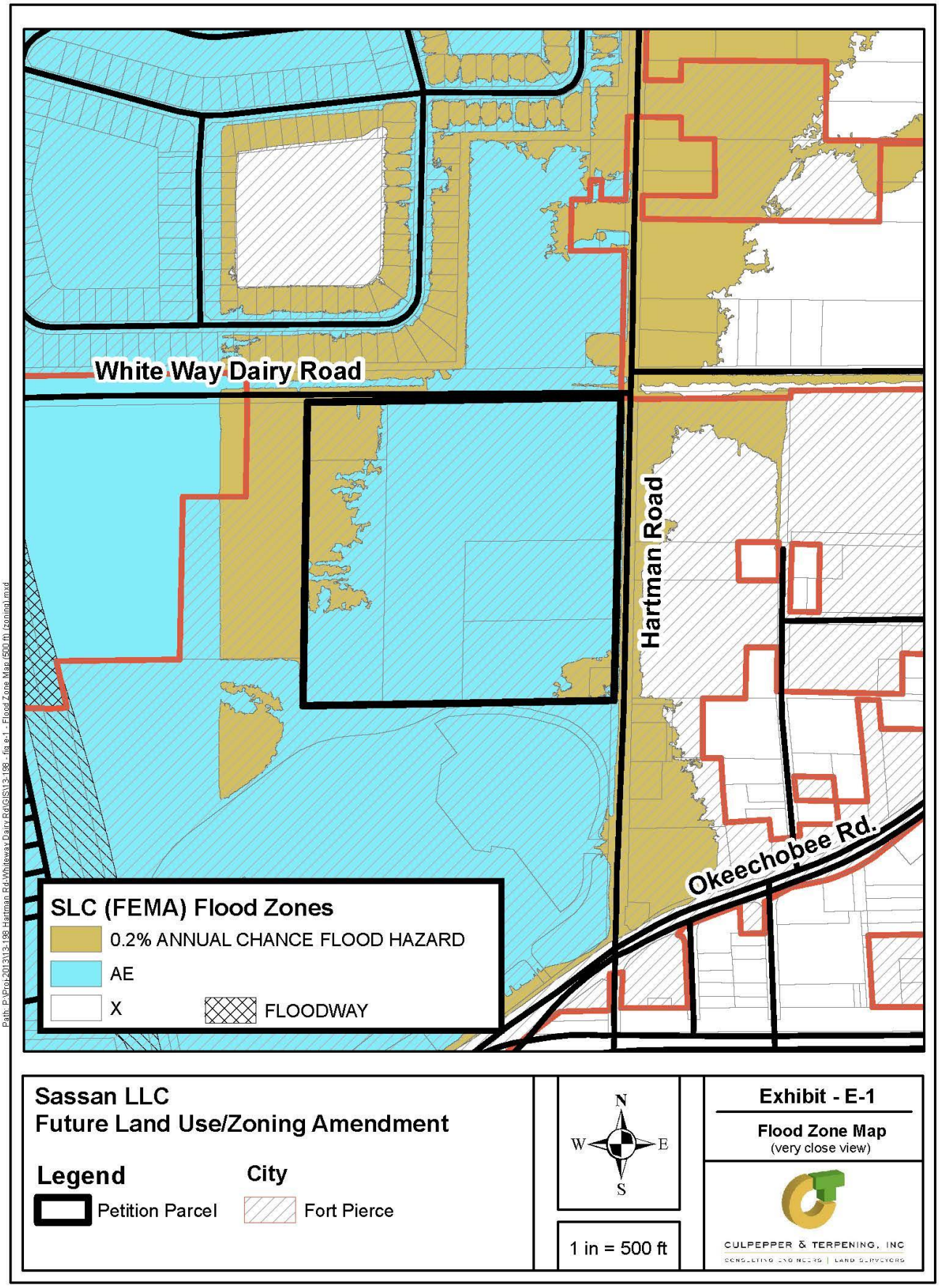
Residential Medium (RM)
The Residential Medium (RM) land use category is to be applied to those areas that are within, or planned to be within, areas of central community services. A maximum residential density of nine dwelling units per gross acre is permitted under this land use designation. If required, 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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White Way Dairy Road
Hartman Road
Okeechobee Rd.
SLC (FEMA) Flood Zones
0.2% ANNUAL CHANCE FLOOD HAZARD
AE
X
FLOODWAY
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig e-1 - Flood Zone Maps (500 ft) (zoning).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City
Fort Pierce
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1 in = 500 ft
Exhibit - E-1
Flood Zone Map
(very close view)
CULPEPPER & TERPENING, INC

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.

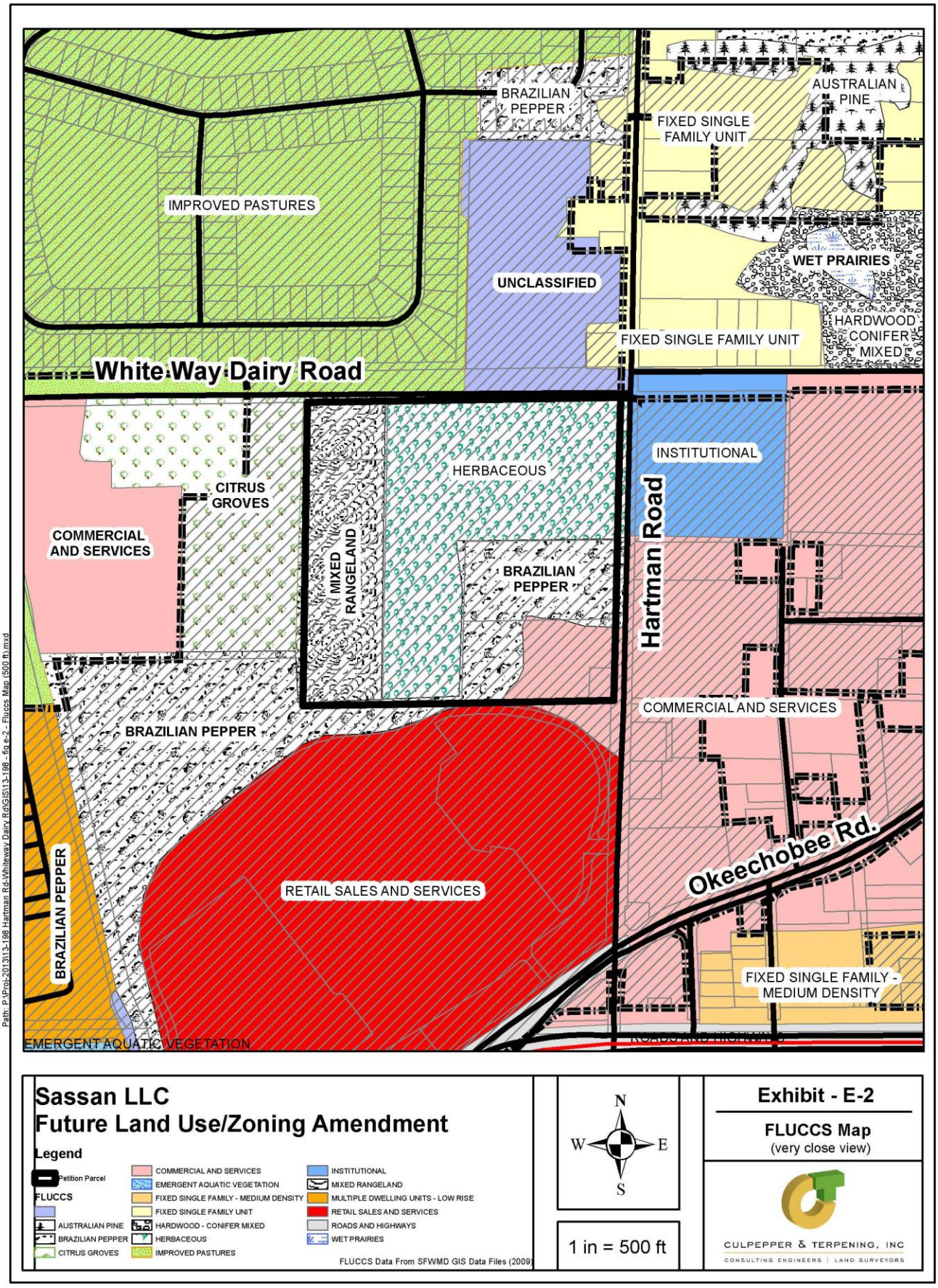
Moderate flood hazard areas, labeled as Zone B or Zone X (shaded), are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

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.

[go to next page]


BRAZILIAN PEPPER
AUSTRALIAN PINE
FIXED SINGLE FAMILY UNIT
IMPROVED PASTURES
UNCLASSIFIED
WET PRAIRIES
HARDWOOD CONIFER MIXED
FIXED SINGLE FAMILY UNIT
White Way Dairy Road
INSTITUTIONAL
HERBACEOUS
CITRUS GROVES
COMMERCIAL AND SERVICES
MIXED RANGELAND
BRAZILIAN PEPPER
Hartman Road
COMMERCIAL AND SERVICES
BRAZILIAN PEPPER
BRAZILIAN PEPPER
RETAIL SALES AND SERVICES
Okeechobee Rd.
FIXED SINGLE FAMILY - MEDIUM DENSITY
EMERGENT AQUATIC VEGETATION
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig e-2 - Fluccs Map (500 ft).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
FLUCCS
AUSTRALIAN PINE
BRAZILIAN PEPPER
CITRUS GROVES
COMMERCIAL AND SERVICES
EMERGENT AQUATIC VEGETATION
FIXED SINGLE FAMILY - MEDIUM DENSITY
FIXED SINGLE FAMILY UNIT
HARDWOOD - CONIFER MIXED
HERBACEOUS
IMPROVED PASTURES
INSTITUTIONAL
MIXED RANGELAND
MULTIPLE DWELLING UNITS - LOW RISE
RETAIL SALES AND SERVICES
ROADS AND HIGHWAYS
WET PRAIRIES
FLUCCS Data From SFWMD GIS Data Files (2009)
N
W
E
S
1 in = 500 ft
Exhibit - E-2
FLUCCS Map
(very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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 hemitomon

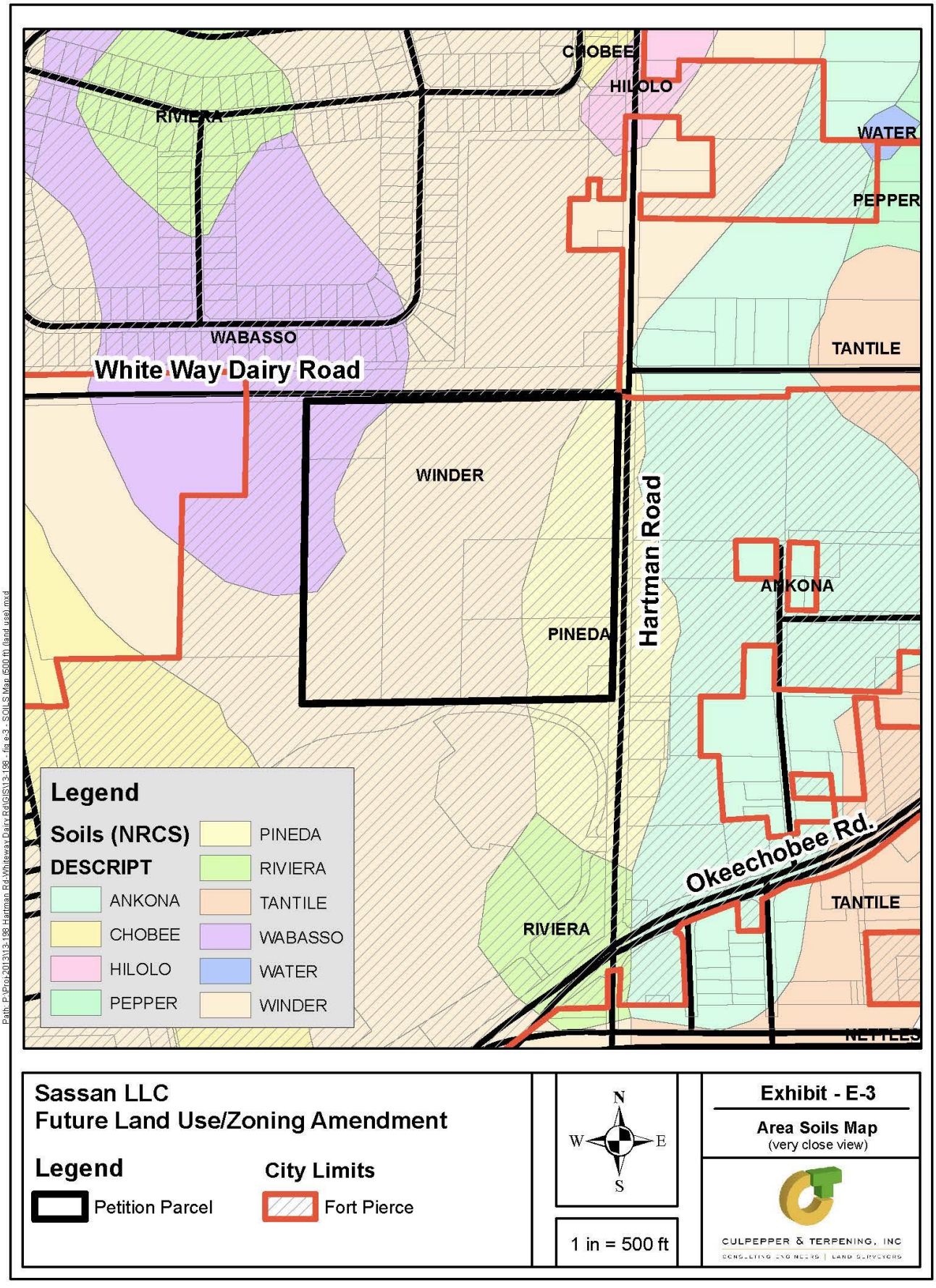
- Cordgrasses Spartina bakeri; Spartina patens
- Spike Rushes Eleocharis sp.
- Beach Rushes Rhynchospora sp.
- St. Johns Wort Hypericum sp.
- Spiderlily Hymenocallis palmeri
- Swamplily Crinum Americanum
- Yellow-eyed Grass Xeric ambigua
- Whitetop Sedge Dichromena colorata

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	Pistia stratiotes
6442	Spatterdock	Nuphar sp.
6443	Water Hyacinth	Eichhornia sp.
6444	Duck Weed	Lemna sp.
6445	Water Lily	Nymphaeacea

[go to next page]


CHOBEE
HILOLO
RIVIERA
WATER
PEPPER
WABASSO
White Way Dairy Road
TANTILE
WINDER
Hartman Road
ANKONA
PINEDA
Okeechobee Rd.
TANTILE
RIVIERA
NETTLES
Legend
Soils (NRCS)
DESCRIPT
ANKONA
CHOBEE
HILOLO
PEPPER
PINEDA
RIVIERA
TANTILE
WABASSO
WATER
WINDER
Path: P:\Proj-2013\13-198 Hartman Rd-Whitaway Dairy Rd\GIS\13-198 - fig e-3 - SOILS Map (500 ft) (land use).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
N
W
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1 in = 500 ft
Exhibit - E-3
Area Soils Map
(very close view)
CULPEPPER & TERPENING, INC

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, indiangrass, little bluestem, Florida paspalum, running oak, south Florida slash pine and pineland threeawn.

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.

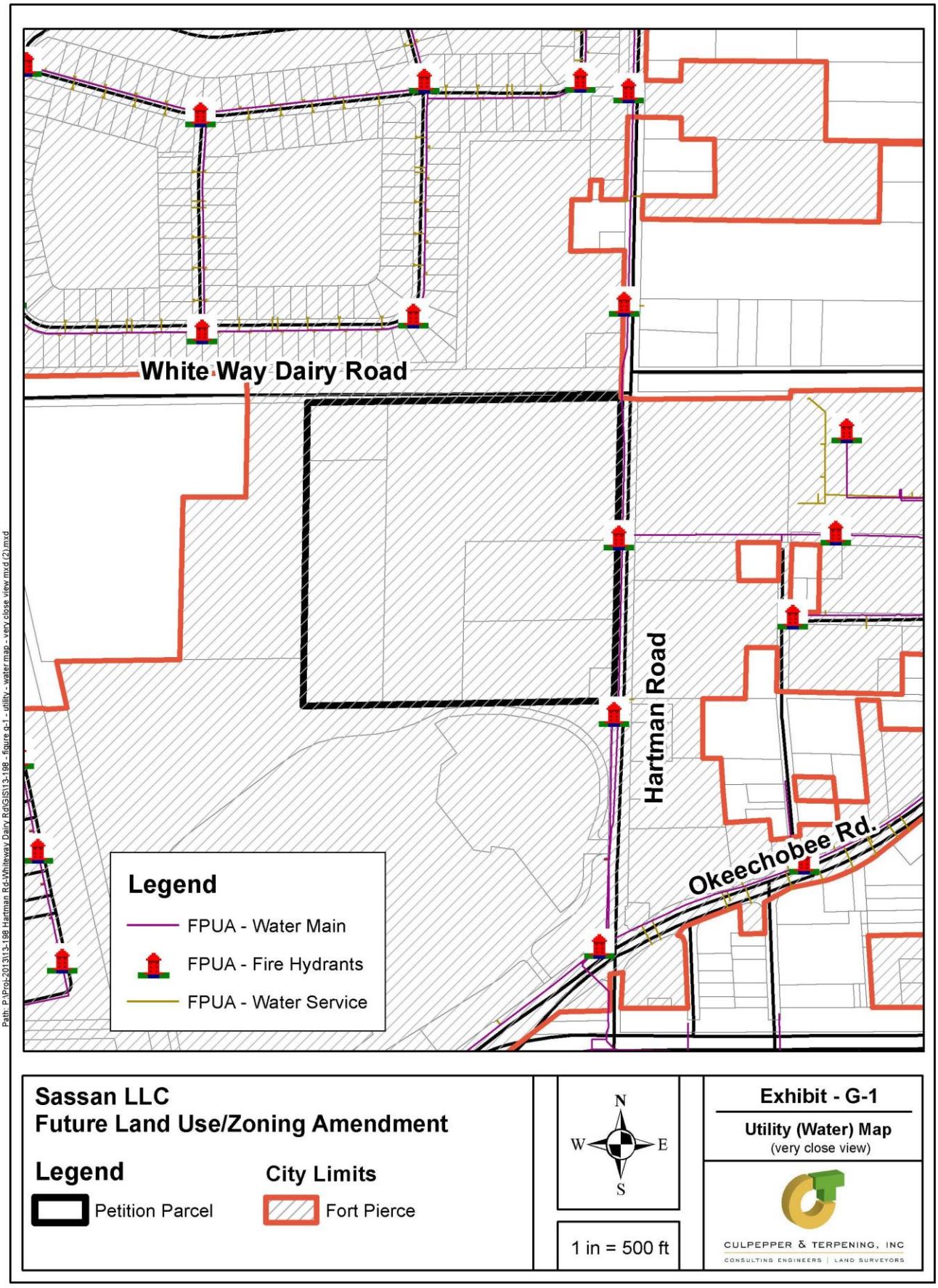
DRAINAGE AND PERMEABILITY:
Poorly drained; very slow permeability.

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.

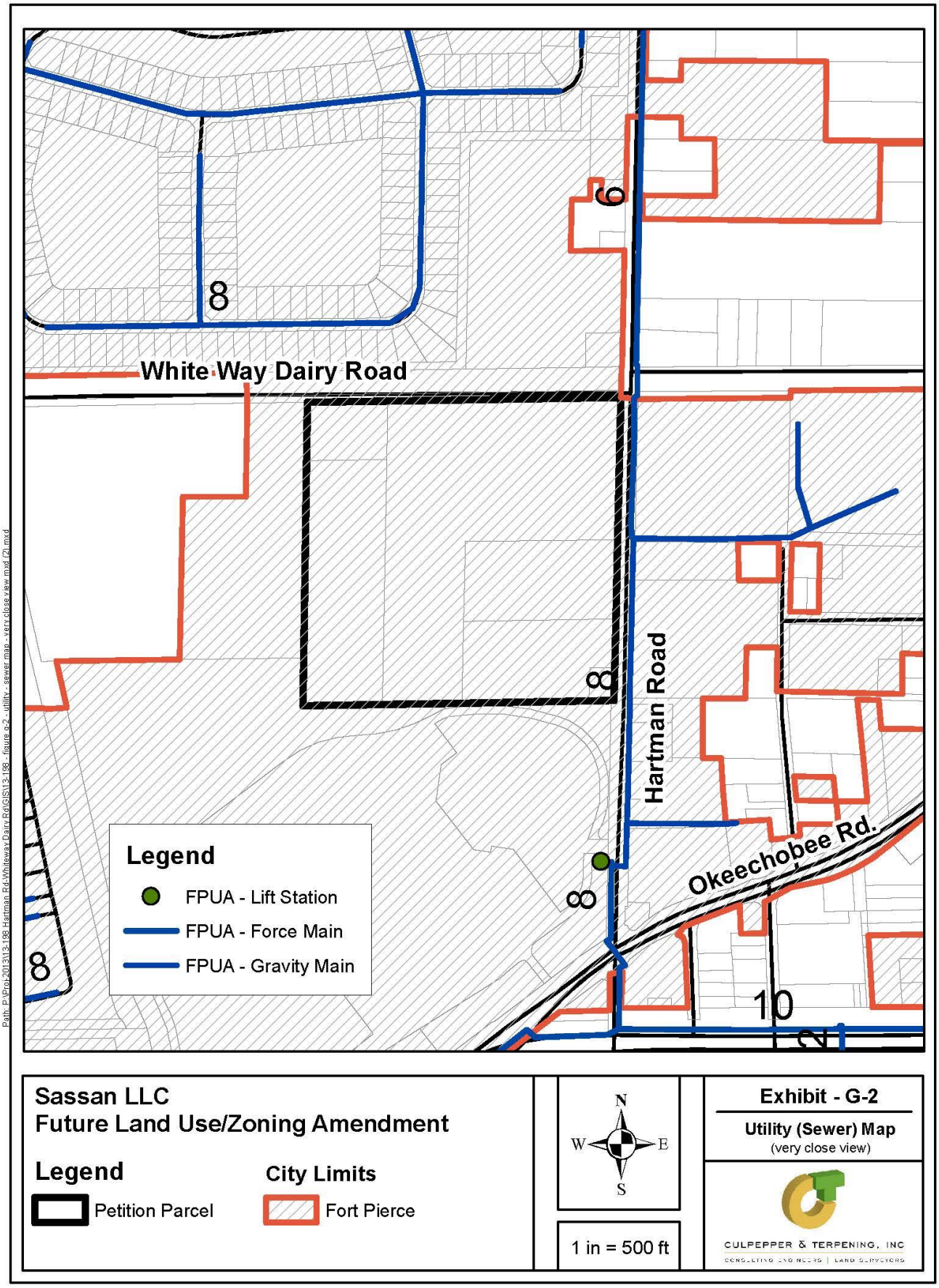
DISTRIBUTION AND EXTENT:
The hyperthermic region of Peninsular Florida. The series is of large extent (About 241,533 acres).

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White Way Dairy Road
Hartman Road
Okeechobee Rd.
Legend
FPUA - Water Main
FPUA - Fire Hydrants
FPUA - Water Service
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - figure g-1 - utility - water.mxp - very close view mxd (2).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
N
W
E
S
1 in = 500 ft
Exhibit - G-1
Utility (Water) Map
(very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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White Way Dairy Road
Hartman Road
Okeechobee Rd.
8
6
8
8
8
10
Legend
FPUA - Lift Station
FPUA - Force Main
FPUA - Gravity Main
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - figure a-2 - utility - sewer map - very close view mxd (2).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
N
W
E
S
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:
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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.

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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

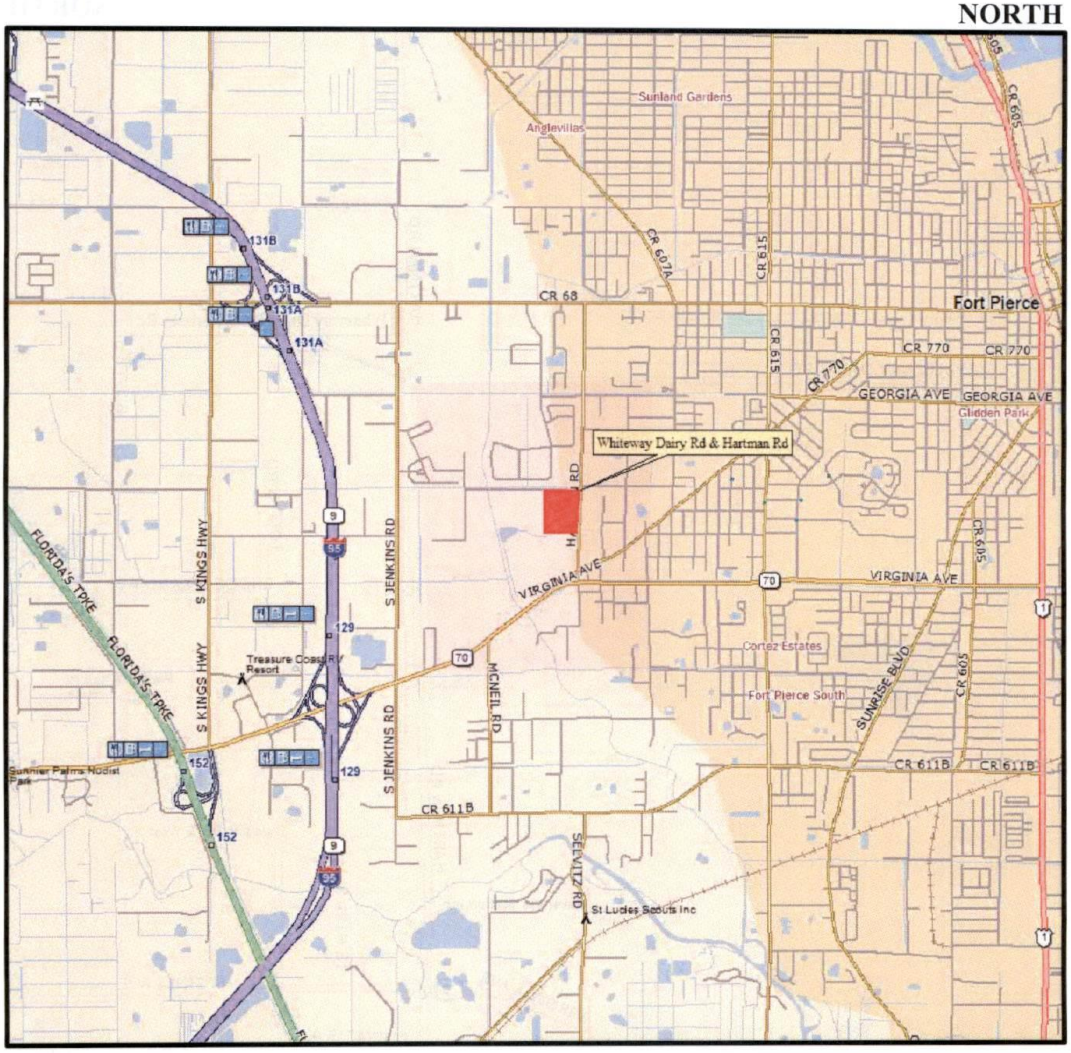
HSE contacted, and is coordinating with, the following state and federal agencies: U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FFWCC), Florida Natural Areas Inventory (FNAI), South Florida Water Management District (SFWMD),and the State Historic Preservation 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.

NOT A SURVEY

SCALE = NTS

NORTH



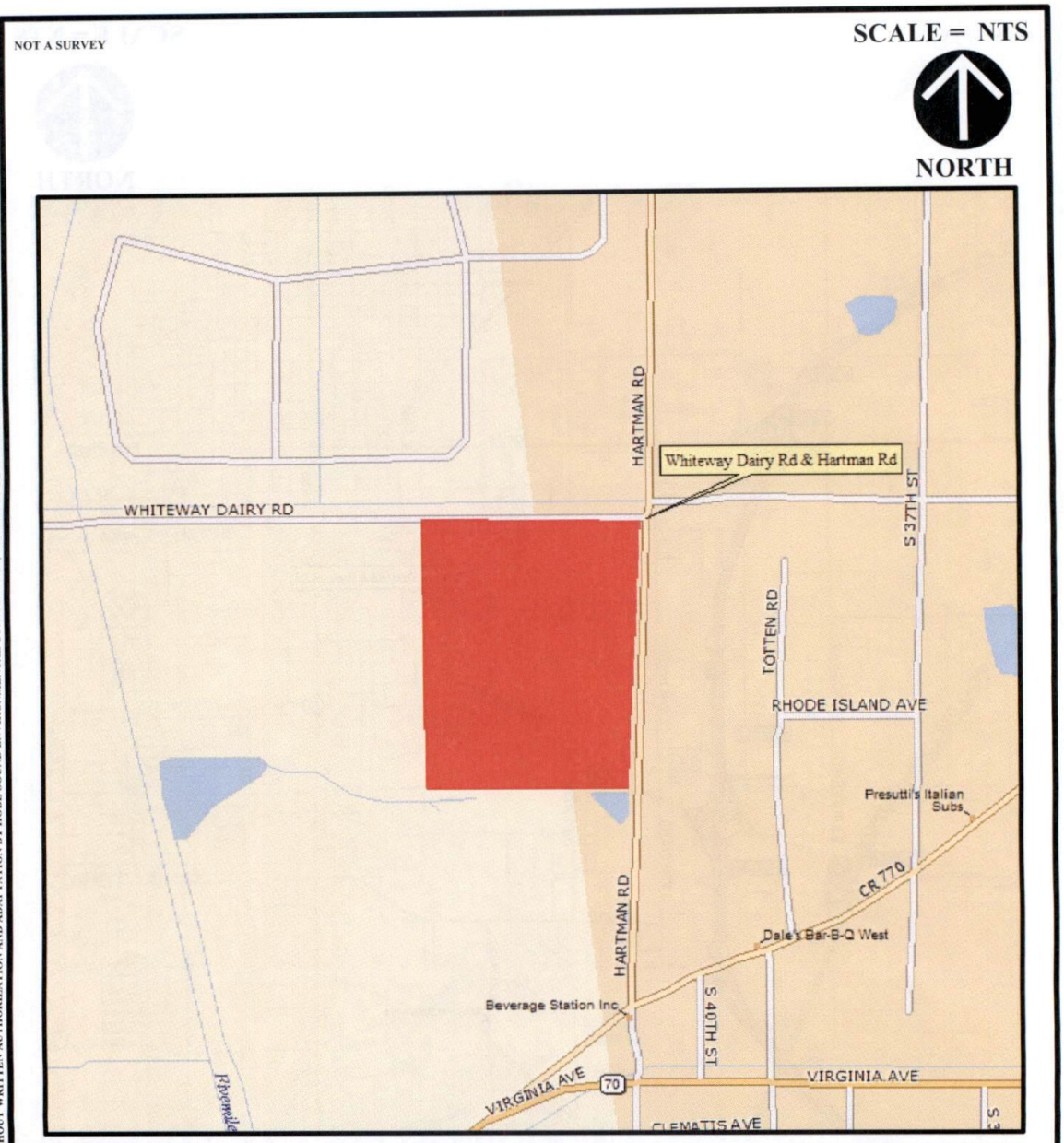
SOURCE: DELORME STREET ATLAS 2014, PLUS

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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	01 - VICINITY MAP	24 MARCH 2015	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

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


NOT A SURVEY
SCALE = NTS
NORTH
HARTMAN RD
Whiteway Dairy Rd & Hartman Rd
WHITEWAY DAIRY RD
S 37TH ST
TOTTEN RD
RHODE ISLAND AVE
Presutti's Italian Subs
CR 770
Dale's Bar-B-Q West
HARTMAN RD
Beverage Station Inc
S 40TH ST
VIRGINIA AVE
70
VIRGINIA AVE
CLEMATIS AVE
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: 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
Hobe Sound Environmental Consultants Inc.
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Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com
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NOT A SURVEY
NORTH
0' 125' 250' 500' 1000'
SCALE: 1" = 250'
WHITEWAY DAIRY ROAD
HARTMAN ROAD
ORANGE BLOSSOM MALL
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: 03 - 2014 AERIAL
DATE: 24 MARCH 2015
FIGURE: 3 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)
2014 AERIAL PHOTOGRAPH
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Hobe Sound Environmental Consultants Inc.
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(772) 545-3676, E-mail: bobhsenv@gmail.com
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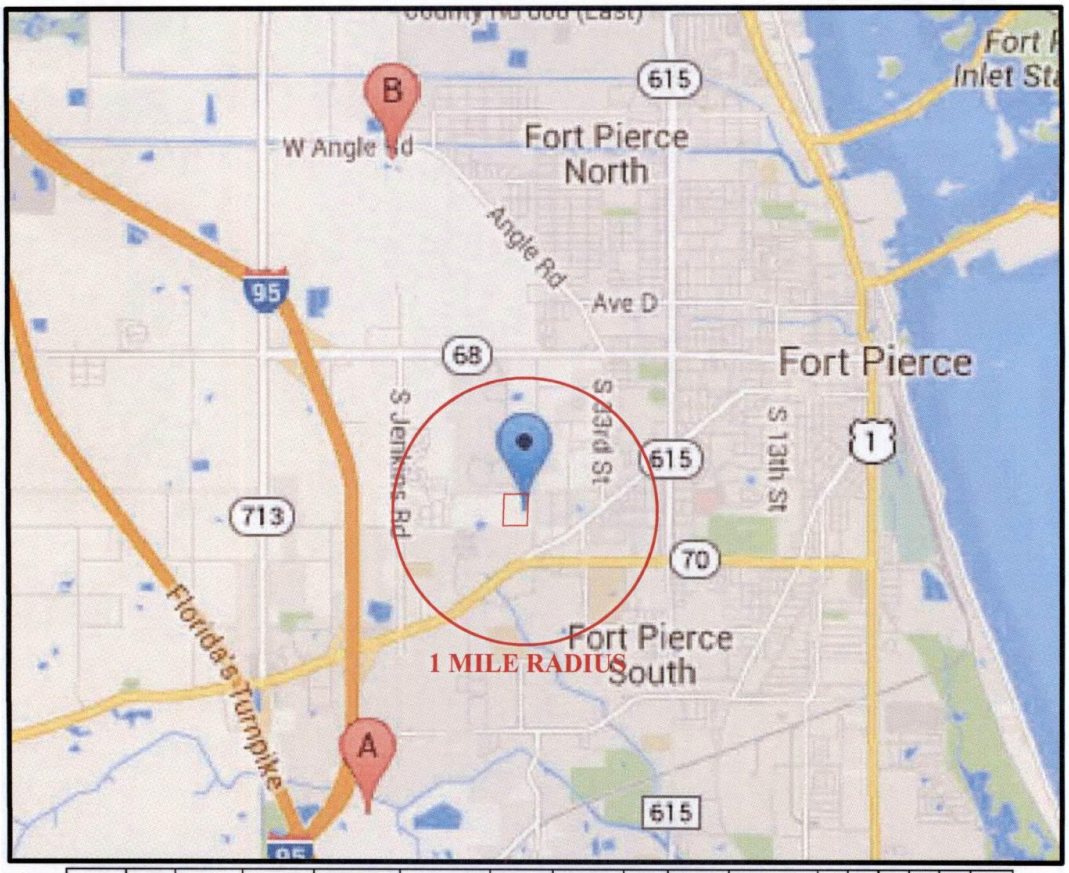
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NOT A SURVEY

NORTH

0' 3000' 6000' 12000' 24000'

SCALE: 1" = 6000'



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

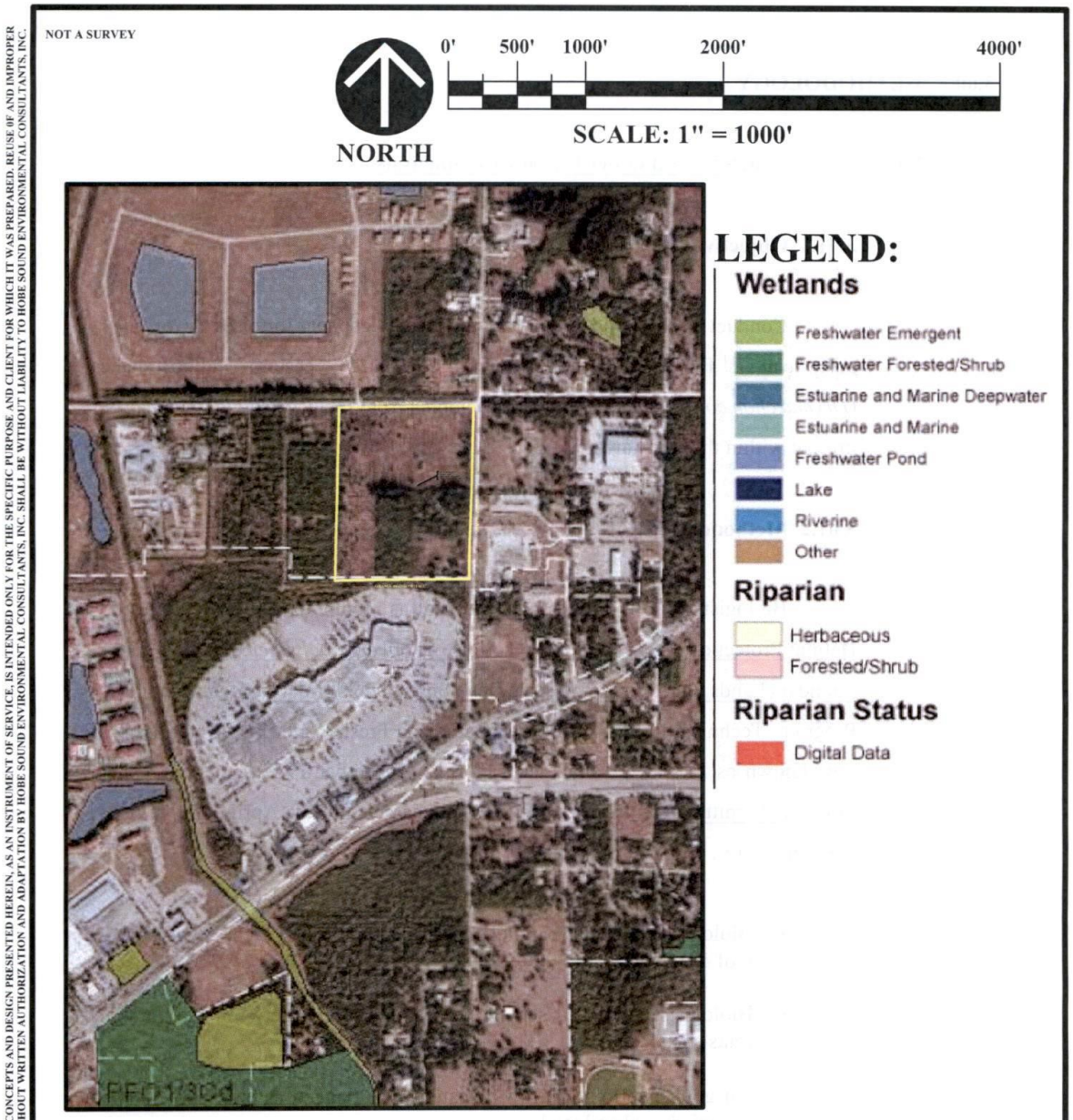
SOURCE:https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx

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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	04 - EAGLE NEST LOC	24 MARCH 2015	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


NOT A SURVEY
NORTH
0' 500' 1000' 2000' 4000'
SCALE: 1" = 1000'
LEGEND:
Wetlands
Freshwater Emergent
Freshwater Forested/Shrub
Estuarine and Marine Deepwater
Estuarine and Marine
Freshwater Pond
Lake
Riverine
Other
Riparian
Herbaceous
Forested/Shrub
Riparian Status
Digital Data
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
REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
NATIONAL WETLANDS INVENTORY MAP
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.

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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NOT A SURVEY

NORTH

0' 125' 250' 500' 1000'

SCALE: 1" = 250'



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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	06 - PED XECTS	24 MARCH 2015	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
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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).

100 N. U.S. 1 ♦ P.O. Box 1480 ♦ Fort Pierce, FL, 34954-1480 ♦ 772-467-3279 ♦ Fax 772-466-5608

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

NOT A SURVEY

NORTH

0' 150' 300' 600' 1200'

SCALE: 1" = 300'



I HERE BY 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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	07 - GT SURVEY	24 MARCH 2015	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

H S E
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9512 SE Duncan Street
Hobe Sound, FL. 33455
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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 are 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	*Quiscalus major*	---	---

B. Mammals

Common Name	Scientific Name	Protected Species	
		State	Federal
Nine-banded armadillo	*Dasypus novemcinctus*	---	---

C. Reptiles

Common Name	Scientific Name	Protected Species	
		State	Federal
Brown anole	*Anolis sagrei*	---	---
Black racer	*Coluber constrictor constrictor*	---	---

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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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	08 - WOOD STORK	24 MARCH 2015	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

H S E
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Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com

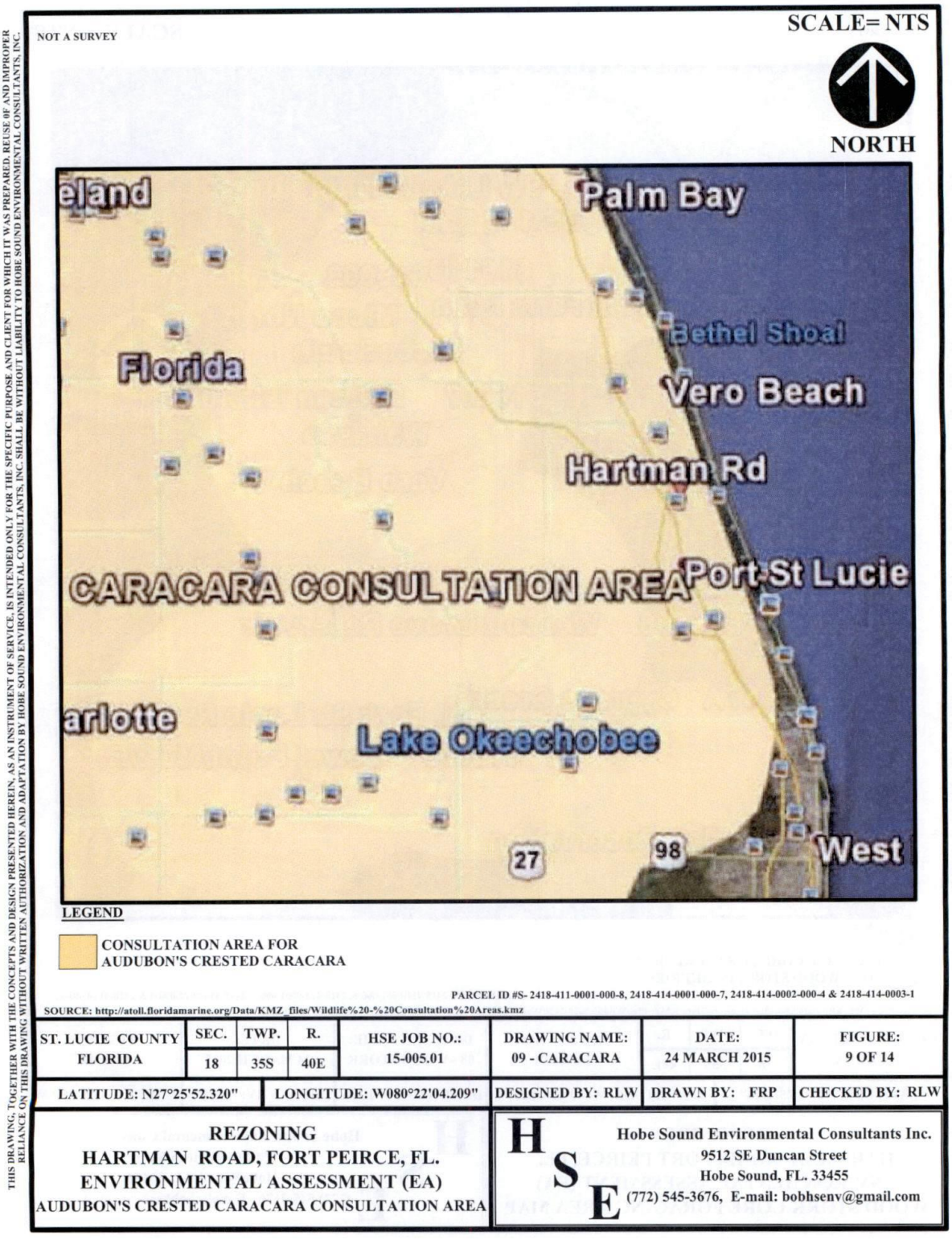

NOT A SURVEY
SCALE= NTS
NORTH
eland
Palm Bay
Bethel Shoal
Florida
Vero Beach
Hartman Rd
CARACARA CONSULTATION AREA
Port St Lucie
arlotte
Lake Okeechobee
27
98
West
LEGEND
CONSULTATION AREA FOR
AUDUBON'S CRESTED CARACARA
PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1
SOURCE: http://atoll.floridamarine.org/Data/KMZ_files/Wildlife%20-%20Consultation%20Areas.kmz
ST. LUCIE COUNTY FLORIDA
SEC. 18
TWP. 35S
R. 40E
HSE JOB NO.: 15-005.01
DRAWING NAME: 09 - CARACARA
DATE: 24 MARCH 2015
FIGURE: 9 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)
AUDUBON'S CRESTED CARACARA CONSULTATION AREA
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.

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	*Rana areolata aesopus*	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	*Rivulus marmoratus*	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	*Alligator mississipiensis*	T(S/A)	SSC	No	not likely	not observed during preliminary pedestrian transects
Green turtle	*Chelonia myda*	E	E	No	not likely	not observed during preliminary pedestrian transects
Leatherback turtle	*Dermochelys coriacea*	E	E	No	not likely	not observed during preliminary pedestrian transects
Eastern indigo snake	*Drymarchon corais couperi*	T	T	Yes	likely	not observed during preliminary pedestrian transects
Hawksbill	*Eretmochelys imbricata*	E	E	No	not likely	not observed during preliminary pedestrian transects
Gopher tortoise	*Gopherus polyphemus*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Kemp's ridley	*Lepidochelys kempii*	E	E	No	not likely	not observed during preliminary pedestrian transects
Florida pine snake	*Pituophis melanoleucus mugitus*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Loggerhead	*Caretta caretta*	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	*Aphelocoma coerulescens coerulescens*	T	T	No	not likely	not observed during preliminary pedestrian transects
Little blue heron	*Egretta caerulea*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Snowy egret	*Egretta thula*	T	SSC	No	not likely	not observed during preliminary pedestrian transects
Tri-colored heron	*Egretta tricolor*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
White ibis	*Eudocimus albus*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Peregrine falcon	*Falco peregrinus*	E (S/A)	E	No	not likely	not observed during preliminary pedestrian transects
Bald eagle	*Haliaeetus leucocephalus*	T	T	No	not likely	not observed during preliminary pedestrian transects
Wood stork	*Mycteria americana*	E	E	No	not likely	not observed during preliminary pedestrian transect
Osprey	*Pandion haliaetus*	N	SSC*	No	not likely	not observed during preliminary pedestrian transects
Brown pelican	*Pelecanus occidentalis*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Snail kite	*Rostrhamus sociabilis plumbeus*	E	E	No	not likely	not observed during preliminary pedestrian transects
Black skimmer	*Rynchops niger*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Florida burrowing owl	*Speotyto cunicularia foridana*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Least tern	*Sterna antillarum*	N	T	No	not likely	not observed during preliminary pedestrian transects
Roseate spoonbill	*Ajaia ajaja*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Limpkin	*Aramus guarauna*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Crested caracara	*Caracara plancus*	T	T	No	not likely	not observed during preliminary pedestrian transects
Piping plover	*Charadrius melodus*	T	T	No	not likely	not observed during preliminary pedestrian transects
Southern American kestrel	*Falco sparverius paulus*	N	T	No	not likely	not observed during preliminary pedestrian transects
Florida sandhill crane	*Grus canadensis pratensis*	N	T	No	not likely	not observed during preliminary pedestrian transects
American oystercatcher	*Haematopus palliatus*	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	*Peromyscus polionotus niveiventris*	T	T	No	not likely	not observed during preliminary pedestrian transects
Sherman's fox squirrel	*Sciurus niger shermani*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
West Indian manatee	*Trichechus manatus*	E	E	No	not likely	not observed during preliminary pedestrian transects
Florida mouse	*Podomys floridanus*	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	*Asclepias curtissii*	N	E	No	not likely	not observed during preliminary pedestrian transects
Sand-dune spurge	*Chamaesyce cumulicola*	N	E	No	not likely	not observed during preliminary pedestrian transects
Piedmont jointgrass	*Coelorachis tuberculosa*	N	E	No	not likely	not observed during preliminary pedestrian transects
Large-flowered rosemary (scrub mint)	*Conradina grandiflora*	N	E	No	not likely	not observed during preliminary pedestrian transects
Lakela's mint	*Dicerandra immaculata*	E	E	No	not likely	not observed during preliminary pedestrian transects
Johnson's seagrass	*Halophila johnsonii*	PT	E	No	not likely	not observed during preliminary pedestrian transects
Fragrant prickly apple	*Harrisia fragrans*	E	N	No	not likely	not observed during preliminary pedestrian transects
Nodding pinweed	*Lechea cernua*	N	T	No	not likely	not observed during preliminary pedestrian transects
Burrowing four o'clock	*Okenia hypogaea*	N	E	No	not likely	not observed during preliminary pedestrian transects
Tiny polygala	*Polygala smallii*	E	E	No	not likely	not observed during preliminary pedestrian transects

Table 2: Continued.

Tampa vervain	*Glandularia tampensis*	N	E	No	not likely	not observed during preliminary pedestrian transects
Florida bear grass	*Nolina atopocarpa*	N	T	No	not likely	not observed during preliminary pedestrian transects
Terrestrial peperomia	*Pereromia humilis*	N	E	No	not likely	not observed during preliminary pedestrian transects
Blunt-leaved peperomia	*Peperomia obtusifolia*	N	E	No	not likely	not observed during preliminary pedestrian transects
Scentless vanilla	*Vanilla mexicana*	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 requested[2].....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 or xeric habitat supporting less that 25 active and inactive gopher tortoise burrows.....*Go to* **E**

The project will impact more that 25 acres of xeric habitat or more than 25 active and inactive gopher tortoise burrows and consultation with the Service is requested[2].....*"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 burrow[3]. If an indigo snake is encountered, the snake mist 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 requested[2].....*"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 occupioed 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.

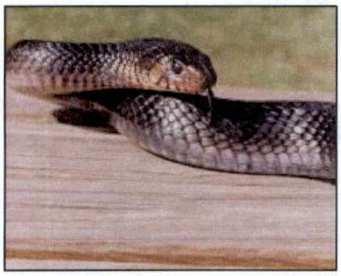
NOT A SURVEY

SCALE = NTS

WARNING

DO NOT HARM THE EASTERN INDIGO SNAKE

Drymarchon corais couperi





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

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

Mr. Robert Weigt
Hobe Sound Environmental Consultants, Inc.
Hobe Sound, Florida
(772) 545-3676

Ricardo Zambrano
Florida Fish and Wildlife Conservation Commission
West Palm Beach, Florida
(561) 625-5129

Clark Kobe
U.S. Fish and Wildlife Service
Vero Beach Field Office
(772) 562-3909

Mr. Dan Martinelli
Treasure Coast Wildlife Hospital
Palm City, Florida
(772) 286-4200

If a dead, injured, or sick eastern indigo snake is found on-site, notification should be made to the above listed persons. In addition, secondary notification should be made to the FFWCC Wildlife Alert, #1-888-404-3922. Dead specimens should be thoroughly soaked in water and then frozen. After contacting the nearest USFWS Law Enforcement Office at (772) 562-3909, the finder of the sick, injured, or deceased snake has the responsibility to carry out all instructions provided by the officer to ensure that evidence intrinsic to the specimen is not unnecessarily disturbed.

References.

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

Speake, D.W., J.A. McGinny, and T.R. Calvin, 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.

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(211):48616-4628.







HOBE SOUND
ENVIRONMENTAL CONSULTANTS, INC

SOURCE:USFWS, FFWCC, HSE

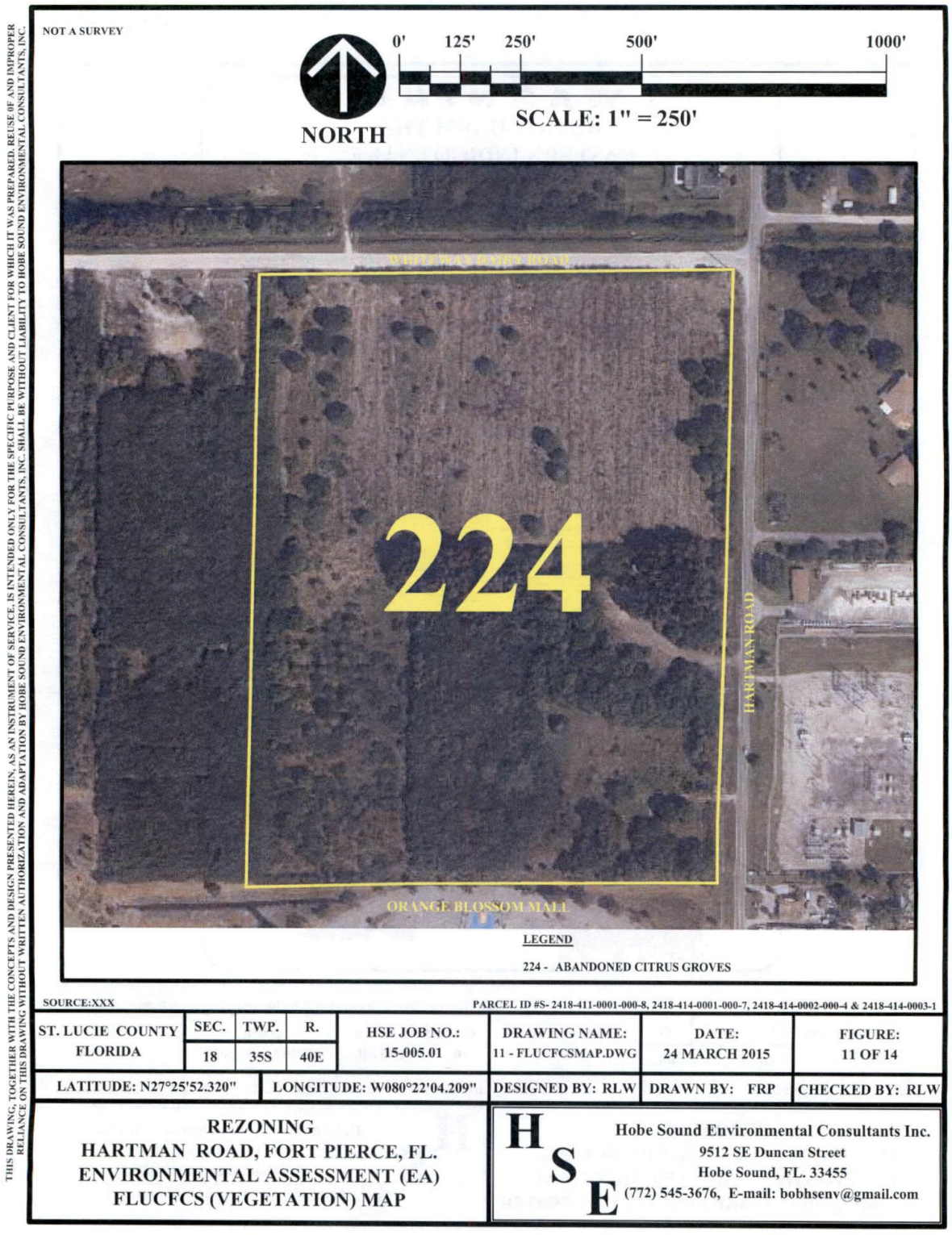
PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	10 - EIS POSTER	24 MARCH 2015	10 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)
EASTERN INDIGO SNAKE EDUCATIONAL POSTER

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.


NOT A SURVEY
NORTH
0' 125' 250' 500' 1000'
SCALE: 1" = 250'
WHITE CROWN DAIRY ROAD
224
HARTMAN ROAD
ORANGE BLOSSOM MALL
LEGEND
224 - ABANDONED CITRUS GROVES
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
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.

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 equisetfolia*), 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 whichmitigation 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

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

0' 150' 300' 600' 1200'

SCALE: 1" = 300'



NORTH

SCALE: 1" = 25'



SOURCE: 2014 ST. LUCIE COUNTY, FLOIRDA 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: 12 - WLMAP.DWG	DATE: 24 MARCH 2015	FIGURE: 12 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)
OTHER SURFACE WATERS (OSW) 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

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.

100 N. U.S. 1 ♦ P.O. Box 1480 ♦ Fort Pierce, FL, 34954-1480 ♦ 772-467-3279 ♦ Fax 772-466-5608

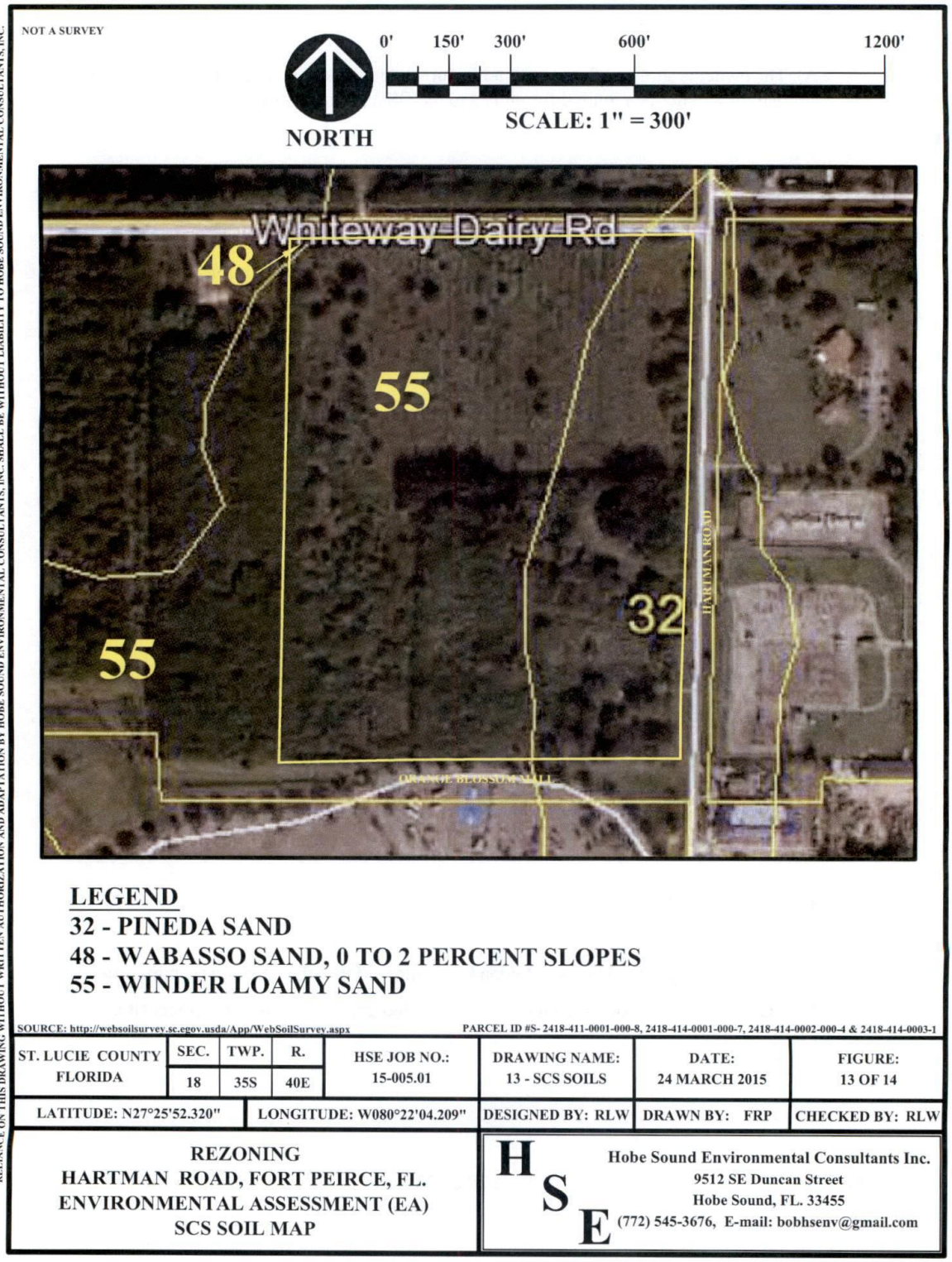
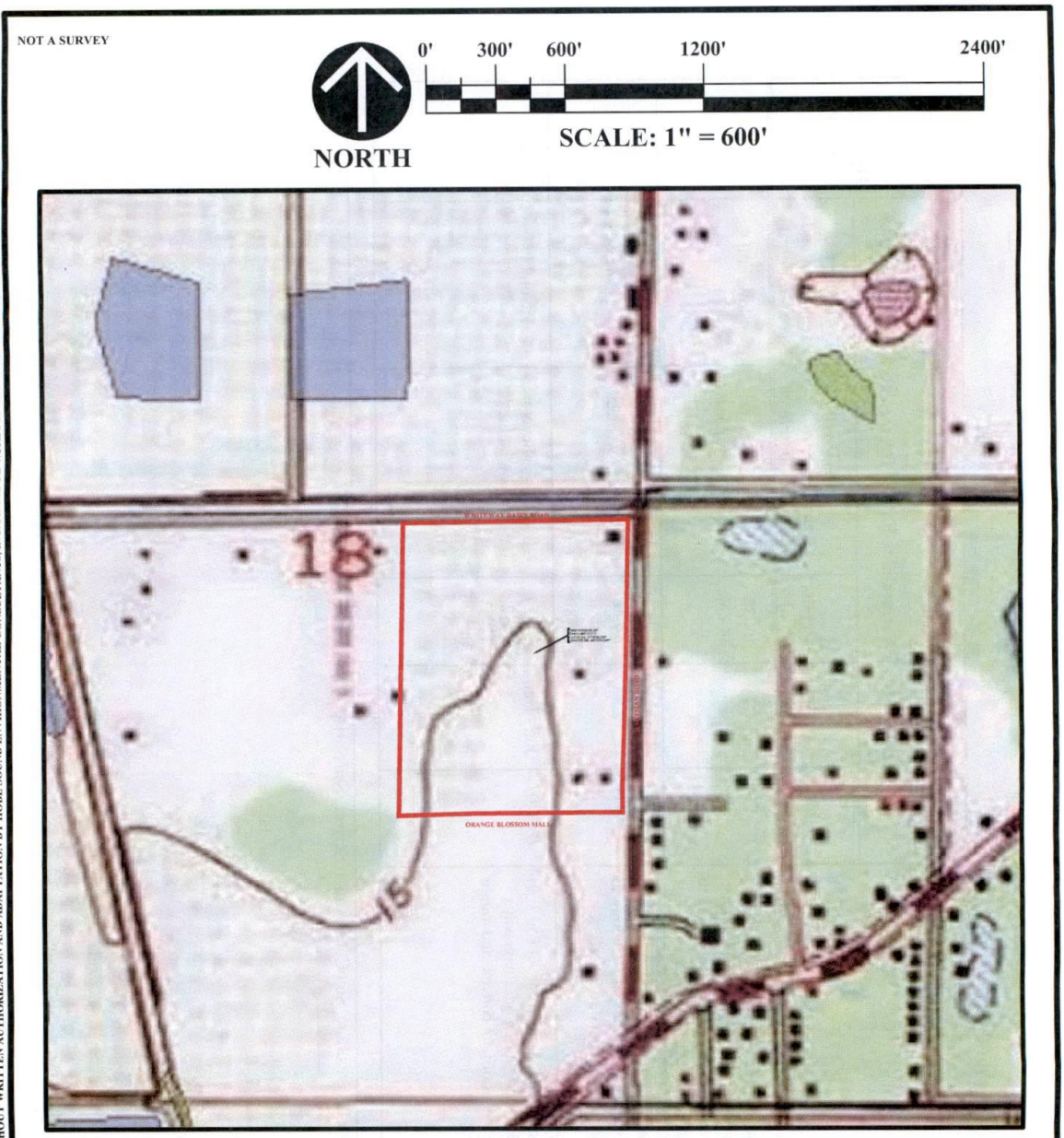

NOT A SURVEY
0' 150' 300' 600' 1200'
NORTH
SCALE: 1" = 300'
Whiteway Dairy Rd
48
55
32
55
HARTMAN ROAD
ORANGE BLOSSOM VILLE
LEGEND
32 - PINEDA SAND
48 - WABASSO SAND, 0 TO 2 PERCENT SLOPES
55 - WINDER LOAMY SAND
SOURCE: http://websoilsurvey.sc.egov.usda/App/WebSoilSurvey.aspx
PARCEL ID #S- 2418-411-0001-000-8, 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: 13 - SCS SOILS
DATE: 24 MARCH 2015
FIGURE: 13 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)
SCS SOIL MAP
H S E
Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com
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.

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, poorlu 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 draines 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.



SOURCE: USFWS NATIONAL WETLANDS INVENTORY

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.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	14 - TOPO MAP	24 MARCH 2015	14 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)
USGS TOPOGRAPHIC 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

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.

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 (FFWCC) 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

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,

Jamie Pfadt

Jamie Pfadt
Research Assistant

jp
2015_6055

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
Aliese 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

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

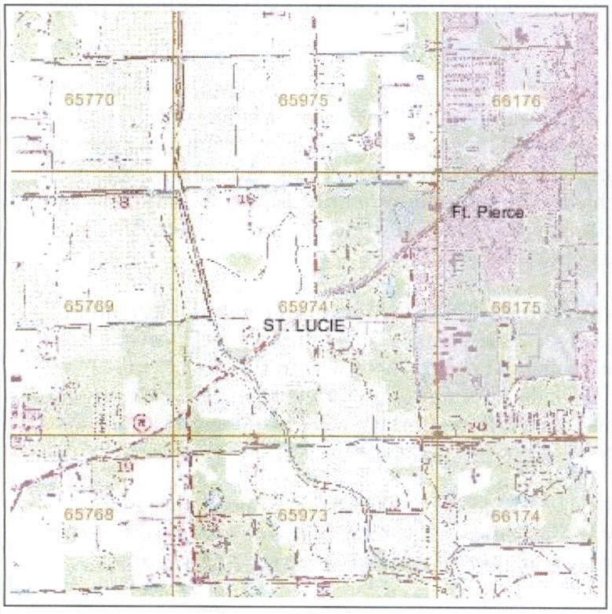
UNOFFICIAL REPORT

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



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

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.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

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.

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
Mycteria americana Wood Stork	G4	S2	LE	FE

Matrix Unit ID: 65974

13 **Potential** Elements for Matrix Unit 65974

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Coelorachis tuberculosa Piedmont Jointgrass	G3	S3	N	LT
Conradina grandiflora Large-flowered Rosemary	G3	S3	N	LT
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Glandularia maritima Coastal Vervain	G3	S3	N	LE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua Nodding Pinweed	G3	S3	N	LT
Linum carteri var. smallii Small's Flax	G2T2	S2	N	LE
Nemastylis floridana Celestial Lily	G2	S2	N	LE
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Polygala smallii Tiny Polygala	G1	S1	LE	LE
Sceloporus woodi Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger shermani 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

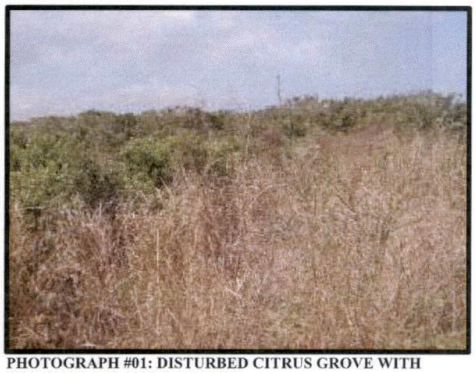
Attachments
cc: File #15-005.01

APPENDIX B

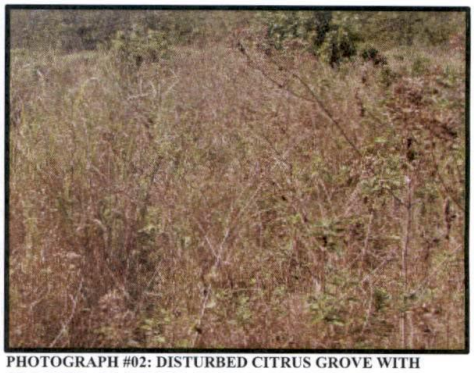
Project Site Photographs

HSE #15-005.01 B 24 March 2015

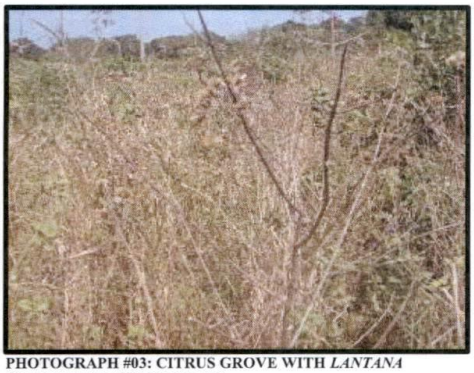
SOURCE: PHOTOGRAPHS BY HSE



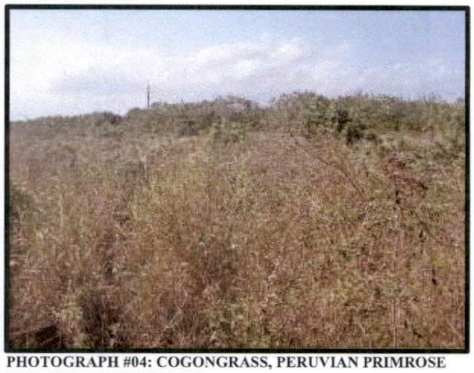
PHOTOGRAPH #01: DISTURBED CITRUS GROVE WITH COGONGRASS AND SALTBUSH



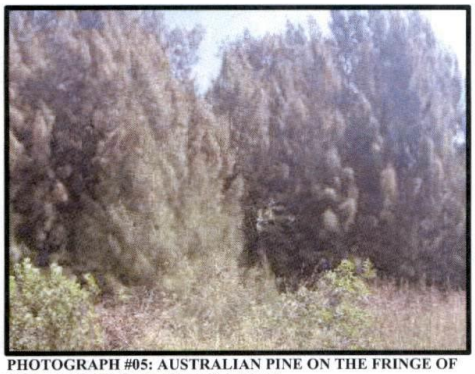
PHOTOGRAPH #02: DISTURBED CITRUS GROVE WITH COGONGRASS, PERUVIAN PRIMROSE WILLOW AND BRAZILIAN PEPPER



PHOTOGRAPH #03: CITRUS GROVE WITH *LANTANA CAMARA* AND COGONGRASS



PHOTOGRAPH #04: COGONGRASS, PERUVIAN PRIMROSE WILLOW AND SALTBUSH



PHOTOGRAPH #05: AUSTRALIAN PINE ON THE FRINGE OF THE ABAONDONED 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: APP B FIG 1.DWG	DATE: 24 MARCH 2015	APPENDIX B FIGURE: 1 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

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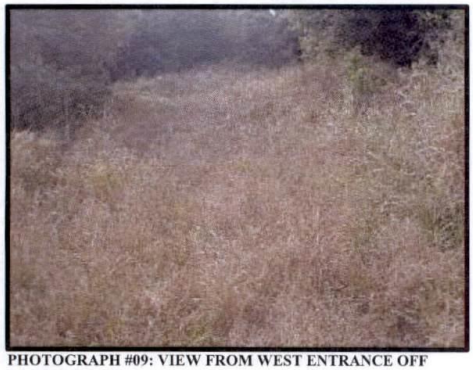
SOURCE: PHOTOGRAPHS BY HSE



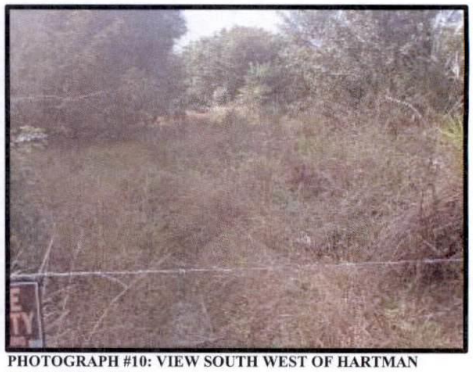
PHOTOGRAPH #07: TRASH DUMPED INSIDE AUSTRALIAN PINE AREA



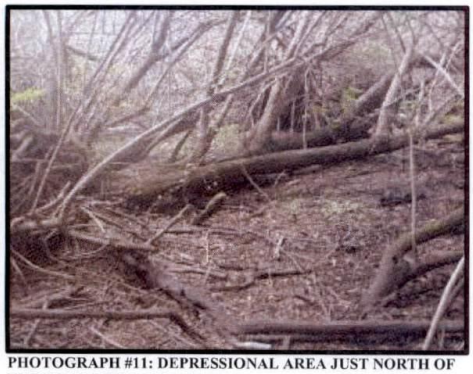
PHOTOGRAPH #08: MORE TRASH WITHIN THE AUSTRALIAN PINE



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

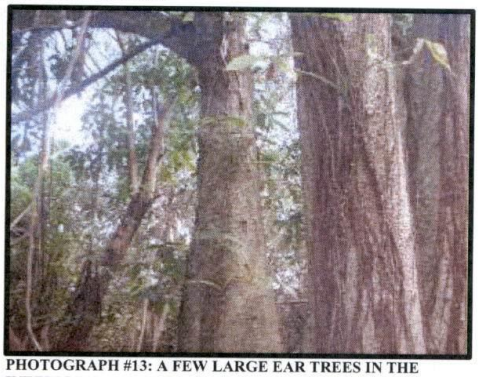
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LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"			DESIGNED BY: RLW	DRAWN BY: MS	CHECKED BY: FRP

HARTMAN ROAD
ENVIRONMENTAL ASSESSMENT (EA)
SITE PHOTOGRAPHS

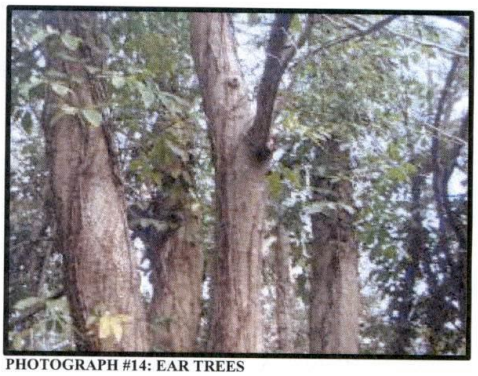
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9512 SE Duncan Street
Hobe Sound, Fl. 33455
(772)545-3676, E-mail: bobhsenv@gmail.com

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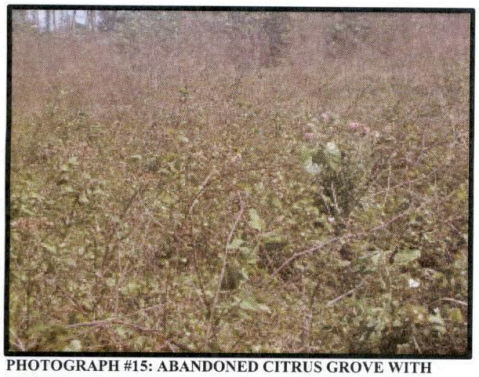
SOURCE: PHOTOGRAPHS BY HSE



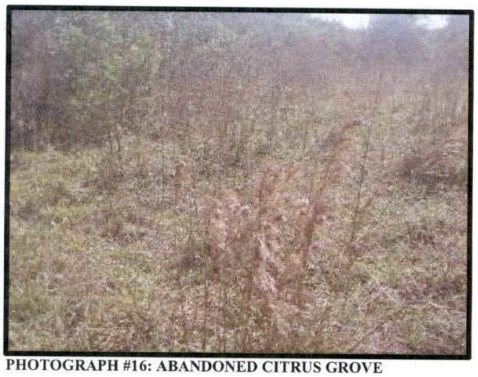
PHOTOGRAPH #13: A FEW LARGE EAR TREES IN THE INTERIOR OF THE SITE



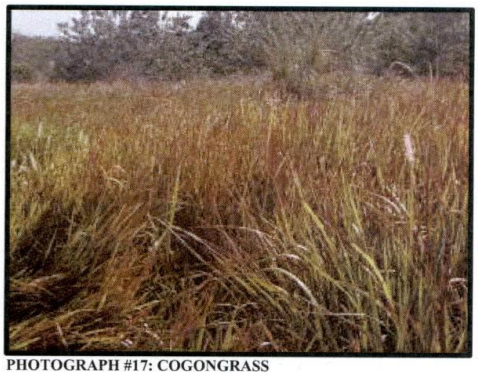
PHOTOGRAPH #14: EAR TREES



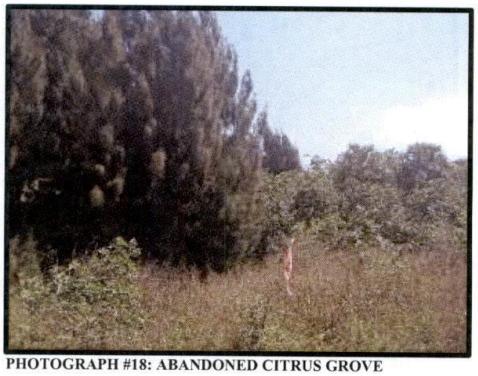
PHOTOGRAPH #15: ABANDONED CITRUS GROVE WITH DOG FENNEL, THISTLE AND BLACKBERRY BUSH



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

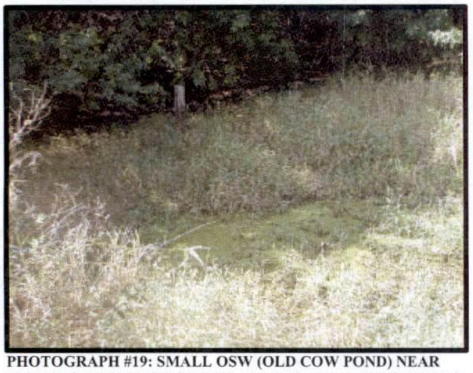
ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME: APP B FIG 3.DWG	DATE: 24 MARCH 2015	APPENDIX B FIGURE: 3 OF 4
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SITE PHOTOGRAPHS

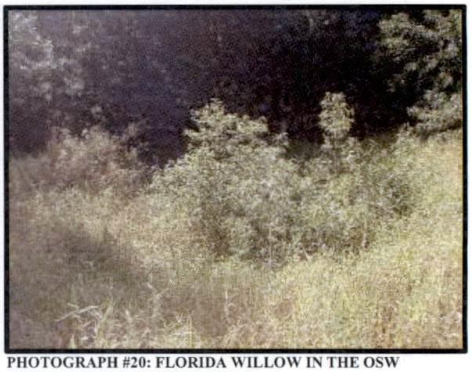
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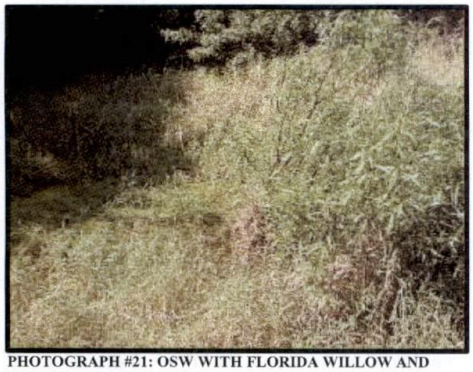
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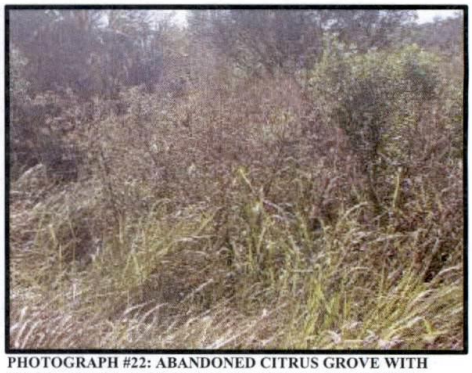
PHOTOGRAPH #19: SMALL OSW (OLD COW POND) NEAR THE WESTERN EDGE OF THE ABANDONED CITRUS GROVE



PHOTOGRAPH #20: FLORIDA WILLOW IN THE OSW SURROUNDED BY COGONGRASS



PHOTOGRAPH #21: OSW WITH FLORIDA WILLOW AND GREEN ALGAE SPECIES



PHOTOGRAPH #22: ABANDONED CITRUS GROVE WITH COGONGRASS, SALT BUSH AND PERUVIAN PRIMROSE WILLOW



PHOTOGRAPH #23: BLACK RACER MOVING THROUGH THE COGONGRASS



PHOTOGRAPH #24: 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 4.DWG	DATE: 24 MARCH 2015	APPENDIX B FIGURE: 4 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

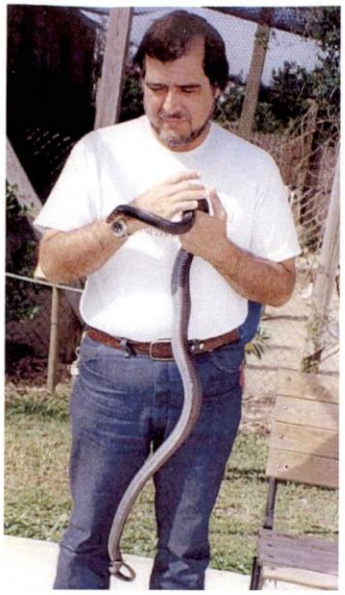
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APPENDIX C

Eastern Indigo Snake Pamphlet

HSE #15-005.01 C 24 March 2015



References:

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

Speake, D.W., J.A. McGlincy, 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.

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.

Prepared By:
Hobe Sound Environmental Consultants, Inc.
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Cell: (772) 260-0857
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HARTMAN ROAD

St. Lucie County, Florida

EASTERN INDIGO SNAKE
DRYMARCHON CORAIS COUPERI



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 Habitats: 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 serve regulation (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 is 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. 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:

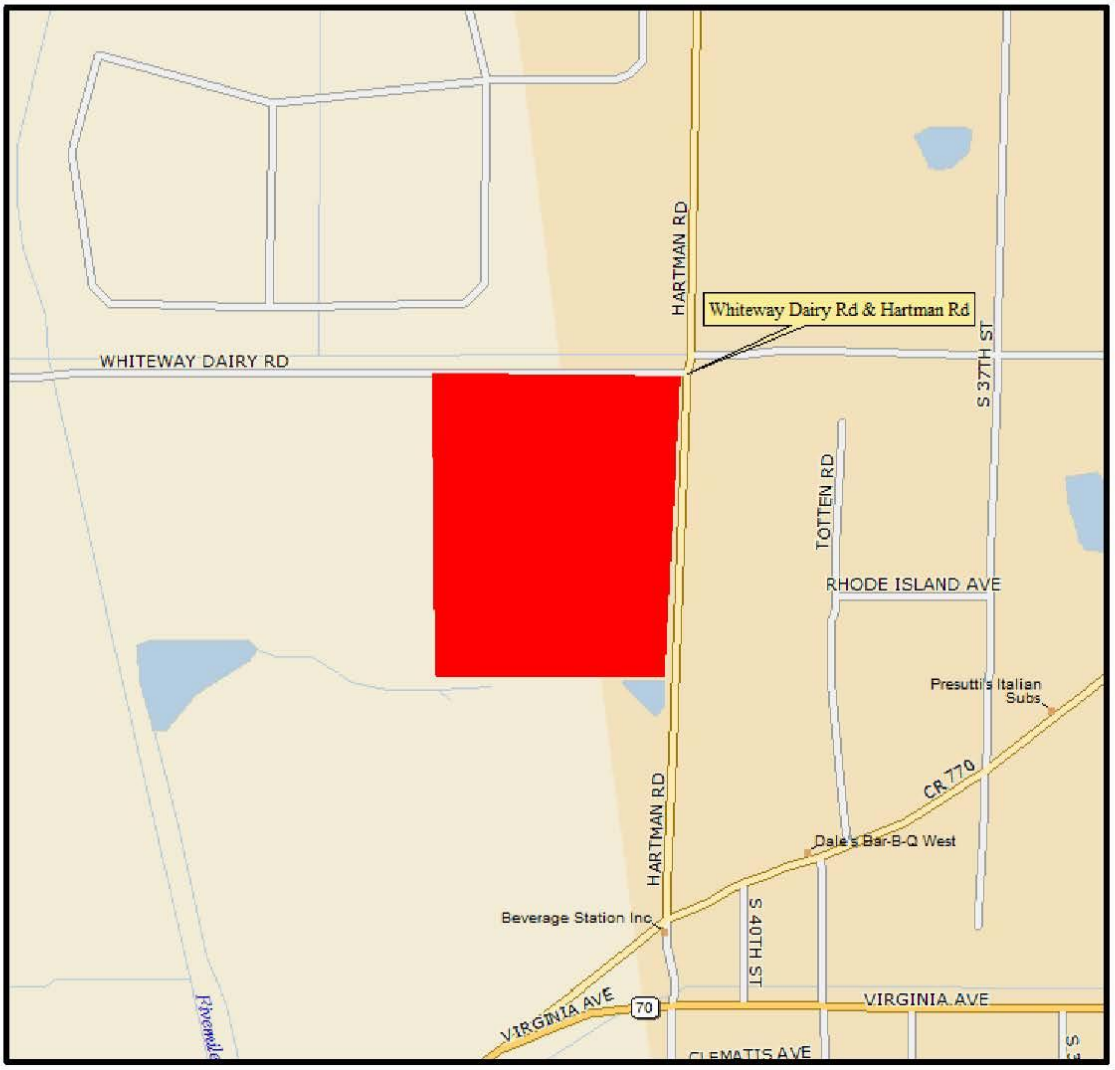
M. Hajjar
45 Valencia Ave
Coral Gables, FL 33134

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NOT A SURVEY

SCALE = NTS

NORTH



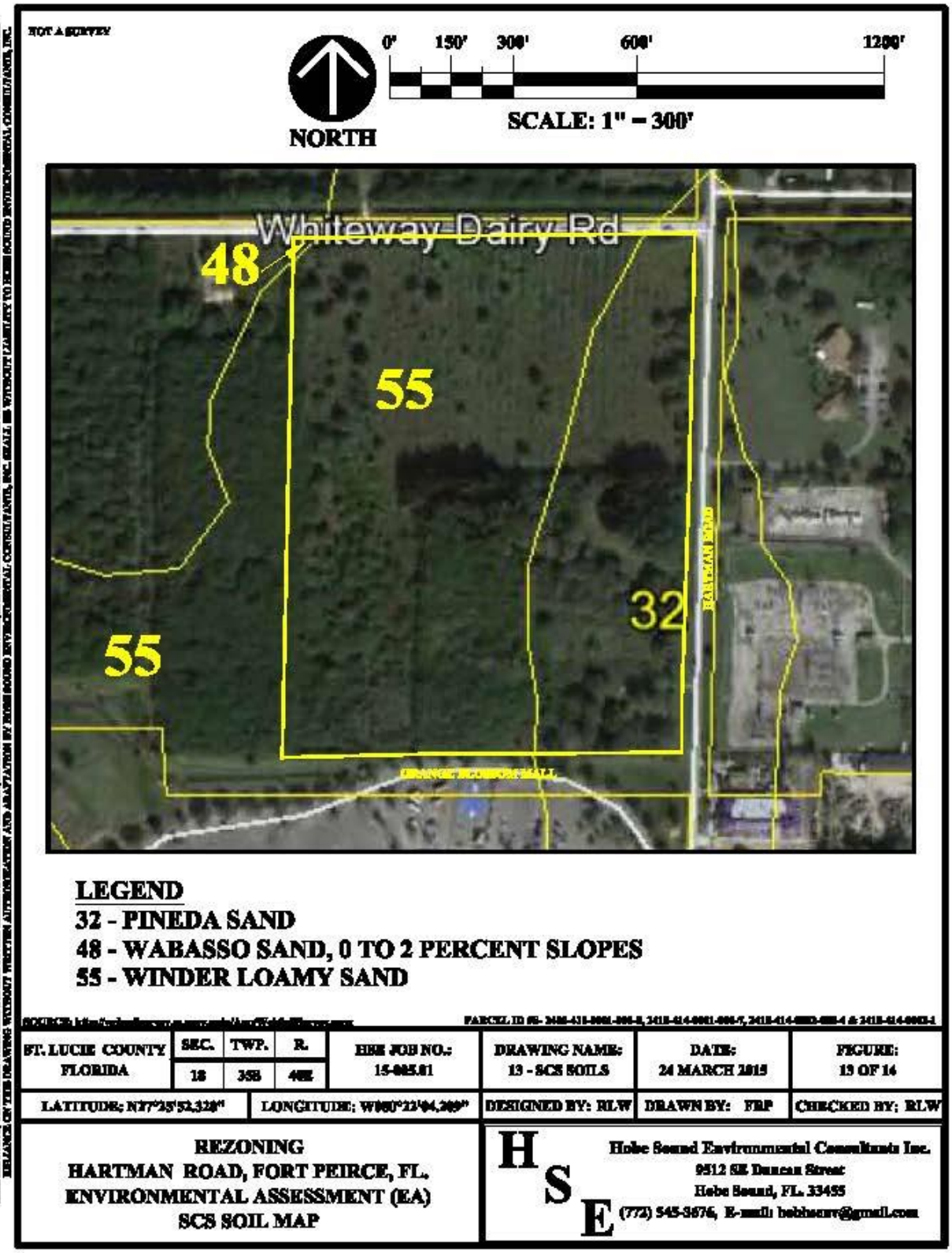
SOURCE: DELORME STREET ATLAS 2014, PLUS

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.	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: bobhsenv@gmail.com


NOT A SURVEY
NORTH
0' 150' 300' 600' 1200'
SCALE: 1" = 300'
Whiteway Dairy Rd
48
55
32
55
LEGEND
32 - PINEDA SAND
48 - WABASSO SAND, 0 TO 2 PERCENT SLOPES
55 - WINDER LOAMY SAND
FT. LUCIE COUNTY FLORIDA
SEC. 18
TWP. 35S
R. 40E
HSE JOB NO.: 15-005.01
DRAWING NAME: 13 - SCS SOILS
DATE: 24 MARCH 2015
FIGURE: 13 OF 14
LATITUDE: N27°25'52.328"
LONGITUDE: W80°22'04.209"
DESIGNED BY: RLW
DRAWN BY: FRP
CHECKED BY: RLW
REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
SCS SOIL MAP
H S E
Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhscnv@gmail.com

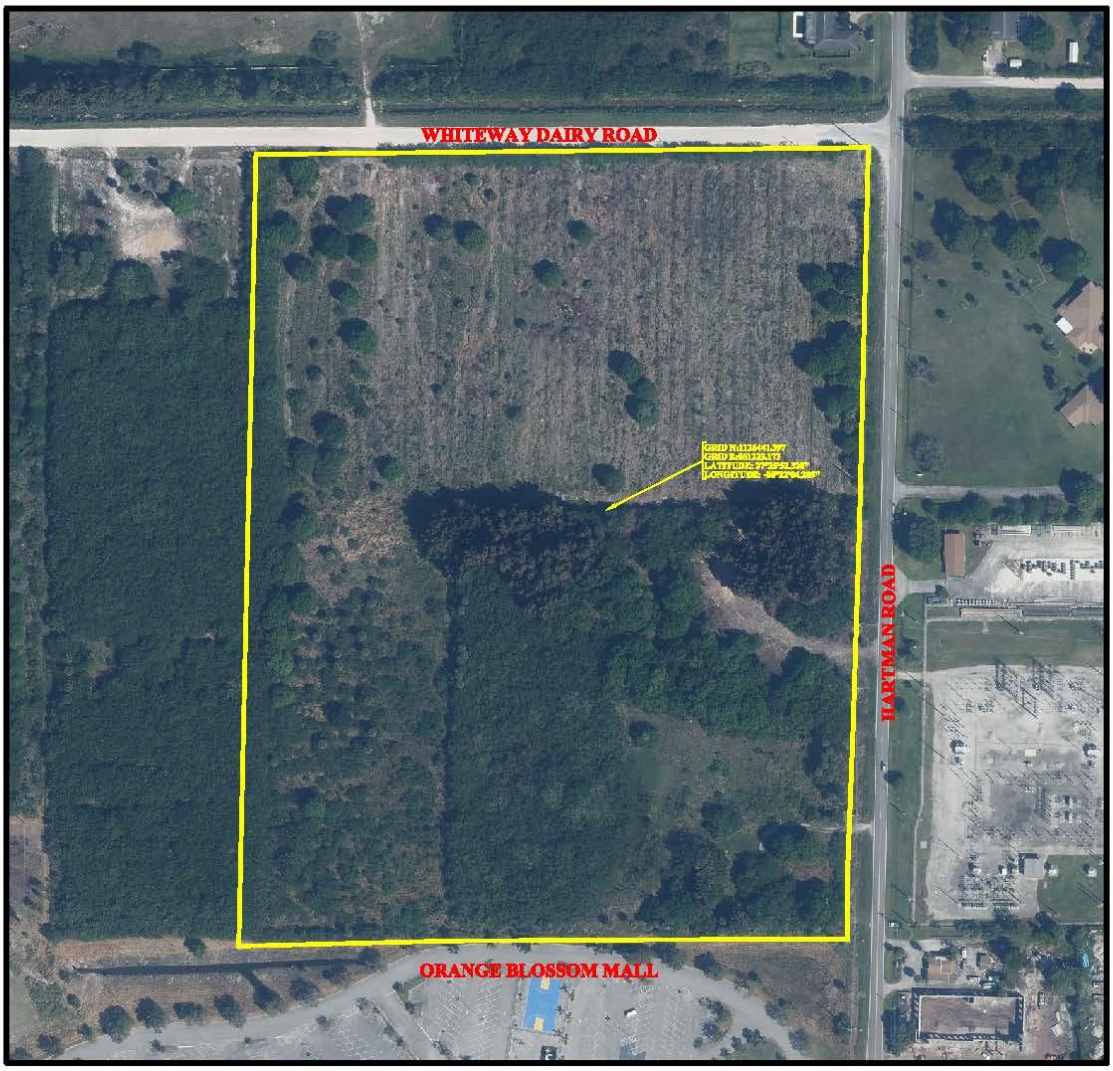
THIS DRAWING, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS,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

NOT A SURVEY

NORTH

0' 125' 250' 500' 1000'

SCALE: 1" = 250'



SOURCE:2014 ST. LUCIE COUNTY, FLORIDA AERIAL.

