

April 1, 2016



Rebecca Grohall
Planning Director
City of Fort Pierce
City Hall
100 North US 1
Fort Pierce, Florida 34954

Dear Ms. Grohall: The purpose of this letter is to request a one year extension to the Approved Site Plan & Conditional Use for St. Lucie Court Retail/Residential Development. The Site Plan is currently scheduled to expire on June 16, 2016.

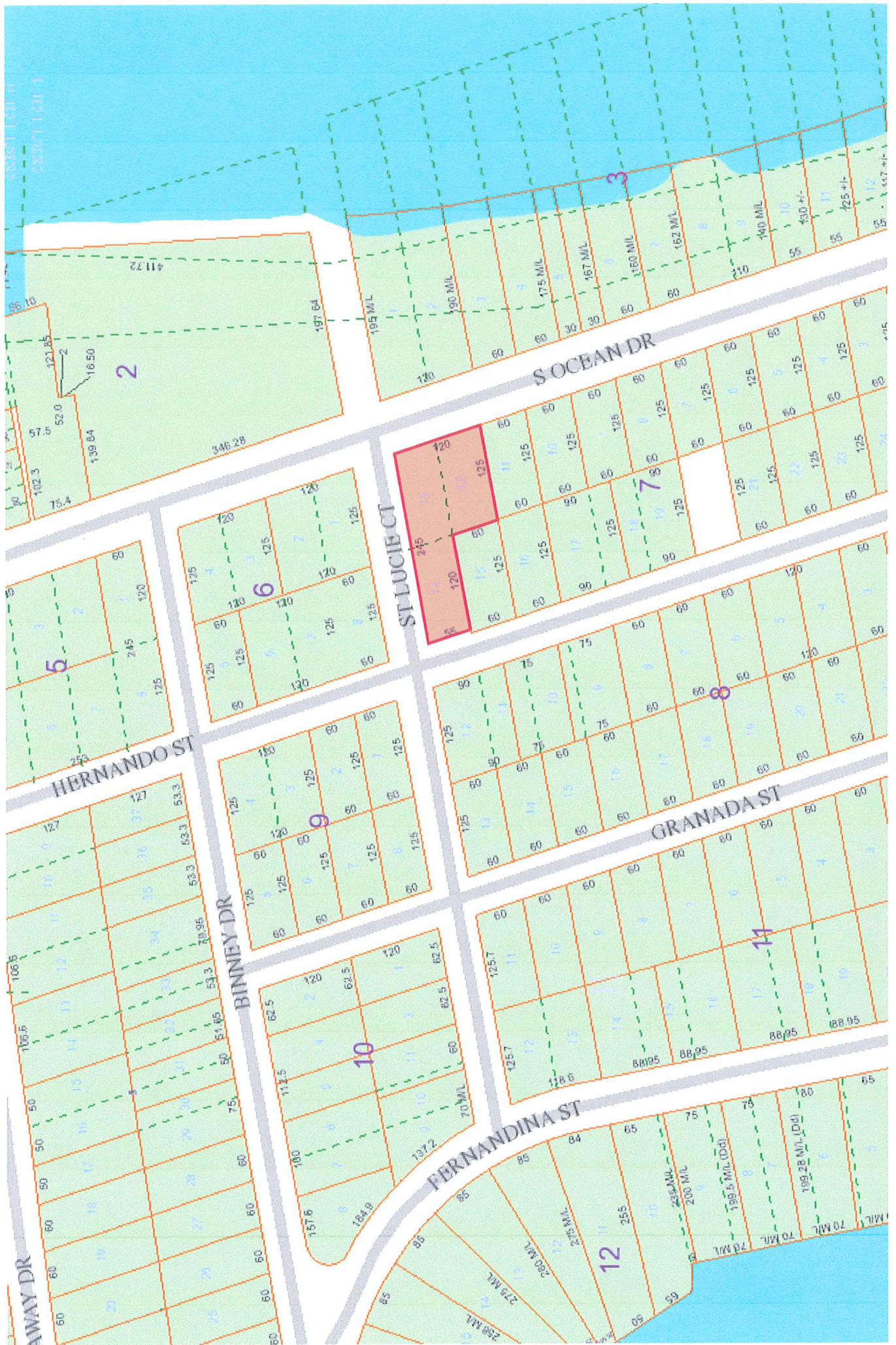
Gallery 34949, Inc. acquired Lot 15, Block 7, Revised Map Fort Pierce Subdivision approximately one year ago. Gallery began its attempts to acquire Lot # 15 in 2004. The acquisition and addition of this property significantly increased the viability of project development at this location. Gallery already owned Lots # 12, 13 & 14 (Highlighted lot maps attached). Lot # 15 is zoned R4A and is not presently included in the approved PUR zoned Site Plan

