

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, October 11, 2016 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **APPROVAL OF MINUTES**
 - a. Minutes from the September 13, 2016 meeting
7. **NEW BUSINESS**
 - a. Zoning Atlas Amendment (Rezoning) - Collins Corner - 2496 Edwards Road
 - b. Voluntary Annexation - Collins Corner - Edwards Road & 25th Street (NE Corner)
 - c. Conditional Use with No New Construction - Addiction Recovery Community Villas – Drug & Alcohol Treatment Center - 3625 S. US. Highway 1
 - d. Zoning Atlas Amendment (Rezoning) - Cargill Property - 3798 Selvitz Road
 - e. Site Plan & Design Review - Precast Specialties Concrete Facility - 3798 Selvitz Road
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

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

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board

6. a.

Meeting Date: 10/11/2016

Information

REQUESTED ACTION

Minutes from the September 13, 2016 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 9/13/16

Form Review

Form Started By: Alicia Rosenthal

Started On: 10/04/2016 05:03 PM

Final Approval Date: 10/04/2016

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **SEPTEMBER 13, 2016** IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **John George; Marcia Baker; Brian Paul; Charles Hayek; Frank Creyaufmiller; Mike Dahan; Tim O'Connell; Robert Poitier; Eloise Cumings; Steve Weaver; Al Bernetti; Bob Burdge, Chairman**

Staff Present: **Jim Messer, City Attorney**
Rebecca Grohall, AICP, Director
Kori Benton, Senior Planner
Maria Lewicka, AICP, Historic Preservation Planner
Alicia Rosenthal, Administrative Assistant

4. **CONSIDERATION OF ABSENCES**

All members were present.

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

No alternate members were needed.

6. **APPROVAL OF MINUTES**

- a. Minutes from the August 9, 2016 meeting.

Motion was made by John George, and seconded by Charles Hayek to approve the minutes from the August 9, 2016 meeting.

AYE: Charles Hayek, Frank Creyaufmiller, Mike Dahan, Tim O'Connell, Robert Poitier, Eloise Cumings, John George, Marcia Baker, Brian Paul, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Waiver of Distance - Wood Fyah Bar & Grill - 2164 N US Hwy 1

Ms. Lewicka gave an overview of the Waiver of Distance application and answered questions from the Board. No one spoke for or against the application.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the requested Waiver of Distance with the following condition:

The applicant provides a site lighting assessment to ensure the site lighting meets the minimum average of two (2) footcandles, as required by City Code, and upgrade the lighting if necessary, prior to release of the alcohol license;

AYE: Marcia Baker, Brian Paul, Charles Hayek, Frank Creyaufmiller, Mike Dahan, Tim O'Connell, Robert Poitier, Eloise Cumings, John George, Chairman Bob Burdge

Passed

b. Planned Development (PD) - Mayfair at Lawnwood - 1801 Nebraska Avenue

Motion was made by Frank Creyaufmiller, and seconded by John George to lift the item from the table.

AYE: Frank Creyaufmiller, Mike Dahan, Tim O'Connell, Robert Poitier, Eloise Cumings, John George, Marcia Baker, Brian Paul, Charles Hayek, Chairman Bob Burdge

Passed

Mr. Benton stated the item is back before the Board for consideration. Mr. Benton said since the Planning Board meeting in June, the applicant, Mr. Richard Wohlfarth, representing the owner, and the legal team for the Villages of Lawnwood, Ross, Earle, Bonan and Ensor met on August 24, 2016 to discuss drainage and the discussion points that staff noted.

Mr. Benton gave an overview of the project and answered questions from the Board regarding the density on the northern and middle section of the project.

Richard Wohlfarth, from the IBI Group, addressed the Boards concerns from the June 14, 2016 meeting and answered questions from the Board. Mr. Wohlfarth provided some updates pertaining to drainage, recreational business, density, buffers, as well as agreements in place between the Villages of Lawnwood Homeowners Association and Mayfair at Lawnwood for flowage, drainage easement and cost sharing.

David Earle, Attorney from Ross Earle Bonan & Ensor, P.A., and Villages of Lawnwood Ft. Pierce Homeowners Association representative, stated the key points of the meeting with Mr. Wohlfarth on August 24, 2016 were drainage, density and the legality of the agreements.

Mr. Earle stated he is not comfortable with the validity of the easement agreements since they were created for a specific purpose and that purpose has gone away. Mr. Earle also stated there is no agreement in place with the current applicant regarding a modification to allow rental housing with an agreement for contribution.

Mr. Earle voiced his concerns about the phasing of the development. He stated if the first part of the development was not successful, the amenities and buffering wall may not get built.

Mr. Earle spoke about his clients concerns with the excessive transition in density from 5-7 units per acre in the Villages of Longwood to 17 units per acre in Mayfair at Lawnwood. Mr. Earle stated the 17 units per acre is the practical density if you cut off the southern two acres for an Adult Congregate Living Facility, in which 223 units will be packed into less than 15.66 total acres.

Mr. Earle expounded on the residents fear of flooding, based on the drainage being operated on a 30 year old plan and a 30 year old conceptual permit and the floor elevation coming in at a foot higher than Villages of Lawnwood.

Debra Ross, Attorney with Ross Earle Bonan & Ensor, P.A., provided information on the 2012 draft litigation between the City of Fort Pierce and Ocean Bank, the property owner of Mayfair at Lawnwood. Ms. Ross stated that Ocean Bank filed suit against the City of Fort Pierce because the bank wanted to remove the Development Order condition that any development on that property had to be owner occupied. The 2005 Development Order called for owner occupied housing because that was the quid pro quo that was agreed upon between Villages of Lawnwood and Ocean Bank.

Ms. Ross stated at that time there were concerns about density, traffic, drainage, noise and lights and what was most important to the residences of the Villages of Lawnwood was to ensure it was a compatible type of community. Ms. Ross agreed with Ms. Bakers statement that the agreements were entered into based on the commitments from Mayfair at Lawnwood that the development would be compatible with the Villages of Lawnwood, owner occupied condos or units and where people would have a vested interest in the property.

Mr. Earle answered questions from the Board.

Fred Ebner, Michael Cahill and Karen Kelly, residences of the Villages of Lawnwood, spoke against the project.

Mr. Wohlfarth said he feels that the attorney from his company and Mr. Earle can work things out. Mr. Wohlfarth addressed the Board and the residences concerns regarding agreements, sidewalks, density, buffers, building elevation and leases. Mr. Wohlfarth stated that before the Certificate of Occupancy is given on the first building on the north parcel, the buffer will be in and the first amenity building will be built along with an office. Mr. Wohlfarth stated there is no market for condominiums on the property due to building cost.

Mr. Benton showed a plan from 1982 for the same property with 260 rental units. Mr. Benton stated the property is conceptualized as having 264 two-story structures.

Board discussion ensued.

Mr. Creyaufmiller, Mr. Dahan, Mr. O'Connell, Ms. Baker, Mr. George and Chairman Burdge had concerns with the project moving forward due to density and unhappy citizens.

Motion was made by Frank Creyaufmiller, and seconded by Robert Poitier to forward a recommendation of approval, as a Planned Development, Medium Density Residential area with a maximum density of 12 units per acre plus 2 bonus units per acre as provided in Code 22-72 of the City Code of Ordinances. The north parcel, 5.24 acres would be built out with 73.6 units, the middle parcel of 7.76 acres would be built out in 108.64 dwelling units of a total of 184 dwelling units on the 13 acre parcel and with the following

conditions:

- 1) The property owner and/or applicant secures the necessary authorization and/or easements to complete the proposed off-site sidewalk connections;**
- 2) The development of the southern parcel as a forty (40) unit ACLF/Memory Care facility is subject to the review and approval of a design review application pursuant to City Code Section 22-59. - Design subject to consideration by the Planning Board and City Commission.**
- 3) An agreement between the Villages of Lawnwood and Mayfair of Lawnwood concerning drainage and that consideration and agreement would need to be cast per South Florida Water Management and the Codes of the City of Fort Pierce.**

AYE: Charles Hayek, Frank Creyaufmiller, Mike Dahan, Robert Poitier, Eloise Cumings

NAY: Brian Paul, Tim O'Connell, John George, Marcia Baker, Chairman Bob Burdge

Failed

Chairman Burdge asked Mr. Messer if he understood the motion made by Mr. Creyaufmiller regarding the density. Mr Messer stated he is not in the position to comment on the technical aspects of density and he would defer to the Planning staff. Mr. Messer expounded that the Board cannot alter the density requirements of the Land Development Code and as long as this has not been done then he is comfortable with the motion.

Mr. Benton stated that the reduced density bonus allowances are within the city code and the density bonus is being applied for the overall development.

Mr. Messer said the applicant has the opportunity to disagree with the Planning Board's recommendation and the City Commission has the ultimate authority to make there own recommendations or approval, if any is given.

Ms. Messer stated the only person or person(s) that is going to determine what if any agreements are in existence and valid will be a judge. Mr. Messer said he thinks the maker of the motion is saying the item goes forward contingent upon the South Florida Water Management District analysis and granting a permit.

Ms. Baker felt the original motion was confusing the issue and the density was being micromanaged.

Motion was made by Marcia Baker, and seconded by John George to deny the application.

AYE: Frank Creyaufmiller, Mike Dahan, Tim O'Connell, Robert Poitier, Eloise Cumings, John George, Marcia Baker, Chairman Bob Burdge

NAY: Charles Hayek, Brian Paul

Passed

Mr. Messer suggested that the record reflect any specific reason or reasons for the disapproval, so the City Commission will understand why the Planning Board did not approve the project.

Ms. Baker voiced the reason she opposed the application was because it is going before the City Commission and they need to make a clear cut decision based on the minutes, motions

made and the information that was produced.

Chairman Burdge stated the Planning Board recommended denial of the project and because the Planning Board has denied the project as presented, the City Commission will need 4 members to vote in favor of the project to overturn the denial. Chairman Burdge also stated that property owners within 500 feet will receive a letter to respond back to the City Commission with there feelings on the project.

8. BOARD COMMENTS

9. ADJOURNMENT

Planning Board

7. a.