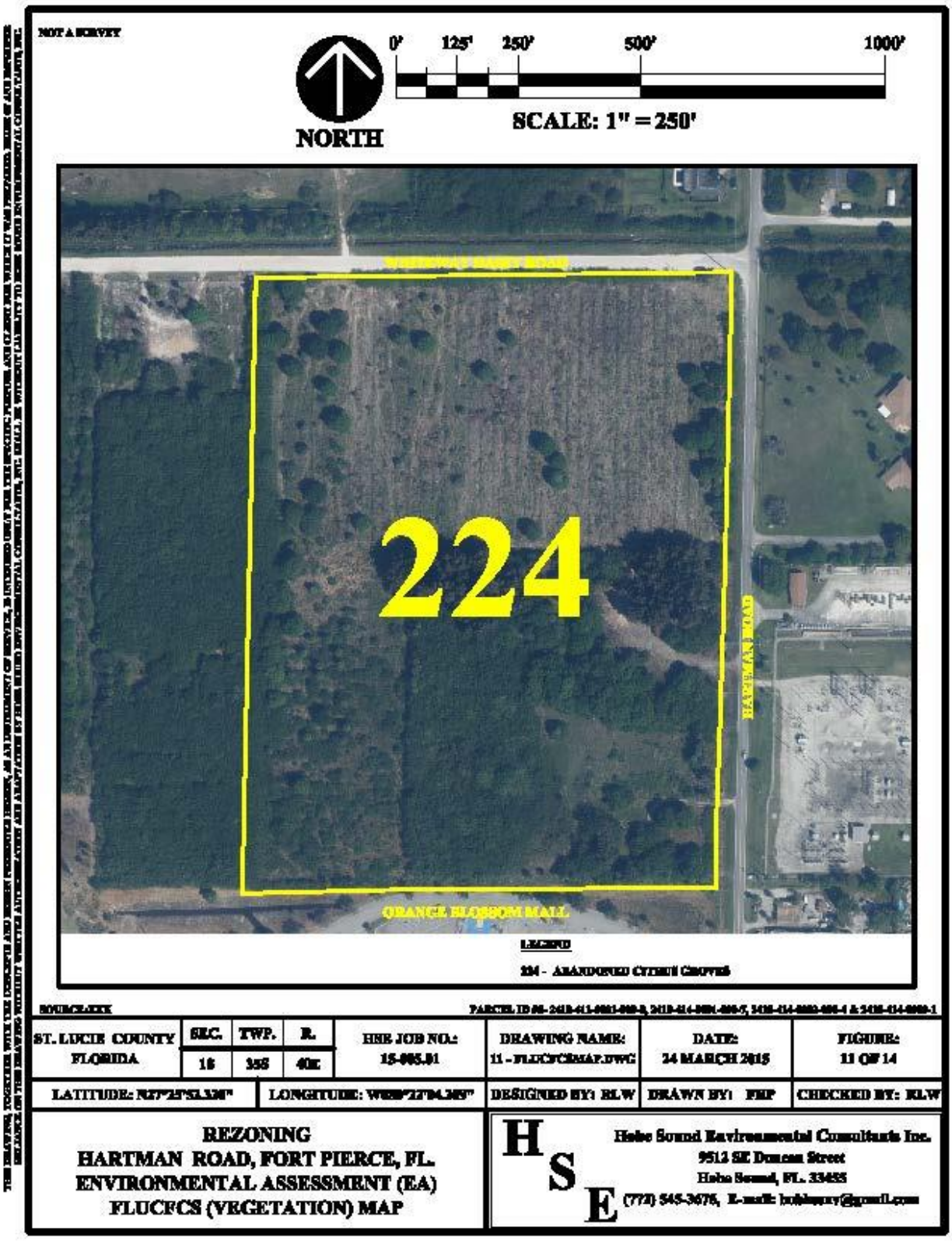
PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	03 - 2014 AERIAL	24 MARCH 2015	3 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)
2014 AERIAL PHOTOGRAPH

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


NOT A SURVEY
NORTH
0' 125' 250' 500' 1000'
SCALE: 1" = 250'
224
HARTMAN ROAD
ORANGE BLOSSOM MALL
LEGEND
224 - ABANDONED CITRUS GROVES
SOURCE.XXX
ST. LUCIE COUNTY FLORIDA
SEC. 16
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°25'51.330"
LONGITUDE: W80°22'04.369"
DESIGNED BY: RLW
DRAWN BY: FHP
CHECKED BY: RLW
REZONING
HARTMAN ROAD, FORT PIERCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
FLUCFCS (VEGETATION) MAP
H S E
Hobe Sound Environmental Consultants Inc.
9513 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3675, E-mail: bobhenry@gmail.com

TRAFFIC IMPACT REPORT

`



City of Ft. Pierce

FORT PIERCE
THE SUNRISE CITY

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@caltrangroup.com



CALTRAN ENGINEERING GROUP

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Appendix A. Ft. Pierce, Fl Code of Ordinances
Appendix B. Traffic Data Collection
Appendix C. Trip Generation Analysis
Appendix D. Growth Analysis
Appendix E. Concurrency Analysis

Traffic Assessment Study

CALTRAN ENGINEERING GROUP

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 LICENSE No 58569 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/18/2015

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.

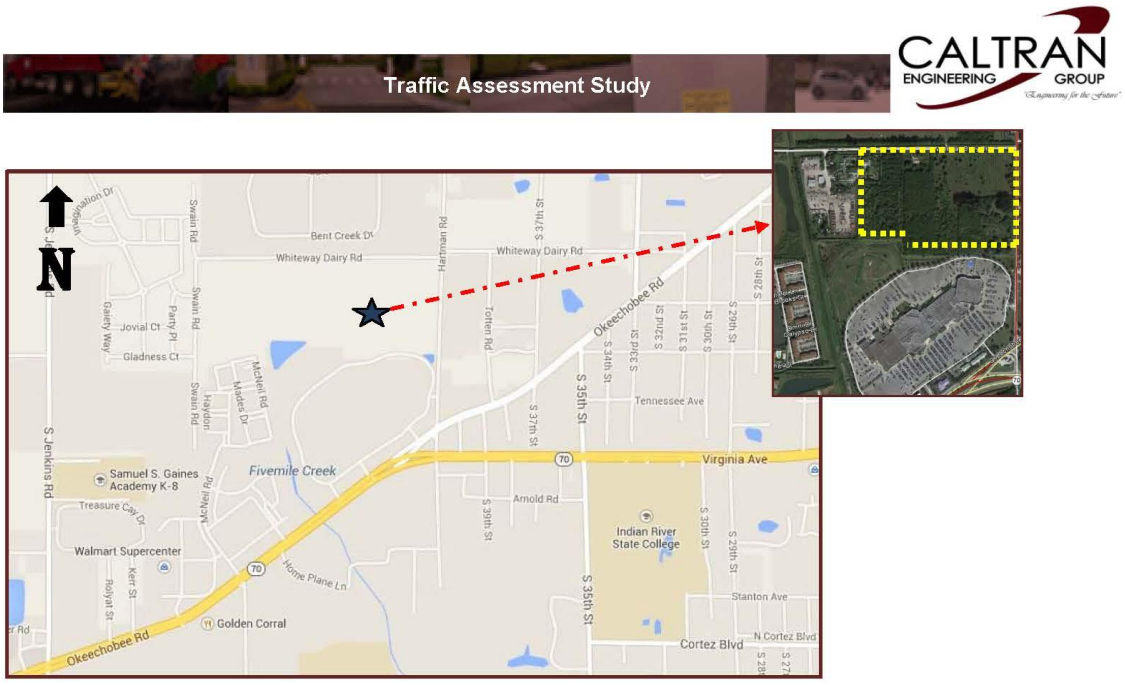


Figure 1. Site Location

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)

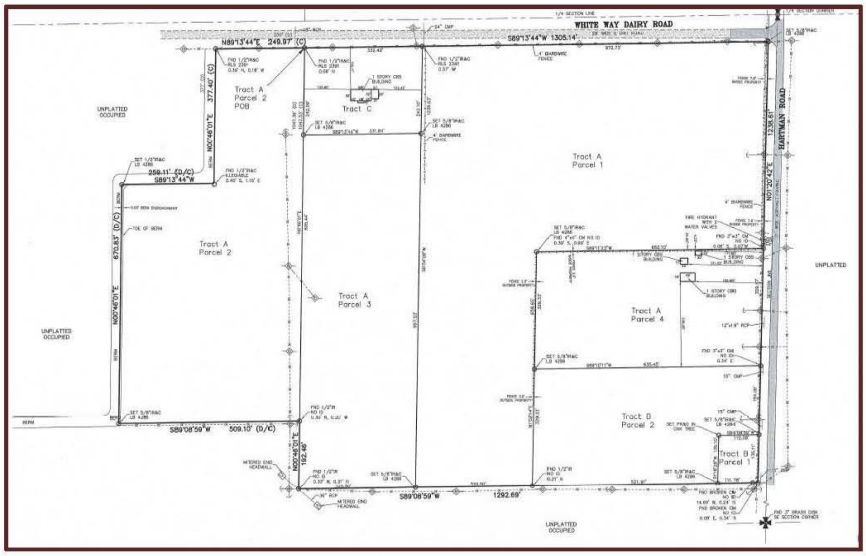


Figure 2. Site Plan development

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

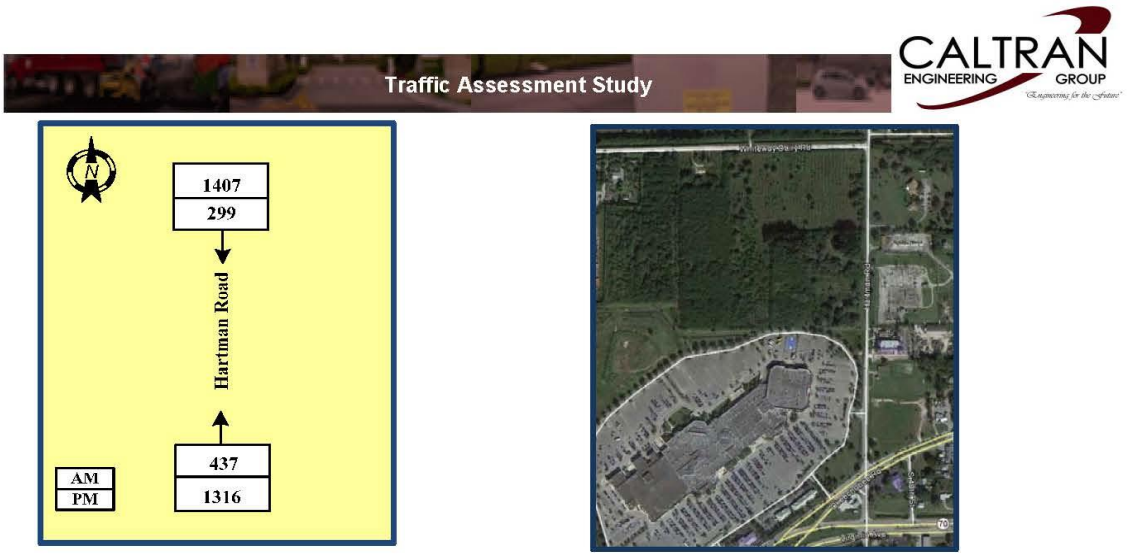
DATA	Dwelling Units/ Sq. Area	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Use ITE Code 820 Shopping Center	719 (1000 Sq.)	428	262	744	1280	1387	2667
Proposed Use ITE Code 220 Apartment	90	9	37	46	36	20	56
Net Trip Generation							
Land use Code Addition Proposed Use (Land 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	AADT
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 AADTs 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	STATTION 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, Fl Code Of Ordinance

Sections: 22-27 & 22-30

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.

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.

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)

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

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	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

Peak Volume Information

	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

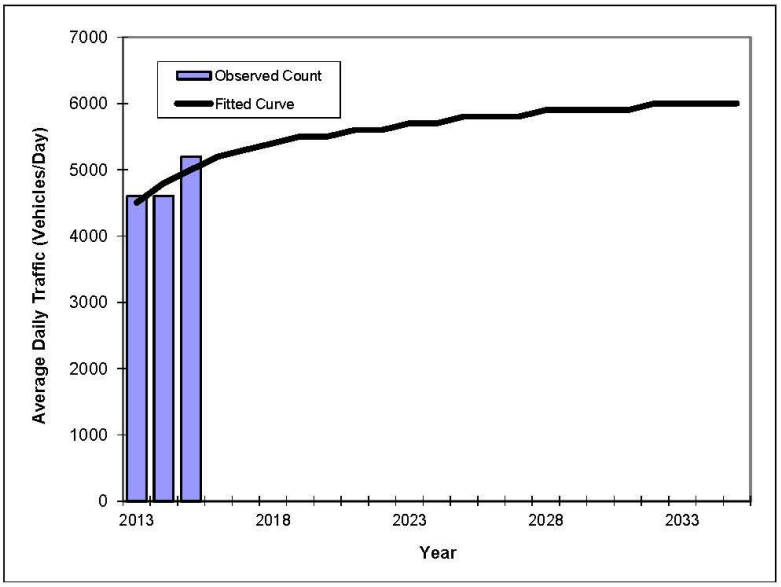
Growth Analysis

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	

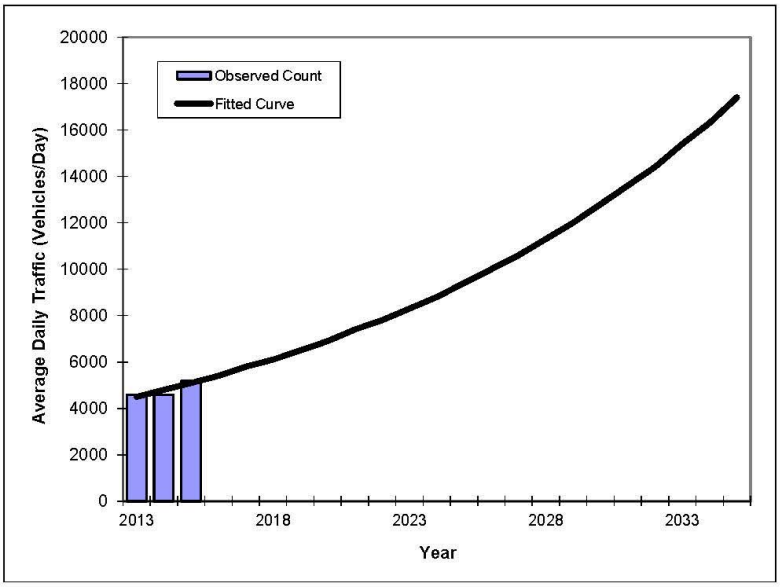
*Axle-Adjusted

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		

*Axle-Adjusted

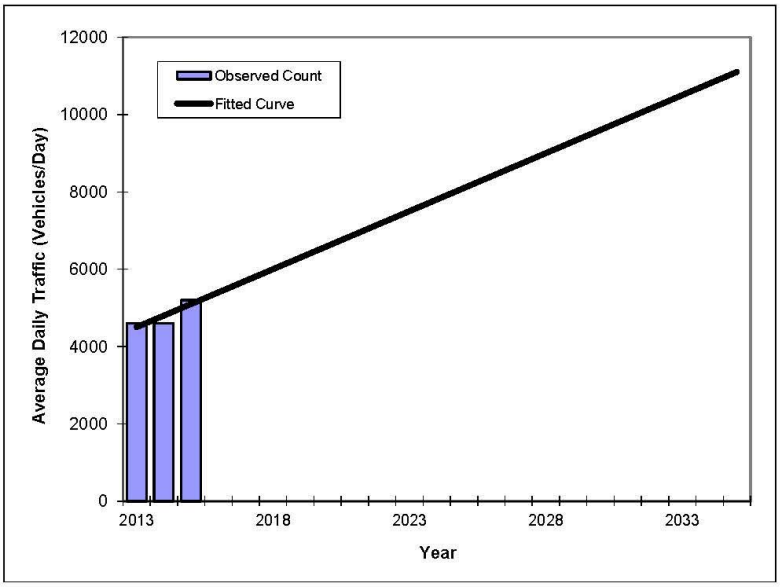
Trend R-squared:	75.00%
Compounded Annual Historic Growth Rate:	6.46%
Compounded Growth Rate (2015 to Design Year):	6.31%
Printed:	18-Feb-15
Exponential Growth Option	

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		

*Axle-Adjusted

** 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	

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	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 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

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

Multimodal LOS

	Bicycle LOS		Pedestrian LOS					Bus LOS	
Segment #	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

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

Multimodal LOS

	Bicycle LOS		Pedestrian LOS					Bus LOS	
Segment #	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

[go to next page]

[END OF DOCUMENT]

Hartman Road Properties

Site Aerial

Hartman Road Properties

Zoning Map

Legend

Petition Parcel

City Limits

Fort Pierce

White Way Dairy Road

Okeechobee Rd.

Hartman Road

ROW

PUD

RM-5

RM-9

RS-3

R1

R2

R4

C2

C3

CG

CN

CO

ZONING DISTRICTS

SLC Zone	FTP Zone
CG	C3
CN	C2
CO	PUD
PUD	R1
RM-5	R2
RM-9	R4
RS-3	

Legend

Petition Parcel

City Limits

Fort Pierce

White Way Dairy Road

ROW

Hartman Road

Okeechobee Rd.

LAND USE DISTRICTS

SLC FLU	FTP FLU
COM	CG
RM	CC
RU	BC
	BI
	NC
	RL
	RM

Hartman Road Properties

Future Land Use Map

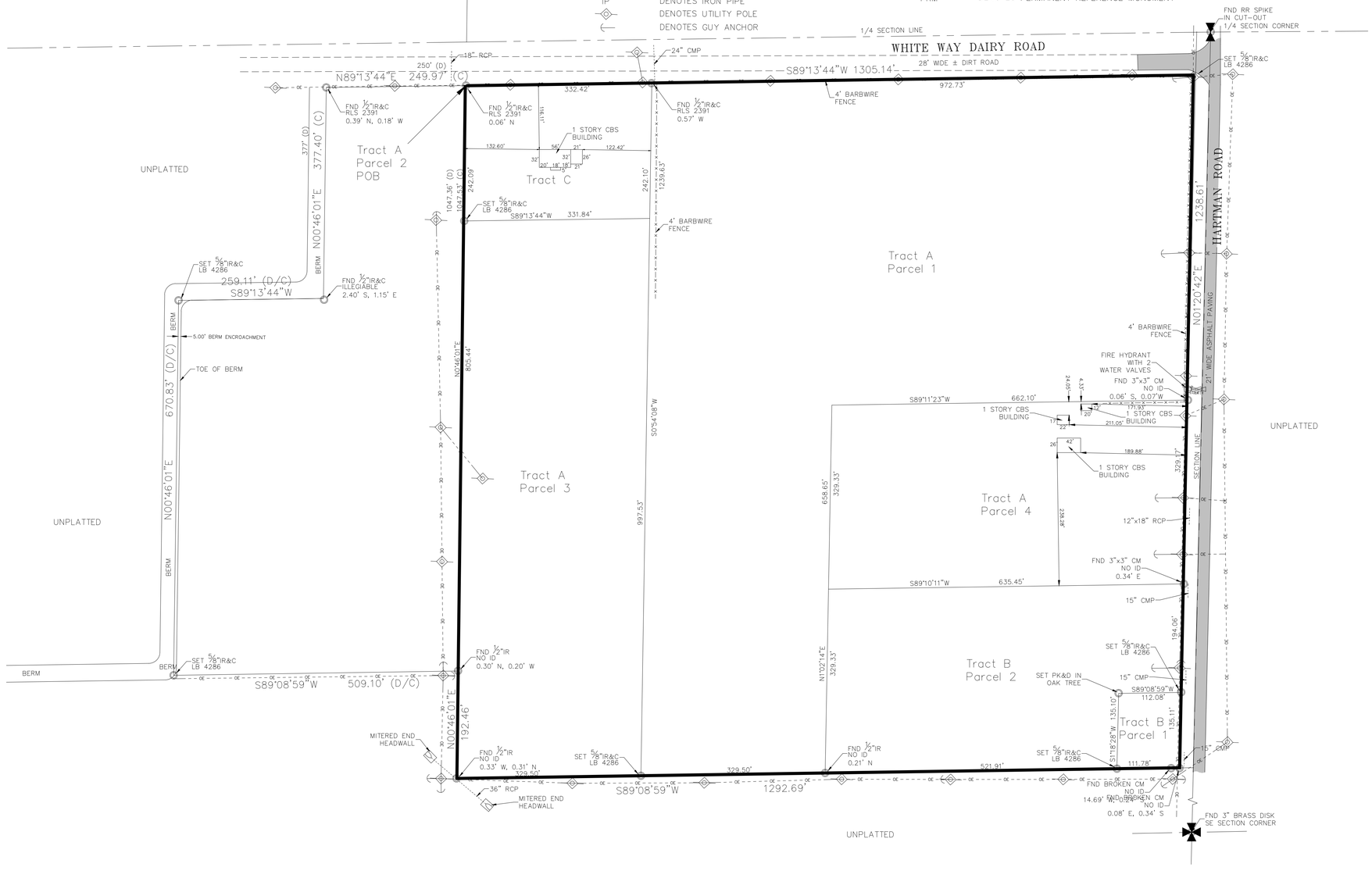
LEGEND

℄	DENOTES CENTERLINE
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
TOB	DENOTES TOP OF BANK
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
OHU	DENOTES OVERHEAD UTILITIES
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
	DENOTES UTILITY POLE
	DENOTES GUY ANCHOR

IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
CONC	DENOTES CONCRETE
IR & C	DENOTES 5/8" IRON ROD & CAP
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
CMP	DENOTES CORRUGATED METAL PIPE
RCP	DENOTES REINFORCED CONCRETE PIPE
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

NORTH



LEGAL DESCRIPTION

Tract A:

Parcel I:
East ha!f(112) of the Northwest quarter (114) of the Northeast quarter (114) ofthe Southeast quarter (1/4); East half (112) ofthe Southwest quarter (1/4) Ofthe Northeast quarter (1/4) of the Southeast quarter (1/4);
AND the Northeast quarter (1/4) of the Northeast quarter (114) of the Southeast quarter (114), 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:
From the Northeast corner of theNorthwest quarter (114) of the Southeast quarter (114) of Section 18, Township
35 South, Range 40 East, run South along the East line of the Northwest quarter (114) of the Southeast quarter (1/4) of said Section 18, a distance of78 feetto the South line ofWhiteway 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 (114); thence West and parallel with the South line of said Northwest quarter (114) 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 of259.11 feet; thence North parallel with the East line of this parcel, a distance of377 feet to WhitewayDairyRoad; thence East, a distance of250 feet to the point of beginning.

Parcel 3:
The West quarter (1/4) of the Northeast quarter (1/4) ofthe Southeast quarter (114) of Section 18, Township 35
South, Range 40 East, St. Lucie County, Florida, Less the North 320 feet thereof.

Parcel 4:
The North half(112) ofthe Southeast quarter (1/4) of the Northeast quarter (114) of the Southeast quarter (114) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Tract B:

Parcel I:
The West 112 feet of the East 137 feet of the South 135 feet of: the Southeast quarter (114) of the Northeast quarter (1/4) of the Southeast quarter (114) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 2:
The South half(112) of the Southeast quarter (114) of the Northeast quarter (114) 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.

Tract C:
The North 320 feet of the West quarter of the Northeast quarter (1/4) of the Southeast quarter (114) of Section
18, Township 35 South, Range 40 East, Less the North 78 feet for roads and highways, St. Lucie County, Florida.

NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was November 7, 2013.
4) Overall parcel contains 46.933 Acres, more or less.
5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
6) Bearings shown hereon are relative to the North line of Tract a Parcel 1 having a bearing of S89°13'44"W.
7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
8) Said described property is located within an area having a Flood Zone Designation "X", and "AE", on Flood Rate Map No.12111C0186 J with a date of identification of February 16, 2012, St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

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

COMPUTER FILE REF.	FIELD BK./PG.
13-198map.dwg	13-04/37

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	PK	11-4-13
CALCS.		
DRAWN	GLM	11-7-13
DETAILED		
CHECKED		
APPROVED		

BOUNDARY SURVEY

PREPARED FOR

SASSAN, LLC

DATE: 11-7-2013
HORIZ. SCALE: 1"=100'
VERT. SCALE: N\A
JOB No. 13-198
SHEET 1 OF 1

P:\Proj\2013\13-198 sassan Blk 46 Hwy Proj Rt\Survey\13-198 map.dwg, 11/7/2013 4:54:10 PM

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) 0f 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:

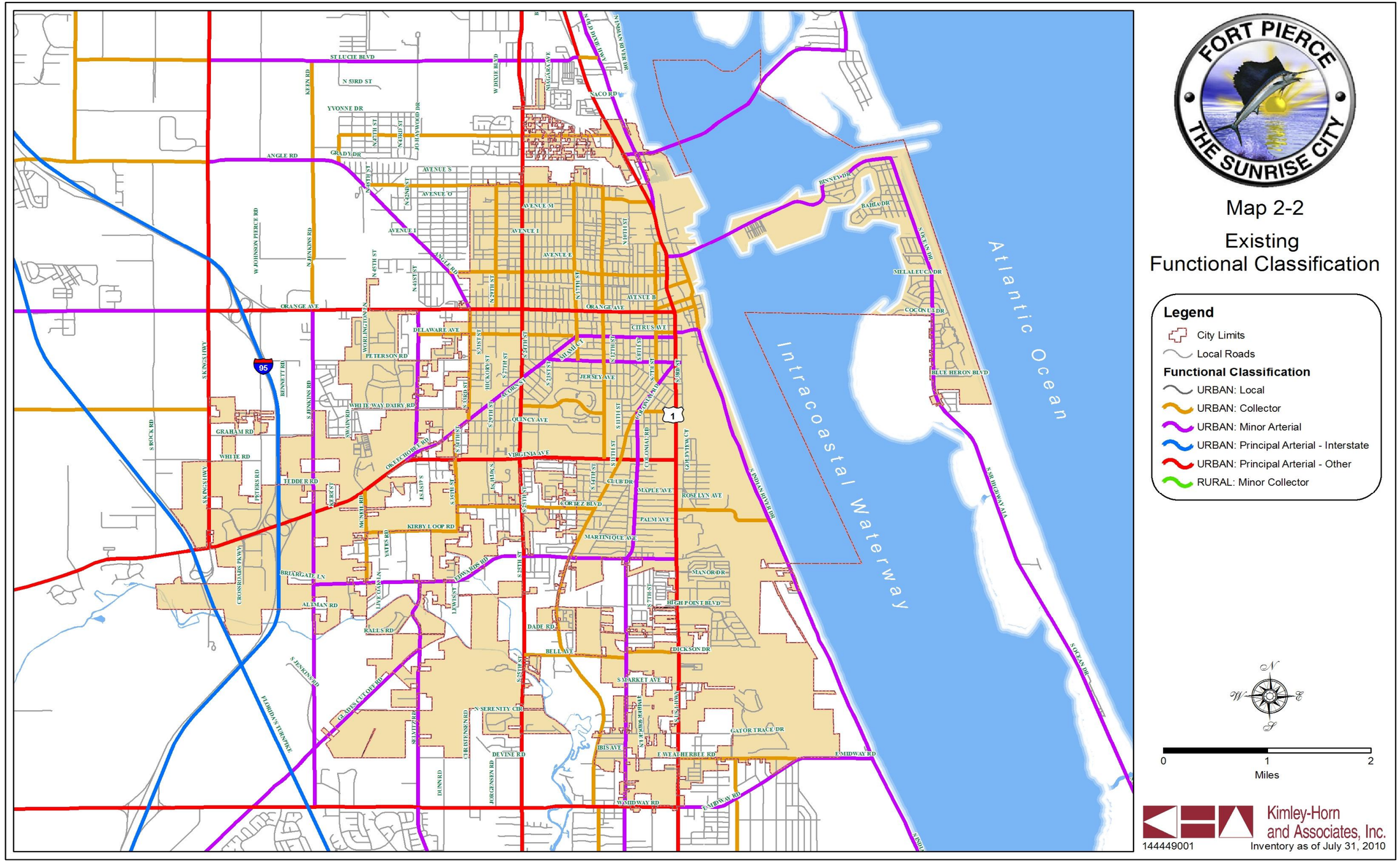
- **Tract A:**

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.

Map 2-2 - Existing Functional Classification



FORT PIERCE
THE SUNRISE CITY

Map 2-2

Existing Functional Classification

Legend

- City Limits
- Local Roads

Functional Classification

- URBAN: Local
- URBAN: Collector
- URBAN: Minor Arterial
- URBAN: Principal Arterial - Interstate
- URBAN: Principal Arterial - Other
- RURAL: Minor Collector

N
W E
S

0 1 2
Miles

Kimley-Horn and Associates, Inc.

144449001

Inventory as of July 31, 2010

City Commission Regular Meeting **Agenda Item # 10. c.**

Meeting Date: 02/16/2016

Re: Hartman Road Properties - Zoning Atlas Amendment -SW Corner of Hartman and Whiteway Dairy Roads

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

SUBJECT:

Ordinance No. 16-004 pertinent to an application submitted by the property owners, Equity Trust Company, Mohammad Hajjar IRA, and Sassan LLC for a Zoning Atlas Amendment for six (6) parcels of land, totaling +/- 36.93 acres, to change the zoning designation from R-4, Medium Density Residential to NC, Neighborhood Commercial. Said parcels are generally located at the southwest corner of Hartman Road and Whiteway Dairy Road, or approximately 1803 Hartman Road. FIRST READING

SUMMARY:

- The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning), for 36.93 acres of property, from Medium Density Residential Zone (R-4) to Neighborhood Commercial Zone (C-2) concurrent with a request to amend the Future Land Use designation of the subject parcels from Medium Density Residential (RM) to Neighborhood Commercial (NC).
- The subject site is located on the west side of Hartman Road, between the Okeechobee Road commercial corridor and residential development along Hartman Road further north of the intersection of both roadways. The site is currently vacant, and bound by the General Commercial, C-3 district to the south, represented by the Orange Blossom Business Center, and a variety of commercial uses and undeveloped commercial property to the east. The Bent Creek Planned Development and other medium density residential properties are situated to the north, across the Whiteway Dairy Road right-of-way.
- The zoning designation amendment proposed would shift the development objective from residential to neighborhood commercial with the capacity for mixed use situations within a future development. The amendment creates the capacity to establish a grocery store, neighborhood commercial retail establishments, medical and professional offices, and possibly dining restaurants. The maximum building coverage permitted is increased marginally with the requested amendment.
- A total of 30 notifications of the proposed Site Plan and Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of February 5, 2016, 0 responses have been received. An update will be provided to the City Commission at the public hearing.
- The Planning Board, at their January 12, 2016 meeting, voted unanimously to recommend approval of the request.

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

Budgeted Y/N:
Fiscal Year:
Account:
Amount:
OTHER INFORMATION:
Potential Increase in Ad-Valorem Tax Revenue

Attachments

Staff Report
Draft Ordinance 16-004
Application - Rezoning
Aerial
Zoning & FLU Maps
Survey & Legal Descriptions

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2016 02:30 PM

Form Started By: Kori Benton
Started On: 02/05/2016 11:50 AM
Final Approval Date: 02/10/2016

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Hartman Road Properties
Zoning Atlas Amendment
SW Corner of Hartman and Whiteway Dairy Roads

DATE: February 5, 2016

STAFF REPORT

Owners/Applicants: Sassan LLC
8825 SW 97th Terr
Miami, FL 33176

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

Representative: Dennis Murphy, AICP, Senior Planner
Culpepper and Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

Requested Action: Approval of a Zoning Atlas Amendment (Rezoning) from Medium Density Residential Zone (R-4) to Neighborhood Commercial Zone (C-2).

Location: Generally located at the southwest corner of Hartman Road and Whiteway Dairy Road, or approximately 1803 Hartman Road.

Parcel IDs: 2418-411-0001-000-8; 2418-414-0001-000-7; 2418-414-0003-000-1; 2418-414-0002-000-4; 2418-412-0002-000-8; and 2418-412-0001-000-1

Current Zoning: Medium Density Residential Zone (R-4)

Proposed Zoning: Neighborhood Commercial Zone (C-2)

Surrounding FLU & Zoning:

North	East	South	West
RM/PD & R-4	GC/C-3	GC/C-3	GC/C-3 & RM/R-4

Parcel(s) Size: 36.93 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning), for 36.93 acres of property, from Medium Density Residential Zone (R-4) to Neighborhood Commercial Zone (C-2) concurrent with a request to amend the Future Land Use designation of the subject parcels from Medium Density Residential (RM) to Neighborhood Commercial (NC).

The subject site is located on the west side of Hartman Road, between the Okeechobee Road commercial corridor and residential development along Hartman Road further north of the intersection of both roadways. The site is currently vacant, and bound by the General Commercial, C-3 district to the south, represented by the Orange Blossom Business Center, and a variety of commercial uses and undeveloped commercial property to the east. The Bent Creek Planned Development and other medium density residential properties are situated to the north, across the Whiteway Dairy Road right-of-way.

The pursuit of a Neighborhood Commercial zoning designation is consistent with the parallel request for amendment to the Future Land Use designation while further providing a transitional area between the established residential developments to the north, and commercial development to the south and east.

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Land Use

	Existing	Proposed
Zoning	R-4	C-2
Future Land Use (FLU)	RM	NC
Non-Residential Maximum Floor Area Ratio (FAR) Permitted	-	0.5
Maximum Lot Coverage Permitted	50%	60%
Maximum Height	45 ft.	45 ft.

As demonstrated in Table 1, the maximum permitted non-residential floor area ratio (FAR) for the subject properties would increase to allow an FAR of 0.5 under the proposed amendments. Additionally, the maximum permitted lot coverage (area covered by buildings) would increase by ten (10) percent (%) to (60%) under the proposed amendments. The expanded development capacity pursued by the applicant is primarily the options for grocery stores, neighborhood commercial sales establishments, office uses, and potential for eateries.

Table 2 demonstrates use type data for the existing and proposed Zoning designations for the subject site.

Table 2: Existing and Proposed Site Data

	Existing	Proposed
Zoning	R-4	C-2
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	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

	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.	are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.
Permitted Uses Exclusive to District	• Detached House • Duplex • Townhouse (s) • Multi-Dwelling Building(s)	• Coffee Shop • Bed & Breakfast • Administrative, Professional, General, Medical Offices • Grocery or Liquor Stores • Laundry & Dry Cleaners • Laundromat • Neighborhood Commercial Sales & Services
Maximum Lot Coverage Permitted	50%	60%
Maximum Building Height	45 ft.	45 ft.

The zoning designation amendment proposed shifts the development objective from residential to neighborhood commercial with the capacity for mixed use situations within a future development. The amendment creates the capacity to establish a grocery store, neighborhood commercial retail establishments, medical and professional offices, and possibly dining restaurants. The maximum building coverage permitted is increased marginally with the requested amendment.

The subject request encompasses large tracts of land, with the capacity for considerable commercial development. It has been reiterated to the applicant that the Neighborhood Commercial Zone, C-2. Seeks to limit large business operations and strip commercial areas, however to facilitate neighborhood commercial hubs to reduce the vehicle miles travelled for surrounding residential neighborhood, and improve access to neighborhood retail and services. Future growth of residential development in the area, coupled with expansion of Indian River State College may facilitate development of commercial and mixed uses compatible in design and scale.

Potential Traffic Impacts

The presented zoning atlas amendment presents the capacity for an increase in traffic volume and impacts upon build-out. The extent of the traffic impacts and mitigation options for roadway improvements will be determined and explored at the site of development consideration. Hartman Road is presented a two lane, undivided roadway, with expansion capacity at its intersection with Okeechobee Road. Furthermore, the prospective completion of previously slated residential developments such as Celebration Pointe, Bent Creek, and Whispering Oaks may facilitate the improvement of adjoining roadways including but not limited to Whiteway Dairy Road. The analysis of development conditions of the surrounding area, in relation to a future development plan will be evaluated pursuant to the City's concurrency requirements in coordination with St. Lucie County as many of the adjoining roadways, such as Hartman Road, remain under their jurisdiction.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the Future Land Use Designation of the site. Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services, while ensuring minimal impacts to neighboring residential districts.

Technical Review Committee:

All affected departments have reviewed and approved the applications. No significant impacts to public facilities are immediately expected by the proposed amendment. Traffic impacts will be assessed further at the time of development application to determine any demand for transportation improvements to abutting roadways and intersections.

Property Owner Response Summary:

A total of 30 notifications of the proposed Site Plan and Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of February 5, 2016, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board:

The Planning Board, at their January 12, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends approval of the proposed amendment.

ORDINANCE NO. 16-004

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **REZONING** PROPERTIES GENERALLY LOCATED AT **1803 HARTMAN ROAD**, FROM R-4, MEDIUM DENSITY RESIDENTIAL ZONE, TO C-2, NEIGHBORHOOD COMMERCIAL ZONE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida, a municipal corporation, as follows:

SECTION 1. From and after the effective date hereof, the following properties legally described as:

2418-411-0001-000-8: 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)

2418-414-0001-000-7: 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)

2418-414-0003-000-1: 18 35 40 W 112 FT OF E 137 FT OFS 135 FT OF SE 1/4 OF NE 1/4 OF SE 1/4 (22A) (0.35 AC) (OR 3591-2830)

2418-414-0002-000-4: 18 35 40 S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS W 112 FT OF E137 FT OF S 135 FT- (4.44 AC) (22)(OR 3591-2830)

2418-412-0002-000-8: 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)

2418-412-0001-000-1: 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)

shall be and the same is hereby rezoned from R-4, Medium Density Residential Zone, to C-2, Neighborhood Commercial Zone; said properties being generally located at 1803 Hartman Road in Fort Pierce, Florida.

SECTION 2. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This Ordinance is and the same shall become effective immediately upon final passage thereof.

APPROVED AS TO FORM & CORRECTNESS:

_____
Robert V. Schwerer, Esq.,
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)SS

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-004 was duly advertised by title only in the St. Lucie News Tribune on _____; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 16, 2016; and was duly introduced, read by title only, and passed on second and final reading on March 21, 2016, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the th day of March, 2016.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

Petition for Change in Zoning

From

R-4 - Medium Density Residential Zone

To

C-2 - Neighborhood Commercial Zone (C-2)

for

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

Prepared by

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2580 SOUTH 25TH STREET FT. PIERCE, FL. 34981
(772) 464-3537 · FAX (772) 464-9497 · ct-eng.com

January 12, 2016

Ft. Pierce File Number TRC 15-0600002
(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 Zoning Atlas Map Amendment

Application submission shall include the following:

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

- [X] Warranty Deed & Legal Description
- [X] St. Lucie County Property Record Card
- [X] 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.
- [X] Current Survey
- [X] Environmental Study
- [X] Traffic Impact Report
- [X] *** Capacity Analysis-Separate Form
- [ ] Drainage Analysis
- [ ] Historical Report
- [X] 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) (amendment pending to NC)
5.	Existing Zoning Classification:	-	R4 - Medium Density Residential
6.	Proposed Zoning Classification:	-	C2 – Neighborhood Commercial:
7.	Other applications being submitted concurrent with this application, if any:	-	Petition for Change In Future Land Use
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 provided 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

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	50.75 yards
Proposed Zoning	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): Sassan 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

****

APPLICATION FOR ZONING ATLAS AMENDMENT Page 5 of 5

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

I certify that: (Check One)

X 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.

Applicant's Signature 10/12/15 Date

45 Valencia Ave Coral Gables
Address State FL Zip 33134

305-445-2399 MHAJJAR@MHAJJAR.COM
Phone Fax 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

Property Owner's Signature 10/12/15 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)

ALIREZA SHIRVANI
MY COMMISSION # FF237880
EXPIRES June 04, 2019
(407) 398-0153 FloridaNotaryService.com

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3729

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)

ALIREZA SHIRVANI
MY COMMISSION # FF237880
EXPIRES June 04, 2019
(407) 398-0153 FloridaNotaryService.com

****

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) 0f 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
Parcel ID: 2418-414-0003-000-1
Account #: 27298
Sec/Town/Range: 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 W 112 FT OF E 137 FT OFS 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	Assessed:	$4,400
Exemptions:	$0	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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Property Card Page 1 of 1

Site Address: HARTMAN RD
Map ID: 24/18S
Parcel ID: 2418-414-0002-000-4
Zoning: RM-5
Account #: 27297
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 S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS W 112 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

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):	4.44
Land Size (SF):	193,406.4
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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Property Card Page 1 of 1

Site Address: WHITE WAY DAIRY RD
Map ID: 24/18S
Parcel ID: 2418-411-0001-000-8
Zoning: RM-5
Account #: 27293
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 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	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$213,200	2015	$213,200	$213,200	$0	$213,200
				2014	$214,500	$214,500	$0	$214,500
				2013	$215,000	$215,000	$0	$215,000

Historical Values 3-year

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:



Image or Sketch unavailable for display

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

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: 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	Assessed:	$60,600
Exemptions:	$0	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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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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http://www.paslc.org/RECard/ 10/12/2015

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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 05, 2013, between **FLORIDA COMMUNITY BANK, National Association,** f/k/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

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 present the date set forth this 9 day of December, 2013

Signed, sealed and delivered in the presence of:

Witness signature
Print witness name: Natalia Tuckes

Witness signature
Print witness name: Marian Tuckes

FLORIDA COMMUNITY BANK, National Association

By:
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,. f/k/a Premier American Bank, National Association., who is personally known to me.

Notary Public Marian Tuckes
My Commission Expires:

MARIAN TUCKES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE197992
Expires 5/13/2016

(SEAL)

COPY

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
6401 First Avenue South
St. Petersburg, FL 33707
File Number: 13011004S
parcel #2418-411-9001-000-8,2418-414-0

Record 2nd

For official use by Clerk's office only

Consideration
$ 304,000.00

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this December 05, 2013, between **FLORIDA COMMUNITY BANK, National Association**, f/k/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

Sassan, 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);
ANDthe 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.
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) fo 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 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 present the date set forth this 9 day of December, 2013

Signed, sealed and delivered in the presence of:

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

FLORIDA COMMUNITY BANK, National Association

By:
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, 20 13 by Larry Benton, Senior Vice President and Director of REO of Florida Community Bank, National Association, f/k/a Premier American Bank, National Association., who is personally known to me.

Notary Public
Print Notary Name: Mariah Tucker

Seal

MARIAH TUCKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE187962
Expires 5/13/2017

COPY

PROPERTY SURVEY

SEE ATTACHED

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STANDARDS OF REVIEW

Section 22-131, Ft. Pierce Code of Ordinances

1.) The amendment is consistent with the Comprehensive Plan.

The proposed amendment to the Zoning Atlas of the City of Ft. Pierce 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 zoning 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 corridor to a lower intensity land use activity in the Bent Creek PUD area.

See attached Policy analysis of the pending associated amendment to the Future land Use Element of the Ft. Pierce Comprehensive Plan that accompanies this petition for change in zoning

2.) The amendment will not have an adverse effect on the ability of the city to:

a. Satisfy land and water use needs; and

The proposed amendment to the Zoning Atlas of the City of Ft. Pierce 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 zoning 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 corridor to a lower intensity land use activity in the Bent Creek PUD area. Water use with the change in zoning will actually 'decrease' as opposed to the projected rates of consumption if this property were to develop residentially.

b. Meet transportation demands and provide community facilities and services; and

Transportation Impacts are addressed through the application materials associated with this petition for change in zoning. The results of this report address general LOS (Level of Service) issues and conclude that the proposed reclassification of this property to commercial use will not cause any roadway in the study area to fall below minimum LOS standards. Specific transportation improvements associated with localized improvement needs will be addressed as part of the site plan review process.

3.) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment to the Zoning Atlas of the City of Ft. Pierce will not contravene the public health, safety and general welfare.

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 C-2 Zoning District 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 C-2 Zoning District will allow for the development of a 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 zoning 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 corridor 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 strormwater 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 C-2 Zoning District will allow for the development of a 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 zoning 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 corridor 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 has been prepared for the proposed land use change petition. 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.

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TRAFFIC CIRCULATION

1.5 Objective:
The City shall administer Land Development Regulations that manage access to adjacent roadways, require adequate onsite traffic circulation and off-street 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.

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CONCURRENCY

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

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.

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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 nay 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.

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NEIGHBORHOOD PLANNING

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

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.

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.

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ECONOMIC DEVELOPMENT

1.10 Objective:

The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

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.

General Policy Statement for City (Planning) Administration purposes.

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.

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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.

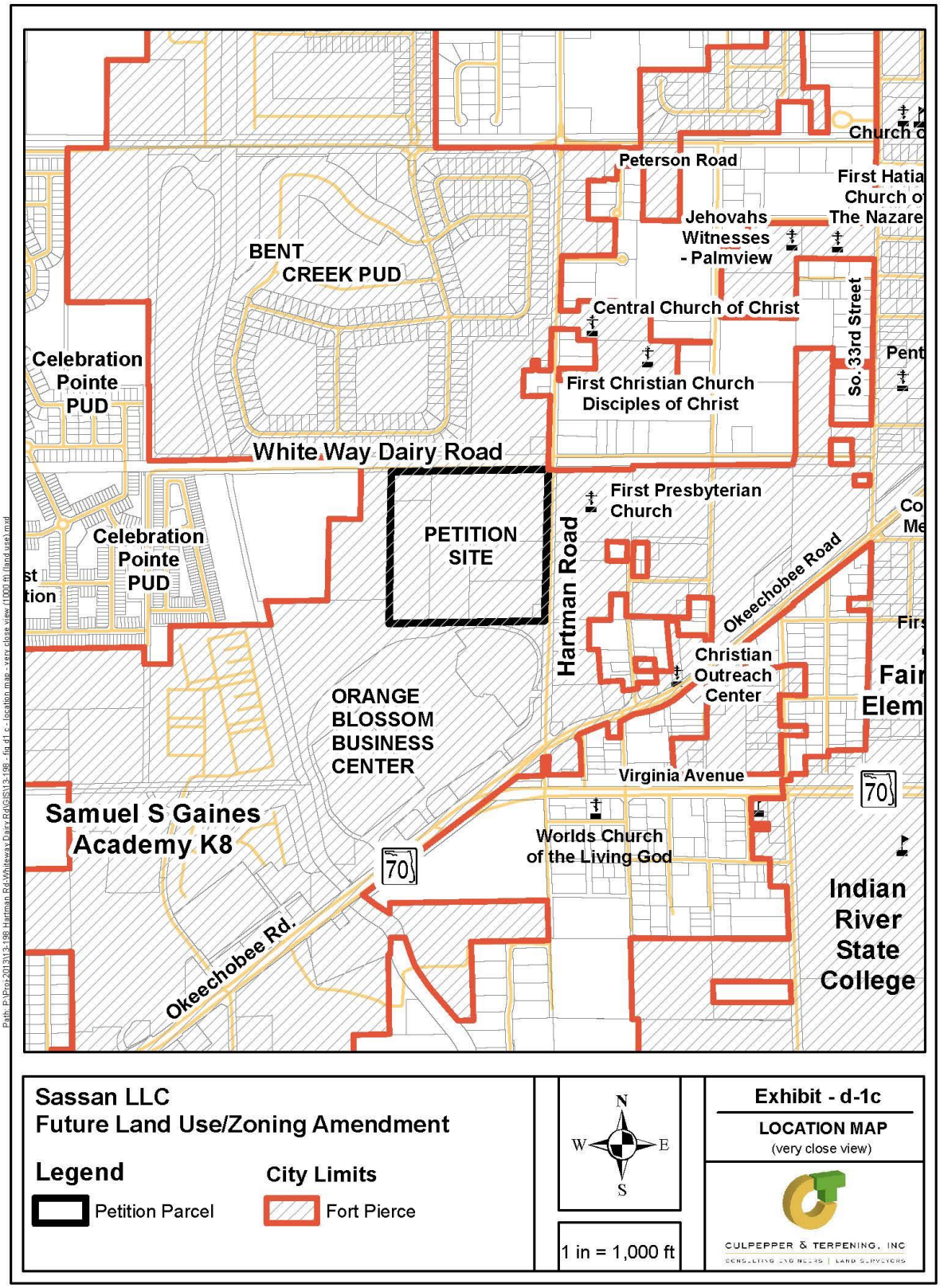
1.11.5 Policy:

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

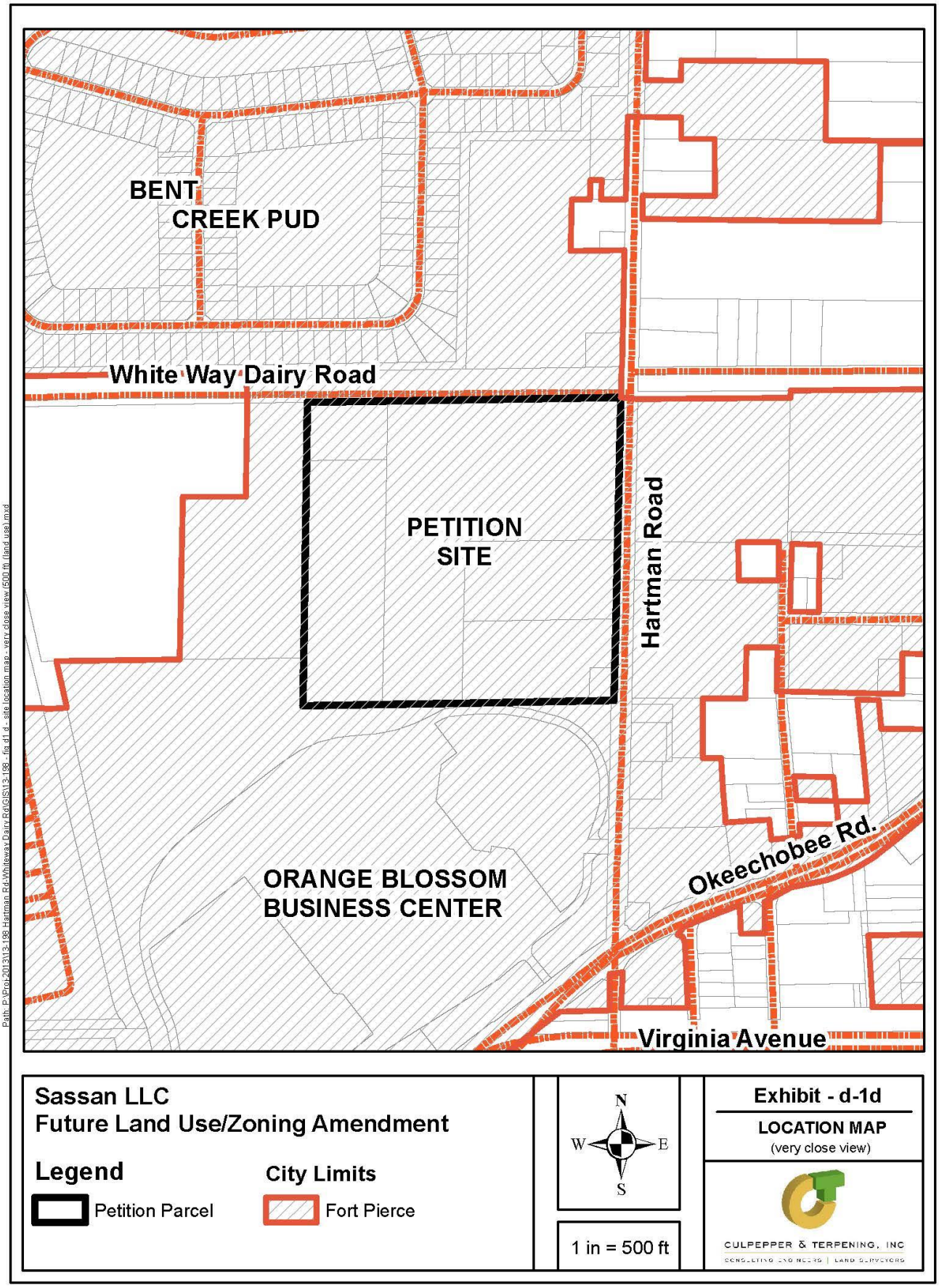
N/A to this particular petition.

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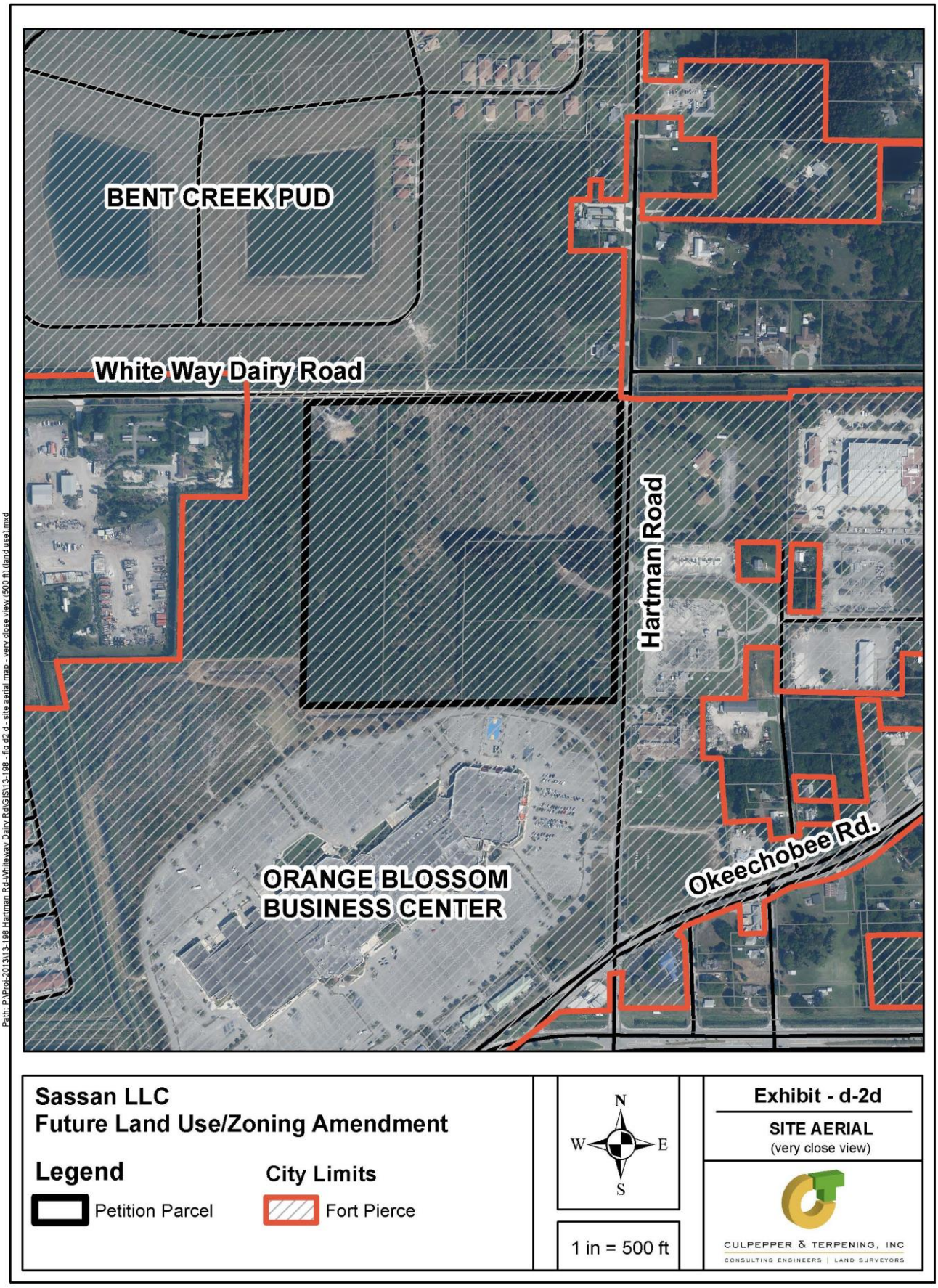
AREA MAPS


BENT CREEK PUD
Celebration Pointe PUD
Celebration Pointe PUD
White Way Dairy Road
PETITION SITE
Hartman Road
ORANGE BLOSSOM BUSINESS CENTER
Samuel S Gaines Academy K8
Okeechobee Rd.
70
Peterson Road
Jehovahs Witnesses - Palmview
Central Church of Christ
First Christian Church Disciples of Christ
So. 33rd Street
First Presbyterian Church
Okeechobee Road
Christian Outreach Center
Virginia Avenue
Worlds Church of the Living God
Indian River State College
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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1 in = 1,000 ft
Exhibit - d-1c
LOCATION MAP
(very close view)
CULPEPPER & TERPENING, INC

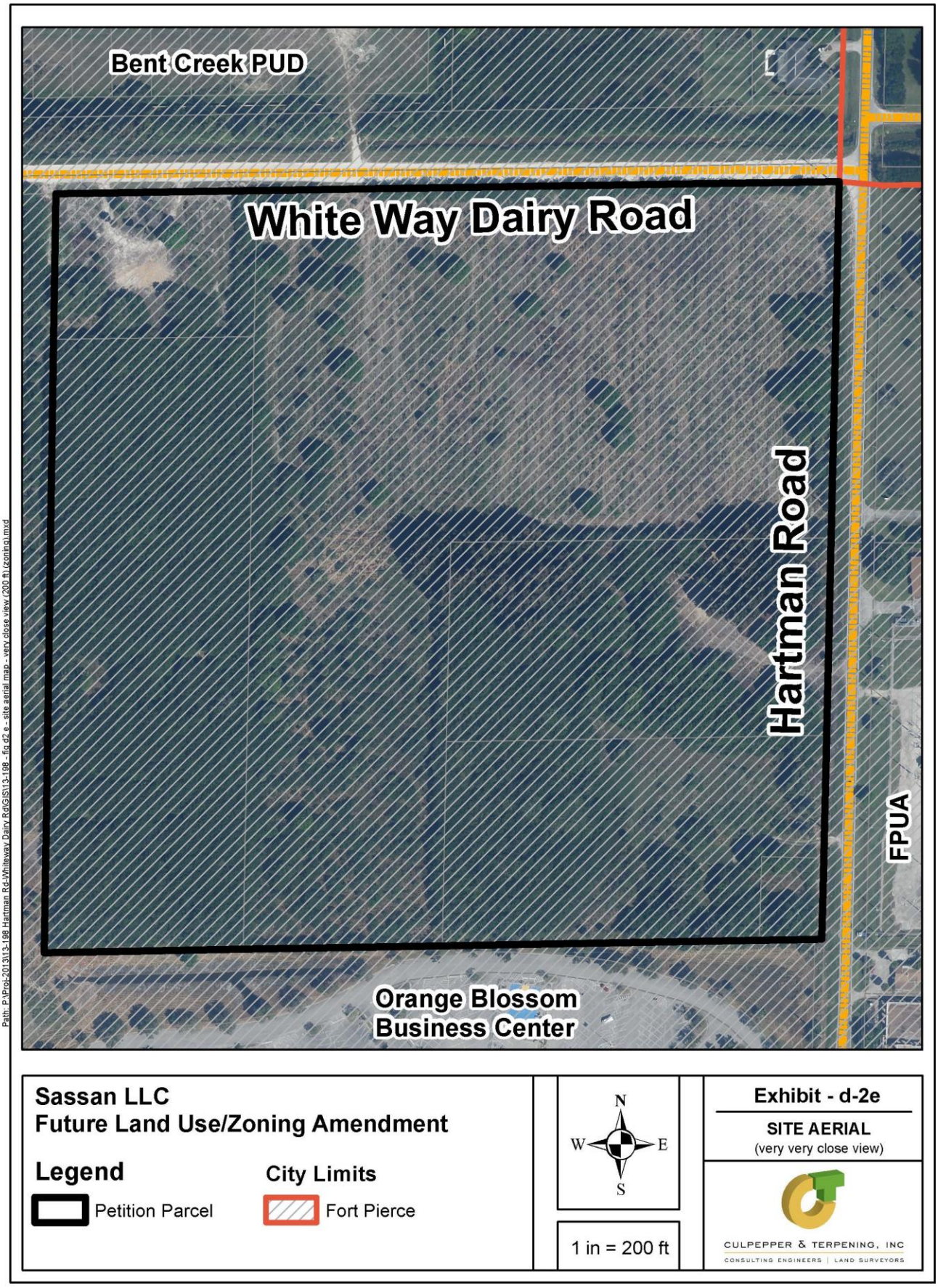
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BENT
CREEK PUD
White Way Dairy Road
PETITION
SITE
Hartman Road
ORANGE BLOSSOM
BUSINESS CENTER
Okeechobee Rd.
Virginia Avenue
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig d1-d - site location map - very close view (500 ft) (land use).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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1 in = 500 ft
Exhibit - d-1d
LOCATION MAP
(very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

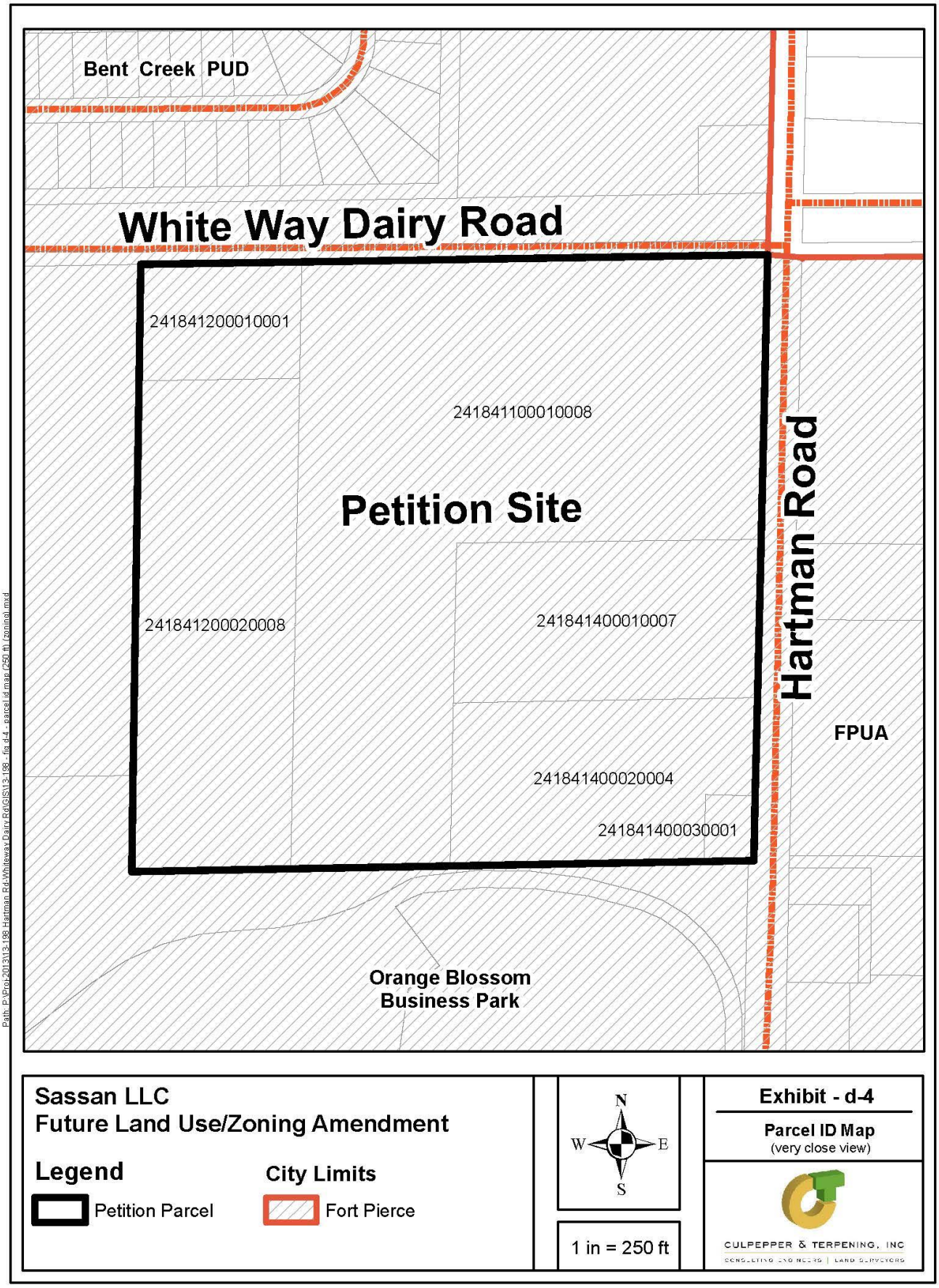
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BENT CREEK PUD
White Way Dairy Road
Hartman Road
ORANGE BLOSSOM
BUSINESS CENTER
Okeechobee Rd.
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Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
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Exhibit - d-2d
SITE AERIAL
(very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

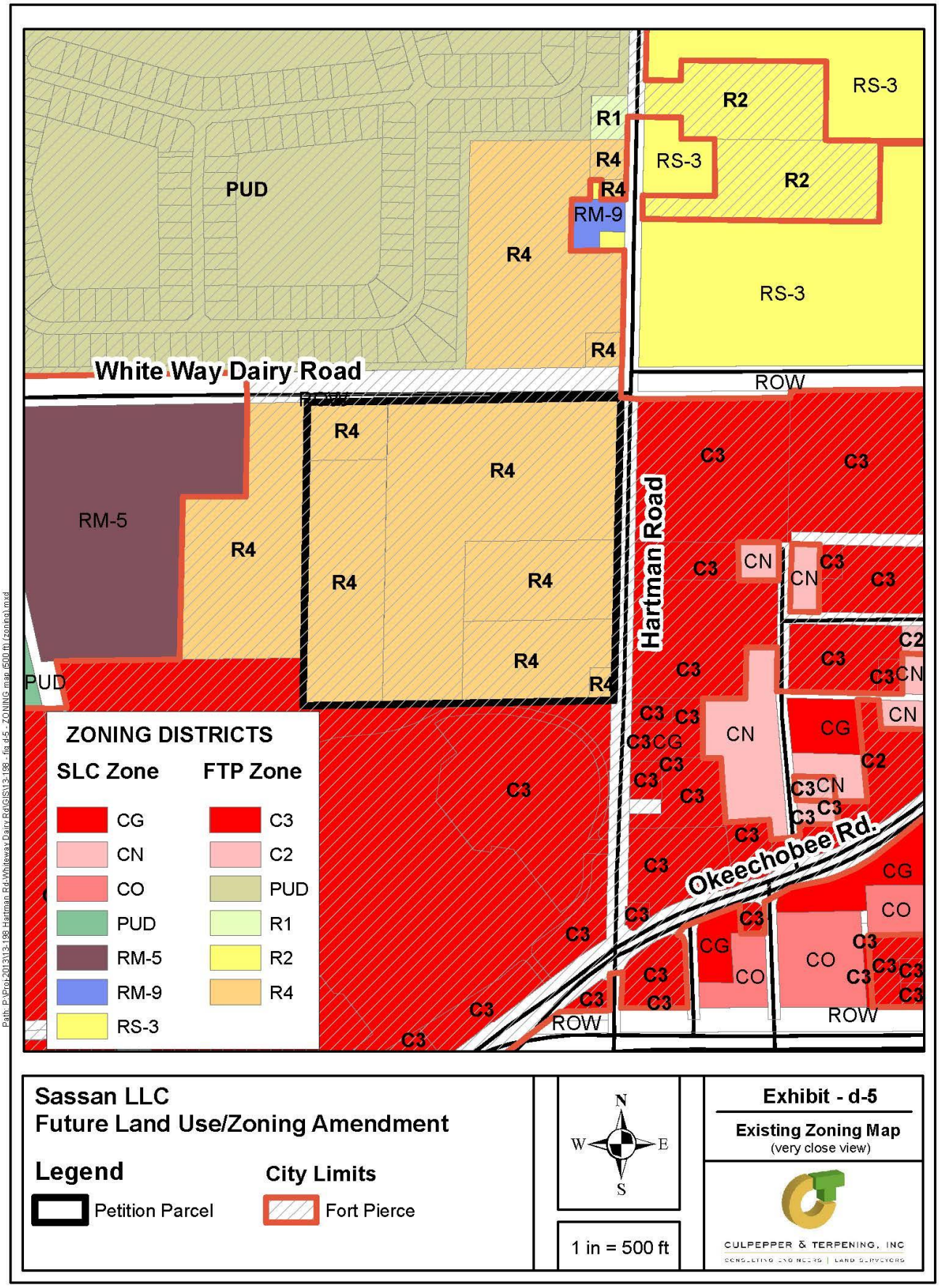
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Bent Creek PUD
White Way Dairy Road
Hartman Road
FPUA
Orange Blossom
Business Center
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig d2 e - site aerial map - very close view (200 ft).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
N
W
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S
1 in = 200 ft
Exhibit - d-2e
SITE AERIAL
(very very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Bent Creek PUD
White Way Dairy Road
241841200010001
241841100010008
Petition Site
241841200020008
241841400010007
Hartman Road
FPUA
241841400020004
241841400030001
Orange Blossom
Business Park
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig d-4 - parcel id map (250 ft) (zoning).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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1 in = 250 ft
Exhibit - d-4
Parcel ID Map
(very close view)
CULPEPPER & TERPENING, INC

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PUD
R1
R4
R4
RM-9
R4
R2
RS-3
RS-3
R2
RS-3
R4
White Way Dairy Road
ROW
R4
R4
RM-5
R4
R4
R4
R4
R4
PUD
Hartman Road
C3
C3
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Okeechobee Rd.
C3
CG
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C3
ROW
ROW
C3
ZONING DISTRICTS
SLC Zone
FTP Zone
CG
CN
CO
PUD
RM-5
RM-9
RS-3
C3
C2
PUD
R1
R2
R4
Path: P:\Proj\2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig d-5 - ZONING map (500 ft) (zoning).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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1 in = 500 ft
Exhibit - d-5
Existing Zoning Map
(very close view)
CULPEPPER & TERPENING, INC

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.

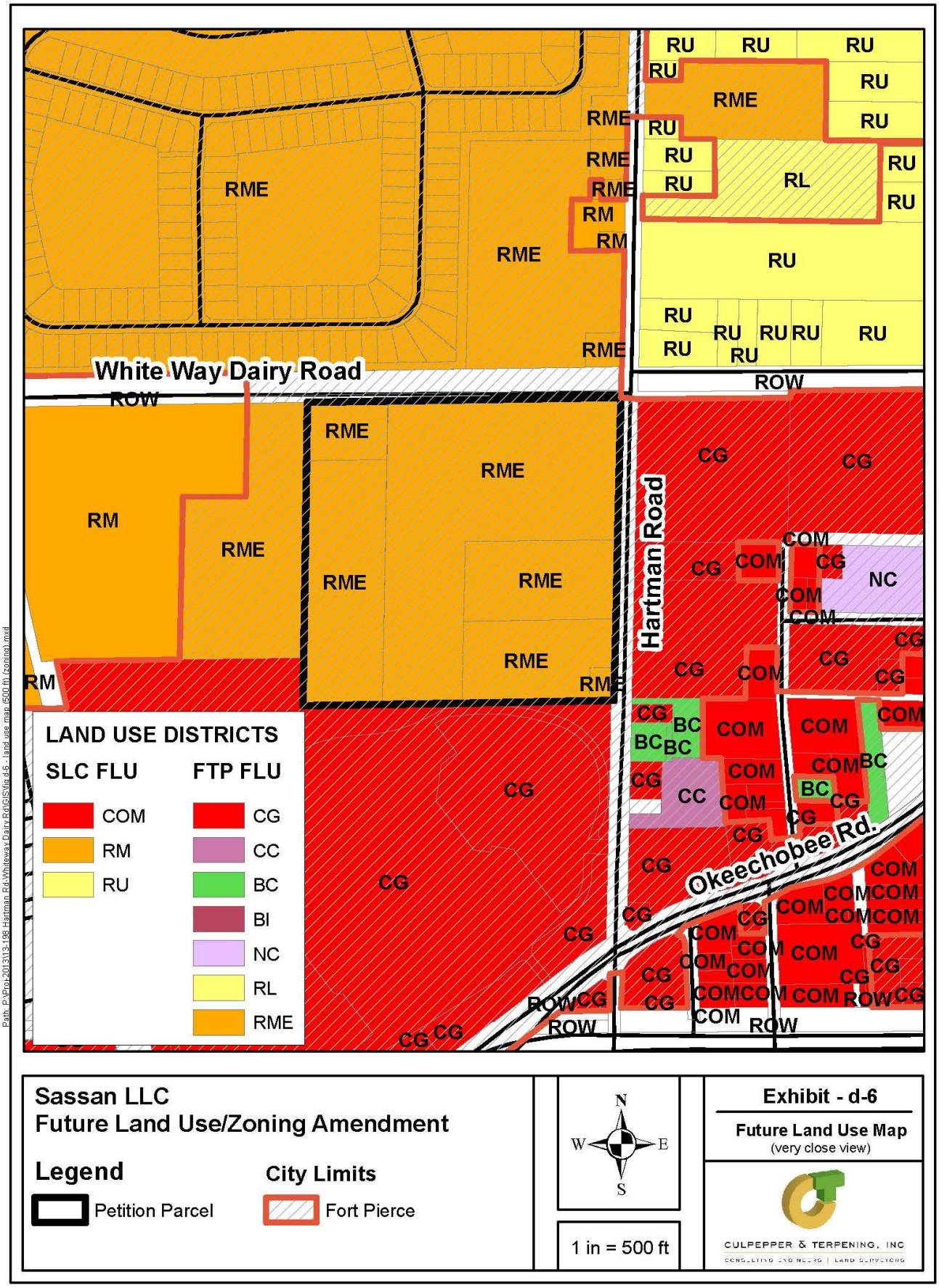
CO COMMERCIAL, OFFICE.

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.

[go to next page]1


White Way Dairy Road
ROW
Hartman Road
Okeechobee Rd.
LAND USE DISTRICTS
SLC FLU
COM
RM
RU
FTP FLU
CG
CC
BC
BI
NC
RL
RME
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
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1 in = 500 ft
Exhibit - d-6
Future Land Use Map
(very close view)
CULPEPPER & TERPENING, INC

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.

C. 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.

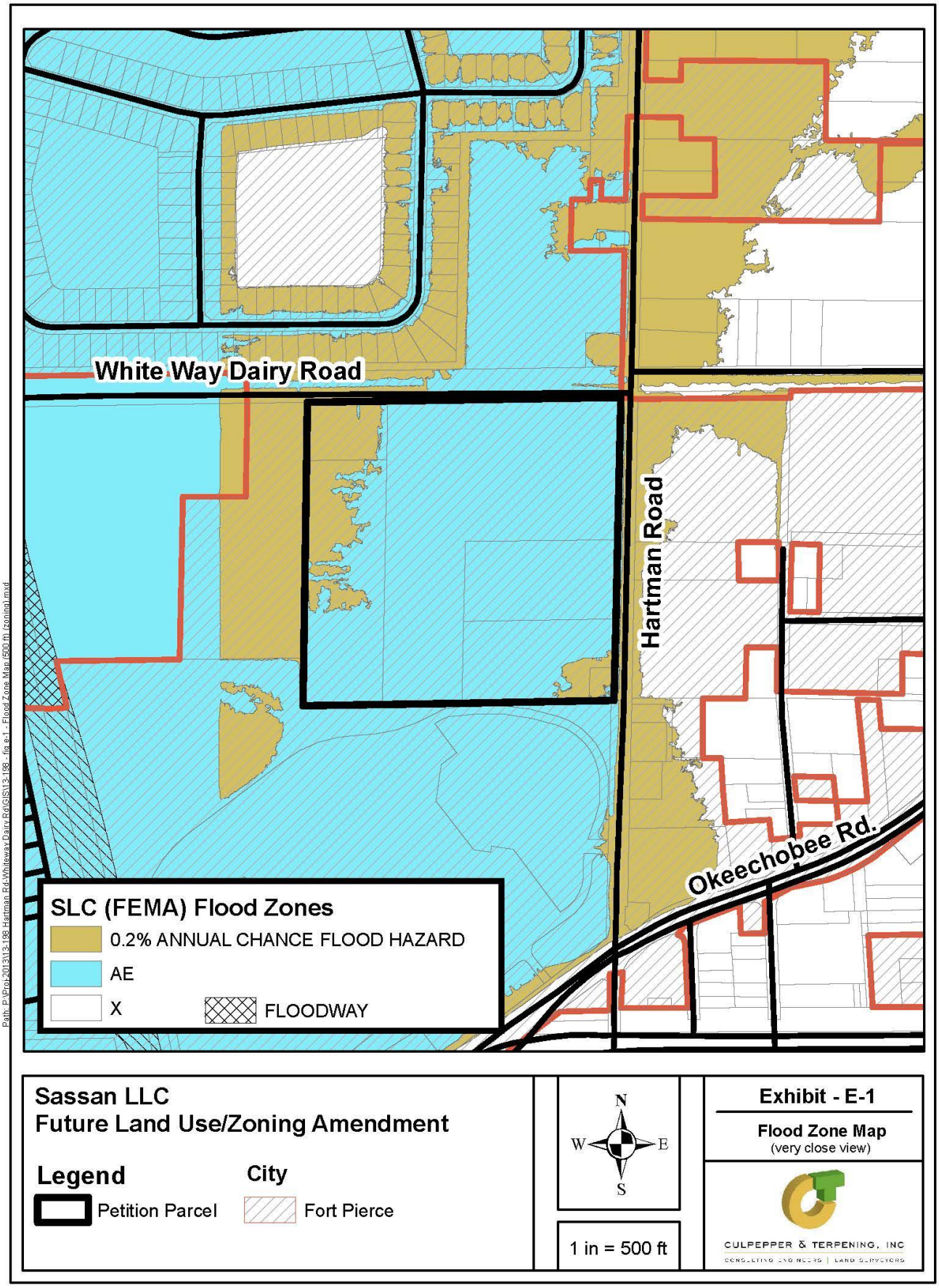
Residential Medium (RM)
The Residential Medium (RM) land use category is to be applied to those areas that are within, or planned to be within, areas of central community services. A maximum residential density of nine dwelling units per gross acre is permitted under this land use designation. If required, 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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White Way Dairy Road
Hartman Road
Okeechobee Rd.
SLC (FEMA) Flood Zones
0.2% ANNUAL CHANCE FLOOD HAZARD
AE
X
FLOODWAY
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig e-1 - Flood Zone Map (500 ft) (zoning).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City
Fort Pierce
N
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1 in = 500 ft
Exhibit - E-1
Flood Zone Map
(very close view)
CULPEPPER & TERPENING, INC

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.

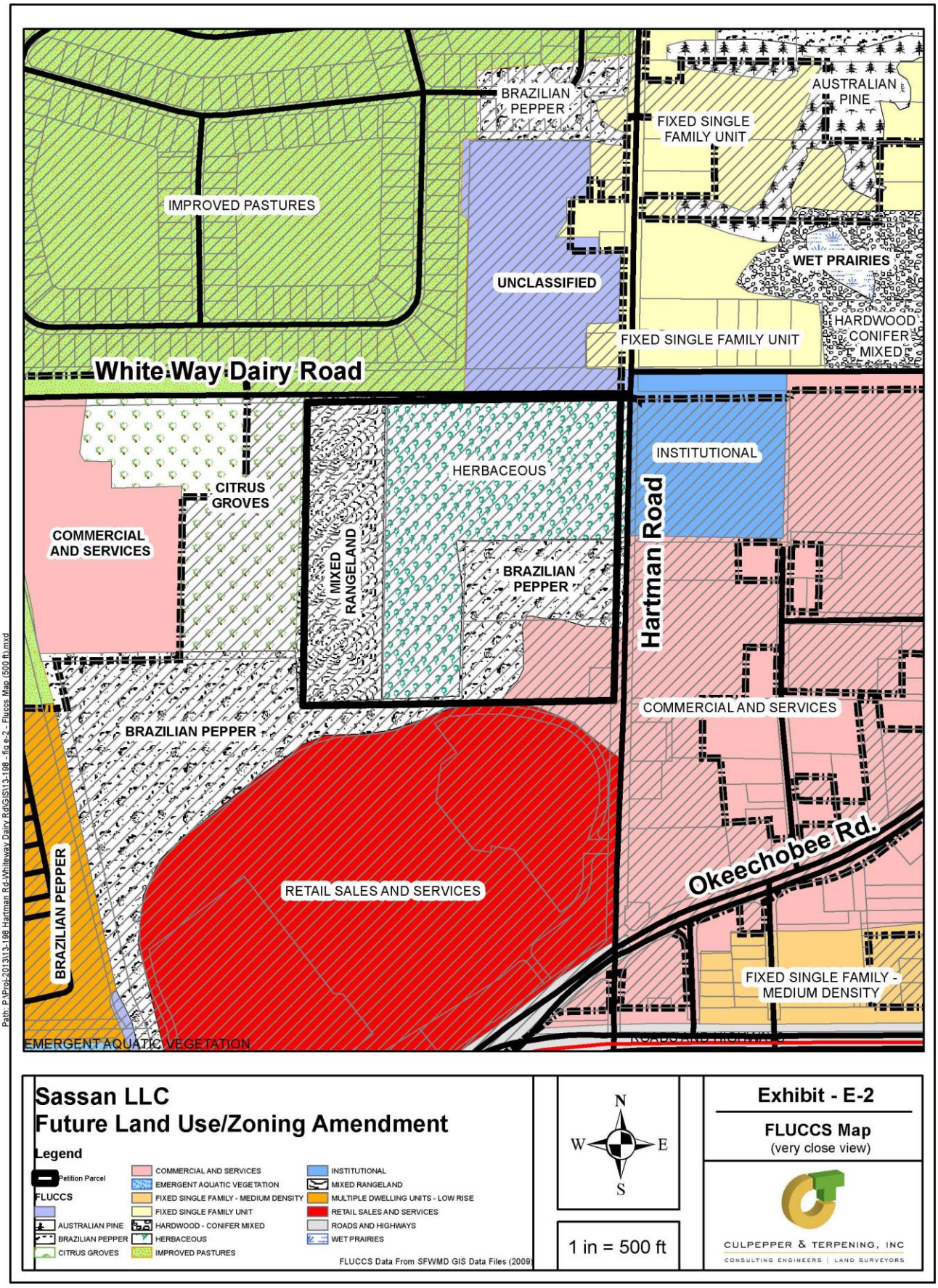
Moderate flood hazard areas, labeled as Zone B or Zone X (shaded), are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

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.

[go to next page]


BRAZILIAN PEPPER
AUSTRALIAN PINE
FIXED SINGLE FAMILY UNIT
IMPROVED PASTURES
WET PRAIRIES
UNCLASSIFIED
HARDWOOD CONIFER MIXED
FIXED SINGLE FAMILY UNIT
White Way Dairy Road
INSTITUTIONAL
HERBACEOUS
CITRUS GROVES
COMMERCIAL AND SERVICES
MIXED RANGELAND
BRAZILIAN PEPPER
Hartman Road
COMMERCIAL AND SERVICES
BRAZILIAN PEPPER
Okeechobee Rd.
RETAIL SALES AND SERVICES
BRAZILIAN PEPPER
FIXED SINGLE FAMILY - MEDIUM DENSITY
EMERGENT AQUATIC VEGETATION
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig e-2 - Fluccs Map (500 ft).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
FLUCCS
AUSTRALIAN PINE
BRAZILIAN PEPPER
CITRUS GROVES
COMMERCIAL AND SERVICES
EMERGENT AQUATIC VEGETATION
FIXED SINGLE FAMILY - MEDIUM DENSITY
FIXED SINGLE FAMILY UNIT
HARDWOOD - CONIFER MIXED
HERBACEOUS
IMPROVED PASTURES
INSTITUTIONAL
MIXED RANGELAND
MULTIPLE DWELLING UNITS - LOW RISE
RETAIL SALES AND SERVICES
ROADS AND HIGHWAYS
WET PRAIRIES
FLUCCS Data From SFWMD GIS Data Files (2009)
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1 in = 500 ft
Exhibit - E-2
FLUCCS Map
(very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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 hemitomon
- Cordgrasses Spartina bakeri; Spartina patens
- Spike Rushes Eleocharis sp.