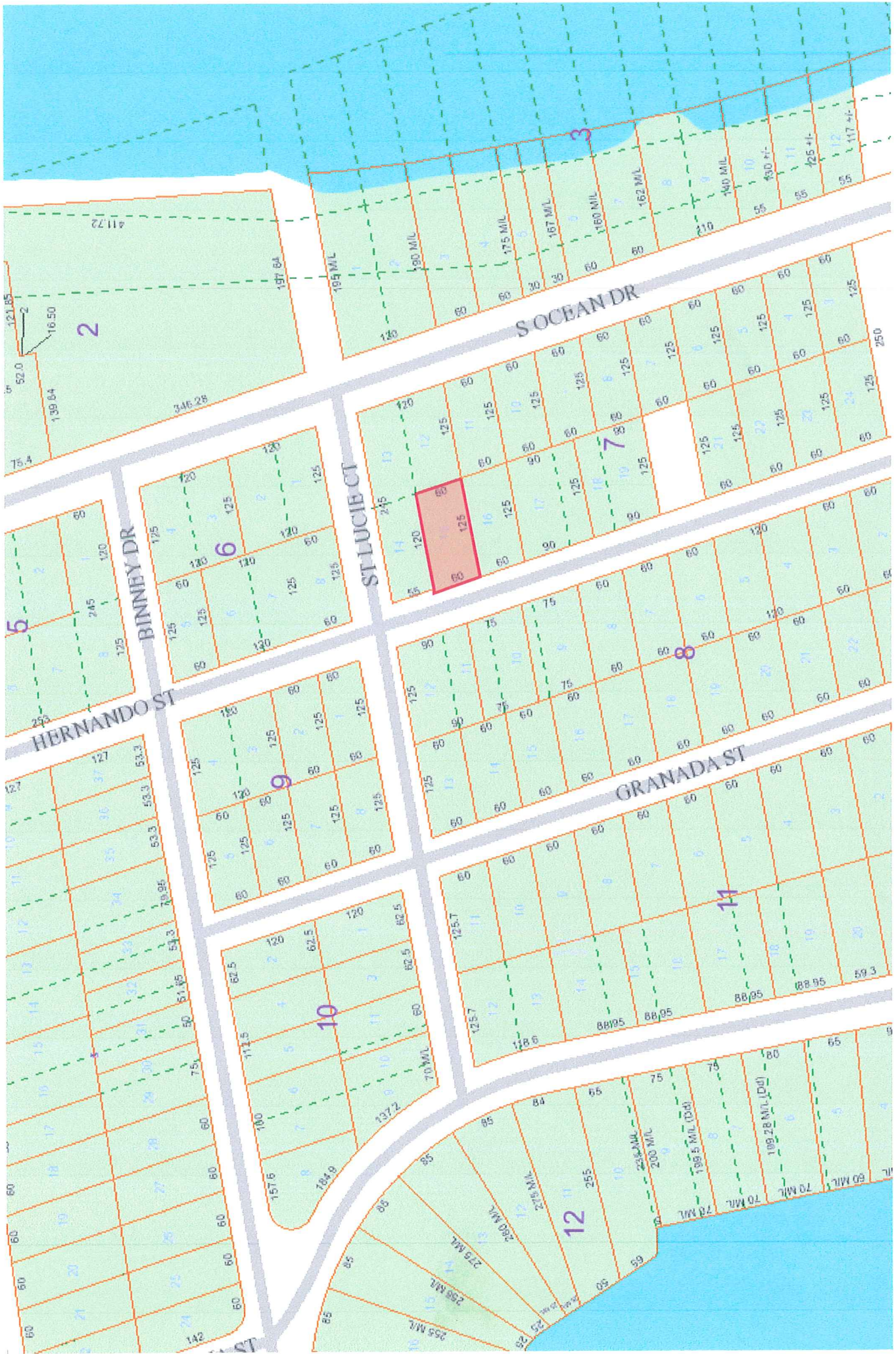
The completion of the A1A road construction, the construction of Jetty Park and the economic activity in the Jetty area as evidenced by construction on the Square Grouper and Oculina Bank projects give us reason to be more confident in bringing this development to a successful conclusion.

The past support shown by the City of Ft. Pierce toward this project is greatly appreciated. The City has supported us through the dark days following the national financial collapse and we hope you will continue by granting this extension request. Thank you.

Richard Allen, President
Gallery 34949, Inc.
7542 Platte Road
Beulah, Michigan 49617
R42allen@gmail.com 517-331-1429

Attachments (2)







**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: David L. Recor, Deputy City Manager/Interim Planning Director

FROM: David Carlin, Development Review Planner

RE: **Applications for Preliminary and Final Redevelopment Plan Review and Conditional Use Approval**
St. Lucie Court
301 South Ocean Drive

DATE: June 6, 2008

STAFF REPORT

Owner: Gallery 34949, Inc.
737 Grovenburg Road
Holt, Michigan 48842

Applicant: Same

Representative: Lucido & Associates
100 Avenue A, Suite 2A
Fort Pierce, Florida 34950

Requested Action: Approvals of a Preliminary and Final Redevelopment Plan and Conditional Use to construct a mixed-use development east of the Coastal Construction Control Line.

Location: 301 South Ocean Drive

Current Zoning: PUR, Planned Unit Redevelopment

Parcel Size: 0.51 acres

Comprehensive Plan: Rmhi, Medium Density Residential, predominant use is residential uses that achieve a density of 8 dwelling units per acre or less. Other uses permitted include multi-family developments, limited public uses, and limited convenience goods and services. The project is in conformance with the Comprehensive Plan.

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting approval of a Preliminary and Final Redevelopment Plan and Conditional Use to construct a 3,600 square foot mixed use development located at 301 South Ocean Drive. The property is zoned PUR, Planned Unit Redevelopment. A Conditional Use approval is required for construction on the seaward side of the Coastal Construction Control line in accordance with Section 22-66 of the City Code.

The property is located at the southwest corner of Ocean Drive and St. Lucie Court and is currently occupied by a small convenience store. The parcel to the north is zoned C-5, Tourist Commercial and occupied by a real estate office. The properties to the east are zoned R-4A, Hutchinson Island Medium Density Residential and consist of residential homes and a 50-foot wide beach access point to the ocean. The property to the south is zoned R-4A and occupied by a multifamily development. The properties to the southwest and west are zoned R-4A and consist of vacant land and residential homes respectively. The proposed development is consistent with the surrounding land uses.

The proposed development will incorporate both retail and residential elements and will be completed in two phases. During Phase I, the convenience store will continue to operate while the new 2,220 square-foot building is constructed immediately to the south which will accommodate retail tenants. In addition the building will include a new roof-top deck with seating to be used for public viewing of the ocean. Phase I will also consist of completing the parking lot for the site.

Phase II will involve constructing an additional 1,380 square feet of ground floor retail space with 4 residential units above. Adequate parking has been provided to comply with City Code requirements. The project will yield a gross density of 7.8 units per acre which complies with the South Beach Overlay District maximum of 8.0 units per acre.

Two access points will be provided to the development on St. Lucie Court. The western entrance will provide one-way access in order to exit the development while the eastern entrance will serve as a two-way entrance. Sidewalks will be constructed along St. Lucie Court and Hernando Street and five feet of right-of-way will also be dedicated along these streets to meet the City's minimum right-of-way requirement of 60 feet. Sidewalks along Ocean Drive will be completed as part of the A1A reconstruction plan by the Florida Department of Transportation (FDOT) which also includes a crosswalk across Ocean Drive to the beach.

The building will extend to a height of 43 feet and will incorporate a Spanish mission architectural style which complies with the City's Design Review Guidelines.

Landscaping will consist of adequate strips around the perimeter of the development to comply with the City Code. A total of 27 trees will be provided as part of the redevelopment consisting of the following species: cabbage palms, red plumeria, and gumbo limbo. Storm water runoff will be directed to an exfiltration trench located in the center of the parking lot.