Meeting Date: 10/11/2016

Information

REQUESTED ACTION

Zoning Atlas Amendment (Rezoning) - Collins Corner - 2496 Edwards Road

LOCATION

2496 Edwards Road

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial & Zoning Map

Application

Form Review

Form Started By: Kori Benton

Started On: 10/04/2016 05:31 PM

Final Approval Date: 10/05/2016



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Zoning Atlas Amendment (Rezoning)
 Collins Corner
 2496 Edwards Road

DATE: October 4, 2016

STAFF REPORT

Owner/Applicant: Carroll and Janet Collins
 PO Box 4114
 Fort Pierce, FL 34948

Requested Action: Approval of a proposed Zoning Atlas Amendment, rezoning the subject site as C-3, General Commercial, from the present C-2, Neighborhood Commercial

Location: 2496 Edwards Road

Parcel Id: 2421-333-0003-000-3

Current Zoning: C-2, Neighborhood Commercial

Current Future Land Use: GC, General Commercial*

Current Existing Use: Band Bonds Office & Store (Retail)

Proposed Zoning: C-3, General Commercial

Proposed Future Land Use: GC, General Commercial (separate application)

Surrounding Zoning:

Surrounding FLU:

Surrounding Existing Use:

North	East	South	West
CO (FP)	R-2 (FP)	CN (SCL)	CG (SCL)
RM (FP)	RM (FP)	RU (SLC)	COM (SLC)
Offices	SF Residential	Gas Station & Residential	Vacant Commercial

Parcel(s) Size: .92 acres

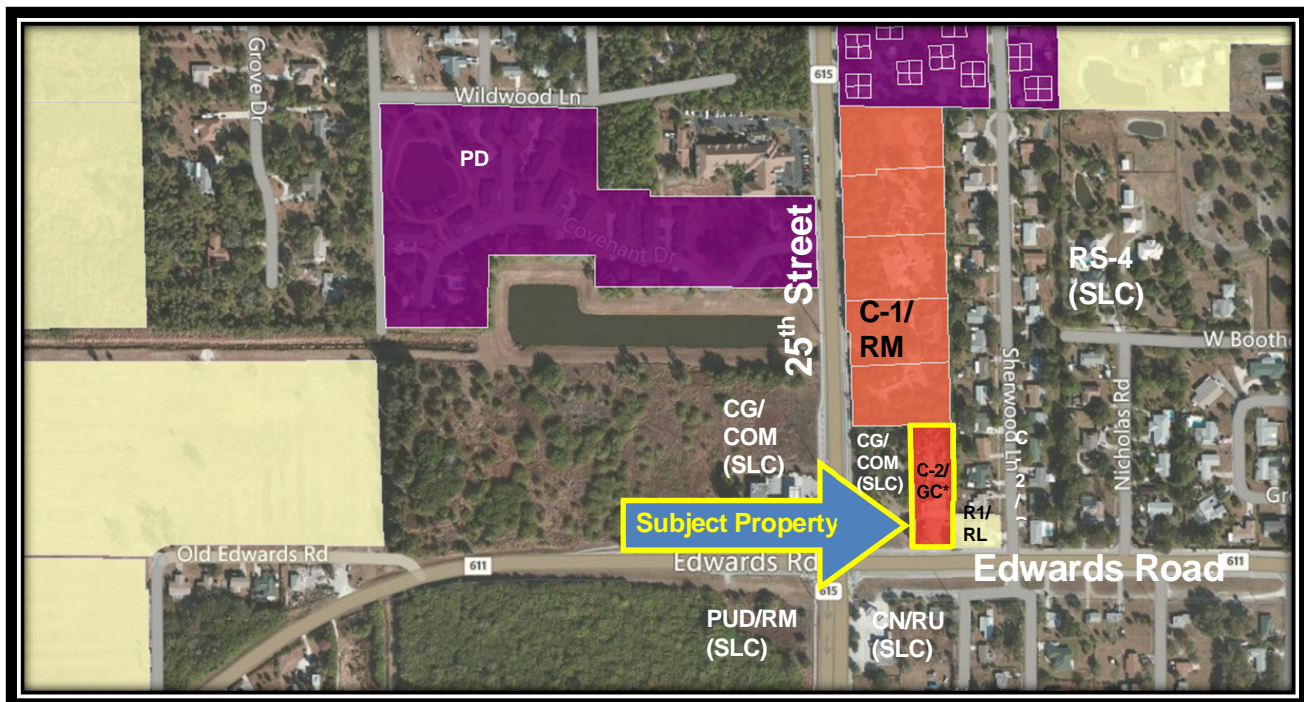
Staff Analysis:

The applicant is requesting a zoning atlas amendment for the property (Parcel ID 2421-333-0003-000-3) located at 2496 Edwards Road, which is near the northeast corner of Edwards Road and 25th Street. The existing use is a bail bonds office and retail shop, operating since 1993. Recent addition of retail sale of boats and automobiles appears present at the site.

The applicant is seeking to rezone his property to C-3, General Commercial, and couple with the vacant commercial site to the west, to create a substantial commercial corner parcel. The applicant owns the 1.39 acre property immediately to the west of the subject parcel, which is located in the County but concurrently undergoing review for voluntary annexation into the City as a commercial parcel with a General Commercial (C-3) zoning designation and a General Commercial (CG) Future Land Use.

It is the applicant's desire to have both of these parcels located within the City limits with a uniform Zoning and Future Land Use designation of General Commercial. The designation of a complete 2.31 acre commercial parcel at the heavily traveled intersection of Edwards Road and 25th Street is appropriate planning, as provided in the City's Comprehensive Plan, "The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments....fronting major roadway corridors with higher intensity near major intersections."

Additionally, the corner property across 25th Street to the west is Commercial General as is the corner property to the south, across Edwards Road. Both are developed with gas stations as their existing use.



Zoning/Future Land Use Map

The proposed amendment is guided for review and compliance comply with Sec. 22-131- Basic amendment standards, whereas:

Before an amendment is approved, findings will be made that the following standards are satisfied:

(1) The amendment is consistent with the comprehensive plan;

The C-3 Zoning District is compatible and consistent with the General Commercial (GC) Land Use designation. The property is concurrently being reviewed for a Future Land Use amendment to General Commercial in a separate application. Per the City's Comprehensive Plan:

"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." (Emphasis added)

The requested amendment is consistent with the comprehensive plan in that it fronts Edwards Road, and is at the major intersection of Edwards Road and 25th Street.

(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;

a. The FPUA currently provides water and sewer to this property and has the capacity and ability to continue to do so. Depending on the eventual commercial use, water and sewer needs may be reduced for the long term.

b. Policy 1.4.2 of the Comprehensive Plan states, "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."

The applicant has provided a traffic study; with an excerpt presented as follows:

Table 1: Summarizing the current and proposed future land use traffic impact.

Future Land Use	Trip Generation
Existing Condition (Maximum Development Scenario)	

Residential Medium (12 dwelling units)	71 ADT
Proposed Condition (Maximum Development Scenario)	
General Commercial (13,900 sf)	597 ADT
Likely Development Scenario (Future Use)	
General Commercial (2,500 sf, retail sales)	107 ADT

The existing future land use designation of RM (Residential Medium) is 9 dwelling units per acre, or a maximum of 12 dwelling units for this parcel. Table 230 of the ITE Trip Generation Manual, describes an average daily trip (ADT) rate of 5.86 per unit for residential condominium/townhouses, is 71 ADT for this parcel.

Assuming that the best generalized use for this property is as a "shopping center" and referring to Table 820 of the ITE Trip Generation Manual, at 1.39 acres of gross land area, and using the above discussed ratio of 10,000 sf/acre, it may be assumed that the maximum commercial potential of this site would be in the area of 13,900 square feet. Table 820 describes an ADT rate of 42.94 trips per 1,000 sf of gross leasable area, which in this particular instance would result in an estimated trip impact of 597 ADT.

The existing retail store for this parcel is a 2,500 square foot retail space, specifically a pawn broker shop. This square footage of 2,500 puts the estimated trip impact at 107 ADT.

The provided Traffic Study indicates that the most likely traffic impact will not be significantly higher than its existing condition; although at a maximum build-out could increase traffic nearly six-fold. Additional traffic review will be essential at the time of further application for development of the subject site, or occupancy for business operations.

(3) The amendment will promote and protect the public health, safety and general welfare.

To offset the impacts of any commercial use abutting a residential use, as in this case, to the east of the subject parcel, Section 22-187(10) requires that:

"When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more."

Therefore, prior to any future, or increase in, commercial development, or activities, the applicant will need to provide for compliance with the requirements of Sec. 22-187(10) within the approved C-3 zoning district to mitigate the visual and noise impacts of any commercial development.

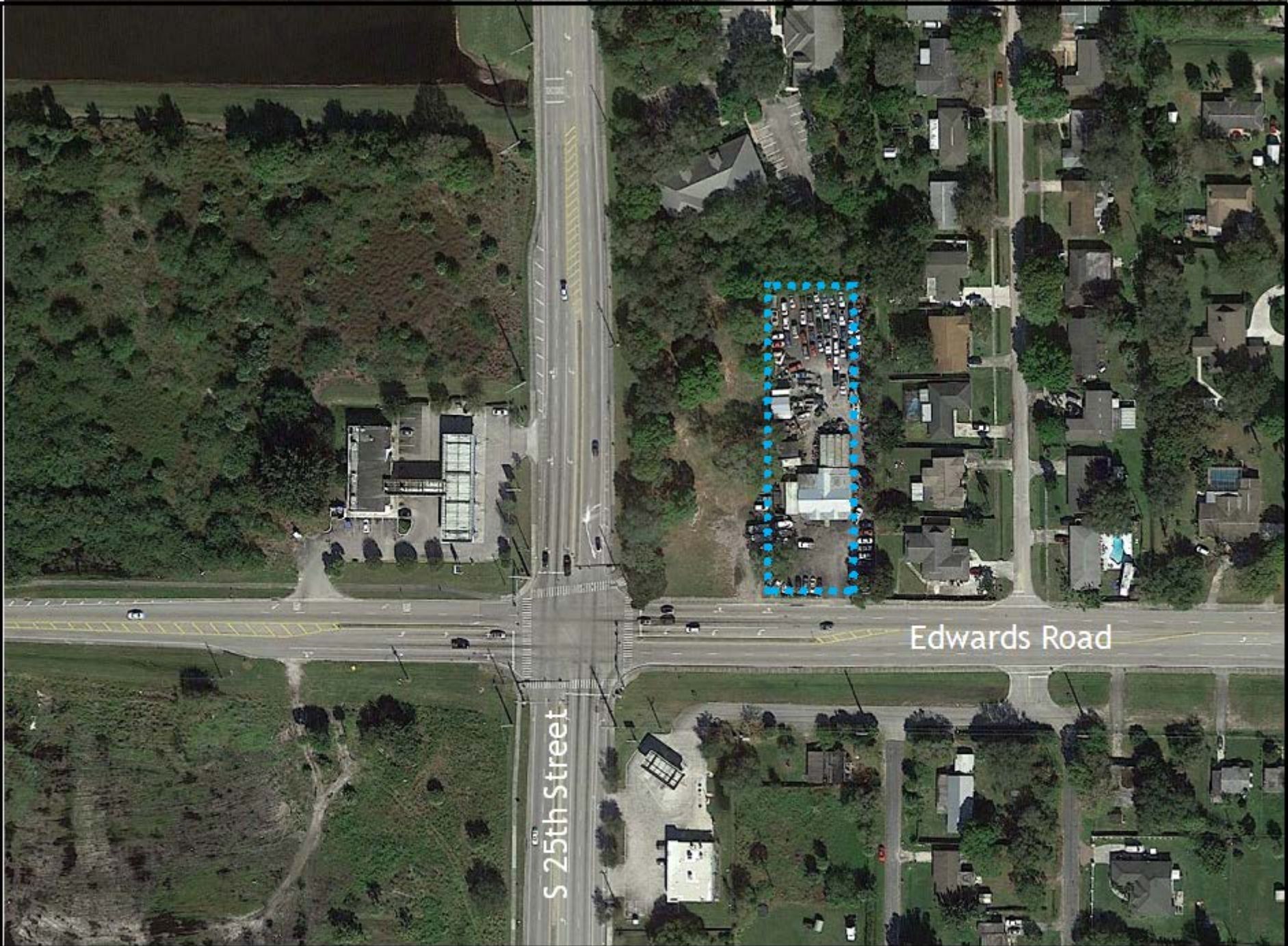
TRC Comments:

No comments or objection from the corresponding TRC members.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of approval to the City Commission.