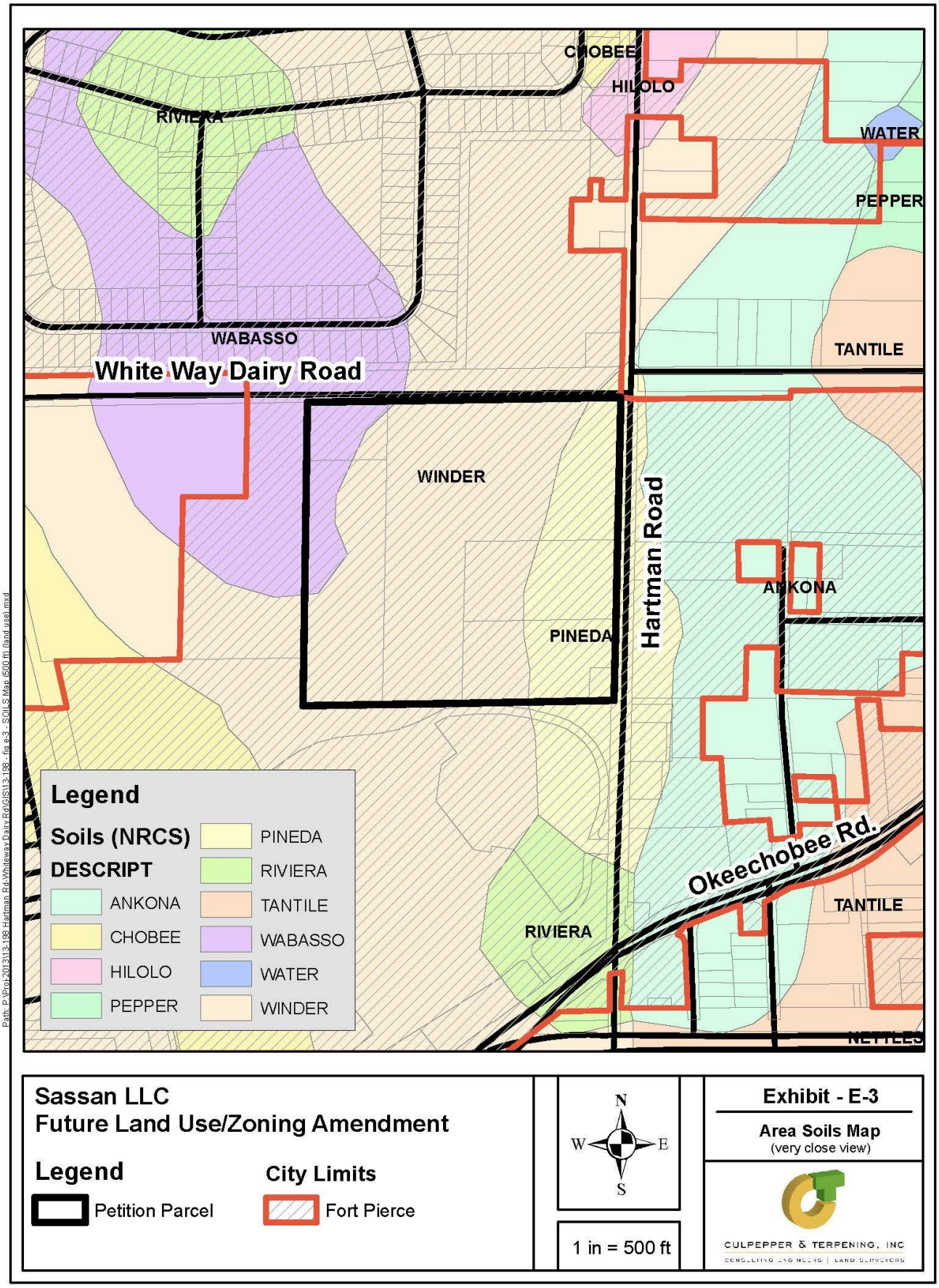
- Beach Rushes Rhynchospora sp.
- St. Johns Wort Hypericum sp.
- Spiderlily Hymenocallis palmeri
- Swamplily Crinum Americanum
- Yellow-eyed Grass Xeric ambigua
- Whitetop Sedge Dichromena colorata

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	Pistia stratiotes
6442	Spatterdock	Nuphar sp.
6443	Water Hyacinth	Eichhornia sp.
6444	Duck Weed	Lemna sp.
6445	Water Lily	Nymphaeacea

[go to next page]


CHOBEE
HILOLO
RIVIERA
WATER
PEPPER
WABASSO
White Way Dairy Road
TANTILE
WINDER
Hartman Road
ANKONA
PINEDA
Okeechobee Rd.
TANTILE
RIVIERA
NETTLES
Legend
Soils (NRCS)
DESCRIPT
ANKONA
CHOBEE
HILOLO
PEPPER
PINEDA
RIVIERA
TANTILE
WABASSO
WATER
WINDER
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - fig e-3 - SOILS Map (500 ft) (land use).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
N
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1 in = 500 ft
Exhibit - E-3
Area Soils Map
(very close view)
CULPEPPER & TERPENING, INC

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 saw palmetto, laurel oak, wax myrtle, chalky bluestem, creeping bluestem, Indian grass, little bluestem, Florida paspalum, running oak, south Florida slash pine and pineland threeawn.

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 drainage ways 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 drainage ways 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.

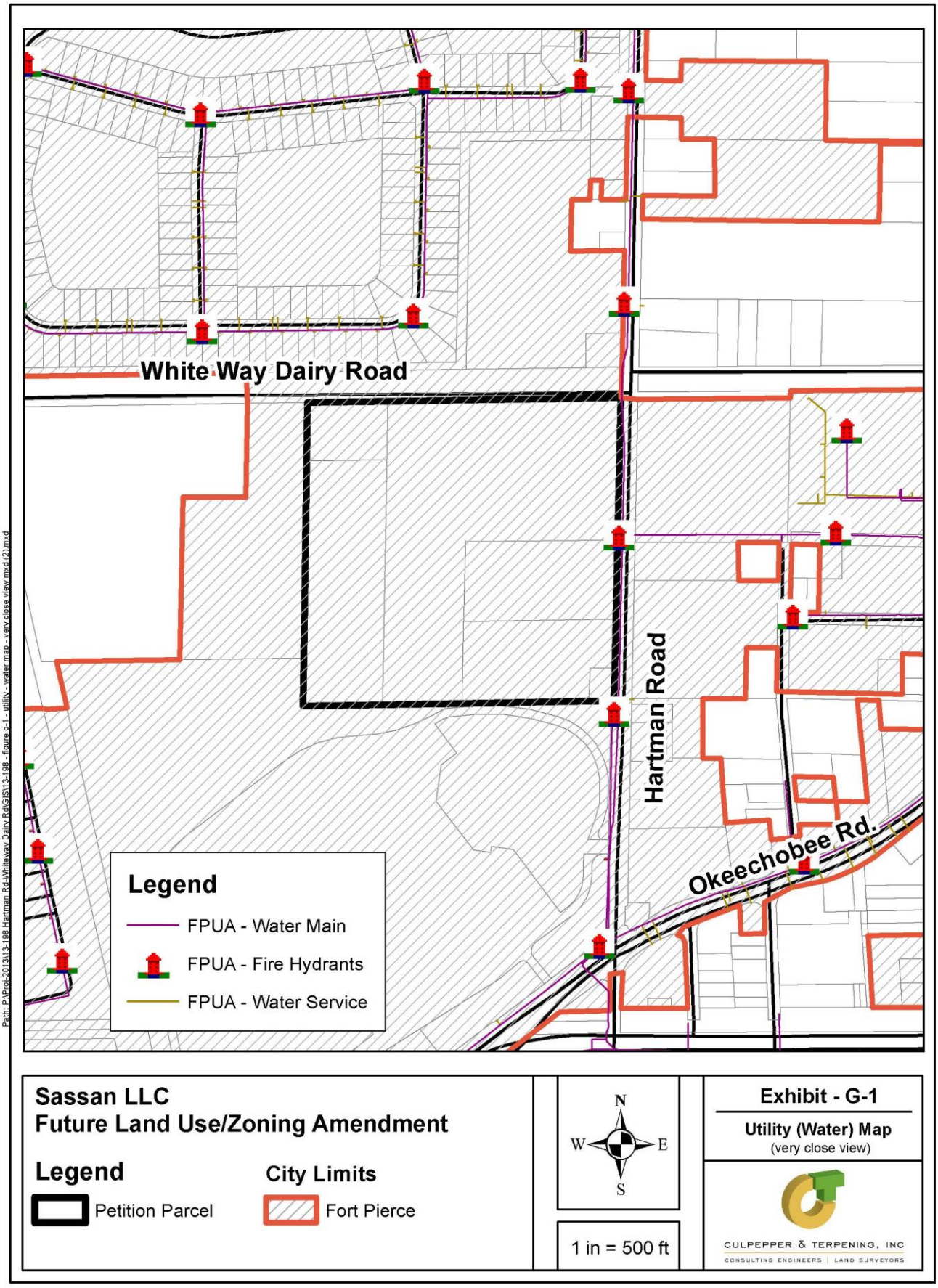
DRAINAGE AND PERMEABILITY:
Poorly drained; very slow permeability.

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, saw palmetto sedges, pineland threeawn, and sand cordgrass.

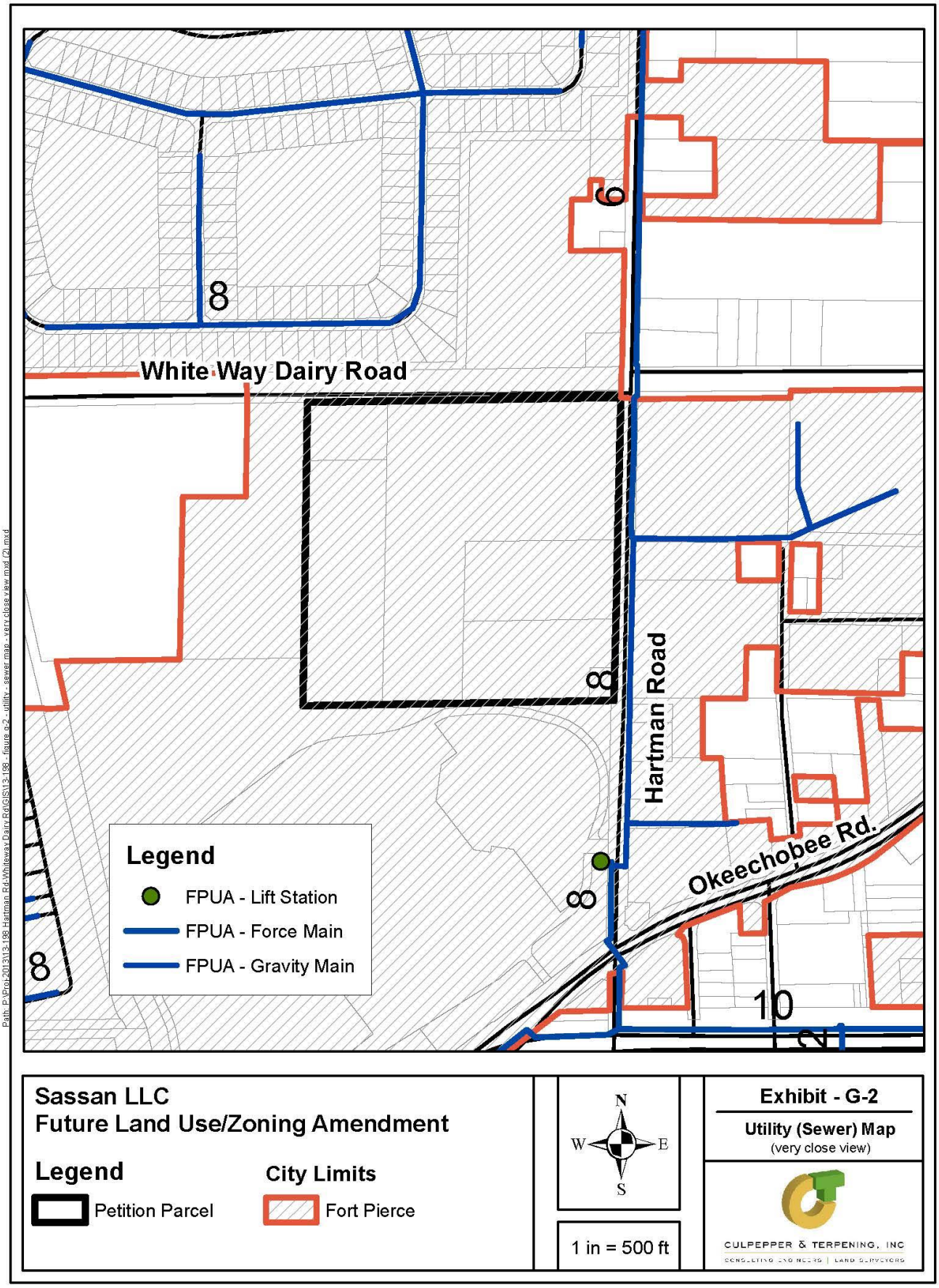
DISTRIBUTION AND EXTENT:
The hyperthermic region of Peninsular Florida. The series is of large extent (About 241,533 acres).

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White Way Dairy Road
Hartman Road
Okeechobee Rd.
Legend
FPUA - Water Main
FPUA - Fire Hydrants
FPUA - Water Service
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\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
N
W
E
S
1 in = 500 ft
Exhibit - G-1
Utility (Water) Map
(very close view)
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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White Way Dairy Road
Hartman Road
Okeechobee Rd.
8
6
8
8
8
10
Legend
FPUA - Lift Station
FPUA - Force Main
FPUA - Gravity Main
Path: P:\Proj-2013\13-198 Hartman Rd-Whiteway Dairy Rd\GIS\13-198 - figure g-2 - utility - sewer map - very close view mxd (2).mxd
Sassan LLC
Future Land Use/Zoning Amendment
Legend
Petition Parcel
City Limits
Fort Pierce
N
W
E
S
1 in = 500 ft
Exhibit - G-2
Utility (Sewer) Map
(very close view)
CULPEPPER & TERPENING, INC

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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.
45 Valencia Avenue
Coral Gables, Florida 33134

Prepared by:
Hobe Sound Environmental Consultants, Inc.
9512 S.E. Duncan Street
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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.

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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.

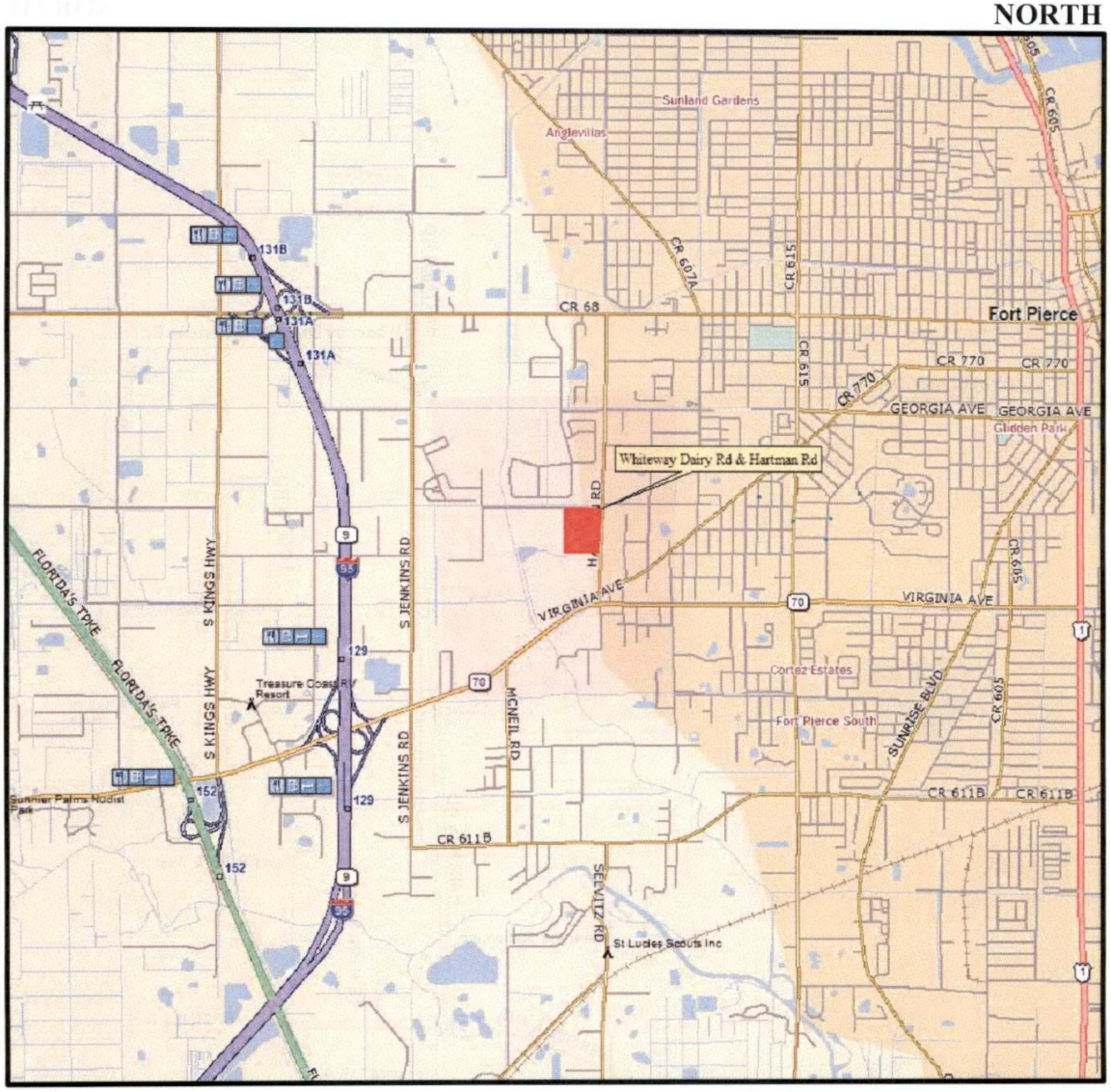
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NOT A SURVEY

SCALE = NTS

NORTH



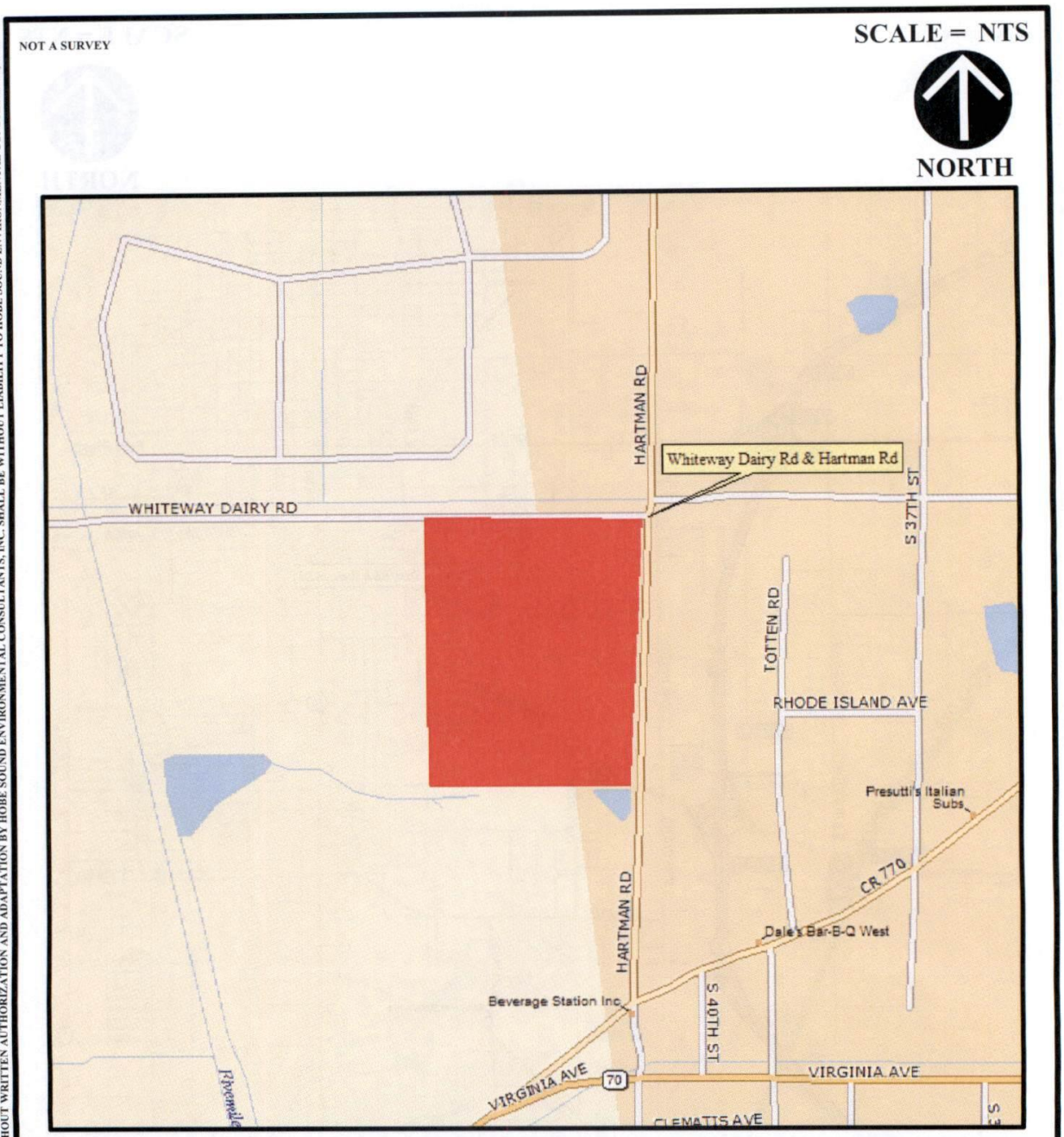
SOURCE: DELORME STREET ATLAS 2014, PLUS

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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	01 - VICINITY MAP	24 MARCH 2015	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

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Hobe Sound Environmental Consultants Inc.
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(772) 545-3676, E-mail: bobhsenv@gmail.com



SOURCE: DELORME STREET ATLAS 2014, PLUS

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ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	02 - LOCATION MAP	24 MARCH 2015	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

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NOT A SURVEY

NORTH

0' 125' 250' 500' 1000'

SCALE: 1" = 250'



SOURCE:2014 ST. LUCIE COUNTY, FLORIDA AERIAL.

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

REZONING
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ENVIRONMENTAL ASSESSMENT (EA)
2014 AERIAL PHOTOGRAPH

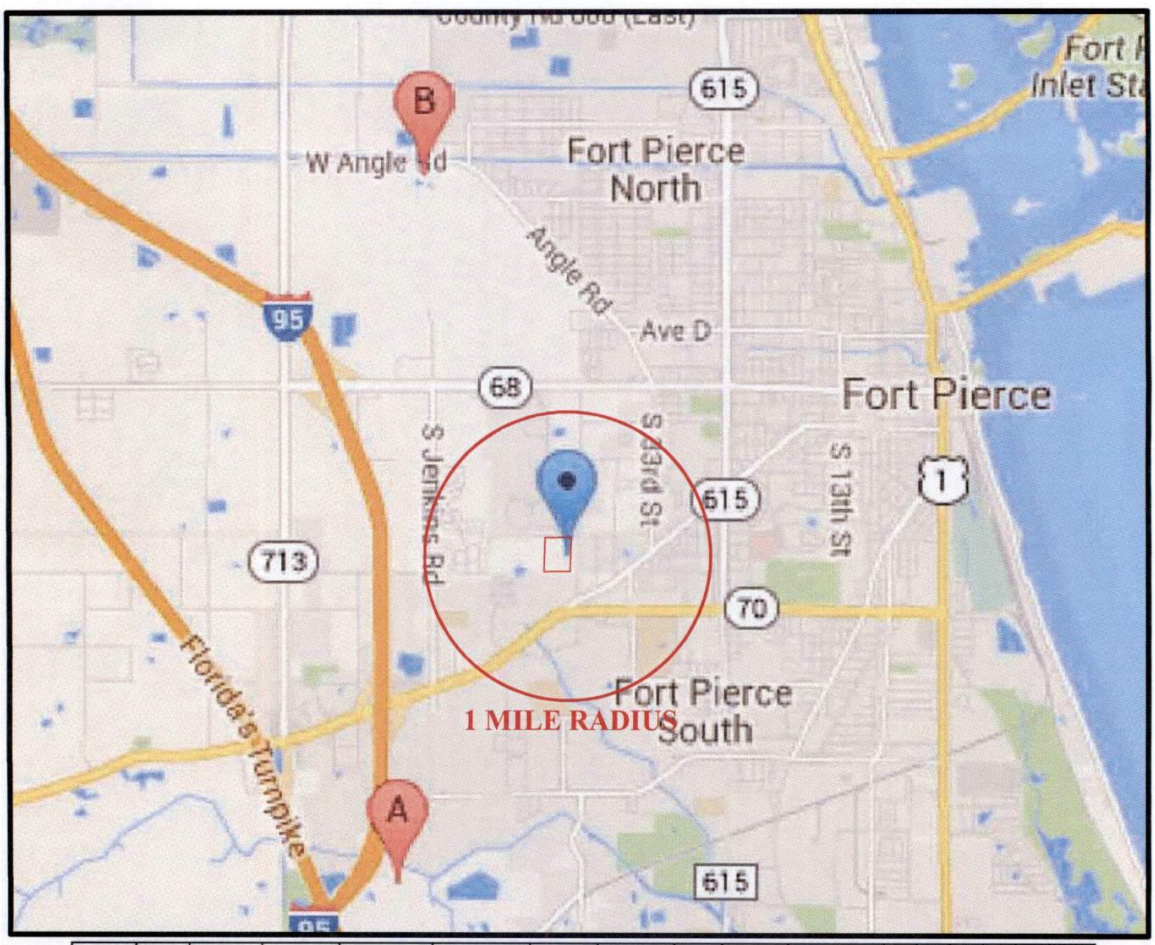
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Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com

NOT A SURVEY

NORTH

0' 3000' 6000' 12000' 24000'

SCALE: 1" = 6000'



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

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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	04 - EAGLE NEST LOC	24 MARCH 2015	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

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NOT A SURVEY

NORTH

0' 500' 1000' 2000' 4000'

SCALE: 1" = 1000'



LEGEND:

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

- Digital Data

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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	05 - NWI MAP	24 MARCH 2015	5 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)
NATIONAL WETLANDS INVENTORY MAP

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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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NOT A SURVEY

NORTH

0' 125' 250' 500' 1000'

SCALE: 1" = 250'



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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	06 - PED XECTS	24 MARCH 2015	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

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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).

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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.

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- 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.

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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

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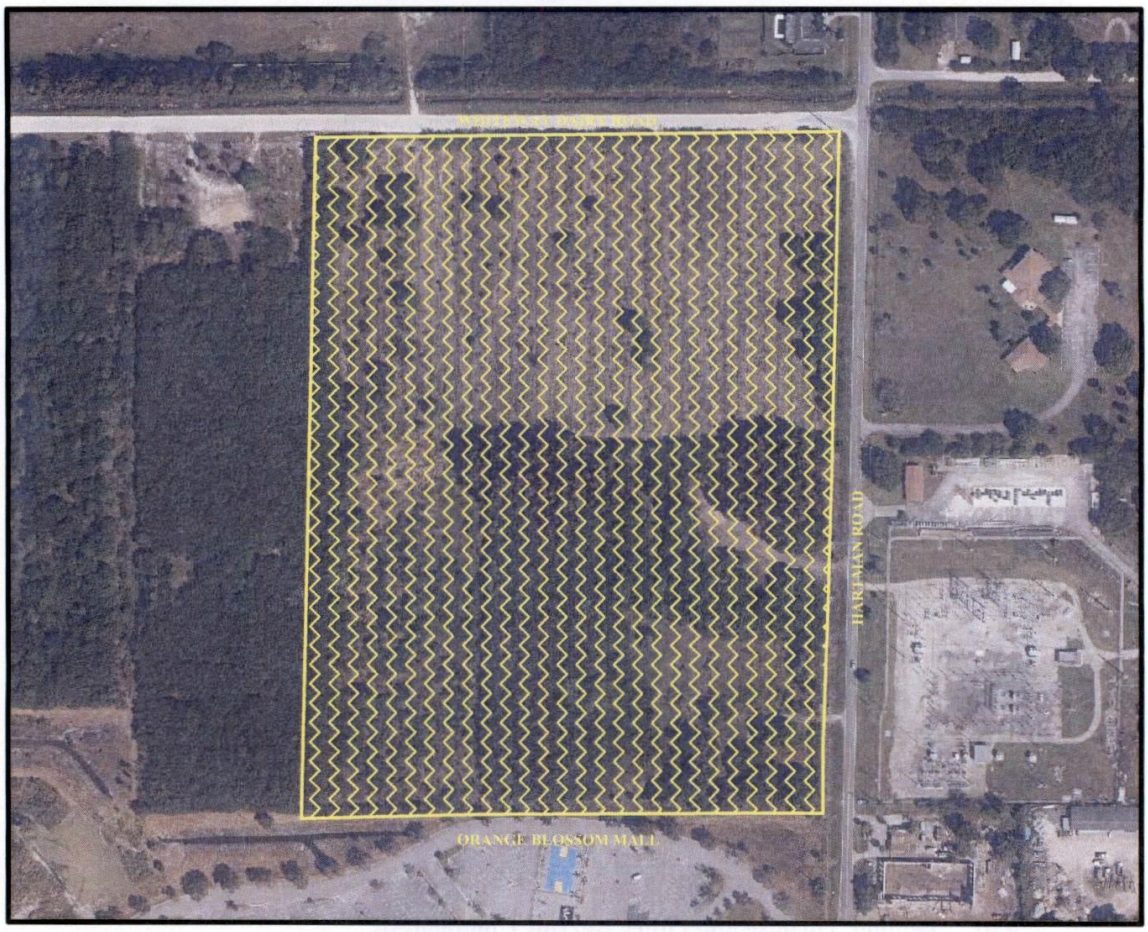
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NOT A SURVEY

NORTH

0' 150' 300' 600' 1200'

SCALE: 1" = 300'



I HERE BY 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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	07 - GT SURVEY	24 MARCH 2015	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

H S E
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 are 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	*Quiscalus major*	---	---

B. Mammals

Common Name	Scientific Name	Protected Species	
		State	Federal
Nine-banded armadillo	*Dasypus novemcinctus*	---	---

C. Reptiles

Common Name	Scientific Name	Protected Species	
		State	Federal
Brown anole	*Anolis sagrei*	---	---
Black racer	*Coluber constrictor constrictor*	---	---

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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.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME: 08 - WOOD STORK	DATE: 24 MARCH 2015	FIGURE: 8 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)
WOOD STORK CORE FORAGING AREA MAP

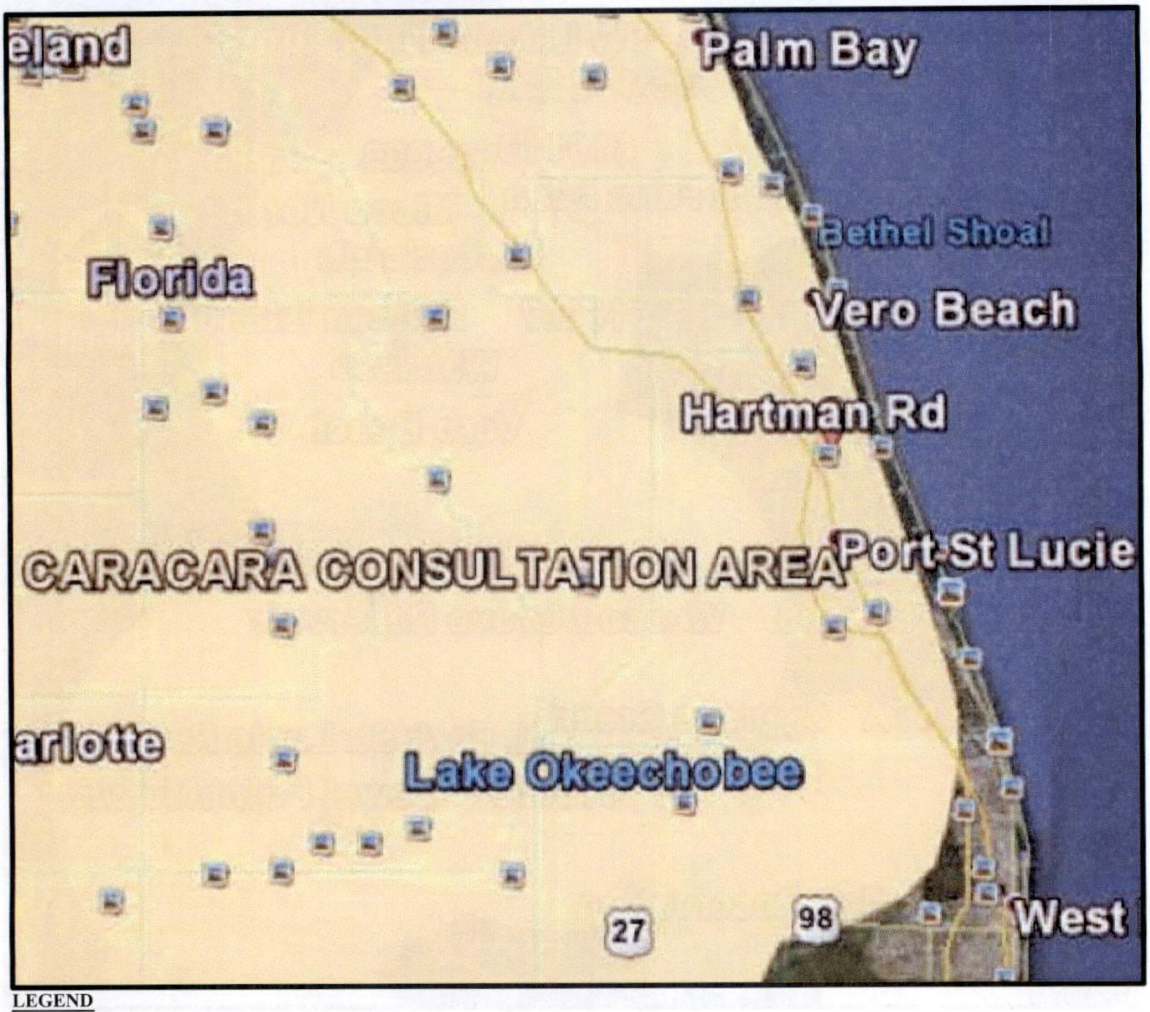
H S E
Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com

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NOT A SURVEY

SCALE= NTS

NORTH



LEGEND

CONSULTATION AREA FOR AUDUBON'S CRESTED CARACARA

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

SOURCE: http://atoll.floridamarine.org/Data/KMZ_files/Wildlife%20-%20Consultation%20Areas.kmz

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME: 09 - CARACARA	DATE: 24 MARCH 2015	FIGURE: 9 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)
AUDUBON'S CRESTED CARACARA CONSULTATION AREA

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

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	*Rana areolata aesopus*	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	*Rivulus marmoratus*	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	*Alligator mississipiensis*	T(S/A)	SSC	No	not likely	not observed during preliminary pedestrian transects
Green turtle	*Chelonia myda*	E	E	No	not likely	not observed during preliminary pedestrian transects
Leatherback turtle	*Dermochelys coriacea*	E	E	No	not likely	not observed during preliminary pedestrian transects
Eastern indigo snake	*Drymarchon corais couperi*	T	T	Yes	likely	not observed during preliminary pedestrian transects
Hawksbill	*Eretmochelys imbricata*	E	E	No	not likely	not observed during preliminary pedestrian transects
Gopher tortoise	*Gopherus polyphemus*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Kemp's ridley	*Lepidochelys kempii*	E	E	No	not likely	not observed during preliminary pedestrian transects
Florida pine snake	*Pituophis melanoleucus mugitus*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Loggerhead	*Caretta caretta*	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	*Aphelocoma coerulescens coerulescens*	T	T	No	not likely	not observed during preliminary pedestrian transects
Little blue heron	*Egretta caerulea*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Snowy egret	*Egretta thula*	T	SSC	No	not likely	not observed during preliminary pedestrian transects
Tri-colored heron	*Egretta tricolor*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
White ibis	*Eudocimus albus*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Peregrine falcon	*Falco peregrinus*	E (S/A)	E	No	not likely	not observed during preliminary pedestrian transects
Bald eagle	*Haliaeetus leucocephalus*	T	T	No	not likely	not observed during preliminary pedestrian transects
Wood stork	*Mycteria americana*	E	E	No	not likely	not observed during preliminary pedestrian transect
Osprey	*Pandion haliaetus*	N	SSC*	No	not likely	not observed during preliminary pedestrian transects
Brown pelican	*Pelecanus occidentalis*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Snail kite	*Rostrhamus sociabilis plumbeus*	E	E	No	not likely	not observed during preliminary pedestrian transects
Black skimmer	*Rynchops niger*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Florida burrowing owl	*Speotyto cunicularia foridana*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Least tern	*Sterna antillarum*	N	T	No	not likely	not observed during preliminary pedestrian transects
Roseate spoonbill	*Ajaia ajaja*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Limpkin	*Aramus guarauna*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Crested caracara	*Caracara plancus*	T	T	No	not likely	not observed during preliminary pedestrian transects
Piping plover	*Charadrius melodus*	T	T	No	not likely	not observed during preliminary pedestrian transects
Southern American kestrel	*Falco sparverius paulus*	N	T	No	not likely	not observed during preliminary pedestrian transects
Florida sandhill crane	*Grus canadensis pratensis*	N	T	No	not likely	not observed during preliminary pedestrian transects
American oystercatcher	*Haematopus palliatus*	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	*Peromyscus polionotus niveiventris*	T	T	No	not likely	not observed during preliminary pedestrian transects
Sherman's fox squirrel	*Sciurus niger shermani*	N	SSC	No	not likely	not observed during preliminary pedestrian transects
West Indian manatee	*Trichechus manatus*	E	E	No	not likely	not observed during preliminary pedestrian transects
Florida mouse	*Podomys floridanus*	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	*Asclepias curtissii*	N	E	No	not likely	not observed during preliminary pedestrian transects
Sand-dune spurge	*Chamaesyce cumulicola*	N	E	No	not likely	not observed during preliminary pedestrian transects
Piedmont jointgrass	*Coelorachis tuberculosa*	N	E	No	not likely	not observed during preliminary pedestrian transects
Large-flowered rosemary (scrub mint)	*Conradina grandiflora*	N	E	No	not likely	not observed during preliminary pedestrian transects
Lakela's mint	*Dicerandra immaculata*	E	E	No	not likely	not observed during preliminary pedestrian transects
Johnson's seagrass	*Halophila johnsonii*	PT	E	No	not likely	not observed during preliminary pedestrian transects
Fragrant prickly apple	*Harrisia fragrans*	E	N	No	not likely	not observed during preliminary pedestrian transects
Nodding pinweed	*Lechea cernua*	N	T	No	not likely	not observed during preliminary pedestrian transects
Burrowing four o'clock	*Okenia hypogaea*	N	E	No	not likely	not observed during preliminary pedestrian transects
Tiny polygala	*Polygala smallii*	E	E	No	not likely	not observed during preliminary pedestrian transects

Table 2: Continued.

Tampa vervain	*Glandularia tampensis*	N	E	No	not likely	not observed during preliminary pedestrian transects
Florida bear grass	*Nolina atopocarpa*	N	T	No	not likely	not observed during preliminary pedestrian transects
Terrestrial peperomia	*Pereromia humilis*	N	E	No	not likely	not observed during preliminary pedestrian transects
Blunt-leaved peperomia	*Peperomia obtusifolia*	N	E	No	not likely	not observed during preliminary pedestrian transects
Scentless vanilla	*Vanilla mexicana*	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

HSE #15-005.01 Page 21 of 33 24 March 2015

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 requested[2].....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 or xeric habitat supporting less that 25 active and inactive gopher tortoise burrows.....*Go to* **E**

The project will impact more that 25 acres of xeric habitat or more than 25 active and inactive gopher tortoise burrows and consultation with the Service is requested[2].....*"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 burrow[3]. If an indigo snake is encountered, the snake mist 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 requested[2].....*"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 occupioed 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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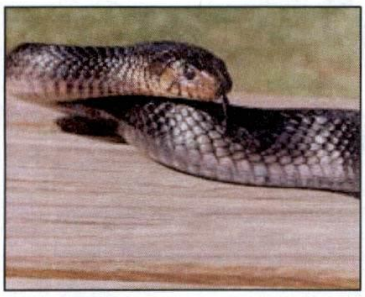
NOT A SURVEY

SCALE = NTS

WARNING

DO NOT HARM THE EASTERN INDIGO SNAKE

Drymarchon corais couperi





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

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 pinelands 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 Habitats: 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 temperatures exceeds 500F.

Similar Species:

Black racer (*Coluber constrictor*). 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 snake 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 agency regulation (50 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 includes, 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:

Mr. Robert Voigt
Hobe Sound Environmental Consultants, Inc.
Hobe Sound, Florida
(772) 545-3676

Ricardo Zambrano
Florida Fish and Wildlife Conservation Commission
West Palm Beach, Florida
(561) 625-5129

Chuck Kohn
U.S. Fish and Wildlife Service
Vero Beach Field Office
(772) 562-3909

Mr. Dan Martinelli
Treasure Coast Wildlife Hospital
Palm City, Florida
(772) 286-4200

If a dead, injured, or sick eastern indigo snake is found on-site, notification should be made to the above listed persons. In addition, secondary notification should be made to the FFWCC Wildlife Alert, #1-888-404-3922. Dead specimens should be thoroughly soaked in water and then frozen. After contacting the nearest USFWS Law Enforcement Office at (772) 562-3909, the finder of the sick, injured, or deceased snake has the responsibility to carry out all instructions provided by the officer to ensure that evidence intrinsic to the specimen is not unnecessarily disturbed.

References:

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

Speake, D.W., J.A. McGlincy, 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.

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.







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ENVIRONMENTAL CONSULTANTS, INC.

SOURCE:USFWS, FFWCC, HSE

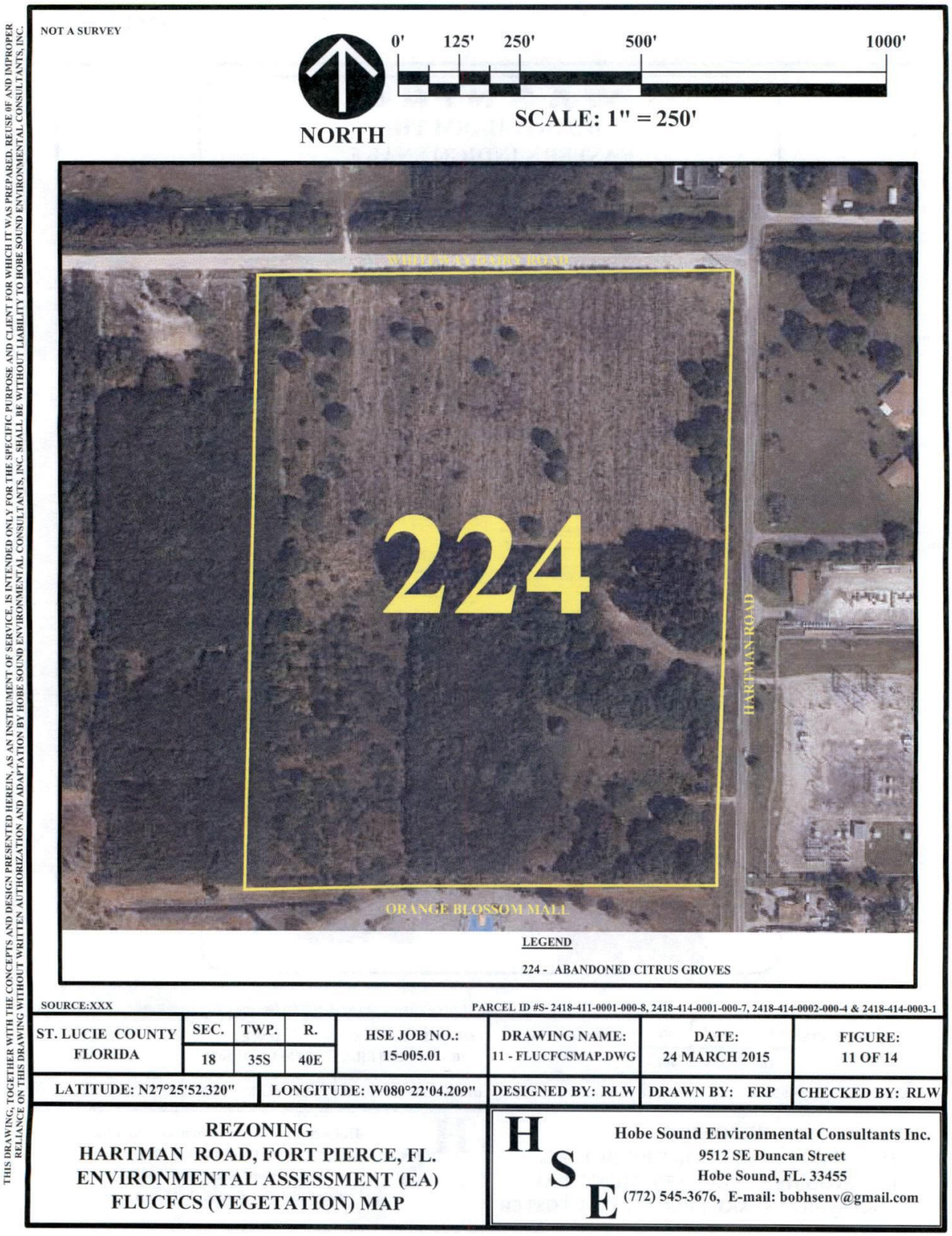
PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	10 - EIS POSTER	24 MARCH 2015	10 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)
EASTERN INDIGO SNAKE EDUCATIONAL POSTER

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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.


NOT A SURVEY
NORTH
0' 125' 250' 500' 1000'
SCALE: 1" = 250'
WHITEWAY DAIRY ROAD
224
HARTMAN ROAD
ORANGE BLOSSOM MALL
LEGEND
224 - ABANDONED CITRUS GROVES
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
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 0F 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.

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 equisetfolia*), 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 whichmitigation 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

100 N. U.S. 1 ▼ P.O. Box 1480 ▼ Fort Pierce, FL, 34954-1480 ▼ 772-467-3279 ▼ Fax 772-466-5608

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

0' 150' 300' 600' 1200'

SCALE: 1" = 300'



NORTH

SCALE: 1" = 25'



SOURCE: 2014 ST. LUCIE COUNTY, FLOIRDA 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: 12 - WLMAP.DWG	DATE: 24 MARCH 2015	FIGURE: 12 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)
OTHER SURFACE WATERS (OSW) 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

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.

100 N. U.S. 1 ♦ P.O. Box 1480 ♦ Fort Pierce, FL, 34954-1480 ♦ 772-467-3279 ♦ Fax 772-466-5608

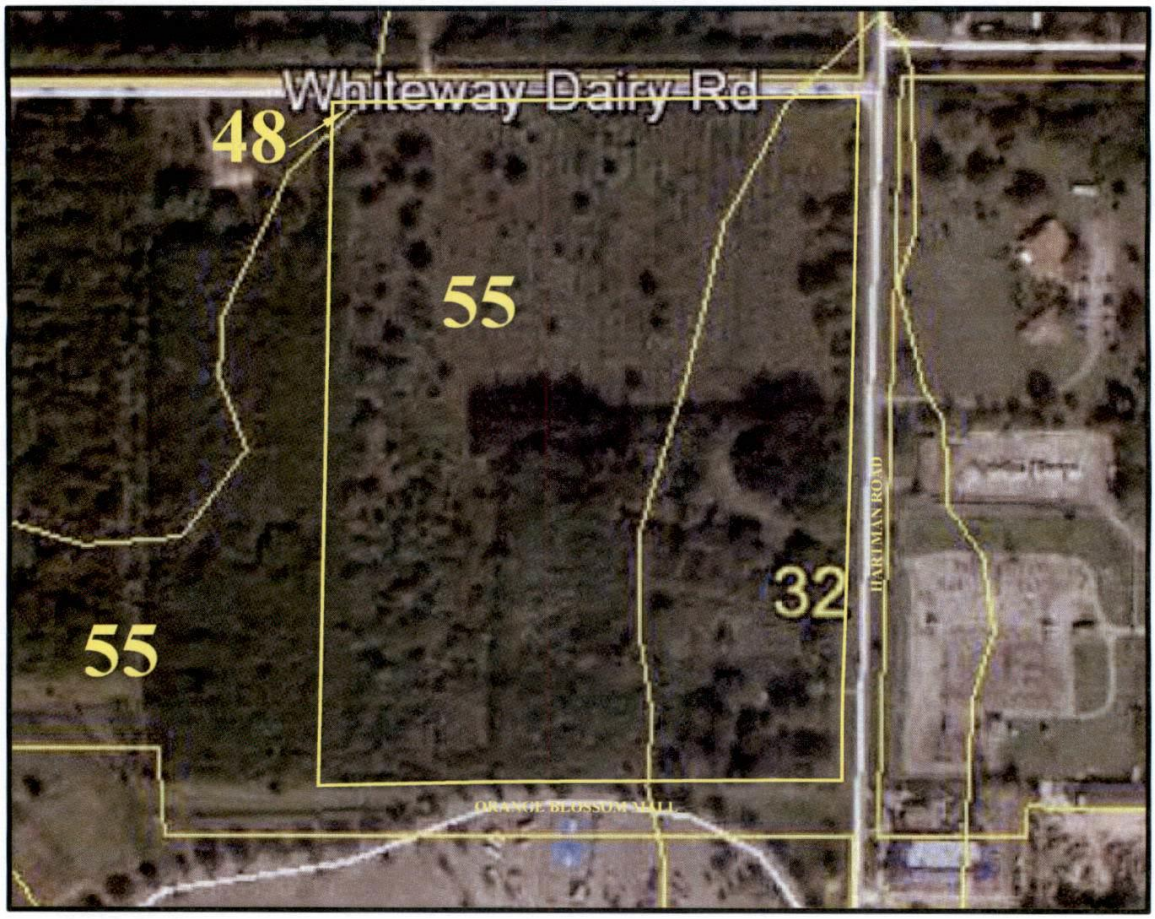
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NOT A SURVEY

NORTH

0' 150' 300' 600' 1200'

SCALE: 1" = 300'



LEGEND

32 - PINEDA SAND
48 - WABASSO SAND, 0 TO 2 PERCENT SLOPES
55 - WINDER LOAMY SAND

SOURCE: http://websoilsurvey.sc.egov.usda/App/WebSoilSurvey.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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	13 - SCS SOILS	24 MARCH 2015	13 OF 14

LATITUDE: N27°25'52.320"	LONGITUDE: W080°22'04.209"	DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW

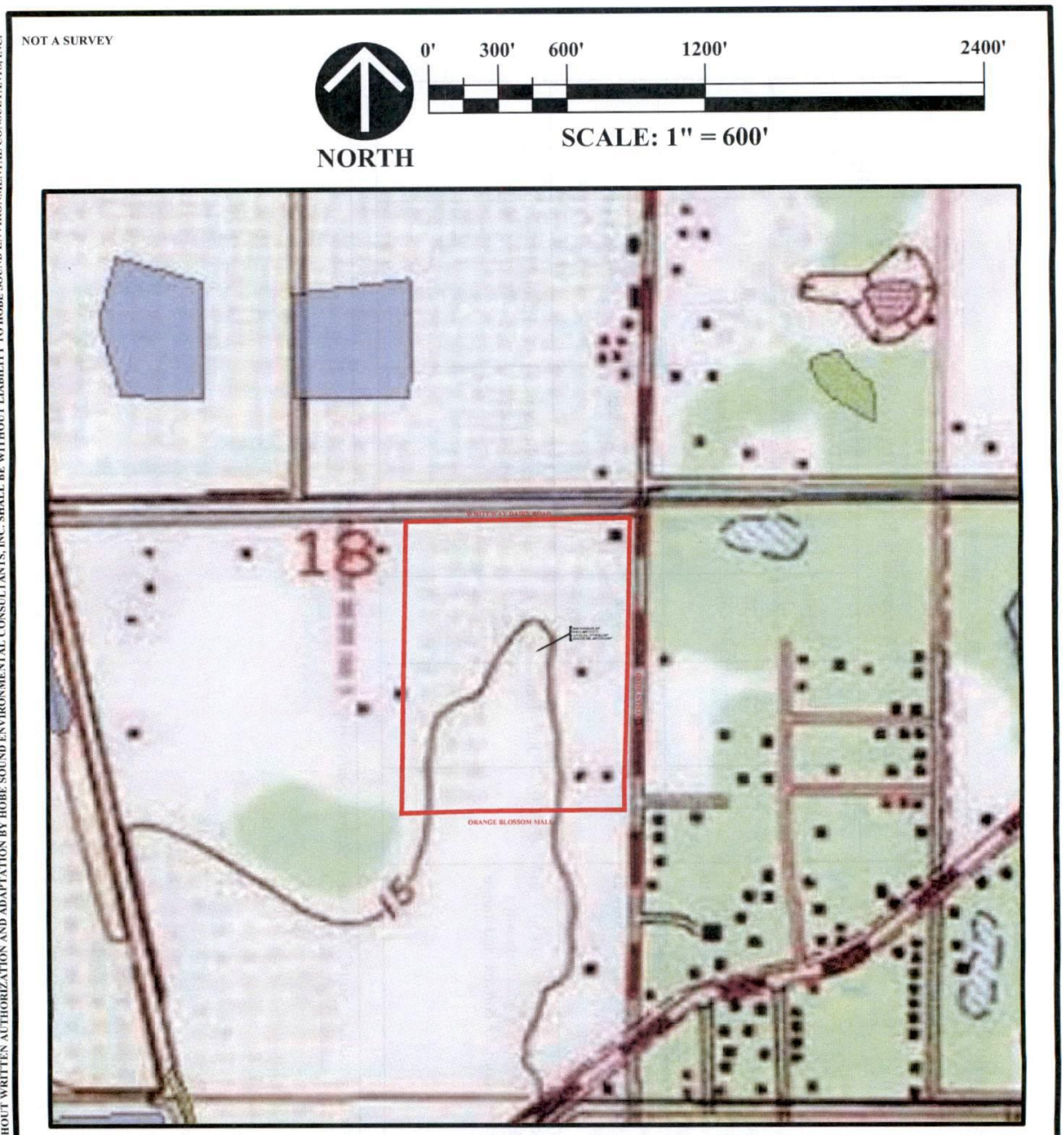
REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
SCS SOIL MAP

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

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, poorlu 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 draines 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.


NOT A SURVEY
NORTH
0' 300' 600' 1200' 2400'
SCALE: 1" = 600'
18
15
ORANGE BLOSSOM MALL
SOURCE: USFWS NATIONAL WETLANDS INVENTORY
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: 14 - TOPO MAP
DATE: 24 MARCH 2015
FIGURE: 14 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)
USGS TOPOGRAPHIC 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
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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 (FFWCC) 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.

100 N. U.S. 1 ▼ P.O. Box 1480 ▼ Fort Pierce, FL, 34954-1480 ▼ 772-467-3279 ▼ Fax 772-466-5608

APPENDIX A

Agency Contacts

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

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,

Jamie Pfadt

Jamie Pfadt
Research Assistant

jp
2015_6055

Florida Fish and Wildlife Conservation Commission

Commissioners
Richard A. Corbett
Chairman
Tampa

Brian Yablonski
Vice Chairman
Tallahassee

Ronald M. Bergeron
Fort Lauderdale

Richard Hanas
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Immokalee

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Panama City

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Executive Staff
Nick Wiley
Executive Director

Eric Sutton
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

Fish and Wildlife Research Institute
Gil McRae
Director

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(727) 823-0166 FAX

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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

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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

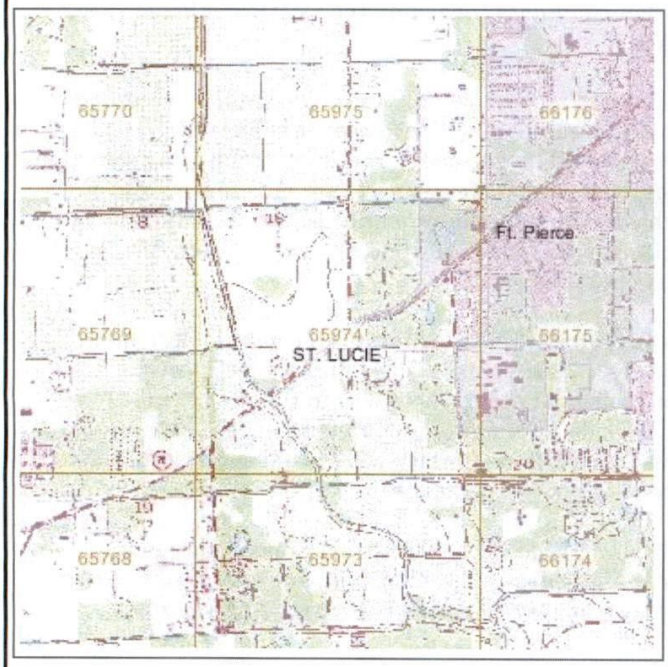
UNOFFICIAL REPORT

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



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

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.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

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.

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
Mycteria americana Wood Stork	G4	S2	LE	FE

Matrix Unit ID: 65974

13 **Potential** Elements for Matrix Unit 65974

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Coelorachis tuberculosa Piedmont Jointgrass	G3	S3	N	LT
Conradina grandiflora Large-flowered Rosemary	G3	S3	N	LT
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Glandularia maritima Coastal Vervain	G3	S3	N	LE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua Nodding Pinweed	G3	S3	N	LT
Linum carteri var. smallii Small's Flax	G2T2	S2	N	LE
Nemastylis floridana Celestial Lily	G2	S2	N	LE
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Polygala smallii Tiny Polygala	G1	S1	LE	LE
Sceloporus woodi Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger shermani 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

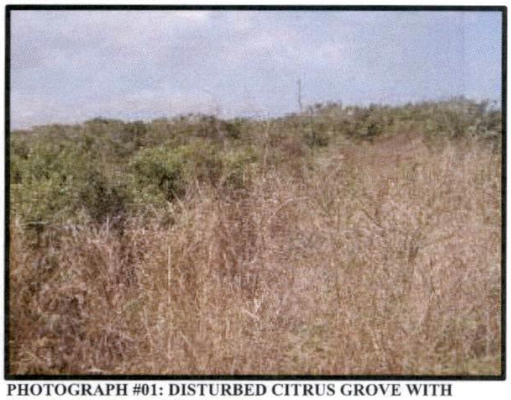
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Attachments
cc: File #15-005.01

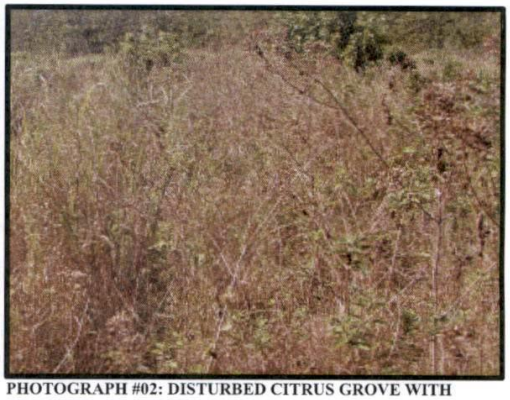
APPENDIX B

Project Site Photographs

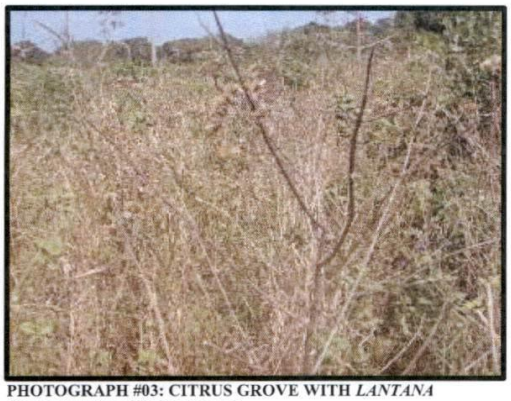
SOURCE: PHOTOGRAPHS BY HSE



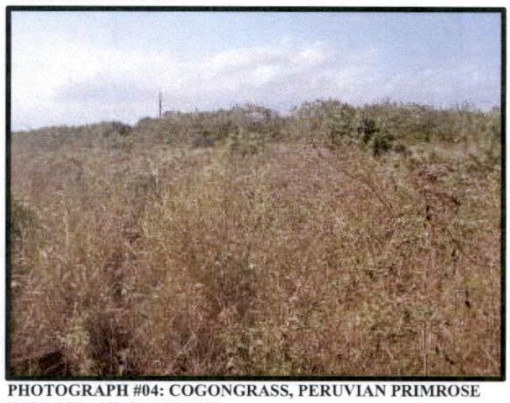
PHOTOGRAPH #01: DISTURBED CITRUS GROVE WITH COGONGRASS AND SALTBUSH



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 SALTBUSH



PHOTOGRAPH #05: AUSTRALIAN PINE ON THE FRINGE OF THE ABAONDONED 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: APP B FIG 1.DWG	DATE: 24 MARCH 2015	APPENDIX B FIGURE: 1 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

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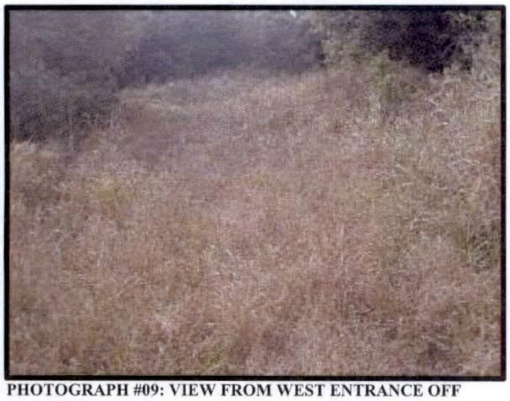
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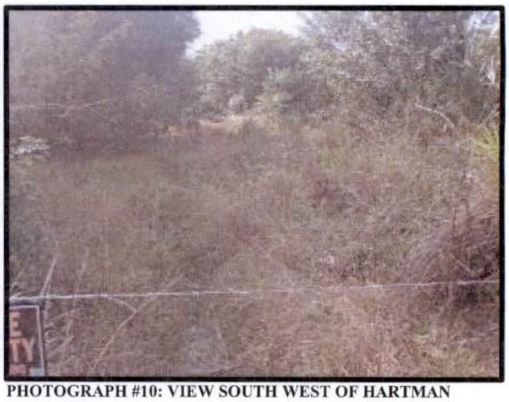
PHOTOGRAPH #07: TRASH DUMPED INSIDE AUSTRALIAN PINE AREA



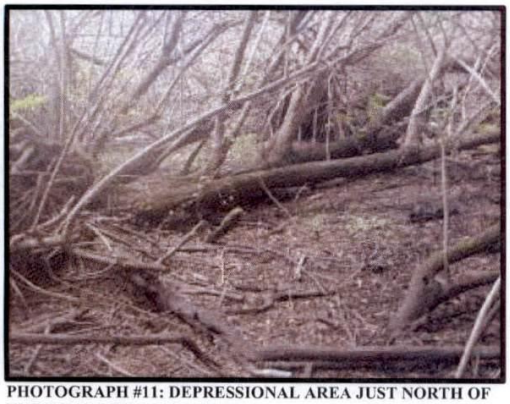
PHOTOGRAPH #08: MORE TRASH WITHIN THE AUSTRALIAN PINE



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				
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

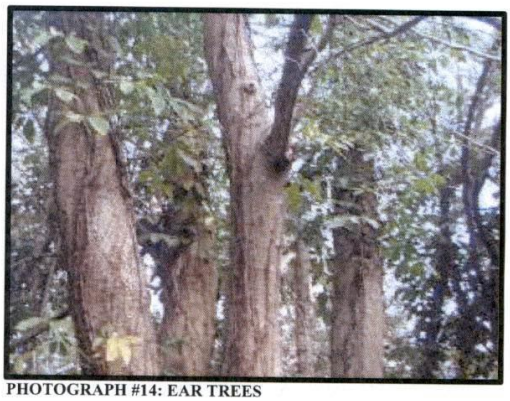
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9512 SE Duncan Street
Hobe Sound, Fl. 33455
(772)545-3676, E-mail: bobhsenv@gmail.com

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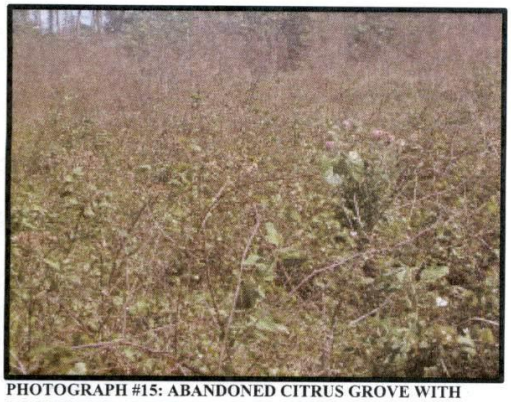
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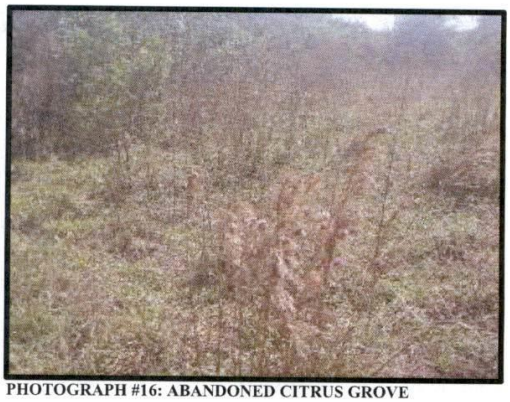
PHOTOGRAPH #13: A FEW LARGE EAR TREES IN THE INTERIOR OF THE SITE



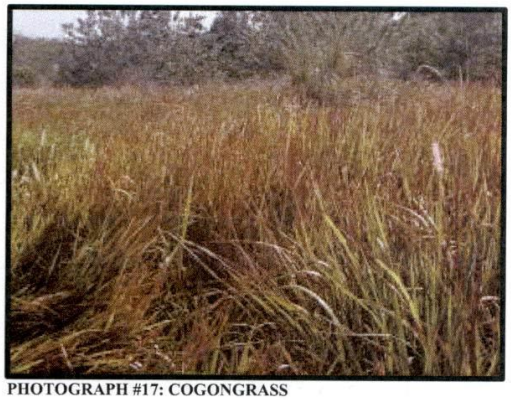
PHOTOGRAPH #14: EAR TREES



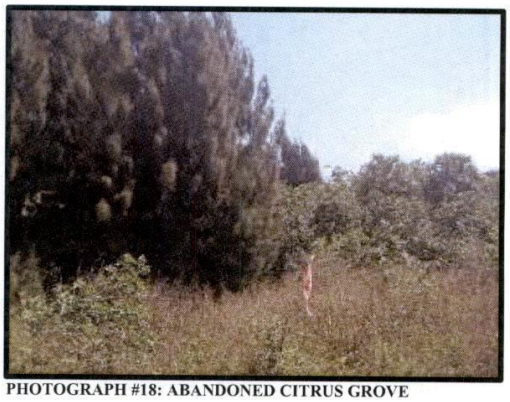
PHOTOGRAPH #15: ABANDONED CITRUS GROVE WITH DOG FENNEL, THISTLE AND BLACKBERRY BUSH



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

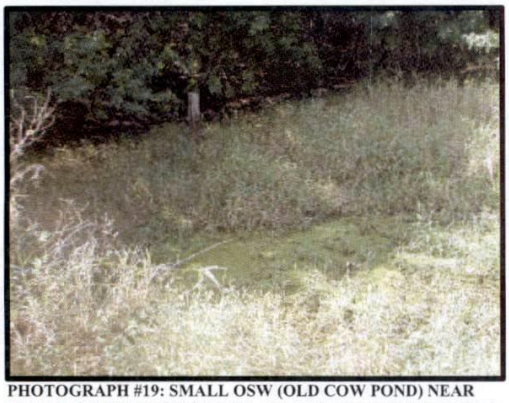
ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 15-005.01	DRAWING NAME: APP B FIG 3.DWG	DATE: 24 MARCH 2015	APPENDIX B FIGURE: 3 OF 4
	18	35S	40E				
LATITUDE: N27°25'52.320"		LONGITUDE: W080°22'04.209"			DESIGNED BY: RLW	DRAWN BY: MS	CHECKED BY: FRP

HARTMAN ROAD
ENVIRONMENTAL ASSESSMENT (EA)
SITE PHOTOGRAPHS

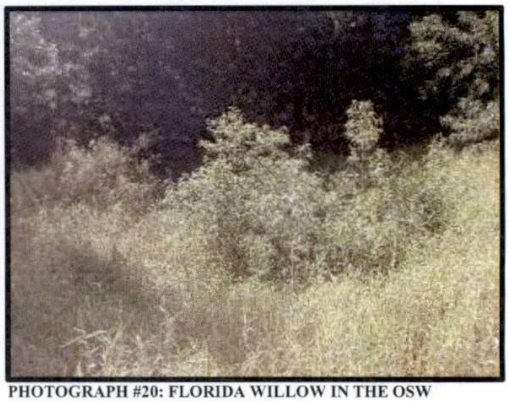
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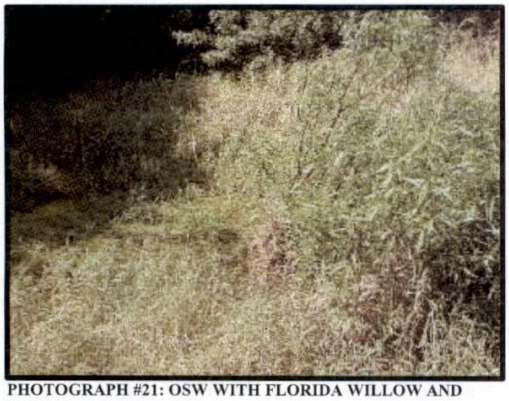
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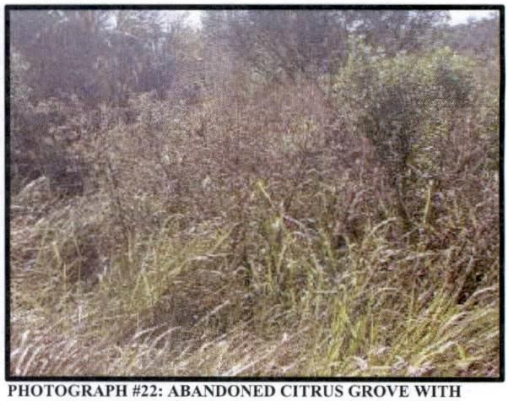
PHOTOGRAPH #19: SMALL OSW (OLD COW POND) NEAR THE WESTERN EDGE OF THE ABANDONED CITRUS GROVE



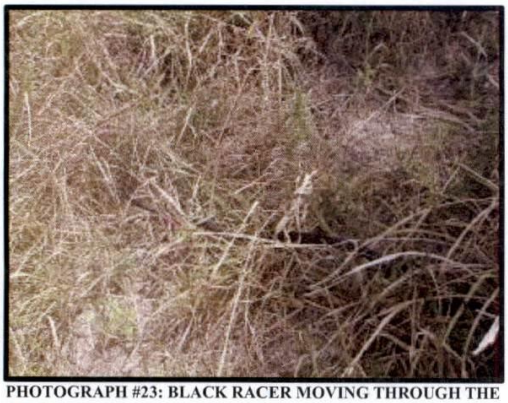
PHOTOGRAPH #20: FLORIDA WILLOW IN THE OSW SURROUNDED BY COGONGRASS



PHOTOGRAPH #21: OSW WITH FLORIDA WILLOW AND GREEN ALGAE SPECIES



PHOTOGRAPH #22: ABANDONED CITRUS GROVE WITH COGONGRASS, SALT BUSH AND PERUVIAN PRIMROSE WILLOW



PHOTOGRAPH #23: BLACK RACER MOVING THROUGH THE COGONGRASS



PHOTOGRAPH #24: 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 4.DWG	DATE: 24 MARCH 2015	APPENDIX B FIGURE: 4 OF 4
	18	35S	40E				
LATITUDE: N27°25'52.320"	LONGITUDE: W080°22'04.209"				DESIGNED BY: RLW	DRAWN BY: MS	CHECKED BY: FRP

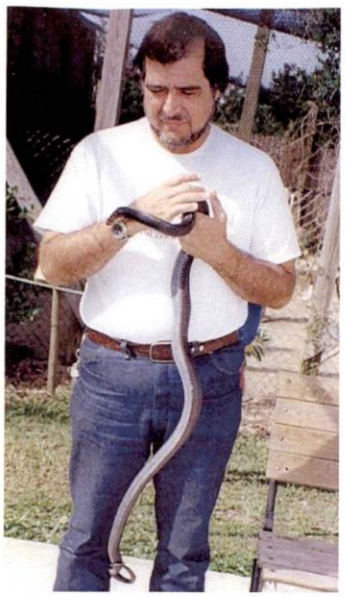
HARTMAN ROAD
ENVIRONMENTAL ASSESSMENT (EA)
SITE PHOTOGRAPHS

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

APPENDIX C

Eastern Indigo Snake Pamphlet

100 N. U.S. 1 ♦ P.O. Box 1480 ♦ Fort Pierce, FL, 34954-1480 ♦ 772-467-3279 ♦ Fax 772-466-5608



References:

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

Speake, D.W., J.A. McGlincy, 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.

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.

Prepared By:
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HARTMAN ROAD

St. Lucie County, Florida

EASTERN INDIGO SNAKE
DRYMARCHON CORAIS COUPERI



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 Habitats: 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 serve regulation (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 is 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. 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:

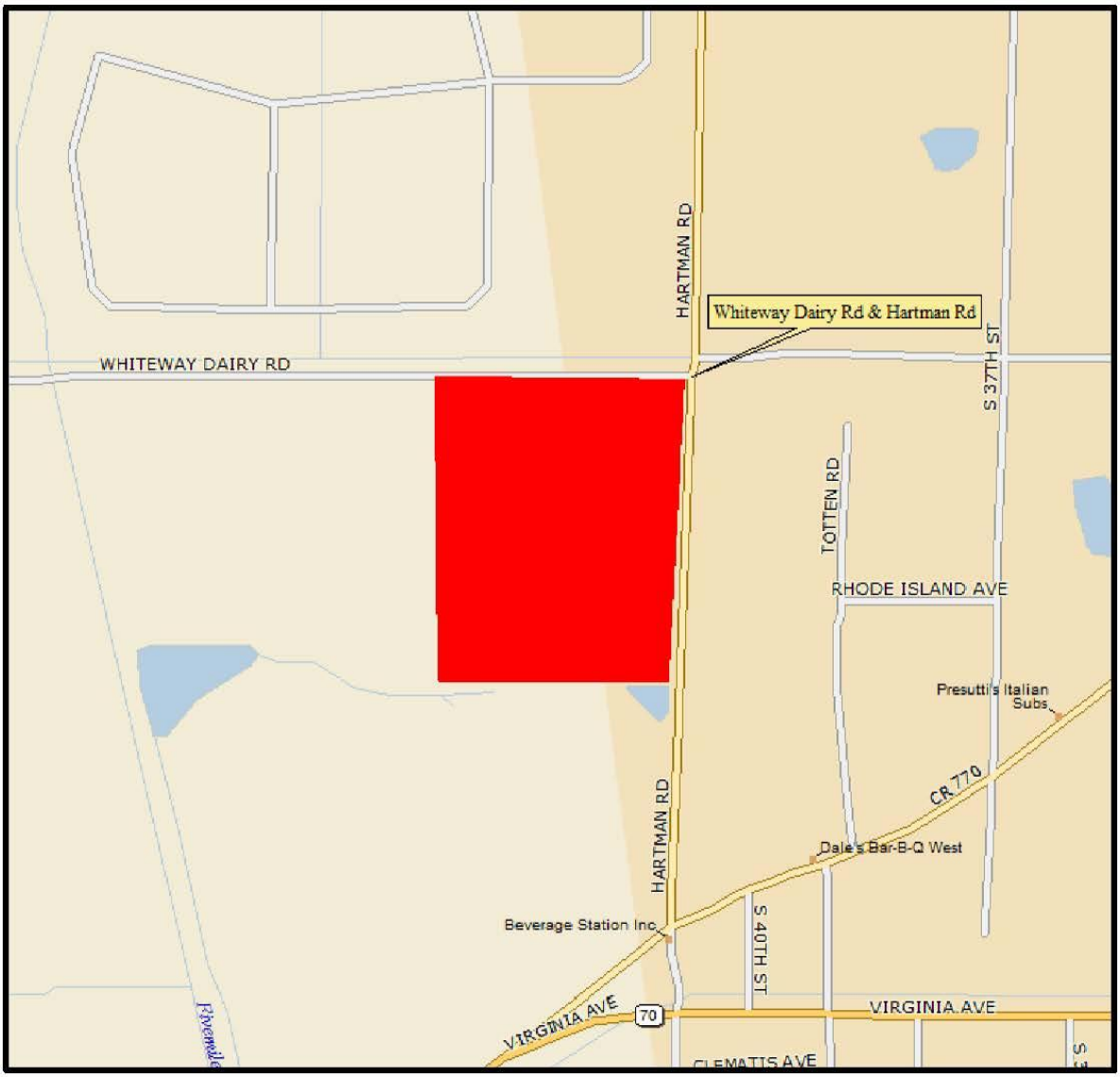
M. Hajjar
45 Valencia Ave
Coral Gables, FL 33134

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NOT A SURVEY

SCALE = NTS

NORTH



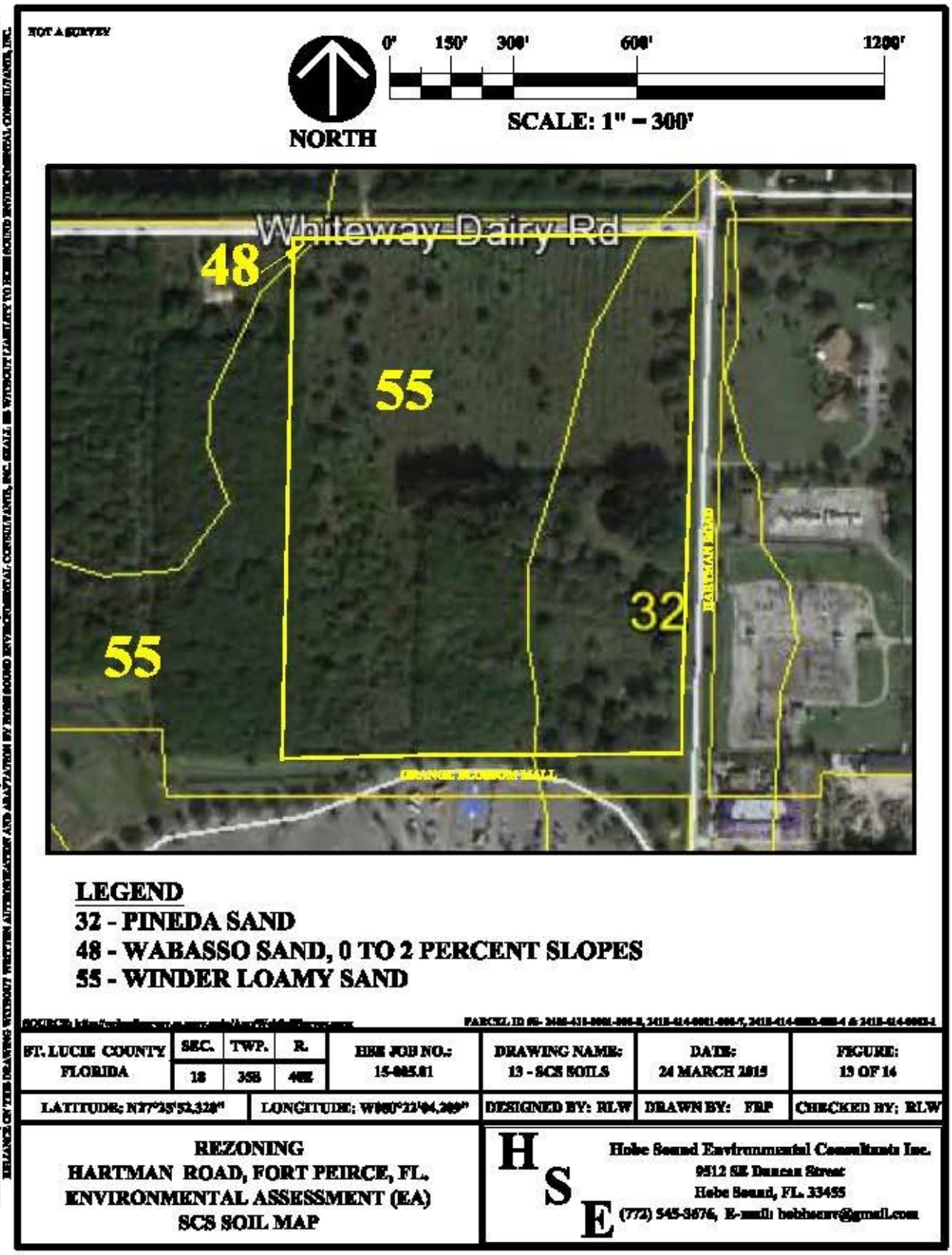
SOURCE: DELORME STREET ATLAS 2014, PLUS

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.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
	18	35S	40E	15-005.01	02 - LOCATION MAP	24 MARCH 2015	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
Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhsenv@gmail.com


NOT A SURVEY
NORTH
0' 150' 300' 600' 1200'
SCALE: 1" = 300'
Whiteway Dairy Rd
48
55
32
55
LEGEND
32 - PINEDA SAND
48 - WABASSO SAND, 0 TO 2 PERCENT SLOPES
55 - WINDER LOAMY SAND
ST. LUCIE COUNTY FLORIDA
SEC. 18
TWP. 35S
R. 40E
HSE JOB NO.: 15-005.01
DRAWING NAME: 13 - SCS SOILS
DATE: 24 MARCH 2015
FIGURE: 13 OF 14
LATITUDE: N27°25'52.320"
LONGITUDE: W080°23'04.209"
DESIGNED BY: RLW
DRAWN BY: FRP
CHECKED BY: RLW
REZONING
HARTMAN ROAD, FORT PEIRCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
SCS SOIL MAP
HSE
Hobe Sound Environmental Consultants Inc.
9512 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: bobhseav@gmail.com

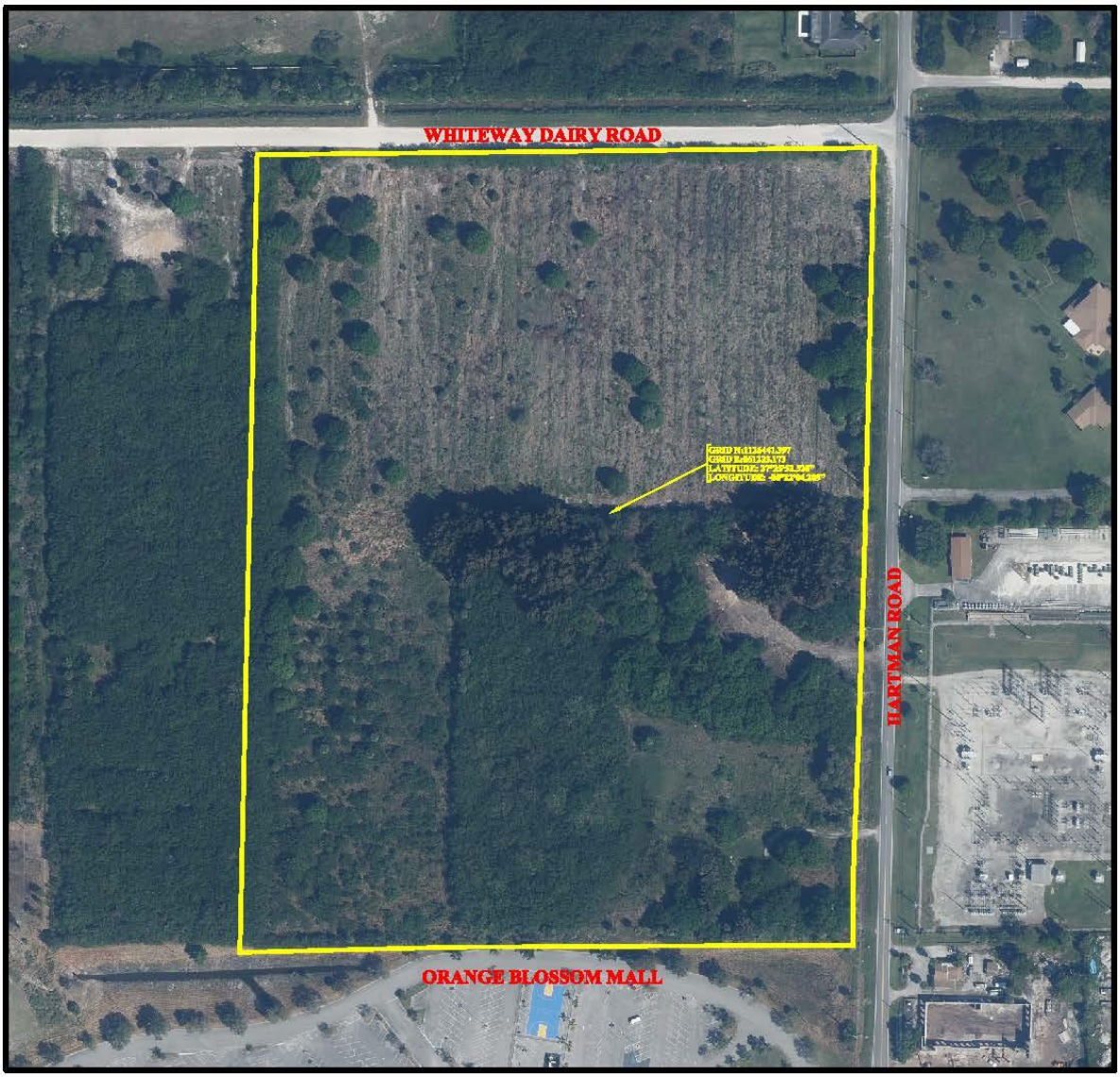
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NOT A SURVEY

NORTH

0' 125' 250' 500' 1000'

SCALE: 1" = 250'

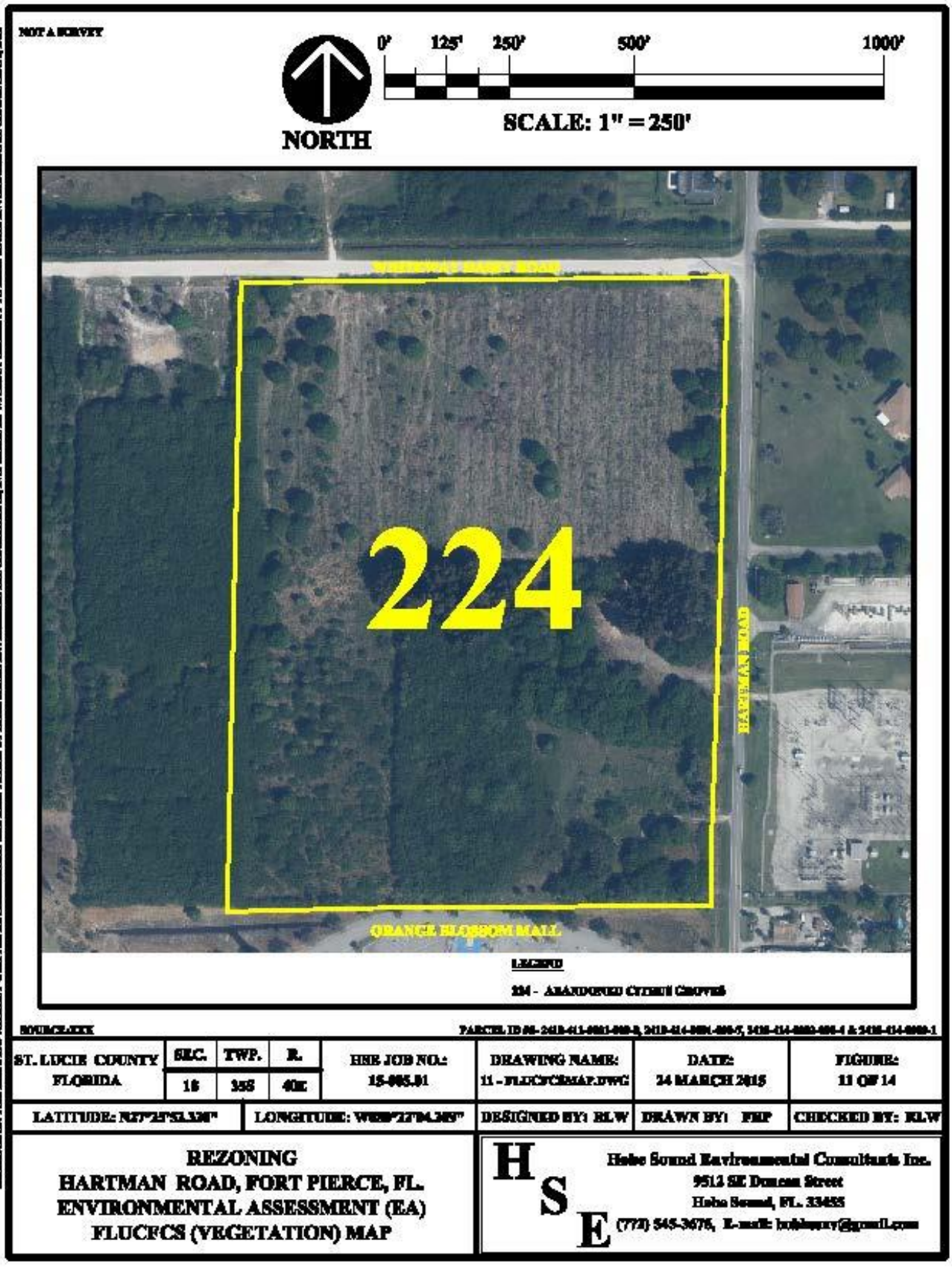


SOURCE:2014 ST. LUCIE COUNTY, FLORIDA AERIAL. PARCEL ID #S- 2418-411-0001-000-8, 2418-414-0001-000-7, 2418-414-0002-000-4 & 2418-414-0003-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
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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

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


NOT A SURVEY
NORTH
0' 125' 250' 500' 1000'
SCALE: 1" = 250'
224
HARTMAN ROAD
ORANGE BLOSSOM MALL
LEGEND
224 - ABANDONED CITRUS GROVES
SOURCE(S):
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°25'53.320"
LONGITUDE: W80°27'04.305"
DESIGNED BY: RLW
DRAWN BY: FHP
CHECKED BY: RLW
REZONING
HARTMAN ROAD, FORT PIERCE, FL.
ENVIRONMENTAL ASSESSMENT (EA)
FLUCFCS (VEGETATION) MAP
H S E
Hobe Sound Environmental Consultants Inc.
9513 SE Duncan Street
Hobe Sound, FL. 33455
(772) 545-3676, E-mail: hobesnev@gmail.com

TRAFFIC IMPACT REPORT



City of Ft. Pierce

FORT PIERCE
THE SUNRISE CITY

Traffic Assessment Study
Hartman Road and
White Way Dairy Road

Caltran Engineering Group, Inc.
730 NW 107th Avenue, Suite 115
Miami, Fl 33172
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Juan S. Calderon, P.E., PTOE
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CALTRAN ENGINEERING GROUP

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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

CALTRAN ENGINEERING GROUP

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 LICENSE No 58569 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/18/2015

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.