A Traffic Impact Statement prepared by Boyle Engineering Corporation, dated October 2007, indicated that the proposed redevelopment would result in a decrease in trips entering and exiting

to the surrounding roadway network. The City Traffic Engineer concurs with the traffic analysis and believes that the proposed redevelopment will not have any adverse effects on traffic flow within a 1-mile study area.

All affected Departments have reviewed the submittals and have approved the Preliminary and Final Redevelopment Plan and Conditional Use based on it meeting the requirements of the City Code.

Planning Board Comments:

At their May 13, 2008 meeting, the Planning Board voted to recommend **approval** of the Preliminary and Final Redevelopment Plan and Conditional Use with the condition that the below described items are satisfied prior to City Commission Consideration.

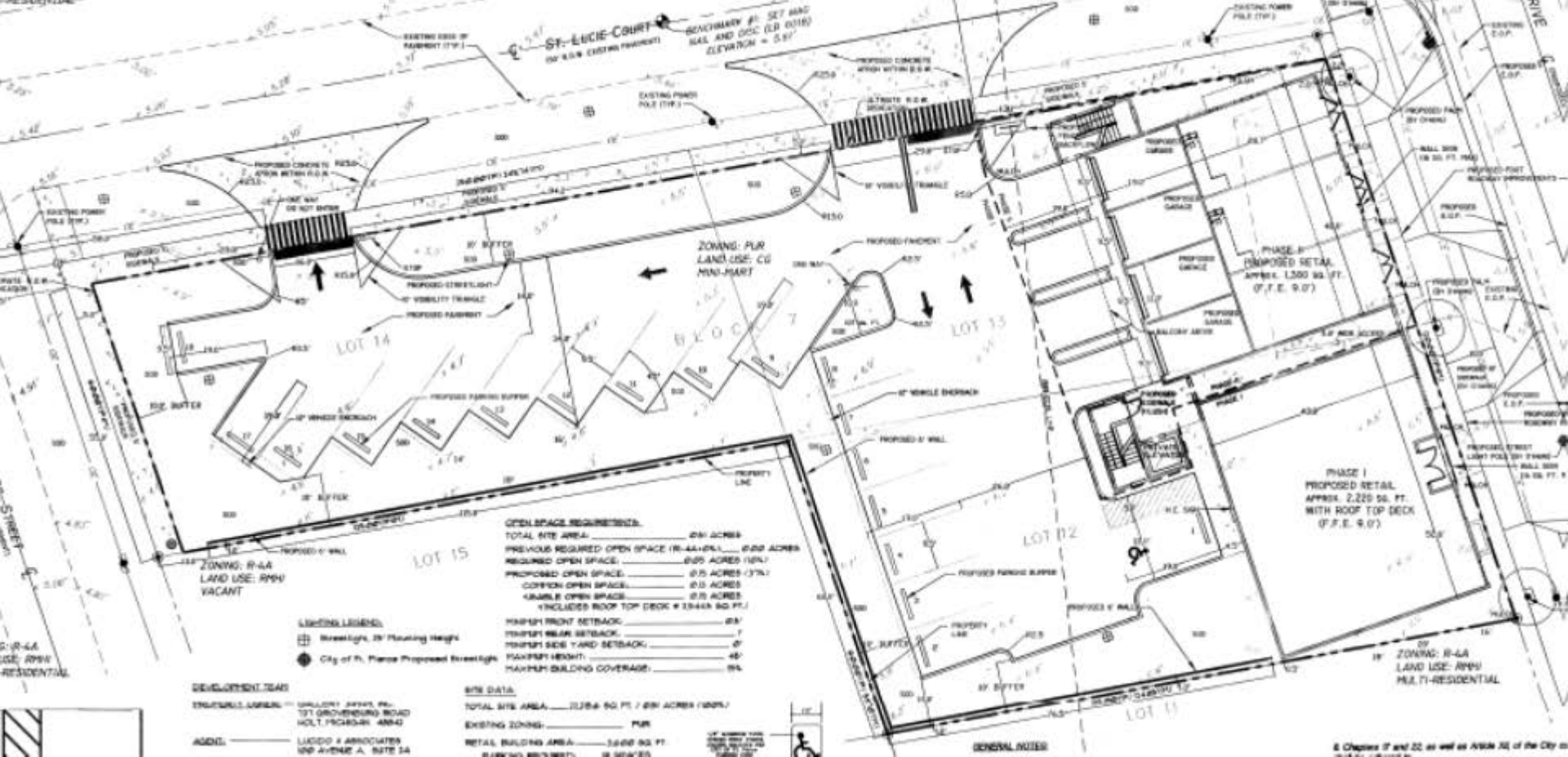
- Revised storm water specifications are provided to the City Engineering Department
- The refuse collection area is depicted on the Site Plan
- The perimeter wall includes a combination of masonry columns and picket fencing.

All conditions have been addressed.

Staff Recommendation:

As the proposed Preliminary and Final Redevelopment Plan and Conditional Use meets the requirements of the City Code, staff recommends **approval** of the Preliminary and Final Redevelopment Plan and Conditional Use.





ST. ELIE COURT
 (W. R.W. EXISTING FRONT)
 BENCHMARK #1 SET AT
 NAL AND DGC (LR 0112)
 ELEVATION = 5.57'

ZONING: R-4A
 LAND USE: CG
 MINI-MART

PHASE I
 PROPOSED RETAIL
 APPROX. 2,225 SQ. FT.
 WITH ROOF TOP DECK
 (G.F.E. 9.0')

PHASE II
 PROPOSED RETAIL
 APPROX. 1,500 SQ. FT.
 (G.F.E. 9.0')

OPEN SPACE REQUIREMENTS:

TOTAL SITE AREA:	0.91 ACRES
PREVIOUS REQUIRED OPEN SPACE (R-4A/11A):	0.22 ACRES
REQUIRED OPEN SPACE:	0.50 ACRES (37%)
PROPOSED OPEN SPACE:	0.75 ACRES (37%)
CORPORATE OPEN SPACE:	0.15 ACRES
USABLE OPEN SPACE:	0.75 ACRES
INCLUDED ROOF TOP DECK # 13444 SQ. FT.	