Staff has acknowledged to the applicant that prior to any future commercial development the applicant will need to meet the requirements of Sec. 22-187 (10) along the eastern most property line.



S 25th Street

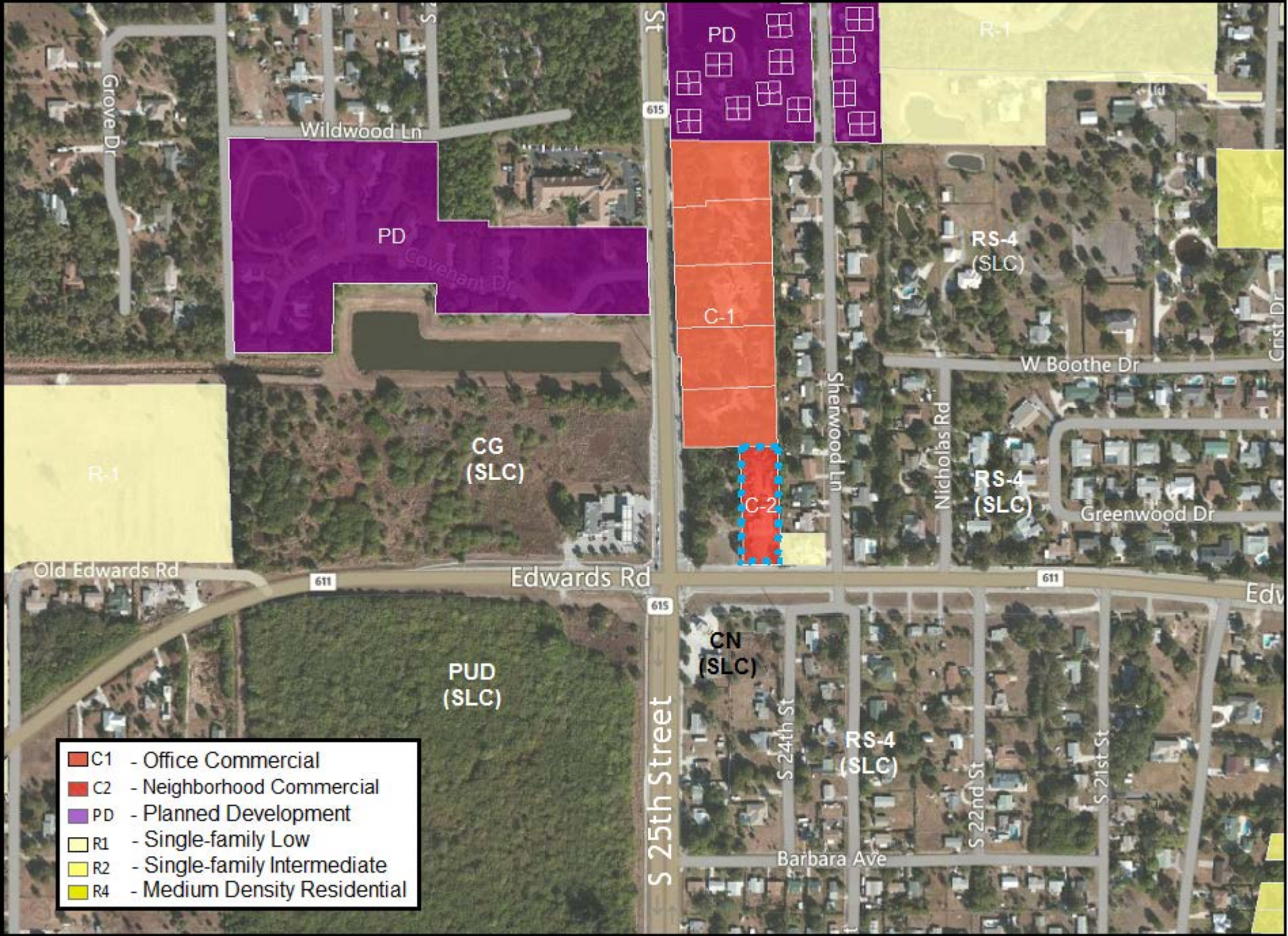
Edwards Road



Carroll Collins – Aerial

2496 Edwards Road





- C1 - Office Commercial
- C2 - Neighborhood Commercial
- PD - Planned Development
- R1 - Single-family Low
- R2 - Single-family Intermediate
- R4 - Medium Density Residential

Carroll Collins – Zoning Map

2496 Edwards Road





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 (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 2496 EDWARDS RD
2. Property Tax ID(s): 2421-333-0003-000-3
3. Total Acreage: 0.92
4. Existing Future Land Use Designation: (GC, General Commercial - Requires Updates)
5. Existing Zoning Classification: C-2, Neighborhood Commercial
6. Proposed Zoning Classification: c-3, General Commercial
7. Other applications being submitted concurrent with this application, if any: Scrivener's Error - FLUMA

8. Describe the existing uses, improvements and structures on the amendment lands: Bail Bonds/Retail
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: Future Development/Redevelopment

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Office Commercial	Professional Office	C-1
South	Comm (gas)/ SLC Res.	GC - Res	CN / RS-4
East	SF Res	RL	R-1
West	Comm	GC	CG

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	C-2	No Change	0.92	
Proposed	GC (Scrivener Correction)	C-3		0.92	N/A

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	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	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	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
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	
Proposed Zoning	
Change in Demand	

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	

III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Carroll Collins & Janet L Piek-Collins
 Mailing Address: PO Box 4114
 City Fort Pierce, FL 34948 State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

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

I certify that: (Check One)

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

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

Applicant's Signature Carroll Collins Date _____

Address PO Box 4114 Fort Pierce, FL 34948 State _____ Zip _____

Phone 772-461-2245 Fax 772-461-3887 E-mail Address carrollcollinsf1@aol.com

16. 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 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.

Carroll Collins 772-461-2245
Property Owner's Name (Please Print) Phone
PO Box 4114 Fort Pierce FL 34948
Address State Zip

Carroll Collins
Property Owner's Signature Date _____

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 1 day of Sept, 2016, by Carroll Collins who is personally known to me or has produced _____ as ident

Kim Keahey
Signature of Notary



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

PROPERTY RECORD CARD

Carroll Collins Record: 1 of 1

<<Prev Next >>

Spec.Assmnt

Taxes

Exemptions

Permits Home Print

Property Identification

Site Address: 2496 Edwards Rd ParcelID: 2421-333-0003-000-3
 Sec/Town/Range: 21 :35S :40E Account #: 28048
 Map ID: 24/21S Use Type: STOR-1STR
 Zoning: CN City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Carroll Collins Janet L Piek-Collins
 Address: PO Box 4114
 Fort Pierce FL 34948-4114

Legal Description

21 35 40 S 395.97 FT OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4-LESS
 W219.98 FT AND LESS EDWARDS RD R/W-(0)

More...

Sales Information

Date	Price	Code	Deed	Book/Page
1/11/2013	100	0111	QC	3474 / 1801
9/6/2012	100	0111	QC	3432 / 0958
11/17/1993	100	01	QC	0869 / 2895
7/17/1992	100	01	QC	0799 / 2817
4/1/1982	67000	00	CV	0374 / 0223
8/1/1980	60000	00	CV	0336 / 0120
1/1/1978	46000	00	CV	0281 / 0048

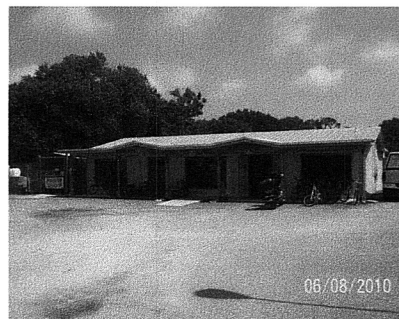
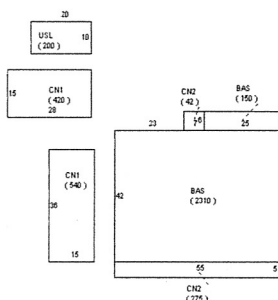
Assessment 2014

2014 TRIM: 241200
 Assessed: 241200
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 6210.92

Total Land and Building

Land Value: 200100 Acres: 0.92
 Building Value: 41100
 Finished Area: 2460 SqFt

BUILDING INFORMATION



Exterior Features

View: - RoofCover: SM - Sheet Metal RoofStruct: GA - Gable
 ExtType: STRL - STORE LOW YearBlt: 1972 Frame: -
 Grade: Y_D - Commer D EffYrBlt: 1972 PrimeWall: BS - CB Stucco
 StoryHght: 0010 - 1 Story No.Units: 1 SecWall: -

Interior Features

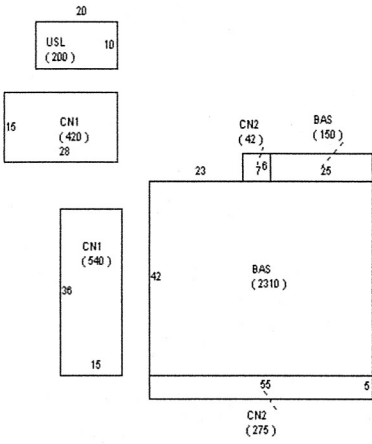
BedRooms: 3 Electric: MX - MAXIMUM PrmIntWall: DW - Drywall
 FullBath: 0 HeatType: FHA - FrdHotAir AvgHt/Fl: -
 1/2Bath: 0 HeatFuel: ELEC - Electric Prm.Flors: VT - Vinyl Tiles
 %A/C: 100 %Heated: 100 %Sprinkled: 0