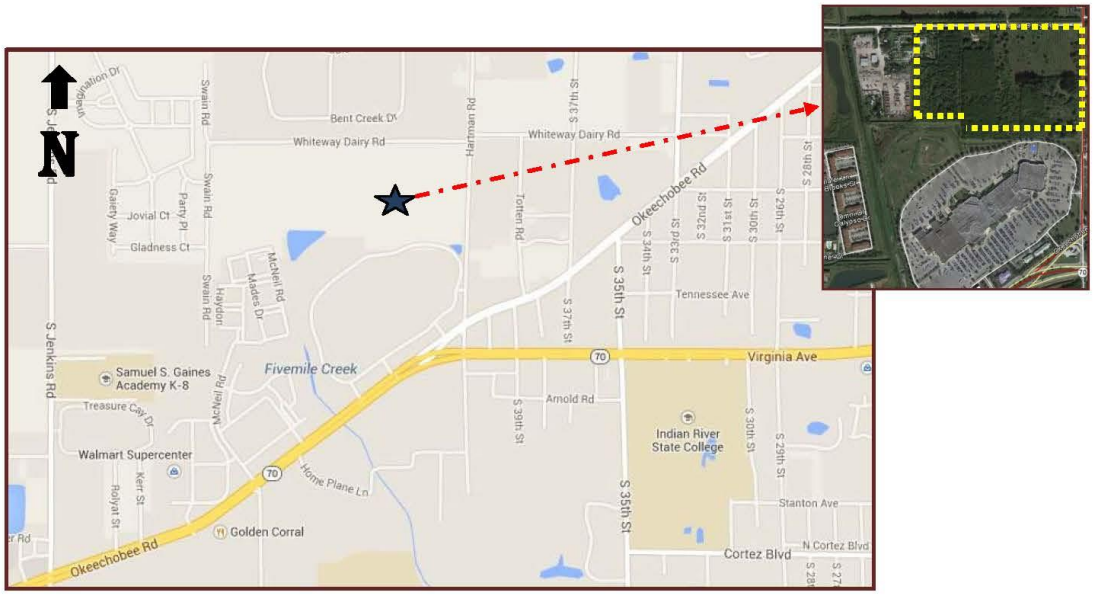


Figure 1. Site Location

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)

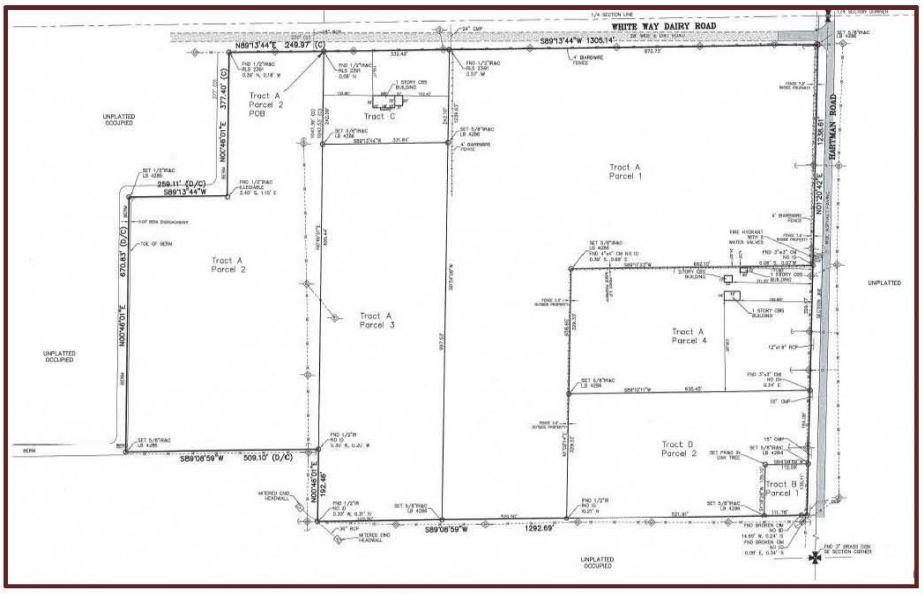


Figure 2. Site Plan development

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	71.9 (1000 Sq.)	428	262	744	1280	1387	2667
Proposed Use ITE Code 220 Apartment	90	9	37	46	36	20	56
Net Trip Generation							
		Enter	Exit	Total	Enter	Exit	Total
Land use Code Addition Proposed Use (Land Use Code-820) & Previous Use (Land Use Code-220)		437	299	790	1316	1407	2723

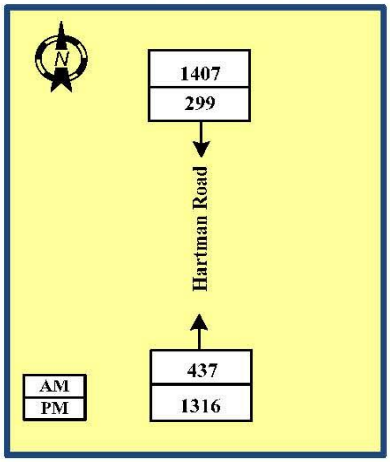
• Capture Rates: Pass-by trips are usually trips that already exist within the network with intend to use certain land uses and those trips could be deducted from the raw trip generation, a maximum 10% of the exiting adjacent road traffic can be applied as pass-by trips rate according with ITE criteria. 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	AADT
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 AADTs 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	STATTION 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, Fl Code Of Ordinance

Sections: 22-27 & 22-30

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.

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.

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)

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

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	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

Peak Volume Information

	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

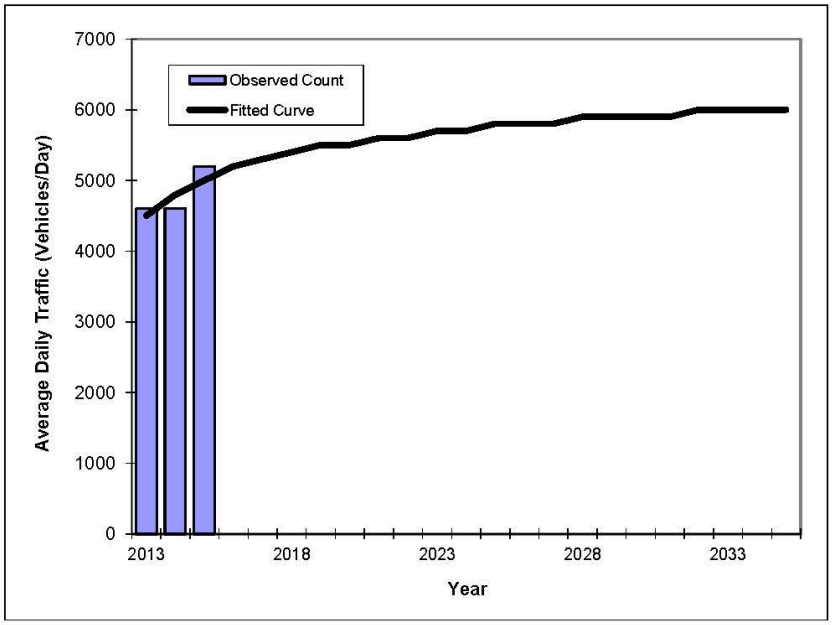
Growth Analysis

Traffic Trends - V2.0

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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	

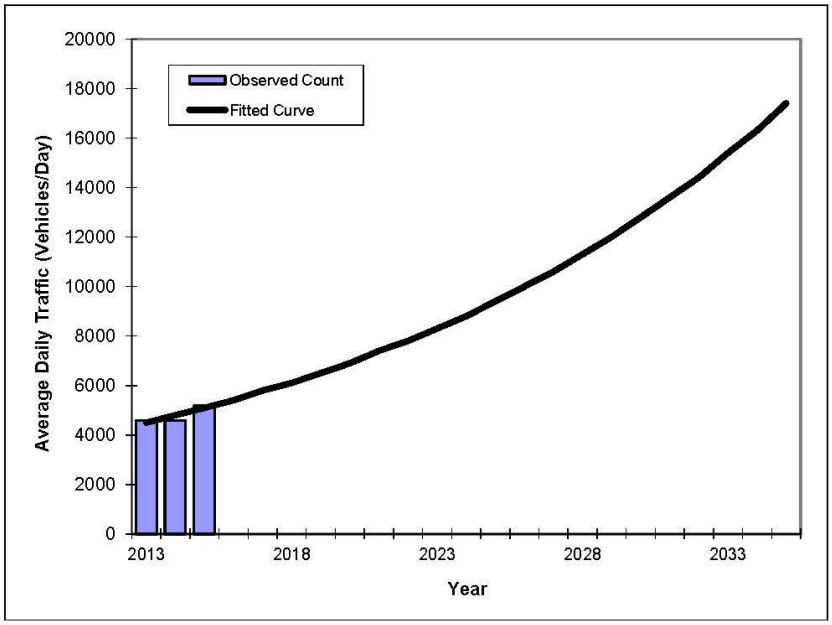
*Axle-Adjusted

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		

*Axle-Adjusted

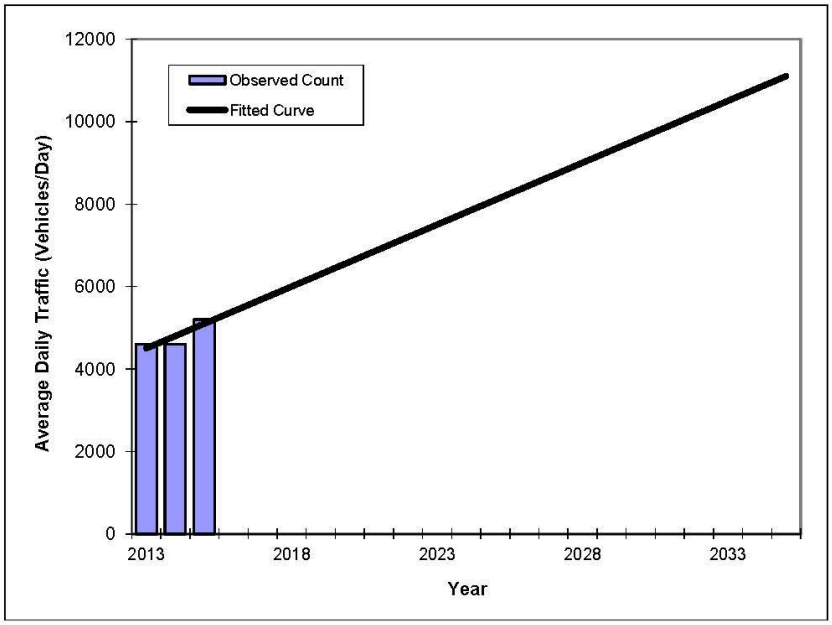
Trend R-squared:	75.00%
Compounded Annual Historic Growth Rate:	6.46%
Compounded Growth Rate (2015 to Design Year):	6.31%
Printed:	18-Feb-15
Exponential Growth Option	

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	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 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

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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

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

Multimodal LOS

	Bicycle LOS		Pedestrian LOS					Bus LOS	
Segment #	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	

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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.

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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

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

Multimodal LOS

	Bicycle LOS		Pedestrian LOS					Bus LOS	
Segment #	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	

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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.

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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

[go to next page]

[end of document]

Hartman Road Properties

Site Aerial

Hartman Road Properties

Zoning Map

Legend

Petition Parcel

City Limits

Fort Pierce

White Way Dairy Road

Okeechobee Rd.

Hartman Road

ROW

PUD

RM-5

RM-9

RS-3

R1

R2

R4

C2

C3

CG

CN

CO

ZONING DISTRICTS

SLC Zone	FTP Zone
CG	C3
CN	C2
CO	PUD
PUD	R1
RM-5	R2
RM-9	R4
RS-3	

Legend

Petition Parcel

City Limits

Fort Pierce

White Way Dairy Road

ROW

Hartman Road

Okeechobee Rd.

LAND USE DISTRICTS

SLC FLU	FTP FLU
COM	CG
RM	CC
RU	BC
	BI
	NC
	RL
	RM

Hartman Road Properties

Future Land Use Map

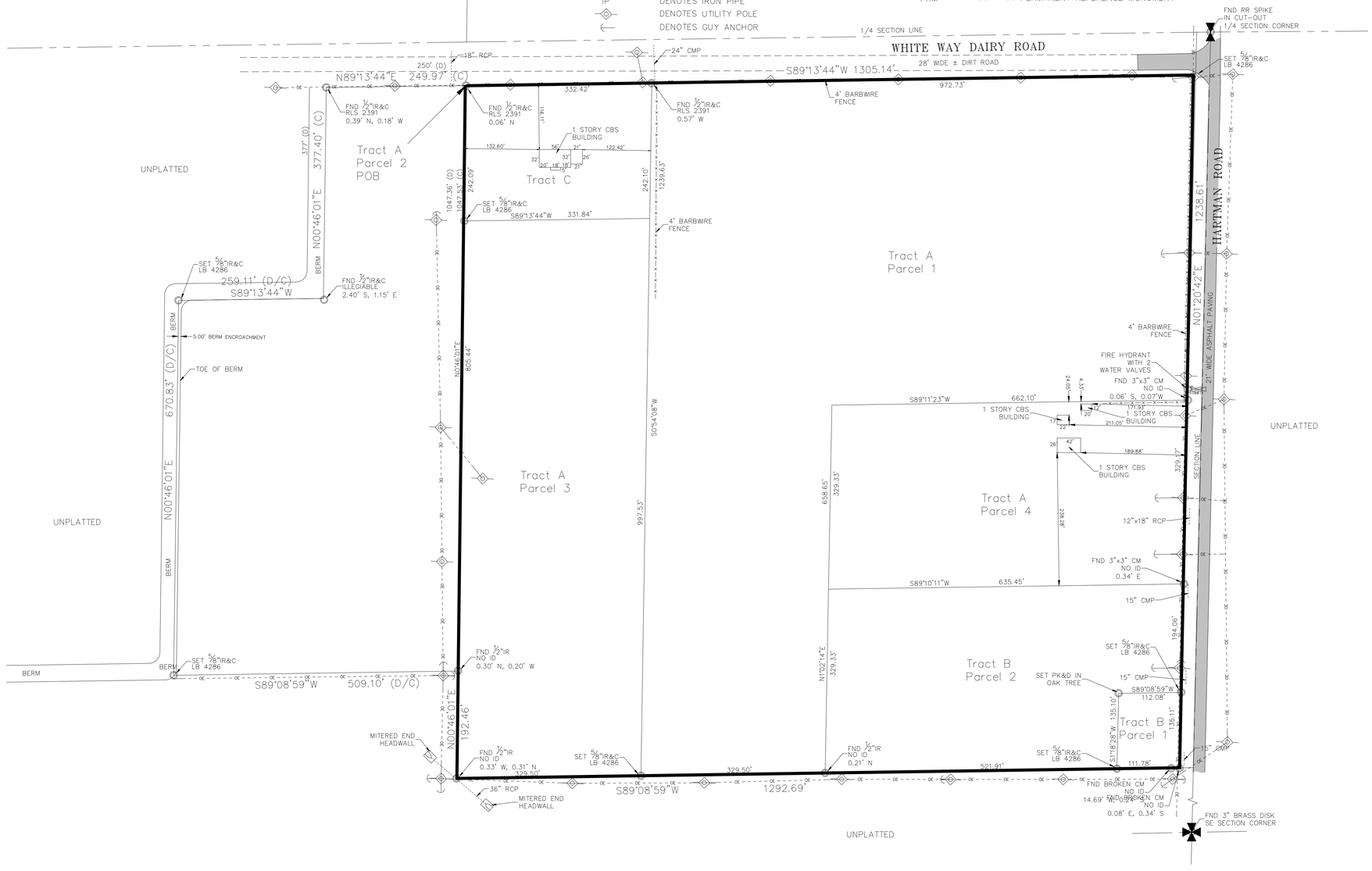
LEGEND

℄	DENOTES CENTERLINE
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
TOB	DENOTES TOP OF BANK
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
OHU	DENOTES OVERHEAD UTILITIES
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
	DENOTES UTILITY POLE
	DENOTES GUY ANCHOR

IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
CONC	DENOTES CONCRETE
IR & C	DENOTES 5/8" IRON ROD & CAP
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
CMP	DENOTES CORRUGATED METAL PIPE
RCP	DENOTES REINFORCED CONCRETE PIPE
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

NORTH



LEGAL DESCRIPTION

Tract A:

Parcel I:
East ha!f(112) of the Northwest quarter (114) of the Northeast quarter (114) ofthe Southeast quarter (1/4); East half (112) ofthe Southwest quarter (1/4) Ofthe Northeast quarter (1/4) of the Southeast quarter (1/4);
AND the Northeast quarter (1/4) of the Northeast quarter (114) of the Southeast quarter (114), 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:
From the Northeast corner of theNorthwest quarter (114) of the Southeast quarter (114) of Section 18, Township
35 South, Range 40 East, run South along the East line of the Northwest quarter (114) of the Southeast quarter (1/4) of said Section 18, a distance of78 feetto the South line ofWhiteway 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 (114); thence West and parallel with the South line of said Northwest quarter (114) 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 of259.11 feet; thence North parallel with the East line of this parcel, a distance of377 feet to WhitewayDairyRoad; thence East, a distance of250 feet to the point of beginning.

Parcel 3:
The West quarter (1/4) of the Northeast quarter (1/4) ofthe Southeast quarter (114) of Section 18, Township 35
South, Range 40 East, St. Lucie County, Florida, Less the North 320 feet thereof.

Parcel 4:
The North half(112) ofthe Southeast quarter (1/4) of the Northeast quarter (114) of the Southeast quarter (114) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Tract B:

Parcel I:
The West 112 feet of the East 137 feet of the South 135 feet of: the Southeast quarter (114) of the Northeast quarter (1/4) of the Southeast quarter (114) of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 2:
The South half(112) of the Southeast quarter (114) of the Northeast quarter (114) 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.

Tract C:
The North 320 feet of the West quarter of the Northeast quarter (1/4) of the Southeast quarter (114) of Section
18, Township 35 South, Range 40 East, Less the North 78 feet for roads and highways, St. Lucie County, Florida.

NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was November 7, 2013.
4) Overall parcel contains 46.933 Acres, more or less.
5) Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
6) Bearings shown hereon are relative to the North line of Tract a Parcel 1 having a bearing of S89°13'44"W.
7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
8) Said described property is located within an area having a Flood Zone Designation "X", and "AE", on Flood Rate Map No.12111C0186 J with a date of identification of February 16, 2012, St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

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

COMPUTER FILE REF.	FIELD BK./PG.
13-198map.dwg	13-04/37

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	PK	11-4-13
CALCS.		
DRAWN	GLM	11-7-13
DETAILED		
CHECKED		
APPROVED		

BOUNDARY SURVEY

PREPARED FOR

SASSAN, LLC

DATE: 11-7-2013
HORIZ. SCALE: 1"=100'
VERT. SCALE: N\A
JOB No. 13-198
SHEET 1 OF 1

P:\Proj\2013\13-198 sassan Blk 46 Hwy Proj Rt\Survey\13-198 map.dwg, 11/7/2013 4:54:10 PM

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) 0f 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.

City Commission Regular Meeting **Agenda Item # 10. d.**

Meeting Date: 02/16/2016

Re: Fishing along Melody Lane

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Ordinance 16-005 Amending Section 12-103 extending the prohibition of fishing along Melody Lane. FIRST READING

SUMMARY:

At the December 14, 2015 conference agenda, the City Commission tasked staff to develop a mechanism to gain community input regarding fishing activities along Melody Lane in an effort to improve pedestrian traffic on the public sidewalk now that a public fishing pier is available. Ordinance 16-005 was prepared to provide a forum for public input through a public hearing.

The City opened the Melody Lane Fishing Pier to the public on or around January 11, 2016 followed by a ribbon cutting ceremony on February 2.

RECOMMENDATION:

Review and discuss Ordinance 15-005.

ALTERNATIVES:

Do not pass the ordinance.

RESPONSIBLE STAFF:

TBD

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

16-005

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2016 02:31 PM

Form Started By: Linda Cox Started On: 01/28/2016 02:30 PM

Final Approval Date: 02/10/2016

ORDINANCE NO. 16-005

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING **SECTION 12-103 FISHING WITHIN THE CITY**; EXTENDING THE **PROHIBITION OF FISHING ALONG MELODY LANE**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH' PROVIDING SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce established Chapter 12, Parks, Recreation and Special Events with the adoption of Ordinance L-246; and

WHEREAS, the City Commission constructed the Melody Lane Fishing Pier which opened for public use on or around January 11, 2016; and

WHEREAS, the City Commission desires to modify Sec. 12-103 prohibiting fishing from certain specified areas along Melody Lane in an effort to improve pedestrian traffic on the public sidewalk now that a public fishing pier is available.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida, as follows:

Sec. 12-103. Fishing within city.

(a) The city hereby prohibits fishing from certain specified areas, as follows:

(1) From the South Bridge located on Seaway Drive within the city except from the balconies or walkways underneath and attached to either side of such bridge;

(2) From the land or shoreline, including structures attached thereto, along the west bank of the Indian River Lagoon in the area known as River Walk starting at the base of the South Bridge on Seaway Drive, extending south until the mouth or entrance to Moore's Creek;

(3) From the land or shoreline, in, on, upon or under the waters of Moore's Creek, east of Indian River Drive, being the area where Moore's Creek enters the Indian River Lagoon;

(4) From the land or shoreline, including structures attached thereto, in, on, upon or under the waters of the City Marina, except as otherwise provided by marina rules or dockage license agreements;

(5) From the land or shoreline, including structures attached thereto, along the west bank of the Indian River Lagoon in the area known as Marina Square, starting at Avenue A and extending south to ~~Orange Avenue~~ the southerly terminus point of the City's Melody Lane Pedestrian Plaza, except from the City's dock structure known as the Melody Lane Public Fishing Pier; and

(6) From the sidewalk adjacent to the south side of Fort Pierce Inlet in the area known as Inlet Linear Park, west of but not including the South Jetty or the adjacent picnic area.

(b) No fishing areas encompassed and included in this part are generally described as provided by diagram, a current copy of which shall be kept on file with the Clerk of the City of Fort Pierce, and referenced hereto.

(c) Areas encompassed and included in this part, wherein fishing is prohibited, shall be posted with signage indicating such restriction.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. This Ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-005 was duly advertised by title only in the St. Lucie News Tribune on February 5, 2016; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 16, 2016; and was duly introduced, read by title only, and passed on second and final reading on March 7, 2016, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 7th day of March, 2016.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

City Commission Regular Meeting **Agenda Item # 10. e.**

Meeting Date: 02/16/2016

Re: Conditional Use w/ No New Construction - Water's Edge Recovery - 912 Avenue I

SUBJECT:

Review and approval of an application for a Conditional Use, submitted by property owners: PC Hotel/Kevin Gallagher, and applicant: Water's Edge Recovery to allow the use of a detoxification facility (hospital) at 912 Avenue I. Property is zoned R4, Medium Density Residential (Parcel ID 2403-707-0009-000-6).

SUMMARY:

The applicant, Water's Edge Recovery, is proposing a short term residential detoxification facility located at 912 Avenue I. This property is zoned R4, Medium Density Residential and has an underlying future land use of RM, Medium Density Residential.

RECOMMENDATION:

Staff recommends that the item be reviewed further by the Planning Board at their next regularly scheduled meeting.

ALTERNATIVES:

Approve the application with the following conditions:
1. Provide required parking to the site or pursue payment in lieu of program.
2. Re-stripe existing parking stalls.
3. Install landscaping such as trees and shrubs as required per the code.
4. A wall or fence is constructed around the property.

* Requires Super Majority vote (4-1).

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

Staff Report

Application
Property Record Card
Survey
Floor Plan
Staff Schedule
Session Schedule
TRC Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2016 02:32 PM

Form Started By: Clarissa Davis
Started On: 02/04/2016 09:43 AM
Final Approval Date: 02/10/2016

CITY OF FORT PIERCE
PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Conditional Use – Water's Edge Recovery – 912 Avenue I

DATE: February 4th, 2016

STAFF REPORT

Owner: PC Hotel/Kevin Gallagher
6550 Pasacola Blvd, Pasacola, FL 32505

Applicant/Representative: Water's Edge Recovery / Tyler Gorman
117 SE Seminole Street, Stuart, FL 34994

Requested Action: Approval of a Conditional Use Application to allow the use of a detoxification facility (hospital).

Location: 912 Avenue I

Parcel IDs: 2403-707-0009-000-6

Current Zoning: R4, Medium Density Residential

Current Future Land Use: RM, Medium Density Residential

Surrounding Zoning:

North	East	South	West
R4	R4	R4	R4

Parcel(s) Size: .56 acres

Staff Analysis:

The applicant, Water's Edge Recovery, is proposing a short term residential detoxification facility located at 912 Avenue I. This property is zoned R4, Medium Density Residential and has an underlying future land use of RM, Medium Density Residential.

The facility is approximately 5,200 sq. ft. and will house a maximum of 14 clients who will be seeking treatment. All clients participating in the Water's Edge Recovery program will be voluntary and will not be court ordered. The site will be secure and will have 24 hour staff. A number of services will be provided to their clients such as Health & Wellbeing Workshops, Group Activities, Triggers & High Risk Situations workshops, Creative writing and others. The facility will not allow visitors unless under extreme circumstances. Transportation will be provided, as no client will be able to bring their own car on-site.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation:

At their January 26th, 2016, the Planning Board motioned to deny the Conditional Use application. The motion passed with a 7-3 vote.

Staff Recommendation:

Staff recommends that the City Commission send the application back to the Planning Board for a re-hearing to hear new evidence about the licensing standards for the facility and their ability to obtain the required licenses.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Conditional Use – No New Construction *

Property address or Location 912 Avenue I, Fort Pierce, FL 34950

Parcel ID #(s) 2403-707-0009-000-6

Project description Residential Detox

PC Hotel / Kevin Gallagher	Waters Edge Recovery / Tyler Gorman
Property Owner(s)	Applicant/Representative, Title, Company
6550 Pasacola Blvd	117 SE Seminole Street
Street Address	Street Address
Pasacola, FL 32505	Stuart, FL 34994
City State Zip	City State Zip
801-318-9018	772-232-5155
Phone Number	Phone Number
Krgmgmt@gmail.com	Tyler@watersedgerecovery.com
Email Address	Email Address

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

Kevin F Gallagher
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23 day of Oct., 2015, by KEVIN GALLAGHER who is personally known to me or has produced DRIVERS LICENSE as identification.

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
MICHAEL STEPHANOFF
MY COMMISSION # FF 079793
EXPIRES: December 29, 2017
Bonded Thru Budget Notary Services

(Seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

* Subject to, and without waiving rights to reasonable accommodation per our letter to Cory Barton dated July 1, 2015

(Tyler Gorman, President, Waters Edge Recovery)

☒ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ *If no site improvements are required:*
  - ☐ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Type:

☒ Conditional Use: No new construction with no site improvements

☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 5,000 SQ FT Parking Spaces: 9

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

North	South	East	West
Multi family/Cemetary	Single family	Vacant land	Single family/Cemetary

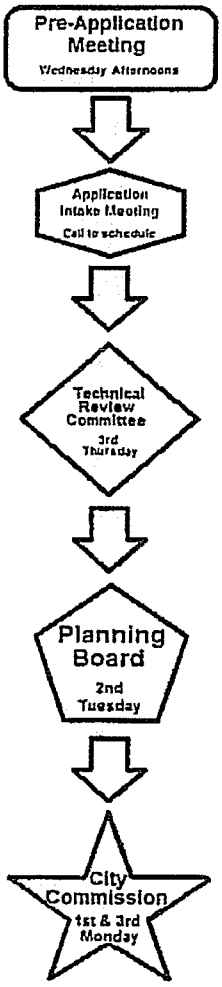
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



Property Identification

Site Address:	912 Avenue I
Parcel ID:	2403-707-0009-000-6
Account #:	16085
Map ID:	24/03S
Use Type:	7300
Zoning:	R4
City/County:	Fort Pierce

Ownership

PC Hotel LLC

301 S Frontage RD
Plant City, FL 33563-1915

Legal Description

RICHARD EDWARDS S/D LOTS 9, 10 AND 11 AND S 10 FT OF VAC ALLEY ADJ ONN (OR 3756-520)

Current Values

Just/Market Value:	$199,800
Assessed Value:	$199,800
Exemptions:	$0
Taxable Value:	$199,800

Taxes for this parcel: SLC Tax Collector's Office

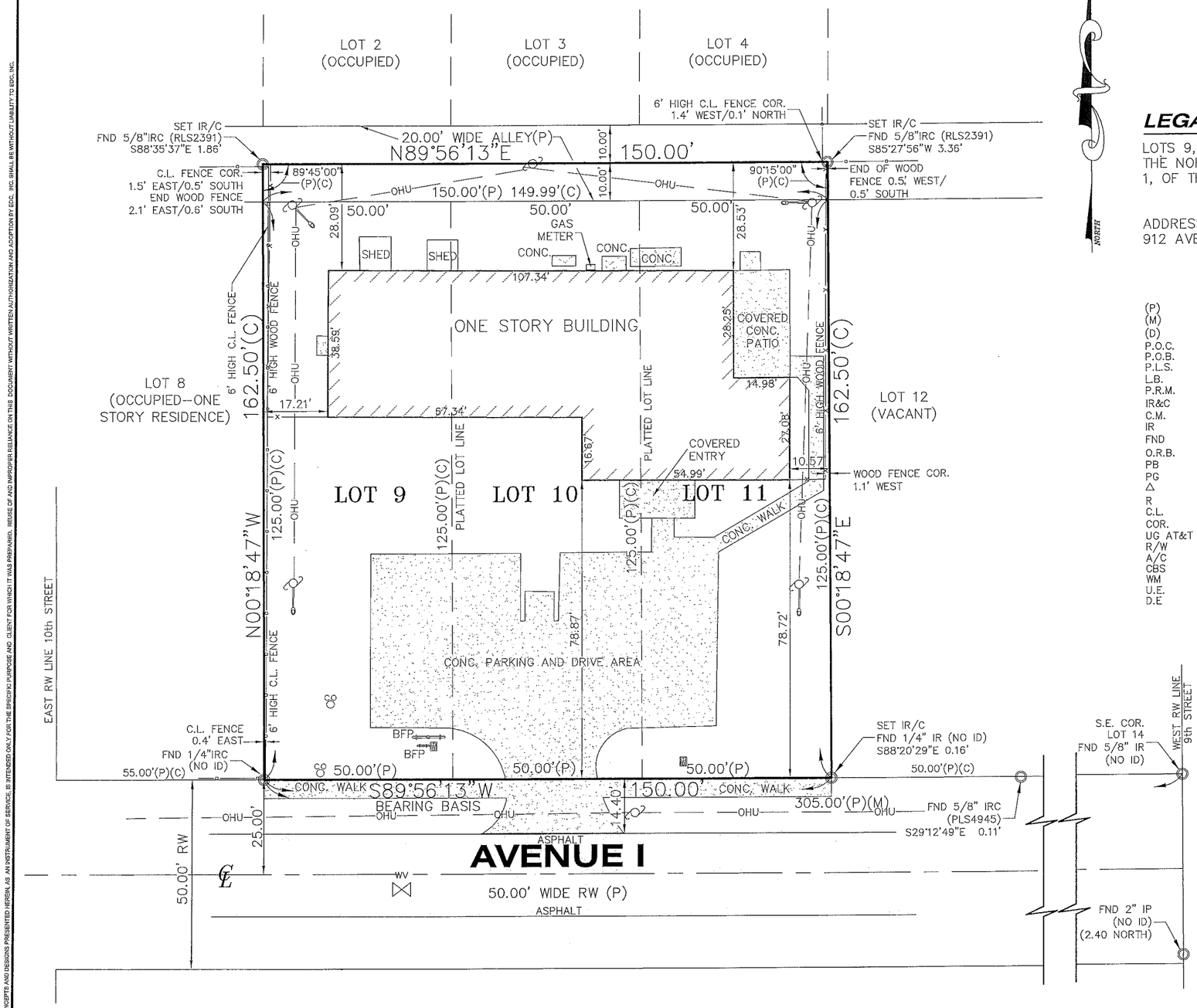
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF):	5,258
Gross Area (SF):	5,893
Land Size (acres):	0.56
Land Size (SF):	24,375

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

LOTS 9, 10 AND 11, AND 1/2 OF THE VACATED ALLEY ADJOINING ON THE NORTH OF RICHARD EDWARDS SUBDIVISION, PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ADDRESS:
912 AVENUE I, FT. PIERCE, FLORIDA

LEGEND

(P)	PLAT DATA
(M)	CALCULATED FROM FIELD MEASUREMENTS
(D)	DEED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
IR&C	5/8" IRON ROD & CAP
C.M.	CONCRETE MONUMENT
IR	IRON ROD
FND	FOUND
O.R.B.	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
Δ	CENTRAL ANGLE
R	RADIUS
C.L.	CHAIN LINK
COR.	CORNER
UG AT&T	UNDERGROUND AT&T
R/W	RIGHT OF WAY
A/C	AIR CONDITIONING
CBS	CONCRETE BLOCK STRUCTURE
WM	WATER MAIN
U.E.	UTILITY EASEMENT
D.E	DRAINAGE EASEMENT

℄	CENTERLINE
	PROPERTY LINE
No.	NUMBER
TYP	TYPICAL
CONC	CONCRETE
CATV	CABLE TELEVISION
SQ.	SQUARE
FT.	FEET
TOB	TOP OF BANK
OHU	OVERHEAD UTILITIES
	WOOD POWER POLE
	FIRE HYDRANT
	VALVE
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	TELEPHONE JUNCTION BOX
	WOOD POWER POLE
	CONCRETE POWER POLE
	WELL
	CABLE TV JUNCTION BOX
	SIGN
	SANITARY CLEAN OUT
	WATER METER
	LIGHT POLE
F.F.E.	FINISH FLOOR ELEVATION
	WOOD LIGHT POLE

NOTES

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) ADDITIONS OF DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED, WITHOUT CONSENT OF THE SIGNING SURVEYOR.
3) DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT AND/OR THEIR AGENT.
4) SUBJECT PROPERTY CONTAINS 0.560 ACRES, MORE OR LESS.
5) THE LAST DATE OF FIELD WORK WAS NOVEMBER 6, 2015.
6) THE NORTH RIGHT OF WAY LINE LINE OF AVENUE I IS ASSUMED TO BEAR S89°56'13"W AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO. BEARINGS SHOWN ARE BASED ON NORTH AMERICAN DATUM, ADJUSTMENT OF 1983, FLORIDA STATE PLANE, EAST ZONE.
7) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
8) DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 12111C0179J, COMMUNITY NO. 120286 (CITY OF FT. PIERCE) HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012 IN ST. LUCIE COUNTY, FLORIDA.
9) BEARINGS AND DISTANCES SHOWN ARE PER RECORD PLAT AND CALCULATED UNLESS SHOWN OTHERWISE.

CERTIFIED TO:

WATERS EDGE RECOVERY

11-9-2015
MICHAEL T. OWEN DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

EDC/GSI PROJECT # 15-300

ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
fax: 772-462-2454
BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS
CERTIFICATE OF AUTHORIZATION NUMBER 9335 (ENGINEERING)
CERTIFICATE OF AUTHORIZATION NUMBER 6956 (SURVEYING)

MTO — CHECKED BY
MDP — DRAWN BY
15-300MAP1 — FILENAME
SHEET 1 LAYOUT
1"=30' — SCALE
11-9-2015 — DATE

REVISION COMMENTS — DATE

912 AVENUE "I"
FT. PIERCE, FLORIDA

BOUNDARY SURVEY

ST. LUCIE COUNTY, FLORIDA

MICHAEL T. OWEN, P.S.M.
#5556
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455

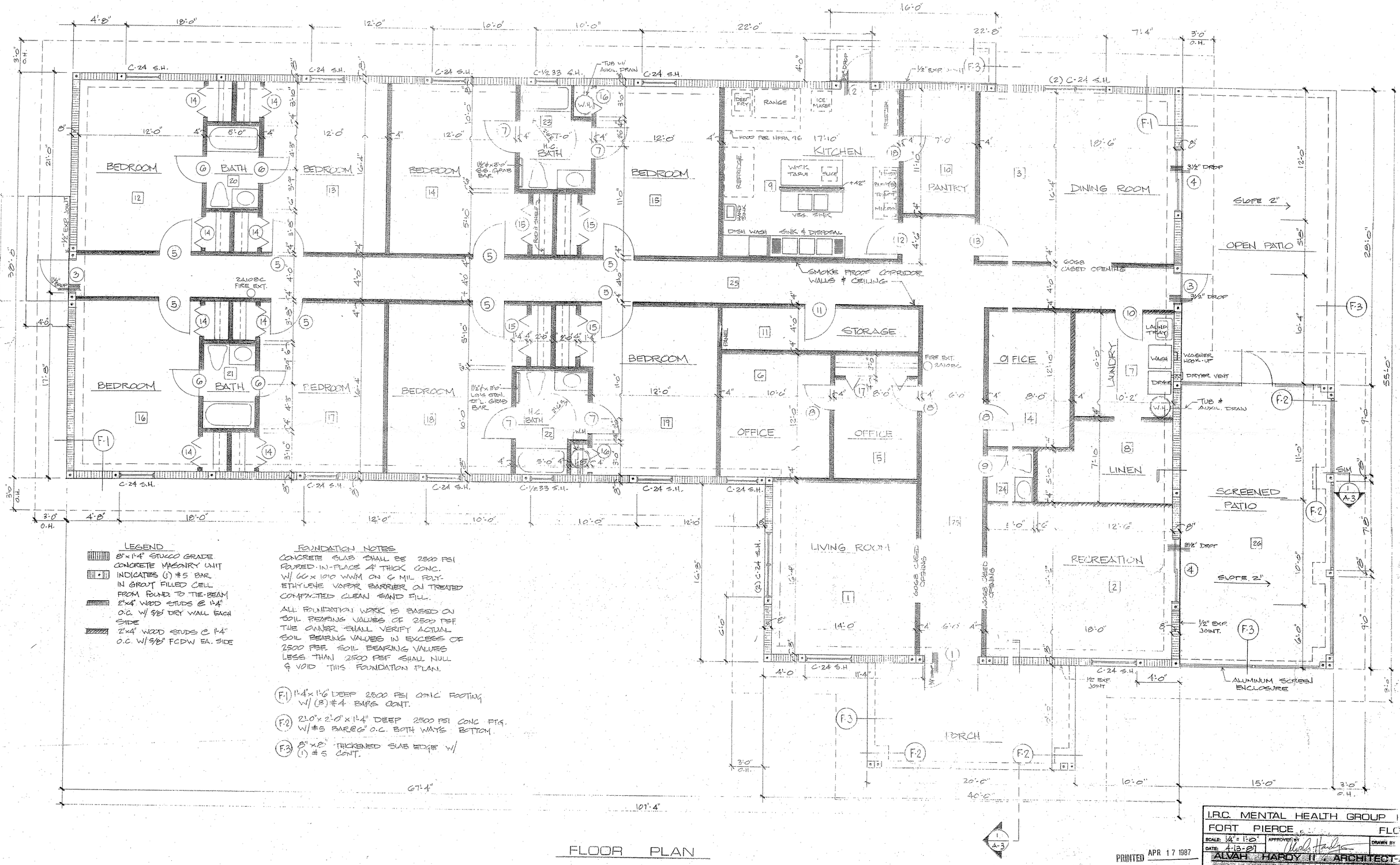
JOB #15-300

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIED PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\15 Projects\15-300 912 Avenue I FP\LD 15-300\dwg\15-300 MAP1.dwg, 11/9/2015 8:04:06 AM, Adobe PDF (temporary)8356.pc3

THESE PLANS PREPARED F
KEN DRUMMOND/ BUILDER D



LEGEND

- 8"x1'-4" STUCCO GRADE CONCRETE MASONRY UNIT
- INDICATES (1) #5 BAR IN GROUT FILLED CELL FROM FOUND. TO TIE-BEAM
- 2"x4" WOOD STUDS @ 1'-4" O.C. W/ 5/8" DRY WALL EACH SIDE
- 2"x4" WOOD STUDS @ 1'-4" O.C. W/ 5/8" FCDW EA. SIDE

FOUNDATION NOTES

CONCRETE SLAB SHALL BE 2500 PSI POURED-IN-PLACE 4" THICK CONC. W/ 66 x 1010 WWM ON 6 MIL POLY-ETHYLENE VAPOR BARRIER ON TREATED COMPACTED CLEAN SAND FILL.

ALL FOUNDATION WORK IS BASED ON SOIL BEARING VALUES OF 2500 PSF THE OWNER SHALL VERIFY ACTUAL SOIL BEARING VALUES IN EXCESS OF 2500 PSF. SOIL BEARING VALUES LESS THAN 2500 PSF SHALL NULL & VOID THIS FOUNDATION PLAN.

(F.1) 1'-4" x 1'-6" DEEP 2500 PSI CONC FOOTING W/ (3) #4 BARS CONT.

(F.2) 2'-0" x 2'-0" x 1'-4" DEEP 2500 PSI CONC FTG. W/ #5 BAR @ 6" O.C. BOTH WAYS BOTTOM.

(F.3) 8" x 8" THICKENED SLAB EDGE W/ (1) #5 CONT.

FLOOR PLAN

I.R.C. MENTAL HEALTH GROUP
FORT PIERCE FLO
SCALE: 1/4" = 1'-0" APPROVED BY DRAWN BY
DATE: 1-13-87
ALVAH HARDY II ARCHITECT
P.O. BOX 848 FORT PIERCE
DRAWING NO. A

PRINTED APR 17 1987

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
7 - 3pm	1 clinical 1 recovery coach	1 clinical 1 recovery coach	1 clinical 1 recovery coach	1 clinical 1 recovery coach	1 clinical 1 recovery coach	1 clinical 1 treatment	1 clinical 1 treatment
2.30 - 3pm	handover						
3 pm - 11pm	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment
10.30 - 11pm	handover						
11 pm - 7 am (6 plus clients)	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment	1 clinical 1 treatment
10.30 - 11pm < 6 clients	1 clinical	1 clinical	1 clinical	1 clinical	1 clinical	1 clinical	1 clinical

1 manager (clinical) plus 3.2 nursing staff
1 recovery coach
1 chef - 11 am to 7 pm monday to saturday

>6 clients	3.5 support workers
< 6 clients	2 support workers

FP IPD THERAPEUTIC SCEDULE WEEK 2

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am	Team meeting 9:00am-9:30am House Meeting 9:30am – 10:10am
TD's -Open Clinic (Nurse) 10:00am-11:00am	TD's 10:00am-11:00am	TD's -Open Clinic (Nurse) 10:00am-11:00am	TD's 10:00am-11:00am	TD's -Open Clinic (Nurse) 10:00am-11:00am	House Meeting 10:30am-11:15am	House Meeting 10:30am-11:15am
Break	Break	Break	Break	Break	Break	Break
Process Group 11:15am – 12:00pm	Dangers of Substances 11:15am – 12:00pm	Process Group 11:15am – 12:00pm	Group Activity 11:15am – 12:00pm	Process group 11:15am – 12:00pm	TD's 11:15am – 12:00pm	TD's 11:15am – 12:00pm
Break	Break	Break	Break	Break	Break	Break
Guided Relaxation 12:15pm – 1:00pm	Group Activity 12:15pm – 1:00pm	Guided Relaxation 12:15pm – 1:00pm	Community Group 12:15pm – 1:00pm	Guided Relaxation 12:15pm – 1:00pm	Brunch 12:15pm – 1:00pm	Bunch 12:15pm – 1:00pm
Lunch – Medication	**Lunch – Medication**	**Lunch – Medication**	**Lunch – Medication**	**Lunch – Medication**	**Lunch – Medication**	**Lunch – Medication**
Health & Wellbeing Workshops 2:30pm – 3:30pm	Cycle of Change 2:30pm – 3:30pm	Group Outing 2:30pm – 3:30pm	What is Recovery? 2:30pm – 3:30pm	Triggers & High Risk Situations 2:30pm – 3:30pm	Workshops Provided by Nurses 2:30pm – 3:30pm	Narcotics Anonymous Presentation 2:30pm – 3:30pm
Break	Break	Break	Break	Break	Break	Break
Group Activity 4:00pm – 5:00pm	Art / Creative Writing 4:00pm – 5:00pm	Group Outing 4:00pm – 5:00pm	Art / Creative Writing Session 4:00pm – 5:00pm	Weekly Review Session 4:00pm – 5:00pm	Group Activity 4:00pm – 5:00pm	Visiting time 3:00pm – 5:00pm

► Evening meal 5:00pm- 6:00pm ► Evening activities - films, free time, creative and community activities 6:00pm – 10:00pm
► Aftercare Group Tuesday 6:30pm-7:30pm ► Admissions & Doctor Surgery, Alternative Therapies Thursday 9:00am – 12:00pm

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Tyler Gorman, President, Chief Executive Office

FROM: Clarissa Davis, Planner

RE: Water's Edge Recovery Detox Facility - Conditional Use – 912 Avenue I

DATE: December 11th, 2015

Mr. Gorman,

I have reviewed the proposed Water's Edge Recovery project located at 912 Avenue I and have produced the following comments:

1. Re-stripe parking spaces to accommodate the amount of clients that will be administered at this site. Parking calculation for hospitals is 1.5 spaces per bed. If the required amount cannot be provided please pursue the "payment in lieu" of program.

2. Trees need to be installed along the south and west property line.
   Code Section 22-187(4)b "The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area."

3. Install shrubs along the front property line.
   Code Section 22-187(4)b "... shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place."

4. Narrative detailing the daily operations, the maximum amount of clients, etc. is needed.

This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

City Commission Regular Meeting **Agenda Item # 10. f.**

Meeting Date: 02/16/2016

Re: Conditional Use w/ No New Construction - The Haven Detox - 4707 Oleander Avenue

---

SUBJECT:

Review and approval of an application for a Conditional Use, submitted by property owners: KMG Holdings, LLC, and applicant: The Haven Detox to allow the use of a detoxification facility (hospital) at 4707 Oleander Avenue, Fort Pierce, FL. The property is zoned R2, Intermediate Density Residential (Parcel ID 3404-501-0506-000-4)

SUMMARY:

The applicant, The Haven Detox Fort Pierce, LLC, is proposing a short term residential detoxification facility located at 4707 Oleander Avenue. This property is zoned R2, Intermediate Density Residential and has an underlying future land use of INST, Institutional.

RECOMMENDATION:

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to approve the Conditional Use without New Construction application with the following conditions:

1. Provide required parking to the site or pursue payment in lieu of program.
2. Install landscaping such as trees and shrubs as required per the code.
3. That the applicant install a wall around the facility with a gated entrance.

ALTERNATIVES:

Approve as presented; Approve with conditions

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

Staff Report
Application
Property Record Card
Survey
Floor Plan
TRC Comments
Applicant Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2016 02:34 PM

Form Started By: Clarissa Davis
Started On: 02/04/2016 09:18 AM
Final Approval Date: 02/10/2016

CITY OF FORT PIERCE
PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Conditional Use – The Haven Detox – 4707 Oleander Avenue

DATE: February 4th, 2016

STAFF REPORT

Owner: KMG Holdings, LLC
1305 East Atlantic Boulevard, Pompano Beach, FL 33060

Applicant/Representative: The Haven Detox
1555 Indian River Blvd, Unit B 141, Vero Beach, FL 32960

Requested Action: Approval of a Conditional Use Application to allow the use of a detoxification facility (hospital).

Location: 4707 Oleander Avenue

Parcel IDs: 3404-501-0506-000-4

Current Zoning: R2, Intermediate Density Residential

Current Future Land Use: INST, Institutional

Surrounding Zoning:

North	East	South	West
E3	OS1	R2	E3

Parcel(s) Size: .97 acres

Staff Analysis:

The applicant, The Haven Detox Fort Pierce, LLC, is proposing a short term residential detoxification facility located at 4707 Oleander Avenue. This property is zoned R2, Intermediate Density Residential and has an underlying future land use of INST, Institutional.

This 5,700 sq. ft. facility will hold a maximum of 20 clients voluntarily seeking detoxification services. These clients will reside at this facility for a minimum of 4 days and a maximum of 10 days, though the average stay is noted at 7. Services offered to these clients are individual therapy, group therapy and family therapy sessions. They will also receive HIV and AIDS education, life skills and will participate in a 12 step program that will be provided in-house. Clients attending this facility will not be court ordered, and will be joining the program if their health insurance covers the services or if the client is financially secure to pay independently. Persons will be transported to and from the facility.

The facility will be staffed with, at the very least, 2 behavioral health technicians and a nurse at all times. A behavioral technician manager will be supervising at all times to oversee activity. During day time hours a number of staff will be present including the following: a clinical director, therapists, medical director and physician assistant. A chef, cook, dishwasher and cleaning staff will also be present.

The applicant is taking security measures to secure the site. Surveillance cameras with be installed on the inside as well as the outside of the property.

The Institutional future land use calls for public, semi-public and private uses. Allowed uses are listed as hospitals, non-profit medical facilities, and medical facilities. This future land use encourages the proposed use, as it is reviewed as a hospital.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation:

At their meeting held on January 26th, the Planning Board approved the application and added the condition that the applicant install a wall around the facility with a gated entrance. The motion carried with a 7-3 vote.

Staff Recommendation:

Staff recommends that the City Commission approve the Conditional Use without New Construction application with the following conditions:

1. Provide required parking to the site or pursue payment in lieu of program.
2. Install landscaping such as trees and shrubs as required per the code.
3. That the applicant install a wall around the facility with a gated entrance.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Conditional Use – No New Construction

Property address or Location 4707 Oleander Avenue

Parcel ID #(s) 3404-501-0506-000-4

Project description short term residential detox center -- The Haven Detox

KMG Holdings, LLC

Property Owner(s)

1305 East Atlantic Boulevard

Street Address

Pompano Beach, FL 33060

City State Zip

(718) 730-3550

Phone Number

United3951@Gmail.com

Email Address

The Haven Detox Fort Pierce, LLC

Applicant/Representative, Title, Company

3951 Haverhill Road North, #120-121

Street Address

West Palm Beach, FL 33417

City State Zip

(561)616-9087

Phone Number

~~kvessolov@gmail.com~~ Kvesselov@Gmail.com

Email Address

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

Property Owner(s) Signature(s) K. Vesselov

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 18th day of November, 2015, by Kirll Vesselov who is personally known to me or has produced Personally Known as identification.

Signature of Notary (seal)

HENRY FIELDS-TAYLOR
MY COMMISSION EXPIRES
September 15, 2017
#FF 053941
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

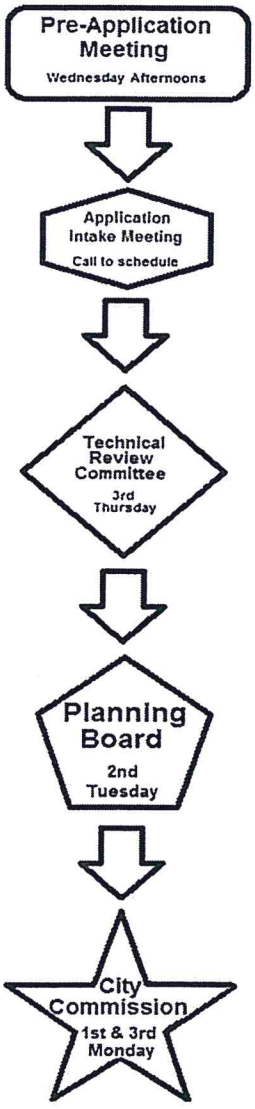
Intake Date Stamp

☒ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ *If no site improvements are required:*
  - ☐ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Outlook



Application Type:

- ☐ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 5715 sq ft Parking Spaces: 6+

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

North	South	East	West
single family	single family	single family vacant	single family

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Property Identification

Site Address:	4707 OLEANDER AVE
Parcel ID:	3404-501-0506-000-4
Account #:	39783
Map ID:	34/04N
Use Type:	7400
Zoning:	I
City/County:	Fort Pierce

Ownership

KMG Holdings LLC

1305 East Atlantic Blvd
Pompano Beach, FL 33060

Legal Description

WHITE CITY FROM NE COR OF OUTLOT2 RUN E 12 FT, TH S 265 FT FOR POB, TH CONT S 0 DEG 23 MIN 00 SEC E 180.6 FT, TH S 89 DEG 39 MIN 16 SEC W 122.52 FT, TH N 83 DEG 16 MIN 34 SEC W 79.82 FT, TH S 89 DEG 07 MIN 48 SEC W 38.92 FT, TH N 0 DEG 34 MIN 17 SEC W 167.27 FT, TH N 88 DEG 44 MIN 12 SEC E 241.22 FT TO POB (0.97 AC)(OR 3786-313)



Current Values

Just/Market Value:	$262,500
Assessed Value:	$262,500
Exemptions:	$0
Taxable Value:	$262,500

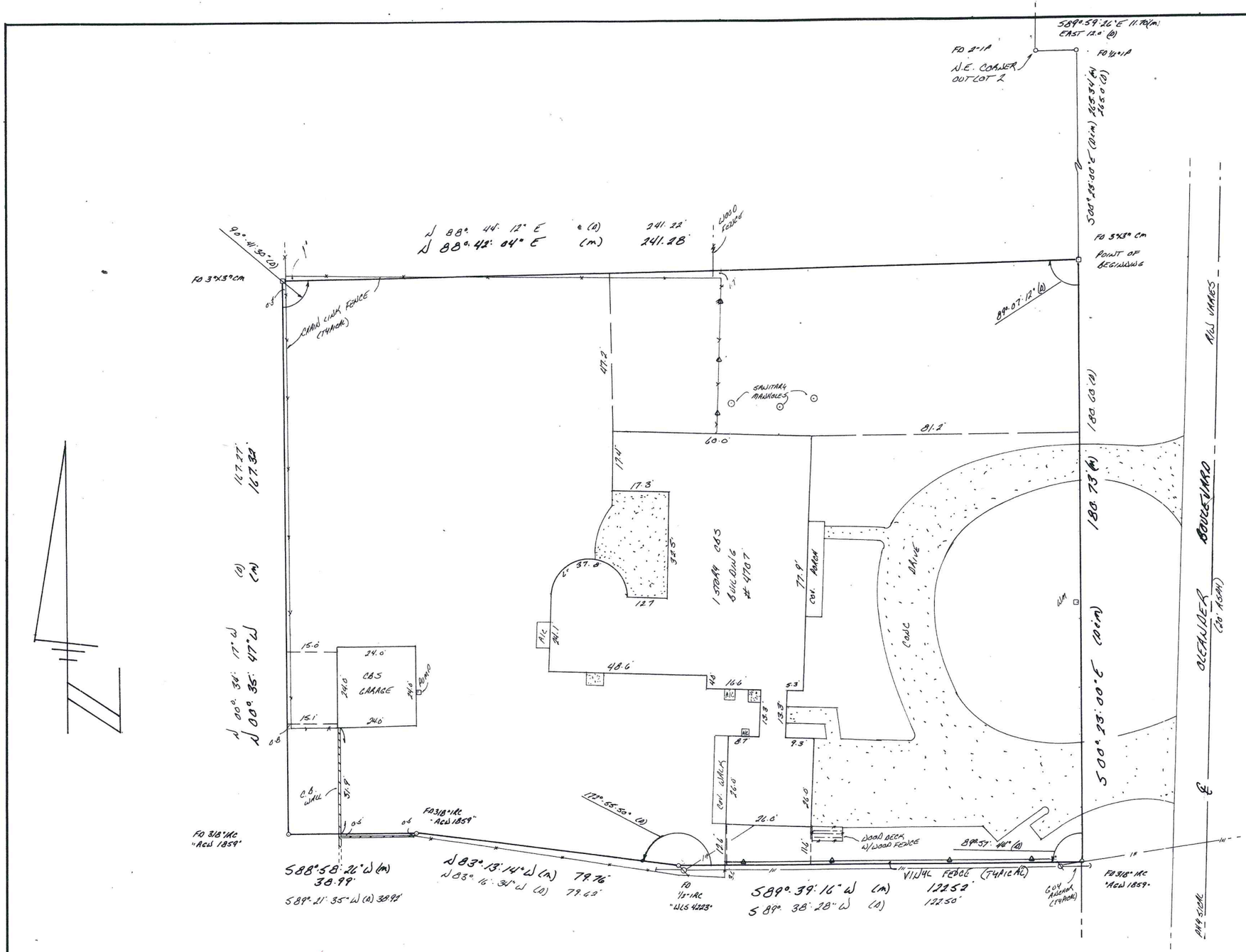
Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	5,715
Gross Area (SF):	6,740
Land Size (acres):	0.97
Land Size (SF):	42,253.2

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

ABACUS LAND SURVEYORS, INC. SETS A STANDARD MARKER OF A 1/2" IRON ROD AND A CAP MARKED PSM 5723 AT ALL CORNERS UNLESS OTHERWISE NOTED HEREON.

SAID CORNER IS SHOWN AS = ● AND FIELD SURVEYED ON 10-10-01

BASIS OF BEARINGS/ANGLES BEING THE WEST R/W LINE OF ALEXANDER BLVD PER RECORD PLAT, OR ASSUMED AS SHOWN.

ABBREVIATIONS:

FD.	= FOUND	E/P	= EDGE OF PAVEMENT
(R)	= RADIAL	-///-	= OVERHEAD UTILITY
(C)	= CALCULATED	W.M. □	= WATER METER
(M)	= MEASURED	Ø	= POWER POLE
(D)	= DEED OR DESCRIPTION	U.P. ▣	= UTILITY PEDESTAL
(UN-R)	= UNREADABLE	●	= WELL
I.R.C.	= IRON ROD & CAP	⊙	= SATELLITE DISH
I.P.C.	= IRON PIPE & CAP	℄	= CENTERLINE
CM	= CONCRETE MONUMENT	Δ	= DELTA
P.C.	= POINT OF CURVATURE	L	= LENGTH
P.T.	= POINT OF TANGENCY	R	= RADIUS
P.R.C.	= POINT OF REVERSE	NAIL/T	= NAIL & DISC/TAB
P.C.C.	= POINT OF COMPOUND CURVATURE	R/W	= RIGHT-OF-WAY
P.C.P.	= PERMANENT CONTROL POINT	▨	= ELECTRICAL TRANSFORMER

D./U.E. = DRAINAGE &/OR UTILITY EASEMENT

MICHAEL R. LAWSON DOES NOT GUARANTEE OR ASSUME ANY LIABILITY FOR ANY EASEMENT, RIGHT-OF-WAY, SETBACKS, RESERVATION, RESTRICTION, OR SIMILAR MATTERS NOT SHOWN OR REFERRED TO ON THE PLAT, OR PHYSICALLY VISIBLE ON SITE. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JURISDICTIONAL AREAS, WETLANDS, AND UNDERGROUND UTILITIES, SLAB, AND/OR FOUNDATIONS, IF ANY HAVE NOT BEEN LOCATED, OTHER THAN SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

THIS SURVEY IS FOR THE USE OF THE PARTIES SPECIFICALLY CERTIFIED TO HEREON, AND NO OTHERS.

OWNERSHIP OF FENCES UNKNOWN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA)

FLOOD INSURANCE RATE MAPS, THIS PROPERTY LIES IN FLOOD ZONE 'X'

COMMUNITY PANEL # 120185 0280 F DATED 8-19-91

BASE ELEVATION N/A

LEGAL DESCRIPTION

From the Northeast corner of OUTLOT 2, of Plat of WHITE CITY SUBDIVISION as recorded in Plat Book 1, Page 23, St. Lucie County, Florida, Public Records, run thence East along the North line of said OUTLOT 2 12 feet; thence South 0 degrees, 23 minutes, East 265.0 feet to the Point of Beginning of the tract herein described:

From the said Point of Beginning continue South 0 degrees, 23 minutes, East 180.6 feet to an iron rod with cap; thence run West at an angle of 89°-57'44" as turned from North to West from the last described line, 122.52 Feet to an iron rod with cap; thence run Northwesterly at an angle of 172°-55'-30" as turned from East thru North to West from the last described line, 79.82 Feet to an iron rod with cap; thence run Westerly, 38.92 Feet to an iron rod with cap; thence run Northerly, 167.27 Feet to a Concrete Monument; thence run East at an angle of 90°-41'31" as turned from South to East from the last described line, 241.22 Feet to the Point Of Beginning. The interior property angle at the Northeast corner of the herein described tract being 89°-07'12", said tract being a part of aforesaid OUTLOT 2, WHITE CITY SUBDIVISION, and a part of tract conveyed to T.W. Olson by County of St. Lucie recorded in Deed Book 197, page 368, St. Lucie County, Public records.

REVISIONS
RECERTIFY, VERIFY BOUNDARY, ADD CHANGES M. 10-25-08 "
" M 11-17-15

BOUNDARY SURVEY

CERTIFIED TO:

KMG HOLDINGS LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY BELIEF THAT THIS SURVEY IS TRUE AND ACCURATE, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

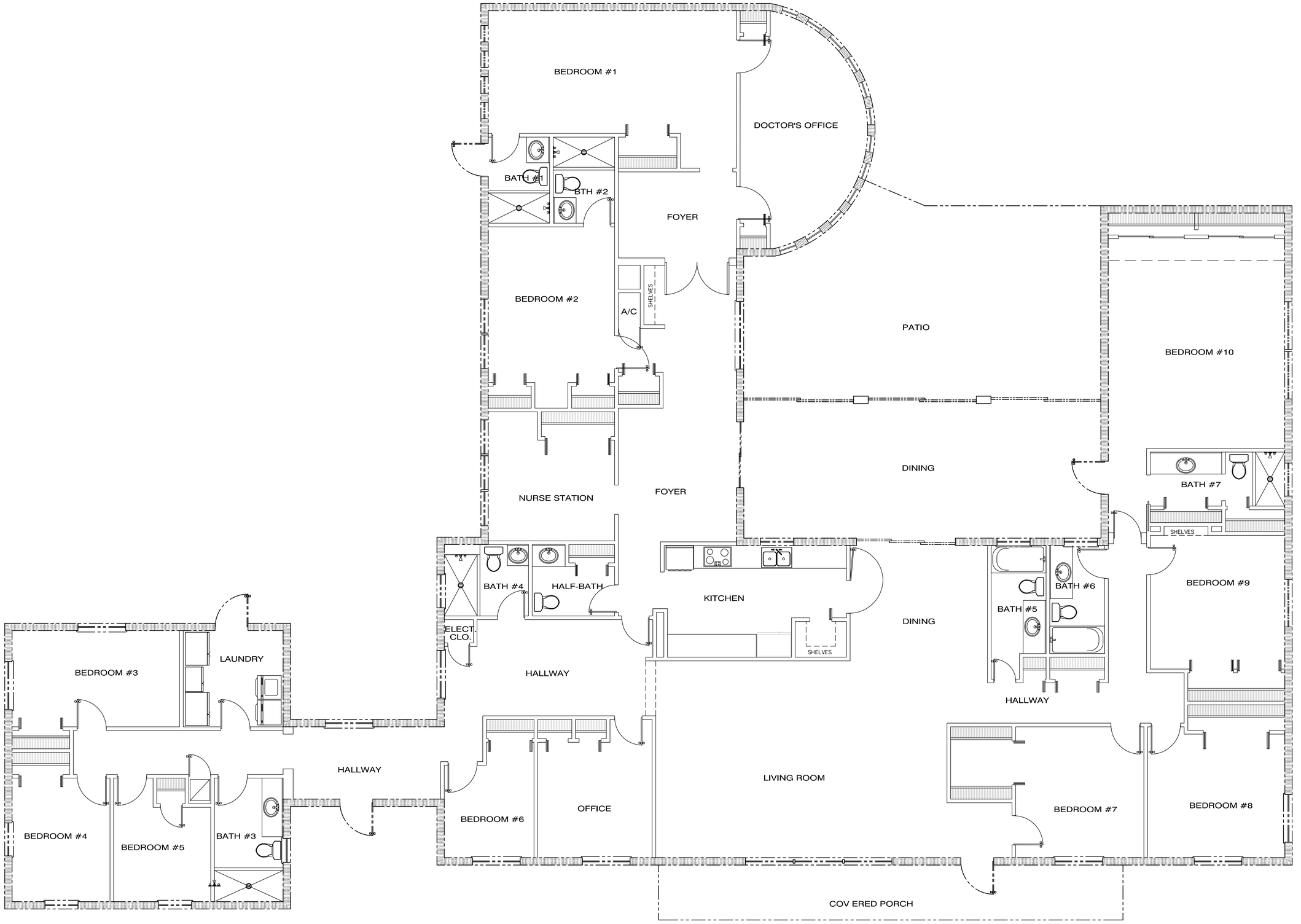
Michael R. Lawson 10.16.08

MICHAEL R. LAWSON PSM 5723 DATE

ABACUS LAND SURVEYORS, INC.
389 S.E. GASPARILLA AVE.
PORT ST. LUCIE, FLORIDA 34983
(561) 336-9931 LB 7025

SCALE 1"=20' JOB NO 01-1638

F.B. 27 PAGE 24 & 25



EXISTING FLOOR PLAN

REVISION	BY

FORENSIC INVESTIGATIONS
UTILITY DESIGN
ELECTRICAL SUPERVISION
TRUSS INSPECTION & DESIGN
LAND PLANNING & SITE DEVT.
HURRICANE MITIGATION
RESIDENTIAL / COMMERCIAL DESIGN
COASTAL OBSERVATION & ADMIN.

SAGE
DEPT. OF AUTHENTICATION & FEES
Click to verify / Authenticate online

STEPHEN A. GAYDOSH ENGINEERING
406 SOUTH 13th PLACE
LANTANA, FLORIDA 33462-3006
(FAX) (561) 828-0776
(CELL) (561) 79 - 3555

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MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION OF SAGE

STEPHEN A. GAYDOSH, JR. LICENSE No. 38464 STATE OF FLORIDA PROFESSIONAL ENGINEER
STEPHEN A. GAYDOSH, JR., P.E. No. 38464
10 - JULY - 2015
CERTIFICATE OF AUTHORIZATION #: 5151

A.L.C.F. FACILITY

PARCEL I.D. # 3404 - 501 - 0506 - 000 - 4 (S07/T36S/R40E)

FT. PIERCE PROPERTY
4707 OLEANDER AVENUE
FT. PIERCE, FLORIDA 34982

WHITE CITY FROM NE COR OF OUTLOT2 RUN E 12 FT, TH S 265 FT FOR POB, TH CONT S 265 FT, TH N 89 DEG 57 MIN 48 SEC W 348.22 FT, TH N 0 DEG 34 MIN 17 SEC W 167.27 FT, TH N 89 DEG 57 MIN 48 SEC W 348.22 FT, TH N 0 DEG 34 MIN 17 SEC W 167.27 FT, TH N 88 DEG 44 MIN 12 SEC E 241.22 FT TO POB (0.97 AC) OR 2606 PG 1507

DRAWN BY : S. GAYDOSH
CHECKED BY : S. GAYDOSH
DATE : NOVEMBER - 2015
SCALE : 1/4" = 1'-0" U.N.O.
JOB NUMBER(S) : 1520 - 0517
DRAWING
A1.1
SHEET 1 OF 1 SHEETS

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: The Haven Detox Fort Pierce, LLC

FROM: Clarissa Davis, Planner

RE: The Haven Detox: Conditional Use w/ No New Construction – 4707 Oleander Avenue

DATE: December 11th, 2015

To whom it may concern,

I have reviewed the proposed The Haven Detox project located at 4707 Oleander Avenue and have produced the following comments:

1. Parking spaces need to be delineated. The parking calculation requires 1.5 spaces per bed. If the required amount cannot be provided please pursue the "payment in lieu" of program.

2. Shrubs along the front property line must be installed.
   Code Section 22-187(4)b "... shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place."

3. Narrative detailing the daily operations, the maximum amount of clients, etc. is needed.

4. Additional trees needed on the north and south property line.
   Code Section 22-187(4)b The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area.

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

TRC projects <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
12/17/2015 11:21 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are the responses to the TRC projects.

A. **Conditional Use** – The Haven Detox – 4707 Oleander Avenue - (Clarissa Davis)
   - W/WW Engineering: Approved
   - Gas and Electric Engineering: No comment

B. **Conditional Use** – Water's Edge Recovery – 912 Avenue I - (Clarissa Davis)
   - W/WW Engineering: Rejected. This building is being equipped with a commercial kitchen and will require a grease interceptor. Plumbing plans indicating location of interceptor and cut sheets for interceptor and all ancillary equipment must be submitted to FPUA W/WW Engineering for approval. Please refer to standard drawing S-14 for all details concerning the interceptor.
   - Gas and Electric Engineering: No comment

C. **Site Plan and Design Review** – Cumberland Farms – 2009 S. 35th Street – (Clarissa Davis)
   - W/WW Engineering: Approved as noted. Fort Pierce Utilities Authority Specifications require a check valve on the property owner's side of the gate valve at the property line.
   - Gas and Electric Engineering: Single phase electric is available on site. Three phase electric is about 1200' north of the site. Please submit proposed electric load to discuss costs associated with new service.

Thank you

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

RECEIVED
DEC 08 2015
CITY OF FORT PIERCE
PLANNING & ZONING

DATE: December 4, 2015

PROJECT: **The Haven Detox – 4707 Oleander Avenue**
Conditional Use Application
TRC No. 15-04000018

Attachment(s): None

This is to advise you that we have completed the review of the following documents as received on December 4, 2015:

- ☑ Application Package
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Conditional Use ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for engineering comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. The application states that no new construction is proposed. However, according to the submitted survey, the site does not have adequate parking areas that comply with the City's minimum standards pertaining to access aisles and parking stalls dimensions. The applicant shall provide information addressing how this issue will be resolved.
2. If this site is serviced by an on-site septic system and drainfield, please supply a letter from the Health Department confirming adequate capacity is available for the proposed use.

JRA/tst

The Haven Detox
4707 Oleander Avenue
December 7, 2015
Conditional Use

St. Lucie County Public Works/Engineering Comments

1. Oleander Avenue is subject to the jurisdiction of St. Lucie County.
2. The applicant is advised that Oleander Avenue is identified on the St. Lucie County Right of Way Protection Map and is designated as a future four lane roadway.
3. The applicant is advised that additional right of way for Oleander Avenue shall be required.
4. The applicant is advised that the subject parcel is located within the urban service boundary (USB).
5. The applicant is advised that they may be required to construct a 6' concrete sidewalk for the limits of the parcels road frontage.
6. How many clients will be treated at this facility?
7. What are the hours of operation for the proposed facility?
8. It has been indicated that the clients will reside at the facility for "small number of nights". Please be more specific. What is the maximum and minimum time a client will reside at the facility?
9. Will the clients be voluntary or court ordered?
10. What security measures are proposed?

Ron Harris, PLS
County Surveyor
772 462-1721



The Haven Detox
Ft. Pierce

A Caring Detox

THE HAVEN
a caring detox

List of benefits

- Will be a fully licensed and staffed emergency medical detox facility

- Will pursue Joint Commission Accreditation

- Looking to become operational in 2016

THE HAVEN
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List of Benefits Cont.

- 20 patient capacity

- Will strive for high rate of program completion comparable to our existing program

- Accepting only commercial insurance and private pay (no court ordered detox)

THE HAVEN
a caring detox

List of Benefits cont.

- Comprehensive and holistic approach to detox

- Patients reside in facility between 4-10 days with an average stay of 7 days

- Medically supervised, safe, comfortable, compassionate and effective programs



Full Time Positions Available

- 2 Jobs paying at or above 100K
  - 1 Medical director
  - 1 Physician assistant or Nurse Practitioner
- 2 Jobs Paying at or above 90k
  - Clinical Director
  - Director of Marketing
- 2 Jobs paying at or above 70k
  - Director of Nursing
  - Admissions Director

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a caring detox

Full Time Positions Available cont.

- 3 jobs paying at or above 60k
  - Facility Administrator
  - 2 Registered Nurses
- 6 jobs paying at or above 50k
  - 3 Licensed Practical Nurses
  - 2 Licensed Therapists/Social Workers
  - Head Chef

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Full Time Positions Available cont.

- 11 jobs paying at or above 30k
  - 8 Behavioral Health Technicians
  - 2 Certified Nursing Assistants
  - Cook
- 2 jobs paying over 25k
  - Dishwasher
  - Janitor/Laundry

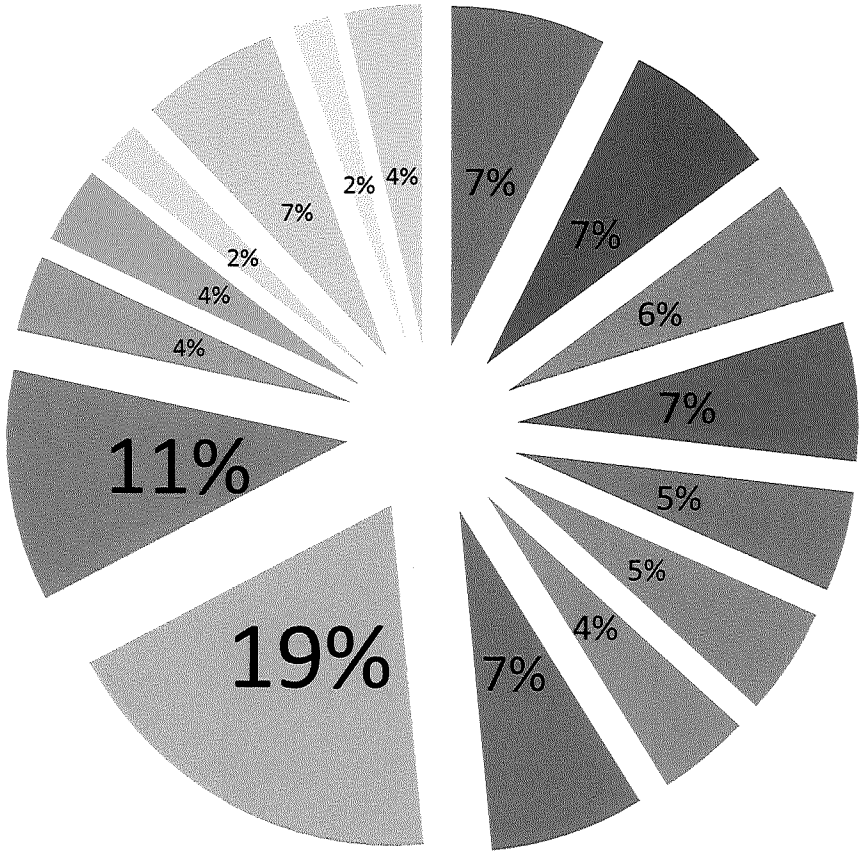
THE HAVEN
a caring detox

Breakdown of Income per Specialty

Job	*Rate per year*	*# of employees*	*payroll per group*
Medical director	$100,000	1	$100,000
Physician Assistant	$100,000	1	$100,000
Director of Nursing	$75,000	1	$75,000
Clinical director	$90,000	1	$90,000
Facility Administrator	$65,000	1	$65,000
Admissions Director	$70,000	1	$70,000
Registered Nurse	$60,000	1	$60,000
Therapist	$50,000	2	$100,000
Behavioral Health Tech	$32,000	8	$256,000
Licensed Practical Nurse	$50,000	3	$150,000
Certified Nursing Assistant	$25,000	2	$50,000
Chef	$50,000	1	$50,000
Cook	$30,000	1	$30,000
Director of Marketing	$90,000	1	$90,000
Dishwasher	$25,000	1	$25,000
Maintenance Supervisor	$50,000	1	$50,000
Total Annual Salary Haven			**$1,361,000**

THE HAVEN
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Distribution by proportion



- Medical director
- Physician Assistant
- Director of Nursing
- Clinical director
- Facility Administrator
- Admissions Director
- Registered Nurse
- Therapist
- Behavioral Health Tech
- Licensed Practical Nurse
- Certified Nursing Assistant
- Chef
- Cook
- Director of Marketing
- Dishwasher
- Maintenance Supervisor

THE HAVEN
a caring detox

Letters from the Community

WHIZ KIDZ

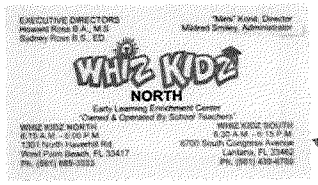
FEBRUARY 5, 2016

To Whom It May Concern,

I, Emilienne (Mimi) Kone, Director the tenant at the address 1301 N. Haverhill Rd West Palm Beach, FL 3341. endorse our neighbor The Haven Detox. Since opening, The Haven Detox maintains a clean and organized facility. I feel at ease knowing the management ensures a safe and healthy environment for our staff and children. I stand behind the Haven Detox as a pillar of excellence and integrity in our community.

Best Regards,

E Kone (Director)



THE HAVEN
a caring detox

THE HAVEN DETOX
1325 N. HAVERHILL ROAD WEST PALM BEACH, FLORIDA 33417 (561)855-4459

Letters from the Community

THE HAVEN
a caring detox

JANUARY 30. 2016

To Whom It May Concern,

I, Suzanne Workman owner the ~~tenant~~ at the address 5090 Stacy St endorse our neighbor The Haven Detox. Since opening, The Haven Detox maintains a clean and organized facility. I feel at ease knowing the management ensures a safe and healthy environment for my family and neighbors. I stand behind the Haven Detox as a pillar of excellence and integrity in our community.

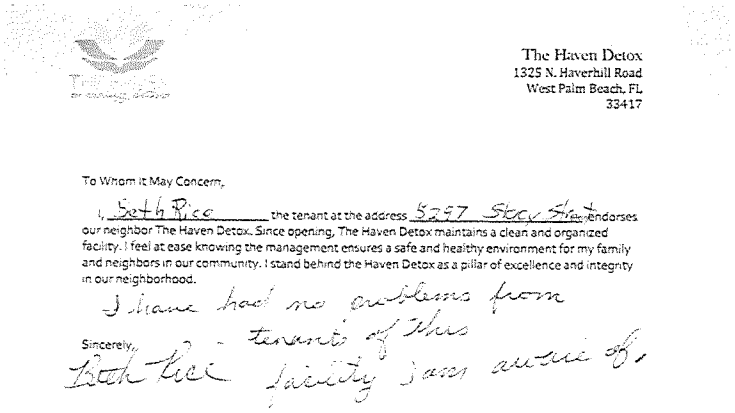
Best Regards,

was located ~~next to~~ by us property
you have cleaned it up alot. Thankyou
Suzanne Workman

THE HAVEN DETOX
1325 N. HAVERHILL ROAD WEST PALM BEACH, FLORIDA 33417 (561)855-4459

THE HAVEN
a caring detox

Letters from the Community



The Haven Detox
1325 N. Haverhill Road
West Palm Beach, FL
33417

To Whom it May Concern,

I, Seth Rice the tenant at the address 5257 Stacy St endorses our neighbor The Haven Detox. Since opening, The Haven Detox maintains a clean and organized facility. I feel at ease knowing the management ensures a safe and healthy environment for my family and neighbors in our community. I stand behind the Haven Detox as a pillar of excellence and integrity in our neighborhood.

I have had no problems from tenants of this facility I am aware of.

Sincerely,

THE HAVEN
a caring detox

Letters from the Community



FEBRUARY 7, 2016

To Whom It May Concern,

I, Omar Niaz the tenant at the address 1374 Haverhill Rd endorses our neighbor The Haven Detox. Since opening, The Haven Detox maintains a clean and organized facility. I feel at ease knowing the management ensures a safe and healthy environment for my family and neighbors. I stand behind the Haven Detox as a pillar of excellence and integrity in our community.

Best Regards,

The Haven Detox
1325 N. Haverhill Road West Palm Beach, Florida 33417 (561)855-4459

THE HAVEN
a caring detox

Letters from the Community

February 12, 2016

To Whom it May Concern,

I, Humberto Gonzalez the tenant at the address #7 5112 Golonia Apts endorses our neighbor The Haven Detox. Since opening, The Haven Detox maintains a clean and organized facility. I feel at ease knowing the management ensures a safe and healthy environment for my family and neighbors. I stand behind the Haven Detox as a pillar of excellence and integrity in our community.

Sincerely,

Humberto Gonzalez

THE HAVEN
a caring detox

Letters from the Community

The Haven Detox
1325 N. Haverhill Road
West Palm Beach, FL
33417

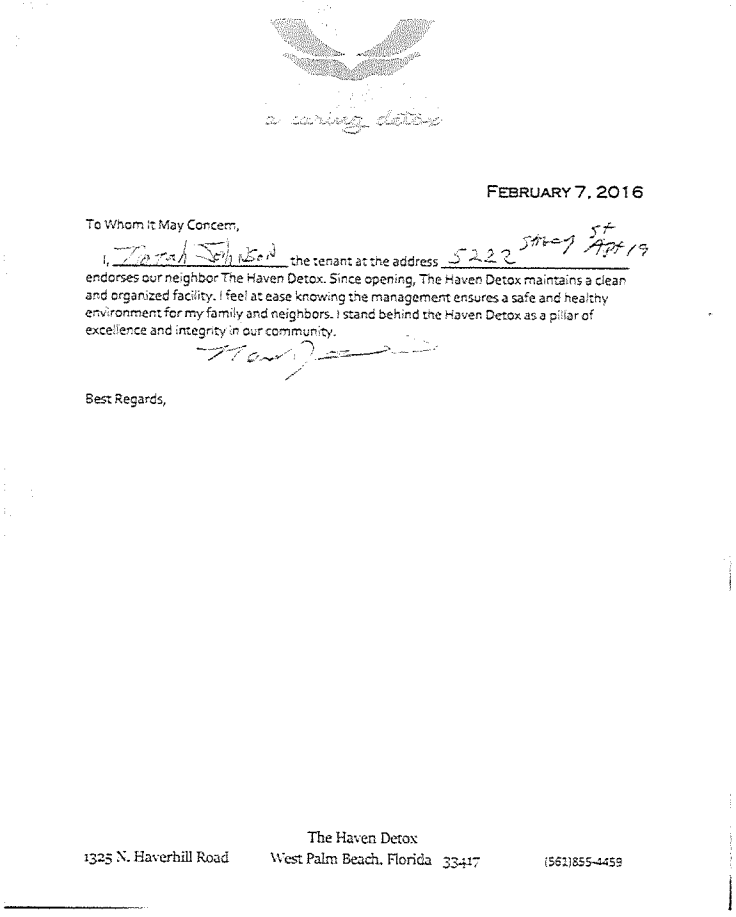
To Whom it May Concern,

I, Ina Cirvay the tenant at the address 5373 Blackstone expresses their safety with The Haven Detox as a neighbor in my community. Throughdut the past year I have not encountered any issues or disturbances from The Haven Detox. I can attest the management of The Haven Detox maintains a safe, clean facility and I feel safe knowing our neighbor values the safety of my family and community. I'm having no problems with this center

Sincerely,

THE HAVEN
a caring detox

Letters from the Community



FEBRUARY 7, 2016

To Whom It May Concern,

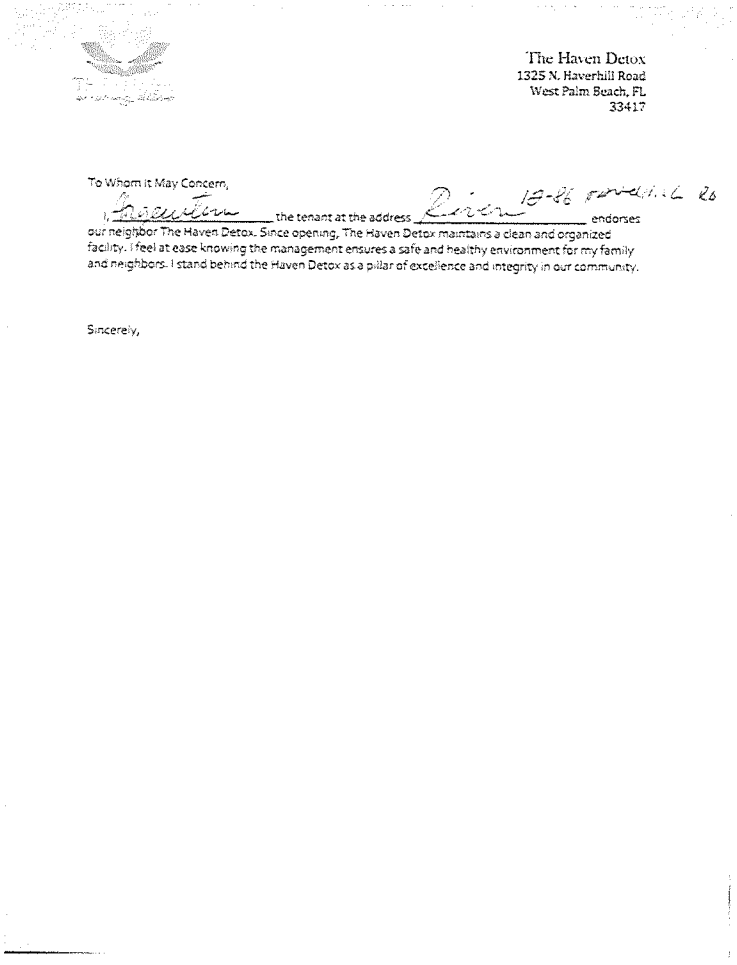
I, Tarah Johnson the tenant at the address 5222 Shady St Apt 19 endorses our neighbor The Haven Detox. Since opening, The Haven Detox maintains a clean and organized facility. I feel at ease knowing the management ensures a safe and healthy environment for my family and neighbors. I stand behind the Haven Detox as a pillar of excellence and integrity in our community.

Best Regards,

The Haven Detox
1325 N. Haverhill Road West Palm Beach, Florida 33417 (561)855-4459

THE HAVEN
a caring detox

Letters from the Community



The Haven Detox
1325 N. Haverhill Road
West Palm Beach, FL
33417

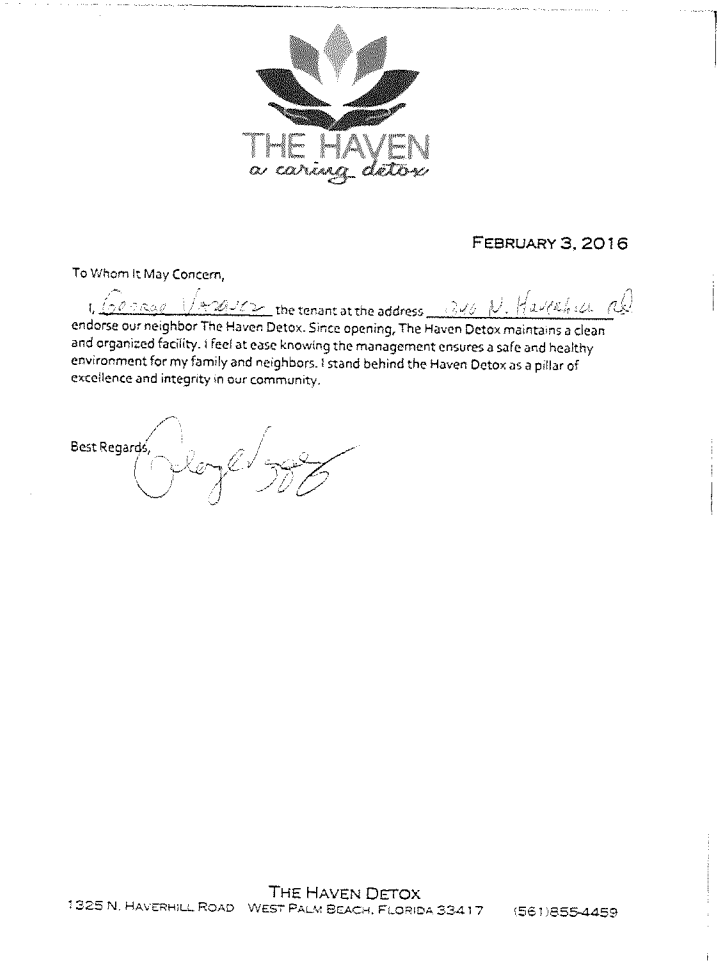
To Whom it May Concern,

I, [illegible] the tenant at the address [illegible] endorses our neighbor The Haven Detox. Since opening, The Haven Detox maintains a clean and organized facility. I feel at ease knowing the management ensures a safe and healthy environment for my family and neighbors. I stand behind the Haven Detox as a pillar of excellence and integrity in our community.

Sincerely,

THE HAVEN
a caring detox

Letters from the Community



THE HAVEN
a caring detox

FEBRUARY 3, 2016

To Whom It May Concern,

I, George Vargas the tenant at the address 246 N. Haverhill Rd endorse our neighbor The Haven Detox. Since opening, The Haven Detox maintains a clean and organized facility. I feel at ease knowing the management ensures a safe and healthy environment for my family and neighbors. I stand behind the Haven Detox as a pillar of excellence and integrity in our community.

Best Regards,

THE HAVEN DETOX
1325 N. HAVERHILL ROAD WEST PALM BEACH, FLORIDA 33417 (561)855-4459

THE HAVEN
a caring detox

Letters from the Community

THE HAVEN
a caring detox

FEBRUARY 9, 2016

To Whom It May Concern,

I, [illegible] the tenant at the address [illegible] endorse our neighbor The Haven Detox. Since opening, The Haven Detox maintains a clean and organized facility. I feel at ease knowing the management ensures a safe and healthy environment for my family and neighbors. I stand behind the Haven Detox as a pillar of excellence and integrity in our community.