- LEGEND:**
- Streetlight, 20' Mounting Height
 - City of Ft. Pierce Proposed Streetlight

DEVELOPMENT TEAM

ENGINEER: WILLIAMS ASSOCIATES, INC.
 101 GOSWEN ROAD
 HOLT, FLORIDA 34940

ARCHITECT: LUCIDO & ASSOCIATES
 100 AVENUE A, SUITE 14

SITE DATA

TOTAL SITE AREA:	2,238 ± SQ. FT. / 0.91 ACRES (100%)
EXISTING ZONING:	M-1A
RETAIL BUILDING AREA:	2,225 SQ. FT.
PARKING REQUIREMENT:	28,500/250

GENERAL NOTES

E **ENGINEERING DESIGN**
D **& CONSTRUCTION, INC.**
C 1934 Tucker Court
Fort Pierce, FL 34950
phone: 772-462-2455
fax: 772-462-2454



May 25, 2011

11-219

Mr. David Carlin
Interim Director
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Re: Traffic Generation Analysis
St Lucie Court
301 South Ocean Drive

Dear Mr. Carlin,

This traffic generation study shall serve as an approximation of the future traffic generated by a 3600 square foot specialty retail facility and a 4 unit Residential Condominium / Townhouse facility located at 301 South Ocean Drive. The current 7th Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual was utilized to perform the trip generation. Land use codes 814 (Specialty Retail) and 230 (Residential Condominium / Townhouse) were utilized.

The following is an accounting of the trip generation for the facility and the minimal impact on the surrounding roadway network. Additionally the report will show that the additional traffic generated by this facility will allow the existing roadway to continue to operate at it's current level of service with no mitigation required for the project.

Existing Traffic and Level of Service

This section of State Road A-1-A is currently a two-way arterial, interrupted flow, Class I roadway. The St Lucie County TPO Spring 2008 reports the following information for State Road A-1-A between Seaway Drive and the Florida Power and Light Power Plant:

- Average Daily Trips 6,423 Trips, Operating at LOS C
- A.M. Peak Hour Volume 420 Trips, Operating at LOS C
- P.M. Peak Hour Volume 617 Trips, Operating at LOS C

Traffic Generation for Proposed 3,600 s.f. Specialty Retail & 4 Townhouse Units

The Average Daily Trips were calculated for the weekday, Saturday, and Sunday. The greater of the three (weekday) was utilized. Additionally, the Peak Hour Volumes were calculated for the weekday. There is no weekend Peak Hour Volume information listed in the ITE, therefore the weekday information was utilized. When the project did not fall on the provided fitted curve, the Average Rate was utilized for calculations.

The following are the calculations of the trip generation for the proposed retail facility:

- ADT - Weekday (per 1,000 square feet)
 - $T = 42.78(x) + 37.66 = 42.78(3.6) + 37.66 = \mathbf{192 \text{ Trips}}$
- A.M. Peak Hour Generator – Weekday (per 1,000 square feet)
 - $6.84 \times (3,600 / 1000) = \mathbf{25 \text{ Trips}}$ (average)
- P.M. Peak Hour Generator – Weekday (per 1,000 square feet)
 - $5.02 \times (3,600 / 1000) = \mathbf{19 \text{ Trips}}$ (average)

The following are the calculations of the trip generation for the proposed residential facility:

- ADT - Weekday (per dwelling unit)
 - $\text{Ln}(t) = 0.85 \text{ Ln}(x) + 2.55 = \mathbf{42 \text{ Trips}}$
- A.M. Peak Hour Generator – Weekday (per dwelling unit)
 - $4 \times 0.44 = \mathbf{2 \text{ Trips}}$ (average)
- P.M. Peak Hour Generator – Weekday (per dwelling unit)
 - $4 \times 0.52 = \mathbf{3 \text{ Trips}}$ (average)

The total trips summary for the proposed project is as follows:

- Max ADT is for the weekday totaling $(192 + 42) \mathbf{234 \text{ Trips}}$.
- Max A.M. Peak Hour Generator is for the weekday totaling $(25 + 2) \mathbf{27 \text{ Trips}}$.
- Max P.M. Peak Hour Generator is for the weekday totaling $(19 + 3) \mathbf{22 \text{ Trips}}$.

Summary

This analysis has shown that the addition of the trips generated from this project is insignificant to State Road A-1-A. The 234 daily trips are less than 2% of the current LOS C capacity and the roadway will continue to operate within the current level of service. Additionally the roadway improvements currently underway in this area, when complete, will make the impact of this project even more insignificant.

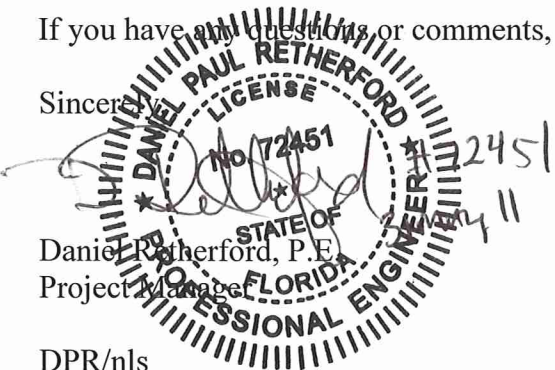
If you have any questions or comments, please give me a call to discuss.