Special Features and Yard Items

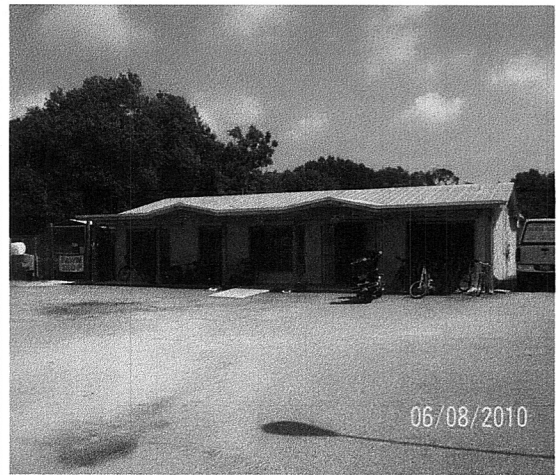
Land Information

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
LGT1 - SINGLE LIGHT	Y	1	1	AV	AV	1972	1	1100-STOR-1STR	305 -Sq Feet	40011	

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

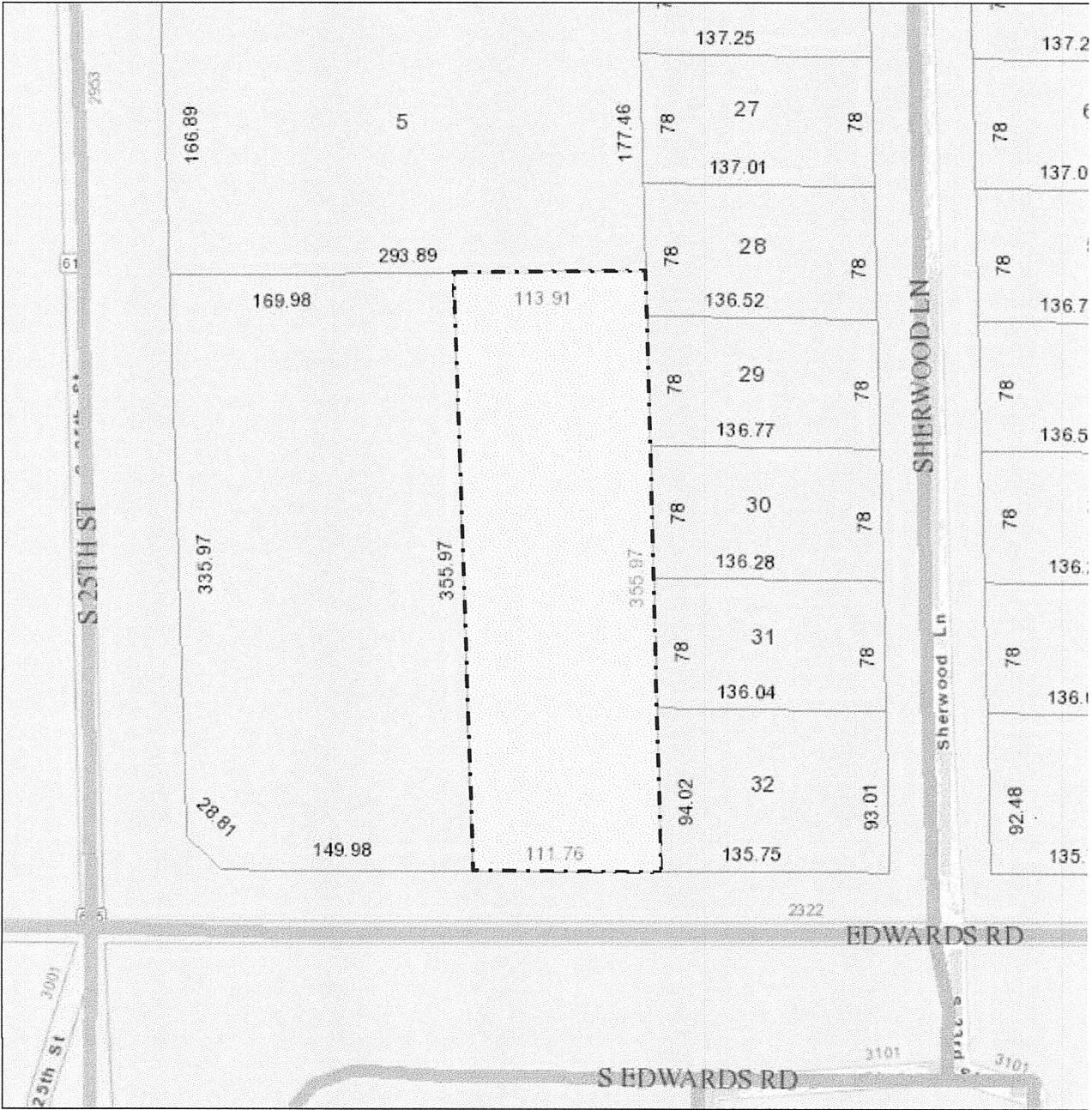


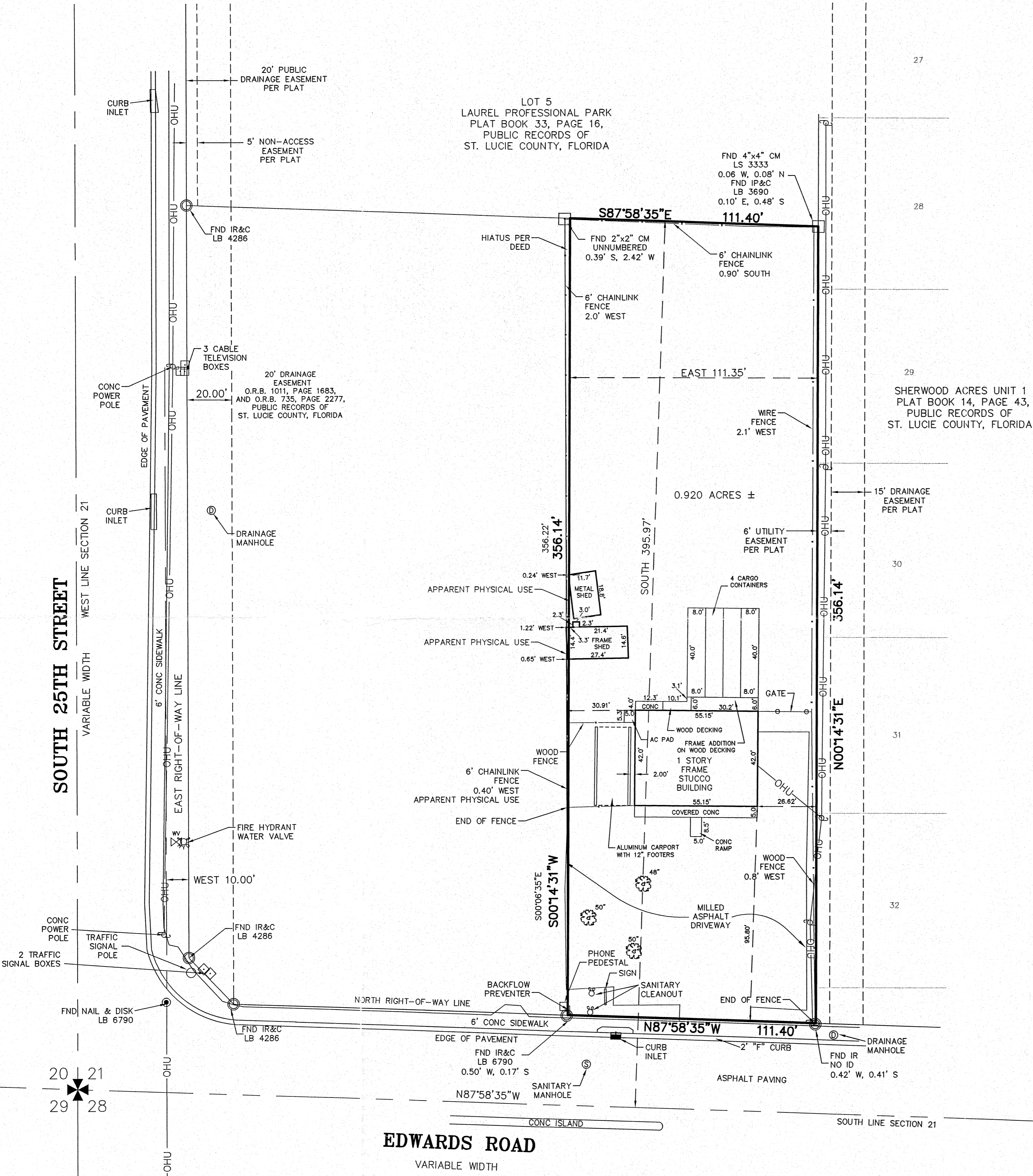
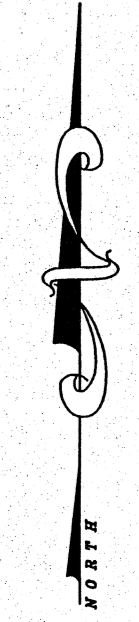
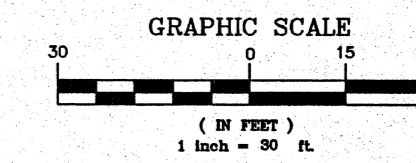
Code Description	Area	Perimeter
BAS - BASE AREA	2310	194
BAS - BASE AREA	150	62
CN1 - CANOPY	540	102
CN1 - CANOPY	420	86
CN2 - CANOPY	275	120
CN2 - CANOPY	42	26
USL - Utility Shed Low	200	60



>

**Saint Lucie County, Florida Office of the Property
Appraiser**





LEGAL DESCRIPTION

THE SOUTH 395.97 FEET, OF THE EAST 111.35 FEET, OF THE WEST ONE-HALF, OF THE WEST ONE-HALF, OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER, OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LEGEND

- (C) DENOTES CALCULATED
- (D) DENOTES DEED
- FND. DENOTES FOUND
- L.B. DENOTES LICENSED BUSINESS
- OHU DENOTES OVERHEAD UTILITIES
- U.E. DENOTES UTILITY EASEMENT
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- I.P. DENOTES IRON PIPE
- I.R. DENOTES IRON ROD
- C.M. DENOTES CONCRETE MONUMENT
- CONC. DENOTES CONCRETE
- IR & C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK & D DENOTES P.K. NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- POB DENOTES POINT OF BEGINNING
- 48" DENOTES OAK TREE/SIZE

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 September 22, 2008.
- 4) Overall parcel contains 0.920 Acres, more or less.
- 5) Lincs 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 South line of Section 21 having a bearing of N87°58'35"W (N89°57'23"E per Deed).
- 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", on Flood Rate Map No.1211100183 F with a date of identification of August 19, 1991, for Community Panel Number 120286 0186 F City of Ft. Pierce, in 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.