Best Regards,

THE HAVEN DETOX
1325 N. HAVERHILL ROAD WEST PALM BEACH, FLORIDA 33417 (561)855-4459

The Haven Detox



The Haven Detox

5.0 ★★★★★ 16 reviews

Addiction Treatment Center

Directions

SAVED NEARBY SHARE

1325 Haverhill Rd N, West Palm Beach, FL 33417

havendetoxnow.com

(561) 328-8627

Open now: Open 24 hours

Suggest an edit



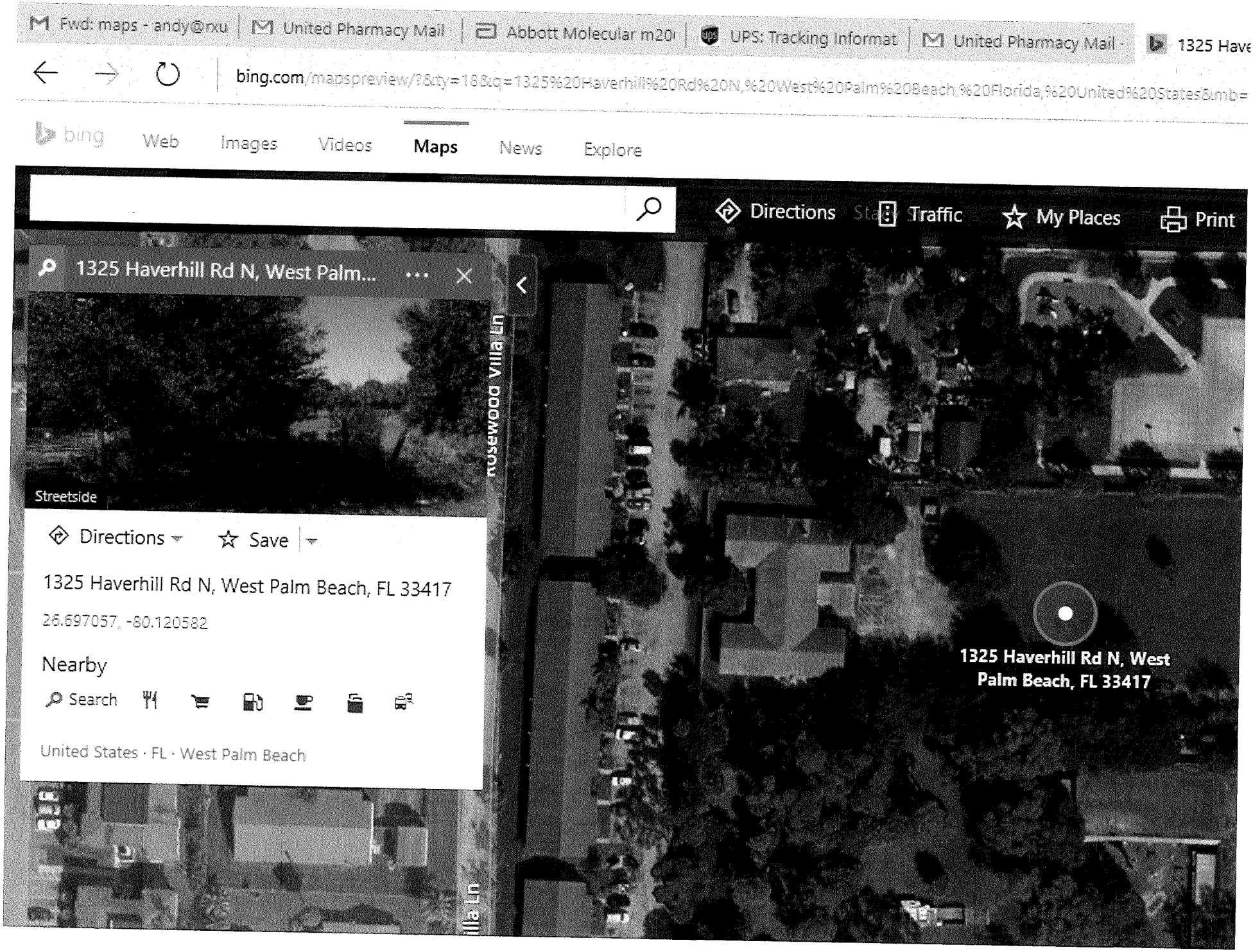
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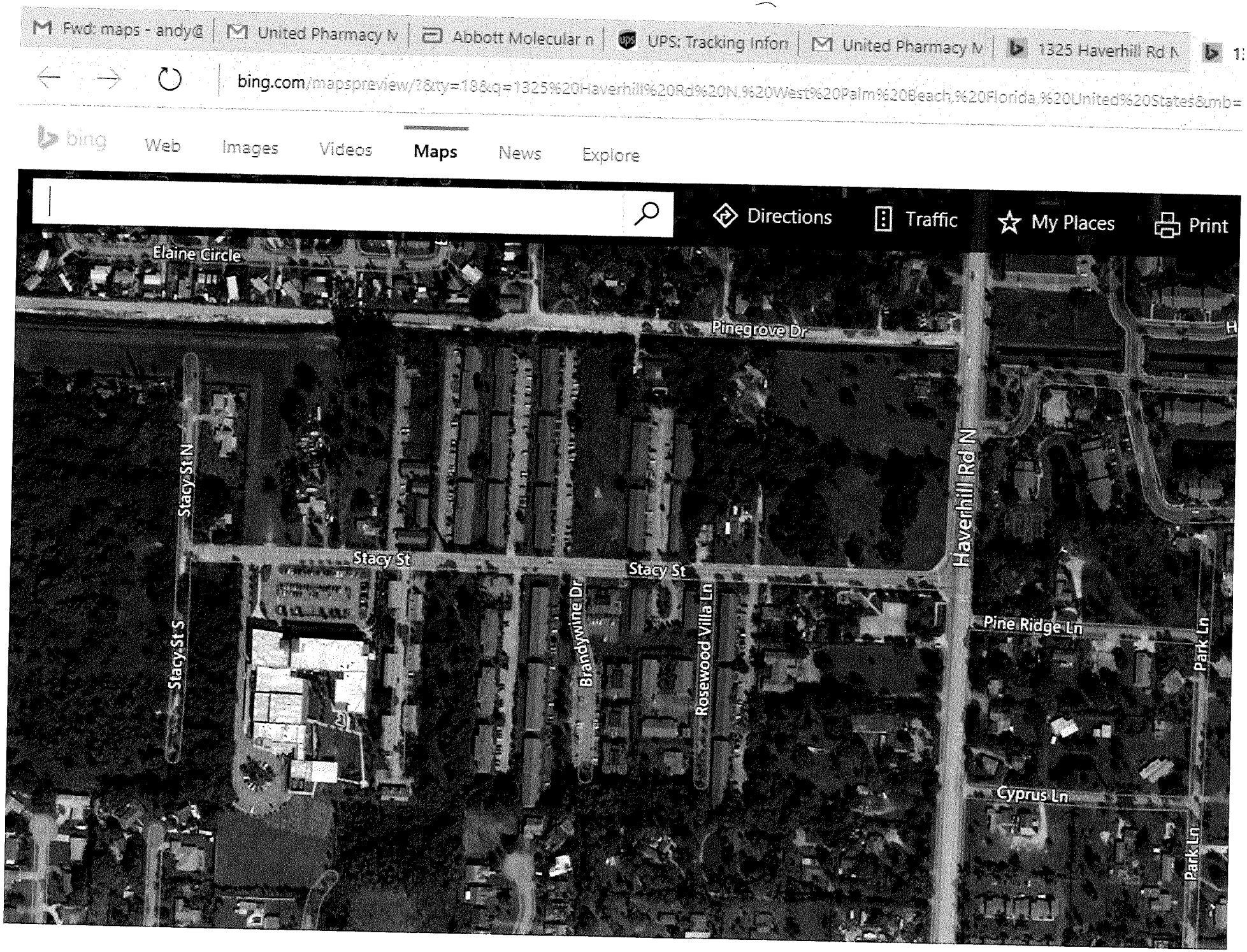
Stacy St

Stacy St

Hope-Centennial
Elementary School

Brandywine Dr


Fwd: maps - andy@rxu
United Pharmacy Mail
Abbott Molecular m20
UPS: Tracking Informat
United Pharmacy Mail -
1325 Have
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1325 Haverhill Rd N, West Palm Beach, FL 33417
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Nearby
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United States · FL · West Palm Beach
Rosewood Villa Ln
1325 Haverhill Rd N, West Palm Beach, FL 33417


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Directions
Traffic
My Places
Print
Elaine Circle
Pinegrove Dr
Stacy St N
Stacy St
Stacy St
Haverhill Rd N
Stacy St S
Brandywine Dr
Rosewood Villa Ln
Pine Ridge Ln
Park Ln
Cyprus Ln
Park Ln

City Commission Regular Meeting **Agenda Item # 10. g.**

Meeting Date: 02/16/2016

Re: Application for Site Plan and Conditional Use - Causeway Cove Marina & RV - 601 Seaway Drive

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

SUBJECT:

Review and approval of an application for Site Plan and Conditional Use, submitted by Property Owner, G. Flash G.P., Inc. c/o Ashton de Peyster, Applicant Harold H. Smyth, and representatives, William P. Stoddard, Ph. D., P.E., and Leo Giangrande, PE to complete the phased construction of a 198 Slip Marina, Boat Ramp, Dock Master's Quarters, Ship Store, and 10 RV Spaces at 601 Seaway Drive, Fort Pierce, FL. The property is zoned Tourist Commercial (C-5). (Parcel IDs 2402-312-0001-000-5 & 2402-331-0002-000-1).

SUMMARY:

- The applicant is requesting approval of a Site Plan and Conditional Use to complete phased construction of a 198 slip marina boat ramp, dock master's quarters, ship store, and 10 Recreational Vehicle (RV) spaces at 601 Seaway Drive. The subject site, known as the Causeway Cove, contains 18.02 acres of uplands and was recently rezoned to C-5, Tourist Commercial.
- Phase I encompasses the development of a 47 slip commercial marina, recreational boat ramp, ten (10) RV pads, a 1,296 sq. ft. dock master's residential quarters, ship store, kayak launch, and minor support facilities.
- Phase II includes build-out of the marina with an additional 151 boat slips and 14 mooring spaces within five (5) years of approval. The plan presents general placement of the proposed docks and tentative areas for future parking.
- The collective traffic impacts presented by the project detail project 717 average daily trips at completion of both phases.
- 150 notifications of the proposed Site Plan and Conditional Use have been mailed to the owners of property located within 500 feet of the subject property. As of February 5, 2016, 6 responses have been received, 4 approving and 2 disapproving the requests. Concerns of the proposed RV component have been expressed by some respondents both for and against the project. An update will be provided to the City Commission at the public hearing.
- The Planning Board, at their January 12, 2016 meeting, voted unanimously to recommend approval of the request with various recommended conditions presented by Staff.

RECOMMENDATION:

Approval with the following conditions: 1) The applicant provides complete infrastructure and operational plans for the proposed RV spaces consistent with City Code Sections. 22-86. (5) & (6) and 22-85 (6), prior to building permit issuance for construction of this component. 2) The presented access and traffic flow plan for both vehicular and pedestrian traffic presented in the Site Plan are approved by the City of Fort Pierce Engineering Department and FDOT, and implemented, prior to issuance of Certificate of Occupancy. 3) Sidewalks are integrated within,

and adjacent to, the development pursuant to City Code Section 22-62. (b)(4) & (d) prior to issuance of a Certificate of Occupancy. 4) The applicant provides updated traffic, parking, and drainage plans associated with Phase II of the development prior to issuance of building permits for said phase of construction. *Additional Conditions since Planning Board Review:* 5) The applicant presents the proposed light fixtures to ensure compliance with the City's design review guidelines, prior to building permit issuance. 6) The applicant receives approval by the City Engineer for the proposed pervious parking spaces pursuant to City Code Section 22-60 (c) a.& b. prior to building permit issuance.

ALTERNATIVES:

- Approval with alternative conditions
- Postponement of consideration
- Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Increase in Ad-Valorem Taxes. Applicant has estimated the value of construction to exceed $2 Million Dollars. The subject site is located within the CRA boundaries.

Attachments

Staff Report
Site Aerial, Zoning Map, & FLU Map
Application & Support Documents
Conceptual Layout Plan - Overview Prepared by Staff
Site & Landscape Plans
Elevations & Floor Plans - Ground Sign, Existing Structure, & New Construction
Traffic Impact Analysis
Applicant Responses & TRC Comments
FDEP Permits
Frequently Asked Questions Regarding the Project
Public Comments

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	02/10/2016 03:31 PM
Form Started By: Kori Benton		Started On: 02/05/2016 09:39 AM
Final Approval Date: 02/10/2016		

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Site Plan and Conditional Use
Causeway Cove Marina & RV
601 Seaway Drive

DATE: February 5, 2016

STAFF REPORT

Owner: G. Flash G.P., Inc. c/o Ashton de Peyster
306 Worth Avenue, Suite 4
Palm Beach, FL 33480

Applicant: Harold H. Smyth
P.O. Box 13088
Fort Pierce, FL 34979

Representatives:

William P. Stoddard, Ph. D., P.E.,
Schulke, Bittle, & Stoddard, LLC.
1717 Indian River Blvd. S# 201
Vero Beach, FL 32960

Leo Giangrande, PE
Giangrande Engineering & Planning
73 SW Flagler Avenue
Stuart, FL 34994

Request: Approval of a Site Plan and Conditional Use to complete phased construction of a 198 Slip Marina, Boat Ramp, Dock Master's Quarters, Ship Store, and 10 RV Spaces.

Location: 601 Seaway Drive

Parcel ID(s): 2402-312-0001-000-5 & 2402-331-0002-000-1

Zoning: Tourist Commercial (C-5) & Aquatic Development Zone (A-2).

Surrounding Zoning

North	East	South	West
OS-1	C-6/PD	A-2	OS-1

Future Land Use: Hutchinson Island Mixed Use (HIMU)

Parcel Size(s): 17.04 +/- acres & .98 +/- acres

Staff Analysis:

Request & Site History

In accordance with Sections 22-33, 22-39, 22-58, and 22-76 of the City Code, the applicant is requesting approval of a Site Plan and Conditional Use to complete phased construction of a 198 slip marina, boat ramp, dock master's quarters, ship store, and 10 Recreational Vehicle (RV) spaces at 601 Seaway Drive. The subject site, known as the Causeway Cove, contains 18.02 acres of uplands and was recently rezoned to C-5, Tourist Commercial.

The property was formerly occupied by the Causeway Mobile Home Park, which was shattered in during hurricanes Frances and Jeanne in 2004. The former mobile home park featured approximately 250 units prior to its completed removal in 2006. The property remains predominantly vacant, with decrepit driveways and a common area structure remaining on-site from the previous use.

The applicant is seeking to initiate redevelopment of the subject site with a phased plan to construct a marina, and support marine recreational and commercial uses as the local economy develops, and further exploration commences for strategies to relocate the adjacent wastewater treatment plant.

The site is surrounded by State Road AIA (SR A1A) and South Causeway Park to the north, Harbour Isle and the Smithsonian Marine Station to the east, and the FPUA Waste Water Treatment Plant to the west. The property features access to the Indian River Lagoon to the south.

Phased Development Plan

Phase I: The first phase encompasses the development of a 47 slip commercial marina, recreational boat ramp, ten (10) RV pads, a 1,296 sq. ft. dock master's residential quarters, ship store and minor support facilities.

Marina & Ship Store

This phase of development seeks to establish a commercial marina intended to serve small to medium size (under 50 ft.) vessels, and a boat ramp for recreational vessels, as the foundation for redevelopment. The first phase of the marina will be developed at the south west shore of the property, exhibited by two primary dock extensions and a breakwater T-dock. The boat ramp is internal to this segment of the marina for added protection from current and wind interference. The dock layout of Phase 1 requires vessels to enter and exit to west, off the bank of the sewer plant property. This configuration may influence, or impact, future development in the aquatic area adjacent to this publically held land. Collaboration regarding the planning and orientation of navigational aids and dredging is encouraged to avoid future conflicts or limitations.

A new structure is proposed adjacent to the marina to provide a dock master residence for convenience and security. A ship store is incorporated with the dock master structure to offer minor sales and service for patrons of the marina and other amenities. Future collocation of structures is anticipated as demand grows for expanded commercial sales and service on-site.

RV Park & Kayak Launch

A recreational vehicle area is presented to offer accommodations for ten (10) RVs on-site, to the north east of the marina. The pads are divided evenly along a drive aisle reserved for RV and support vehicle traffic. Detailed plans to provide access to water, wastewater, and solid waste facilities shall be provided for each bay, and integrated into the presented site plan accordingly.

The plan provides RV guests access to shower and laundry facilities at the marina. A shuffle board court and maintenance structure present on-site will be reused in conjunction with this component of the development. Increased detail of each RV pad and support infrastructure is necessary to verify compliance with City Code.
A kayak launch is noted along the riverbank to the south of the RV pads, offering recreational access to the waterway. Detail of any access restrictions has not been presented at this time.

Parking, Sidewalks, Lighting & Landscaping

Phase I incorporates the construction of sixteen (16) improved vehicle parking spaces, two (2) of which are handicap accessible, and the marking of sixteen (16) unimproved parking spaces. The level of parking provided is based upon previous consideration by the Planning Board of one (1) space per two (2) dock slips, in addition to the support facilities. The vehicle parking within Phase I is concentrated around the marina and ship store. An area designated for unimproved boat trailer and associated vehicle parking is identified to the north of the boat ramp. Parking areas are not denoted within the RV Park or to support the proposed kayak launch area, however the delineation of support parking, and possibly a loading space, for guests and visitors is encouraged. Bicycle parking is provided adjacent to the ship store; however it may be advantageous to provide additional racks with the RV area.

The presented plan features many internal sidewalk connections including a central sidewalk along the main driveway linking the RV park, support amenities and making connection to the marina facilities along the riverbank. The proposed sidewalk connections shall be linked to the existing pedestrian path along SR A1A, and further connections and crosswalks shall adjoin the proposed parking areas to the marina as required pursuant to City Code Section 22-62.

A future sidewalk linkage is proposed along the northern property line, as required by the City Code; however the consideration of construction deferral shall be decided by the City Commission. Coordination regarding a complete pedestrian connection to South Causeway Park, underneath the bridge, is essential to promote connectivity. Further consideration of bicycle pathways, and multimodal connections for trolleys or shuttles is encouraged in later phases of development.

A landscaping plan emphasizing native landscape is proposed to provide substantial parameter enhancements, including both trees and shrubs. The design seeks to buffer the wastewater treatment plan, and accent other views of the site. Interior landscaping is presented around existing and proposed structures to augment the development.

A photometric plan has been provided since the Planning Board meeting, presenting lighting levels compliant with City Code, however the design of the light fixtures has yet to be provided. Review of the intended fixtures for compliance with the City's design review guidelines is required prior to building permit issuance.

Phase II: The second segment of the development includes build out of the marina with an additional 151 boat slips and 14 mooring spaces within five (5) years of approval. The plan presents general placement of the proposed docks, and areas for connection to the property bank, however complete detail is not present at this time.

Phase II denotes areas earmarked for "future parking" to support the marina expansion, however the applicant is seeking to reserve flexibility in the placement and design. Additionally, the plan references an area for unimproved parking towards the northeast corner of the project, which has been discussed as general public parking though no specific detail has been provided. Further guidance of the parking space quantity, construction, access, and associated drainage are imperative prior to development of this presented phase. Parking considered for the general public to support adjacent parks and civic amenities shall also be assessed further, prior to use, to ensure safety of both vehicular access and pedestrian connection to destinations.

Architectural Design

The vertical construction proposed with the development plan is Florida Vernacular, expressed by simple one & two story structures typified by wood siding, gable roofs gladded with 5 V-crimp metal roof, and double-hung windows. Other ornamental features such as cupolas and wood decks add to the overall design and functionality of the proposed structures. The existing structure on-site will be repainted, and improved with landscaping.

The marina dock construction design and typologies are guided and permitted by the Florida Department of Environmental Protection (FDEP) and Army Corps of Engineers, however the location and scale should complement the initial vertical construction proposed.

Traffic Impacts & Access

The subject project is situated in an exclusive location which presents unique challenges relating to vehicular access, traffic flow, and transportation impacts based upon demand. The submitted development plan presents trip generation data encompasses phases based upon analysis of existing, background, committed trips, and the projected traffic volumes. Table 1 below presents the trip generation projected for Phase I:

Table 1 – Trip Generation for Phase I Development

Development Component	AM – Peak Trips	PM – Peak Trips	Average Daily Trips
Single-family Home	2	2	10
Variety Store	4	6	53
RV Park	2	3	27
Marina – 47 Slips*	4	9	139
	7	19	229

The projected traffic impacts of Phase 2 were recently provided by the applicant, however have not had the opportunity to be reviewed by the St. Lucie County Transportation Organization (TPO) for verification of analysis and trip distribution methodology. The presented trip generations anticipated with the completion of Phase II of the development are presented in Table 2 below:

Table 2 – Trip Generation for Phase II Development

Development Component	AM – Peak Trips	PM – Peak Trips	Average Daily Trips
Single-family Home	2	2	10
Variety Store	4	6	53
RV Park	2	3	27
Marina – 212 Slips*	17	40	628
	25	51	717

The marina expansion significantly increases the traffic impacts of the development, impacting SR A1A and adjoining roadway links. The established transportation infrastructure, much of which has recently been reconstructed, presents many limitations in preparing off-setting roadway improvements. For instance, the roadway segment from South Causeway Park to Binney Drive currently operates at a Level of Service (LOS) D, however in the absence of the ability to widen roadways, and install designated turn lanes along SR A1A, exploration of promoting strategies of multimodal transportation are essential routes to improving transportation facilities.

Primary access to the site is provided via a two-way driveway connecting to an adjacent extension of SR A1A. A traffic flow and routing plan has been provided, after coordination with the applicant, in order to guide west bound vehicle and boat trailer traffic underneath South Causeway Bridge to facilitate a right-turn scenario in order to avoid traffic conflicts on SR A1A. The newly presented plan, and traffic data provided will be presented to the St. Lucie County TPO and FDOT to further collaboration on transportation solutions.

The increase in traffic upon the bypass route underneath South Causeway warrants further consideration of a fair share agreement to improve this roadway connection. Further, the expanded approval timeline for construction of Phase II, and prospects of further development on-site, compel compels further analysis and the revisiting of the traffic conditions of adjoining roadway networks prior to construction of Phase II.

Technical Review Committee (TRC) Review:

All affected departments have reviewed and issued comments regarding the Site Plan and Conditional Use based on requirements of the City Code. Minor Code compliance issues related to the proposed parking improvements and lighting were identified. A photometric plan has been provided since the TRC meeting, presenting lighting levels

compliant with City Code, however the design of the light fixtures has yet to be provided. The City Engineer's concerns remain regarding the composition of a portion of the parking spaces presented.

Property Owner Response Summary:

A total of 150 notifications of the proposed Site Plan and Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of February 5, 2016, 6 responses have been received. Of the responses 4 support and 2 are in opposition to the request. Concerns of the proposed RV component have been expressed by some respondents both for and against the project. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their January 12, 2016 meeting, voted unanimously to recommend approval of the request with the recommended conditions presented by Staff.

The applicant has complied partially with the condition recommended that the applicant provides a Lighting Plan pursuant to City Code Sections 22-58, 22-59, 22-60, and 22-86 prior to scheduling of the application for review by the City Commission. The lighting plan has been verified as compliant with City Code Section 22-58, 22-60, & 22-86, however the fixture design has yet to be submitted for review per City Code Section 22-59 – Design Review.

Staff Recommendation:

The presented Site Plan and Conditional Use are generally consistent with City Code, the Comprehensive Plan, however additional elements are requested for integration to the Site Plan to ensure the development will not adversely affect the public health, safety, convenience and general welfare; therefore Staff recommends that the City Commission approve the requests with the following conditions:

1) The applicant provides complete infrastructure and operational plans for the proposed RV spaces consistent with City Code Sections. 22-86. (5) & (6) and 22-85 (6), prior to building permit issuance for construction of this component.

2) The presented access and traffic flow plan for both vehicular and pedestrian traffic presented in the Site Plan are approved by the City of Fort Pierce Engineering Department and FDOT, and implemented, prior to issuance of Certificate of Occupancy.

3) Sidewalks are integrated within, and adjacent to, the development pursuant to City Code Section 22-62. (b)(4) & (d) prior to issuance of a Certificate of Occupancy.

4) The applicant provides updated traffic, parking, and drainage plans associated with Phase II of the development prior to issuance of building permits for said phase of construction.

Additional Conditions since Planning Board Review:

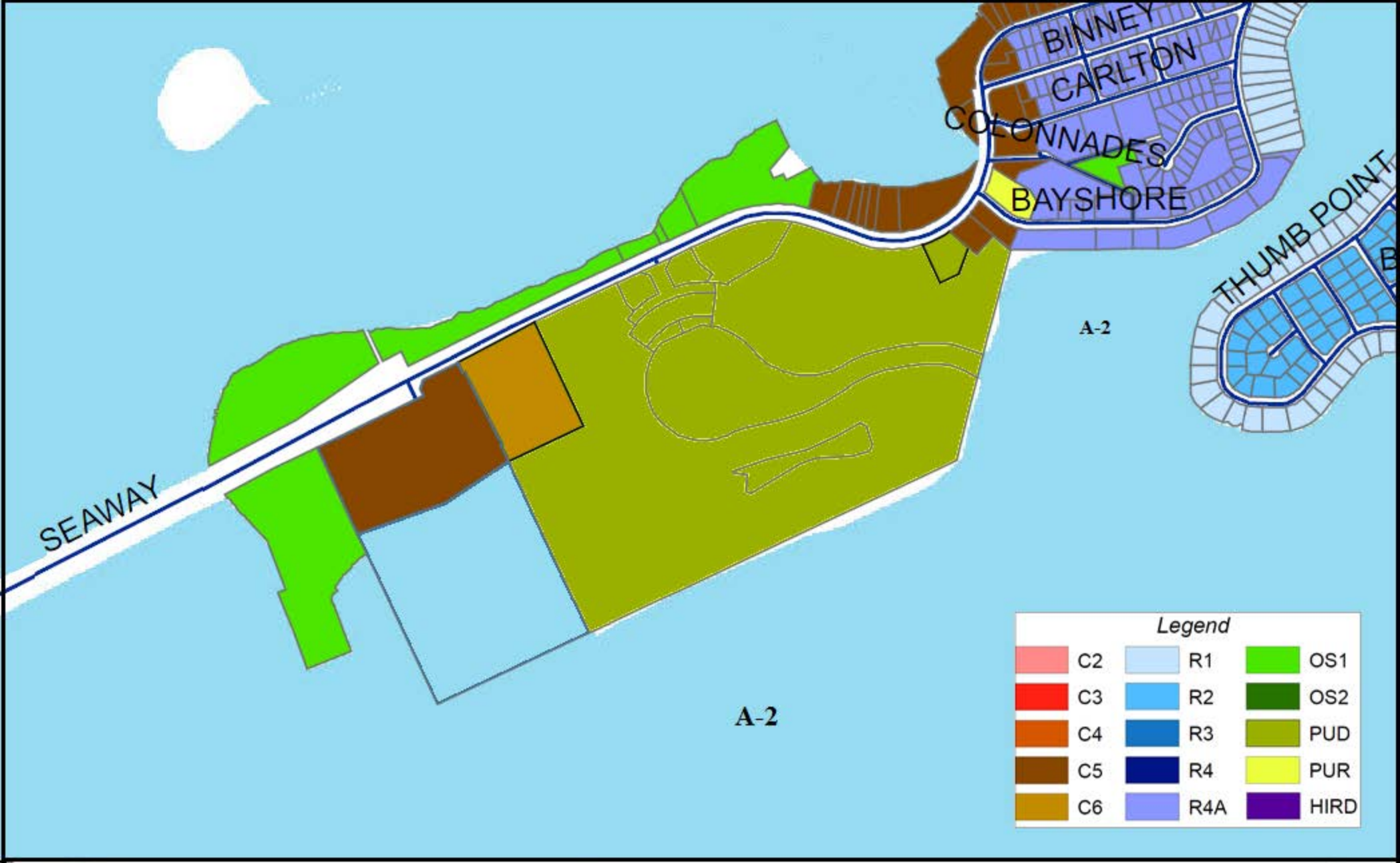
5) The applicant presents the proposed light fixtures to ensure compliance with the City's design review guidelines, prior to building permit issuance.

6) The applicant receives approval by the City Engineer for the proposed pervious parking spaces pursuant to City Code Section 22-60 (c) a.& b. prior to building permit issuance.



601 Seaway Drive

Site Aerial



601 Seaway Drive

Zoning Map



601 Seaway Drive

Future Land Use Map

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

November 3, 2015

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

Re: Conditional Use with New Construction
601 Seaway Drive, Ft. Pierce, FL
Parcel ID's 2402-312-0001-000-5 and 2402-331-0002-000-1
Statement of Need

Dear Ms. Grohall:

On March 17, 2012, members of the City of Fort Pierce and the community met to discuss and plan the future of the Western Peninsula of Hutchinson Island. The communities' vision includes a mixed use type development including resort hotels, multifamily residential buildings, a waterfront marketplace, community gathering areas, as well as public access to the waterfront through piers, docks, and marinas. The majority of the land considered in this study included two parcels, (Parcel ID: 2402-312-0001-000-5 and 2402-331-0002-000-1) privately owned by G Flash GP Inc. (TR). These parcels include 18.02 acres of uplands and 24.36 acres of submerged lands.

G Flash GP Inc. (TR) is in full support of this vision, however, without amendments to the comprehensive future land use plan and relocation of the existing wastewater treatment plant, development as described in the Community's Vision report is not possible at this time. In the interim, the property owner would like to develop a marina which could be incorporated as part of a larger development in the future. This application is seeking a Site Plan Conditional Use with New Construction approval for development of the following:

- Phase 1: Marina including docks for 47 boat slips and boat ramp; 1,296 SF dock master's quarters and ship store; 831 SF bathroom and laundry, 560 SF storage (reuse of existing building), 10 RV parking spaces
- Phase 2: Marina including docks for additional 151 boat slips and 14 moorings

As directed by the City of Ft. Pierce planning staff, a single conditional use application was submitted to include the submerged lands zoned A-2 and the uplands zoned C-5. Marine related commercial activity and dock/moorage facilities are allowed as conditional uses in the C-5 and A-2 zoning districts.

The upland parcel was previously developed as a 248 unit mobile home park. During hurricanes Frances (2004) and Jeanne (2004) the mobile home park was severely damaged. At the request of the City of Fort Pierce, G Flash GP Inc. (TR) agreed to clear the property in 2005 and it has since remained vacant. Over the last 8 years, the property owner has not generated any income from the property while still incurring $1,743,027 in property taxes. G Flash GP Inc. (TR) has submitted and received all necessary environmental permits for construction of the marina and boat ramp at this time.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

The proposed limited redevelopment as described would:

- Retain the property under single ownership, thereby retaining the potential for future redevelopment of the Western Peninsula in accordance with the Master Plan
- Increase the tax base, create new jobs, and generate income from the property
- Improve the first impression of Hutchinson Island as residents and visitors cross the bridge on Seaway Drive.
- Increase the public access to the waterfront through the marina, boat ramp, and boat moorings

This request for site plan and conditional use approval of the proposed marina and ancillary structures on parcels 2402-312-0001-000-5 and 2402-331-0002-000-1 will create limited development that is consistent and could eventually be incorporated into the community's and the property owner's long term vision of redevelopment of the Western Peninsula.

Sincerely,
Date: 1/12/15

William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

DEVELOPMENT REVIEW

Property address or Location 601 and ___ Seaway Drive, Fort Pierce, FL 34949

Parcel ID #(s) 2402-312-0001-000-5 and 2402-331-0002-000-1

Project description Causeway Cove - 198 boat slips, ~~29~~ 14 boat moorings, Marina, dockmasters residence, ships store, bathrooms, laundry

G. Flash G.P., Inc.	Harold H. Smyth, Representative
Property Owner(s)	**Applicant/Representative, Title, Company**
306 Worth Ave, Suite 4	P.O. Box 13088
Street Address	Street Address
Palm Beach, FL 33480	Fort Pierce, FL 34979
City State Zip	City State Zip
561-267-2636	772-489-0168
Phone Number	Phone Number
bizashton@gmail.com	smythbuild@aol.com
Email Address	Email Address

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

Peter Harrison, Agent

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 22 day of October, 2015, by Peter Harrison who is personally known to me or has produced _____ as identification.

Laura R Cubbedge

Signature of Notary (seal)

LAURA R. CUBBEDGE
Commission # EE 209915
Expires October 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
☑ Site Plan	☑ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

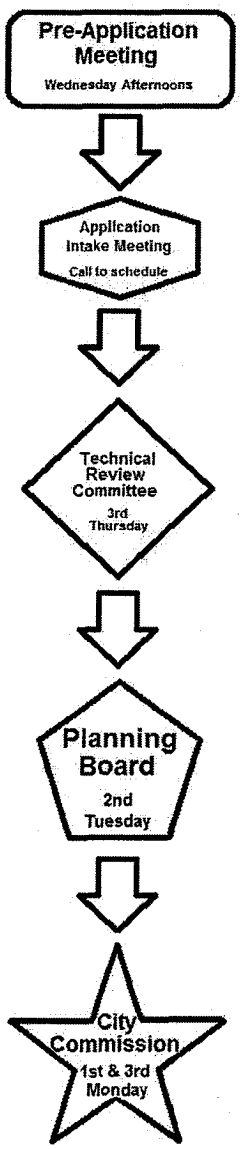
Site Information:

Non-Residential: Proposed Sq. Ft.: 1,670 Residential: Proposed Units: 1

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

North	South	East	West
Government	Indian River Lagoon	Institutional / Residential	Government

Application Outlook



Site Plan submittal requirements:

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

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

City of Fort Pierce

Planning Department

Rebecca Grohall, AICP, Planning Manager
Comprehensive Planning ◊ Development Review
Historic Preservation ◊ Urban Design ◊ Zoning

Design Review

Property address or Location 601 and ____ Seaway Drive, Fort Pierce, FL 34949
Parcel ID #(s) 2402-312-0001-000-5 and 2402-331-0002-000-1
Project Description Causeway Cove - 198 boat slips, ~~29~~ 19 boat moorings, Marina, dockmasters residence, ships store, bathrooms, laundry

G. Flash G.P., Inc.	Harold H. Smyth, Representative
Property Owner(s)	Applicant/Representative, Title, Company
306 Worth Ave, Suite 4	P.O. Box 13088
Street Address	Street Address
Palm Beach, FL 33480	Fort Pierce, FL 34979
City State Zip	City State Zip
561-267-2636	772-489-0168
Phone Number	Phone Number
bizashton@gmail.com	smythbuild@aol.com
Email Address	Email Address

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

Peter Harrison, Agent
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 22 day of October, 2015, by Peter Harrison who is personally known to me or has produced _____ as identification.

Laura R Cubbedge
Signature of Notary

LAURA R. CUBBEDGE
Commission # EE 209915
Expires October 21, 2016
Bonded Thru Troy Fain-Insurance 800-385-7019
(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

Property Identification

Site Address: 601 SEAWAY DR	Parcel ID: 2402-312-0001-000-5	Account #: 15792	Sec/Town/Range: 02/35S/40E
Map ID: 24/02S	Zoning: R3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

G Flash GP Inc (TR)

% Peter Harrison
23285 Orange Ave
Fort Pierce, FL 34945

Legal Description

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

Current Values

Just/Market:	$4,009,100	Assessed:	$4,009,100	Year	
Exemptions:	$0	Taxable:	$4,009,100	2015	
				2014	
				2013	

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$4,009,100	$4,009,100	$0	$4,009,100
2014	$4,009,100	$4,009,100	$0	$4,009,100
2013	$4,009,100	$4,009,100	$0	$4,009,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-31-2003	1674 / 1067	02	DE	De Peyster III,Ashton	$100
06-28-1995	0963 / 2409	02	WD	FINANCIAL BENEFIT LIFE INS CO	$3,590,000
03-25-1993	0833 / 2523	01	WD	VAP/CAUSEWAY LTD	$3,394,300

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):	17.43
Land Size (SF):	759,036
Total Building Count:	1

Special Features and Yard Items

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

Property Identification

Site Address: SEAWAY DR	Parcel ID: 2402-331-0002-000-1	Account #: 174508	Sec/Town/Range: 02/35S/40E
Map ID: 24/02S	Zoning: R3	Use Type: 9900	Jurisdiction: Fort Pierce

Ownership

G Flash GP Inc (TR)

23285 Orange Dr
Fort Pierce, FL 34945

Legal Description

2 35 40 FROM PT OF REFERENCE IN E END OF S BRIDGE SD PT BEING A CROSS IN DECK IN AFORESD BRIDGE RUN N 64 50 E ALG C/L SEAWAY DR 525 FT,TH S 25 09 E 811.35 FT TO HWM IND RIV AND POB,TH CONT S 25 09 E 1088.65 FT,TH N 64 50 E 1038.16 FT,TH N 25 10 W 1108.01 FT TO HWM OF IND RIV,TH S 55 30 W MEANDERING SHORELI 482.41 FT,TH S 70 49 W 564.9 FT TO POB (SUBMERGED LAND) (25.39 AC) (OR 1674-1067)

Current Values

Just/Market:	$1,500	Assessed:	$1,500
Exemptions:	$0	Taxable:	$1,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$1,500	$1,500	$0	$1,500
2014	$1,500	$1,500	$0	$1,500
2013	$1,500	$1,500	$0	$1,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-31-2003	1674 / 1067	02	DE	De Peyster III,Ashton	$100

Primary Building Information

Finished Area of this building: 0 SF
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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):	25.39
Land Size (SF):	1,105,989
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
SEAWALL WOOD	1	200	1995

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

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

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

COPY

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

Rel.

DEED TO TRUSTEE

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

WITNESSETH:

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

Exhibit "A" attached hereto and made a part hereof

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

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

COPY

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

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

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

COPY

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

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

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

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

COPY

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

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

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

COPY

3. In no case shall any party dealing with the Trustee in relation to said real estate, or any part of it, or to whom the real estate, any part of it, or any interests therein shall be conveyed, transferred, assigned, contracted to be sold, leased, mortgaged, or otherwise encumbered by said Trustee, be obligated to see to the application or disposition of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, [or be obliged to inquire into the identification or status of any beneficiary under this Deed, or their heirs or assigns, or any collateral instrument,] [or be obliged to inquire into or ascertain the authority of the Trustee to act within and exercise the powers granted by this Deed,] or said Trust, [or be obliged to inquire into the adequacy or disposition of any consideration, if any, paid to the Trustee,] [or be obliged to inquire into any of the provisions of said unrecorded Trust Agreement, collateral hereto, and any amendments thereto,] and every deed, trust deed, mortgage, lease, easement, license, condominium declaration, or any other instrument executed by said Trustee in relation of said real estate, shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument (a) That at the time of its execution and delivery the trust created by this indenture and by the Trust Agreement was in full force and effect; (b) That such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument was executed in accordance with the trust conditions and limitation contained in this Deed and in the Trust Agreement and is binding upon any and all beneficiaries under such instrument; (c) The said Trustee was duly authorized and empowered to execute and deliver every such conveyance, lease, mortgage, easement, license, condominium declaration, or other instrument; and (d) That if a conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the right, title, estates, powers, authorities, duties and privileges of the predecessor in trust and the trust.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any amendment thereto, collateral hereto, shall be personal property only.

5. The Grantor recites that this conveyance is made pursuant to and in conformance with the provisions of Section 689.071 of the Florida Statutes.

6. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon him binding.

7. Any Trustee named hereunder shall serve without bond.

8. The Trustee hereunder may resign. In the event of the dissolution, resignation or insolvency of the Trustee, the beneficiaries of the Trust may designate a successor trustee by a majority vote of the beneficiaries of the Trust at the time of such resignation, dissolution or insolvency. Upon the resignation, dissolution or insolvency of the Trustee, the recording of an affidavit in the Public Records of St. Lucie County, Florida, by the successor or substitute

COPY

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

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

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

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

In the presence of:

print name: JENNIFER DELBY

Ashton DePeyster

print name: LISA TOBIN

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

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

NOTARY PUBLIC

Print

State of Florida at Large (Seal)
My Commission Expires:

Kari Richardson
MY COMMISSION # CC904533 EXPIRES
May 6, 2004
BONDED THRU TROY FAIN INSURANCE, INC

I:\RSW\DePeyster\deed to trustee.5.wpd

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

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

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

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

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

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

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

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

Containing 42.25 acres more or less.

A and P

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

[Legal description continued on next page]

COPY

OR BOOK 1674 PAGE 1071

COPY

EXHIBIT "A" - Continued
Legal Description

PARCEL II:

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

Commencing at a reference point in the east end of south bridge, said point being a cross in the deck of aforesaid bridge (now obliterated); thence run north 64°50'00" east, along the centerline of seaway drive (State Road A-1-A), a distance of 1562.60 feet; the centerline of seaway drive (State Road A-1-A) is assumed to bear north 64°50'00" east and all other bearings referenced herein are relative thereto; said point being south 64°50'00" west, a distance of 2094.72 feet from an iron pipe found at the point of intersection of an 8°00' curve concave to the southeast as shown on the right-of-way map for State Road A-1-A, as recorded in plat book 22, page 14, of the public records of St. Lucie County, Florida; thence south 25°10'00" east, departing said centerline, a distance of 132.54 feet to the point of beginning of the herein described parcel of land; thence north 64°50'00" east, a distance of 12.00 feet; thence south 25°10'00" east, a distance of 500.00 feet; thence south 64°50'00" west, a distance of 12.00 feet; thence north 25°10'00" west, a distance of 500.00 feet to the point of beginning.

Said parcel containing 0.14 acres, more or less.

COPY

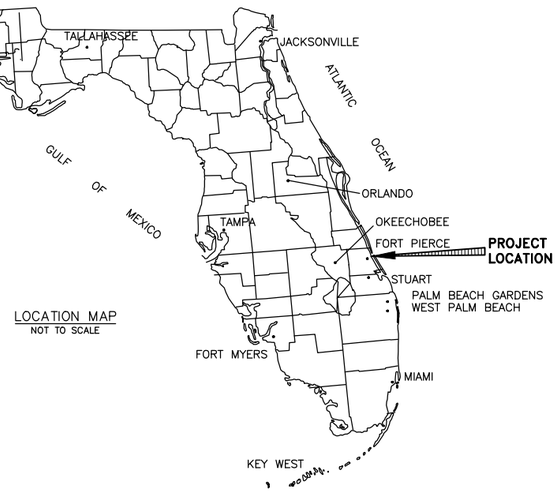

Entry
10
RV
Pads
Phase I
Boat
Trailer
Parking
Parking
Dock Master
Quarters
151 Slip Marina
Boat
Ramp
47 Slip Marina
Phase II
14 Mooring Spaces

CONSTRUCTION PLANS

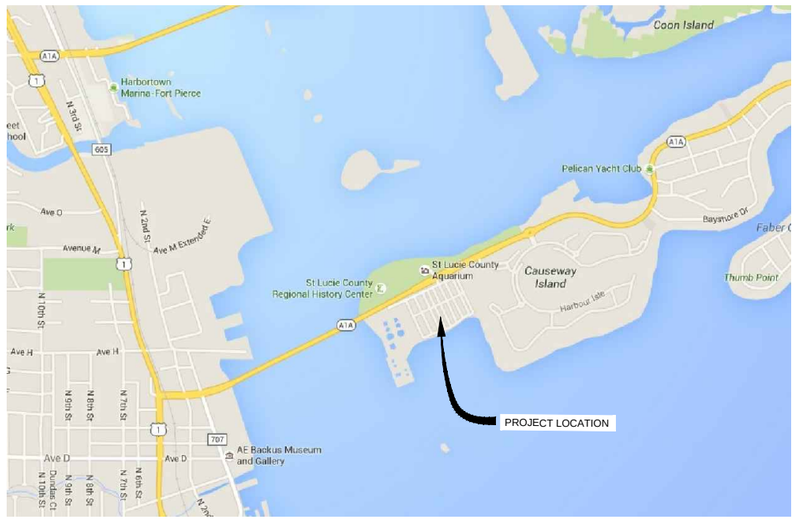
FOR

CAUSEWAY COVE
DOCKMASTER'S QUARTERS

ST. LUCIE COUNTY, FL.



LOCATION MAP
NOT TO SCALE



VICINITY MAP

NTS

SHEET INDEX

SHEET NO.	SHEET TITLE/DESCRIPTION
G-1	COVER
SP-1	SITE PLAN
SP-2	SITE PLAN
SP-3	SITE PLAN
C-1	CIVIL ENGINEERING PLAN
C-2	CIVIL ENGINEERING PLAN
D-1	DETAILS
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE NOTES
L1.04	LANDSCAPE DETAILS

CAUSEWAY COVE
CITY OF FT. PIERCE, FL
601 SEAWAY COVE

OCTOBER 2015
REVISED DECEMBER 2015

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

SITE PLAN DATA TABLE

ZONING = C-5 TOURIST COMMERCIAL
EXISTING LAND USE = VACANT LAND
TOTAL SITE AREA OWNED = 42.82 AC.
PHASE I AREA=21.26 AC
EXISTING IMPERVIOUS AREA= 6.02 AC
EXIST. PERVIOUS AREA = 15.24 AC.
BUILDING AREA = 0.009 AC. = 2,127 S.F.
PROP. IMPERVIOUS AREA = 0.44 AC.
TOTAL IMPERVIOUS AREA PROPOSED=6.46 AC
TOTAL PERVIOUS AREA PROPOSED=14.80 AC.
OPEN SPACE REQUIRED (20%) =4.25 AC
OPEN SPACE PROVIDED=14.80 AC

CITY OF FORT PIERCE ZONING REQUIREMENTS

	REQUIRED	PROPOSED
SIGN SETBACK	5'	10'
DOCKMASTER'S QUARTERS		
FRONT SETBACK	25'	683'
SIDE SETBACK	25'	321'
REAR SETBACK	0'	1,027'
LAUNDARY FACILITY		
FRONT SETBACK	25'	683'
SIDE SETBACK	25'	242'
REAR SETBACK	0'	1,027'

PARKING TABULATION

1 PER 200 SF @ 2,127 SF=	11 SPACES
1 SPACE PER 2 BOAT SLIPS @ 47 SLIPS=	24 SPACES
INTERNAL CAPTURE OF 25 % BETWEEN USES	(-) 3 SPACES
TOTAL SPACES REQUIRED	32 SPACES
REQUIRED HANDICAP SPACES	2 SPACES
TOTAL PROVIDED PARKING SPACES	32 SPACES

PROVIDED PARKING INCLUDES 2 HANDICAP SPACES, 16 TOTAL IMPROVED SPACES AND 16 UNIMPROVED PARKING SPACES

PHASE II

1 SPACE PER 2 BOAT SLIPS @ 151 SLIPS=	76 SPACES
PROVIDED PHASE II PARKING	76 SPACES

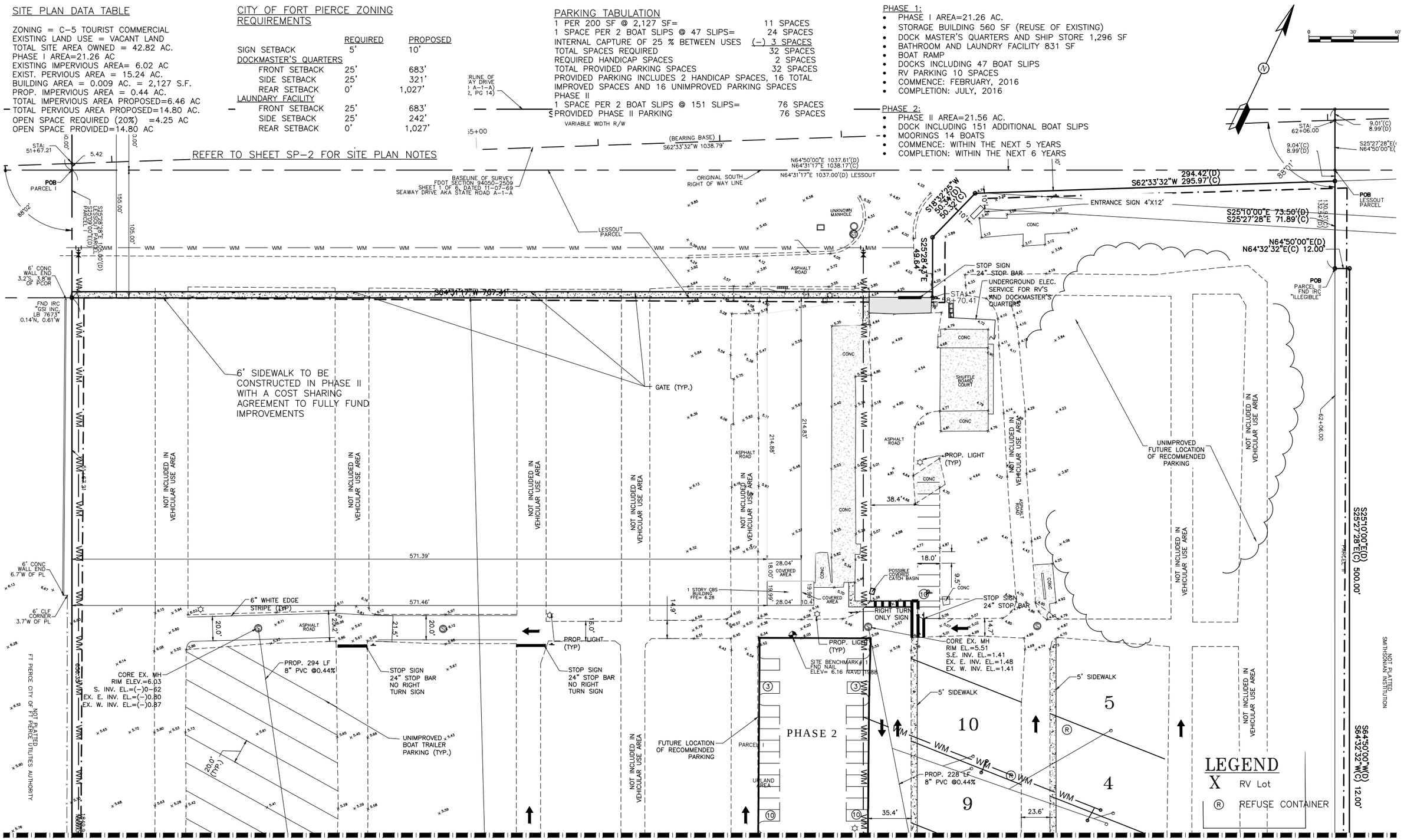
PHASE 1:

- PHASE I AREA=21.26 AC.
- STORAGE BUILDING 560 SF (REUSE OF EXISTING)
- DOCK MASTER'S QUARTERS AND SHIP STORE 1,296 SF
- BATHROOM AND LAUNDRY FACILITY 831 SF
- BOAT RAMP
- DOCKS INCLUDING 47 BOAT SLIPS
- RV PARKING 10 SPACES
- COMMENCE: FEBRUARY, 2016
- COMPLETION: JULY, 2016

PHASE 2:

- PHASE II AREA=21.56 AC.
- DOCK INCLUDING 151 ADDITIONAL BOAT SLIPS
- MOORINGS 14 BOATS
- COMMENCE: WITHIN THE NEXT 5 YEARS
- COMPLETION: WITHIN THE NEXT 6 YEARS

REFER TO SHEET SP-2 FOR SITE PLAN NOTES



LEGEND

X RV Lot

Ⓡ REFUSE CONTAINER

DATE	BY	REVISIONS
2016-1-6	LDG	PER CITY COMMENTS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: 09-29-2015
Scale: 1"=30'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

SP-1

Drawing Name: C:\Users\GEP 2\Desktop\GEP 2015-5-10\GEP projects\Causeway Cove\Design\2015-12-13\Causeway Cove\Site Plans.dwg Layout Name: 1 -- Plotted by: GEP 2 -- Date: 1/5/2016 - 6:14 PM -- Hartz Consulting Engineers

MATCH LINE - SEE SHEET SP-1

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

ASPHALT ROAD

20.0' (TYP.)

BOAT TRAILER PARKING (TYP.)

25.0'

FUTURE LOCATION OF RECOMMENDED PARKING

25.8'

PROPOSED UNIMPROVED PARKING

NEW ASPHALT

SITE BENCHMARK # 2
FND NAIL & DISK
ELEV= 4.53 NAVD 1988

PROP. SAN. MH
RIM EL.=4.70
INV. EL.=0.45

6" SAN. SERVICE

18.0'

6.5'

12'x12' DUMPSTER

6' CLF INTERSECTION 3.8'W OF PL

SET IRC "PSM 6330 WITNESS"

683'

20.0'

19.6'

NOT INCLUDED IN VEHICULAR USE AREA

22.2'

FUTURE LOCATION OF RECOMMENDED PARKING

PROPOSED NEW ASPHALT TO MAINTAIN 14' ONE-WAY DRIVE AISLE

PHASE 2

PROPOSED NEW ASPHALT TO MAINTAIN 14' ONE-WAY DRIVE AISLE

9.5'

18.0'

12.6'

STOP SIGN
24" STOP BAR

8
PROP. SAN. MH
RIM EL.=5.50
INV. EL.=2.15

5' SIDEWALK

5' SIDEWALK

3
2
1
7
6

21.0'

3" SERVICE (TYP)

SANITARY SERVICE (TYP)

23.6'

18.1'

16.4'

FND IR
0.11'N, 0.34'E

0 30' 60'

1849.95'(C) TOTAL
1850.00'(D) TOTAL

NOT INCLUDED IN VEHICULAR USE AREA

161.06'

S25°11'00"E 1267.46'(D)
S25°22'28"E 1266.47'(C)

SET IRC "PSM 6330 WITNESS"

EXISTING 6' PEDESTRIAN ACCESS GATE

HARBOUR ISLE AT HUTCHINSON ISLAND (PB 43, PGS 31A & 31B)

TOP BANK

17.8'

11.6'

14.0'

S70°00'13"W 564.79'(D)
S70°30'13"W 564.95'(C)

FLOOD ZONE "VE" 7.0

FLOOD ZONE "AE" 5.0

PHASE 1
PHASE 2

S55°11'19"W 482.47'(C)
S55°30'00"W 482.41'(D)

PUBLIC ACCESS SIDEWALK PROVIDED BY OWNER

692'

1108.01'

242'

36'

43'

831 S.F. LAUNDRY FACILITY

1,296 S.F. DOCKMASTER'S QUARTERS

36'

25'

PROPOSED KAYAK LAUNCH AREA GRADED @10:1 SLOPE

SET IRC "PSM 6330 WITNESS"

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

BOAT RAMP

PROPOSED MOORING PILE (TYP)

1020'

DOCKS AND BOAT RAMP DESIGN IS PERMITTED AND APPROVED BY FDEP

PHASE 1
PHASE 2

PROPOSED MOORING PILE (TYP)

FLOOD ZONE "VE" 7.0

FLOOD ZONE "AE" 5.0

NOTE:
1. ALL GRADES ARE NAVD 1988.
2. ALL EXISTING ASPHALT TO REMAIN.
3. REFER TO EXISTING TO PROPOSED ASPHALT DETAIL FOR CONSTRUCTION REQUIREMENT.
4. RV SHOWERS AND BATHROOMS PROVIDED IN DOCKMASTER'S QUARTERS.
5. SITE LIGHTING FOR DIRVE AISLES AND PARKING SHALL MEET THE MINIMUM REQUIREMENTS OF CITY CODE. A PHOTOMETRIC PLAN WILL BE SUBMITTED WITH FINAL SITE PERMIT.
6. RV REFUSE CONTAINERS WILL BE PROVIDED AS SHOWN ON THE SITE PLANS.
7. THE OPERATIONS OF THE BOAT RAMP AND SLIPS WILL BE IN FULL COMPLIANCE OF THE FDEP PERMIT 56-0160635-006 AND US ARMY CORPS OF ENGINEERS PERMIT SAJ-1900-06892.
8. ALL DRIVE AISLES WILL BE CITY REQUIRED MINIMUM WIDTHS. ANY EXISTING DRIVE AISLE LESS THAN THE MINIMUM WILL BE EXPANDED WITH ASPHALT TO COMPLY WITH REQUIRED WIDTHS.

LEGEND
X RV Lot
Ⓡ REFUSE CONTAINER

MATCH LINE - SEE SHEET SP-3

DATE	BY	REVISIONS
2016-1-6	LDG	PER CITY COMMENTS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: 09-29-2015
Scale: 1"=30'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

SP-2

Drawing Name: c:\Users\GEP 2\Desktop\GEP 2015-5-10\GEP projects\Causeway Cove\Design\2015-12-13\Causeway Cove\Site Plans.dwg Layout Name: 2 — Plotted by: GEP 2 — Date: 1/5/2016 - 6:14 PM — Hetz Consulting Engineers

MATCH LINE - SEE SHEET SP-2

PHASE 2

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

108.65'

S25°10'00"E 1267.46'(D)
S25°27'28"E 1269.07'(C)

1108.01'

0 30' 60'

SUBMERGED LANDS AREA

INDIAN RIVER

-4 -3 -4 -1 -4 -3 -5 -4 -3 -1 -5 -6 -6 -6

MOORING FIELD

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

SET IRC
"PSM 6330
WITNESS"

180.00'

FLOOD ZONE
AE 5.0

FLOOD ZONE
AE 7.0

14 MOORING FIELDS PROPOSED

CNS

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

CNS

Drawing Name: C:\Users\LG\Documents\GEP projects\Causeway Cove\Survey\2015-12-15\Causeway Cove\Site Plans.dwg Layout Name: 3 -- Plotted by: GEP 2 -- Date: 1/6/2016 -- 6:15 PM -- Hetza Consulting Engineers

DATE	BY	REVISIONS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: ----
Scale: ####
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

SITE PLAN

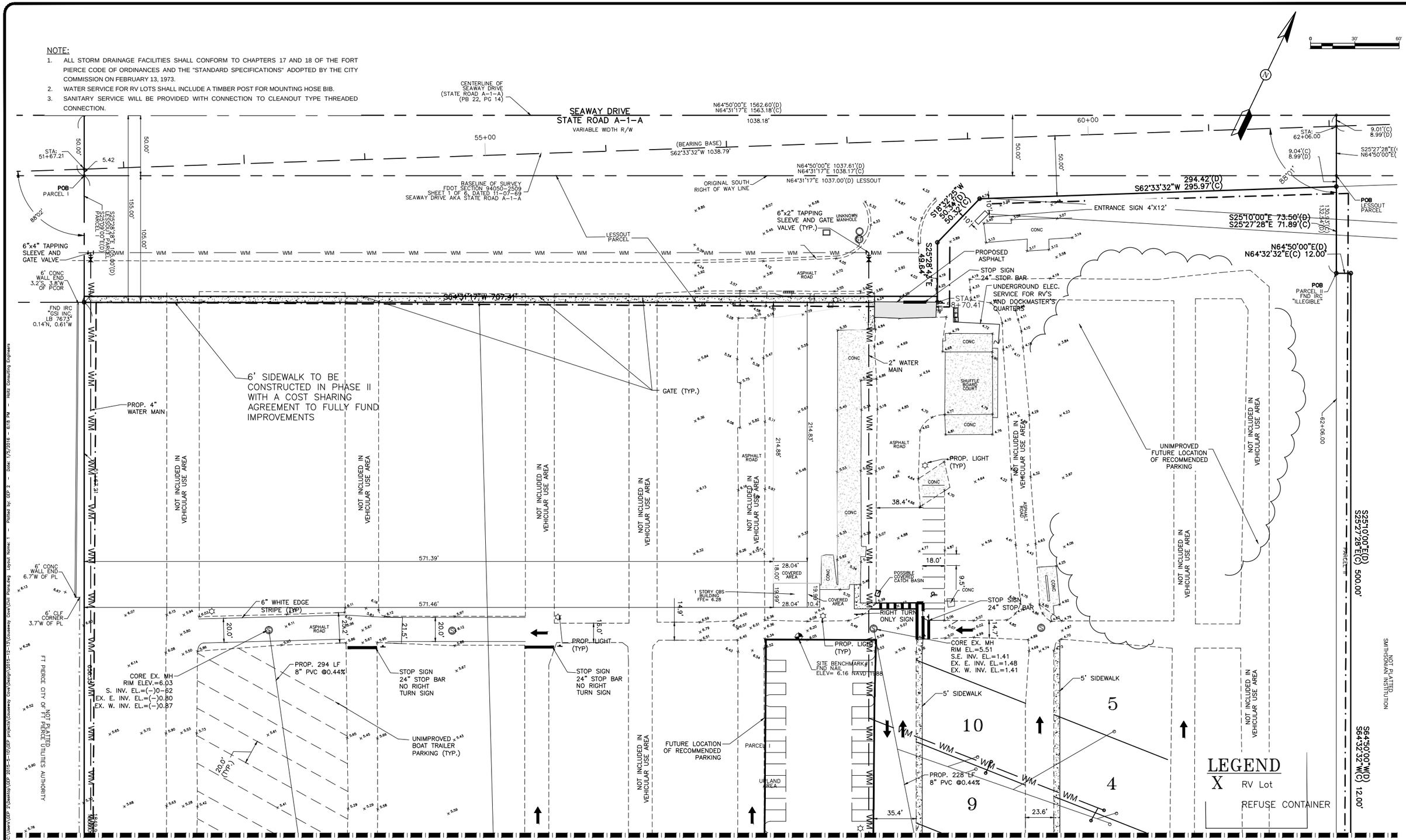
GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

SP-3

NOTE:

1. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973.
2. WATER SERVICE FOR RV LOTS SHALL INCLUDE A TIMBER POST FOR MOUNTING HOSE BIB.
3. SANITARY SERVICE WILL BE PROVIDED WITH CONNECTION TO CLEANOUT TYPE THREADED CONNECTION.



MATCH LINE - SEE SHEET C-2

DATE	BY	REVISIONS
2016-1-6	LDG	PER CITY COMMENTS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: 09-29-2015
Scale: 1"=30'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

CIVIL ENGINEERING PLANS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

C-1

Drawing Name: C:\Users\LG\GEP 2\Desktop\GEP 2015-5-10\GEP projects\Causeway Cove\Design\2015-12-13\Causeway Cove Civil Plans.dwg layout Name: 1 — Plotted by: GEP 2 — Date: 1/5/2016 — 6:18 PM — Hoza Consulting Engineers

MATCH LINE - SEE SHEET C-1

N25°28'28"W 1745.00'(C)
N25°59'00"W 1745.00'(D)

ASPHALT ROAD

4" WATER MAIN

25.0'

20.0' (TYP.)

BOAT TRAILER PARKING (TYP.)

FUTURE LOCATION OF RECOMMENDED PARKING

25.8'

PROPOSED UNIMPROVED PARKING

683'

20.0'

19.6'

22.2'

NOT INCLUDED IN VEHICULAR USE AREA

FUTURE LOCATION OF RECOMMENDED PARKING

PROPOSED NEW ASPHALT TO MAINTAIN 14' ONE-WAY DRIVE AISLE

2" WATER MAIN

PROP. SAN. MH
RIM EL.=5.50
INV. EL.=2.15

5' SIDEWALK

3" SERVICE (TYP)

SANITARY SERVICE (TYP)

23.6'

21.0'

NOT INCLUDED IN VEHICULAR USE AREA

1548.95'(C)
1850.00'(D) TOTAL

FND IR
0.11'N, 0.34'E

SET IRC
"PSM 6330
WITNESS"

S25°10'00"E 1267.46'(D)
S25°22'28"E 1260.07'(C)

161.06'

110.01'

HARBOUR ISLE AT HUTCHINSON ISLAND
(PB 43, PGS 3A & 3B)

EXISTING 6' PEDESTRIAN ACCESS GATE

PUBLIC ACCESS SIDEWALK PROVIDED BY OWNER

NEW ASPHALT

4.60

SITE BENCHMARK #2
FND NAIL & DISK
ELEV= 4.53 NAVD 1988

PROP. SAN. MH
RIM EL.=4.70
INV. EL.=0.45

6" SAN. SERVICE

PROPOSED RETENTION AREA
18,600 S.F.

PROPOSED RETENTION AREA
1,200 S.F.

6' CLF INTERSECTION 3.8'W OF PL

12'x12' DUMPSTER

1 5/8" WATER SERVICE

SET IRC
"PSM 6330
WITNESS"

6' CONC. WALK W/ TYPE "D" CURB

TOP OF BANK

11.6'

14.0'

12.6'

17.8'

16.4'

19.1'

4"x2" REDUCER

STOP SIGN
24" STOP BAR

FLOOD ZONE AE= 5.0

FLOOD ZONE VE= 7.0

5' SIDEWALK W/D CURB

S70°30'00"W 564.79'(D)
S70°50'13"W 564.95'(C)

S55°11'19"W 482.47'(C)
S55°30'00"W 482.41'(D)

242' 1 5/8" WATER SERVICE

6"

43'

831 S.F. LAUNDRY FACILITY

25'

36'

1,296 S.F. DOCKMASTER'S QUARTERS

692'

PROPOSED KAYAK LAUNCH AREA GRADED @10:1 SLOPE

MEAN HIGH WATER LINE
ELEV= -0.28 NAVD 1988
DATED 6-06-14 AT 2:00 PM

SET IRC
"PSM 6330
WITNESS"

BOAT RAMP

102'

PROPOSED MOORING PILE (TYP)

DOCKS AND BOAT RAMP DESIGN IS PERMITTED AND APPROVED BY FDEP

PHASE 1

PHASE 2

1 2 3 6 7 8

0 30' 60'

LEGEND

- X — RV Lot
- 3.80 — Proposed Grade
- New Asphalt
- New Concrete

PROPOSED MOORING PILE (TYP)

FLOOD ZONE AE= 5.0

FLOOD ZONE VE= 7.0

Drawing Name: C:\Users\GEP 2\Desktop\GEP 2015-5-10\GEP projects\Causeway Cove\Design\2015-12-13\Causeway Cove\Civil Plans.dwg Layout Name: 2 -- Plotted by: GEP 2 -- Date: 1/5/2016 - 6:18 PM - Holtz Consulting Engineers

DATE	BY	REVISIONS
2016-1-6	LDG	PER CITY COMMENTS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: 09-29-2015
Scale: 1"=30'
Design By: LG
Drawn By: RCF
Check By: LG

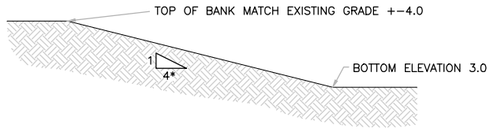
CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

CIVIL ENGINEERING PLANS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

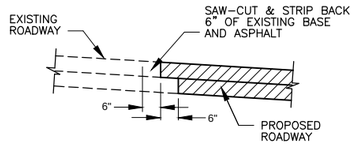
LEO GIANGRANDE, PE
License No: 66387

C-2



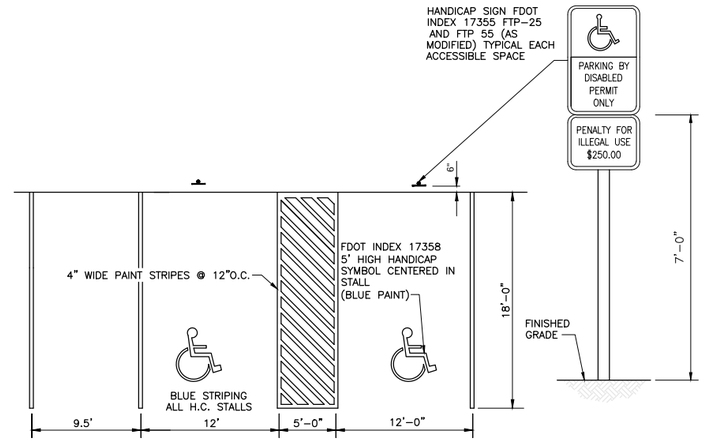
TYPICAL RETENTION AREA SECTION

N.T.S.



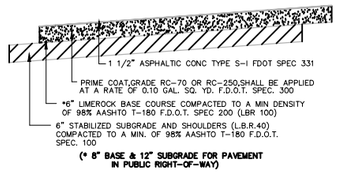
ASPHALT TIE-IN DETAIL

N.T.S.



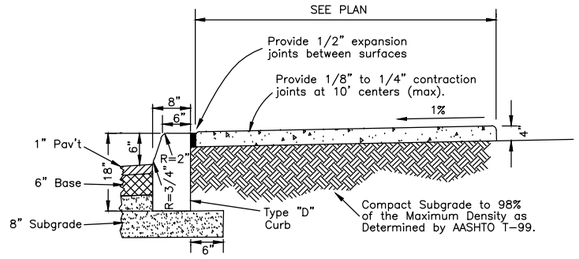
HANDICAP PARKING DETAIL

N.T.S.



ON-SITE PAVEMENT SECTION

N.T.S.



NOTES:

1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.

TYPE "D" CURB & SIDEWALK COMBINATION

DATE	BY	REVISIONS

Date: ----
Scale: ####
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

DETAILS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
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License No: 66387

D-1

Drawing Name: C:\Users\GEP 2\Desktop\GEP 2015-5-10\GEP projects\Causeway Cove\Design\2015-12-13\Causeway Cove\Details.dwg Layout Name: D-1 -- Plotted by: GEP 2 -- Date: 1/5/2016 - 6:25 PM -- Holtz Consulting Engineers

EXISTING TREE NOTES

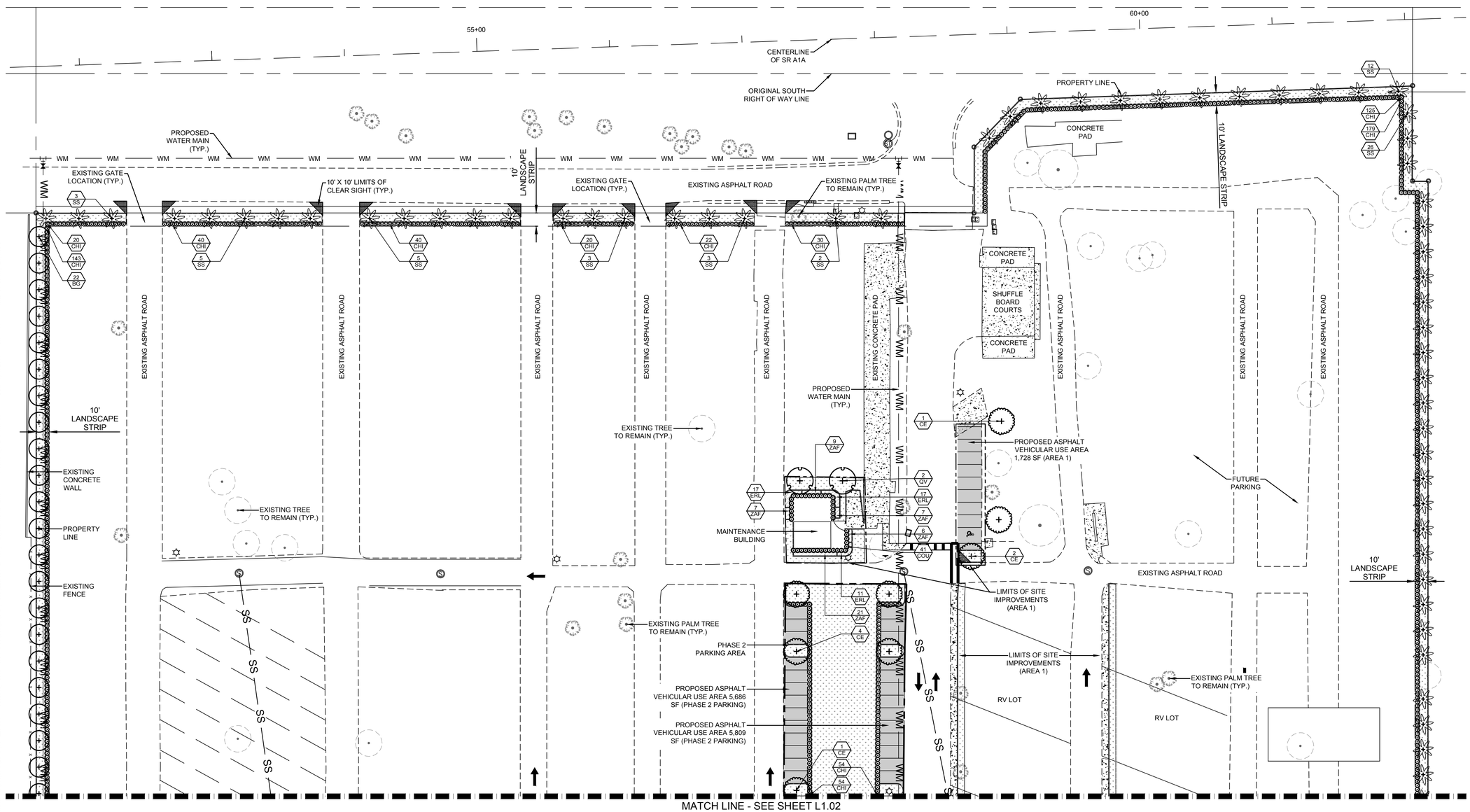
LOCATION OF EXISTING TREES AND PALMS MAY VARY FROM ACTUAL SITE CONDITIONS. EXISTING TREES AND PALMS LOCATED FROM 2012 LABINS AERIAL PHOTOGRAPHY AND 2015 GOOGLE EARTH AERIAL IMAGERY.

NOTES

REFER TO SHEET L1.02 FOR LANDSCAPE TABULATIONS.
REFER TO SHEET L1.04 FOR PLANT SCHEDULE.

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

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PLANT SCHEDULE

TREES	CODE	COMMON NAME
	BG	Graceful Bamboo
	CE	Green Buttonwood
	QV	Southern Live Oak
PALM TREES	**CODE**	**COMMON NAME**
	SP	Cabbage Palmetto
	SS	Cabbage Palmetto Staggered Heights
RELOCATED TREES	**CODE**	**COMMON NAME**
	R-SP	Cabbage Palmetto
SHRUBS	**CODE**	**COMMON NAME**
	CHI	Red Tip Cocoplum
	CLR	Dwarf Pitch Apple
	COU	Sea Grape
	CES	Silver Buttonwood
SHRUB AREAS	**CODE**	**COMMON NAME**
	ERL	Golden Creeper
	SPP	Salt Meadow Cord Grass
	ZAF	Coontie Palm
GROUND COVERS	**CODE**	**COMMON NAME**
	SOD	Bahia Grass

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510 SE Dixie Highway
Stuart, FL 34994
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CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

DATE	BY	REVISIONS

Date: 10.3.15
Scale: 1" : 40'
Design By: EDH
Drawn By: EDH
Check By: CAB

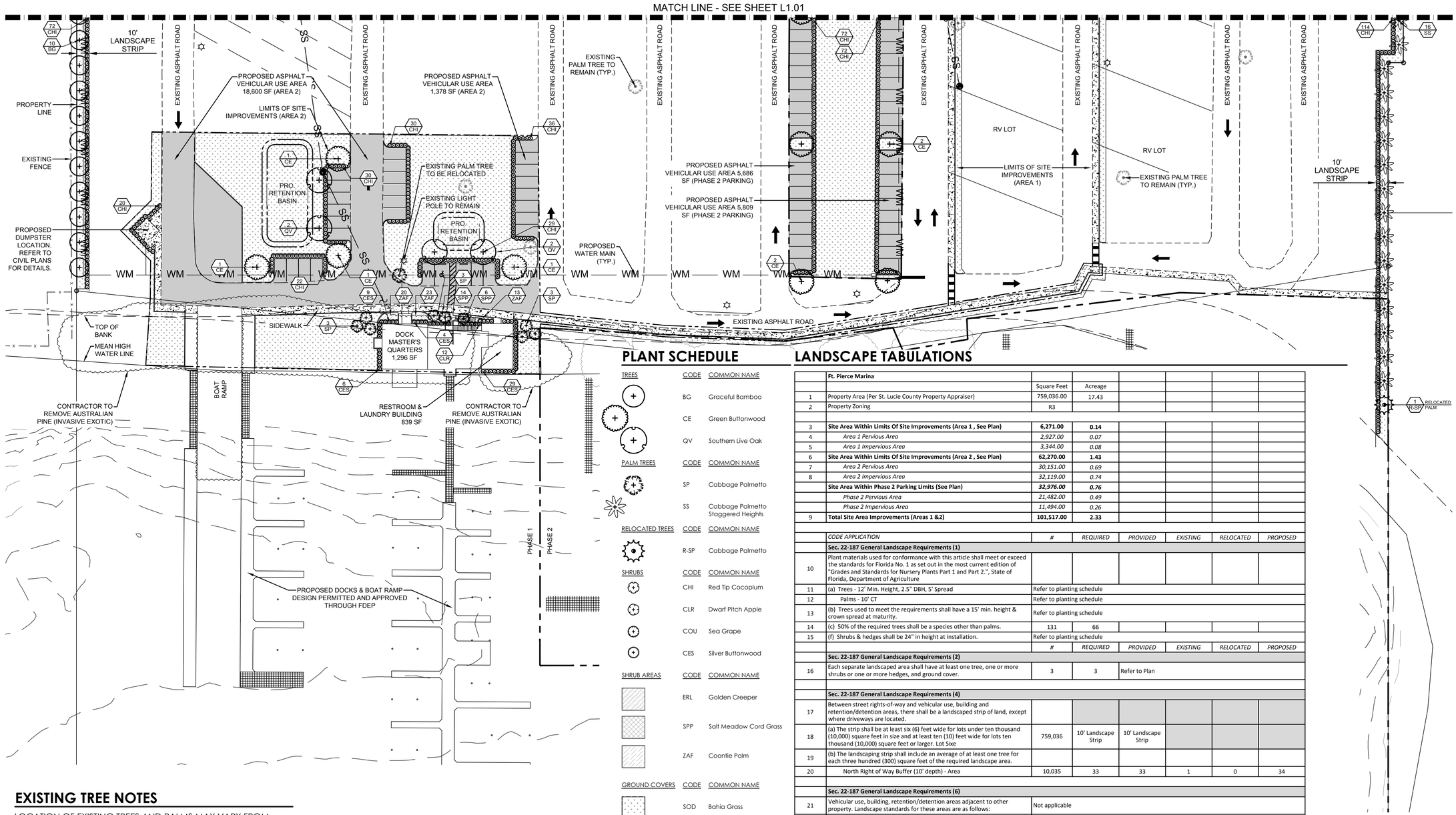
CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE PLAN

GIANGRANDE ENGINEERING AND PLANNING
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STUART, FLORIDA 34994
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L1.01

Drawing Name: V:\Projects\2015\15-223.001 - Causeway Cove Fort Pierce\Design\CAD\Plans\223.001 LSP.dwg Layout Name: L1.01 - Plotted by: Eric Harrison - Date: 1/4/2016 - 3:14 PM - Holtz Consulting Engineers



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	BG	Graceful Bamboo
	CE	Green Buttonwood
	QV	Southern Live Oak
PALM TREES	**CODE**	**COMMON NAME**
	SP	Cabbage Palmetto
	SS	Cabbage Palmetto Staggered Heights
RELOCATED TREES	**CODE**	**COMMON NAME**
	R-SP	Cabbage Palmetto
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SHRUB AREAS	**CODE**	**COMMON NAME**
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GROUND COVERS	**CODE**	**COMMON NAME**
	SOD	Bahia Grass

LANDSCAPE TABULATIONS

	Ft. Pierce Marina						
		Square Feet	Acreage				
1	Property Area (Per St. Lucie County Property Appraiser)	759,036.00	17.43				
2	Property Zoning	R3					
3	**Site Area Within Limits Of Site Improvements (Area 1 , See Plan)**	**6,271.00**	**0.14**				
4	*Area 1 Pervious Area*	*2,927.00*	*0.07*				
5	*Area 1 Impervious Area*	*3,344.00*	*0.08*				
6	**Site Area Within Limits Of Site Improvements (Area 2 , See Plan)**	**62,270.00**	**1.43**				
7	*Area 2 Pervious Area*	*30,151.00*	*0.69*				
8	*Area 2 Impervious Area*	*32,119.00*	*0.74*				
	Site Area Within Phase 2 Parking Limits (See Plan)	***32,976.00***	***0.76***				
	Phase 2 Pervious Area	*21,482.00*	*0.49*				
	Phase 2 Impervious Area	*11,494.00*	*0.26*				
9	**Total Site Area Improvements (Areas 1 &2)**	**101,517.00**	**2.33**				

	CODE APPLICATION	*#*	*REQUIRED*	*PROVIDED*	*EXISTING*	*RELOCATED*	*PROPOSED*
	Sec. 22-187 General Landscape Requirements (1)						
10	Plant materials used for conformance with this article shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture						
11	(a) Trees - 12' Min. Height, 2.5" DBH, 5' Spread	Refer to planting schedule					
12	Palms - 10' CT	Refer to planting schedule					
13	(b) Trees used to meet the requirements shall have a 15' min. height & crown spread at maturity.	Refer to planting schedule					
14	(c) 50% of the required trees shall be a species other than palms.	131	66				
15	(f) Shrubs & hedges shall be 24" in height at installation.	Refer to planting schedule					
		#	*REQUIRED*	*PROVIDED*	*EXISTING*	*RELOCATED*	*PROPOSED*
	Sec. 22-187 General Landscape Requirements (2)						
16	Each separate landscaped area shall have at least one tree, one or more shrubs or one or more hedges, and ground cover.	3	3	Refer to Plan			
	Sec. 22-187 General Landscape Requirements (4)						
17	Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located.						
18	(a) The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger. Lot Sixe	759,036	10' Landscape Strip	10' Landscape Strip			
19	(b) The landscaping strip shall include an average of at least one tree for each three hundred (300) square feet of the required landscape area.						
20	North Right of Way Buffer (10' depth) - Area	10,035	33	33	1	0	34
	Sec. 22-187 General Landscape Requirements (6)						
21	Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:	Not applicable					
22	(a) Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.	Not applicable					
23	East Buffer (10' depth) - Area	8846	44	42	1	1	44
24	West Buffer (10' depth) - Area	6479	32	32	0	0	32
	Sec. 22-187 General Landscape Requirements (7)						
25	Interior vehicular use areas.						
26	(a) Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas.	31,823	2,121.53	2,122			2,122
27	(b) One tree for each one hundred (100) square feet of required landscaped area.						
28	Area 1 Vehicular Use Area	1,728	21	21	0	0	21
29	Area 2 Vehicular Use Area	18,600					
30	Phase 2 Parking Vehicular Use Area	11,495					

EXISTING TREE NOTES

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L1.02

Drawing Name: \\X\Projects\2015\15-233.001 - Causeway Cove Fort Pierce\Design\CAD\Plans\233.001 L02.dwg Layout Name: L1.02 - Plotted by: Eric Harrison - Date: 1/4/2016 - 3:14 PM

LANDSCAPE SPECIFICATIONS

1. GENERAL
   - 1.1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
     - 1.1.1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
     - 1.1.2. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
   - 1.2. SOURCE OF BASE INFORMATION IS PROVIDED BY OTHERS AND IS ASSUMED TO BE CORRECT. IF SITE DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. IF CONTRACTOR CONTINUES WORK WITHOUT THE PROPER NOTIFICATION, CONTRACTOR DOES SO AT HIS OWN RISK.
   - 1.3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS DESCRIBED HEREIN.
   - 1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT.
   - 1.5. CONTRACTOR SHALL VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
   - 1.6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
   - 1.7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. THE LOCATION OF EXISTING UTILITIES OR SITE FEATURES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
   - 1.8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
   - 1.9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
   - 1.10. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
   - 1.11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
   - 1.12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.
2. PRE-CONSTRUCTION RESPONSIBILITY
   - 2.1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE LANDSCAPE ARCHITECT, ANY OTHER PERTINENT PARTIES AND HIMSELF.
   - 2.2. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES ONSITE. LOCATION TO BE DETERMINED BY THE OWNER. JANITORIAL SERVICES SHALL BE PROVIDED BY CONTRACTOR THROUGHOUT THE DURATION OF PROJECT.
   - 2.3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
   - 2.4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
   - 2.5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY TREES PROPOSED FOR RELOCATION. THIS SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF TREES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
   - 2.6. CONTRACTOR SHALL VERIFY LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS. ANY WORK PERFORMED OUTSIDE OF THE AGREED UPON LIMITS OF CONSTRUCTION SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
3. SITE DEMOLITION
   - 3.1. ITEMS SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLAN(S). REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
   - 3.2. ALL HARDSCAPE DESIGNATED FOR REMOVAL SHALL BE SAW CUT, LEAVING UNIFORM EDGES TO THE GREATEST EXTENT POSSIBLE. MATERIAL EDGES TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
   - 3.3. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS NOTED ON THE PLANS OR APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
   - 3.4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. SALVAGED MATERIALS SHALL BE HANDLED WITH CARE AND STORED ON-SITE OR AS DIRECTED BY OWNER. CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY OWNER'S REPRESENTATIVE.
   - 3.5. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF AS REQUIRED BY LOCAL, STATE OR FEDERAL LAWS.
   - 3.6. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, COASTAL DUNE SYSTEMS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
   - 3.7. ALL IRRIGATION IN DEMOLITION AREA TO BE CAPPED AND ADJUSTED AS NECESSARY TO ENSURE OVERALL SYSTEM IS NOT AFFECTED.
4. TREE PRESERVATION
   - 4.1. ALL TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION PLAN SHALL BE PROTECTED BY A TREE PROTECTION BARRICADE, UNLESS OTHERWISE NOTED ON PLAN.
   - 4.2. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND THE DRIP LINE OF EXISTING TREES TO BE PRESERVED IN PLACE, AS SHOWN ON PLAN. PRESERVATION BARRICADES SHALL BE LEFT IN PLACE THROUGHOUT DURING ALL PHASES OF CONSTRUCTION.
   - 4.3. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO PLANS FOR TREE PRESERVATION BARRICADE FENCING DETAIL.
   - 4.4. IF EXCAVATION IN THE VICINITY OF A PROTECTED TREE IS REQUIRED, CONTRACTOR SHALL ROOT PRUNE TREES, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IN ACCORDANCE TO THE FOLLOWING CONDITIONS:
     - 4.4.1. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.
       1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.
       2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.
       3. BACKFILL TRENCH WITH PLANTING SOIL.
       4. FERTILIZE WITHIN THE ROOT ZONE (SEE BELOW).
     - 4.4.2. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCHING SHALL BE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
     - 4.4.3. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.
   - 4.5. THE CONTRACTOR SHALL FIELD STAKE THE LIMIT OF ROOT PRUNING. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION. DO NOT ROOT PRUNE FOR IRRIGATION OR ELECTRICAL LINES WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.
   - 4.6. ROOT PRUNING SHALL OCCUR IN ACCORDANCE WITH TREE RELOCATION NOTES AS NOTED ON PLANS.
5. PLANTING SOIL
   - 5.1. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
   - 5.2. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 6" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
   - 5.3. MINIMUM TOPSOIL SHALL BE 2" FOR SODDED GRASS AREAS.
   - 5.4. PLANTING SOIL MIX SHALL BE A WEED FREE MIX AS FOLLOWS:
     - 5.4.1. DICOT TREES & SHRUBS: 50% SAND, 40% MUCK & 10% PEAT
     - 5.4.2. MONOCOT PALMS: 70% SAND & 30% MUCK
     - 5.4.3. TURF: 80% SAND, 10% PEAT & 10% MUCK
6. LANDSCAPE PLANTING
   - 6.1. THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES.
   - 6.2. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
   - 6.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
   - 6.4. ALL PLANT MATERIAL SHALL BE TRUE TO THE BOTANICAL NAME, GENUS, SPECIES AND/OR HYBRID DESIGNATION.
   - 6.5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES (HEIGHT & SPREAD) AS SPECIFIED IN THE PLANT LIST. CONTAINER SIZE IS FOR REFERENCE PURPOSES ONLY. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM SIZES AT INSTALLATION, AS SPECIFIED IN THE PLANT LIST.
   - 6.6. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
   - 6.7. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
   - 6.8. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND/OR GOVERNING MUNICIPALITY.
   - 6.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
   - 6.10. AFTER FINAL GRADE, LANDSCAPE AREAS ARE TO BE RAKED TO A DEPTH OF 6". ALL ROCK AND FOREIGN INORGANIC MATERIALS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
   - 6.11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT EXISTING TREES, DAMAGE UTILITIES OR OTHER IMPROVEMENTS.
   - 6.12. ALL PLANTING BEDS IN OPEN AREAS AND AROUND BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF TWENTY-FOUR INCHES (24") AND BACK FILLED WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
   - 6.13. ALL PLANTING BEDS IN MEDIANS, HARDSCAPE AREAS OR AREAS ENCOMPASSED BY IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO A DEPTH OF THIRTY-SIX INCHES (36") OR UNTIL NATIVE SOILS ENCOUNTERED TO ENSURE DRAINAGE. BACK FILL WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
   - 6.14. EXCAVATE PLANTING PITS TO A DEPTH SO THAT THE TRUNK FLARE AND FIRST ORDER LATERAL ROOT(S) WILL BE PLANTED AT FINISH GRADE OR SLIGHTLY HIGHER. ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS.
   - 6.15. BURLAP, SYNTHETIC STRING, CORDS AND/OR LIFTING ROPES SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP 1/3RD OF BURLAP MUST BE REMOVED FROM HE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE COMPLETELY REMOVED AND THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
   - 6.16. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED.
   - 6.17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
   - 6.18. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
   - 6.19. ALL TREES SPECIFIED AS FIELD GROWN OR B&B TREES SHALL BE ROOT-PRUNED AT THE NURSERY A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
   - 6.20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
   - 6.21. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
   - 6.22. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.
   - 6.23. TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE 8' IN ALL PEDESTRIAN AREAS.
   - 6.24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.
   - 6.25. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES, CONDUIT, FLAGGING AND NURSERY TAPE PRIOR TO STAKING.
   - 6.26. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT/WARRANTY PERIOD.
   - 6.27. TREES THAT CANNOT STAND WITHOUT THE SUPPORT OF STAKES AND/OR GUYS SHALL BE REJECTED.
7. TURF GRASSES
   - 7.1. ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. REFER TO PLANTING SCHEDULE FOR ESTIMATED QUANTITY AND SPECIES.
8. MULCH & FERTILIZER
   - 8.1. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED FLORI-MULCH, MELALEUCA OR EUCALYPTUS MULCH GRADE 'B' OR BETTER, UNLESS OTHERWISE SPECIFIED.
   - 8.2. INDIVIDUAL TREES PLANTED IN LAWN AREAS SHALL BE MULCHED WITH A MINIMUM 3' DIAMETER MULCH RING.
   - 8.3. MULCH SHALL NOT BE INSTALLED WITHIN 3" OF TREE TUNKS.
   - 8.4. FERTILIZER MIX AS FOLLOWS:
     - 8.4.1. DICOT TREES & SHRUBS: NPK 18-4-2, SLOW RELEASE W/ MICRONUTRIENTS
     - 8.4.2. MONOCOT PALMS: NPK 8-2-12, SLOW RELEASE W/ MICRONUTRIENTS
     - 8.4.3. TURF: NPK 16-4-8, SLOW RELEASE W/ MICRONUTRIENTS
9. WATERING
   - 9.1. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
   - 9.2. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE THE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND THE LANDSCAPE IS TURNED OVER TO THE OWNER.
10. PROJECT CLOSEOUT
    - 10.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
    - 10.2. THE CONTRACTOR SHALL RESTORE, REPLACE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK OF THE CONTRACTOR, HIS EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUB-CONTRACTORS. THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE EXISTING ADJACENT AREAS. THE RESTORATION WORK SHALL BE AT THE CONTRACTOR'S EXPENSE. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
    - 10.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK. THESE AREAS SHALL BE KEPT IN A CLEAN AND NEAT CONDITION.
    - 10.4. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
    - 10.5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INCLUDING PRODUCT/EQUIPMENT AS SPECIFIED OR REVISED DURING THE SHOP DRAWING SUBMITTAL PROCESS. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
11. GUARANTEE
    - 11.1. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION.
    - 11.2. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 90 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. REPLACEMENT MATERIAL SHALL BE REPLACED IN KIND AS IT RELATES TO SPECIES, QUANTITY AND SIZE.
    - 11.3. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 74 MPH AS DETERMINED BY THE NATIONAL HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

DATE	BY	REVISIONS

Date: 10.3.15
Scale: 1" : 40'
Design By: EDH
Drawn By: EDH
Check By: CAB

CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE SPECIFICATIONS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
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Cert. No. 30901

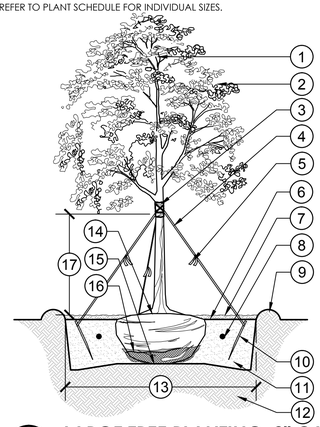
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L1.03

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CALIPER MEASUREMENTS NOTES:
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 4" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



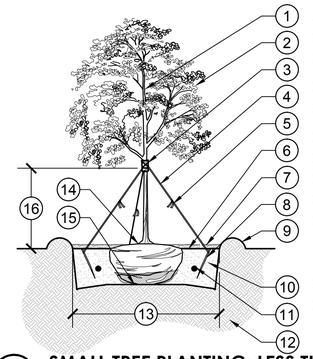
1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. FLUORESCENT MARKING FLAG
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. FERTILIZER TABLET IF APPLICABLE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN.
10. 2"X4"X8" STAKE: SET 2" BELOW FINISH GRADE
11. SPECIFIED SOIL MIX
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL
17. CLEAR TRUNK: REFER TO PLANT SCHEDULE

1 LARGE TREE PLANTING: 2" CALIPER AND GREATER

1/4" = 1'-0" 329343-17

CALIPER MEASUREMENTS NOTES:
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 4" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

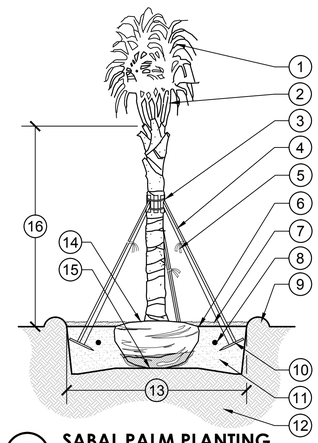
REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. 1/2"X2' FLUORESCENT MARKER
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. 2"X4"X8" STAKE: SET 2" BELOW FINISH GRADE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. BACKFILL WITH SPECIFIED SOIL MIX
11. FERTILIZER TABLET IF APPLICABLE
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. CLEAR TRUNK: REFER TO PLANT SCHEDULE

2 SMALL TREE PLANTING: LESS THAN 2" CALIPER

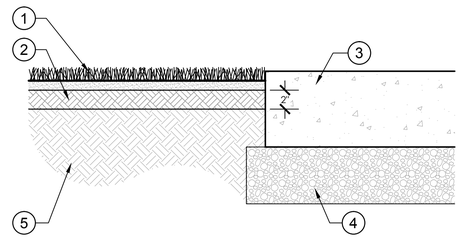
1/4" = 1'-0" 329343-18



1. DO NOT HURRICANE CUT FRONDS
2. UNITE FRONDS PRIOR TO INSPECTION
3. METAL STRAPS SECURING 2"x4" WOOD BATTENS. MIN. 5 LAYERS BURLAP. TOE NAIL BRACES TO 2"X4" WOOD BATTENS: DO NOT NAIL STAKES DIRECTLY TO TRUNK
4. 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
5. 1/2"x2' FLUORESCENT MARKER
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. FERTILIZER TABLET IF APPLICABLE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. 2"X4"X8" STAKE: SET 2' BELOW FINISH GRADE
11. BACKFILL WITH SPECIFIED SOIL MIX
12. EXISTING SOIL
13. 2x DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. CLEAR TRUNK: REFER TO PLANT SCHEDULE

3 SABAL PALM PLANTING

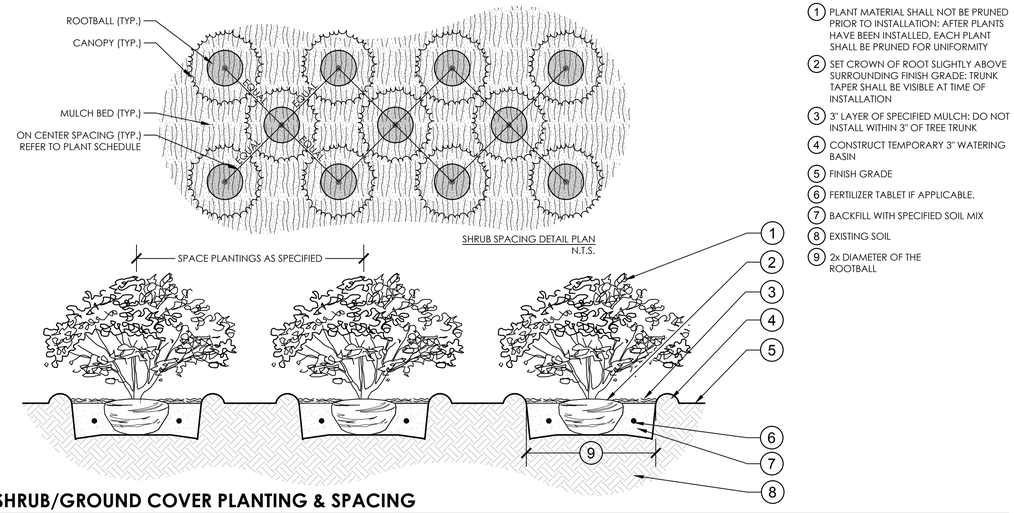
1/4" = 1'-0" 329343-21



1. SOD (AS SPECIFIED)
2. PLANTING MIX: 60% ORGANIC, 35% SAND, 5% LOAM
3. SIDEWALK OR CURB
4. SUB-BASE
5. NATIVE SOIL

4 SOD PLANTING

1 1/2" = 1'-0" 329333-03



1. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION: AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY
2. SET CROWN OF ROOT SLIGHTLY ABOVE SURROUNDING FINISH GRADE: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
3. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
4. CONSTRUCT TEMPORARY 3" WATERING BASIN
5. FINISH GRADE
6. FERTILIZER TABLET IF APPLICABLE.
7. BACKFILL WITH SPECIFIED SOIL MIX
8. EXISTING SOIL
9. 2x DIAMETER OF THE ROOTBALL

5 SHRUB/GROUND COVER PLANTING & SPACING

1" = 1'-0" 329333-08

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
+	BG	32	Graceful Bamboo	Bambusa textilis gracilis	B & B	12` - 14` OAH	No	
+	CE	16	Green Buttonwood	Conocarpus erectus	B & B	14` HT, 7` SPRD, 4" DBH	Yes	
+	QV	6	Southern Live Oak	Quercus virginiana	B & B	12` HT, 5` SPRD, 3" DBH	Yes	

PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	SP	9	Cabbage Palmetto	Sabal palmetto	B & B	12` - 16` CT	Yes	
	SS	75	Cabbage Palmetto	Sabal palmetto	B & B	12`-22` C.T.	Yes	Staggered Heights

RELOCATED TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	R-SP	1	Cabbage Palmetto	Sabal palmetto	Relocated		Yes	

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
	CHI	1,224	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	See Size	24" HT, 24" SPRD	Yes	36" o.c.	
	CLR	12	Dwarf Pitch Apple	Clusia rosea `Nana`	See Size	24" HT, 24" SPRD	Yes	36" o.c.	
	COU	41	Sea Grape	Coccoloba uvifera	See Size	24"x24"	Yes	36" o.c.	
	CES	48	Silver Buttonwood	Conocarpus erectus `Sericeus`	See Size	24" HT, 24" SPRD	Yes	36" o.c.	

SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
	ERL	45	Golden Creeper	Ernodea littoralis	See Size	14"x14"	Yes	24" o.c.	
	SPP	20	Salt Meadow Cord Grass	Spartina patens	See Size	18" HT, 18" SPRD	Yes	36" o.c.	
	ZAF	106	Coontie Palm	Zamia floridana	See Size	14" HT, 14" SPRD	Yes	24" o.c.	

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	SOD	67,306 sf	Bahia Grass	Paspalum notatum	Sod	FULL	N/A	

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CERTIFICATES OF AUTHORIZATION
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DATE	BY	REVISIONS

Date: 10.3.15
Scale: 1" : 40'
Design By: EDH
Drawn By: EDH
Check By: CAB

CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

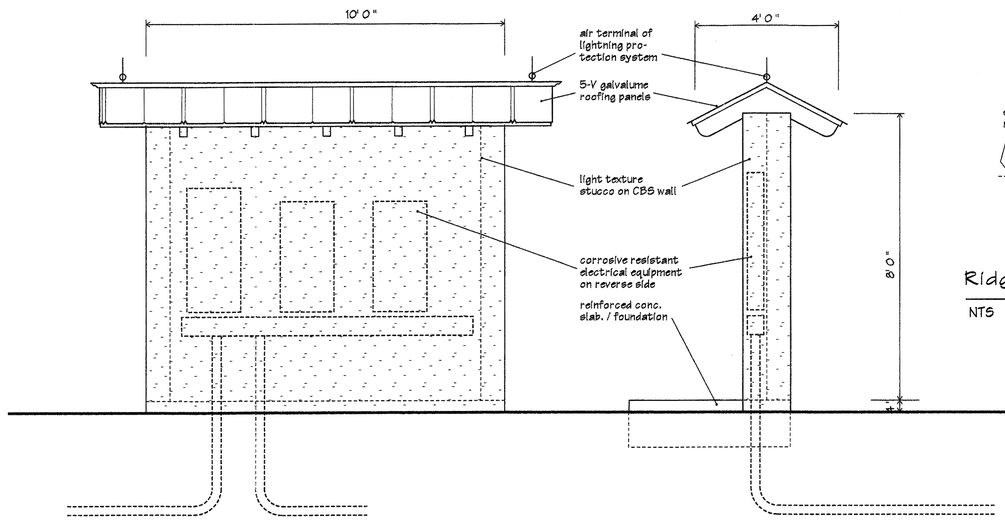
LANDSCAPE DETAILS

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PH. (703) 999-8972
Cert. No. 30901

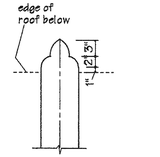
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L1.04

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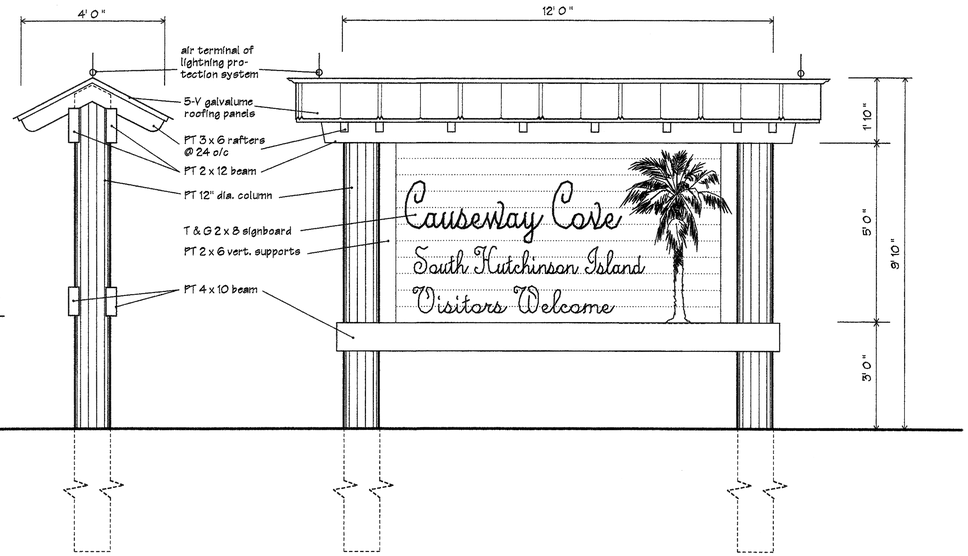


Electrical Distribution Scale - 1/2" = 1' 0"

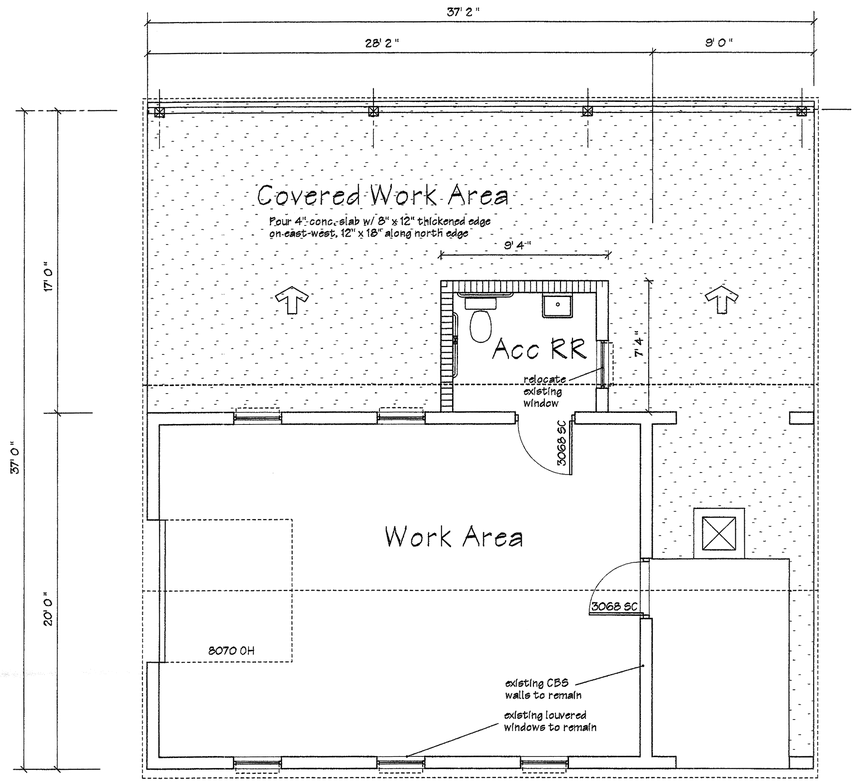


Ridge Cap Ends

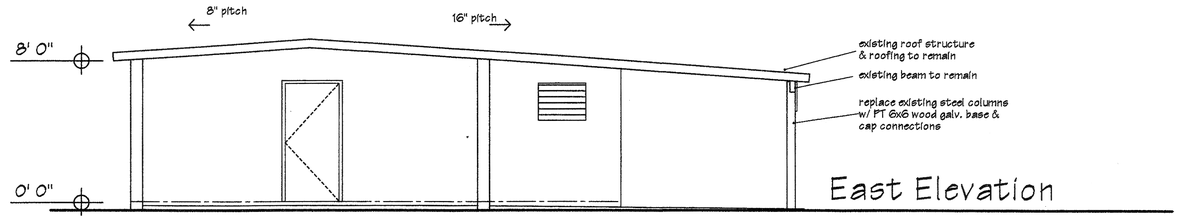
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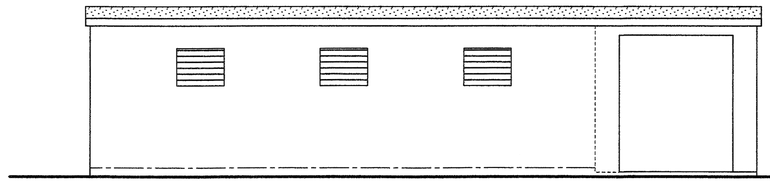


Maintenance Building Plan Scale - 1/4" = 1' 0"



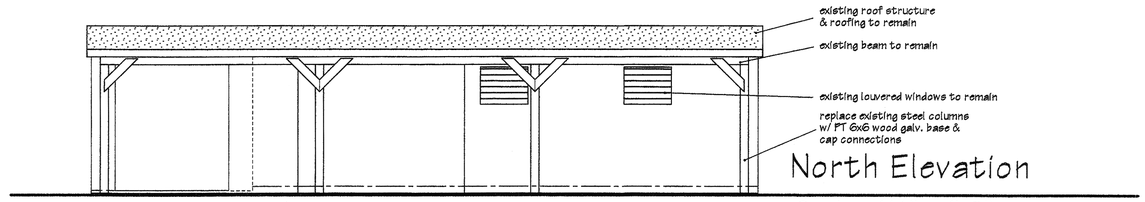
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Scale - 1/4" = 1' 0"



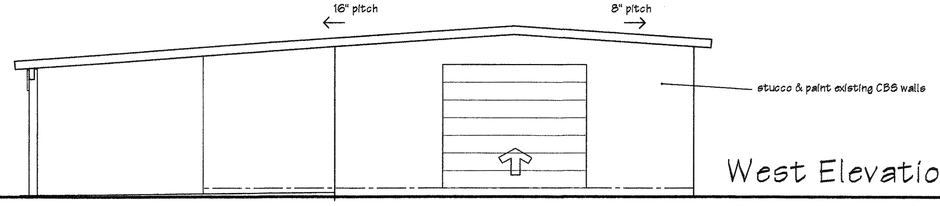
South Elevation

Scale - 1/4" = 1' 0"



North Elevation

Scale - 1/4" = 1' 0"



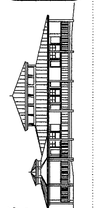
West Elevation

Scale - 1/4" = 1' 0"

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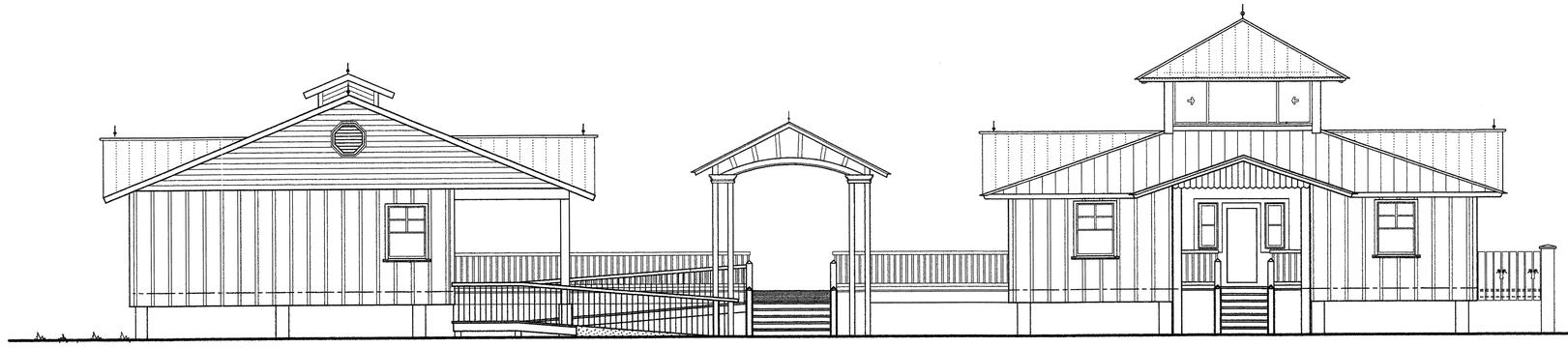
Revisions



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(772) 370-3464 - Florida Registration No. 8811
jmfarch@gmail.com

Site Sign & Maintenance Building
Causeway Cove Marina
601 Seaway Drive, Ft. Pierce, Florida

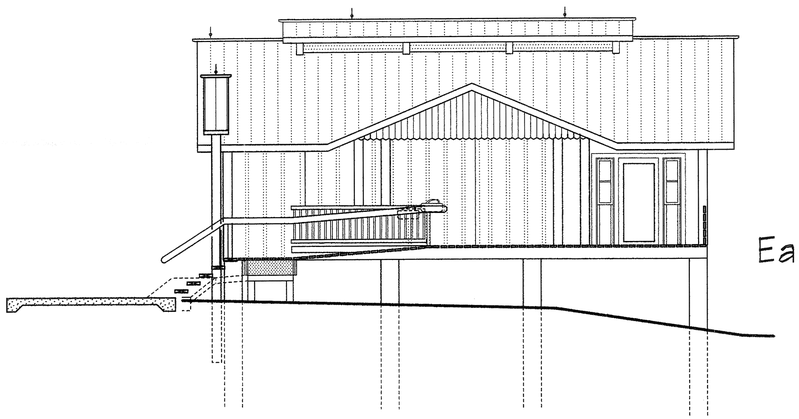
Sheet A-1 of 3



Resrtroom / Laundry ADA Entry Ramp Entry Deck Dockmaster House & Ship's Store

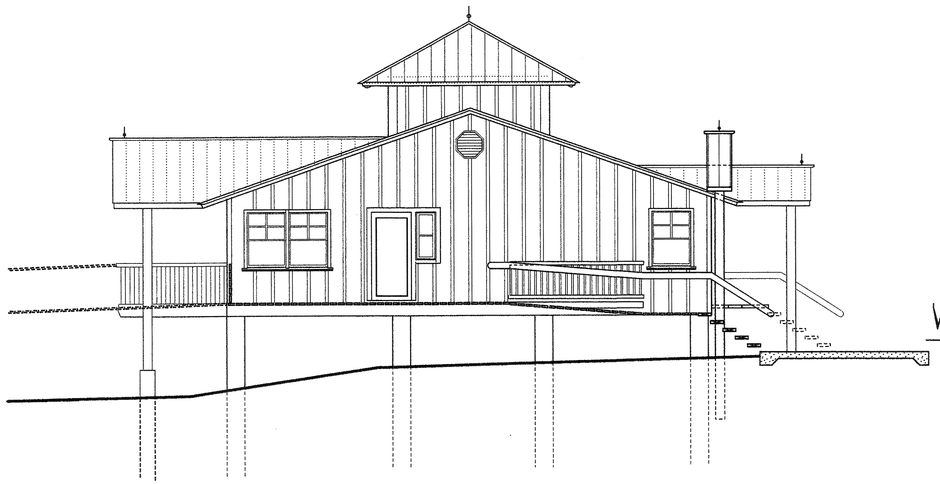
North Elevation

Scale - 3/16" = 1' 0"



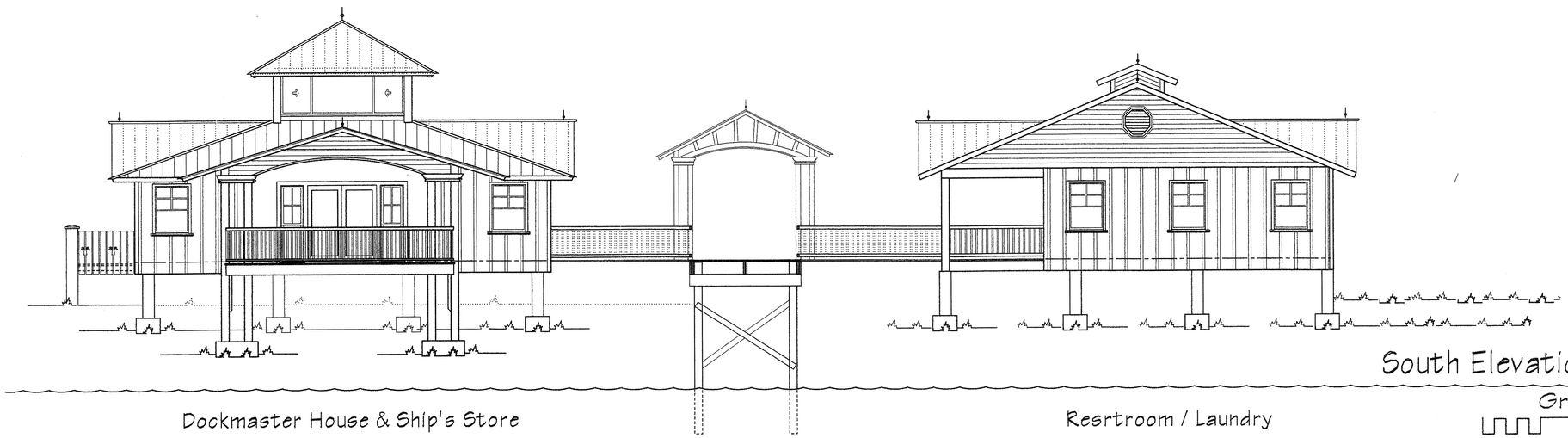
Resrtroom / Laundry

East



Dockmaster House & Ship's Store

West Elevation



Dockmaster House & Ship's Store Resrtroom / Laundry

South Elevation

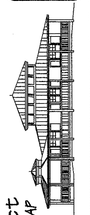
Scale - 3/16" = 1' 0"

Graphic Scale

0' 5' 10' 15' 20' 25'

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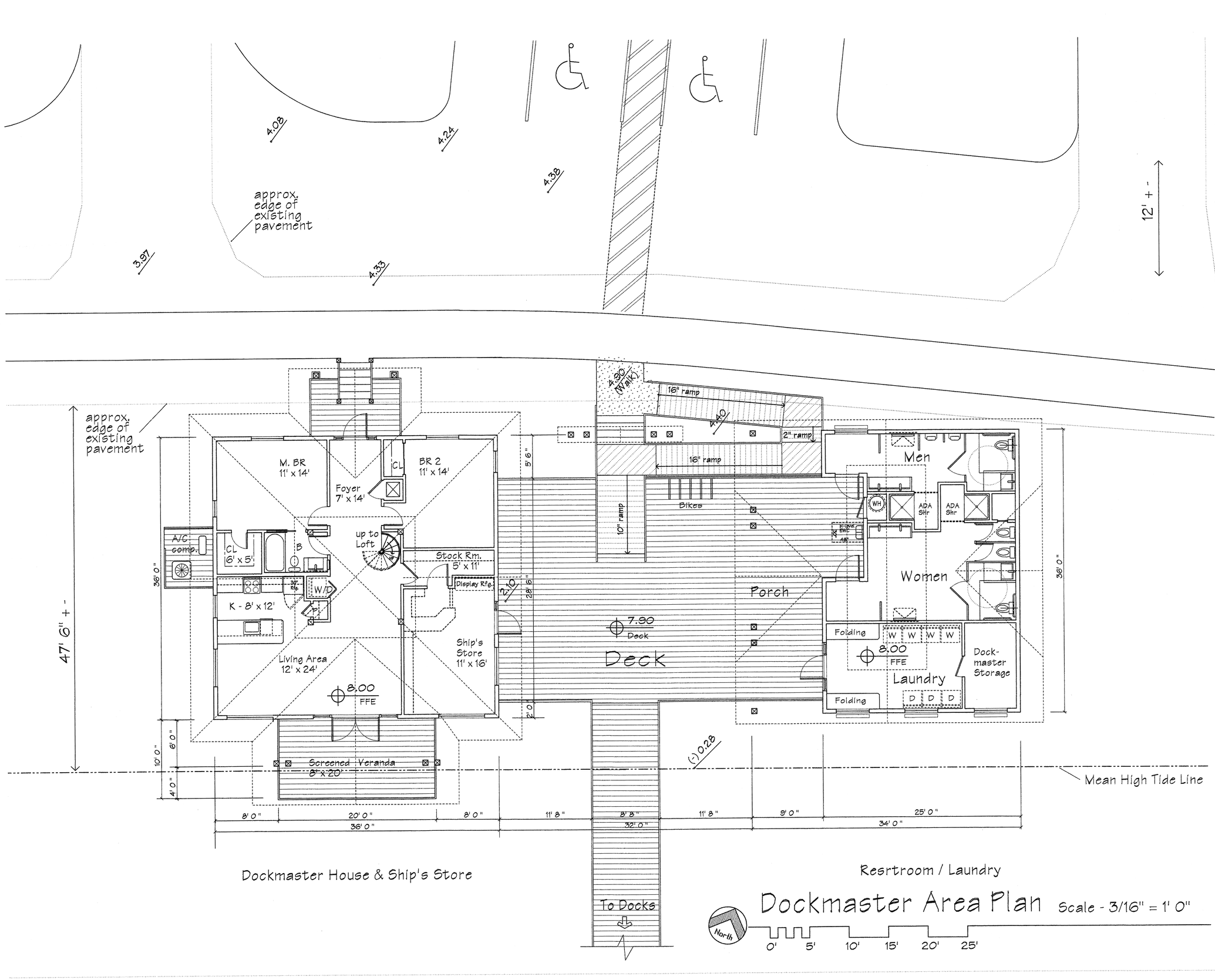
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	Date	By	Description
			Revisions



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Dockmaster's House & Laundry
Causeway Cove Marina
601 Seaway Drive, Ft. Pierce, Florida

Sheet
A-2
of 3



Dockmaster Area Plan

Scale - 3/16" = 1' 0"

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Dockmaster's House & Laundry
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601 Seaway Drive, Ft. Pierce, Florida

Sheet A-1 of 3

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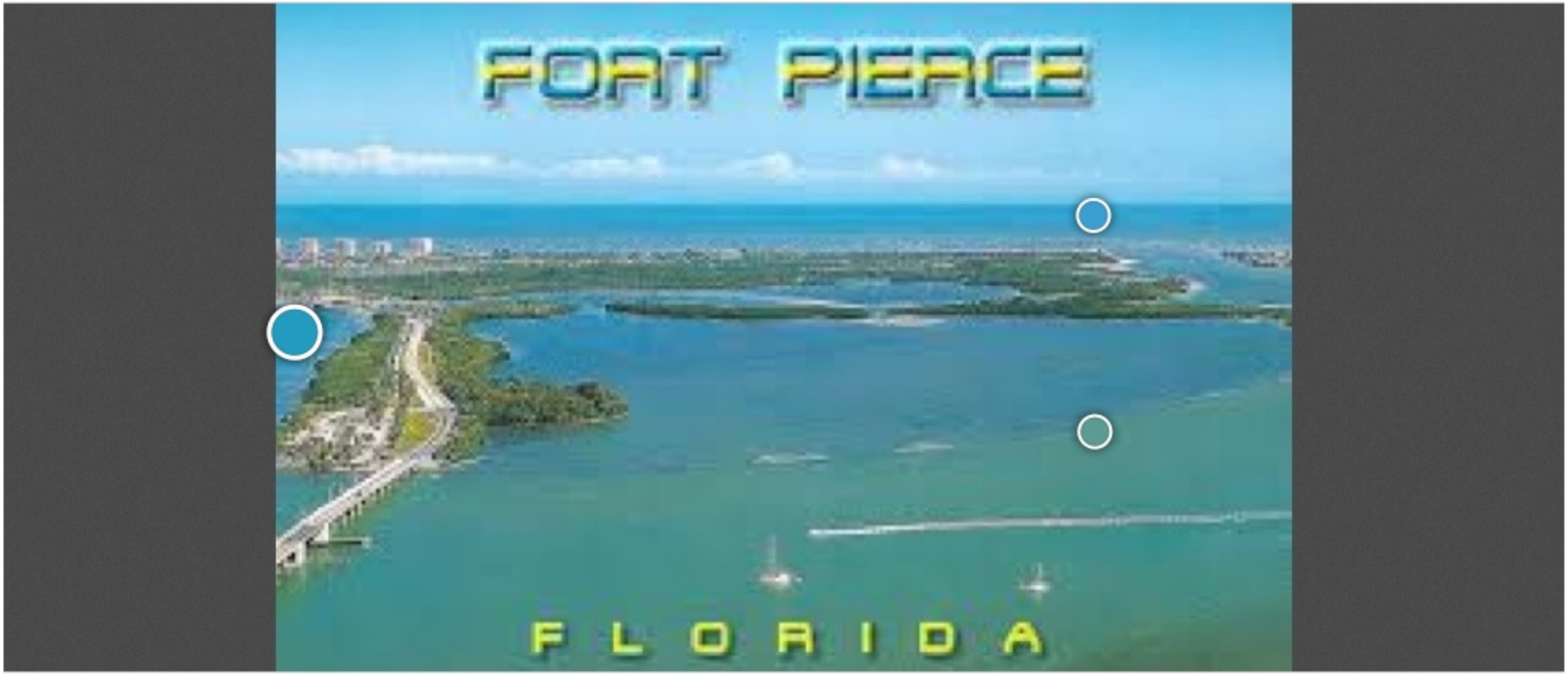
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add all colors to shopping list

TREASURE ISLE 302-5	NEUMAN BLUE 151-3	PERSIAN BLUE 153-5	HORIZON HAZE 152-4	MARINE MAGIC 153-6	NIGHT MAGIC 151-5

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TEENY BIKINI 348-6	SOUTHERN BREEZE 414-2	Flower Annie CHS-49	Thunder KY7169-2	MISTY MEADOW PPG1031-2	FELDSPAR 554-5

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BLEACHED SPRUCE 208-4	BOTANY BEIGE PPG15-27	Tuscan Sun ATC-28	JEWEL WEED 202-5	Thunder KY7169-2	ROYAL PEACOCK 102-7

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SAMPLE COLORS



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add all colors to shopping list

SUDDENLY SAPPHIRE 249-7	HORIZON HAZE 152-4	Horseshoe 7174-1	Second Street Bridge 7173-1	WINDJAMMER 149-4	TWINKLE TOES PPG1109-3

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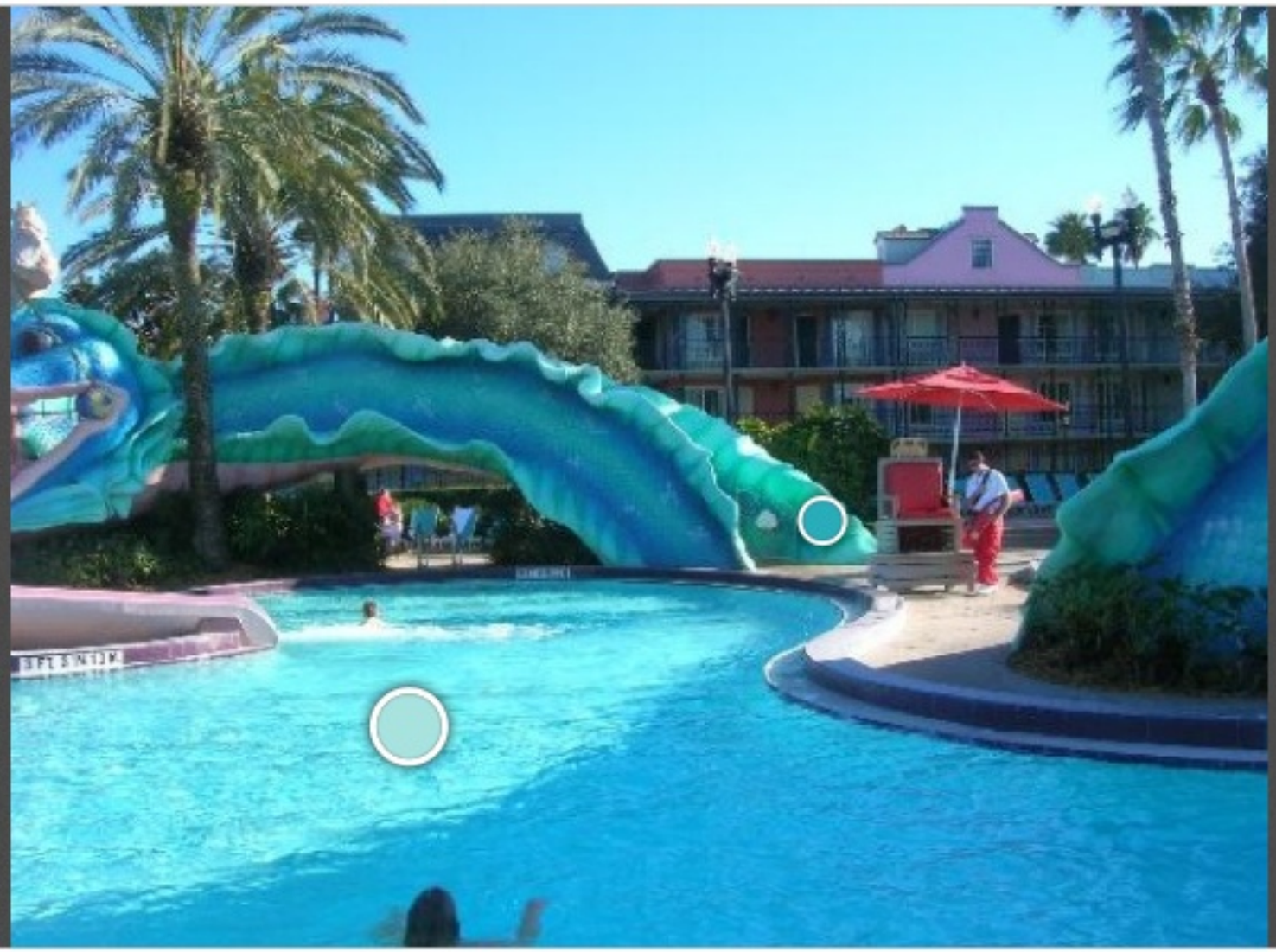
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NASSAU 155-6	SILENT RIPPLE 101-3	SORCERER 150-5	KINGFISHER 151-7	Thunder KY7169-2	PURPLE RHAPSODY 244-6

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add all colors to shopping list

RAVE REGATTA 250-7	MAGICAL MOONLIGHT 542-2	NEWPORT BLUE 150-6	WHIRLWIND PPG1013-3	COBALT GLAZE 150-7	STEPPING STONE PPG1010-4

BACK

SAMPLE COLORS



add all colors to a project add all colors to shopping list

COBALT STONE 149-7	ORANGE ICE 118-7	EARL GRAY 522-5	Tainted Gold ATC-37	BRILLIANT BLUE 349-7	CINNAMON CRUNCH PPG1080-6

A Traffic Impact Analysis of:

Causeway Cove
Conditional Use Site Plan

For Dockmaster's Quarters &
RV Lots with Boat Slips

Located in:

City of Fort Pierce, Florida

Prepared for:

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

Prepared by:

GIANGRANDE
Engineering & Planning
Engineering Business License: 30901
73 SW Flagler Avenue
Stuart FL, 34994
703 999 8972

Prepared:
October 2015
Revised December 2015
Revised January 5, 2016

Prepared by:

LEO GIANGRANDE LICENSE No. 66387 STATE OF FLORIDA PROFESSIONAL ENGINEER

Leo D. Giangrande, PE
PE Reg #66387
Date: 1/5/16

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APPENDICES

St. Lucie County Traffic Counts
Site Plan Prepared by Giangrande Engineering and Planning

INTRODUCTION

Giangrande Engineering and Planning has been requested to provide traffic impact analysis in support of a site plan application for the proposed project located at 601 Seaway Drive. The site plan application proposes the development of 1,296 square foot Dockmaster's Quarters, a 831 square foot laundry/variety store, 47 boat slips and 10 RV Lots. The site is currently vacant land with an existing roadway network from the prior military residential facility. It is the intent to utilize the existing infrastructure with the understanding that this project will have future phases that will require a complete site design. The future phases are anticipated to have a considerable project density which will require many infrastructure upgrades. Future phases of this project are not proposed or included in this site plan application.

The analysis performed in this report provides the potential impacts to the City's transportation system brought about by the proposed development. The analysis includes existing, background, committed trips, and the projected traffic volumes and the capacity analysis for required roadways. **Figure 1** below shows the location of the parcel in relation to the surrounding roadways.



Figure 1 – Site Location

TRIP GENERATION

Trip generation has been based on the proposed development of a Dockmaster's residential quarters, an 831 square foot laundry/variety store, 47 boat slips and 10 RV Lots. The peak hour traffic generation for the site was available from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. The development will consist of the development as described in the *Introduction.* No pass-by reduction was assumed for the any of the components of the project. The calculation of the trip generation is summarized below in **Table 1**.

Table 1 – Proposed Phase I Trip Generation

Causeway Cove Site Plan Conditional Use Submittal 9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
210	Single-Family Detached	1 Units	1	1	2	1	1	2	10
814	Variety Store	831 Sf.	2	2	4	3	3	6	53
416	Rec Veh Park	10 Camp Sites	1	1	2	2	1	3	27
420	Marina	47 Boat Slips	1	3	4	5	4	9	139
		Total	**5**	**7**	**12**	**12**	**8**	**19**	**229**

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

- **Single-Family Attached Housing – ITE Code 210 (X = # of dwelling units)**
  - AM Peak Hour: $T = X * 0.75$
    - Entrance Split: 0.25
    - Exit Split: 0.75
  - PM Peak Hour: $T = X * 1.00$
    - Entrance Split: 0.63
    - Exit Split: 0.37
- **Variety Store – ITE Code 814 (X = 1,000 sq. ft of gross building area)**
  - AM Peak Hour: $T = X * 3.81$
    - Entrance Split: 0.50
    - Exit Split: 0.50
  - PM Peak Hour: $T = X * 6.82$
    - Entrance Split: 0.50
    - Exit Split: 0.50
- **Recreational Vehicle Park – ITE Code 416 (X = # of Sites)**
  - AM Peak Hour: $T = X * 0.21$
    - Entrance Split: 0.36
    - Exit Split: 0.64
  - PM Peak Hour: $T = X * 0.27$
    - Entrance Split: 0.65
    - Exit Split: 0.35

- **Marina – ITE Code 420 (X = # of Boat Slips)**
  - AM Peak Hour: $T = X * 0.08$
    - Entrance Split: 0.33
    - Exit Split: 0.67
  - PM Peak Hour: $T = X * 0.19$
    - Entrance Split: 0.60
    - Exit Split: 0.40

Phase II

Trip generation has been based on the proposed development of a Dockmaster's residential quarters, an 831 square foot laundry/variety store, 212 boat slips and 10 RV Lots. Phase II includes the Phase I development and the addition of 165 boat slips and moorings. The peak hour traffic generation for the site was available from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. The calculation of the trip generation is summarized below in **Table 2**.

Table 2 – Proposed Phase II Trip Generation

Causeway Cove Site Plan Phase II Conditional Use Submittal 9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
210	Single-Family Detached	1 Units	1	1	2	1	1	2	10
814	Variety Store	831 Sf.	2	2	4	3	3	6	53
416	Rec Veh Park	10 Camp Sites	1	1	2	2	1	3	27
420	Marina	212 Boat Slips	6	11	17	24	16	40	628
		Total	**9**	**16**	**25**	**31**	**21**	**51**	**717**

TRIP DISTRIBUTION

A trip distribution was performed to show the traffic impact based on the total trips generated from the proposed project. The trip distribution has 90% of the project trips utilizing the project access from the west (mainland side) and 10% from the east (island side).

The project trips generated as shown in **Table 1** are distributed to the surrounding roadway system based on anticipated vehicular routes used to access and exit the site. Distribution is based on the potential population growth, demographics of the potential clients in the vicinity of the site and other similar uses of the surrounding area. **Figure 2** is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the project vicinity. Project trip distribution can also be viewed in **Table 2.**

Figure 2 – Trip Distribution



BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2017, have been calculated using the annual growth percentages shown in **Table 3.** Due to the population and economic trends of the Treasure Coast area, many of the roadway links have experienced a negative growth rate recently. Based on this information it has been estimated that an average of a 1.5% growth rate is a conservative approach for the surrounding roadway links.

Table 4 tabulates the expected traffic volumes for the roadway links in the vicinity of the project for the design year compared to the LOS service volume. Based on the build-out traffic for the proposed project, all the links that are expected to be utilized are below the LOS service volume established for that segment.

Table 3 – Phase I Build-Out Calculation

Road Name	From	To	Ex. LOS	2014 AADT	AM Peak HR Ex. Volume	Pm Peak HR Ex. Volume	Annual Growth	Project Assign.	AM Project Trips	PM Project Trips	2017 Peak Am Growth	2017 Peak PM Growth	2017 Peak AM Build-out	2017 Peak PM Build-Out
SR A1A South	Binney Dr	S Causeway Park	D	11,338	564	590	1.50%	10%	1	1	590	617	590	618
SR A1A South	S Causeway Park	Indian River Dr	C	9,799	539	487	1.50%	90%	7	11	564	509	570	520
SR A1A South	Indian River Dr	US 1	C	9,799	539	487	1.50%	90%	7	11	564	509	570	520

Table 4 –Phase I LOS Build-Out Link Data

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2017 AM Buildout	2017 PM Buildout	LOS Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-ln	1	1	590	618	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-ln	7	11	570	520	1,550	YES
SR A1A South	Indian River Dr	US 1	4-ln	7	11	570	520	1,710	YES

Phase II

Phase II Background conditions for the completion year, 2022, have been calculated using the annual growth percentages shown in **Table 5.** Based on this information it has been estimated that an average of a 1.5% growth rate is a conservative approach for the surrounding roadway links.

Table 6 tabulates the expected traffic volumes for the roadway links in the vicinity of the project for Phase II compared to the LOS service volume. Based on the Phase II build-out traffic for the proposed project, all the links that are expected to be utilized are below the LOS service volume established for that segment.

Table 5 – Phase II Build-Out Calculation

Road Name	From	To	Ex. LOS	2014 AADT	AM Peak HR Ex. Volume	Pm Peak HR Ex. Volume	Annual Growth	Project Assign.	AM Project Trips	PM Project Trips	2022 Peak Am Growth	2022 Peak PM Growth	2022 Peak AM Build-out	2022 Peak PM Build-Out
SR A1A South	Binney Dr	S Causeway Park	D	11,338	564	590	1.50%	10%	2	3	635	665	637	668
SR A1A South	S Causeway Park	Indian River Dr	C	9,799	539	487	1.50%	90%	14	28	607	549	622	576
SR A1A South	Indian River Dr	US 1	C	9,799	539	487	1.50%	90%	14	28	607	549	622	576

Table 6 –Phase II LOS Build-Out Link Data

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2022 AM Buildout	2022 PM Buildout	LOS Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-ln	2	3	637	668	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-ln	14	28	622	576	1,550	YES
SR A1A South	Indian River Dr	US 1	4-ln	14	28	622	576	1,710	YES

PROJECT ACCESS

The site is located on the south side of State Road A1A, southwest of the Ft. Pierce Inlet, and within the northwest area of Hutchinson Island. Access to the site will be via an existing asphalt drive that intersects the south side of State Road A1A, entering the north portion of the property. It is anticipated that a FDOT access permit for a driveway connection off of US 1 Highway will not be required. Any modifications to the existing driveway access will require FDOT approval. A site access plan has also been provided in the ***Appendix*** of this report.

CONCLUSION

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

APPENDIX

Appendix – St. Lucie County Traffic Counts
Obtained from: http://www.stlucietpo.org/documents/StLucie_LOS_Report_Fall2014.pdf

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2014

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

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



DATE	BY	REVISIONS

Date: 01-05-2014
Scale: 1"=80'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FLORIDA
601 SEAWAY DRIVE

SITE ACCESS PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

66387
License No: #####

SA-1

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

73 SW Flagler Avenue
Stuart, FL 34994
703-999-8972

January 5, 2016

Kori Benton, Senior Planner
City of Ft. Pierce
100 North US Highway 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Causeway Cove-TRC Comments Response
GEP #:15-0003

Dear Benton,

We have completed the review of your comments dated December 22, 2015 for the referenced project. Please find below comments on our application submittal followed by our response to each comment in bold.

1) Please update the submitted Site Plan, pursuant to City Code Section 22-58 (4)c. to display all access and traffic flow for both vehicular and pedestrian traffic, including but not limited to all striping, directional arrows/signs, stop bars/signs. Some driveways on the property are not marked for guidance as to possible use, traffic flow, etc. which may present functional and traffic issues. For display purposes, please mark/hash/cloud any driveaisles not intended for use or access, or clearly note the respective traffic pattern and account for their interaction with other aisles with necessary signs, striping, etc. If the development of Phase II brings additional driveaisles on line, please delineate this approach on the plan.

Response: Refer to attached site plan. All Drive aisles proposed in Phase I provides adequate access to accommodate Phase II development. No new drive aisles are proposed in Phase II. Refer to attached site plan for notes indicating drive aisles not included in vehicular use area.

2) Please provide a note affirming that site lighting, for any drive aisles and parking to be utilized, will meeting the minimum requirements of City Code, further indicating the estimate date for submittal of a photometric plan.

Response: See attached site plan SP-2 for note #5.

3) Pursuant to City Code Section 22-187 (7)Interior vehicular use areas, the presented landscape calculations will be reviewed for verification upon receipt of an updated site plan denoting all vehicular use areas which are to be functional.

Response: Refer to attached Landscpape plans for revised landscape calculations to include Phase I and Phase II required landscaping.

4) Pursuant to City Code Section 22-62. (b)(4) & (d) Where required: Sidewalks and sidewalk linkages shall be installed in the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street, and provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. Additionally, crosswalks should be integrated as needed.

GIANGRANDE
Engineering & Planning

73 SW Flagler Avenue, Stuart, FL 34994
703-999-8972

Response: Refer to attached site plans that provide sidewalk connectivity throughout the site and to adjacent properties.

5) The submitted traffic impact report does not present any data with respect to Phase II of the marina proposed, or the boat ramp featured on the site plan. Based upon the absence of these impacts, it's not possible to verify the roadway links/networks necessary for additional analysis. Please see the SLC TPO Methodology Report.

Furthermore, the TIS suggests that 100% of the site traffic will arrive from and leave to the West. Staff contests that this may not be an accurate representation based upon established residential and commercial development present to the east of the site. Furthermore, the TIS and Site Plan do not present the intended traffic flow for west bound traffic leaving the development. Safety concerns are apparent with the existing traffic volume and speed of State Road A1A. The applicant is strongly encouraged to present a traffic control plan to improve west bound traffic flow. Please update the traffic report to present these impacts with respect to the current roadway network and levels of service.

Response: Refer revised traffic impact study that includes a revised trip distribution and Phase II analysis in a single provided report. We have also provided a site access plan to remove lefts from leaving the site by utilizing the existing service roads.

6) Pursuant to City Code Section. 22-86. (2) Transportation Standards:b. The one way access drive(s) utilized by RV traffic shall not be less than twenty (20) feet wide.

Response: Refer to provided site plans with all drive aisles dimensioned to verify minimums are satisfied.

7) Pursuant to City Code Section. 22-86. (5)Additional standards. Reference to City Code Section 22-85 (6) Please provide refuse collection plans for the proposed RV spaces consistent with subsection 6.

Response: Refuse containers will be provided as shown on the site plans. There is also sidewalk connectivity from the RV lots to the provided dumpster location. It is anticipated that the management of the property will provide staff to assist emptying of proposed RV site refuse containers.

8) Pursuant to City Code Section. 22-86. (6) Special application requirements. Applications for recreational vehicle parks shall be accompanied by complete plans and specifications which will include the following information the location of water and sewer lines, electrical installations, gas lines and the drainage system servicing the RV Pads.

Response: RV lots have water and sewer utility services provided. Electrical will be run underground to service each lot and other site amenities. Gas lines are not proposed for this project. Greater engineering detail for the RV lots will be provided with the building site permit

9) The dock configurations presented require boat traffic leaving the boat ramp and many of the Phase 1 slips to navigate off the coast of the adjacent property. Please provide any detail regarding the intended boat channel, and plan to avoid interference with prospective development in the aquatic areas abutting the adjacent property.

GIANGRANDE
Engineering & Planning

73 SW Flagler Avenue, Stuart, FL 34994
703-999-8972

Response: The operations of the boat ramp and slips will be in full compliance of the FDEP permit 56-0160635-006 and US Army Corps of Engineers Permit SAJ-1900-06892.

ENGINEERING COMMENTS:

1. Previous Comment: "In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7) please provide a signed and sealed boundary and topographic survey. Also, the surveyor is asked to verify the description of each parcel matches what is noted on the plan view." The survey submitted was a photocopy and not an original certified survey signed and sealed by a Florida Professional Surveyor and Mapper as required by the City of Fort Pierce Code of Ordinances.
   Response: acknoledged

2. It appears there are existing roadway widths (12' wide) that do not meet the minimum roadway width of 26' where perpendicular parking is proposed. Please make the necessary revisions.
   Response: acknowledged. All drive aisle widths provided are in compliance with city standards

3. The proposed parking stall widths and lengths are not designated. The scaling of plan sheets SP-2 and C-2 indicates that the stall lengths are 15' and the widths are 8'. Please provide all pertinent dimensions on the plans and be aware that the minimum stall width is 9.5' and stall length is 18'.
   Response: All parking stalls are 9.5'x18' except for the handicap spaces are 12' in width. Additional dimensions have been provided on SP-2 and C-2.

4. The plans note that 32 parking spaces are required for the development with 16 of these spaces being unimproved. Please note that all required parking spaces are to be constructed in accordance with Section 17 of the City of Fort Pierce Code of Ordinances, which stipulates that required parking shall be improved with asphalt or concrete, refer to Section 17-29.
   Response: Parking provided has been proposed in coordination with the City Planning Deparment. The long term development of this project will require all new infrastructure.

We trust that this response satisfactorily addresses all of the comments. Attached is the documentation mentioned in the comment responses above. If you have any questions regarding the above information, please do not hesitate to call me at (703) 999 8972.

Best regards,

Leo Giangrande, P.E.
Principal Engineer

w/ Encl.
cc: Buzz Smyth, William Stoddard PE, PHD., John Foster

Technical Review Comments

Causeway Cove Marina & RV

1. FP Planning
2. FP Engineering
3. FP Building
4. SLC Engineering
5. FPUA
6. SLC.Fire

7. Initial Review Comments

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

December 22, 2015

Harold Smyth
PO Box 13088
Fort Pierce, FL 34979

Re: ***Technical Review – Causeway Cove***
Site Plan with Conditional Use - Resubmittal
601 Seaway Drive

Dear Mr. Smyth,

The following are technical review comments from the Planning Department's review of the resubmitted application for ***Site Plan with Conditional Use*** for a mixed, marina and commercial, project called Causeway Cove.

1) Please update the submitted Site Plan, pursuant to City Code Section 22-58 (4)c. to display all access and traffic flow for both vehicular and pedestrian traffic, including but not limited to all striping, directional arrows/signs, stop bars/signs. Some driveways on the property are not marked for guidance as to possible use, traffic flow, etc. which may present functional and traffic issues. For display purposes, please mark/hash/cloud any driveaisles not intended for use or access, or clearly note the respective traffic pattern and account for their interaction with other aisles with necessary signs, striping, etc. If the development of Phase II brings additional driveaisles on line, please delineate this approach on the plan.

2) Please provide a note affirming that site lighting, for any drive aisles and parking to be utilized, will meeting the minimum requirements of City Code, further indicating the estimate date for submittal of a photometric plan.

3) Pursuant to City Code Section 22-187 *(7)Interior vehicular use areas, the presented l*andscape calculations will be reviewed for verification upon receipt of an updated site plan denoting all vehicular use areas which are to be functional.

4) Pursuant to City Code Section 22-62. (b)(4) & (d) Where required: Sidewalks and sidewalk linkages shall be installed in the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street, and provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. Additionally, crosswalks should be integrated as needed.

5) The submitted traffic impact report does not present any data with respect to Phase II of the marina proposed, or the boat ramp featured on the site plan. Based upon the absence of these impacts, it's not possible to verify the roadway links/networks necessary for additional analysis. Please see the SLC TPO Methodology Report.

Furthermore, the TIS suggests that 100% of the site traffic will arrive from and leave to the West. Staff contests that this may not be an accurate representation based upon established residential and commercial development present to the east of the site. Furthermore, the TIS and Site Plan do

not present the intended traffic flow for west bound traffic leaving the development. Safety concerns are apparent with the existing traffic volume and speed of State Road A1A. The applicant is strongly encouraged to present a traffic control plan to improve west bound traffic flow. Please update the traffic report to present these impacts with respect to the current roadway network and levels of service.

6) Pursuant to City Code Section. 22-86. *(2) Transportation Standards:*b. The one way access drive(s) utilized by RV traffic shall not be less than twenty (20) feet wide.

7) Pursuant to City Code Section. 22-86. *(5)Additional standards.* → *Reference to City Code Section 22-85* (6) Please provide refuse collection plans for the proposed RV spaces consistent with subsection 6.

8) Pursuant to City Code Section. 22-86. (6) *Special application requirements.* Applications for recreational vehicle parks shall be accompanied by complete plans and specifications which will include the following information the location of water and sewer lines, electrical installations, gas lines and the drainage system servicing the RV Pads.

9) The dock configurations presented require boat traffic leaving the boat ramp and many of the Phase 1 slips to navigate off the coast of the adjacent property. Please provide any detail regarding the intended boat channel, and plan to avoid interference with prospective development in the aquatic areas abutting the adjacent property.

The Site Plan shall be updated to include the required components noted, and please provide written responses to each comment in order to expedite the review of any subsequent submittals. If you have any inquiries or concerns, please let me know. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Senior Planner

FROM: John R. Andrews, P.E., City Engineer JRA

SUBJECT: **Causeway Cove Marina – 601 Seaway Drive**
Site Plan and Conditional Use
TRC Project No. 15-07000006

DATE: December 31, 2015

RECEIVED
DEC 31 2015
CITY OF FORT PIERCE
PLANNING & ZONING

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received December 14, 2015

- ☑ Site Plan and CU Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ENGINEERING COMMENTS:

1. ***Previous Comment:*** "In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7) please provide a signed and sealed boundary and topographic survey. Also, the surveyor is asked to verify the description of each parcel matches what is noted on the plan view." **The survey submitted was a photocopy and not an original certified survey signed and sealed by a Florida Professional Surveyor and Mapper as required by the City of Fort Pierce Code of Ordinances.**
2. It appears there are existing roadway widths (12' wide) that do not meet the minimum roadway width of 26' where perpendicular parking is proposed. Please make the necessary revisions.
3. The proposed parking stall widths and lengths are not designated. The scaling of plan sheets SP-2 and C-2 indicates that the stall lengths are 15' and the widths are 8'. Please provide all pertinent dimensions on the plans and be aware that the minimum stall width is 9.5' and stall length is 18'.
4. The plans note that 32 parking spaces are required for the development with 16 of these spaces being unimproved. Please note that all required parking spaces are to be constructed in accordance with Section 17 of the City of Fort Pierce Code of Ordinances, which stipulates that required parking shall be improved with asphalt or concrete, refer to Section 17-29.

JRA/tst

From the Desk of
Marc Meyers, C.B.O.
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3187
F: 772-467-3849
mmeyers@city-ftpierce.com

RECEIVED
DEC 30 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Kori Benton, Senior Planner

DATE: December 30, 2015

RE: TRC Comments for Causeway Cove Marina, 601 Seaway Drive

TRC Project 15-07000006 Resubmittal

- No further comments at this time
- Comments from 11/19/15 TRC were addressed

Causeway Cove Marina
Site Plan/Conditional Use
November 13, 2015

St. Lucie County Public Works/Engineering Comments

1. It is noted that item #12 of the Surveyor's Report indicates Chapter 471.027 Florida Statutes. This is not correct the correct Chapter is 472.027.
2. It is noted that there is a spelling error located on Sheet A-2 of 3 (Dock master Area Plan). The word restroom.
3. Thank you for the opportunity to review this project. The road abutting the project is under the jurisdiction of FDOT. St. Lucie County Engineering has no objections to the proposed development.

Ron Harris, PLS
County Surveyor

Fort Pierce
Utilities Authority

601 Seaway Drive – Site Plan & Conditional Use

W/WW Engineering: Approved with conditions. The site plan submitted does not have details concerning the connection to FPUA water and sewer. The customer should determine the number of water meters, size and location. In addition the connection to an FPUA manhole should be shown on the site plan. Please be advised that a lint trap per FPUA standard drawing S-13 may be required for the laundry facility.

Electric and Gas Engineering Department have reviewed the TRC application re-submittal for Causeway Cove Marina, at 601 Seaway Drive. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. Approved as noted.

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Harold H. Smyth, Representative

SITE PLAN: Site Plan & Conditional Use – Causeway Cove Marina – 601 Seaway Drive
TRC Project #15-07000006

REVIEW DATE: 11/17/2015

PLANNER: KORI BENTON

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: __X___

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Show all Hydrants within 1000 feet.**
4. **Class 1 standpipe systems shall be provided for piers, bulkheads, and buildings where the hose lay distance from the fire apparatus exceeds 150 ft. (45 m).**
5. **Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**

TRC Comments from Initial Submittal

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

November 17, 2015

Harold Smyth
PO Box 13088
Fort Pierce, FL 34979

Re: ***Technical Review – Causeway Cove***
Site Plan with Conditional Use
601 Seaway Drive

Dear Mr. Smyth,

The following are technical review comments from the Planning Department's review of the application for ***Site Plan with Conditional Use*** for a mixed, marina and commercial, project called Causeway Cove. Many of the comments seek the addition of code required elements of the presented site plan.

Site Plan Elements Requested

Please update the submitted Site Plan to reflect the following submittal components required pursuant to City Code Section 22-58, verifying Code compliance for such elements:

(4) A site plan showing:
c. Access and traffic flow for both vehicular and pedestrian traffic (including but not limited to striping, directional arrows/signs, stop bars/signs);
d. Off-street parking and loading areas;
e. Recreation facility locations;
g. Refuse collection areas;
h. Location of existing telephone and power poles and access to utilities and points of utility hookups;
j. Tabulation of off-street parking spaces ((presenting the required and provided spaces per City Code section 22-60, or any undefined uses that are presented for a Planning Director decision of required parking ratio)

Parking continued -Please provide further clarification of the scope and function of the "Future of recommended parking".

(6) A storm drainage plan, which indicates the techniques, used to control drainage. A note indicating that all storm drainage facilities shall conform to Chapters 17 and 18 of the Fort Pierce Code of Ordinances and the "standard specifications" adopted by the city commission on February 13, 1973.

(8) A lighting plan which shows illumination of all interior and immediately adjoining streets at the required levels per City Code.

Design Review

Pursuant to City Code Section 22-59. - Design review.

Please provide the following components in order to facility design review of the presented development plan:

c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.

d. Context photographs of neighboring uses and architectural styles.

Landscape Plan

Pursuant to City Code Section 22-187, please ensure the Landscape Plan details compliance with the following:

(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;

b. The landscape strip **shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area.** The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally **contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen** within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

- The presented landscape plan does not incorporate any shrubs, as required.

(6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

b. The landscaping strip required by the immediately foregoing subsection **shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area.** The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.

- No landscaping is presented along the eastern property line. Please update the plan to comply with the aforementioned requirements.

(7)Interior vehicular use areas.

-Please provide landscape calculations to facilitate the review of *Interior vehicular use area landscaping for compliance.*

(11) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from

view on all sides and shall be gated. – Please identify refuse collection areas and the supplemental screening required.

(12) I*nstallation of landscaping.* d. All landscaping required by the city must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.

Please ensure the placement of the proposed landscaping complies with City Code Section 22-53. - Clear vision areas.

Sidewalks

Sec. 22-62. - Sidewalks.
Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

(b)(4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.
&
(d) **Where required:** Sidewalks and sidewalk linkages shall be installed in the following areas:
(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.
(2) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

(3) In addition to the requirements of subsection (2), internal sidewalk interconnection between adjacent properties shall be provided for properties that front on arterial roads.

Traffic Impact Report

The submitted traffic impact report does not present any data with respect to Phase I & Phase II of the marina proposed, RV spaces presented, or the boat ramp featured on the site plan. Please update the traffic report to present these impacts with respect to the current roadway network and levels of service.

RV Park Component:

Pursuant to City Code Section. 22-86. - Recreational vehicle parks, the recreational park component shall adhere to the following standards:

(2) Transportation Standards:
b. No access drive will be less than thirty (30) feet wide if for two-way traffic or if parking is permitted on one or both margins of the drive. Other access drives shall not be less than twenty (20) feet wide.
- Please verify the adequate widths are provided, and marked on the plans for sufficiency.

c. Walkways, not less than four (4) feet in width, shall be provided from each mobile space to service buildings and along at least one side of each street.

- Please provide location of required walkway connections, and update plans accordingly.

(3) Service building standards.

a. & c. Please provide greater detail of the "service building" provided, verifying restroom, shower, and laundry facilities.

(5)Additional standards. → *Reference to City Code Section 22-85* (6) Please provide refuse collection plans for the proposed RV spaces consistent with subsection 6.

→ *Reference to City Code Section 22-85* (8) b. Streets, driveways and walkways shall be lighted at night with a minimum illumination of at least six-tenths footcandles. Please provide a lighting plan and/or lighting detail to ensure this requirement is met for the facilities associated with, or in use by the proposed RV spaces.

e. Suitable sight-obscuring fences, walls, evergreen hedges and/or berms shall surround the recreational vehicle park in order to visually separate the park from adjoining property, except at entrance and exit points and where such buffering techniques are unnecessary due to topographical features.

(6) *Special application requirements.* Applications for recreational vehicle parks shall be accompanied by complete plans and specifications which will include the following information:

a. A site plan drawn to a scale of one inch equals one hundred (100) feet which shows:

1. The number, locations and **size** of all recreational vehicle spaces.
2. The location and **width of roadways and walkways.**
3. The **location of water and sewer lines, electrical installations, gas lines and the drainage system.**

b. **Plans and specifications of all buildings and other improvements constructed or to be constructed within the recreational vehicle park.**

Please advise if a storage area for boats and other vehicles is proposed within the facility.

South Beach Overlay

Pursuant to City Code Section 22-16(a) South Beach Overlay District, (3) *District regulations,* please note the following: e. *Design standards. 2. d) Development along the city's waterfront shall maximize opportunities for public access to the water and facilitate connectivity with adjoining waterfront properties to establish an improved public promenade.*- Please identify opportunities for public access incorporated within the development plan.

The Site Plan shall be updated to include the required components noted, and please provide written responses to each comment in order to expedite the review of any subsequent submittals. If you have any inquiries or concerns, please let me know. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
NOV 17 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Kori Benton, Senior Planner

FROM: John R. Andrews, P.E., City Engineer

SUBJECT: **Causeway Cove Marina – 601 Seaway Drive**
Site Plan and Conditional Use
TRC Project No. 15-07000006

DATE: November 17, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received November 6, 2015

- ☑ Site Plan and Survey
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ENGINEERING COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7) please provide a signed and sealed boundary and topographic survey. Also, the surveyor is asked to verify the description of each parcel matches what is noted on the plan view.
2. The development plans shall note all parking and roadway dimensions.
3. The landscape plan indicates the planting of ninety-four (94) Bamboo trees of which twenty (20) are proposed to be installed along the Seaway Drive property line. However, as part of the A1A project, Royal Palm trees and shrubbery were planted in this vicinity. Also, the applicant shall be made aware that bamboo trees are non-native and are classified as an invasive exotic by many Florida communities. With that being stated it is recommended that this species be removed from the plan.

JRA/tst

Florida Department of Environmental Protection

Southeast District Office
400 N. Congress Avenue, Suite 200
West Palm Beach, FL 33401
561-681-6600

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

September 6, 2012

G Flash GP, Inc.
c/o Ashton DePeyster III, President
306 Worth Avenue, Suite 4
Palm Beach, FL 33480
Sent via e-mail: 306worth@gmail.com

Dear Mr. DePeyster:

Enclosed is Environmental Resource Permit No. 56-0160635-006 issued pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Title 62, Florida Administrative Code (F.A.C.).

Appeal rights for you as the permittee and for any affected third party are described in the text of the permit along with conditions which must be met when permitted activities are undertaken. Please review this document carefully to ensure compliance with both the general and specific conditions contained herein. As the permittee, you are responsible for compliance with these conditions. **Please ensure all construction personnel associated with your activity review and understand the attached drawings and conditions.** Failure to comply with this permit may result in liability for damages and restoration, and the imposition of civil penalties up to $10,000.00 per violation per day pursuant to Sections 403.141 and 403.161, F.S.

In addition, please ensure the construction commencement notice and all other reporting conditions are forwarded to the appropriate office as indicated in the specific conditions.

If you have any questions about this document, please contact me at 561/681-6646 or by email at Benny.Luedike@dep.state.fl.us.

Sincerely,

Benny Luedike
Environmental Specialist III
Submerged Lands & Environmental
Resources Program

Permit Review Checklist

(A *summary of the required monitoring and reporting activities for your project*)

Pre-Construction Requirements

Activity	Date Due	Date Completed
☐ Contact DEP to Schedule Pre-construction Meeting	Prior to construction	_____
☐ Submit Pre-Construction Notice Form to DEP	48 Hrs. Before Construction	_____
☐ Temporary Erosion & Turbidity Control Structures in Place	Prior to construction	_____
☐ Obtain approval for upland site development	Prior to any in-water work	_____

Construction Requirements

Activity	Date Due	Date Completed
☐ Permit with All Attachments Kept at the Work Site	Permit shall be available on-site for DEP inspector at all times	_____
☐ Permanent Erosion Control Structures in Place	Structures should be inspected daily	_____
☐ Turbidity Monitoring	As necessary, submitted weekly	_____
☐ Annual Status Report Submitted	Following June of each year until complete	_____
☐ Report Changes to Permitted Drawings / Plans / Activities	Contact DEP **before** any changes	_____
☐ Install FWC manatee education signs	30 days prior to slip occupancy	_____
☐ Install Navigational Aid Markers	30 days prior to slip occupancy	_____

Post-Construction Requirements

Activity	Date Due	Date Completed
☐ Transfer Form Submitted to DEP	Within 30 Days Sale of property (if property sold)	_____

For the above criteria that require you to contact DEP – you should contact the FDEP- Environmental Resources Permitting Section, 1801 SE Hillmoor Drive, Suite C-204, Port St. Lucie, Florida 34952 Attention: Christina Macon, Phone: 772-380-1274, Email: Christina.Macon@dep.state.fl.us

PLEASE NOTE:
As the property owner/permittee, you are ultimately responsible for ensuring that the required conditions of your permit are complied with and timely reported to the Department. Please ensure that any designated contractors or agents acting on your behalf are familiar with these requirements.

Florida Department of Environmental Protection

Southeast District Office
400 N. Congress Avenue, Suite 200
West Palm Beach, FL 33401
561-681-6600

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

Permittee/Authorized Entity:
G Flash GP, Inc.
c/o Ashton DePeyster III, President
306 Worth Avenue, Suite 4
Palm Beach, FL 33480
E-mail: 306worth@gmail.com

Project Name:
G Flash GP, Inc. Marina

Authorized Agent:
Isiminger & Stubbs, Engineering, Inc.,
c/o Matthew Butler, P.E.
Phone: 561-881-0003; Email: MButler@coastal-engineers.com

ERP Processor:
Benny Luedike, 561-681-6646
Email: Benny.Luedike@dep.state.fl.us

Environmental Resource Permit – Granted

State-owned Submerged Lands Authorization – Not Required

U.S. Army Corps of Engineers Authorization – Separate Corps Authorization Required

Permit No.: 56-0160635-006

Permit Issuance Date: September 6, 2012

Permit Construction Phase Expiration Date: September 5, 2017

Environmental Resource Permit

Permittee: G Flash GP, Inc.
Permit No: 56-0160635-006
Project Name or Phase: G Flash GP, Inc. Marina

AUTHORIZATIONS

Project Description

The permittee is authorized to perform the following activities: (1) construct a 198-slip docking facility, whereas the total square footage of overwater structure shall be approximately 53,170 square feet, and whereas the docking facility shall be designed and operated in accordance with the attached permit sketches and specific conditions herein; (2) install a 492-linear foot wave attenuator extending from the eastern most dock; (3) install 654-linear feet of wave attenuator at the terminal ends of the fourth and seventh docks from the eastern property line; (4) install a 35-foot by 85-foot boat ramp located towards the western property line; and (5) install and maintain seven navigational aid markers.

The upland site is currently undeveloped and the shoreline from where the access docks extend is natural and contains rock rubble, various herbaceous species and exotic patches of exotic/nuisance species. The submerged bottom within the marina basin site consists of a variation of barren silty to sandy sediments and various densities of seagrasses, including manatee grass (*Syringodium filiforme*), shoal grass (*Halodule wrightii*), and Johnson's grass (*Halophila johnsonii*). The in-water structures have been designed to eliminate and reduce impacts to the observed marine resources based on field observations conducted by the Department on April 22, 2011. Therefore, adverse impacts to submerged resources are not anticipated with this project.

Ingress and Egress shall occur in accordance with the attached permit sketches, and the permittee shall be required to install navigational aid markers, so as to protect the shallow shoal located to the south of the proposed marina. All vessels utilizing the marina shall moor in designated slips, where there is a 1-foot minimum clearance between the bottom of the vessels motor and the submerged bottoms. Handrails shall be installed at all locations depicted on the attached permit sketches. All access walkways shall be designed with grated decking and elevated a minimum of 5-feet above mean high water line, as depicted on the attached permit sketches. All terminal platforms shall be designed with grated decking.

In order for the project to be not contrary to the public interest, the marina and boat ramp shall be open to the general public, whereas, at least 90% of the in-water slips shall be made available to general public. Prior to construction commencement of the approved

in-water structures, the permittee shall obtain authorization for any upland improvements from the Department.
The attached 2-page "2011 Standard Manatee Conditions for In-Water Work" (Exhibit A) shall be adhered to during all in-water work. Weighted floating turbidity curtains, extending to within 1-foot from the bottom shall be utilized around the project area to ensure that any turbidity resulting from construction activities will be contained within the project boundaries. All waterbodies outside the specific limits of construction authorized by this permit shall be protected from erosion, siltation, sedimentation, and/or scouring. Construction shall be conducted by a shallow draft barge or from the uplands. The barge shall operate within waters of sufficient depth ($\geq$ 1-foot clearance) to preclude bottom scouring and prop dredging, and as necessary shall limit work to certain tidal ranges. All construction equipment/tools and materials shall be transported to and from the site via barge and upland roadways and all equipment/tools and materials shall be stored on the barge and uplands.

The project described above may be conducted only in accordance with the terms, conditions and attachments contained in this permit. The issuance of this permit does not infer, nor guarantee, nor imply that future permits or modifications will be granted by the Department.

State-owned Submerged Lands Authorization
As staff to the Board of Trustees, the Department has reviewed the activity described above and has determined the proposed activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, Florida Statutes.

Federal Authorization
A copy of this permit has been sent to the U.S. Army Corps of Engineers (USACE). The USACE may require a separate permit. Failure to obtain any required federal permits prior to construction could subject you to enforcement action by that agency.

Coastal Zone Management
This permit also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Management Act.

Water Quality Certification
This permit constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Other Authorizations
You are advised that authorizations or permits for this project may be required by other federal, state or local entities including but not limited to local governments and

homeowner's associations. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

PROJECT LOCATION
The activities authorized by this Permit are located are located in Indian River Lagoon, adjacent to 601 Seaway Drive, City of Fort Pierce, (Sections 2 and 3, Township 35, Range 40), Saint Lucie County (Latitude N 27° 27′ 27.87″, Longitude W 80° 18′ 47.78″).

PERMIT CONDITIONS
The activities described herein must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to commencing the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings. If you are utilizing a contractor, the contractor also should read and understand these conditions and drawings prior to commencing the authorized activities. Failure to comply with these conditions, including any mitigation requirements, shall constitute grounds for revocation of the Permit and appropriate enforcement action by the Department.

Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit/certification, as specifically described above.

SPECIFIC CONDITIONS – PROJECT DRAWINGS & FORMS

(1) The attached project drawings (Sheets 1 through 8), the attached 1-page permit checklist; the attached 2-page "2011 Standard Manatee Conditions for In-Water Work" (Exhibit A); and DEP forms: 62-343.900(3), (4), (5), and (7) F.A.C., which may be downloaded at http://www.dep.state.fl.us/water/wetlands/erp/forms.htm are part of this permit. If the permittee does not have access to the Internet, then they or their contractor shall contact the Department at (561) 681-6646 to request the aforementioned forms and/or documents.

(2) If the attached permit drawings conflict with the specific conditions, then the specific conditions shall prevail.

SPECIFIC CONDITIONS - PRIOR TO CONSTRUCTION

(3) After selection of the contractor to perform the authorized activities and prior to the initiation of any work authorized by this permit, the permittee (or authorized agent) and the contractor shall attend a pre-construction conference with a representative

of the Department. The permittee shall contact the Department in writing to schedule the conference at Florida Department of Environmental Protection, Submerged Lands & Environmental Resources Program, 1801 SE Hillmoor Drive, Suite C-204, Port St. Lucie, Florida 34952 Attention: Christina Macon, Phone: 772-380-1274, Email: Christina.Macon@dep.state.fl.us.

(4) Prior to construction, the permittee shall be responsible for ensuring that the permit conditions are explained to all construction personnel working on the project, and for providing each contractor and subcontractor with a copy of this permit.

(5) Prior to the initiation of any work authorized by this permit, floating turbidity curtains with weighted skirts that extend to within 1-foot of the bottom or staked silt fences shall be placed around in-water work areas. Additionally, staked erosion control devices shall be placed around the upland project area and staging area(s). All submerged resources, and surface waters outside the specific limits of construction authorized by this permit shall be protected from erosion, siltation, sedimentation, and/or scouring.

(6) Prior to construction commencement of the approved in-water structures, the permittee shall obtain authorization from the Department for any upland improvements, including but not limited to re-paving, re-grading, demolition, installation of any structures or impervious areas, and connecting sewage pump-out system to the municipal sewage system. The Department shall approve an upland site plan, including the surface water management system prior to commencement of any in-water work.

SPECIFIC CONDITIONS – PUBLIC INTEREST

(7) In order for the project to be not contrary to the public interest, the marina and boat ramp shall be open to the general public, whereas, at least 90% of the in-water slips shall be made available to general public.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

(8) The work authorized by this permit shall not be conducted on any property, other than that owned by the permittee, without the prior written approval of that property owner.

(9) During all phases of the permitted activities, all waterbodies outside the specific limits of construction authorized by this permit shall be protected from erosion, siltation, scouring and/or dewatering. The permittee shall be responsible for ensuring that sedimentation control devices and procedures are inspected and maintained daily. Once these conditions are met, the erosion control devices shall be removed within 14 days.

(10) All storage or stockpiling of tools or materials (i.e. lumber, pilings, debris, etc.) shall be limited to uplands or construction vessels.

(11) All work shall be conducted from the uplands and from construction barges. All watercraft associated with the construction of the permitted structure shall only operate within waters of sufficient depth so as to preclude bottom scouring, prop dredging, or damage to submerged resources.

SPECIFIC CONDITIONS – MONITORING/REPORTING REQUIREMENTS

(12) Turbidity levels outside the construction area shall not exceed 29 NTU's above background levels. The following measures shall be taken immediately by the permittee whenever turbidity levels within waters of the State surrounding the project site exceed 29 NTUs above background:

a. Notify the Department at 772-380-1274 at the time the violation is first detected.
b. Immediately cease all work contributing to the water quality violation.
c. Stabilize all exposed soils contributing to the violation. Modify the work procedures that were responsible for the violation, install more turbidity containment devices, and repair any non-functional turbidity containment devices.
d. As required, perform turbidity monitoring per Specific Conditions.
e. Resume construction activities once turbidity levels outside turbidity curtains fall below 29 NTUs.

(13) Turbidity Monitoring. Water turbidity levels shall be monitored if a turbidity plume is observed outside the limits of the required turbidity control devices. Samples shall be taken one foot above the bottom, mid-depth, and one-foot below the surface at monitoring stations located as follows:

a. Approximately 100 feet up-current of the work sites and clearly outside the influence of construction activities. (This shall serve as the natural background sample against which other turbidity readings shall be compared.)
b. Directly outside the turbidity curtains surrounding the work sites and within the densest portion of any visible turbidity plume. (This sample shall serve as the compliance sample.)

(14) Turbidity Monitoring Reports. Turbidity monitoring reports shall only be required if a turbidity plume is observed outside the limits of the required turbidity control devices. Upon such occurrence, the permittee or permittee's contractor shall submit daily monitoring reports on a weekly basis containing the turbidity data gathered

to the Department at the address listed in Specific Condition No. 3. The reports shall contain the following information:

a. permit number
b. project name
c. dates of sampling and analysis
d. turbidity sampling results
e. description of data collection methods
f. a map indicating the sampling locations
g. time of day profile was taken
h. depth of waterbody
i. weather conditions at times of sampling
j. tidal stage and direction of flow
k. wind direction and velocity
l. water temperature

Furthermore, each monitoring report shall include a statement by the individual responsible for implementation of the sampling program attesting to the authenticity, precision, limits of detection, and accuracy of the data.

SPECIFIC CONDITIONS- OPERATIONAL DETAILS

(15) The docking facility shall be used for mooring of recreational vessels without liveaboards. A liveaboard vessel shall be defined as a vessel docked at a facility that is inhabited by a person or persons for any 5 consecutive days or a total of 10 days within a 30-day period.

(16) Sewage pump-out devices shall be installed and maintained for the life of the facility at any two dock where vessels 40-feet in length or greater occur.

(17) Fish cleaning stations are not authorized by this permit. Overboard discharges of trash, human or animal waste, or fuel shall not occur at this facility.

(18) All chemically treated wooden pilings shall be wrapped with an impervious membrane one-foot above the mean high water line to one-foot below the substrate.

(19) A maximum of 198 wet slips shall be used for permanent mooring in the configuration as depicted in the attached permit sketches and all vessels shall be moored in slips where there is a 1-foot clearance between the bottom of the vessels motor and the submerged bottoms.

(20) The following activities are prohibited within waters of the State: (a) boat maintenance or repair activities that would typically require removal of a vessel from the

water or removal of any major portions of the vessel, including the engine, for purposes of routine repair or maintenance; (b) hull cleaning involving the scraping or jet washing of fouling organisms; (c) hull painting; (d) any discharges or release of oils or greases associated with engine and hydraulic repairs; or (e) any discharges or release of metal based bottom paints associated with hull scraping, cleaning, and painting. However, minor repairs and boat maintenance that will not cause or contribute to the release of water pollutants (these activities must be performed by the vessels owner or qualified marine mechanics) are authorized.

(21) Ingress and Egress shall occur in accordance with the attached permit sketches, and 30 days prior to slip occupancy, the permittee shall be required to install navigational aid markers, so as to protect the shallow shoal located to the south of the proposed marina.

(22) Handrails shall be installed at all locations depicted on the attached permit sketches. All access walkways shall be designed with grated decking and elevated a minimum of 5-feet above mean high water line, as depicted on the attached permit sketches. All terminal platforms shall be designed with grated decking.

SPECIFIC CONDITIONS- PROTECTION OF MANATEES

(23) During all in-water work, the permittee shall comply with the standard manatee protection construction conditions listed in the attached 2-page "Standard Manatee Conditions for In-Water Work, 2011".

(24) No later than 30 days after slip occupancy, the permittee shall develop and implement a manatee educational program. Educational materials must be made available to patrons at all times, and must replaced if they become damaged or outdated, and must be maintained for the life of the facility. The on-site location and types of educational materials used must be acceptable to the Florida Fish and Wildlife Conservation Commission, which can be contacted at ImperiledSpecies@myfwc.com. The permittee shall provide documentation of the FWC approval of the educational plan to the permitting agency prior to its implementation and prior to slip occupancy.

GENERAL CONDITIONS

(25) All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.

(26) This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by the

Department staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

(27) Activities approved by this permit shall be conducted in a manner which does not cause violations of state water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of state water quality standards. Temporary erosion control shall be implemented prior to and during construction and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

(28) The permittee shall notify the Department of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the Department an **"Environmental Resource Permit Construction Commencement" notice (Form No. 62-343.900(3), F.A.C.)** indicating the actual start date and the expected completion date.

(29) When the duration of construction will exceed one year, the permittee shall submit construction status reports to the Department on an annual basis utilizing an **"Annual Status Report Form" (Form No. 62-343.900(4), F.A.C.)**. Status Report Forms shall be submitted the following June of each year.

(30) Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the supplied **"Environmental Resource Permit As-Built Certification by a Registered Professional" (Form No. 62-343.900(5), F.A.C.)**. The statement of completion and certification shall be based on on-site observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the Department that the system is ready for inspection. Additionally, if deviation from the attached drawings is discovered during the certification process, the certification must be accompanied by a copy of the attached permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly

labeled as "as-built" or "record" drawing. All surveyed dimensions and elevations shall be certified by a registered surveyor.

(31) The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition 30 above, has submitted a "**Request for Transfer of Environmental Resource Permit Construction Phase to Operation Phase" (Form No. 62-343.900(7), F.A.C.)**; the Department determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the Department in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications Within the South Florida Water Management District - August 1995, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the Department, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 62-343.110(1)(d), F.A.C., the permittee shall be liable for compliance with the terms of the permit.

(32) Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.

(33) For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the Department along with any other final operation and maintenance documents required by sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications Within the South Florida Water Management District - August 1995, prior to lot or unit sales or prior to the completion of the system, whichever occurs first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State where appropriate. For those systems which are proposed to be maintained by the county or municipal entities, final operation and maintenance documents must be received by the Department when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.

(34) Should any other regulatory agency require changes to the permitted system, the permittee shall notify the Department in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.

(35) This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C.

(36) The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.

(37) The permittee is advised that the rules of the South Florida Water Management District require the permittee to obtain a water use permit from the South Florida Water Management District prior to construction dewatering, unless the work qualifies for a general permit pursuant to subsection 40E-20.302(4), F.A.C., also known as the "No Notice" rule.

(38) The permittee shall hold and save the Department harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

(39) Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.

(40) The permittee shall notify the Department in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of section 62-343.130, F.A.C. The permittee transferring the permit shall remain liable for corrective actions that may be

required as a result of any violations prior to the sale, conveyance or other transfer of the system.

(41) Upon reasonable notice to the permittee, Department authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

(42) If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate Department office.

(43) The permittee shall immediately notify the Department in writing of any previously submitted information that is later discovered to be inaccurate.

NOTICE OF RIGHTS

This Permit is hereby final unless a sufficient petition for an administrative hearing is timely filed under Sections 120.569 and 120.57 of the Florida Statutes (F.S.) as provided below. The procedures for petitioning for a hearing are set forth below.

Mediation is not available.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Because the administrative hearing process is designed to re-determine final agency action on the application, the filing of a petition for an administrative hearing may result in a modification of the permit or even a denial of the application. If a sufficient petition for an administrative hearing or request for an extension of time to file a petition is timely filed, this permit automatically becomes only proposed agency action on the application, subject to the result of the administrative review process. Accordingly, the applicant is advised not to commence construction or other activities under this permit until the deadlines noted below for filing a petition for an administrative hearing, or request for an extension of time has expired.

Under Rule 62-110.106(4), Florida Administrative Code (F.A.C.), a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline. A timely request for extension of time shall toll the running of the

time period for filing a petition until the request is acted upon. If a request is filed late, the Department may still grant it upon a motion by the requesting party showing that the failure to file a request for an extension of time before the deadline was the result of excusable neglect.

In the event that a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Any intervention will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

In accordance with Rule 62-110.106(3) F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under section 120.60(3) of the Florida Statutes must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first.

Under section 120.60(3) of the Florida Statutes, however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition for an administrative hearing within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under sections 120.569 and 120.57 of the Florida Statutes.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding;·· and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C. Under Sections 120.569(2)(c) and (d), F.S., a petition for administrative hearing must be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

This action is final and effective on the d.ate filed with the Clerk of the Department unless a petition is filed in accordance with the above. Upon the timely filing of a petition this order will not be effective until further order of the Department.

This permit constitutes an order of the Department. The applicant has the right to seek judicial review of the order under Section 120.68, F.S., by the filing of a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when the final order is filed with the Clerk of the Department. The applicant, or any party within the meaning of Section 373.114(1)(a), F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1), F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when the final order is filed with the Clerk of the Department.

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Jennifer K. Smith
Program Administrator
Submerged Lands & Environmental
Resource Program

Attachments:
Permit checklist (1 page)

Project Drawings and Design Specifications (8 pages)
Exhibit A – Standard Manatee Construction Conditions for In-water Work, 2011 (2 pages)
Commencement notice /62-343.900(3)*
Annual status report/62-343.900(4)*
As-built certification/62-343.900(5)*
Transfer construction to operation phase/ 62-343.900(7)*
*Can be downloaded at: http://www.dep.state.fl.us/water/wetlands/erp/forms.htm

Copies furnished to:
Christina Macon, FDEP-Compliance Section, Christina.Macon@dep.state.fl.us
Kristen Sella, FFWCC- Bureau of Imperiled Species Management, Kristen.Sella@myfwc.com
Samantha Rice, USACOE- Palm Beach Gardens, Samantha.L.Rice@usace.army.mil
Matthew Butler, P.E., Isiminger & Stubbs, Engineering, Inc., MButler@coastal-engineers.com
Carol Mush, CLMush@bellsouth.net
Jeane Hearn, BNJHearn@aol.com
DavidCarlin, City of Fort Pierce, dcarlin@city-ftpierce.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the
Florida Statutes, with the designated Department Clerk,
receipt of which is hereby acknowledged.