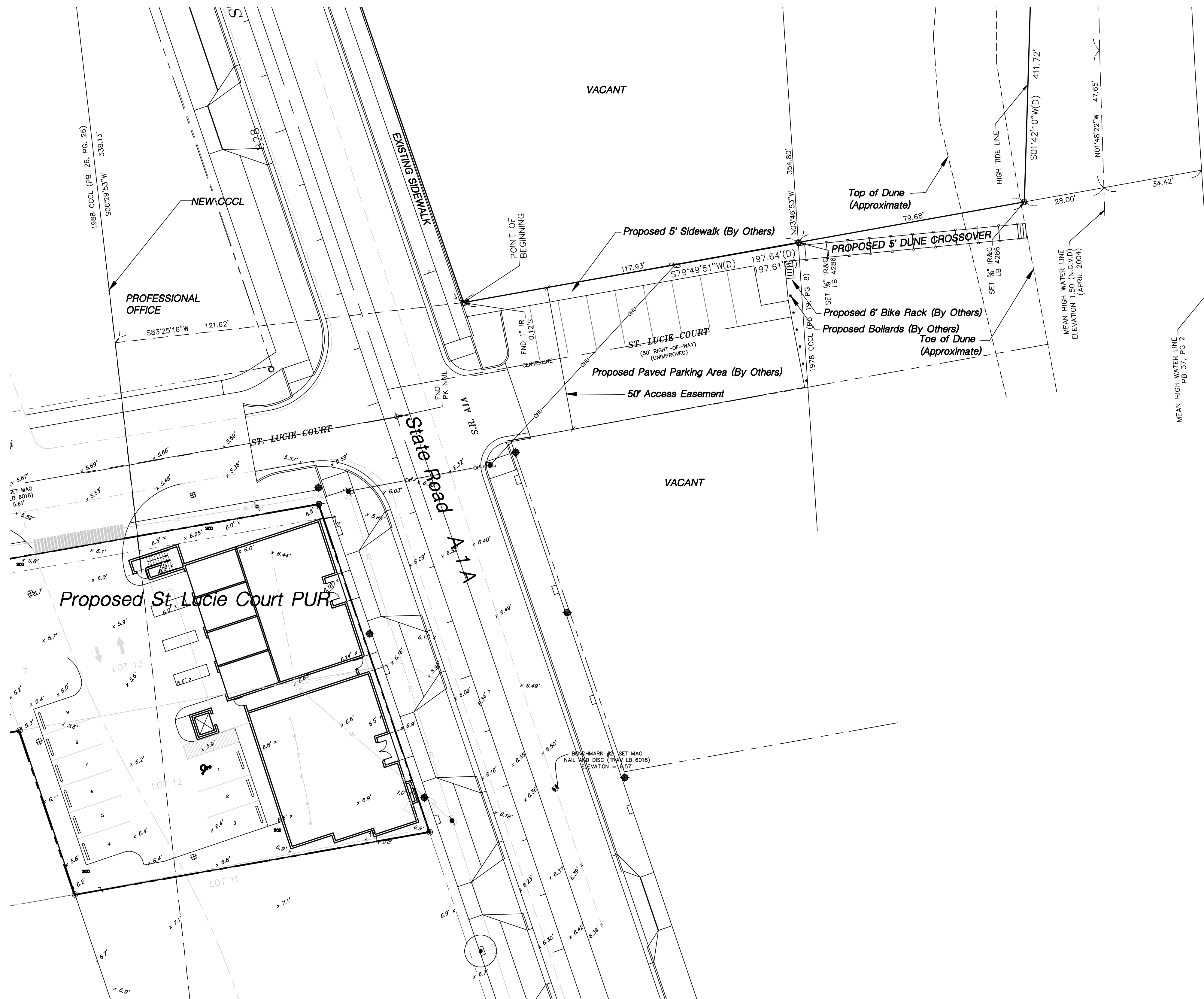
Sincerely,

Daniel Retherford, P.E.
Project Manager

DPR/nls

cc: Rich Allen
project file #11-219



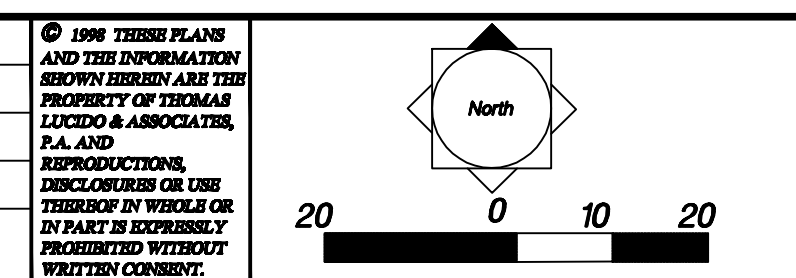


Location Plan:
Scale: 1" = 20'-0"