CERTIFICATIONS

MALCOLM CARROLL COLLINS;
 JANET L. PIEK-COLLINS;
 ST. LUCIE TITLE SERVICES, INC.;
 COMMONWEALTH LAND TITLE INSURANCE CO.; AND
 RIVERSIDE NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS

James A. Fowler
 JAMES A. FOWLER
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3435
 9/26/08
 SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
08-334map.dwg	0821/74-75

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
 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.		
DRAWN	GLM	9-23-08
DETAILED		
CHECKED		
APPROVED		

BOUNDARY SURVEY

PREPARED FOR
CARROLL COLLINS

DATE: 9-23-2008
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 JOB No. 08-334
 SHEET 1 of 1

**CITY OF FORT PIERCE
FUTURE LAND USE AMENDMENT
TRAFFIC SUMMARY**

LOCATION: 2496 Edwards Road, Fort Pierce, FL 34982
PARCEL ID: 2421-333-0003-0003

The subject parcel of land is near the NE corner of State Highway 615 (aka South 25th Street) and County Road 611 (aka Edwards Road) in Fort Pierce. The parcel is .92 acres, with 112' frontage on Edwards Road and with a depth of 356'.

Edwards Road in this area is a four (4) lane state two-way arterial-interrupted flow class 1, with medians, and is under the maintenance jurisdiction of St. Lucie County. West bound Edwards Road has designated south bound turn lane. East bound has designated north and south bound turn lanes.

South 25th Street in this area is a four (4) lane state two-way arterial-interrupted flow class 1, with medians, and is under the maintenance jurisdiction of the State of Florida. North bound South 25th Street has designated east and west bound turn lanes. South bound South 25th Street has a designated east bound turn lane.

According to the St. Lucie County Comprehensive Plan, Transportation Element, updated in October 2010, the minimum Level of Service (LOS) standard for South 25th Street is "LOS D" and Edwards Road is "LOS E". According to the most current/available data from the St. Lucie Metropolitan Planning Organization (SLMPO), South 25th Street and Edwards Road is operating at "LOS B", based on both existing, plus those reported committed trips. The following Table summarizes the current LOS conditions in this area.

Roadway	Segment	LOS Capacity	ADT	Remaining Capacity/LOS
25 th Street South	North of Edwards Road	34,700	25,550 (2009)	9,150/B
Edwards Road	West of Sunrise Boulevard	34,700	17,800 (2008)	16,900/B

The Institute of Transportation Engineers, Trip Generation Handbook (7th Edition), was used to estimate the maximum gross trip impacts that might be expected from this property under both

the current and proposed future land use designation. For the purpose of this transportation summary, we have assumed a development ratio of 10,000 square feet development ratio per gross acre of the site.

The following table summarizes the current and proposed future land use traffic impact.

Future Land Use	Trip Generation
<i>Existing Condition (Maximum Development Scenario)</i>	
Residential Medium (12 dwelling units)	71 ADT
<i>Proposed Condition (Maximum Development Scenario)</i>	
General Commercial (13,900 sf)	597 ADT
<i>Likely Development Scenario (Future Use)</i>	
General Commercial (2,500 sf, retail sales)	107 ADT

The existing future land use designation of RM (Residential Medium) is 9 dwelling units per acre, or a maximum of 12 dwelling units for this parcel. Table 230 of the ITE Trip Generation Manual, describes an average daily trip (ADT) rate of 5.86 per unit for residential condominium/townhouses, is 71 ADT for this parcel.

Assuming that the best generalized use for this property is as a “shopping center” and referring to Table 820 of the ITE Trip Generation Manual, at 1.39 acres of gross land area, and using the above discussed ratio of 10,000 sf/acre, it may be assumed that the maximum commercial potential of this site would be in the area of 13,900 square feet. Table 820 describes an ADT rate of 42.94 trips per 1,000 sf of gross leasable area, which in this particular instance would result in an estimated trip impact of 597 ADT.

The existing retail store for this parcel is a 2,500 square foot retail space, specifically a pawn broker shop. This square footage of 2,500 puts the estimated trip impact at 107 ADT.

History and Reasons we want to Rezone 2496 Edwards Road at the Corner of S. 25th St. (State Hwy 615) and Edwards Rd. (County Road 611).

We have owned the property since 1982.

In the mid 1980's the property was zoned Neighborhood Commercial with the County.

Carroll Collins Pawn Shop has had a continuous occupational license at this address since 1993.

This property was annexed into the City in 2007 and retained the C-2, Neighborhood Commercial zone.

In Spring of 2012, we bought the vacant adjacent corner property, 2498 Edwards Road. This lot is in the County and is zoned Commercial General with a CG future land use.

Main reasons we request rezoning are as follows:

1. Match the zoning to the property we own to the West, which recently went through Future Land Use change to Commercial, and zoning change to General Commercial.
2. Once this lot is changed to General Commercial we will ask for annexation of this expanded corner lot into the city of Fort Pierce, joining the two lots so that the property can be marketed together, for a total of 2.40 acres. Our goal is to be shovel ready for either us personally to build and develop a bank building with drive through, or to sell the property for development of a bank building, with a drive through.

Planning Board

7. b.

Meeting Date: 10/11/2016

Information

REQUESTED ACTION

Voluntary Annexation - Collins Corner - Edwards Road & 25th Street (NE Corner)

LOCATION

Edwards Road & 25th Street (NE Corner)

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial & Zoning Map

Application

Form Review

Form Started By: Kori Benton

Started On: 10/04/2016 05:48 PM

Final Approval Date: 10/05/2016



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Annexation
 Collins Corner
 Edwards Road & 25th Street (NE Corner)

DATE: October 4, 2016

STAFF REPORT

Owner/Applicant: Carroll and Janet Collins
 PO Box 4114
 Fort Pierce, FL 34948

Requested Action: Approval of the proposed annexation; designating the property as C-3, General Commercial Zoning; and GC, General Commercial Future Land Use

Location: 2498 Edwards Road

Parcel Ids: 2421-333-0001-000-9

Current Zoning: CG, General Commercial (County),

Current Future Land Use: COM, General Commercial (County),

Proposed Zoning: C-3, General Commercial

Proposed Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
CO (FP)	C-2 (FP)	CN (SCL)	CG (SCL)
RM (FP)	RM (FP)	RU (SLC)	COM (SLC)

Surrounding FLU:

Parcel(s) Size: 1.39 acres

Staff Analysis:

The applicant is requesting a voluntary annexation of the property (Parcel ID 2421-333-0001-000-9) located at 2498 Edwards Road, which is at the northeast corner of Edwards Road and 25th Street.

The applicant is further requesting that the City grant the C-3, General Commercial zoning designation as a continuation of its current County zoning of CG, General Commercial. The requested Future Land Use designation of GC, General Commercial will also be comparable to the St. Lucie County Future Land Use designation of COM, General Commercial.

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the FPUA service area.

This proposed voluntary annexation is also consistent with F.S 171.044, whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

As a note, the applicant also owns the .92 acre property immediately to the east of the subject parcel, which is located in the City. That property is concurrently undergoing review for proposed rezoning C-3, General Commercial. It is the applicant's desire to have both of these parcels located within the City limits with a Zoning and Future Land Use designation of Commercial General.

To have a combined 2.31 acre Commercial parcel at the heavily traveled intersection of Edwards Road and 25th Street is appropriate and consistent with the City's Comprehensive Plan, as the site is subject to significant traffic exposure and impact.

Furthermore, the corner property across 25th Street to the west is Commercial General as is the corner property to the south, across Edwards Road. Both are developed with gas stations as their existing use.

If the City approves annexation of this parcel with a taxable value of \$196,100, garnering approximate ad-valorem tax revenue of \$1,290 annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.5786. Future commercial development of this parcel would bring higher value and associated revenue.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation consistent with the following Objectives and Policies:

Objective 1.12 of the Comprehensive Plan:

"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."

The property is within the FPUA service boundary.

Policy, 1.12.1 of the City Comprehensive Plan:

"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"

By eliminating irregularities along the City's boundary, the adoption of this property into the City helps to provide efficient public service provisions.

Policy 1.12.5 of the City's Comprehensive Plan:

"Properties annexed shall receive a land use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission."

The applicant is requesting that the Zoning and Future Land Use designations remain consistent with the current County designations, and is therefore consistent with this Policy.

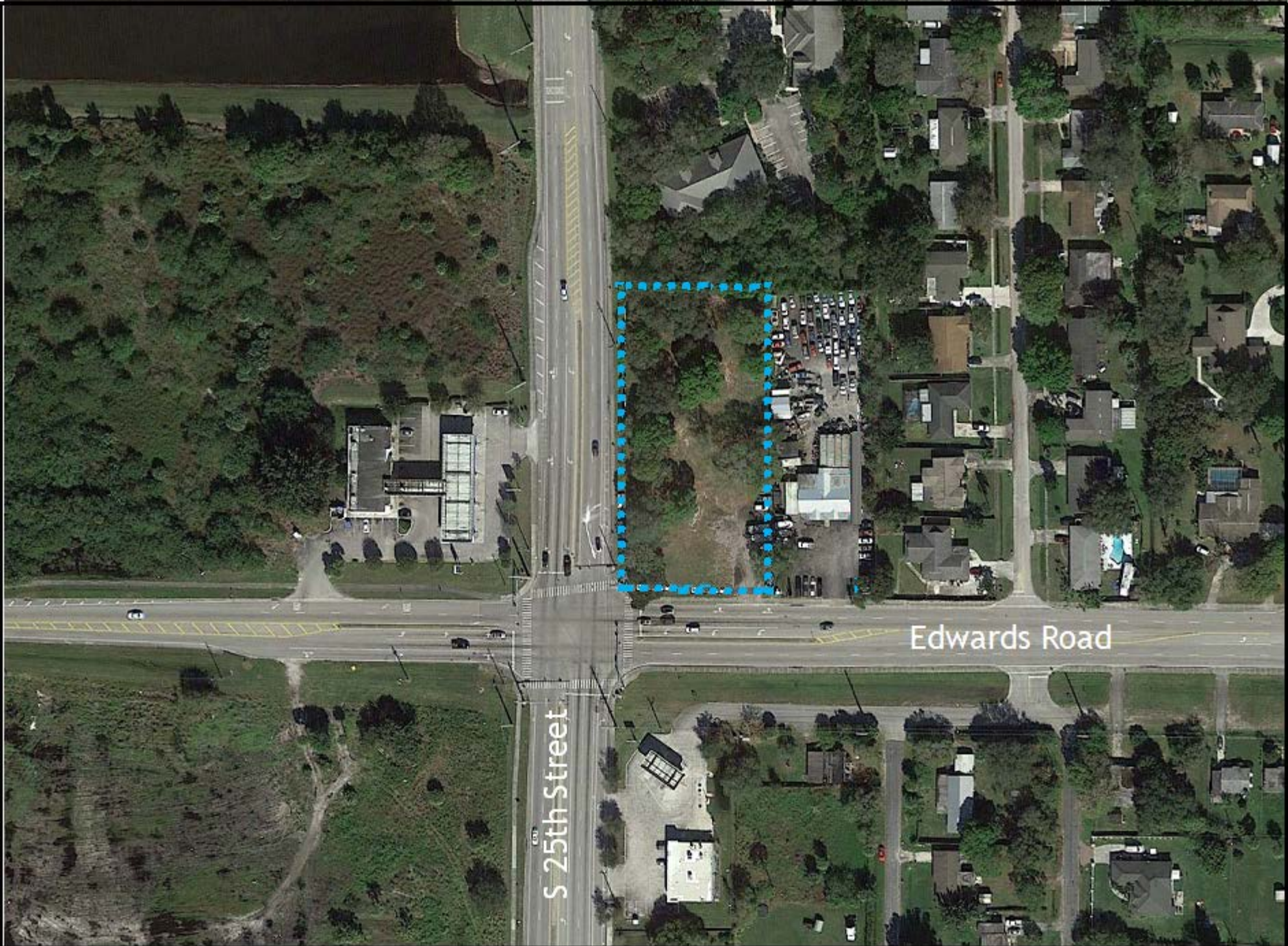
Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery.