Rachel Osborne 9/6/12
Clerk Date

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 81/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

Exhibit A (2 pages)

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

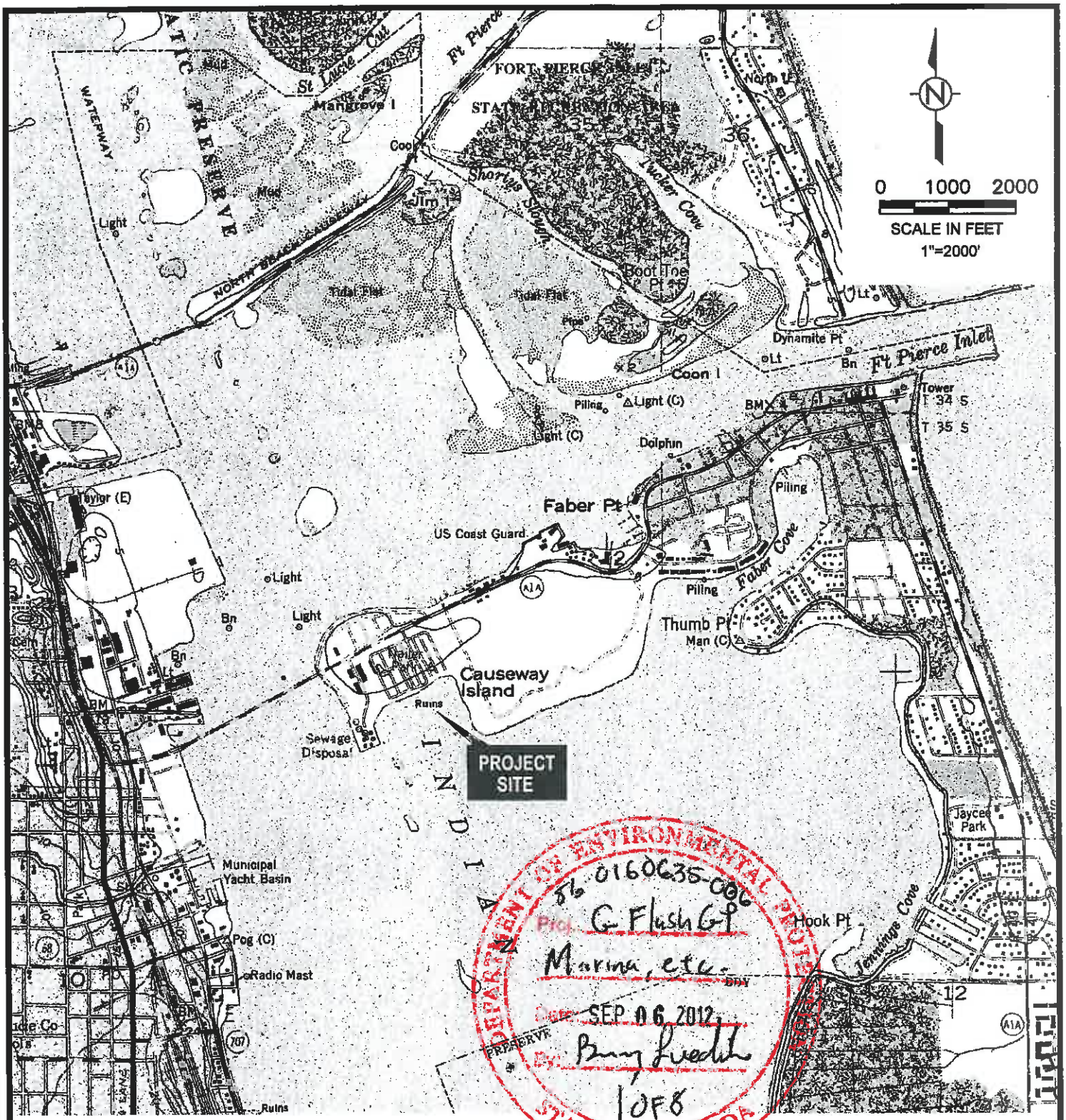
Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



TAKEN FROM U.S.G.S. FORT PIERCE, FLORIDA QUADRANGLE

SEC: 02 TWP: 35S RGE: 40E

LAT: 27° 27' 29" N

LONG: 080° 18' 47" W

RECEIVED

JUN 11 2012

FL DEP
WEST PALM BEACH

CHARLES C ISIMINGER, P.E.

JUN 07 2012

LICENSE NO. 39520

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PRESERVE
STATE OF FLORIDA

56 0160635-006
Proj G Flash GP
Marina, etc.
Date SEP 06 2012
By Barry Fredrick
1 OF 8

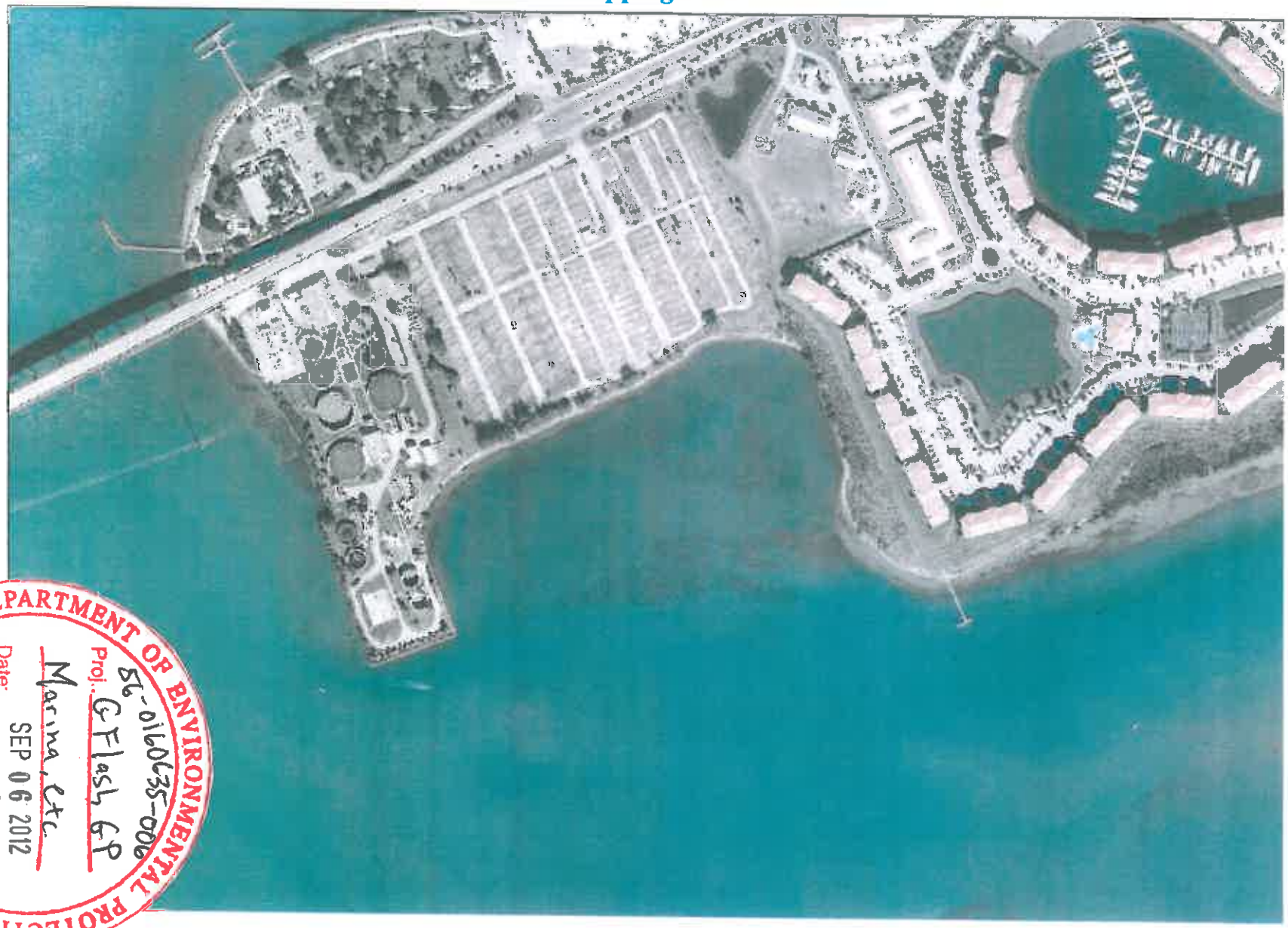
VICINITY MAP

ISIMINGER & STUBBS ENGINEERING, INC.
COASTAL • ENVIRONMENTAL • MARINE
CERTIFICATE OF AUTHORIZATION NUMBER: 8114
P.O. BOX 14702 - NORTH PALM BEACH, FL. 33408 - 561-881-0003

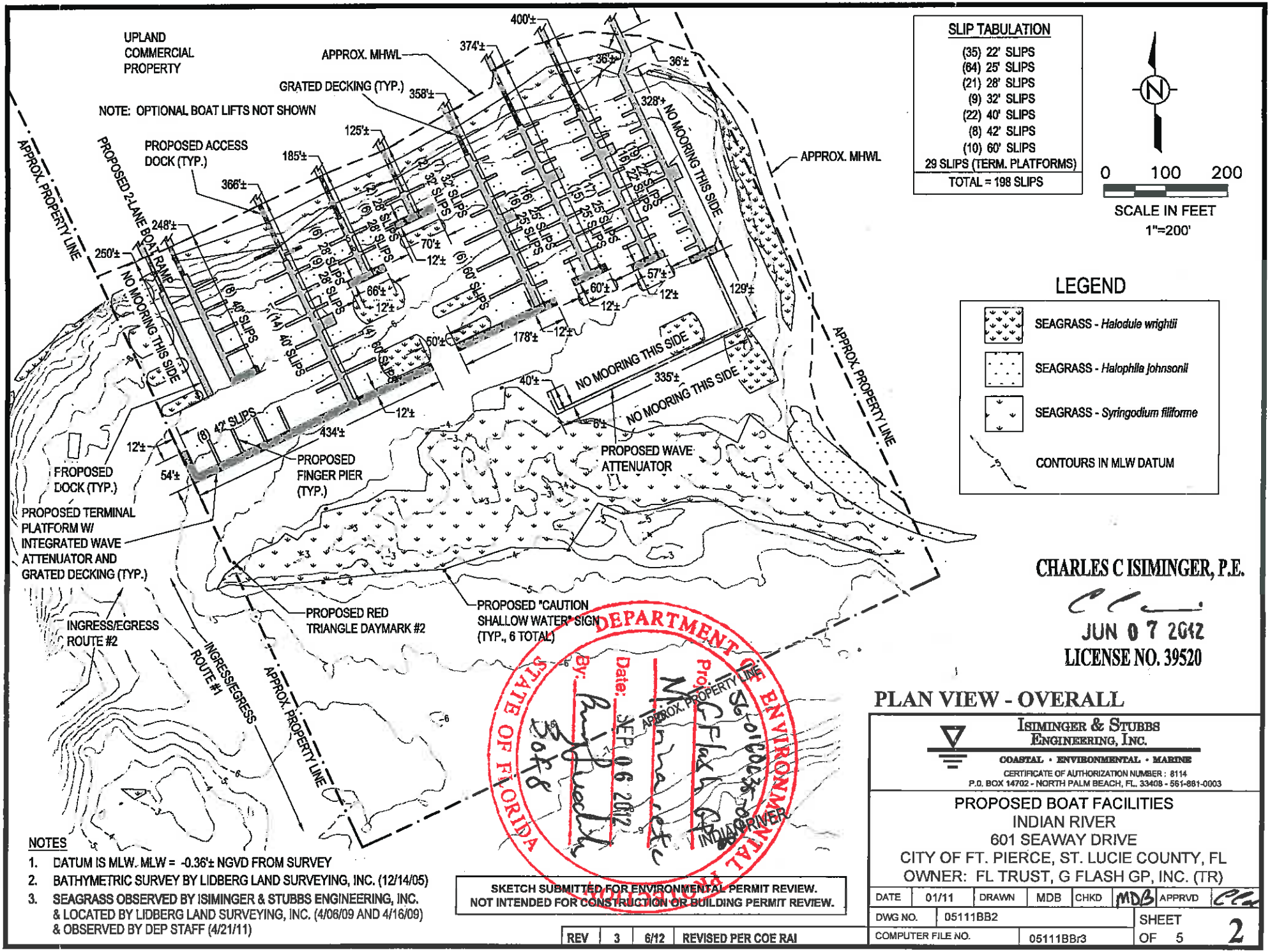
PROPOSED BOAT FACILITIES
INDIAN RIVER
601 SEAWAY DRIVE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL
OWNER: FL TRUST, G FLASH GP, INC. (TR)

DATE	01/11	DRAWN	MDB	CHKD	MDB	APPRVD	
DWG NO.	05111BB1					SHEET	1
COMPUTER FILE NO.	05111BB					OF	5

Saint Lucie County, Florida Office of the Property Appraiser
Web Mapping Print



DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA
56-0160635-009
Proj.: G Flash GP
Marina, etc.
Date: SEP 06 2012
By: Barry Luedke
2048



CHARLES C ISIMINGER, P.E.

JUN 07 2012

LICENSE NO. 39520

PLAN VIEW - OVERALL

NOTES

1. DATUM IS MLW. MLW = -0.36'± NGVD FROM SURVEY
2. BATHYMETRIC SURVEY BY LIDBERG LAND SURVEYING, INC. (12/14/05)
3. SEAGRASS OBSERVED BY ISIMINGER & STUBBS ENGINEERING, INC. & LOCATED BY LIDBERG LAND SURVEYING, INC. (4/06/09 AND 4/16/09) & OBSERVED BY DEP STAFF (4/21/11)

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
By: Date: SEP 06 2012
Project: SGF Flash GP, Inc.
APPROX. PROPERTY LINE
INDIAN RIVER

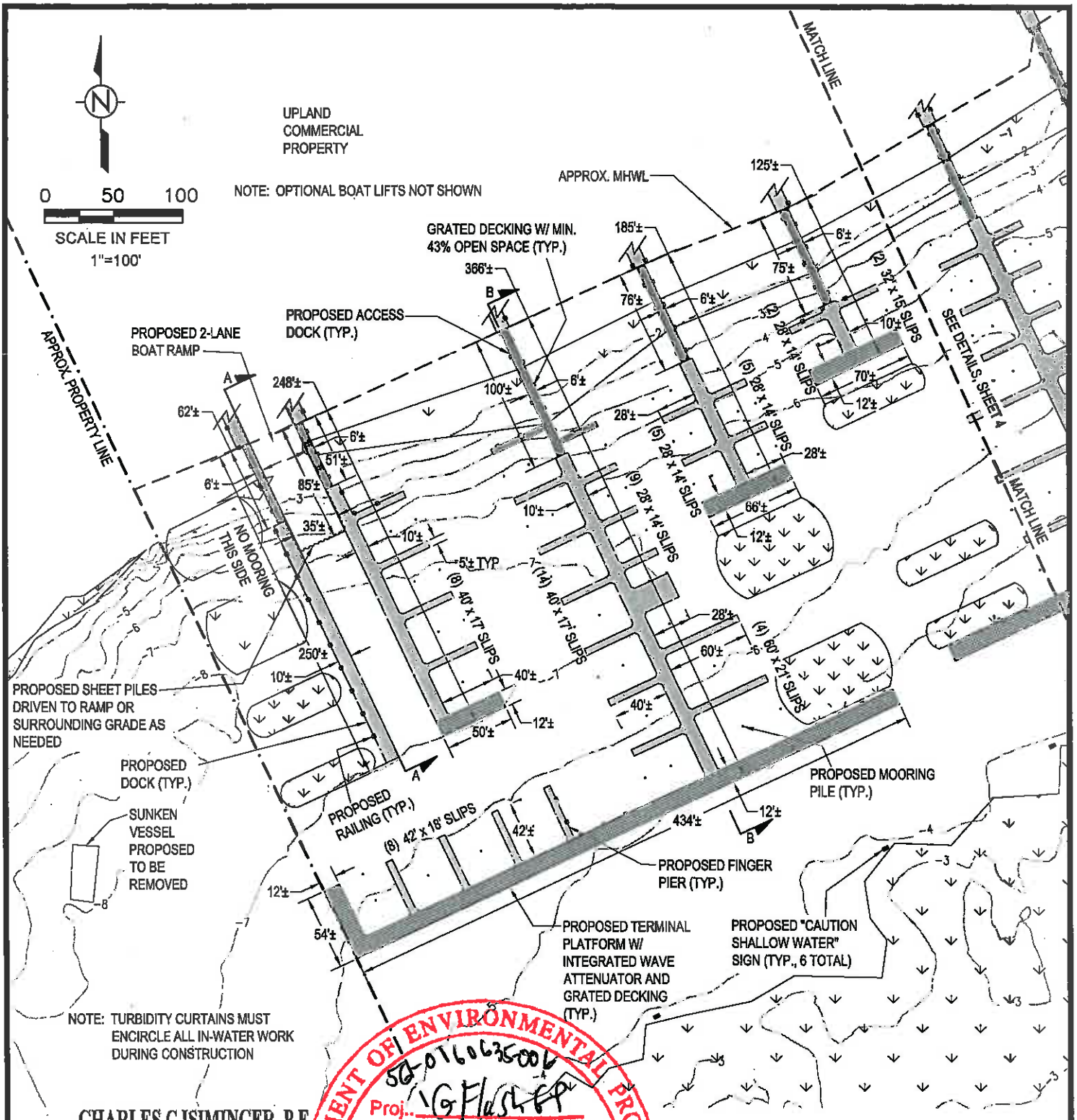
SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.

REV	3	6/12	REVISED PER COE RAI

ISIMINGER & STUBBS ENGINEERING, INC.
COASTAL • ENVIRONMENTAL • MARINE
CERTIFICATE OF AUTHORIZATION NUMBER : 8114
P.O. BOX 14702 - NORTH PALM BEACH, FL. 33408 - 561-881-0003

PROPOSED BOAT FACILITIES
INDIAN RIVER
601 SEAWAY DRIVE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL
OWNER: FL TRUST, G FLASH GP, INC. (TR)

DATE	01/11	DRAWN	MDB	CHKD	MDB	APPRVD	
DWG NO.	05111BB2					SHEET	2
COMPUTER FILE NO.	05111BBr3					OF	5



CHARLES C ISIMINGER, P.E.

JUN 07 2012

LICENSE NO. 39520

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA
SL-0160635-006
Proj.: 1GFlash FP
Marina, etc
Date: SEP 06 2012
By:

PLAN VIEW - WEST DETAIL

ISIMINGER & STUBBS ENGINEERING, INC.
COASTAL · ENVIRONMENTAL · MARINE
CERTIFICATE OF AUTHORIZATION NUMBER: 8114
P.O. BOX 14702 - NORTH PALM BEACH, FL. 33408 - 561-881-0003

PROPOSED BOAT FACILITIES
INDIAN RIVER
601 SEAWAY DRIVE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL
OWNER: FL TRUST, G FLASH GP, INC. (TR)

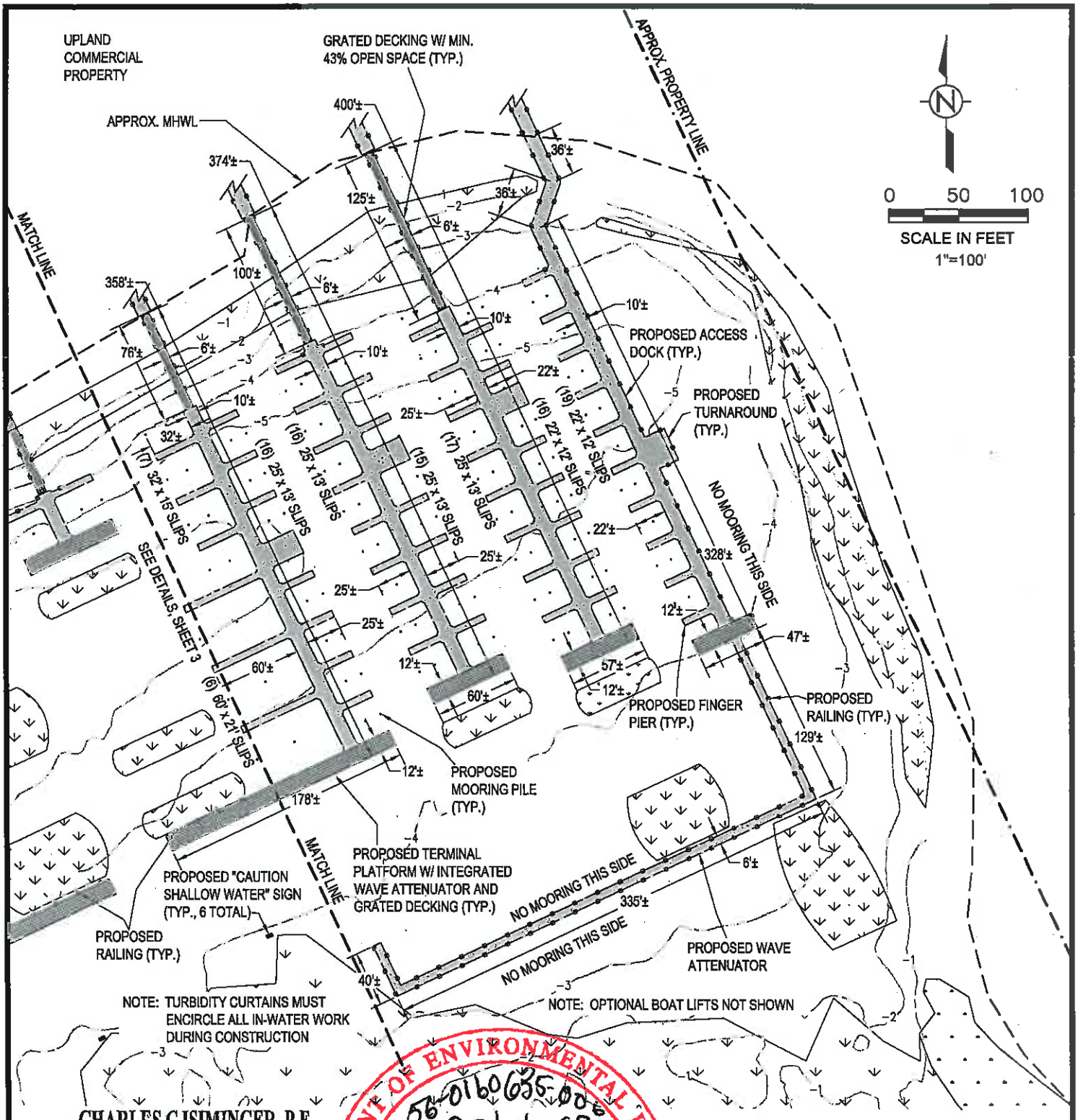
NOTES

1. DATUM IS MLW. MLW = -0.36'± NGVD FROM SURVEY
2. BATHYMETRIC SURVEY BY LIDBERG LAND SURVEYING, INC. (12/14/08)
3. SEAGRASS OBSERVED BY ISIMINGER & STUBBS ENGINEERING, INC. & LOCATED BY LIDBERG LAND SURVEYING, INC. (4/06/09 AND 4/16/09) & OBSERVED BY DEP STAFF (4/21/11)

SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
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REV	3	6/12	REVISED PER COE RAI

DATE	01/11	DRAWN	MDB	CHKD	MDB	APPRVD	CCI
DWG NO.	05111BB3					SHEET	
COMPUTER FILE NO.	05111BBr3					OF 5	3



CHARLES C ISIMINGER, P.E.

JUN 07 2012

LICENSE NO. 39520

DEPARTMENT OF ENVIRONMENTAL PROTECTION
56-0160635-006
Proj.: G Flash GP
Marina, etc
Date: SEP 06 2012
By:
5 of 8
STATE OF FLORIDA

PLAN VIEW - EAST DETAIL

NOTES

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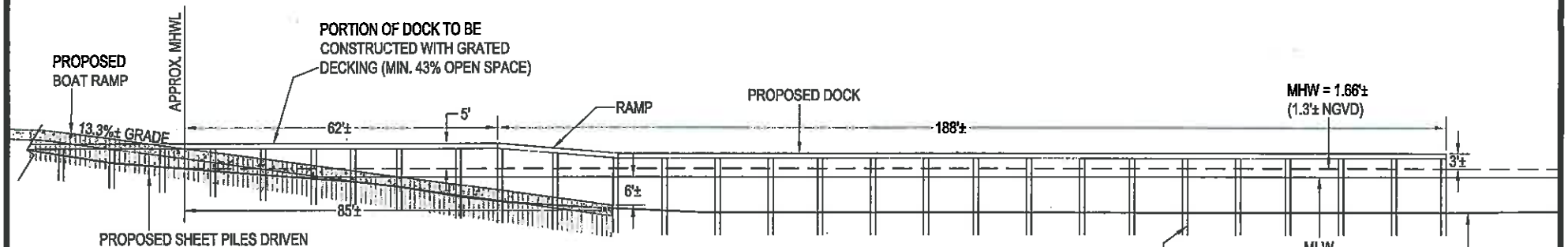
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REV	3	6/12	REVISED PER COE RAI

ISIMINGER & STUBBS ENGINEERING, INC.
COASTAL · ENVIRONMENTAL · MARINE
CERTIFICATE OF AUTHORIZATION NUMBER: 8114
P.O. BOX 14702 - NORTH PALM BEACH, FL. 33408 - 561-881-0003

PROPOSED BOAT FACILITIES
INDIAN RIVER
601 SEAWAY DRIVE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL
OWNER: FL TRUST, G FLASH GP, INC. (TR)

DATE	01/11	DRAWN	MDB	CHKD	MDB	APPRVD	CCI
DWG NO.	05111BB4					SHEET	4
COMPUTER FILE NO.	05111BBr3					OF	5



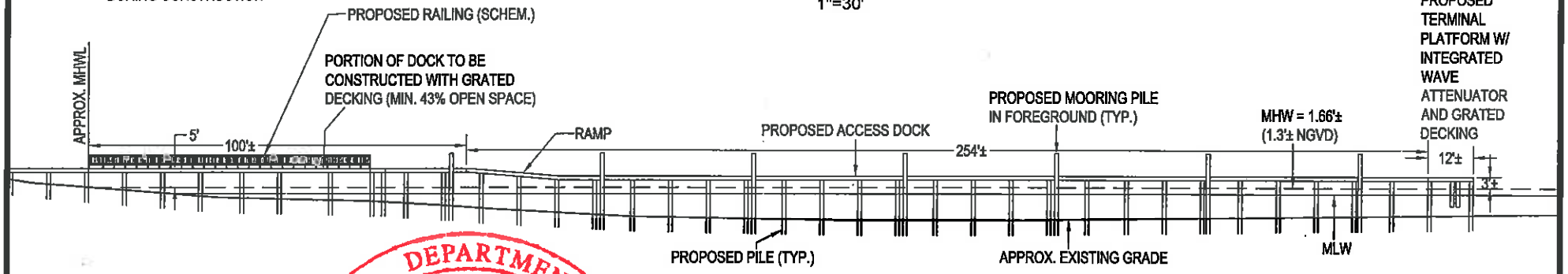
SECTION A-A

0 15 30

SCALE IN FEET

1"=30'

NOTE: TURBIDITY CURTAINS MUST ENCIRCLE ALL IN-WATER WORK DURING CONSTRUCTION



SECTION B-B

0 20 40

SCALE IN FEET

1"=40'

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA
Proj.: 56-0160635-006 G Flash GP
Date: SEP 06 2012
By: Marina Bumgardner
6 of 8

NOTES

1. DATUM IS MLW. MLW = -0.36'± NGVD FROM SURVEY
2. BATHYMETRIC SURVEY BY LIDBERG LAND SURVEYING, INC. (12/14/05)

SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.

CHARLES C ISIMINGER, P.E.

JUN 07 2012
LICENSE NO. 39520

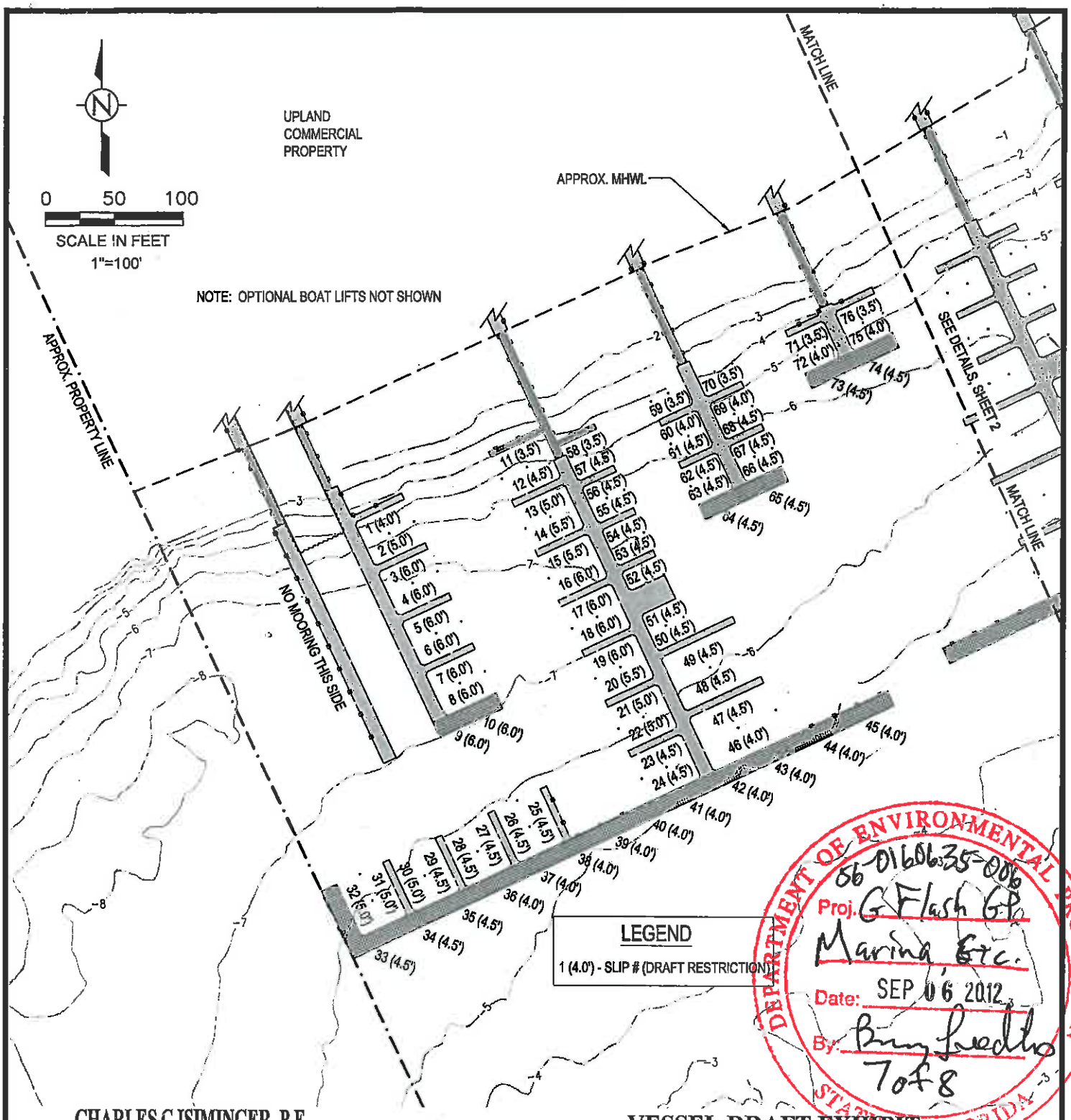
REV	3	6/12	REVISED PER COE RAI

SECTIONS

ISIMINGER & STUBBS ENGINEERING, INC.
COASTAL · ENVIRONMENTAL · MARINE
CERTIFICATE OF AUTHORIZATION NUMBER : 8114
P.O. BOX 14702 - NORTH PALM BEACH, FL. 33408 - 561-861-0003

PROPOSED BOAT FACILITIES
INDIAN RIVER
601 SEAWAY DRIVE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL
OWNER: FL TRUST, G FLASH GP, INC. (TR)

DATE	03/11	DRAWN	MDB	CHKD	WDS	APPRVD	
DWG NO.	05111BB5					SHEET	5
COMPUTER FILE NO.	05111BBr3					OF	5



LEGEND

1 (4.0') - SLIP # (DRAFT RESTRICTION)

DEPARTMENT OF ENVIRONMENTAL PROTECTION
56-0160635-006
Proj. G Flash GP
Marina Etc.
Date: SEP 06 2012
By:
7 of 8
STATE OF FLORIDA

CHARLES C ISIMINGER, P.E.

JUN 07 2012
LICENSE NO. 39520

RECEIVED
JUN 11 2012
FL DEP
WEST PALM BEACH

VESSEL DRAFT EXHIBIT
PLAN VIEW - WEST DETAIL

NOTES

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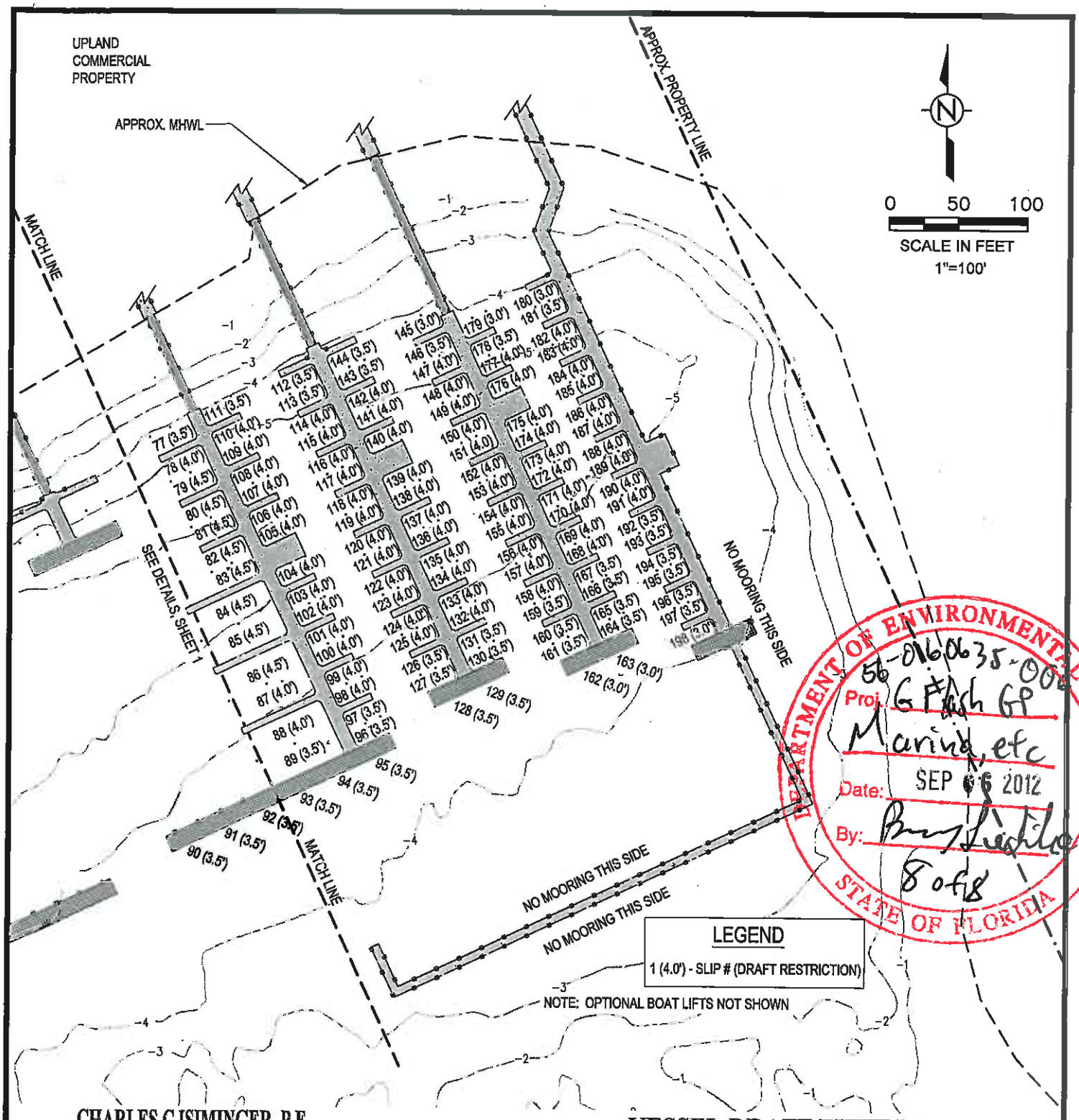
SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.

REV	2	6/12	REVISED PER COE RAI

ISIMINGER & STUBBS ENGINEERING, INC.
COASTAL · ENVIRONMENTAL · MARINE
CERTIFICATE OF AUTHORIZATION NUMBER : 6114
P.O. BOX 14702 - NORTH PALM BEACH, FL. 33408 - 561-881-0003

PROPOSED BOAT FACILITIES
INDIAN RIVER
601 SEAWAY DRIVE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL
OWNER: FL TRUST, G FLASH GP, INC. (TR)

DATE	01/11	DRAWN	MDB	CHKD	MDB	APPRVD	CCI
DWG NO.	05111DD1					SHEET	
COMPUTER FILE NO.	05111DDr2					OF 2	1



DEPARTMENT OF ENVIRONMENTAL PROTECTION
56-0160635-002
Proj: G Flash GP
Marina, etc
Date: SEP 06 2012
By:
8 of 8
STATE OF FLORIDA

CHARLES C ISIMINGER, P.E.

JUN 07 2012

LICENSE NO. 39520

VESSEL DRAFT EXHIBIT
PLAN VIEW - EAST DETAIL

NOTES

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SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.

REV	2	6/12	REVISED PER COE RAI

ISIMINGER & STUBBS ENGINEERING, INC.
COASTAL · ENVIRONMENTAL · MARINE
CERTIFICATE OF AUTHORIZATION NUMBER: 8114
P.O. BOX 14702 - NORTH PALM BEACH, FL. 33408 - 561-881-0803

PROPOSED BOAT FACILITIES
INDIAN RIVER
601 SEAWAY DRIVE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL
OWNER: FL TRUST, G FLASH GP, INC. (TR)

DATE	01/11	DRAWN	MDB	CHKD	MDB	APPRVD	CCI
DWG NO.	05111DD1					SHEET OF	2 2
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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

Causeway Cove Marina & RV
601 Seaway Drive
Application for Site Plan and Conditional Use

Frequently Asked Questions

What are the applicants proposing to build?

The phased construction of a 198 slip marina, boat ramp, dock master's quarters, ship store, and 10 Recreational Vehicle (RV) spaces.

What is included in Phase 1?

The first phase encompasses the development of a 47 slip commercial marina, recreational boat ramp, ten (10) RV pads, a 1,296 sq. ft. dock master's residential quarters, ship store, restroom/laundry building, kayak launch area, and minor support facilities. The applicant has indicated that construction is intended to commence mid-2016 and be completed in 2017.

What is included in Phase 2?

The second segment of the development includes build out of the marina with an additional 151 boat slips and 14 mooring spaces to be completed within five (5) years of approval. Additional parking is required to support this expansion; however final location, layout, or construction has not been presented by the applicant. The tentative location for the noted parking areas are presented on the site plan.

How tall are the buildings?

The proposed 1,296 sq. ft. dock master's residential quarters and ship store is approximately 23 ft. in overall height. The restroom and laundry facility is approximately to 18 ft. in height

How many RVs are permitted?

A total of ten (10) RV pads are proposed with the presented site plan. If approved, a maximum of 10 RVs will be provided the opportunity for transient lodging at the site.

In order to increase the quantity of RVs permitted, a new application for Conditional Use must be submitted and reviewed by the Planning Board & City Commission.

Will the public be able to access Harbour Isle from this project?

The applicant has presented a sidewalk connection available to Harbour Isle residents to access the marina and facilities; however it will be gated with access granted to Harbour Isle residents only.

Have Florida Department of Environmental Protection (FDEP) Permits been issued for the project?

Yes, FDEP issued Permit #56-0160635-006 on September 6, 2012. The permits detail the location and size of the proposed 198 marina slips.

Will there be liveaboards?

No, pursuant to Condition #15 of the FDEP Permits; The docking facility shall be used for mooring of recreational vessels *without* liveaboards.

A liveaboard vessel is defined by FDEP as a vessel docked at a facility that is inhabited by a person or persons for any 5 consecutive days or a total of 10 days within a 30-day period.

Will any pump-out stations be available?

At this time, pump-out facilities are not being considered.

Pursuant to Condition #16 of the FDEP Permits; Sewage pump-out devices shall be installed and maintained for the life of the facility at any two dock where vessels 40-feet in length or greater occur.

If pump-out devices are contemplated, they must conform with FDEP standards and facilitate proper connection into the on-site sewer infrastructure.

How big will the boats at the marina be?

(35) – 22 ft. slips
(64) – 25 ft. slips
(21) – 28 ft. slips
(9) – 32 ft. slips
(22) – 40 ft. slips
(8) – 42 ft. slips
(10) - 60 ft. slips

The proposed slip size typically presents the maximize boat size the slips are capable of holding, however other limitations such as water depth, boat width/weight, etc. affect the size of boats to be docked within the marina.

How much traffic is the project planned to generate?

An average of 717 daily trips are projected at the completion of both phases. Of the estimate trips, 25 are AM Peak hour and 51 are PM Peak hour. A designated traffic pattern has been presented by the applicant to minimize conflicts at the base of South Causeway.

The former Mobile Home Park on-site is estimated to have generated approximately 1,200 average daily trips.

How will noise be regulated at the proposed development?

City Code Section 11-52.18, limits the level of noise by receiving properties. The operational activities must adhere to these established limitations.

Will landscaping and/or buffering be provided by the development?

A complete landscape plan, prepared by a licensed Florida Landscape Architect has been presented. The landscape plan includes the planting of 84 new sabal palm, 6 live oak, 16 buttonwood, and 32 bamboo trees. All trees meet or exceed 12 ft. in height.

Nearly 1,400 hedge plants are proposed for planting to enhance the site and buffer adjacent properties.

Will light from the site disturb neighboring residents?

The photometric (lighting) plan provided presents lighting levels on compliant with City Code, however the design of the light fixtures is pending final approval. City Code places restriction on the level of light which may "spill over" onto adjacent properties, therefore the light disturbance to surrounding sites should be minimized.

How was this meeting noticed?

- City staff mailed notices to owners of property located within 500ft. of the project site. (See map):



- Notification signs were posted on the property at least 5 days prior to the Planning Board meeting & at least 10 days prior to the City Commission Public Hearing
- A legal advertisement was published in the St. Lucie News Tribune (TCPALM) at least 15 days prior to the City Commission Public Hearing.

Item 10g

Good Evening Madam Mayor and City Commissioners

My name is Ken Barclay. I am the President of Harbour Isle West Board of Directors. I represent a Community of 624 tax paying units.

Just to let you know, we are not opposing the development of the property that was The Causeway Mobile Home Park. We would like to work with the developer, the City of Fort Pierce, and our Island Community to ensure it is developed so we can all maintain our quality of life. We understand this developed property will be a revenue maker for the City of Fort Pierce, and the property owner has the right to develop his land. We do, however, have some concerns about how the developed area will affect Harbour Isle. These concerns, which we feel can be worked out, deal with security, lighting, and noise, among others, which will be discussed by the next two speakers. We are a gated/guarded community, which is why many owners purchased their homes here, and security is of the utmost importance.

One of the problems we have at this time is that the notification of the city meeting concerning the zoning changes were received by very few residents. Many residents of the buildings directly affected by this development did not receive these notifications and the Board of Directors did not receive the notice. The community notice went to our property managemnt association, which with the exception of managing the common areas outside gates, has very little to do with us. The notice was never passed on.This project affects the whole community, not just those buildings within 500 feet. You have received at this time a considerable amount of letters from owners (tax payers) in our our community.

The developer did come to our community with his engineer, but only last thursday. 150 – 200 people jammed our club house to hear about his plans. Because of the lack of time to gather the concerns of all of the residents, we would ask to table the approval of this project for no more than thirty days.

One of our immediate concerns is the sidewalk the city wants to extend to the fence where there is a gate to Harbour Isle. We would request to not extend that sidewalk. We have no intention of allowing access through that gate at this time, and that sidewalk would allow people access to walk outside the mangroves at low water and enter our property by the beach area on the west shore of Harbour Isle. This could be revisited later, when the whole vision for the development is completed.

We would request the fence being built from the sewer plant along Seaway Drive be also the back end of the parking lot being built for the city, allowing no public access to the marina.

We do not feel a husband and wife harbor master team will be enough security for the entire area. A full time security company would be more appropriate.

We would ask the city to work with the developer to reduce the lighting the city wants to install so

our buildings facing the devolopment will not have their bedrooms lit up all night.

Thank you

GOOD EVENING MADAM MAYOR AND COMMISSIONERS:

MY NAME IS JOAN SINNAR. HARBOUR ISLE WEST HAS BEEN MY HOME SINCE 2006 AND I AM A FLORIDA VOTER. MY HOME IS ONE OF THE 96 HOMES THAT DIRECTLY OVERLOOK THE PROPOSED PROJECT.

AS I CONTINUE WITH MY PRESENTATION, PLEASE THINK ABOUT HOW YOU WOULD FEEL IF A MAJOR PROJECT WAS BEING DEVELOPED RIGHT NEXT DOOR TO YOUR HOME. THERE ARE SOME ASPECTS OF THIS PROJECT THAT MANY OF OUR RESIDENTS FEEL VERY STRONGLY OPPOSED WHILE THERE ARE SOME OF OUR RESIDENTS WHO FAVOR THE ADDITION OF A BEAUTIFUL MARINA.

HARBOUR ISLE RESIDENTS HAVE COME TO ENJOY THE MANY AMENTIES (I.E., THE VIEWS FROM THEIR HOMES, BOATING, BEACHES, RESTAURANTS, ETC.) THAT ARE OFFERED BY LIVING IN OUR COMMUNITY, ON THE TREASURE COAST, HUTCHINSON ISLAND AND THE CITY OF FORT PIERCE.

ON JANUARY 22, 2016, AT OUR REQUEST, FIVE HARBOUR ISLE RESIDENTS MET WITH THE PROJECT DIRECTOR, MR. HAROLD "BUZZ" SMYTH TO OPEN A DIALOGUE TO LEARN ABOUT THIS

PROPOSED PROJECT. WE WANTED HIM TO HEAR SOME OF OUR COMMUNITY CONCERNS. MR. SMYTH WAS INVITED TO COME TO OUR COMMUNITY TO SHARE WITH US INFORMATION ABOUT THE PROPOSED PROJECT. HE CAME THIS PAST THURSDAY, FEBRUARY 11. WE'VE HAD TWO WORKING DAYS TO WORK TOGETHER TO FIND SOLUTIONS TO THE ISSUES, CONCERNS AND FEARS RAISED AT THIS MEETING BEFORE WE APPEAR HERE TONIGHT. IT WAS SUGGESTED TO MR. SMYTH THAT WE WORK WITH HIM AND THE OWNERS TO ABATE THESE ISSUES, CONCERNS AND FEARS BY DEVELOPING RULES AND CONSIDER SOME OF THE SUGGESTIONS OFFERED THAT WILL PROTECT THE INTERESTS OF ALL PARTIES.

WE ARE ASKING YOU TONIGHT TO DELAY YOUR VOTE ON THIS PROJECT FOR 30 DAYS TO ALLOW TIME FOR THE RESIDENTS OF HARBOUR ISLE WEST AND OTHER STAKEHOLDERS IN THE COMMUNITY OF FORT PIERCE TO WORK WITH THE OWNERS AND/OR THEIR DESIGNATED REPRESENTATIVES ABOUT THIS PROPOSED PROJECT AND TO COME UP WITH SOME MODIFICATIONS THAT WILL CAN MAKE THIS PROJECT THE BEST IN THE TREASURE COAST. WE WANT TO SEE THIS PROJECT HAILED IN THE LOCAL MAGZINES AS THE BEST OF THE TREASURE COAST WHEN IT IS FINISHED. A SHINING STAR THAT WILL ATTRACK PEOPLE TO OUR BEAUTIFUL CITY.

WE FEEL THAT WITH AN OPEN DIAGLOGUE WHERE WE ARE WORKING TOGETHER, WE CAN COME TO SOME COMPROMISES BENEFICIAL TO ALL PARTIES – HARBOUR ISLE RESIDENTS, DEVELOPMENT OWNERS AND CITIZENS OF FORT PIERCE.

ALL WE ASK OF YOU IS TO POSTPONE YOUR VOTE FOR 30 DAYS. GIVE US SOME TIME TO ADDRESS THE CONCERNS AND DEVELOP SOME CREATIVE SOLUTIONS. THE UPLANDS AND COVE ARE A VERY SPECIAL AND UNIQUE PIECE OF PROPERTY. LET'S WORK TOGETHER; WE ARE NOT HERE TO STAND IN THE WAY OF PROGRESS. WE ARE HERE TO LET YOU KNOW HOW STRONGLY OUR RESIDENTS FEEL AND TO WORK ON SOME IMPROVEMENTS THAT INCORPORATES OUR CONCERNS AND RESPECTS OUR EXISTING QUALITY OF LIFE.

HERE ARE SOME IDEAS THAT WE ASK YOU TO CONSIDER:

1. DELETE THE RV PADS FROM THIS PROJECT. IF YOU WON'T DO THIS, REDUCE THE NUMBER OF RV PADS IN HALF AND THE OWNERS GUARANTEE THAT THE NUMBER OF RV PADS WILL NOT INCREASE. MR. SMYTH HAS ASSURED US THAT 10 RV PADS ARE ALL THAT IS PLANNED. HOLD THEM TO THIS. FURTHER, MOVE THE RV PADS TO THE WEST

SIDE OF THE PROPERTY NOT NEXT TO THE PROPERTY LINE WITH HIW. THE CITY SHOULD REQUIRE THAT THE RULES FOR THE RV's ARE CONSISTENT WITH STANDARDS ESTABLISHED IN THE JOEL WYNN PREMIER RV PARK. WE ARE WILLING TO WORK WITH THE OWNERS/DEVELOPER TO DEVELOP A SET OF RULES THAT ADDRESS THE ISSUES/CONCERNS OF ALL PARTIES. FOR EXAMPLE, THE RULES WOULD INCLUDE QUIET HOURS FROM 10 PM TO 8 AM. WE ASK THAT THE CITY REQUIRE THAT THE RULES FOR THIS MARINA AND RV PARK BE DEVELOPED AND FINALIZED BEFORE THIS PROJECT IS OPEN FOR BUSINESS. WE ARE WILLING TO COME BACK TO YOU IN 30 DAYS TO ADVISE YOU HOW WE ARE DOING WITH THIS REQUIREMENT.

2. REDUCE DOWN THE LIGHTING INTENSITY (LUMENS) IN THE UPLANDS BELOW THE CITY REQUIREMENT AND DIRECT THE LIGHTS AWAY FROM OUR HARBOUR ISLE HOMES. THERE ARE 96 MASTER BEDROOMS AND SUNROOMS THAT DIRECTLY FACE THE COVE AND UPLANDS. WE DO NOT WANT TO HAVE OUR BEDROOMS AND SITTING AREAS FULL OF LIGHT AT NIGHT. THERE ARE MANY OTHER HOMES IN OUR COMMUNITY THAT HAVE A VIEW OF THIS PROJECT AND THEY WILL ALSO BE AFFECTED BUT TO A LESSER DEGREE. WE UNDERSTAND THAT THE TURTLE SANCTUARY OFF A1A WAS GRANTED AN

EXCEPTION TO THE CITY OF FORT PIERCE LIGHTING STANDARDS. WE REQUEST THE SAME CONSIDERATION FOR OUR RESIDENTS THAT YOU GAVE TO THE TURTLES.

THANK YOU FOR YOUR TIME. WE GREATLY APPRECIATE THE OPPORTUNITY TO GIVE YOU SOME OF OUR COMMUNITY ISSUES/CONCERNS AND SUGGESTIONS/IDEAS.

10g

PRESENTATION RE: MARINA

Good evening. My name is John Coseo. I am the owner of Harbour Isle West Unit 31-104. I would like to focus on the proposed marina.

The concerns include:

1. the **density** of the marina slips,
2. the **proximity** to the Harbour Isle shoreline,
3. the **health** of the cove,
4. **noise** generated by the marina and
5. **security**.

DENSITY

An engineer for the developer reported to the Florida Department of Environmental Protection that the previous mobile home park had 13 docks with 35 or more slips. The current proposal is for 198 dock slips. That is almost six times as many slips. The 14 proposed mooring balls will saturate the remainder of the cove with boats that will effectively cut off the use of the cove for everyone but the customers of the marina.

PROXIMITY

The most easterly slips 180-198 shown on the FDEP Permit are on a dock that appears to be not much more than 100 feet from the shoreline

of Harbour Isle. The wave attenuator that runs east-west is more than 450 feet from the marina shore. This reduces the usage of Causeway Cove for residents of Bldgs. 32- 34 to a shallow water area of approximately 100 x 450 feet.

HEALTH OF THE COVE

The plans approved by FDEP include a dock plan for 40 slips 40-60 feet in length. An engineer for the developer conceded that the final project will require dredging for boats in excess of 40 feet to use the marina. Recognize the reality that dredging will have to occur.

These large boats will have toilets with holding tanks. The FDEP permit requires sewage pump-out devices at any two docks where boats 40 feet or over occur. The plans submitted do not appear to have any pumping devices.

NOISE

Unless rules are put in place for the use of the marina after 10:00 p.m. and before 6:00 a.m., the nights in the cove could end up with the revving of engines as boats go in the water, start up from slips or get cleaned out with fresh water when they leave. A public boat ramp across the street accommodates this nighttime need now.

SECURITY

Easy access to Harbour Isle is a concern. Request is made that the City require that the developer put in a dinghy dock for the moored boats.

CONCLUSION

We make the following recommendations:

1. Reduce the density of the marina by approving Phase I of the project now and defer voting on Phase II until a need for the additional slips is shown.

2. If Phase 2 is approved, eliminate the dock with slips 180-196 and the wave attenuator that runs east-west.

3. Reduce the number of mooring balls approved and locate them as far west of Harbour Isle as possible.

4. Require that a dinghy dock be built.

5. Impose rules on the hours of operation of the marina and the use of the mooring balls.

6. When dredging is required, require proper permits and require a bond sufficient in size to cover any environmental damage caused.

The City spent a lot of time developing a charrette for this property. We want to be sure that the charrette does not turn into a charade.

Thank you for your time and consideration.

City Commission Regular Meeting **Agenda Item # 10. h.**

Meeting Date: 02/16/2016

Re: Conditional Use - 2400 Rhode Island Avenue - Adult Day Care Facility

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

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SUBJECT:

Review and approval of an application for a Conditional Use, submitted by property owners; the St. Lucie County Fire District, and applicant; M&R Global LLC to operate an Adult Day Care Facility located at 2400 Rhode Island Avenue, Fort Pierce, FL. The property is zoned C-1, Office Commercial (Parcel ID 2416-504-0754-010-3).

SUMMARY:

The applicant, M&R Global, LLC is proposing to operate an adult day care facility at 2400 Rhode Island Avenue. The location is made up of one parcel, zoned C-1, Office Commercial with an OP, Professional and Business Services future land use. In City Code Section 22-22; Adult Day Care Centers are eligible as a Conditional Use in the C-1, Office Commercial Zone. The proposed application is a Conditional Use within the C-1 Zoning District provides for review by authority on this site selected by the Applicant.

RECOMMENDATION:

The requested Conditional Use is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission approve the requested conditional use with the following conditions:

1) Install the required sidewalk improvements pursuant to City Code Section 22-62(b) (4) and 22-62(d) (2) [safe and efficient sidewalk linkages from building entrance to right-of-way].

2) Re-stripe one parking space closest to the entrance of the building for handicap accessibility facing Quincy Avenue. These improvements are pursuant to City Code Section 22-60(c)(3) (Amount of required spaces for the handicapped).

ALTERNATIVES:

Approve item without condition, or deny application.

RESPONSIBLE STAFF:

Vennis Gilmore, Planning Analyst

COORDINATED WITH:

Rebecca Grohall, Planning Manager;

Derek Foxx, St. Lucie County Fire District Division Chief

Fiscal Impact

Budgeted Y/N:
Fiscal Year:
Account:
Amount:
OTHER INFORMATION:
N/A

Attachments

Staff Report
Conditional Use Application
Site Plan
Original Floor Plan
Proposed Floor Plan
Conditional Improvements

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2016 04:53 PM

Form Started By: Vennis Gilmore
Started On: 02/05/2016 10:03 AM
Final Approval Date: 02/10/2016

CITY OF FORT PIERCE
PLANNING DEPARTMENT

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

TO: Nicholas Mimms, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Vennis Gilmore, Planning Analyst

SUBJECT: 2400 Rhode Island Avenue – Conditional Use – Adult Day Care

DATE: February 1, 2016

STAFF REPORT

Owner: St. Lucie County Fire District
5160 NW Milner Drive, Port St. Lucie, FL 34983

Applicant/Representative: Roxanna Gutierrez, CEO
M&R Global, LLC
P.O. Box 3073, Fort Pierce, FL 34948

Requested Action: Approval of a conditional use permit to operate an Adult Day Care Facility in the C-1 Zoning District

Location: 2400 Rhode Island Avenue

Parcel ID: 2416-504-0754-010-3

Current Zoning: C-1, Office Commercial Zone

Current Future Land Use: OP, Professional and Business Services

Surrounding Zoning:

North	East	South	West
C-1	C-1	C-1	OS-1

Parcel Size: 2.87 acres

Utility Provider: Fort Pierce Utilities Authority

Staff Analysis:

The applicant, M&R Global, LLC is proposing to operate an adult day care facility at 2400 Rhode Island Avenue. The location is made up of one parcel, zoned C-1, Office Commercial with an OP, Professional and Business Services future land use. In City Code Section 22-22; Adult Day Care Centers are eligible as a Conditional Use in the C-1, Office Commercial Zone. The proposed application is a Conditional Use within the C-1 Zoning District provides for review by authority on this site selected by the Applicant.

The facility will encompass approximately 2,500 square-feet, consisting of an Auditorium (with a Projector Room), an Office, Clerk Station, Foyer Area, Auditorium, 2 Group Activity Areas and 2 handicap accessible Restrooms (each being gender specific). Without a commercial kitchen or food preparation area; the applicant has decided that meals for the students and employees will be catered. The proposed plan includes no alterations to the existing suite floor plan.

The facility will maintain a separate entrance/exit dedicated only for patients, employees, and visitors as well as two emergency access exits from the auditorium for additional emergency escape routes. There will be a total of 2 Full Time Employees and 1 Part-Time Employee. The facility has plans for up to a minimum of 10 patients and a future maximum of up to 20 patients. Patients will consist of legally competent adults ranging from 18 years of age and older. For safety purposes, staff will provide security and monitor all activities. The hours of operation will be Monday through Friday; 9am-5pm daily.

The location of the facility provides adequate parking. The facility can be accessed from the development entrance located on Quincy Avenue. The applicant has agreed to provide sidewalk connectivity striping and re-striping for a handicap space pursuant to City Code Section 22-62(b)(4) and 22-62(b)(4).

All affected Departments have reviewed the proposed Conditional Use and have approved it based on it meeting the requirements of the City Code.

Adult Day Care:

According to the State of Florida Department of Elder Affairs; Adult Day Care Centers provide therapeutic programs of social and health services as well as activities for adults who have functional impairments in a protective environment that provides as non-institutional an environment as possible. Participants may utilize a variety of services offered during any part of a day, but less than a 24-hour period.

The State of Florida has several agencies that monitor and license Adult Day Care Centers. Those agencies consist of the Agency for Health Care Administration, the Florida Adult Day Services Association, and the Department of Elder Affairs. All agencies follow the statute of the State of Florida's Chapter 58A-6 regarding Adult Day Care Facilities.

The applicant plans to develop and provide the following services:

- Recreational Activities – Board games (chess, memory cards, dominoes, and music).

- Psycho-Social Rehabilitation Educational Activities – Teach coping skills to manage feelings of depression, anxiety, aging, loneliness, isolation, grieving, and relaxation techniques.
- Social Activities – Positive interactions, socialization with others, active listening skills, and social support.

Conditional Use:

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features day care aspects that are not generally appropriate for office-professional environments. The authorization of a Conditional Use to establish an Adult Day Care Facility in the Office Commercial Zone District would in no way impact the current and predominate-medical operations in the area.

Technical Review Committee:

The conditional use proposal was transmitted to TRC members and no comments were returned.

Property Owner Response Summary:

A total of 20 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of February 3, 2016, 2 responses have been received in support of the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their January 12th, 2016, meeting, voted 9 in favor and 2 in opposition to recommend approval of the request with the recommended conditions presented by Staff.

Staff Recommendation:

The requested Conditional Use is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission approve the requested conditional use with the following conditions:

1) Install the required sidewalk improvements pursuant to City Code Section 22-62(b) (4) and 22-62(d) (2) [safe and efficient sidewalk linkages from building entrance to right-of-way]. This item should be completed prior to issuance of certificate of completion or certificate of occupancy.

2) Please re-stripe one parking space closest to the entrance of the building for handicap accessibility facing Quincy Avenue. These improvements are pursuant to City Code Section 22-60(c)(3) (Amount of required spaces for the handicapped). This item should be completed prior to issuance of certificate of completion or certificate of occupancy.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

RECEIVED
OCT 26 2015
CITY OF FORT PIERCE
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 2400 Rhode Island Avenue, Fort Pierce, FL 34950

Parcel ID #(s) 2416-504-0754-010-3

Project description Adult Day Care

Property Owner(s)	Applicant/Representative, Title, Company
ST. LUCIE COUNTY FIRE DISTRICT	Roxanna Gutierrez, CEO, M & R Global, LLC.
5160 NW MILNER DRIVE	P.O. Box 3073
Street Address	Street Address
PORT ST. LUCIE, FL 34983	Fort Pierce FL 34948
City State Zip	City State Zip
772-621-3400	(786) 487-0108, (305) 537-6808
Phone Number	Phone Number
dfoxx@slcfd.org	mrglobal.llc@gmail.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 26 day of October, 2015, by Derek Foxx X who is personally known to me or has produced _____ as identification.

Signature of Notary

Seal

ANN R. O'MALLEY
Notary Public - State of Florida
Commission # FF 213120
My Comm. Expires Mar 24, 2019
Bonded through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☑ *If no site improvements are required:*
  - ☐ As-built survey
  - ☑ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 2252 SQFT Parking Spaces: 66

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

North	South	East	West
Business	Vacant Land	Business	Utilities Station

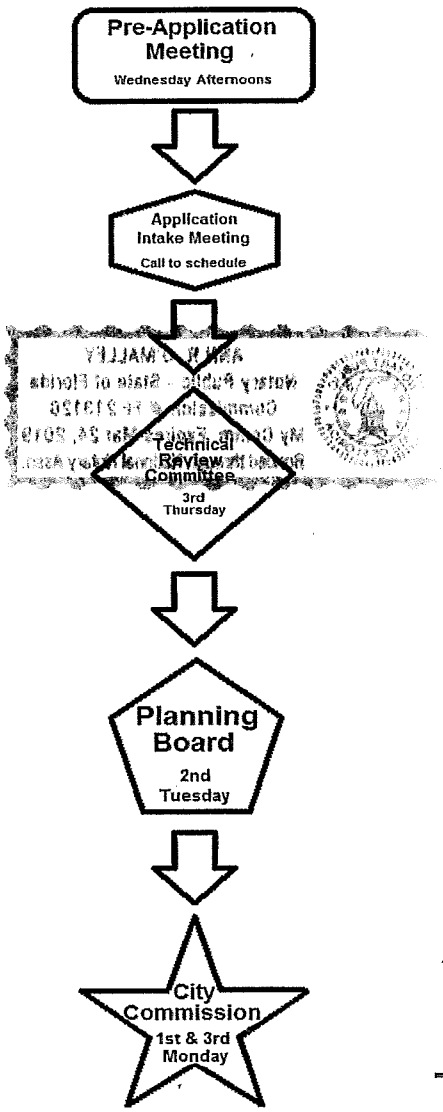
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

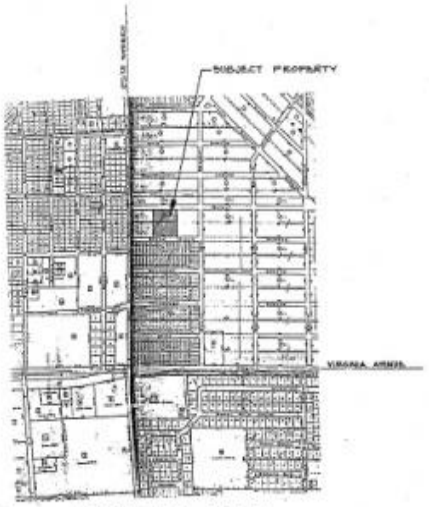
Application Outlook



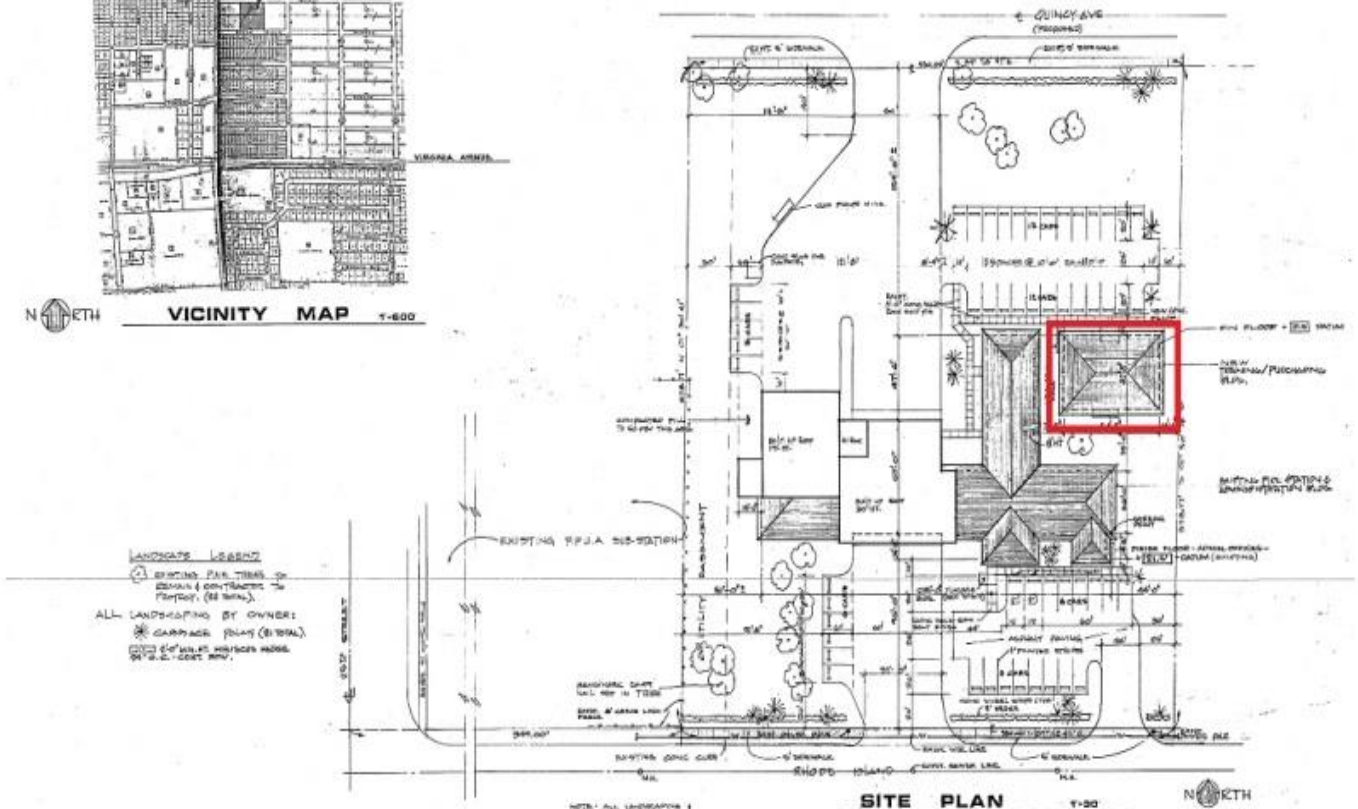
3 months

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 40E, THENCE RUN NORTH 01° 20' 41" EAST ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 1,761.66 FEET TO A POINT; THENCE RUN SOUTH 88° 28' 42" EAST A DISTANCE OF 343 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 28' 42" EAST A DISTANCE OF 350 FEET TO A POINT; THENCE RUN SOUTH 01° 20' 41" WEST A DISTANCE OF 578.17 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THREE ISLAND AVE.; THENCE RUN NORTH 88° 28' 42" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THREE ISLAND AVENUE A DISTANCE OF 350 FEET TO A POINT; THENCE RUN NORTH 01° 20' 41" EAST A DISTANCE OF 578.17 FEET TO THE POINT OF BEGINNING. RESERVING THE WESTERLY 30 FEET OF THE ABOVE DESCRIBED PROPERTY FOR AN EASEMENT. ALL LYING IN SECTION 16, TOWNSHIP 35S, RANGE 40E, ST. LUCIE COUNTY, FLORIDA.



NORTH **VICINITY MAP** 1"=600



SITE PLAN 1"=30 NORTH

PLAT NO. 101

TRAINING/PURCHASING BLDG. ST. LUCIE COUNTY - FT. PIERCE FIRE DISTRICT	RIEGLER - ORR ASSOCIATES, P.A. ARCHITECTS PLANNERS FORT PIERCE, FLORIDA

SD1 of

EXISTING PARKING

EXISTING CONC. WALK

LINE OF ROOF

NEW CONC. WALK FINISH TO MATCH EXISTS

AUDITORIUM (50 SEATS) 101

FOYER 100

CLERKS 104

OFFICE 105

STORAGE 106

WOMEN 108

MEN 107

PROJECTION ROOM 102

HALL 103

CONC. BEAM OVER

EXIST CONC. WALK

SLOPE DOWN TO

ALUM. FIXED/AWNING WINDOW 3'-4" x 8'-11" R.O. SEE SPEC'S. & DTL.-THIS SHT.

FE TYPE "A"

FE TYPE "B"

PAPER TOWEL DISP. & WASTE RECEPT.

GRAB BAR (TYP.)

HC.

TOILET PAPER HOLDER

PL. LAM. CTR.

#5 @ 4'-0" oc. MAX. VERTICAL REINFORCING IN CONC. FILLED BLOCK CELLS. (TYPICAL)

FURR DOWN CEILING

6 TREADS @ 11" = 5'-6"

FLOOR PLAN

1/4" = 1'-0"

TRAINING/PURCHASING BLDG. ST. LUCIE COUNTY - FT. PIERCE FIRE DISTRICT	RIEGLER • ORR ASSOCIATES, P.A. ARCHITECTS PLANNERS FORT PIERCE, FLORIDA

FEB. 22, 1988

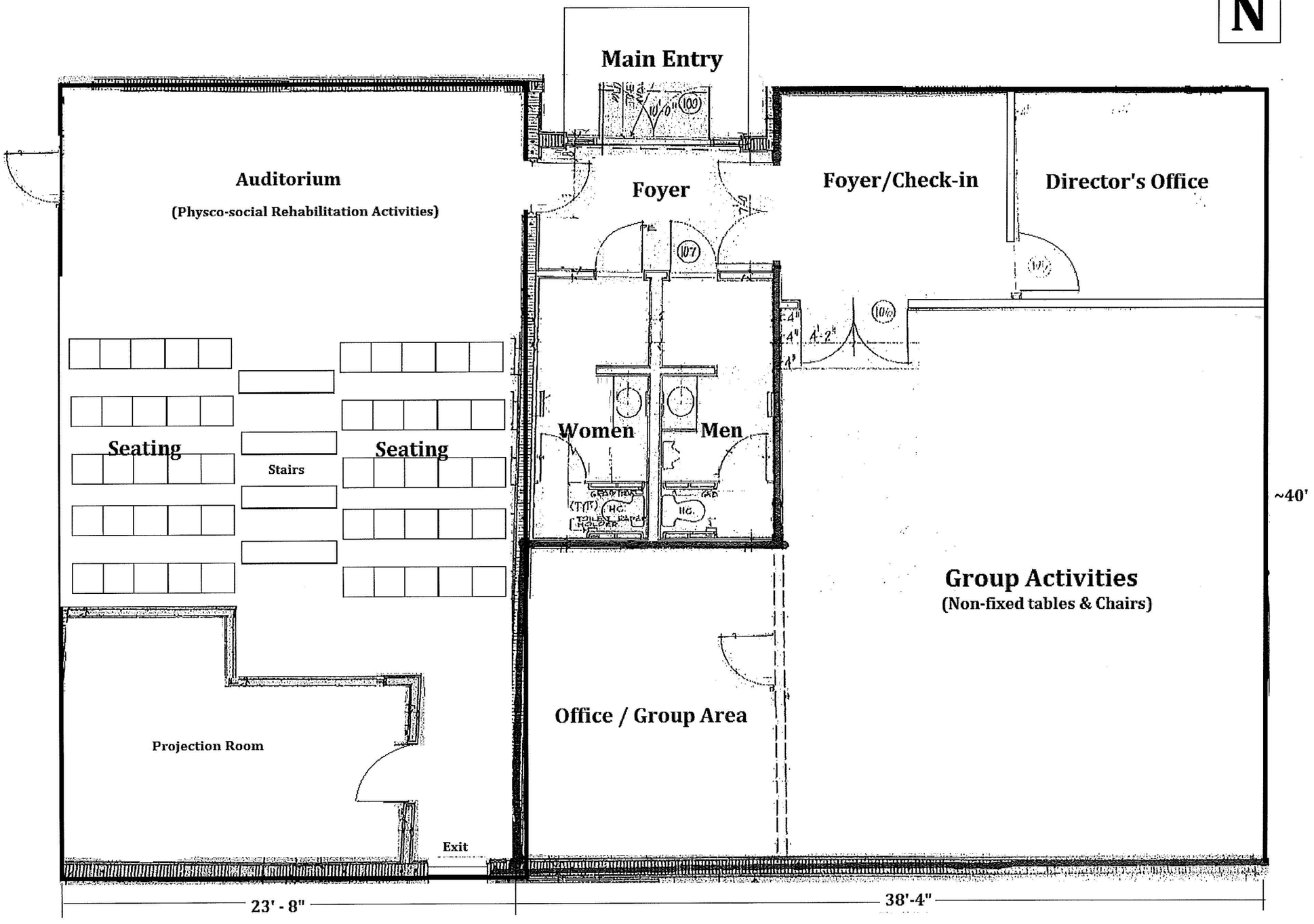
8717

A-1 OF 5

Sunrise Adult Daycare

Floor Plan

Apx. 2,500 square feet



Proposed Handicap Improvements



Handicap Sidewalk Accessibility =

Handicap Parking Space=

City Commission Regular Meeting **Agenda Item # 11. a.**

Meeting Date: 02/16/2016

Re: City Marina presentation

Submitted For: Dean Kubitschek, Director of Marina, Marina

SUBJECT:

Update on City Marina Operations

Attachments

Marina Update

Form Review

Inbox	Reviewed By	Date
City Manager	Dean Kubitschek	01/08/2016 01:39 PM
City Manager	Nick Mimms	01/13/2016 05:14 PM

Form Started By: Dean Kubitschek Started On: 12/29/2015 12:44 PM

Final Approval Date: 01/20/2016

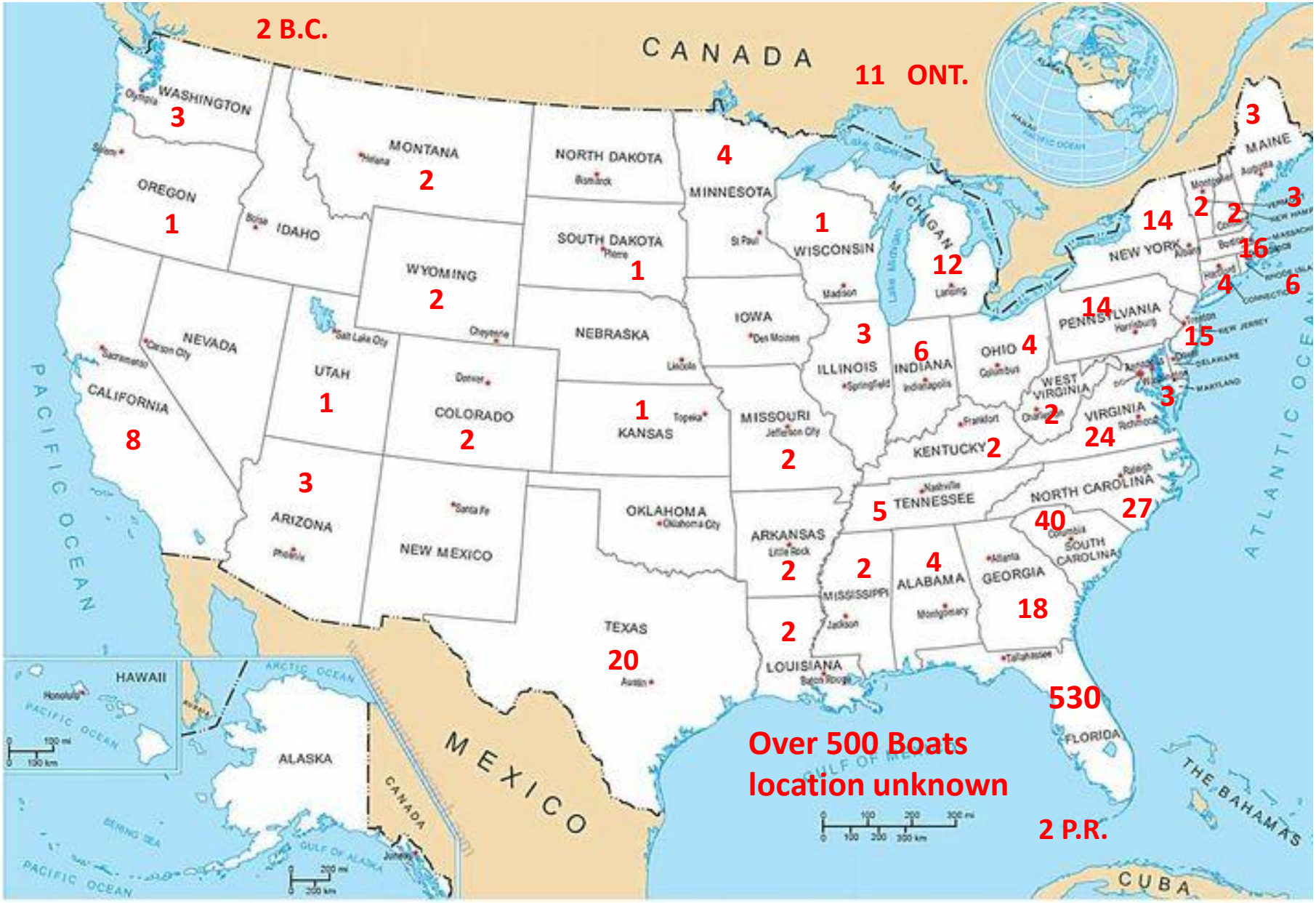


First Quarter Update

January 5, 2016

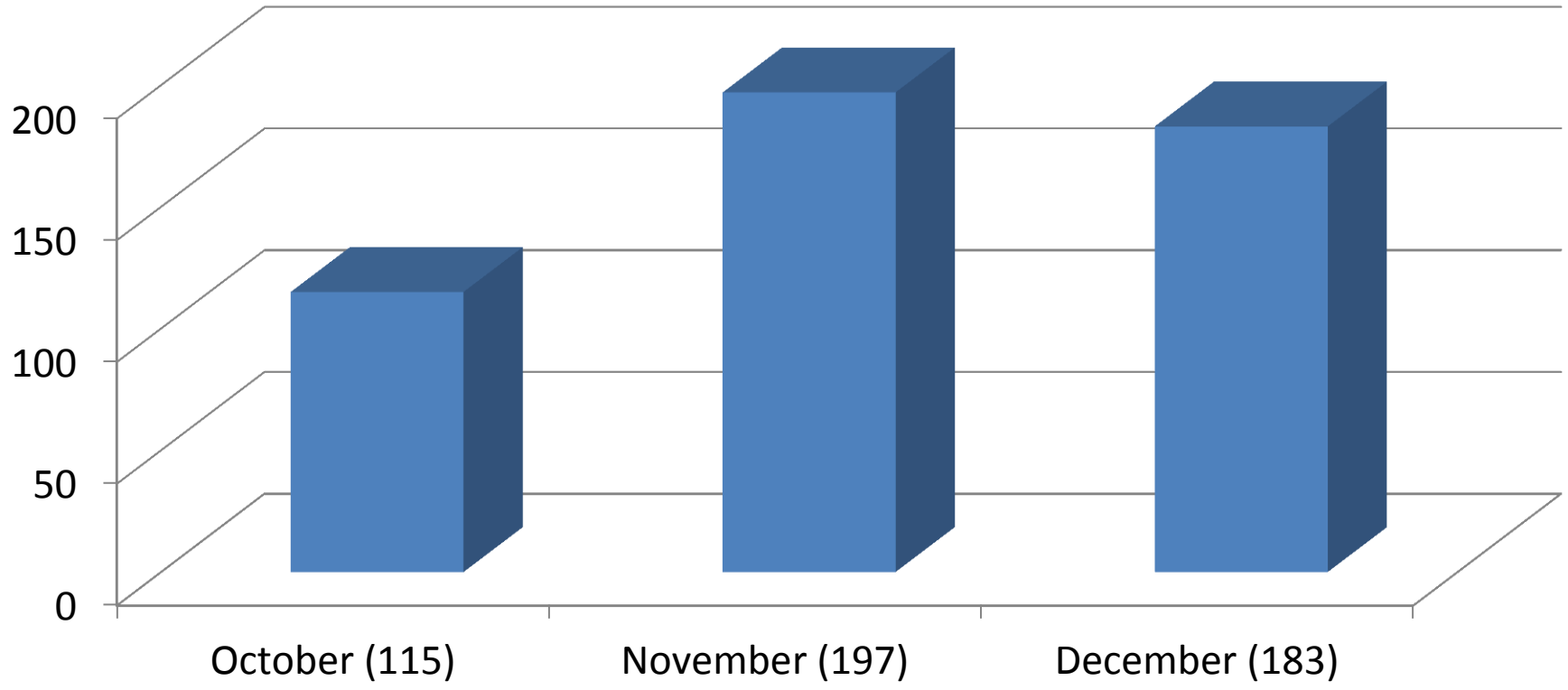

Fort Pierce Inlet
Bahamas
89 miles


248 Total Slips
(with the ability to handle up to 274 boats)


2 B.C.
CANADA
11 ONT.
WASHINGTON
3
OREGON
1
CALIFORNIA
8
NEVADA
IDAHO
MONTANA
2
WYOMING
2
UTAH
1
COLORADO
2
ARIZONA
3
NEW MEXICO
NORTH DAKOTA
SOUTH DAKOTA
1
NEBRASKA
1
KANSAS
OKLAHOMA
TEXAS
20
MINNESOTA
4
IOWA
MISSOURI
2
ARKANSAS
2
LOUISIANA
2
WISCONSIN
1
ILLINOIS
3
MICHIGAN
12
INDIANA
6
OHIO
4
KENTUCKY
2
TENNESSEE
5
MISSISSIPPI
2
ALABAMA
4
GEORGIA
18
FLORIDA
530
NEW YORK
14
PENNSYLVANIA
14
WEST VIRGINIA
2
VIRGINIA
24
NORTH CAROLINA
27
SOUTH CAROLINA
40
MAINE
3
2
2
3
16
4
6
15
3
Over 500 Boats
location unknown
2 P.R.
HAWAII
ALASKA
MEXICO
CUBA
THE BAHAMAS
PACIFIC OCEAN
ATLANTIC OCEAN
ARCTIC OCEAN
BERING SEA
GULF OF ALASKA

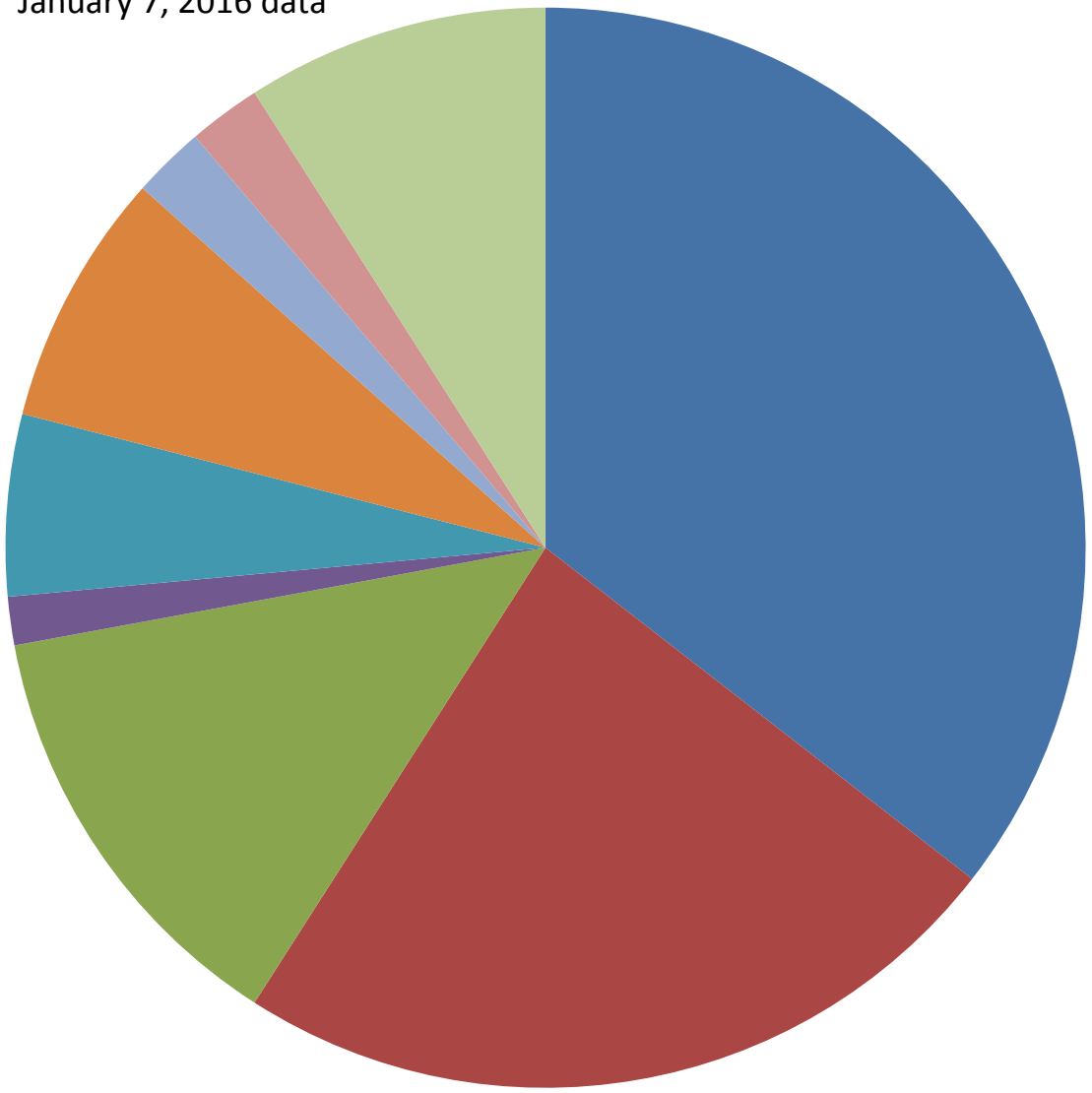
BOATERS

Transient and Long Term



Occupancy City Marina & Fisherman's Wharf

January 7, 2016 data



- Annual (98)
- Seasonal (65)
- Liveaboard (36)
- Temporarily Away (4)
- Overnight out of 15 (15)
- Fisherman's Wharf out of 41 (21)
- Storage out of 18 (6)
- Business' not set up (6)
- Vacant

FORT PIERCE CITY MARINA
DOCKAGE REVENUES

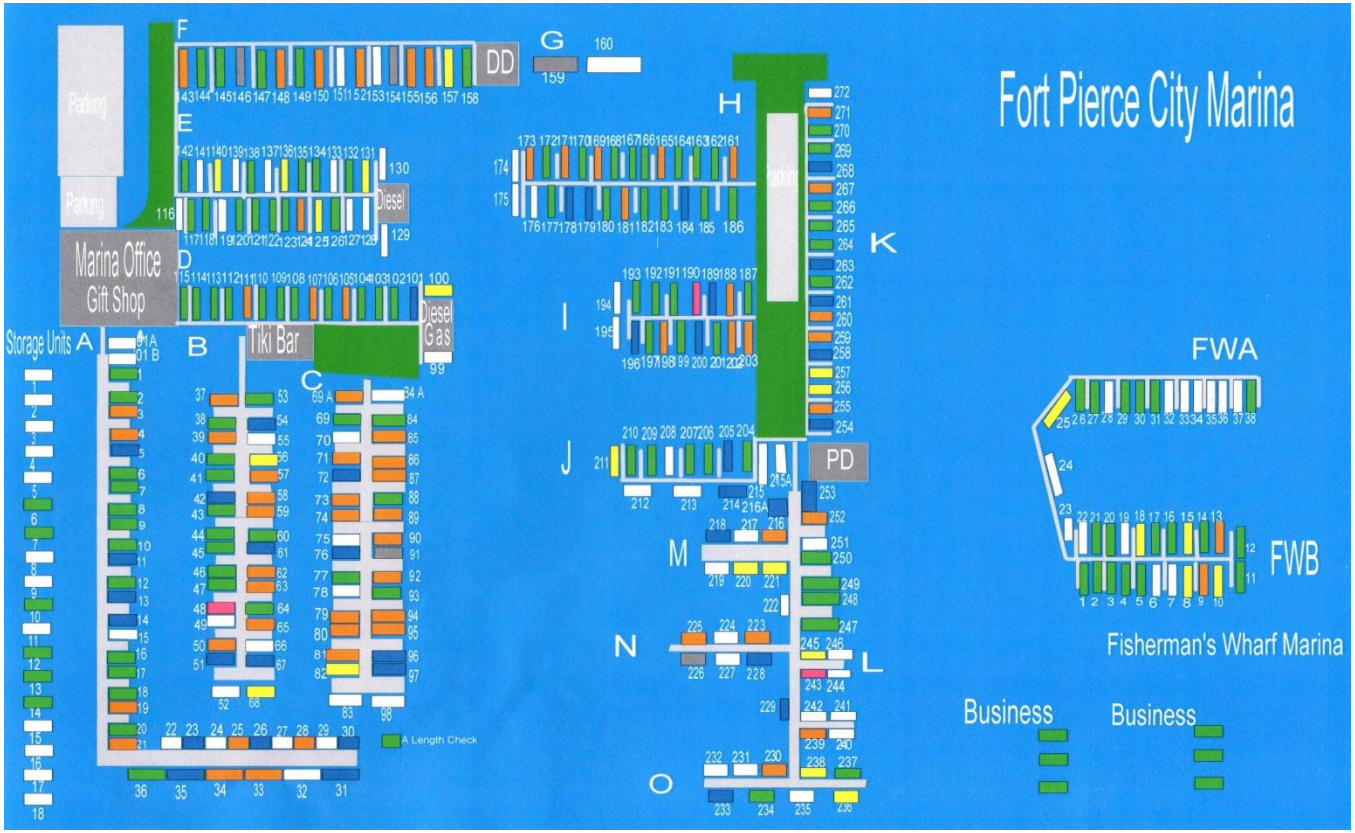
	October	November	December
Annual, Seasonal Dockage	$ 50,362	$ 67,070	$ 63,045
Transient monthly/overnight	$ 24,684	$ 45,064	$ 62,375
Fuel Sales	$ 62,515	$ 71,550	$ 49,044
Garbage & Water	$ 1,833	$ 1,526	$ 1,436
Electrical	$ 9,410	$ 8,987	$ 10,026
Liveaboards	$ 1,170	$ 3,889	$ 5,035
Total	**$149,974**	**$198,086**	**$191,061**

SECONDARY IMPACTS

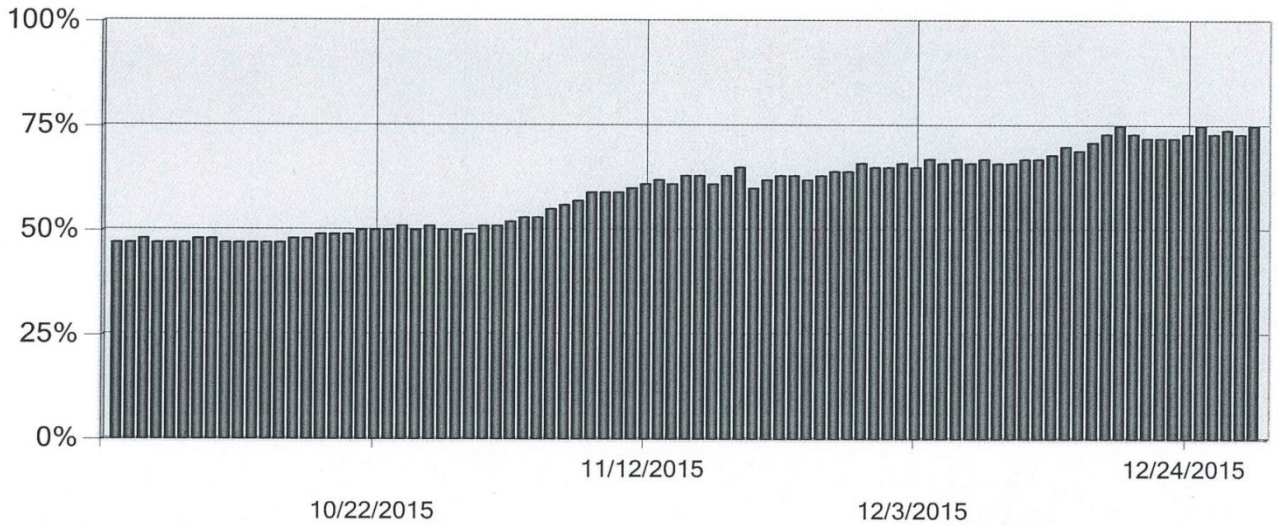
Gift Shop
Restaurants
Taxis, Rental Cars
Sunrise Theatre
Marine Supplies

Historic Downtown

Local Stores
Bait and Tackle Shops
Golf Courses
Grocery / Beverage Stores
Hardware Stores



Occupancy % for Thursday, October 01, 2015 to Thursday, December 31, 2015



Ft. Pierce City Marina
The Sunrise City
772-464-1245
fpcm@city-ftpierce.com
1 Avenue A
Fort Pierce, FL 34950

Effective 6/1/2015

FREE SECURED WI FI

All Prices Are Subject to Change

DOCKAGE RATES

Based on length overall (davits to bow pulpit) or slip minimum, whichever is greater

*Pay for 12 months in advance and get the 13th month dockage free

DAILY $2.00 / FT Boat US Price $1.70/FT
$2.00 / FT 85/FT or larger Boat US Price $1.85/FT
Plus Electric

6 nights in a row get the 7th night FREE (electric is separate)
30-amp: $6.00 per night two cords $10.00 TOTAL
50-amp: Single Phase $10 per night, second chord $18.00 TOTAL
100 amps: $30 per night, two cords - $58.00 TOTAL

INTERNAL BASIN AND FLOATING DOCKS

1-4 MONTHS $13.75 / FT Plus Utilities and Electric
5-11 MONTHS $12.75 / FT
12 MONTHS $11.00 / FT
$100.00 Live aboard Fee (10 days +)
$25.00 each additional person

85ft + or Any Vessel with a Beam wider than 21 Foot
$14.00 FT Annually (No Weekly Rate)
$15.00 FT Monthly
Utilities Plus Metered Electric

Departure before the 15th of the month is prorated at ½ month – after the 15th of the month – NO PRORATION.