Location Map
Scale: Not To Scale

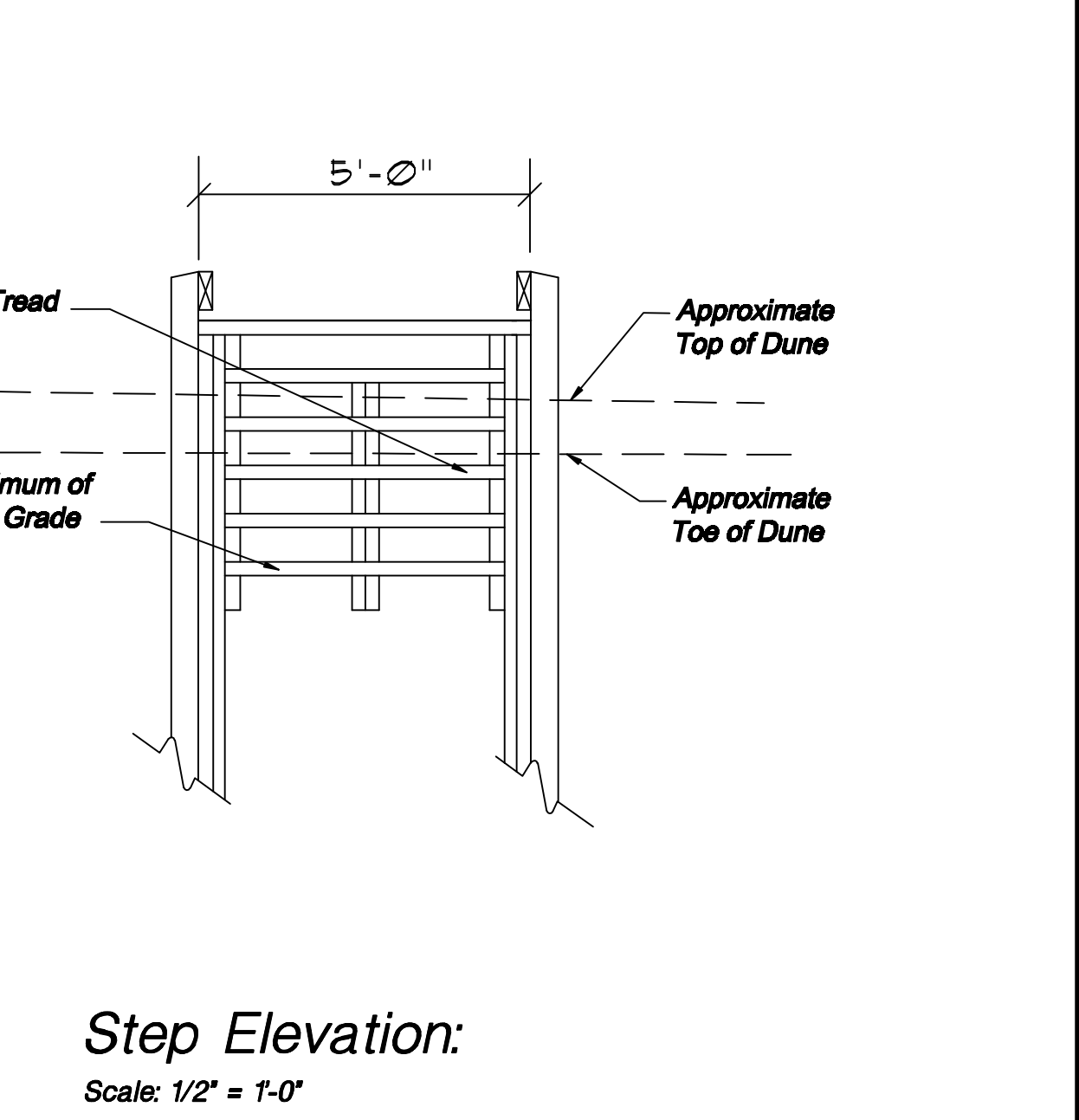
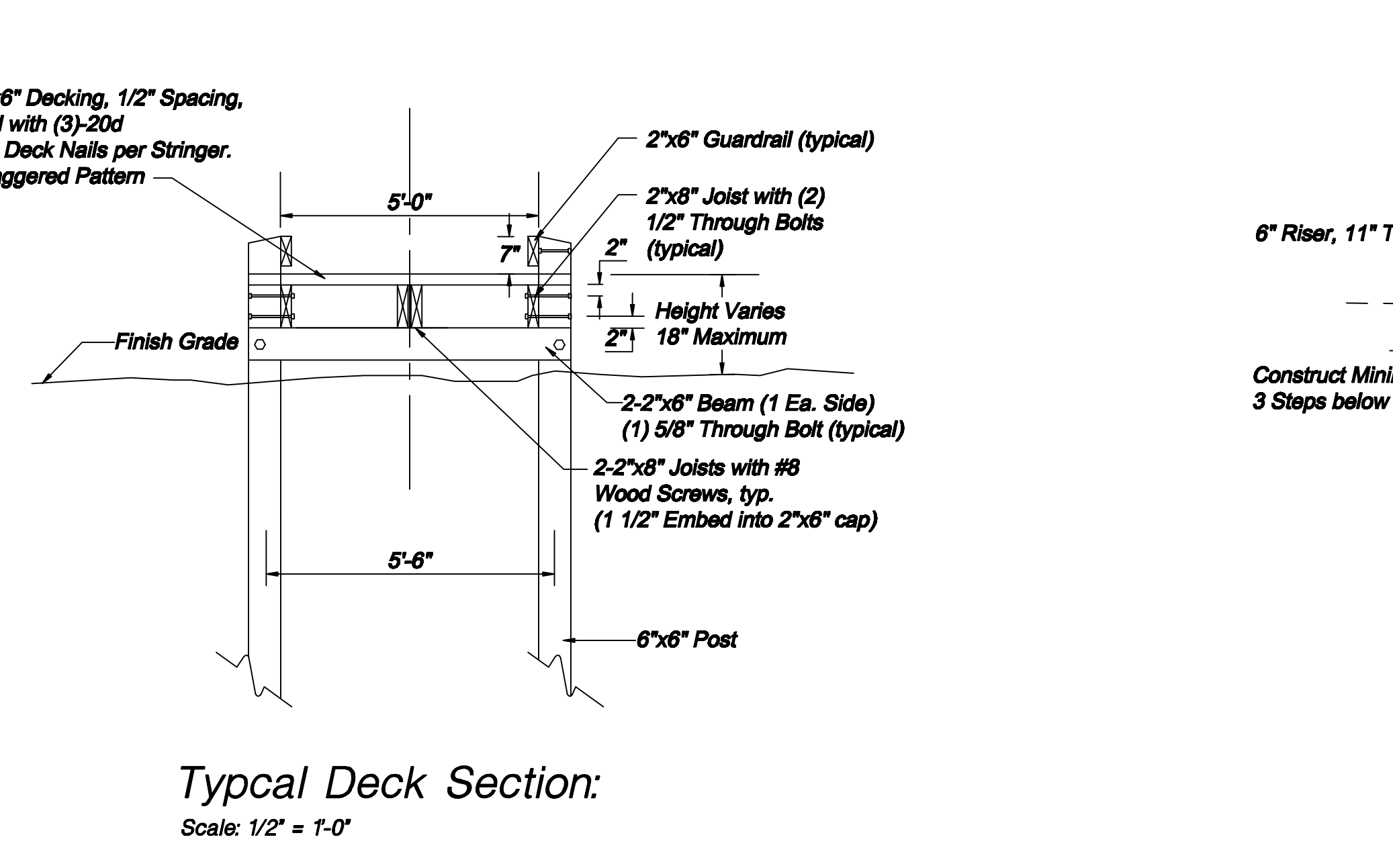
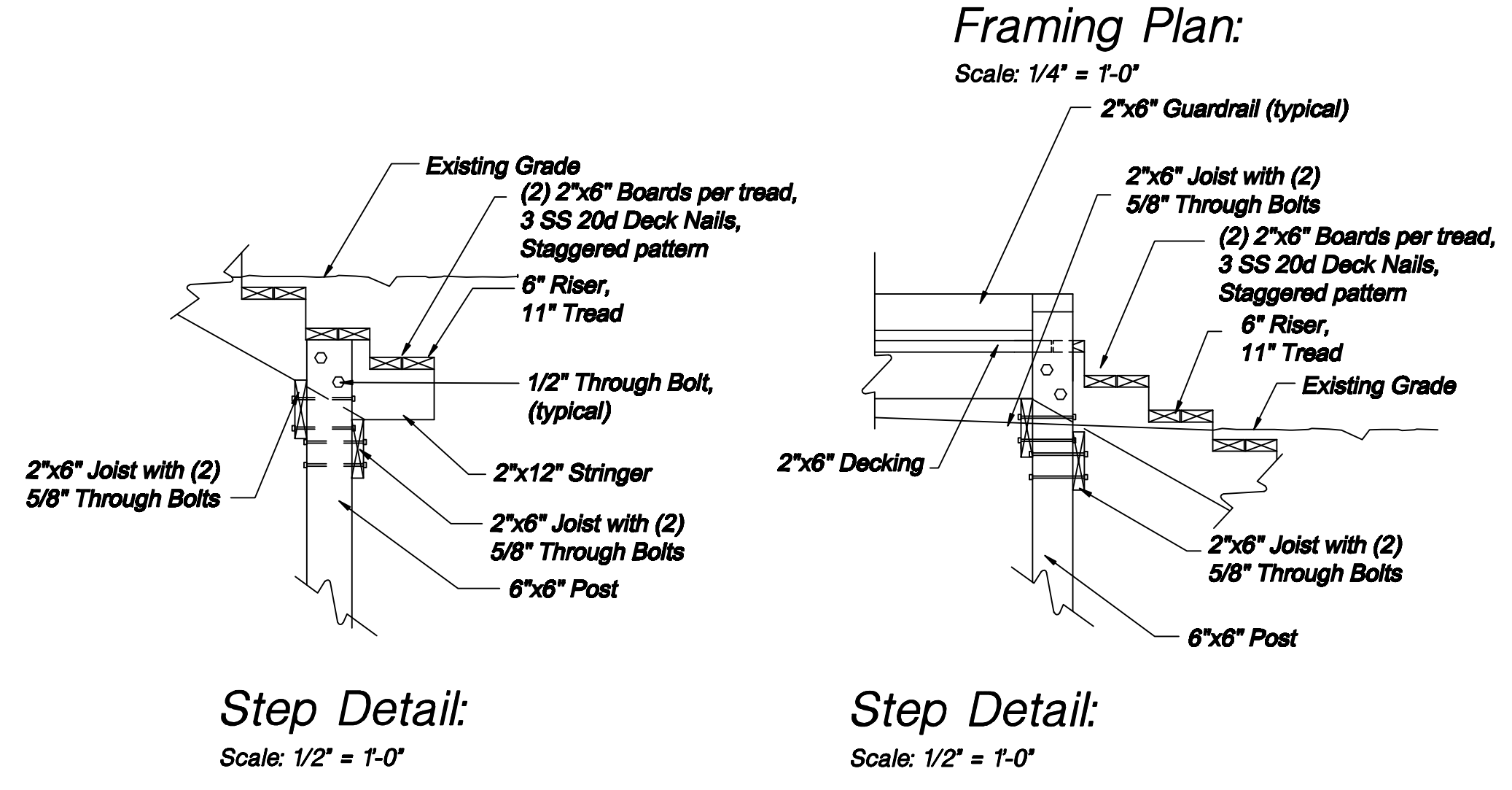
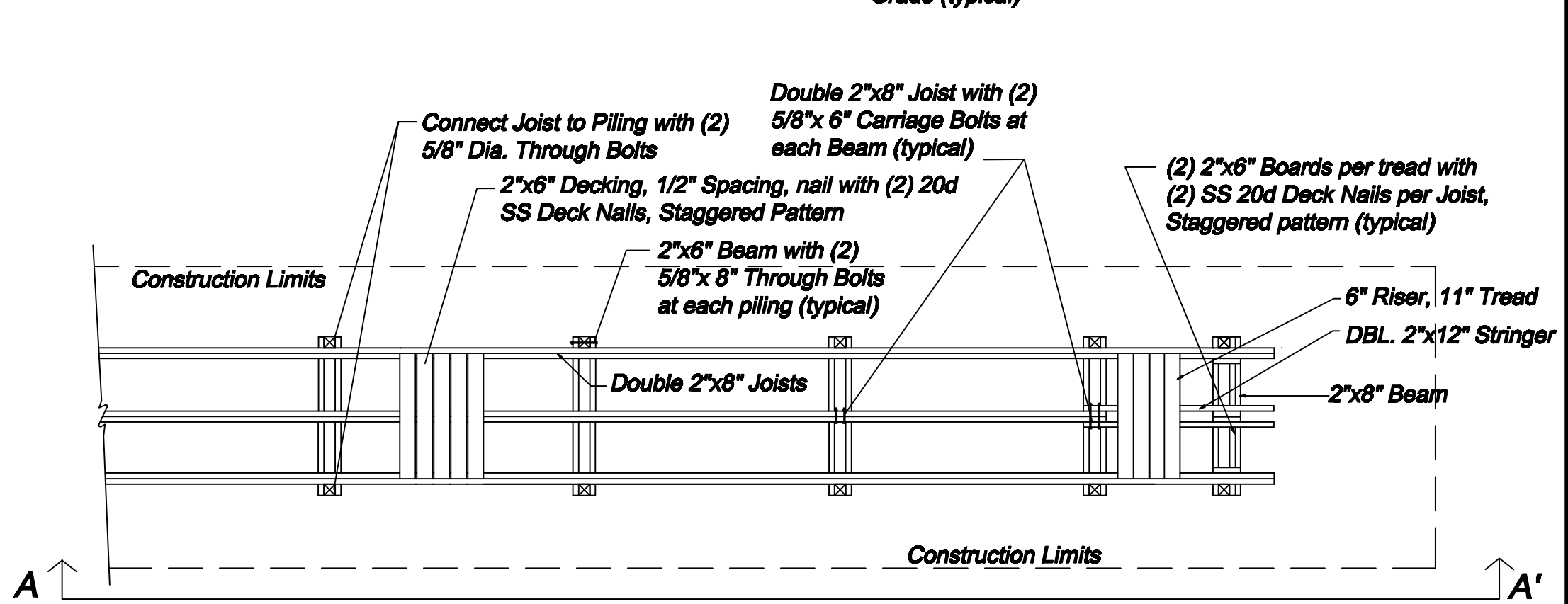
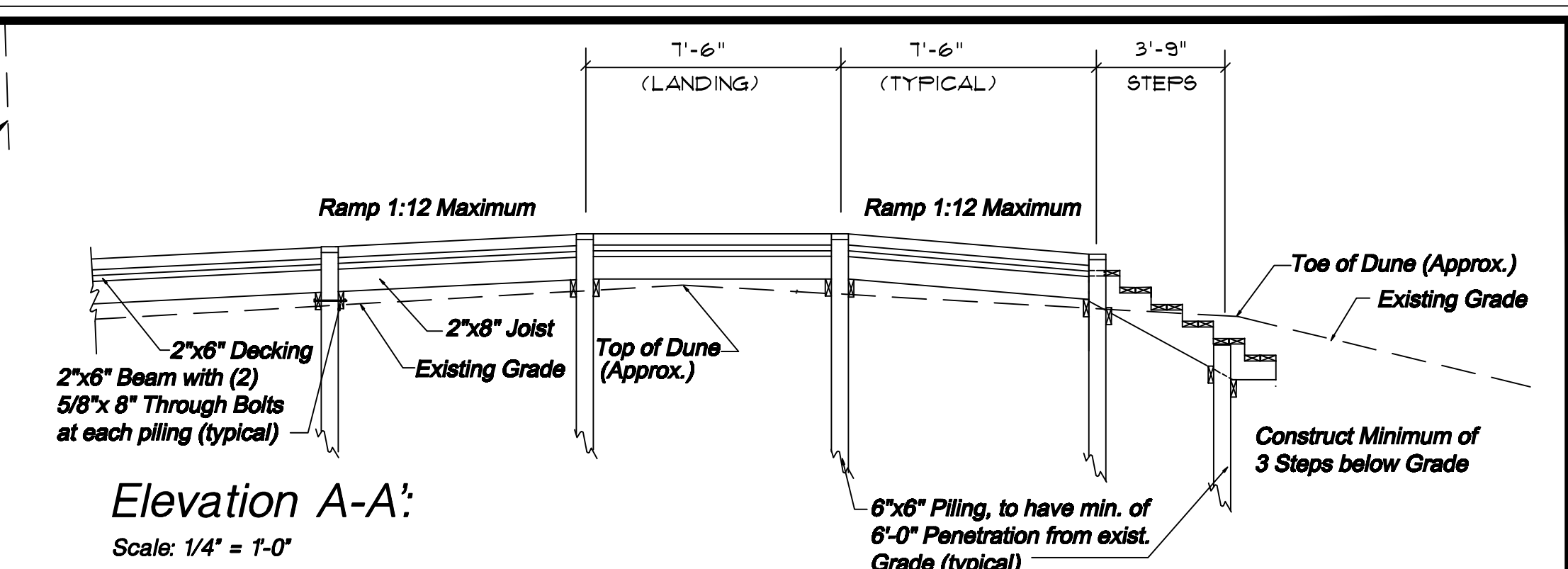
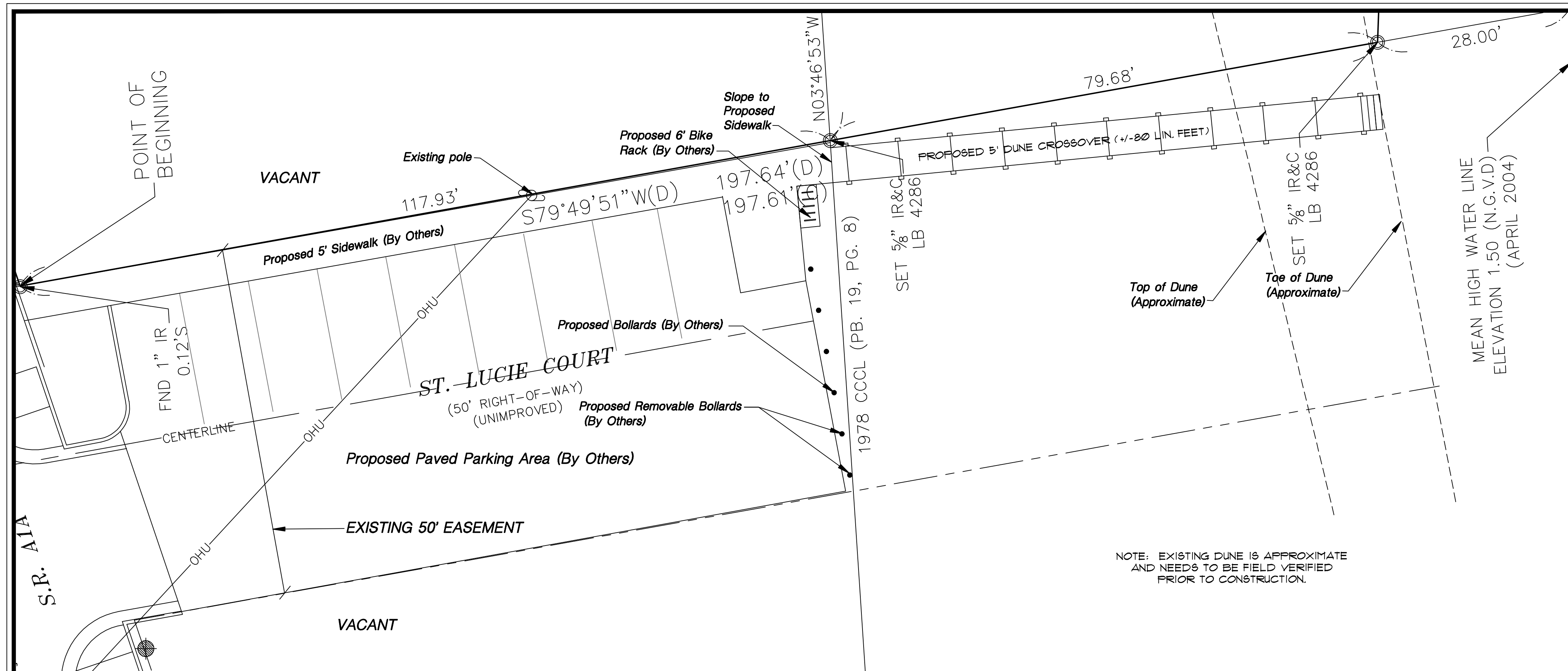
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Checked by:	GB		