TRC Comments:

No comments or objections from the corresponding TRC members.

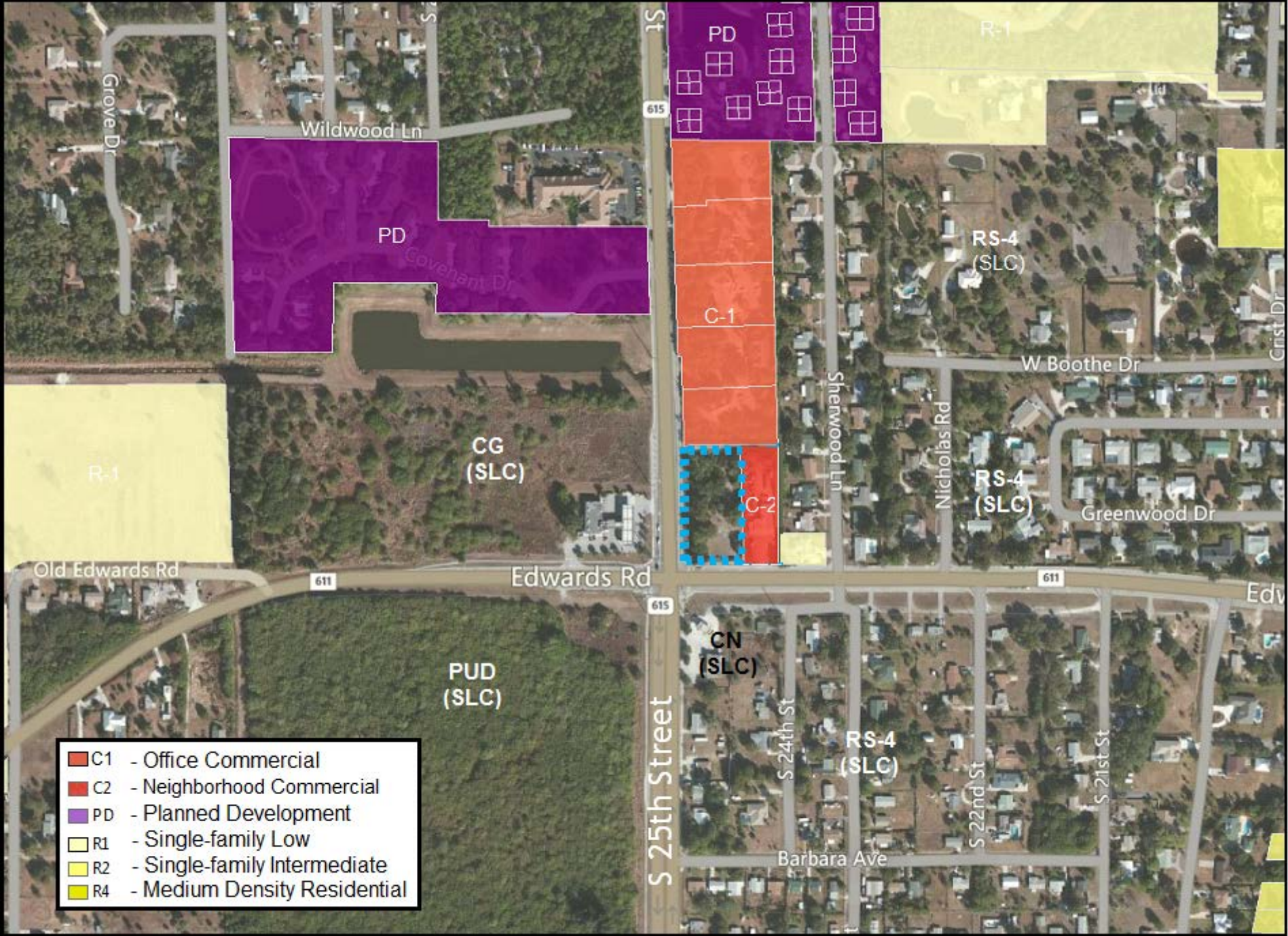
Staff Recommendation:

As proposed, the annexation meets the above standards; Staff recommends that the Planning Board forward a recommendation of approval to the City Commission.



S 25th Street

Edwards Road



- C1 - Office Commercial
- C2 - Neighborhood Commercial
- PD - Planned Development
- R1 - Single-family Low
- R2 - Single-family Intermediate
- R4 - Medium Density Residential

Carroll Collins – Zoning Map

Edwards Road





APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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 (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: TBD EDWARDS RD

2. Legal description of real property for which annexation is being requested:

Property Tax ID: 2421-333-0001-000-9

3. Size of described property: 1.39 acres

4. Project description: _____

5. Current St. Lucie County Future Land Use Designation: _____

6. Current St. Lucie County Zoning: _____

7. Is this a Historic property? _____

8. Appraised value: _____

9. Name of Owner(s): _____

Signature of Owner(s): Carroll Collins

Mailing Address: PO Box 4114

City Fort Pierce State FL Zip 34948

Phone 772-461-2245 Fax 772-461-3887

Carrollcollinsfl@aol.com

10. Name of Representative: _____
Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____ Fax _____
E-mail: _____

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

This Instrument Prepared by and Return to:
Denise Jenkins
Merit Title, Inc.
628 Colorado Avenue
Stuart, Florida 34994

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
2421-333-0001-000/9

WARRANTY DEED

This Warranty Deed Made the 1st day of May, 2012, by Terpening Holdings, LLC, a Florida limited liability company, and having its place of business at 2980 S 25 St, Fort Pierce, Florida 34981, hereinafter called the grantor,

to Carroll Collins and Janet Collins, husband and wife, whose post office address is: Post Office Box 4114 Ft. Pierce, FL 34948, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$205,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.

LESS AND EXCEPT

The West 10 feet of the following described parcel: The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND LESS

A parcel of land situated in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

Commencing at the Southwest corner of said Section 21; thence North 89°57'23" East, along the South line of said Section 21, a distance of 50.03 feet; thence North 02°10'51" West, departing said South line, a distance of 40.03 feet to a point of the intersection of the Easterly right of way line of South 25th Street and the Northerly right of way line of Edwards Road, being the Point of Beginning.

Thence North 02°10'51" West, along said Easterly right of way line, a distance of 20.00 feet; thence South 46°06'44" East, departing said Easterly line, a distance of 28.81 feet to the said Northerly right of way line of Edwards Road; thence South 89°57'23" West, along said Northerly line, a distance of 20.00 feet to the Point of Beginning.

COPY

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2011, reservations, restrictions and easements of record, if any.

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

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Cynthia M. Sowerby
 Printed Name: Cynthia M. Sowerby

Witness Signature: Roberto Cabrera
 Printed Name: Roberto Cabrera

BY: Sherry Terpening
 Sherry T. Terpening as Manager

Terpening Holdings, LLC, a Florida limited liability company

COPY

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1st day of May 2012, by Sherry T. Terpening as Manager of Terpening Holdings, LLC, a Florida limited liability company, on behalf of the partnership. She is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:



Cynthia M. Sowerby
 Notary Public - State of Florida

COPY

COPY

2498 Edwards Road, Fort Pierce, FL 34982

SLC Tax ID# 2421-333-0001-000-9

The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.

LESS AND EXCEPT

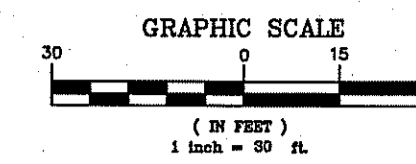
The West 10 feet of the following described parcel: The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND LESS

A parcel of land situated in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

Commencing at the Southwest corner of said Section 21; thence North 89°57'23" East, along the South line of said Section 21, a distance of 50.03 feet; thence North 02°10'51" West, departing said South line, a distance of 40.03 feet to a point of the intersection of the Easterly right of way line of South 25th Street and the Northerly right of way line of Edwards Road, being the Point of Beginning.

Thence North 02°10'51" West, along said Easterly right of way line, a distance of 20.00 feet; thence South 46°06'44" East, departing said Easterly line, a distance of 28.81 feet to the said Northerly right of way line of Edwards Road; thence South 89°57'23" West, along said Northerly line, a distance of 20.00 feet to the Point of Beginning.



LEGAL DESCRIPTION

THE SOUTH 395.97 FEET, OF THE WEST 219.98 FEET, OF THE WEST ONE-HALF, OF THE WEST ONE-HALF, OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER, LESS THE SOUTH 40 FEET, FOR ROAD RIGHT-OF-WAY AND LESS THE WEST 40 FEET, LYING AND BEING IN SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING

THE WEST 10 FEET, OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH 395.97 FEET, OF THE WEST 219.98 FEET, OF THE WEST ONE-HALF, OF THE WEST ONE-HALF, OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER, LESS THE SOUTH 40 FEET AND THE WEST 40 FEET, FOR ROAD RIGHT OF WAY. ALL LYING AND BEING IN SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA

AND LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°57'23" EAST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 50.03 FEET; THENCE NORTH 02°10'51" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 40.03 FEET TO A POINT OF THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 25TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD, BEING THE POINT OF BEGINNING. THENCE NORTH 02°10'51" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 46°06'44" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 28.81 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD; THENCE SOUTH 89°57'23" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LEGEND