KEY DEPOSIT $25.00 per key or signed credit card imprint required
DINGHY TIE-UP $5.00 per person for showers, Garbage drop-off free

A.C. STORAGE LOCKERS $24.95 Small 4 FT x 2.5FT $39.95 Large 4FTt x 10 FT x 2.5 FT
STAFF LABOR $65.00 / Hour - minimum 1 Hour

UTILITIES $10.00 Garbage/Water monthly
PUMPOUTS **Free**

ELECTRICITY LONG TERM

	AC 1 Unit	2 to3 UNITS
30 amp	$35.00	$65.00
50 amp	$65.00	$120.00
30 amp (2 chords)	$65.00	$85.00
50 amp (2 chords)	$120.00	$145.00

ELECTRIC METERED Where available, meter required $ .12 5 cents per KW …If Usage is over 900 KW – Additional Demand Rate will be Charged
Meter Processing Fee $2.50 month

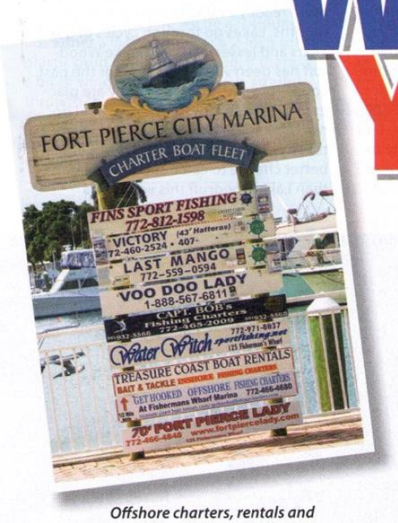
SPLITTER RENTAL 1ST Day FREE, $3.00 each additional day - Credit Card on file required

MOORES CREEK

$9.75 / FT Annually 30/35FT Minimum
$10.25 / FT Monthly
Utilities Plus Electric

★ FORT PIERCE ★

Wants You





Old Florida meets new, with a renovated marina, busy artificial reef program, waterside accommodations and more.

Offshore charters, rentals and partyboat fishing are all available here. At right is a greater amberjack caught aboard the Fins *charterboat.*

BY SID DOBRIN

I stood on the boards at the Dockside Inn, enjoying the sunset and a cold Pelagic Ale from Sailfish Brewing Company in Fort Pierce. Looking down into the green water, I became transfixed by what ended up being a 30-minute parade of snook in the 30-inch-plus range. The big linesiders were moving w... into the lagoon. The procession... when a 200- or... per came rollin... but the snook ... diately after its...

The scene re... who visit Fort P... sure Coast, nee... id populations... of travel resou... leaders have developed angler-centered facilities to support many kinds of sportfishing. The history of the town is in many ways linked to fishing. Fort Pierce was named for an army installation built here in 1838 during the Second Seminole War, but the local culture has long centered on fishing and fishing-related industries. A number of recreational boat-builders are based here, including Maverick Boat Company, Bluewater, Pursuit and several custom shops.

Fort Pierce city planners have worked to blend the welcoming feel of Old Flori... da with a contemporary sense of comfort...

Florida Sportsman Magazine
January 2016 Issue

...the "cool season"—...il.

...fishery available, ...number of inshore ...who runs Moonlight ...ecoming known as ...guides in the re... Cornish of Treasure ...of the area's pre... Both Wayne and ...Capt. Charlie Connor (Fish Tales Charters) and Capt. Scott Crippen (Fly & Light Tackle Expeditions) represent a growing fleet of inshore guides in the region capable of providing anglers with memorable days on the water.

If it's really big fish you want, during the autumn months, goliath grouper gather to spawn around the region's wrecks and artificial reefs. Many of these ...tional light tackle fishing.

But it's not just record trout that Fort Pierce affords. Fort Pierce boasts excellent tarpon fishing and some of the best snook fishing in the world. May through September, when spawning snook stack up in the inlet and big tarpon cruise the beaches, are peak months. Spanish mackerel, pompano and red drum are a few of ...of inshore opportunities. In 1995, Craig F. Carson landed the current IGFA All-Tackle World Record spotted seatrout in the lagoon in Fort Pierce. That 17-pound, 7-ounce gator stands as an epic catch, but the chances are that the fish that takes over the record will also come from the lagoon. Trout—and I mean big gator trout—run amok here, providing excep-

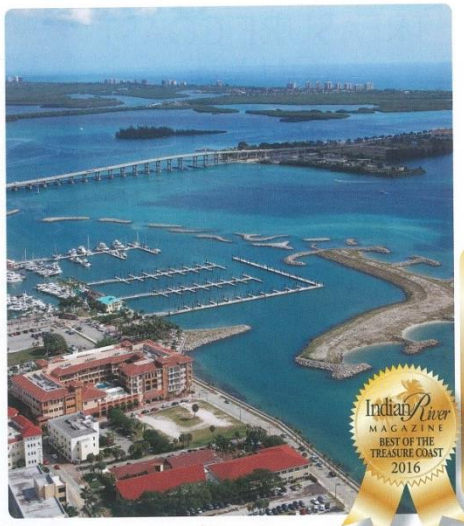
Indian River MAGAZINE

BEST OF THE TREASURE COAST

BEST MARINA 2016

FORT PIERCE CITY MARINA

1 Ave. A
Fort Pierce
772.464.1245



BEST OF THE TREASURE COAST

Fort Pierce Marina is the only marina around with nearly direct access to the ocean... just a short trip through the Fort Pierce Inlet and you're out there in the Atlantic with the ocean breezes on your face and nothing but water as far east as the eye can see.

"Our marina is a quiet, clean, friendly gateway to the Bahamas," says marina manager Dean Kubitschek.

The marina is finally back to full strength with 137 boat slips after the back-to-back hurricanes in 2004 ripped out most of its docks. Its amenities are everything you'd expect from a fine marina, including Wi-Fi, catering to long-term, medium-term and short-term visits.

Two restaurants are a few steps from the docks — one right on the water. And next to the marina is a park with benches and a fountain. The park hosts many events throughout the year, which is ideal for boaters at the marina.

The restored historical downtown is only a block away, offering a variety of restaurants and shops for browsing. The 1923 Sunrise Theatre, restored to its former glory and now on the National Register for Historic Places presents performances nearly every night during the winter season.

Boaters love the Fort Pierce Marina. "Beautiful view, site of the Green Market. Good restaurants," says one. Another says simply, "Location!" and that sums it up.

WHAT READERS SAY

"Fort Pierce City Marina has a brand-new look and provides excellent value for the price, with extras thrown in like a nearby downtown, Friday Fest and Farmers' Market for marina residents and guests."

"Fantastic new multi-million dollar floating dock system is state-of-the-art, the staff is fantastic and provides a world-class marina in historical downtown Fort Pierce."

"A beautiful new marina where you can walk to numerous restaurants and the Sunrise Theatre."

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 02/16/2016

Re: Stormwater Revenue Refunding Note

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 16-R04 Accepting the proposal of Capital One Public Funding, LLC to purchase the City's $13,745,000 Stormwater Revenue Refunding Note and authorizing the execution and delivery of a Loan Agreement.

SUMMARY:

Resolution authorizing the refinancing of the City's Stormwater Revenue Bonds.

RECOMMENDATION:

Approve Resolution 16-R04

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Robert Schwerer, City Attorney

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The refunding will result in a $98,903 saving in bond payments.

Attachments

16-R04

Loan Agreement

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	02/09/2016 02:32 PM
Finance Department	Johnna Morris	02/09/2016 03:24 PM
City Manager	Nick Mimms	02/09/2016 05:39 PM
Form Started By: Linda Cox		Started On: 02/09/2016 10:56 AM

Final Approval Date: 02/10/2016

RESOLUTION NO. 16-R04

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA ACCEPTING THE PROPOSAL OF **CAPITAL ONE PUBLIC FUNDING, LLC** TO PURCHASE THE CITY'S $13,745,000 **STORMWATER REVENUE REFUNDING NOTE, SERIES 2016**; THE PROCEEDS OF WHICH WILL BE APPLIED TO CURRENTLY REFUND ALL OF THE CITY'S OUTSTANDING STORMWATER UTILITY SYSTEM REVENUE BONDS, SERIES 2002 AND THE CITY'S OUTSTANDING STORMWATER UTILITY SYSTEM REVENUE BONDS, SERIES 2006; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH SAID LENDER TO SECURE THE REPAYMENT OF SAID LOAN; PROVIDING FOR THE PAYMENT OF SUCH NOTE FROM THE CITY'S STORMWATER REVENUES ALL AS PROVIDED IN THE LOAN AGREEMENT; AUTHORIZING THE PROPER OFFICIALS OF THE CITY TO DO ANY OTHER ADDITIONAL THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION WITH THE EXECUTION OF THE LOAN AGREEMENT, THE NOTE, AND THE SECURITY THEREFOR; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS IN CONNECTION WITH SAID LOAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PEIRCE, FLORIDA AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Chapter 166, Florida Statutes, the Florida Constitution, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained determined and declared:

(A) The City of Fort Pierce, Florida (the "City") deems it necessary, desirable and in the best interests of the City that the City issue its Stormwater Revenue Refunding Note, Series 2016 (the "2016 Note") to currently refund all of the City's outstanding Stormwater Utility System Revenue Bonds, Series 2002 and all of the City's outstanding Stormwater Utility System Revenue Bonds, Series 2006 (collectively, the "Refunded Bonds"), in that such refunding will result in debt service savings for the City, all as more particularly described herein and in the Loan Agreement (as defined herein).

(B) Pursuant to Section 2(b), Article VIII of the State Constitution and Section 166.021, Florida Statutes, municipalities have the governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law. The issuance of the 2016 Note and the execution and delivery of the Loan Agreement for the purposes of refunding the Refunded Bonds is not prohibited by law.

(C) The City staff in consultation with RBC Capital Markets, LLC ("RBC") has reviewed the proposal of Capital One Public Funding, LLC (the "Lender") regarding a loan in an amount of $13,745,000 (the "Loan") to the City, the proceeds of which will be applied to refund the Refunded Bonds and to pay costs of issuing the 2016 Note.

(D) The Loan will be secured by the City's Stormwater Revenues as provided in the Loan Agreement pursuant to which the City will issue the 2016 Note to secure the repayment of the Loan.

(E) The City has determined that due to the present volatility of the market for municipal debt, it is in the best interest of the City to issue the 2016 Note pursuant to the Loan Agreement by negotiated sale, allowing the City to issue the 2016 Note at the most advantageous time, rather than a specified advertised future date, thereby allowing the City to obtain the best possible price, interest rate and other terms

for the 2016 Note and, accordingly, the City Commission of the City hereby finds and determines that it is in the best financial interest of the City that a negotiated private placement of the 2016 Note to the Lender be authorized,

SECTION 3. AUTHORIZATION OF ISSUANCE OF 2016 NOTE AND REFUNDING OF REFUNDED BONDS. The City hereby authorizes the issuance of the 2016 Note in a principal amount of $13,745,000 to refund the Refunded Bonds and pay costs of issuing the 2016 Note as more particularly described in the Loan Agreement.

SECTION 4. ACCEPTANCE OF PROPOSAL LETTER WITH LENDER. Based on a recommendation of RBC, the City hereby accepts the proposal letter of the Lender dated January 7, 2016.

SECTION 5. APPROVAL OF FORM OF AND AUTHORIZATION OF LOAN AGREEMENT AND 2016 NOTE AND EXECUTION OF LOAN AGREEMENT AND 2016 NOTE. The Loan and the repayment of the Loan as evidenced by the 2016 Note shall be pursuant to the terms and provisions of the Loan Agreement and the 2016 Note. The City hereby approves the Loan Agreement in substantially the form attached hereto as Exhibit A and authorizes the Mayor or the Mayor Pro-Tem of the City (collectively, the "Mayor") and the City Clerk or any deputy or assistant City Clerk of the City (collectively, the "City Clerk") and the City Attorney to execute and deliver on behalf of the City the Loan Agreement by and between the City and the Lender substantially in the form attached hereto as Exhibit A (the "Loan Agreement") and the 2016 Note in substantially the form attached to the Loan Agreement, with such changes insertions and additions as they may approve, their execution thereof being evidence of such approval.

SECTION 6. PAYMENT OF DEBT SERVICE ON 2016 NOTE. Pursuant to the Loan Agreement, the 2016 Note will be secured by the City's Stormwater Revenues, all as more particularly described in the Loan Agreement.

SECTION 7. AUTHORIZATION OF OTHER DOCUMENTS TO EFFECT TRANSACTION. To the extent that other documents, certificates or opinions, are needed to effect any of the transactions referenced in this Resolution, the Loan Agreement or the 2016 Note, and the security therefore including but not limited to an escrow deposit agreement, the Mayor, the City Clerk, the City Manager, the City's Finance Director, the City Attorney and the City's Bond Counsel are hereby authorized to execute and deliver such documents, certificates, opinions, or other items and to take such other actions as are necessary for the full, punctual, and complete performance of the covenants, agreements, provisions, and other terms as are contained herein and in the documents included herein by reference.

SECTION 8. PAYING AGENT AND REGISTRAR. The City hereby accepts the duties to serve as registrar and paying agent for the 2016 Note.

SECTION 9. LIMITED OBLIGATION. The obligation of the City to repay amounts under the Loan Agreement and the 2016 Note are limited and special obligations, payable solely from the sources and in the manner set forth in the Loan Agreement and shall not be deemed a pledge of the faith and credit or taxing power of the City.

SECTION 10. EFFECT OF PARTIAL INVALIDITY. If any one or more provisions of this Resolution, the Loan Agreement, or the 2016 Note shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, the 2016 Note or the Loan Agreement, but this Resolution, the Loan Agreement, and the 2016 Note shall be construed and enforced as if such illegal or invalid provision had not been contained therein. The 2016 Note shall be issued and Loan Agreement shall be executed and this Resolution is adopted with the intent that the laws of the State of Florida shall govern their construction.

SECTION 11. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 16th day of February, 2016.

CITY OF FORT PIERCE, FLORIDA

ATTEST:

By: _____
Linda Hudson, Mayor Commissioner

By: _____
Linda Cox, City Clerk

(CITY SEAL)

APPROVED AS TO THE FORM
AND CORRECTNESS

_____
Robert V. Schwerer, City Attorney

LOAN AGREEMENT

Dated as of February 17, 2016

By and Between

CITY OF FORT PIERCE, FLORIDA
(the "City")

and

CAPITAL ONE PUBLIC FUNDING, LLC
(the "Lender")

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(The Table of Contents for this Loan Agreement is for convenience of reference only and is not intended to define, limit or describe the scope or intent of any provisions of this Loan Agreement.)

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Exhibit A Form of Note A-1

LOAN AGREEMENT

THIS LOAN AGREEMENT (this "Agreement"), made and entered into this 17th day of February, 2016, by and between the **CITY OF FORT PIERCE, FLORIDA** (the "City"), a municipal corporation of the State of Florida, and **CAPITAL ONE PUBLIC FUNDING, LLC**, a New York limited liability company authorized to do business in the State of Florida, including making the Loan described herein (the "Lender").

W I T N E S S E T H:

WHEREAS, capitalized terms used in these recitals and not otherwise defined shall have the meanings specified in Article I of this Agreement;

WHEREAS, the City, pursuant to the provisions of the Florida Constitution, Chapter 166, *Florida Statutes* and other applicable provisions of Florida law (all of the foregoing, collectively, the "Act"), and Resolution No. 16R-__ duly adopted by the City on February 16, 2016, is authorized to borrow money, and more particularly issue the Note described below for the City's public purpose; and

WHEREAS, in response to a request for proposal by the City regarding an intended borrowing to (i) currently refund all of the City's outstanding Stormwater Utility System Revenue Bonds, Series 2002, and Stormwater Utility System Revenue Bonds, Series 2006 (collectively, the Refunded Bonds), and to pay related costs of issuance, the Lender submitted its Term Sheet, dated January 7, 2016 to the City (the "Commitment"); and

WHEREAS, the City has accepted the Commitment and the Lender is willing to purchase the Note, but only upon the terms and conditions of this Agreement;

NOW, THEREFORE, the parties hereto agree as follows:

ARTICLE I

DEFINITION OF TERMS

Section 1.01. Definitions. Capitalized terms used in this Agreement and not otherwise defined shall have the respective meanings as follows:

"Act" shall have the meaning assigned to that term in the recitals hereof.

"Agreement" shall mean this Loan Agreement and all modifications, alterations, amendments and supplements hereto made in accordance with the provisions hereof.

"Bond Counsel" shall mean, Akerman LLP, Orlando, Florida, or any other attorney at law or firm of attorneys of nationally recognized standing in matters pertaining to the federal tax exemption of interest on obligations issued by states and political subdivisions hired by the City to render an opinion on such matters with regard to the Note.

“Bond Service Requirement” shall mean, for any Fiscal Year, the amount of principal of or amortization installments and interest due on the Note and any debt payable from Stormwater Revenues on parity with the Note for such Fiscal Year, except to the extent that any such Bond Service Requirement shall have been provided for out of debt proceeds. With respect to any Parity Debt (as defined in Section 4.04 hereof) bearing a variable interest rate in calculating the Bond Service Requirement such obligations shall be deemed to bear interest at the higher of 6.00% per annum or the actual interest rate borne during the month immediately preceding the date of calculation. The foregoing notwithstanding, for purposes of calculating Bond Service Requirement, any variable rate debt with respect to which the City has entered into an interest rate swap or interest rate cap for a notional amount equal to the principal amount of such variable rate debt shall be treated for purposes of this definition as bearing interest at a fixed rate equal to the fixed rate payable by the City under the interest rate swap, or the capped rate provided by the interest rate cap. For purposes of any rate covenant measuring actual debt service coverage during a test period, variable rate indebtedness shall be deemed to bear interest at the actual rate per annum applicable during the test period.

"Bond Year" shall mean the Fiscal Year of the City.

“Business Day” shall mean any day other than a Saturday, a Sunday, or a day on which the office of the Lender at which payments on the Note are due is lawfully closed.

“City” shall mean the City of Fort Pierce, Florida, a municipal corporation.

“City Clerk” shall mean the City Clerk of the City and such other person as may be duly authorized to act on his or her behalf.

“City Manager” shall mean the City Manager of the City and such other person as may be duly authorized to act on his or her behalf.

“Code” shall mean the Internal Revenue Code of 1986, as amended from time to time, and the applicable rules and regulations promulgated thereunder.

“Debt Service” means principal and interest, and other debt-related costs, due in connection with the Note.

“Default Rate” shall mean five percent (5%) per annum calculated on the basis of a 360-day year of 12, 30 day months provided such rate shall not exceed the highest rate of interest allowed by applicable law.

“Determination of Taxability” shall mean, with respect to the Note, any determination, decision or decree by the Commissioner or any District Director of the Internal Revenue Service, as such officers are identified by the Code, or any court of competent jurisdiction that the interest payable under the Note is includable in the gross income (as defined in Section 61 of the Code) of the Holder.

"Escrow Deposit Agreement" shall mean that certain agreement between the City and TD Bank, N.A. as escrow agent pursuant to which amounts shall be deposited and held uninvested in trust to provide for the payment of the Refunded Bonds as provided therein.

“Event of Default” shall mean an Event of Default as defined in Section 5.01 of this Agreement.

“Final Maturity Date” shall mean the date on which all principal and all unpaid interest accrued on the Note shall be due and payable in full, which date shall be, if not sooner due to acceleration or prepayment, October 1, 2030.

“Fiscal Year” shall mean the 12-month period commencing October 1 of each year and ending on the succeeding April 30, or such other 12-month period as the City may designate as its “fiscal year” as permitted by law.

“Lender” shall mean Capital One Public Funding, LLC, a New York limited liability company and its successors and assigns.

“Loan” shall refer to an amount equal to the outstanding principal of the Note, together with unpaid interest which has accrued.

"Maximum Bond Service Requirement" shall mean, as of any particular date of calculation, the greatest amount of aggregate Bond Service Requirement for the then current or any future Bond Year.

“Note” shall mean the City of Fort Pierce, Florida Stormwater Revenue Refunding Note, Series 2016 issued by the City under this Agreement and the Resolution.

“Note Rate” shall mean the rate of interest to be borne by the Note which shall be a fixed rate equal to 2.90% per annum calculated on the basis of a 360-day year of 12, 30-day months, subject to adjustment as provided herein.

“Noteholder” or “Holder” or any similar term shall mean the Lender as the holder of the Note and any subsequent registered holder of the Note.

“Payment Date” shall mean each April 1 and October 1, commencing April 1, 2016 until the Note has been paid in full.

“Pledged Revenues” shall mean Stormwater Revenues.

"Qualified Independent Consultant" shall mean one or more qualified and recognized independent consultants, having favorable repute, skill and experience with respect to the acts and duties of the Qualified Independent Consultant hereunder, as shall from time to time retained by the City to perform the acts and carry out the duties herein provided for such consultants.

“Refunded Bonds” shall have the meaning set forth in the third “Whereas” clause to this Agreement.

“Resolution” shall mean Resolution No. 16R-__, duly adopted at a meeting of the City Commission on February 16, 2016, which, among other things, authorized the borrowing of the Loan and execution and delivery of this Agreement and the issuance of the Note.

"Stormwater Revenues" means all revenues and moneys received by the City from its ownership and operation of the System.

"System" shall mean the complete system owned and operated by the City for the collection and drainage of stormwater within and without the corporate limits of the City together with all facilities and equipment, lands and interests in land, and other property, tangible and intangible, constituting a part of said System, whether now or hereafter existing.

Section 1.02. Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. Any capitalized terms used in this Agreement not herein defined shall have the meaning ascribed to such terms in the Resolution. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purpose set forth herein and to sustain the validity hereof.

Section 1.03. Titles and Headings. The titles and headings of the Articles and Sections of this Agreement, which have been inserted for convenience of reference only and are not to be considered a part hereof, shall not in any way modify or restrict any of the terms and provisions hereof, and shall not be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

ARTICLE II

REPRESENTATIONS AND WARRANTIES OF THE PARTIES

Section 2.01. Representations and Warranties of City. The City represents and warrants to the Lender as follows:

(a) Existence. The City is a municipal corporation of the State of Florida, duly created and validly existing under the laws of the State of Florida, with full power to enter into this Agreement, to perform its obligations hereunder and to issue and deliver the Note to the Lender. The making, execution and performance of this Agreement on the part of the City and the issuance and delivery of the Note have been duly authorized by all necessary action on the part of the City and will not violate or conflict with the Act, or any agreement, indenture or other instrument by which the City or any of its properties is bound.

(b) Validity, Etc. This Agreement, the Note, the Escrow Deposit Agreement and the Resolution are valid and binding obligations of the City enforceable against the City in accordance with their respective terms, except to the extent that enforceability may be subject to valid bankruptcy, insolvency, financial emergency, reorganization, moratorium or similar laws relating to or from time to time affecting the enforcement of creditors' rights and except to the extent that the availability of certain remedies may be precluded by general principles of equity.

(c) No Financial Material Adverse Change. No material adverse change in the financial condition of the City has occurred since the audited financial statements of the City for its Fiscal Year ended September 30, 2014.

(d) Powers of City. The City has the legal power and authority to pledge the Pledged Revenues to the repayment of the Loan as described herein.

(e) Authorizations, etc. No authorization, consent, approval, license, exemption of or registration or filing with any court or governmental department, commission, board, bureau, agency or instrumentality, domestic or foreign, has been or will be necessary for the valid execution, delivery and performance by the City of this Agreement, the Note and the related documents, except such as have been obtained, given or accomplished.

(f) No New Debt. Since September 30, 2015, the City has not entered into any direct or contingent bond, debt, lease, instalment purchase or loan obligations.

Section 2.02. Representations and Warranties of Lender. The Lender represents and warrants to the City as follows:

The Lender (i) has the power to enter into this Agreement and has duly authorized the execution and delivery hereof (ii) has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of making the Loan and investing in the Note, (iii) has received and reviewed such financial information concerning the Stormwater Revenues as it has needed in order to fairly evaluate the merits and risks of making the Loan and investing in the Note; and (iv) is purchasing the Note as an investment for its own loan account and not with a current view toward resale to the public.

ARTICLE III

THE NOTE

Section 3.01. Purpose and Use. On the date of this Agreement, the Lender shall make available to the City the Loan in the principal amount of Thirteen Million Seven Hundred and Forty-Five Thousand Dollars ($13,745,000). The proceeds available under the Note and this Agreement shall be used solely to refund the Refunded Bonds and to pay costs of issuing the Note.

Section 3.02. The Note. The Note shall be substantially in the form set forth as Exhibit A to this Agreement. The general terms of the Note shall be as follows:

(a) Amount of Note. The aggregate principal amount of the Note shall be Thirteen Million Seven Hundred Forty-Five Thousand Dollars ($13,745,000).

(b) Interest. The Note shall bear interest at the Note Rate. Interest on the Note shall be computed on the basis of a 360 day year of 12, 30 day months.

(c) Prepayments. The Note shall be subject to prepayment at the option of the City, in whole but not in part on any Payment Date on or after October 1, 2024, from any legally available monies at a prepayment price of 100% of the principal amount to be prepaid, plus accrued interest to the prepayment date. Any prepayment shall be made on such date as shall be specified by the City in a written notice delivered to the Noteholder not less than thirty (30) days

prior to the specified prepayment date. Any prepayment shall be applied first to accrued interest, then to other amounts owed the Lender, and finally to principal.

Interest on the Note is payable on each Payment Date commencing April 1, 2016 as set forth in the Note. Principal on the Note is payable on each October 1 commencing October 1, 2016.

Section 3.03. Adjustments to Note Rate. The Note Rate shall be subject to adjustment as hereinafter described and as provided in the Note.

In the event of a Determination of Taxability, the Note Rate shall be adjusted to cause the yield on the Note to equal what the yield on the Note would have been absent such Determination of Taxability (the "Taxable Rate") effective retroactively to the date on which such Determination of Taxability was made. Within thirty (30) days of a Determination of Taxability, the City agrees to pay to the Noteholder subject to such Determination of Taxability the Additional Amount (as defined herein). "Additional Amount" means (i) the difference between (a) interest on the Note for the period commencing on the date on which the interest on the Note (or portion thereof) loses its "tax-exempt" status and ending on the earlier of the date the Note ceased to be outstanding or such adjustment is no longer applicable to the Note (the "Taxable Period") at a rate equal to the Taxable Rate and (b) the aggregate amount of interest payable on the Note for the Taxable Period under the provisions of the Note without considering the Determination of Taxability, plus (ii) any penalties and interest paid or payable by the Noteholder to the Internal Revenue Service by reason of such Determination of Taxability.

The Noteholder shall promptly notify the City in writing of any adjustments pursuant hereto. Such adjustments shall become effective as of the effective date of the event causing such adjustment. Adjustments pursuant hereto may be retroactive. The Noteholder shall certify to the City in writing the additional amount, if any, due to the Noteholder as a result of an adjustment pursuant hereto. Notwithstanding any provision hereto the contrary, in no event shall the interest rate on the Note exceed the maximum rate permitted by law.

Section 3.04. Conditions Precedent to Issuance of Note. Prior to or simultaneously with the delivery of the Note, there shall be filed with the Lender the following, each in form and substance reasonably acceptable to the Lender:

(a) an opinion of counsel to the City substantially to the effect that (i) the Resolution has been duly adopted and this Agreement, the Escrow Deposit Agreement and the Note have been duly authorized, executed and delivered by the City and each constitutes a valid, binding and enforceable agreement of the City in accordance with their respective terms, except to the extent that the enforceability of the rights and remedies set forth herein may be limited by bankruptcy, insolvency, financial emergency or other laws affecting creditors' rights generally or by usual equity principles; (ii) the City's execution, delivery and performance of this Agreement and the Escrow Deposit Agreement and the execution and issuance of the Note are not subject to any authorization, consent, approval or review of any governmental body, public officer or regulatory authority not heretofore obtained or effected; (iii) the execution and delivery of the Note has been duly and validly authorized by the City and the Note has been duly executed; (iv) the City (A) is a municipal corporation duly organized and validly existing under the laws of the

State of Florida, and (B) has power and authority to adopt the Resolution, to execute and deliver this Agreement, the Escrow Deposit Agreement and the Note and to consummate the transactions contemplated by such instruments; (v) the execution, delivery and performance of the Note, this Agreement and the Escrow Deposit Agreement and compliance with the terms thereof and hereof, under the circumstances contemplated hereby, do not and will not in any material respect conflict with, or constitute on the part of the City a breach or default under, any indenture, mortgage, deed of trust, agreement or other instrument to which the City or to which its properties are subject or conflict with, violate or result in a breach of any existing law, administrative rule or regulation, judgment, court order or consent decree to which the City or its properties are subject; (vi) there is no claim, action, suit, proceeding, inquiry, investigation, litigation or other proceeding, at law or in equity, pending or, to the best of such counsel's knowledge, threatened in any court or other tribunal, state or federal (A) restraining or enjoining, or seeking to restrain or enjoin, the issuance, sale, execution or delivery of the Note, (B) in any way questioning or affecting the validity or enforceability of any provision of this Agreement, the Escrow Deposit Agreement, the Note, or the Resolution, (C) in any way questioning or affecting the validity of any of the proceedings or authority for the authorization, sale, execution or delivery of the Note, or of any provision made or authorized for the payment thereof, or (D) questioning or affecting the organization or existence of the City or the right of any of its officers to their respective offices; (vii) the City has the legal power to (1) refund the Refunded Bonds and to pay associated costs of issuance, and (2) grant a lien on the Pledged Revenues as described herein and in the Resolution; (viii) all conditions contained in the ordinances and resolutions of the City precedent to the issuance of the Note have been complied with; and (ix) all authorizations, approvals, consents, waivers or other orders of governmental authorities or agencies that are required in connection with the authorization, execution and delivery by the City of the Resolution, the Escrow Deposit Agreement, the Note and this Agreement and all other agreements or documents provided for or contemplated by this Agreement, and the execution, issuance, sale and delivery of the Note have been obtained and are in full force and effect and no additional or further approvals, consents, waivers or authorizations of any governmental or public agency or authority not already obtained or currently able to be obtained are required by law or by the City in the performance by the City of its obligations under the Note, this Agreement, the Resolution or the contracts and agreements provided for therein or contemplated thereby;

(b) an opinion of Bond Counsel (who may rely on opinion of counsel to the City), substantially to such effect that such counsel is of the opinion that: (i) this Loan Agreement constitutes a valid and binding obligation of the City enforceable upon the City in accordance with its terms; (ii) the Note is a valid and binding special obligation of the City enforceable in accordance with its terms, payable solely from the sources provided for therein and in this Loan Agreement; (iii) assuming compliance by the City with certain covenants relating to requirements contained in the Code, interest on the Note is excluded from gross income for purposes of federal income taxation; and (iv) the Note is exempt from registration under the Securities Act of 1933, as amended, and the Resolution and this Agreement are exempt from qualification under the Trust Indenture Act of 1939, as amended;

(c) a copy of a completed and executed Form 8038-G to be filed with the Internal Revenue Service by the City;

(d) the original executed Resolution, Note, Agreement and Escrow Deposit Agreement;

(e) evidence of the payment in full or defeasance of the Refunded Bonds, in form and substance satisfactory to the Lender; and

(f) such other documents as the Lender reasonably may request.

When the documents and items mentioned in clauses (a) through (f), inclusive, of this Section shall have been filed with the Lender, and when the Note shall have been executed as required by this Agreement, and all conditions of the Resolution have been met, the City shall deliver the Note to or upon the order of the Lender upon receipt of the purchase price therefor. Payment of the purchase price of the Note by the Lender shall be conclusive evidence that all conditions pursuant to the delivery of the Note have been met.

Section 3.05. Registration of Transfer; Assignment of Rights of Lender. The City shall keep at the office of the City Clerk in the City's records the registration of the Note and the registration of transfers of the Note as provided in this Agreement. The transfer of the Note may be registered only upon the books kept for the registration of the Note and registration of transfer thereof upon surrender thereof to the City together with an assignment duly executed by the Holder or its attorney or legal representative in the form of the assignment set forth on the form of the Note attached as Exhibit A to this Agreement. The Holder shall have the right at any time to assign, transfer or convey the Note or any interest therein or portion thereof, but no such assignment, transfer or conveyance shall be effective as against the City unless and until the Holder has delivered to the City written notice thereof that discloses the name and address of the assignee and such assignment, transfer or conveyance shall be made only to (i) an affiliate of the Holder or (ii) banks, insurance companies or other financial institutions or their affiliates. No such transfer limit shall limit the right of the Holder to sell or assign participation interests in the Note to one or more entities listed in (i) or (ii). In the case of any such registration of transfer, the City shall execute and deliver in exchange for the Note a new Note registered in the name of the transferee. In all cases in which the Note shall be transferred hereunder, the City shall execute and deliver at the earliest practicable time a new Note in accordance with the provisions of this Agreement. The City may make a charge for every such registration of transfer of a Note sufficient to reimburse it for any tax or other governmental charges required to be paid with respect to such registration of transfer, but no other charge shall be made for registering the transfer hereinabove granted. The Note shall be issued in fully registered form and shall be payable in any lawful coin or currency of the United States.

The registration of transfer of the Note on the registration books of the City shall be deemed to effect a transfer of the rights and obligations of the Lender under this Agreement to the transferee. Thereafter, such transferee shall be deemed to be the Lender under this Agreement and shall be bound by all provisions of this Agreement that are binding upon the Lender. The City and the transferor shall execute and record such instruments and take such other actions as the City and such transferee may reasonably request in order to confirm that such transferee has succeeded to the capacity of Lender under this Agreement and the Note.

In the event any Note is mutilated, lost, stolen, or destroyed, the City shall execute a new Note of like date and denomination as that mutilated, lost, stolen or destroyed, provided that, in the case of any mutilated Note, such mutilated Note shall first be surrendered to the City, and in the case of any lost, stolen, or destroyed Note, there first shall be furnished to the City evidence of such loss, theft or destruction together with an indemnity satisfactory to it.

Section 3.06. Ownership of the Note. The person in whose name the Note is registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the Note shall be made only to the Holder thereof or such Holder's legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon the Note, and interest thereon, to the extent of the sum or sums so paid.

Section 3.07. Use of Proceeds of Note Permitted Under Applicable Law. The City represents, warrants and covenants that the proceeds of the Note will be used solely to refund the Refunded Bonds and pay costs of issuance of the Note, and that such use is permitted by the Act and other applicable law.

Section 3.08. Authentication. Until the Note shall have endorsed thereon a certificate of authentication substantially in the form set forth in Exhibit A, duly executed by the manual signature of the registrar as authenticating agent, it shall not be entitled to any benefit or security under this Agreement. The Note shall not be valid or obligatory for any purpose unless and until such certificate of authentication shall have been duly adopted by the registrar, and such certificate of the registrar upon the Note shall be conclusive evidence that such Note has been duly authenticated and delivered under this Agreement.

ARTICLE IV

COVENANTS OF THE CITY

Section 4.01. Performance of Covenants. The City covenants that it will perform faithfully at all times its covenants, undertakings and agreements contained in this Agreement and the Note or in any proceedings of the City relating to the Loan.

Section 4.02. Payment of Note.

(a) The City does hereby irrevocably pledge the Pledged Revenues as security for the repayment of the Note.

(b) The Note will be a special obligation of the City secured solely by the Pledged Revenues and the City hereby covenants to apply Pledge Revenues to pay Debt Service when due. The Note will not constitute a general debt, liability or obligation of the City or the State of Florida or any political subdivision thereof within the meaning of any constitutional or statutory limitation. Neither the faith and credit nor the taxing power of the City or of the State of Florida or any political subdivision thereof is pledged to the payment of the principal of or interest on the Note and the Noteholder shall never have the right to compel any exercise of any ad valorem taxing power of the City or of the State of Florida or any political subdivision thereof, or the use of any ad valorem tax revenues directly or indirectly to enforce such payment. The Note shall not constitute a lien upon any property of the City except upon the Pledged Revenues.

Section 4.03. Tax Covenant. The City covenants to the Holders of the Note that the City will not make any use of the proceeds of the Note at any time during the term of the Note which would cause the Note to be an "arbitrage bond" within the meaning of the Code. The City further covenants to comply with the requirements of the Code and any valid and applicable rules and regulations promulgated thereunder necessary to insure the exclusion of interest on the Note from the gross income of the Holders thereof for purposes of federal income taxation.

Section 4.04. Future Debt Payable From Stormwater Revenues. The City covenants that it will not issue any debt subsequent to the issuance of the Note payable on the parity with the Note from Stormwater Revenues ("Parity Debt") unless:

(1) There shall have been obtained and filed with the City a certificate of an independent certified public accountant stating; (a) that the books and records of the City relative to the Stormwater Revenues have been reviewed by him; (b) the amount of the Stormwater Revenues derived for any consecutive twelve (12) months out of the preceding twenty-four (24) months preceding the date of issuance of the proposed Parity Debt adjusted as provided below shall be at least equal to one hundred percent twenty (120%) of the Maximum Bond Service Requirement becoming due in any Bond Year thereafter on the Note and any Parity Debt, then outstanding and on the Parity Debt with respect to which such certificate is made.

(2) The Stormwater Revenues certified pursuant to paragraph 1(b) in this Section may be adjusted for purposes of Section by including: (a) one hundred percent (100%) of the additional Stormwater Revenues which in the opinion of the Qualified Independent Consultant would have been derived by the City from rate increases adopted before the Parity Debt is issued, if such rate increases had been implemented before the commencement of the Bond Year in which the Parity Debt will be issued and (b) one hundred percent (100%) of the additional Stormwater Revenues estimated by the Qualified Independent Consultant to be derived during the first full twelve (12) month period after the facilities of the System are extended, enlarged, improved or added to with the proceeds of the Parity Debt with respect to which such certificate is made.

(3) The City shall not be in default in the carrying out of any of the obligations assumed under this Agreement and no Event of Default shall have occurred under this Agreement and shall be continuing, and all payments required by this Agreement to be made shall have been made to the full extent required.

The City need not comply with the provisions of paragraph 1 of this Section if and to the extent the debt to be issued is refunding debt and if the Issuer shall cause to be delivered a certificate of the City Director of Finance setting forth the annual debt service (i) for the debt then Outstanding and (ii) for all debt to be immediately Outstanding thereafter and stating that annual debt service in any particular year pursuant to (ii) above is not greater than annual debt service in the corresponding year set forth pursuant to (i) above.

Section 4.05. Rate Covenant. The City will fix, establish, revise from time to time whenever the necessary, maintain and collect always such fees, rates, rentals and other charges for the use of the products, services and facilities of the System which will always provide

Stormwater Revenues in each Fiscal Year at least equal to one hundred twenty percent (120%) of the Bond Service Requirement becoming due in such year on the Note and any Parity Debt.

Section 4.06. Enforcement of Collections. The City will diligently enforce and collect the rates, fees and other charges for the services and facilities of the System and will take all steps, actions and proceedings for the enforcement and collection of such rates, charges and fees as shall become delinquent to the full extent permitted or authorized by law; and will maintain accurate records with respect thereof.

Section 4.07. Books and Accounts; Audit. The City shall keep proper books, records and accounts, separate and apart from all other records and accounts, showing correct and complete entries of all transactions of the System, and the Holder of the Note or any duly authorized agent or agents of such Holder shall have the right at any and all reasonable times to inspect such books, records and accounts. The City shall, within two hundred seventy (270) days following the close of each Fiscal Year of the City cause an audit of the Stormwater Revenues to be made by an independent firm or certified accountants.

ARTICLE V

EVENTS OF DEFAULT AND REMEDIES

Section 5.01. Events of Default. Each of the following is hereby declared an "Event of Default:"

(a) payment of the principal of the Note shall not be made when the same shall become due and payable; or

(b) payment of any installment of interest on the Note shall not be made when the same shall become due and payable; or

(c) the City shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Note or in this Agreement and such default shall continue for thirty (30) days after written notice shall have been given to the City by the Noteholder specifying such default and requiring the same to be remedied; provided, however, that if, in the reasonable judgment of the Noteholder, the City shall proceed to take such curative action which, if begun and prosecuted with due diligence, cannot be completed within a period of thirty (30) days, then such period shall be increased to such extent as shall be necessary, in the reasonable judgment of the Holder, to enable the City to diligently complete such curative action; or

(d) any representation or warranty of the City contained in this Agreement or in any certificate or other closing document executed and delivered by the City in connection with the closing of the Loan shall prove to have been untrue in any material respect when executed and delivered, thereby adversely impairing the security for the Note; or

(e) any proceedings are instituted with the consent or acquiescence of the City, for the purpose of effecting a compromise between the City and its creditors or for the purpose of

adjusting the claims of such creditors, pursuant to any federal or state statute now or hereinafter enacted; or

(f) the City admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors, declares a financial emergency or consents to the appointment of a receiver or trustee for itself or shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof; or

(g) the City is adjudged insolvent by a court of competent jurisdiction or is adjudged bankrupt on a petition of bankruptcy filed against the City, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the City, a receiver or trustee of the City or of the whole or any part of its property and any of the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within 60 days from the date of entry thereof; or

(h) if, under the provisions of any law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the City or of the whole or any substantial part of its property and such custody or control shall not be terminated within 90 days from the date of assumption of such custody or control.

Section 5.02. Exercise of Remedies. Upon the occurrence and during the continuance of an Event of Default, the Note shall bear interest at the Default Rate and all payments made on the Note during any such period shall be applied first to interest and then to principal. Acceleration of the payments due on the Note and any other payments due hereunder shall not be a remedy. Upon the occurrence and during the continuance of an Event of Default, the Noteholder may proceed to protect and enforce its rights under the laws of the State of Florida or under this Agreement by such suits, actions or special proceedings in equity or at law, or by proceedings in the office of any board or officer having jurisdiction, either for the specific performance of any covenant or agreement contained herein or in aid or execution of any power herein granted or for the enforcement of any proper legal or equitable remedy, as the Noteholder shall deem most effective to protect and enforce such rights. Without limiting the generality of the foregoing, the Noteholder shall have the right to bring a mandamus action to require the City to perform its obligations under this Agreement, provided, the Holder shall never have the right to compel the exercise of the ad valorem taxing power of the City or the taxation in any form of any property to pay the Note or the interest thereon.

In the enforcement of any remedy under this Agreement, to the extent permitted by law, a Noteholder shall be entitled to sue for, enforce payment of and receive any and all amounts then or during any default becoming due from the City for principal, interest or otherwise under any of the provisions of this Agreement or of the Note then unpaid, at the Default Rate, together with any and all costs and expenses of collection and of all proceedings hereunder and under the Note (including, without limitation, reasonable legal fees in all proceedings, including administrative, appellate and bankruptcy proceedings), but payable from only the Pledged Revenues, without prejudice to any other right or remedy of the Noteholder, and to recover and enforce any judgment or decree against the City, but solely as provided herein and in the Note.

Section 5.03. Remedies Not Exclusive. No remedy herein conferred upon or reserved to a Noteholder is intended to be exclusive of any other remedy or remedies herein provided, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder.

Section 5.04. Waivers, Etc. No delay or omission of a Noteholder to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or any acquiescence therein; and every power and remedy given by this Agreement to a Noteholder may be exercised from time to time and as often as may be deemed expedient.

A Noteholder may waive any default which in its opinion shall have been remedied before the entry of final judgment or decree in any suit, action or proceeding instituted by it under the provisions of this Agreement or before the completion of the enforcement of any other remedy under this Agreement, but no such waiver shall be effective unless in writing and no such waiver shall extend to or affect any other existing or any subsequent default or defaults or impair any rights or remedies consequent thereon.

ARTICLE VI

MISCELLANEOUS PROVISIONS

Section 6.01. Covenants of City, Etc.; Successors. All of the covenants, stipulations, obligations and agreements contained in this Agreement shall be deemed to be covenants, stipulations, obligations and agreements of the City to the full extent authorized or permitted by law, and all such covenants, stipulations, obligations and agreements shall be binding upon the successor or successors thereof from time to time, and upon any officer, board, commission, authority, agency or instrumentality to whom or to which any power or duty affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law.

Section 6.02. Term of Agreement. This Agreement shall be in full force and effect from the date hereof until the Note and all other sums payable to the Holder hereunder have been paid in full.

Section 6.03. Amendments and Supplements. This Agreement may be amended or supplemented from time to time only by a writing duly executed by each of the City and the Noteholder.

Section 6.04. Notices. Any notice, demand, direction, request or other instrument authorized or required by this Agreement to be given to or filed with the City or the Lender, shall be deemed to have been sufficiently given or filed for all purposes of this Agreement if and when sent by certified mail, return receipt requested:

(a) As to the City:

City of Fort Pierce, Florida
100 North U.S. 1

Fort Pierce, FL 34950
Attention: City Manager

With a copy to:

Office of the City Attorney
100 North U.S. 1
Fort Pierce, FL 34950

(b) As to the Lender:

Capital One Public Funding, LLC
275 Broadhollow Road
Melville, NY 11747
Attention: President

or at such other address as shall be furnished in writing by any such party to the other, and shall be deemed to have been given as of the date so delivered or deposited in the United States mail.

Either party may, by notice sent to the other, designate a different or additional address to which notices under this Agreement are to be sent.

Section 6.05. Benefits Exclusive. Except as herein otherwise provided, nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm or corporation, other than the City and the Noteholder, any right, remedy or claim, legal or equitable, under or by reason of this Agreement or any provision hereof, this Agreement and all its provisions being intended to be and being for the sole and exclusive benefit of the City and the Noteholder.

Section 6.06. Severability. In case any one or more of the provisions of this Agreement, any amendment or supplement hereto or of the Note shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Agreement, any amendment or supplement hereto or the Note, but this Agreement, any amendment or supplement hereto and the Note shall be construed and enforced at the time as if such illegal or invalid provisions had not been contained therein, nor shall such illegality or invalidity or any application thereof affect any legal and valid application thereof from time to time. In case any covenant, stipulation, obligation or agreement contained in the Note or in this Agreement shall for any reason be held to be in violation of law, then such covenant, stipulation, obligation, or agreement shall be deemed to be the covenant, stipulation, obligation or agreement of the City to the full extent from time to time permitted by law.

Section 6.07. Payments Due on Saturdays, Sundays and Holidays. In any case where the date of maturity of interest on or principal of the Note or the date fixed for prepayment of the Note shall be other than a Business Day, then payment of such interest or principal shall be made on the next succeeding day on which the Lender is open for business with the same force and effect as if paid on the date of maturity or the date fixed for prepayment, and no interest on any such principal amount shall accrue for the period after such date of maturity or such date fixed for prepayment.

Section 6.08. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement, and, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

Section 6.09. Applicable Law. This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State of Florida.

Section 6.10. No Personal Liability. Notwithstanding anything to the contrary contained herein or in the Note, or in any other instrument or document executed by or on behalf of the City in connection herewith, no stipulation, covenant, agreement or obligation of any present or future member of the City Commission, officer, employee or agent of the City, officer, employee or agent of a successor to the City, in any such person's individual capacity, and no such person, in his or her individual capacity, shall be liable personally for any breach or non-observance of or for any failure to perform, fulfill or comply with any such stipulations, covenants, agreements or obligations, nor shall any recourse be had for the payment of the principal of or interest on the Note or for any claim based thereon or on any such stipulation, covenant, agreement or obligation, against any such person, in his or her individual capacity, either directly or through the City or any successor to the City, under any rule or law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise and all such liability of any such person, in his or her individual capacity, is hereby expressly waived and released.

Section 6.11. Arbitration. IN THE EVENT ANY DISPUTE SHOULD ARISE UNDER THIS AGREEMENT OR ANY OTHER ASPECT OF THE TRANSACTION REFLECTED IN THIS AGREEMENT BETWEEN THE HOLDER AND THE CITY, WHETHER OR NOT SPECIFICALLY RELATING TO THIS AGREEMENT, SAID DISPUTE WILL BE RESOLVED THROUGH BINDING ARBITRATION IN ST. LUCIE COUNTY, FLORIDA, IN ACCORDANCE WITH THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION.

Section 6.12. Incorporation by Reference. All of the terms and obligations of the Resolution and the Exhibit hereto are hereby incorporated herein by reference as if all of the foregoing were fully set forth in this Agreement. All recitals appearing at the beginning of this Agreement are hereby incorporated herein by reference.

[*SIGNATURES ON FOLLOWING PAGE*]

[*Signature Page for LOAN AGREEMENT*
dated as of February 17, 2016 between
the City of Fort Pierce, Florida and Capital One Public Funding, LLC]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first set forth herein.

CITY OF FORT PIERCE, FLORIDA

[SEAL]

By:_____
Mayor

ATTEST:

_____
City Clerk

Approved As To Form and Correctness:

CAPITAL ONE PUBLIC FUNDING, LLC

_____
City Attorney

By:_____
Title: Vice President

EXHIBIT A

FORM OF NOTE

CITY OF FORT PIERCE, FLORIDA
STORMWATER REVENUE REFUNDING NOTE,
SERIES 2016

Principal Sum	Maturity Date	Note Rate	Date of Issuance
$13,745,000	October 1, 2030	2.90%	February 17, 2016

The CITY OF FORT PIERCE, FLORIDA (the "City"), for value received, hereby promises to pay, solely from the sources described in the within mentioned Agreement, to the order of CAPITAL ONE PUBLIC FUNDING, LLC, a New York limited liability company or its assigns (the "Holder"), at 275 Broadhollow Road, Melville, NY 11747, Attention: President or at such other place as the Holder may from time to time designate in writing, the Principal Sum stated above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof on the dates all as set forth on **Schedule I** attached hereto, commencing on April 1, 2016, until payment of said principal sum has been made or provided for, at the Note Rate shown above calculated on the basis of a 360-day year of 12, 30-day months. Payments due hereunder shall be payable in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts, which payments shall be made to the Holder hereof by check mailed to the Holder at the address designated in writing by the Holder for purposes of payment or by bank wire or bank transfer as the Holder may specify in writing to the City or otherwise as the City and the Holder may agree.

The Note Rate may be adjusted in accordance with Sections 3.03 and 5.02 of that certain Loan Agreement by and between the Holder and the City, dated as of February 17, 2016 (the "Agreement"). Such adjustments may be retroactive.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

This Note may be prepaid by the City in whole, but not in part, on any Payment Date on or after October 1, 2024, as provided in the Agreement from any legally available monies at a prepayment price of 100% of the principal amount to be prepaid, plus accrued interest to the prepayment date. Prepayment shall be made on such date as shall be specified by the City in a written notice delivered to the Holder not less than thirty (30) days prior to the specified prepayment date. Any prepayments shall be applied as provided in Section 3.02(c) of the Agreement.

This Note is authorized to be issued in the original principal amount under the authority of and in full compliance with the Constitution and statutes of the State of Florida, including, particularly, Chapter 166, Florida Statutes and other applicable provisions of Florida law and the

City's Resolution No. 16R-__ duly adopted on February 16, 2016 (the "Resolution"), and is subject to all terms and conditions of the Agreement and the Resolution.

Notwithstanding any provision in this Note to the contrary, in no event shall the interest contracted for, charged or received in connection with this Note (including any other costs or considerations that constitute interest under the laws of the State of Florida which are contracted for, charged or received) exceed the maximum rate of nonsurious interest allowed under the State of Florida as presently in effect and to the extent an increase is allowable by such laws, but in no event shall any amount ever be paid or payable by the City greater than the amount contracted for herein. This Note may be transferred only as provided in the Agreement.

The Holder of this Note shall have the right at any time to assign, transfer or convey the Note or any interest therein or portion thereof, but no such assignment, transfer or conveyance shall be effective as against the City unless and until the Holder has delivered to the City written notice thereof that discloses the name and address of the assignee and such assignment, transfer or conveyance shall be made only to (i) an affiliate of the Holder or (ii) banks, insurance companies or similar financial institutions or their affiliates.

THIS NOTE, WHEN DELIVERED BY THE CITY PURSUANT TO THE TERMS OF THE AGREEMENT AND THE RESOLUTION, SHALL NOT BE OR CONSTITUTE AN INDEBTEDNESS OF THE CITY OR THE STATE OF FLORIDA, WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR CHARTER LIMITATIONS OF INDEBTEDNESS, BUT SHALL BE PAYABLE SOLELY FROM THE PLEDGED REVENUES, AS PROVIDED IN THE AGREEMENT AND THE RESOLUTION. THE HOLDER SHALL NEVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE CITY, OR TAXATION IN ANY FORM OF ANY PROPERTY TO PAY THIS NOTE OR THE INTEREST THEREON.

The City hereby waives presentment, demand, protest and notice of dishonor. This Note is governed and controlled by the Agreement and reference is hereby made thereto regarding interest rate adjustments, acceleration, and other matters.

[*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*]

IN WITNESS WHEREOF, the City has caused this Note to be signed by its Mayor, either manually or with facsimile signature, and the seal of the City to be affixed hereto or imprinted or reproduced hereon, and attested by City Clerk of the City, either manually or with facsimile signature, and this Note is to be dated the Date of Issuance set forth above.

CITY OF FORT PIERCE, FLORIDA

[SEAL]

By: _____
Mayor

ATTEST:

By: _____
City Clerk

FORM OF CERTIFICATE OF AUTHENTICATION

Date of Authentication:

This Note is being delivered pursuant to the within mentioned Agreement.

CITY OF FORT PIERCE, FLORIDA,
as Registrar

By: _____
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto _____ (please print or typewrite name, address and tax identification number of assignee) _____ the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ Attorney to transfer the within Note on the books kept for registration thereof, with full power of substitution in the premises.

Name of Noteholder:_____

By:_____

SCHEDULE I

DATE	PRINCIPAL
October 1, 2016	$ 950,000
October 1, 2017	825,000
October 1, 2018	855,000
October 1, 2019	875,000
October 1, 2020	900,000
October 1, 2021	920,000
October 1, 2022	950,000
October 1, 2023	980,000
October 1, 2024	1,000,000
October 1, 2025	1,035,000
October 1, 2026	1,070,000
October 1, 2027	1,095,000
October 1, 2028	740,000
October 1, 2029	760,000
October 1, 2030	780,000

City Commission Regular Meeting **Agenda Item # 12. b.**

Meeting Date: 02/16/2016

Re: Planning Board Applications

SUBJECT:

Submittal of applications for City Planning Board.

SUMMARY:

Currently, 6 regular members and 1 alternate member have terms expiring on February 29, 2016. Additionally, there is an alternate vacancy following a resignation.

All regular and alternate members have submitted an application seeking reappointment. Four new indiviudals have submitted applications for consideration as well.

Attendance records are attached for your review.

RECOMMENDATION:

Vote for a total of 8 individuals to fill the seats.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Rebecca Grohall, Planning Manager

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact

Attachments

Baker

Bernetti

Broderick

Burdge

Creyaufmiller

Cummings
Dahan
Flynn
McKee
Paul
Weaver
Attendance

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2016 02:37 PM

Form Started By: Linda Cox
Started On: 02/02/2016 02:32 PM
Final Approval Date: 02/10/2016

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: PLANNING BOARD

Name: MARCIA BAKER	Phone: 772-465-3718
Home Address: 1753 SEAWAY DR. FT PIERCE 34949	How long at this address? 27 YEARS
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: INSURANCE AGENT	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No If yes, state the business and location: RAINS INSURANCE 204 N. 2nd St FT PIERCE	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☑ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): WAS LICENSED RE BROKER & APPRAISER - 1958 - 1988 TITLE INSPECTOR, LAND DEVELOPER 1965 - 1982	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Email Address: MS.MARCIABAKER@ATT.NET
Date: 1/13/2016	Applicant's Signature Marcia Baker

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: PLANNING BOARD

Name: AL BERARDI	Phone: 772-519-0482
Home Address: 177 BAYSHORE DR. #202 FT. PIERCE 34949	How long at this address? 17 YEARS
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: REAL ESTATE BROKER	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: MC CURDY & CO.	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☒ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): CREATED & OWNED MAGIC HOMES AND DEVELOPMENT IN OSCEOLA COUNTY FROM 1987 TO 2005	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: CODE BOARD	
Have you ever been convicted of a crime? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: KORI BENTON	Email Address: CAPTAL BERARDI@gmail.com
Date: 9/23/15	Applicant's Signature AL Berardi

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board

Name: Michael Broderick	Phone: 561-719-3356
Home Address: 1127 Granada St. Ft. Pierce	How long at this address? 13 years

Are you a citizen of the United States? ☐ Yes ☐ No

Occupation: Commercial real estate leasing, management, construction management

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No

If yes, list the address and nature of said business:

Trident Properties Management 1221 Delaware Ave. Ft. Pierce. Commercial real estate leasing, property management and construction project management

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No

If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No

Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other:

Describe your education, background, training and knowledge in the above area(s):

Licensed real estate broker, licensed property manager. I have been involved in all phases of the commercial real estate industry for over 30 years inclusive of leasing, property management, construction project management, development services.

Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No

If yes, please specify:

Historical Preservation Board

Have you ever been convicted of a crime? ☐ Yes ■ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: N/A Email Address: tridentproperty@bellsouth.net

Date: 1/29/16 Applicant's Signature

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name:	Phone:
Home Address:	How long at this address?
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☐ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Email Address:
Date:	Applicant's Signature

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Planning Board

Name of Board or Boards for which you are applying: _____

Name: Frank A.J. Creyaufmiller	Phone: 919-345-8080
Home Address: 4320 Gator Trace Circle Fort Pierce 34982	How long at this address? Jan 2012
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Retired - Independent Business Owner	
Do you own a business that operates within the City of Fort Pierce? ○ Yes ● No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ○ Yes ● No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ○ Yes ● No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ○ Yes ○ No Engineering: ● Yes ○ No Real Estate Brokering: ○ Yes ○ No Contracting: ● Yes ○ No Land Development: ○ Yes ○ No Other: Describe your education, background, training and knowledge in the above area(s): I have been a member of many business related boards and two of the Homeowners boards of Gator Trace	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Mr. Ed Cox	Email Address:
Date: October 28, 2015	Applicant's Signature Charles A.J. Creyaufmiller

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: City Planning Board

Name: Eloise Cummings	Phone: 772-801-5521
Home Address: 1320 Bayshore Drive	How long at this address? 15 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Realtor / Operations Assistant at HCB	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: ABC Realty 946 Seaway Drive Ste A Fort Pierce FL 34949 Harbor Community Bank 2222 Colonial Road Ste 201 Fort Pierce FL 34950	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): Real Estate Agent.	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Planning Board	
Have you ever been convicted of a crime? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Jack Cahill	Email Address: eloisefp@gmail.com
Date: 1/13/16	Applicant's Signature [signature]

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board

Name: Michel Dahan	Phone: 772-812-9600
Home Address: 1809 Eucalyptus Av	How long at this address? 2

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Realtor

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No
If yes, state the business and location: Realtor for Coldwell Banker

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☑ Yes ☐ No
Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other:
Describe your education, background, training and knowledge in the above area(s):

I am a Realtor

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify: Planning Board & Civil Service Appeals

Have you ever been convicted of a crime? ☑ Yes ☐ No
If yes, what was the nature of the crime(s) you were convicted of:
Possession

Referred by: Email Address: Michel_Dahan@yahoo.com

Date: 01/15/2015 Applicant's Signature Michel Dahan

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ALSO INTERESTED IN CONST. BOARD OF ADJ & APPEALS
~~BOARD~~ BOARD OF ADJUSTMENTS
PLANNING BOARD

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: CODE ENFORCEMENT/

Name: JAMES (Jim) FLYNN	Phone: 813-777-0021
Home Address: 1906 S. OCEAN DR FT. PIERCE, FL.	How long at this address? 14 months
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: RETIRED	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☒ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): BS in Building Construction from Northeast Louisiana Univ. 50 yrs in the construction Business	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Email Address: djflimmy101@Gmail.com
Date: 10/12/15	Applicant's Signature [signature]

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WORK HISTORY

James Patrick Flynn

813.645.9505 jpjimmy101@verizon.net

Gresham, Smith and Partners
May 2006-Jan. 2009

Sr. Construction Administrator, manager of field inspection, submittal, RFI, document control for as many as 6 different projects under construction at one time at over 10 hospital facility's in the Florida region of HCA. Lead representative for state inspections during construction and for final approval prior to patient move ins. Equipment coordination for delivery and installation. Final punch list of projects and verification upon completion.

Wal-Mart Stores Inc.
Dec. 1999-April 2006

Construction Manager over new supercenters and projects for the conversion of Division One retail stores to supercenters as well as take-over conversions to clubs for the world's largest retailer. Worked projects in a multi state region. Opened 19 stores in '03 in one state.

Moses Engineers
March 1999-Nov.1999

Construction Manager on mechanical and electrical renovation project for the GSA at the Federal Courthouse and Post Office building in Alexandria, LA. The building was built in 1934 and this was the first major HVAC and electrical renovation since the systems were installed.

Gresham, Smith, and Partners
April 1997-January 1999

Construction Administrator, $62M construction cost/$98M move-in, new 246 bed replacement facility with 2 MOB (497,000sq ft total). Florence, SC. Architects on site representative, review and approval of all submittals, approval of monthly pay applications, supervision of site day to day work for compliance with project dwgs. and specs., review of and input in schedule changes and work sequencing, logged /reviewed/answered all RFI's for project which included mechanical, electrical, civil, and architectural issues. $24M construction cost, new 50 bed facility with 1 MOB (125,000sq ft total) Columbia, SC. Reviewed progress on weekly bases, approval of pay applications, review of in-place work for contract compliance, evaluation of field problems, reviewed owner's changes for constructability, cost and schedule.

META and Assoc.
January 1997-April 1997

Contract was canceled, merger between Galen Health and HCA. Meta became outside construction manager.

WORK HISTORY

James Patrick Flynn

813.645.9505 jpjimmy101@verizon.net

Columbia/HCA Corp.
August 1994-January 1997

Aurora Regional Medical Center 250 bed facility over site/facility maintenance and construction Aurora Presbyterian Hospital projects. Additional 200 bed facility acquired in merger, same responsibilities. Developed scope and specifications for all construction projects.

META and Assoc.
May 1993-August 1994

Snellville Hospital $35M construction cost replacement facility, 125 bed facility, Owner's on site representative, Supervision and direction of owner furnished and installed equipment and finishes, approval of pay application, supervision of daily work compliance to contract and guidance for corrective action to make compliant.

Humana Hosp. Corp.
April 1983-May 1993

Lake Charles Women's Hospital80 bed new women's facility, Humana Hospital Kissimmee, St. Petersburg Women's, Lucerne Hospital, Northside Hospital, Sebastian Inlet Hospital, and Daytona Hospital -- central Florida projects ranged from generator/switch gear replacement to 3 story cast-in-place addition, major renovations, change of services, new equipment, ER updates, etc.
Richland General Hospital MRI and Linear Accelerator addition to existing facility.
Aurora Medical Center Major ER/Surgery addition/renovations

S and B Engineers
December 1980-April 1983

Gulf Refinery Plastic Pellets, storage and distribution addition

Parsons-Gilbane
March 1979-December 1980

Two oil storage sites in south-west Louisiana

J. A. Jones Construction Co.
January 1978-March 1979

Taft Nuclear facility

Union Carbide Corp.
April 1976-January 1978

Chemical Refinery addition

H B Zachary Construction
January 1975-April 1976

Union Carbide chemical refinery

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: __Alternate on Planning_____

Name: Dianne S. McKee	Phone: 772-882-9326/ 540-847-4778
Home Address: 801 S. Ocean Dr. #306 Fort Pierce, Fl 34949	How long at this address? 2.5 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired from health care management	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Contracts and Purchasing, business management

Describe your education, background, training and knowledge in the above area(s):

RRT with BS in Health Care Administration. Worked for 31 years for same health care organization, Mary Washington Healthcare. Responsibilities included lean management and partnering, build out of programs and departments, contracts, annual budget, HR, and project management. Responsible for four departments at three separate locations and up to 80 FTE's. Elected to National GPO (group purchasing organization) Novation for 3 year term. Worked with Cardinal Health on design of respiratory equipment for 2 year term. Named to J Sargeant Reynolds Community College Advisory Boards for both Respiratory and Sleep/Neuro

Board for total of seven years. Designed and implemented Intern training programs for Registered Respiratory Therapy and Polysomnography.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Ronald Farmer	Email Address: Soccermomshadow4@yahoo.com
Date: 10/28/15	Applicant's Signature: signed electronically by Dianne Sawyer McKee

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board

Name: Brian Paul	Phone: 772.519.0464
Home Address: 8 Harbour Isle E PH06	How long at this address? 5 years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Local Business Owner

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No

If yes, list the address and nature of said business:

Pelican Seafood Company. 735 N US Highway 1, Fort Pierce FL, 34950. Fish Market
The Inlet Grill and Beachfront Inn. 110 South Ocean Drive, Fort Pierce FL, 34949. Hotel and Restaurant

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No

If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Architecture: ■ Yes ☐ No Engineering: ☐ Yes ■ No Real Estate Brokering: ■ Yes ☐ No

Contracting: ■ Yes ☐ No Land Development: ■ Yes ☐ No Other:

Describe your education, background, training and knowledge in the above area(s):

B.A. Business Administration. 100 USCG Merchant Mariners Masters License. I have knowledge of opening businsesses in Fort Pierce, including working with the Building Department, Planning Department, and many other departments within The City.

Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No

If yes, please specify:

City of Fort Pierce Planning Board

Have you ever been convicted of a crime? ☐ Yes ■ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Ed Becht	Email Address: Brian@hutchisland.com
Date: 1/1/2016	Applicant's Signature Brian R. Paul

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board

Name: Steven Weaver	Phone: 772 344 7100
Home Address: 607 Malabar Avenue	How long at this address? 1 year

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Builder, Realtor, Development Consultant

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No
If yes, list the address and nature of said business:
101A Seaway Drive

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No
If yes, state the business and location:
RealTime Property Development Services, Inc 101 Seaway Drive
Coldwell Banker Real Estate 411 S. US 1

Do you have special training or knowledge in the area of:
Architecture: ■ Yes ☐ No Engineering: ■ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No
Contracting: ■ Yes ☐ No Land Development: ■ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):
Extensive Background as Builder, Realtor, Development Consultant, Familiar with all aspects of Architecture and Engineering

Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No
If yes, please specify:
Planning Board

Have you ever been convicted of a crime? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Commisioner Alexander Email Address: reaaltimefla@aol.com

Date: 1/17/16 Applicant's Signature [signature]

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Planning Board Attendance

January 2015 - January 2016

Board Member	Present	Excused Absence	Unexcused Absence	Total Meetings
BURDGE, BOB	14			14
CUMINGS, ELOISE	12	2		14
POITIER, ROBERT	12	2		14
GEORGE, JOHN	11	3		14
BAKER, MARCIA	14			14
O'CONNELL, TIM	14			14
PAUL, BRIAN	12	1	1	14
DAHAN, MIKE	14			14
WEAVER, STEVE	14			14
HAYEK, CHARLIE (Appt.2/17/15)	12			12
CREYAUFMILLER, FRANK (Appt.12/7/15)	3			3
KLEVERS, ERICA (Resigned 9/2015)	6	2		8
MUJICA, EDUARDO (Resigned 2/2015)	11	3		14

City Commission Regular Meeting **Agenda Item # 14. a.**

Meeting Date: 02/16/2016

Re: City Manager's Activity Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

City Manager's Departmental Activity Report

Attachments

City Manager's Activity Report

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2016 04:53 PM
City Manager	Nick Mimms	02/10/2016 04:53 PM

Form Started By: Jennifer Robinson Started On: 02/04/2016 08:02 AM

Final Approval Date: 02/10/2016

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

TO: The Honorable Mayor and Members of the City Commission
FROM: Nicholas C. Mimms, City Manager
RE: Departmental Activity Report
DATE: February 10, 2016

The information that follows is intended to keep the Commission abreast of the on-going activities, issues, programs and services within the City.

City Manager's Office

- The City Manager held a Conference Agenda meeting on February 8, 2016.
- The City Manager participated in tour and overview of the Treasure Coast Food Bank.
- The City Manager met with the Planning Director to discuss departmental issues.
- The City Manager, City Clerk and Mayor Hudson participated in a tour of the Rocla site.
- The City Manager attended a meeting regarding the development of the Causeway Cove Marina.
- The City Manager attended the Code Enforcement Board meeting on 2/10/16.
- The City Manager, Planning Director and City Engineer met with Trina Angelone regarding a possible partnership with St. Andrews for an elite sports youth academy.

City Clerk's Office

- **Business Tax Receipts –**
  New: 22 Renewals: 16 Transfers: 5

- **Vendor Permits Issued –**
  New: 0 Renewals: 0

- **Contractor Licensing –**
  New: 17 New (Board): 6 Renewals: 11

- **Public Records Requests** (not including Building Department) **–**
  New Requests: 11

- **Animal Registrations –**
  New/Renewals/Impound Fees: 12

- **Enterprise Zone Applications –**
  Sales Tax Refund Applications: 0

- **Vehicle Tags/ Title Applications – 1**

- **Agenda Preparation and Meeting Minutes –**
  1. Fort Pierce City Commission 2/1/2016

- **Special Projects –**
  1. Implementation of BTR scanning program
  2. Continue to work with Code Enforcement to verify closed businesses not renewing their BTRs
  3. Review and scan into Opti-View all city contracts
  4. Developing database for all city vehicles to include titles and registration information
  5. Indexing and scanning all agreements with St. Lucie County
  6. Review, scan and file FPRA minutes and resolutions
  7. Research with IT options for public access portals for minutes, resolutions and ordinances.

- **Meetings/Special Events Attended**
  1. 1/22/2016 Deputy City Clerks attended FABTO Meeting in Fellsmere
  2. 1/26 – 1/28/2016 Deputy City Clerk attended Microsoft Access Training
  3. 1/28/2016 City Clerk attended press conference announcing SKA Tournament in Fort Pierce
  4. 2/2/2016 Deputy City Clerk attended Highwaymen Heritage Trail planning meetings
  5. 2/2/2016 City Clerk attended Melody Lane fishing pier ribbon cutting
  6. 2/3/2016 City Clerk attended Lawnwood Breakfast Club meeting
  7. 2/3/2016 City Clerk attended Treasure Coast Council of Local Governments meeting

Human Resources Department

- Conducted training session for Public Works employees that included: Communication – Open Door Policy, Upward Mobility, Career Advancement and Interviews.
- Mediated 5 pre-grievance discussions
- Conducted Civil Service Appeals Board Administrative Session.
- Attended Quarterly Strategic Management Team Retreat
- Posting and advertising jobs
- Coordinate Pre-employment physicals and background checks for new hires.
- Create several Personnel Action forms for new hires and promoted employees, retirees, and terminations
- Distributed monthly Reports to each department such as Accrual Register, Time Sheets and payroll register to all Departments.
- Verified car and clothing allowance along with payroll report.
- Processed February 2016 employee evaluation forms.
- Complete Verification of Employment/Loss of Income forms.
- Create and process retirement package for employees.
- Complete Family Medical Leave package for employee's four (3) employees
- Complete E Verify Reports for five (5) new hires
- Post New and update State, Federal and Local Laws Posters for 2016
- Accept applications for opening positions

Purchasing Department

- Processing and/or completion of Awards to vendors contractors approved by City Commission.
- Meetings
  1. Director of Procurement, City Manager, Human Resources Manager and Risk Manager met regarding departmental reorganization.
  2. Director of Procurement attended the Quarterly Strategic Management Retreat.

Code Enforcement Division

- **Hearings –**
  1. Special Magistrate Ross
     a) 15 regular hearings
        - 4 complied prior to hearing
        - 11 found in violation
     b) 4 fine reduction requests
     c) 1 lien reduction request

- **Code Enforcement –**
  1. Issued 1 written warnings
  2. Issued 0 citations
  3. Initiated 106 new cases
     - 54 general violations
     - 44 lot clearing violations
     - 8 nuisance abatement violations
  4. Conducted 223 follow-up inspections
  5. Closed 102 cases

- **Animal Control –**
  1. Petitioned SLC Court for custody of four dogs seized from a dog fight. Prepared case for court, which was heard on February 3, 2015 and settled
  2. Daily Animal Control activities.

- **Revenue –**
  1. Conducted 20 title / lien searches.

- **Miscellaneous –**
  1. Code Compliance Manager attended the Management Retreat held at the Sunrise Theater.
  2. Code Compliance Manager met with Johnna Morris, Finance Director to draft a proposed budget for the "clean community fee".
  3. Tax signs are being to pop up all over town. We are addressing these on a daily / weekly basis.

Finance Department

- Met with City Manager & Planning Director on funding for parking consultant
- Attended Strategic Management Retreat
- Attended Pension Conference
- Met with API on next module of transparency portal
- Met with Human Resources Manager on pension issues
- Working with auditors to complete year-end audit

Information Technology Department

- Testing FPUA.Net internet service for FPTV27.
- Installed microphone system for 2nd floor conference room (see attached)
- Begin Tightrope broadcast upgrades. **One component was defective out of the box and had to be returned via rma. This has delayed our launch and somewhat interrupted our broadcast abilities. Currently we are limited to the web stream only. Once the replacement device is received, the contractors will return to finalize the upgrade. Training is scheduled for the 22-23 February with a go live day of March 1, 2016.

Planning Department

- **Administrative/Meetings –**
  1. All Staff members conducted 'Planner of the Day' duties on a rotating basis
  2. Planning Board Meeting
  3. Board of Adjustment Meeting

- **Development Review –**
  1. Zoning Atlas Amendment / PD, Development Plan / Preliminary Plat - Village at Midway - 9850 Midway Road
  2. Site Plan & Design Review - Cumberland Farms - 2009 S 35th Street
  3. Conditional Use - The Haven Detox - 4707 Oleander Avenue
  4. Conditional Use - Water's Edge Detox - 912 Avenue I
  5. Site Plan & Design Review - Mariner Cove - 3200 Edwards Road
  6. Planned Development; Zoning Atlas Amendment; Preliminary Plat - Village at Midway - 9850 Midway Road
  7. 2400 Rhode Island Avenue - Conditional Use - Adult Day Care
  8. 5300 S US HWY 1 - Conditional Use - Rico Farms
  9. Causeway Cove - Site Plan & Conditional Use - 601 Seaway Drive - City Commission Report
  10. The Smoke Shop - Waiver of Distance – City Commission Approval
  11. Hartman Road Properties (Hartman & Whiteway Dairy) - Rezoning & FLUMA - City Commission Report
  12. Landmark Oceanside Dwelling Rentals - 1144 & 1156 S Ocean Drive – Planning Board Report
  13. Vacation Rental Text Amendment - Multi-family Districts - Planning Board Report
  14. Treasure Coast Bio-fuel - 1103 N 2nd Street - Submittal

- **Comprehensive Planning, Long Range Planning –**
  1. Voluntary Annexation - 3255 S US Hwy 1

- **Historic Preservation –**
  1. Zoning Atlas Amendment / PD, Development Plan - Indian River Commerce - 401 S Indian River Drive
  2. Conditional Use with New Construction - Indian River Villas - 401 S Indian River Drive
  3. 111 Orange Avenue – Art Display – Historic Preservation Board Staff Report
  4. 317 S 2nd Street – Early Learning Center - Historic Preservation Board Staff Report
  5. 729 S Indian River Drive – Wall - Historic Preservation Board Staff Report
  6. 512 S 10th Street – Fence - Historic Preservation Board Staff Report
  7. 434 N 7th Street – New Shutters – Administrative Certificate Of Appropriateness Issued

- **GIS/Mapping –**
  1. Zoning Map Finalization

- **Program Analyst –**
  1. FEMA
     a) Projects completed and waiting on final close out
     b) Preparing to turn over to other staff
  2. SHIP
     a) Overview of projects and files
     b) Preparing to turn over to other staff

Planning Department contd.

- **Urban Redevelopment Manager –**
  1. Continued work on The Highwaymen Heritage Trail ribbon cutting, art show and festival.
  2. Recruited speakers, created programs and attended Ribbon Cutting for Melody Lane Fishing Pier
  3. Created materials for 2nd SCORE Small Business Workshop
  4. Created PowerPoint and supportive materials for 5-Year Plan public presentations
  5. Wrote press release for Highwaymen art exhibit at City Hall
  6. Transcribed minutes, created agenda and supportive materials for Communitywide Council meeting
  7. Created letter and mailed with confirmations for Highwaymen Guided Trail Tour
  8. Meetings:
     a) Numerous potential applicants for Public Service Grant opportunity
     b) Sword Outreach Ministries - Paint Our Town program
     c) AJ Brown - 2nd Generation Highwaymen artists
     d) Matt Samuel - HIghwaymen Art Exhibit at City Hall
     e) Public Meeting - 5 Year Consolidated Plan / Analysis of Impediments to Fair Housing
     f) City Commission - presentation on SHIP Housing and Wind Retrofit projects

Building Department

- Single Family Home, New Construction - 4416 Belle Grove Drive: Building Permit Application Received
- Single Family Home, New Construction - 4342 Gator Trace Circle: Certificate of Occupancy Issued
- Building Department Investigator
  - 8 cases seen before the Special Magistrate
  - 7 in violation
  - 1 complied

Engineering Department

- **Development Reviews –** Intake of six (6) Building Permit, Site Plan, or Certificate of Occupancy reviews.
- **Traffic Control –** City continues maintenance of all signals. We continue system software upgrades for traffic controllers, video detection cameras and CENTRACs system controller. Beginning to work with FDOT regarding traffic responsive system to be installed on US 1 from Virginia Avenue to Avenue H. Funding for this system to be provided by FDOT with funds becoming available July 2016. We have recently completed rehabilitation of SR 70 and Oleander Avenue along with SR 70 and the western mall entrance. This includes span wire signal wiring and new signal heads. Seaway Drive and US 1 will be the next intersection to receive upgrades.
- **City Marina Reconstruction – Phase II – Docks –** FEMA is working to wrap up the closeout of the 2004 projects. Finishing miscellaneous warranty work.
- **City Marina Dinghy Dock Construction –** Awaiting the executed BIG grant contracts to proceed with the project advertisement. We have been notified that the State will be working on our grant documents at the end of January. RFP anticipated advertisement in February and construction start anticipated March/April 2016. We have received the executed FIND documents for incorporation into the RFP documents.
- **S. 21st Street / Havana Ave. Sidewalk Project –** A 2nd final inspection was conducted on 1-12-16. The final punch list item is the installation of the on specified sign poles in order to comply with FDOT standards. This item is being completed this week. Preparing the FDOT close-out package.
- **Indian Hills Recreation Area - Stormwater Improvements –** Work continues on the pedestrian bridges with sub-structure construction. Path work began from southern most end working north. Contractor currently grading and shaping banks along pathway. Picnic shelters for both phases scheduled to ship March 2016. Fencing at access points completed.
- **Veterans Memorial Park Phase II Stormwater Improvements –** Construction of the stormwater improvements is underway. Contractor is currently constructing the lake and the southern bio-swale. Storm drainage infrastructure is also being constructed on the south side of the project.
- **Melody Lane Fishing Pier –** Pier construction is complete and the ribbon cutting ceremony was conducted on February 2, 2016.
- **H.D. King Power Plant Clean-up –** Cardno continues design work on the seawall replacement along Moore's Creek. Preparing schedule for 2016 work based on schedule of RLF loan documents. Contractor repaired blown down fencing and damaged wind screen around perimeter of site.
- **Lincoln Park Neighborhood Improvements –** Construction complete. The 2nd walk-thru conducted on 2-3-16. An updated punch list is being generated.
- **13th Street and 17th Street Reconstruction –** Paving and drainage plans have been completed for both projects. Contract documents being assembled for 13th Street with anticipation of bidding set for second week of February. FPUA currently working on design plans for water and sewer for 17th Street.

Police Department

- **Staffing –** The police department has eleven (11) vacancies as of this report: Eight (8) sworn officer positions and three (3) civilian positions (Senior Accounting Clerks, Records Supervisor, and System Administrator,).
- **Front Porch Roll Call –** Shift Commanders and Supervisors continue to concentrate their Front Porch Roll Calls in recent crime areas throughout the City. They are conducting anywhere from 20 to 30 of these Front Porch Roll Calls each week.
- **Multi-Agency Task Force –** In response to the recent shooting activity, the police department partnered with our Federal Law Enforcement Agencies to form a Multi-Task Force. The Task Force has been operating for almost a month now, and their efforts are having a positive impact. There has been a noticeable decrease in shooting activity over the past few weeks. A number of significant arrests have been made and several guns have been taken off the streets. But there is still more work to be done.
- **Homeless Initiative –** The police department teamed up with Code Enforcement and the Florida East Coast (FEC) Railway to identify several homeless camps along the FEC property. These properties have been cleared of either their over brush and/or trash, making it less attractive for homeless. Our Patrol Shifts have also identified several homeless camps throughout the city and will work with Public Works to have these camps cleared out as well. We have seen less vagrants and panhandling as a result of these efforts.
- **The First Step –** The attendance by the neighborhood children and community leaders is still strong and active, making a positive impact on our neighborhood boys and girls. Representative Larry Lee, Jr. and Scot Van Duzer will be recognizing those agencies that have participated in the First Step program since its inception at the February 15th City Commission Meeting, which will include the Fort Pierce Police Department, the St. Lucie County Fire District, the St. Lucie County Sheriff's Office, along with several Community Leaders.
- **Updates –**
  1. January 30th, the police department participated in the 5th Annual Jetson Highwaymen Show. Chief Hobley-Burney spent the better part of Saturday at the event promoting the police department and our mission.
  2. February 4th, the police department received delivery of our Segway's. Several officers from each shift received training. Therefore, our citizens should see our Segway's in action within the next few days. The Segway's will be used throughout Downtown and for special events around the entire City.
  3. February 8th, the police department will participate in the Veteran's Medal of Honor Foundation Event, which will be held at Veterans Memorial Park, 2100 SE Veterans Memorial Pkwy, Port St Lucie.

Public Works Department

- **Energy Efficiency & Conservation –** This project is completed. Presentation is tentatively scheduled for March 7, 2016.
- **Parking Garage Elevators –** Staff is currently seeking recommendations/quotes to completely replace the elevators controls. Kone Elevator has been selected to make the repairs and the parts have been ordered. The repairs are scheduled to commence on February 9th.
- **GAC Clean-up –** The PWD management team has begun meeting to plan this years Keep Fort Pierce Beautiful, Great American Clean-up.
- **Multi-Family Single Stream Recycling –** The PWD is excited to implement our Multi-family Single Stream Recycling Program. Our goal is to initiate a rollout of this service during the first quarter of 2016. Our order of Multi-family carts has been placed and we should see them by the end of the year.
- **Citizens Academy –** The PWD is excited to once again participate in the Citizens Academy. Staff has begun brainstorming ideas to make this year's presentation more informative, interactive, and exciting than ever.
- **River Walk Center**

Park Permits	1,000.00
Programming	500.77
River Walk Center	2,049.64
Garden Center	453.05
Special Events	250.00
Maravilla Center	500.00
Historic City Hall	715.73
Youth Activity	800.00
Total	$6,269.19

Marina

- Meeting with potential new business franchise owner of Freedom Boat Operation.
- Working with event organizers for the Marine Trawlers Owner Assoc. Marina Rendezvous, April 5th thru the 7th.

Golf Course

- The 1st Tee Program started on Wednesday, Feb. 3. Eight children were in attendance. Program will run every Wednesday.
- Completed wall-to-wall fertilization of the golf course.
- Met with all staff to discuss customer service initiatives.

Sunrise Theatre

- Over the past weeks, the following performances and activities were presented in the Sunrise & Black Box Theatre: Fort Pierce Jazz and Blues Society and the Sunrise Theatre co-presented Tuesday Night Jazz Jam evenings on January 26 and February 2; Comedy Corner Improv on Saturday, January 23; On The Verge Concert Series "Girls, Guns & Glory – A Tribute to Hank Williams" on February 5. Performances on the Sunrise Theatre main stage included: Air Supply performed to a sold-out crowd on January 17; Street Beat Kidz a School Time Performance on January 19; Paul Anka on January 20; Engelbert Humperdinck on January 22; The Jive Aces – King of the Swingers on January 24; The Bronx Wanderers on January 29; Graham Nash on January 30; Masters of Illusion on February 3; Brass Transit performing the music of "Chicago" on February 4; The National Touring Company of "Buddy: The Buddy Holly Story" on February 5.
- Assistance continues with future rental events and co-presentations with various community groups including, but not limited to: Kyman Entertainment Doo Wop Weekend February 19 & 20; St Anastasia's Passion Play on March 14; Family Meals, Inc. McCartney Mania on April 16; John Carroll High School Graduation on May 20.
- Met with members of the Treasure Coast Film Society on January 21 to discuss hosting the Treasure Coast Film Festival in October.
- City of Fort Pierce Quarterly Management Team Retreat was held at the Sunrise on January 26 from 8:30am – 1:30pm.
- Sunrise Theatre Advisory Board Subcommittee meeting on February 2 to discuss revisions to STAB Resolution No. 07-08.
- Contracts for artists and attractions are being received and executed for the current season and the upcoming 2016/17 season.
- Research on artists, teleconferences with agents discussing artist fees, tour routing and availability for the 2015/16 and 2016/17 season, along with offers, artist confirmations, and contract negotiations are ongoing on a daily basis.
- Information from all departments is collected on a daily basis for the monthly report on the activities of the Sunrise Theatre, which was requested by the City Manager's office, to be delivered on a monthly basis. This report includes the schedule of in-house shows, rentals, attendance, revenue, and expenditures (tech, marketing, etc.).
- Marketing and show sponsorship packages are being put together to solicit for next season. Foundation grant opportunities continue to be researched.
- Budget projections and adjustments for this and next year's fiscal year continue to be reviewed and implemented.