CADD No.:	B06-10dunecross		
Date:	09.09.09	No.	Date
		Description of Revision	



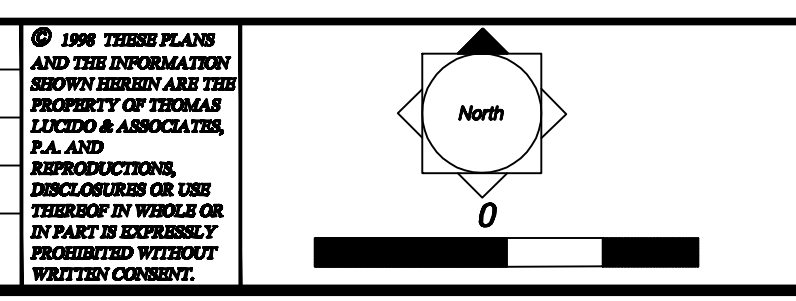
Development Team:

Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #LC-0000335
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

St. Lucie Court PUR
 City of Ft. Pierce
Dune Crossover Site Plan



Scale: As Noted			
Drawn by: JK			
Checked by: GB			
CADD No.: B06-10dunecross			
Date: 09.09.09	No.	Date	Description of Revision



Development Team:

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St. Lucie Court PUR
 City of Ft. Pierce
Dune Crossover Notes and Details