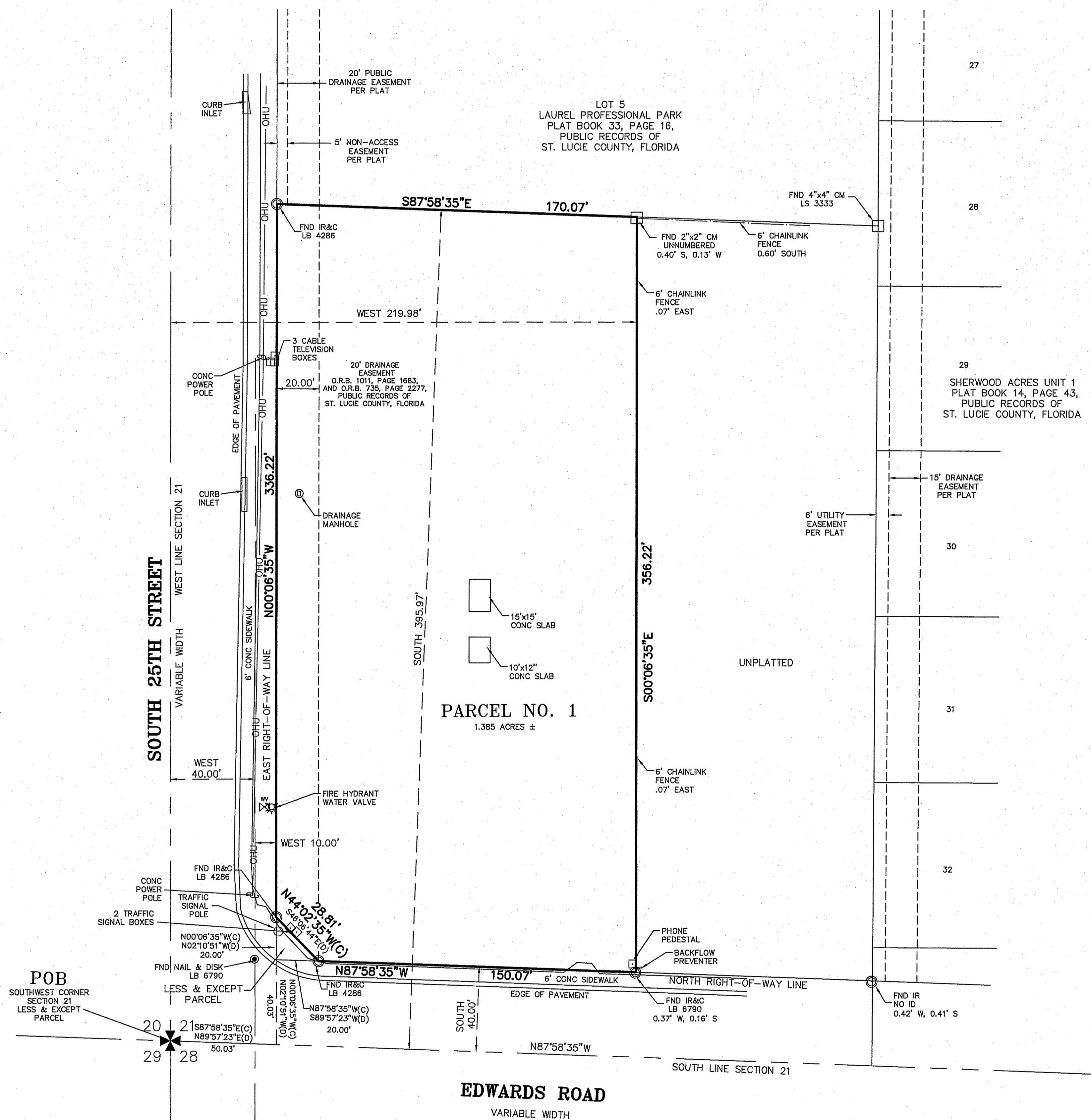
- (C) DENOTES CALCULATED
- (D) DENOTES DEED
- FND. DENOTES FOUND
- L.B. DENOTES LICENSED BUSINESS
- OHU DENOTES OVERHEAD UTILITIES
- U.E. DENOTES UTILITY EASEMENT
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- I.P. DENOTES IRON PIPE
- I.R. DENOTES IRON ROD
- C.M. DENOTES CONCRETE MONUMENT
- CONC. DENOTES CONCRETE
- IR & C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK & D DENOTES P.K. NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- POB DENOTES POINT OF BEGINNING

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 July 14, 2012.
- 4) Overall parcel contains 1.385 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 South line of Section 21 having a bearing of N87°58'35"W (N89°57'23"E per Deed).
- 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", on Flood Rate Map No.12111C0186 J with a date of identification of February 16, 2012, for Community Panel Number 120286 0186 J City of Ft. Pierce, in 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.

CERTIFICATIONS

Gulfstream Business Bank;
Ticor Title Insurance Company of Florida;
Meville, Sowerby & McCARTY, P.L.; and
Terpening Holdings, LLC



- REVISIONS -		BY	DATE	FIELD	BY	DATE	BOUNDARY SURVEY	DATE: 6-05-2008 HORIZ. SCALE: 1"=30' VERT. SCALE: N/A	
UPDATED SURVEY	GLM	7-14-12	GLM	GLM	6-05-08	APPROVED			JOB No. 12-146
BOUNDARY SURVEY							PREPARED FOR CARROLL COLLINS		SHEET 1 OF 1

CULPEPPER & TERPENING, INC	
CONSULTING ENGINEERS LAND SURVEYORS	
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981	
PHONE 772-464-3377 • 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	

COMPUTER FILE REF.	FIELD BK./PG.
93-07map2.dwg	0812/84
12-146map.dwg	0813/15

MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3864

SIGNATURE DATE
7/14/2012

I:\Projects\2012\12-146\Survey\12-146map.dwg, 7/16/2012, 12:43:50 PM

Zoning Atlas Amendment
(Eastern Parcel - In City Limits)

Planning Board

7. c.

Meeting Date: 10/11/2016

Information

REQUESTED ACTION

Conditional Use with No New Construction - Addiction Recovery Community Villas – Drug & Alcohol Treatment Center - 3625 S. US. Highway 1

LOCATION

3625 S. US. Highway 1

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions:

- 1) The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and
 - 2) The improvement plan integrates measures to provide appropriate access and screening of the dumpster location.
-

Attachments

Staff Report

Aerial & Zoning Map

Application, Survey & Support Documents

Site Improvement Plan

Project Narrative & Responses to TRC Comments

Form Review

Form Started By: Kori Benton
Final Approval Date: 10/04/2016

Started On: 10/04/2016 11:26 AM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Conditional Use with No New Construction
 Addiction Recovery Community Villas – Drug & Alcohol Treatment Center
 3625 S. US. Highway 1

DATE: October 3, 2016

STAFF REPORT

Owner/Applicant: Motel FP LLC
 3625 S US Highway 1
 Fort Pierce, FL 34982

Representative: Michael McCarty, Principal
 McCarty & Associates, Land Planning & Design
 73 SW Flagler Avenue
 Stuart, FL 34994

Requested Action: Approval of an Application for Conditional Use with No New Construction to establish a Group Living Drug & Alcohol Treatment Center

Location: 3625 S. US. Highway 1

Parcel ID: 2434-601-0026-000-2

Current Zoning: C-3, General Commercial

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	I-1

Site Size: 1.51 acres

Utilities: Located within the FPUA Water/WW Service Area – FPL Electric

Staff Analysis:

Request

In accordance with Sections 22-22, 22-31 & 22-76 of the City Code, the applicant is requesting the review and approval of an Application for Conditional Use with No New Construction to establish a Group Living Drug & Alcohol Treatment Center at 3625 S US Highway 1. The subject property is currently zoned C-3, General Commercial, and is 1.51 acres in size.

Project Summary

The subject site was completed in 1949 with an expansion in 1955, operating as a motel for several decades until 2015 at which time the applicant acquired the property with intentions to repurpose the facility. The applicant is seeking to reuse the facility to provide for an eighteen (18) room group living facility offering drug and alcohol treatment to a maximum of thirty-six (36) individuals.

The 6,535 sq. ft. facility contains a collection of six (6) buildings for occupancy, a storage structure, and a pool. The five buildings containing former motel rooms are sought for occupancy by clients, reserving the former lobby and offices for administration of the facility.

Operational Plan

Addiction Recovery Community Villas has presented their intent to provide service to drug and alcohol addicted individuals via a comprehensive treatment program, offering monitored residential care on-site and internalized transportation to their corresponding office, in Port Saint Lucie, designed for treatment and counseling. Transportation is provided via our two large passenger vans which seats about 12 patients each.

The scope of on-site services limits patients at the villas in their sober state, for a typical accommodation of up to 45 days. Meals will be catered to the facility by local restaurants. The premises will be monitored with a security system provided by Vortex Alarm Systems, a private limited access gate, in addition to on-site security personnel 24-hours a day.

Site Improvement Plan

The improvement plan seeks to provide a collection of minor improvements to update the site landscaping, sidewalk system, and parking area to provide greater compliance with the City's land development code.

The plan includes an internal sidewalk to provide connectivity throughout the campus, further providing for the installation of the required sidewalk along US Highway 1.

The parking lot and drive-aisles will be enhancing through appropriate striping and directional signs. Off-street parking is presented at a level of one space per three beds pursuant City Code Sec. 22-60 (d)(3) i., as the uses are comparable to, or within the classification of adult congregate living facilities. Designated parking spaces for the two passenger vans intended for use, and an off-street loading space for food deliveries should be integrated into the site improvement plan.

Additional landscaping is identified to enhance the front entrance and ensure the required elements are installed. Screening of the dumpster location is encouraged. Adjustments to storm water retention are not presented with the subject plan.

Location and Compatibility

The subject site is located along the US Highway 1 commercial corridor, adjacent to a variety of commercial and light-industrial users, in addition to undeveloped property. The size of the property, in relation to the scale of operations is conducive to providing a passive and serve contained operation which should not present adverse impacts to the surrounding uses, or any residential neighborhoods. The proximity to a hospital or medical hub is greater than traditionally presented with addiction treatment facilities, however it's reiterated that the intent of this facility is to provide sober group living care, versus more elevated medical or psychological treatment. The conversion of the facility from a motel provides a compatible transition for the subject site, in a location in close proximity to established institutional uses of the Salvation Army and HANDs clinic.

The City of Fort Pierce has not defined distance or buffer requirements specific to the proposed use type, however staff reviewed the proposed use with regards to the established uses within a 1,000 ft. radius. The evaluation considered the proximity of the site to similar facility types, single-family home subdivisions, churches or religious centers, public or private schools or daycare facilities, public parks, or establishments selling or serving alcoholic beverages. Of the use types reviewed, two (2) residences lie approximately 950ft. to the south east, across US Highway 1. One (1) establishment which previously offered the sale of alcoholic beverages was identified; The Southern Saloon, however this establishment has been closed for over a year. The subject location does not present any concerns regarding compatibility of use, acknowledging the secure nature intended for the site.

Future Land Use Designation & Comprehensive Plan

The subject site has a future land use designation of Heavy Industrial (HI). This 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.

The requested use, in the presented scale and with the identified operational provisions, is consistent with the Future Land Use element of the Comprehensive Plan and compatible with the adjacent districts.

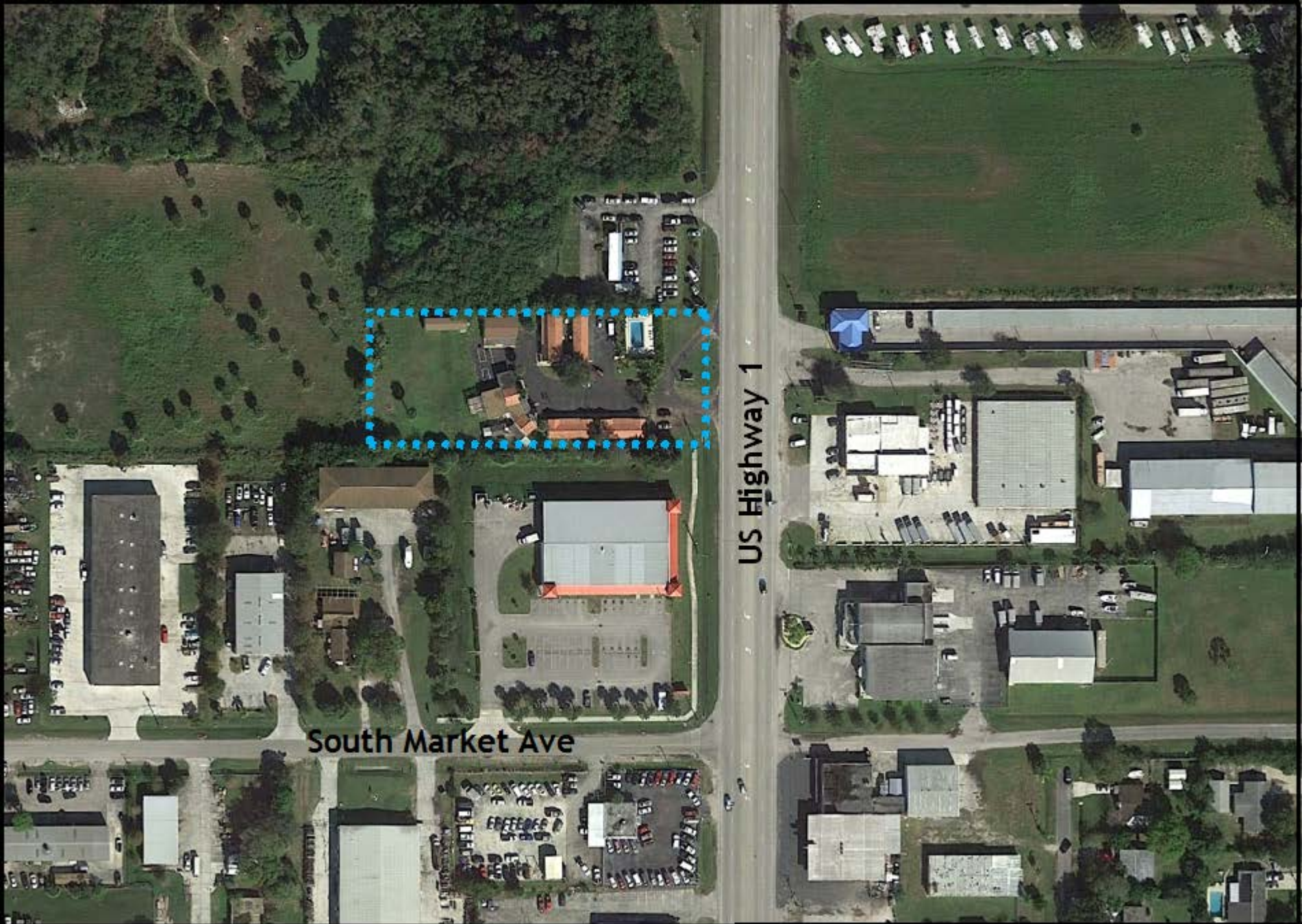
Technical Review Committee

All affected departments have reviewed the proposed Zoning Atlas Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Staff Recommendation:

The proposed Conditional Use with the associated site improvement plan meets the requirements of the City Code with minor exception, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends the Planning Board forward a recommendation of approval with the following conditions:

- 1) The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and
- 2) The improvement plan integrates measures to provide appropriate access and screening of the dumpster location.



South Market Ave

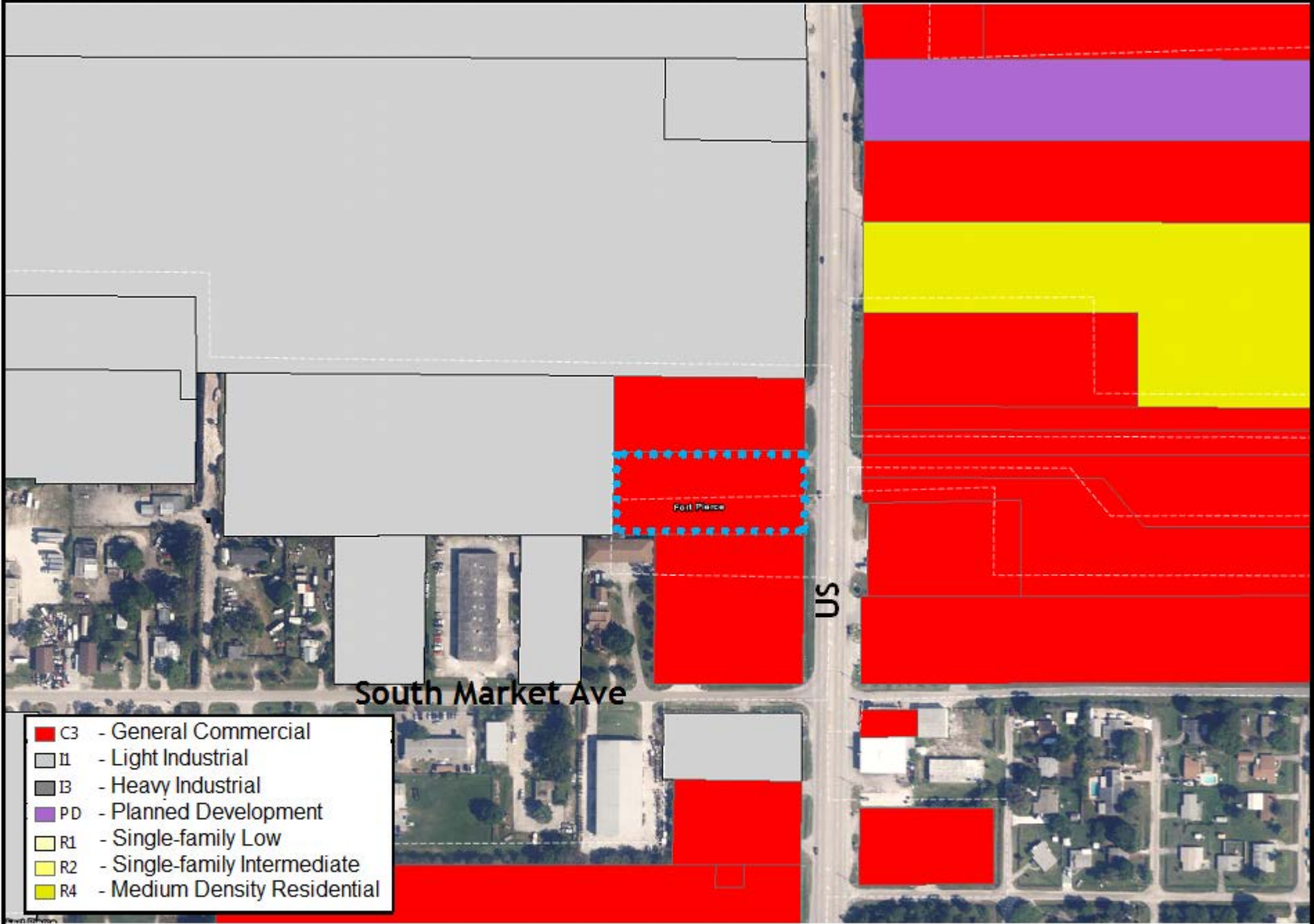
US Highway 1



Addiction Recovery Community Villas . – Aerial

3625 S. US. Highway 1





- C3 - General Commercial
- I1 - Light Industrial
- I3 - Heavy Industrial
- PD - Planned Development
- R1 - Single-family Low
- R2 - Single-family Intermediate
- R4 - Medium Density Residential

Addiction Recovery Community Villas . – Zoning Map

3625 S. US. Highway 1





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 3625 S. US. Hwy 1

Parcel ID #(s) 2434-601-0026-000-2

Project description Request for conditional use to allow Motel FP LLC to provide "Day/Night with Community Housing" for residents with substance abuse disabilities undergoing treatment off-site. The City staff has determined the proposed use is classified

a Group Living establishment and therefore require Conditional Use approval within the C-3 zoning district.

Motel FP LLC

Mike McCarty- McCarty & Associates Land Planning and Design LLC

Property Owner(s)
3625 S US Hwy. 1

Applicant/Representative, Title, Company
73 SW Flagler Ave

Street Address
Fort Pierce FL 34982

Street Address
Stuart FL 34994

City State Zip
772-286-5744

City State Zip
772-341-9322

Phone Number
CRGF93@aol.com

Phone Number
mike@mccartylandplanning.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

The foregoing instrument was acknowledged before me this 31 day of August, 2016, by

Jeremiah Baron

who is personally known to me or has produced

as identification.

Melissa Mercado

Signature of Notary

(seal)



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

TO BE COMPLETED BY STAFF

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

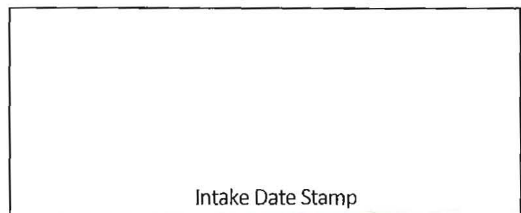
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



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 8,241 sqft Parking Spaces: 20+/-

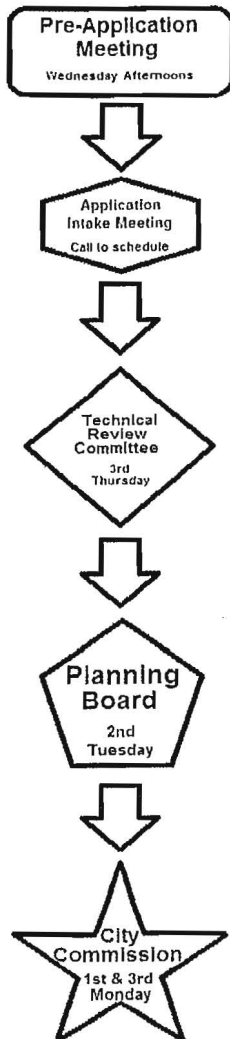
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Auto Sales office	Commercial	Storage Facility	Vacant IL-CO

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: 3625 S US HWY 1

Sec/Town/Range: 34/35S/40E

Map ID: 24/34N

Zoning: C3

Parcel ID: 2434-601-0026-000-2

Account #: 33435

Use Type: 3900

Jurisdiction: Fort Pierce

Ownership

Motel FP LLC

3625 S US Highway 1

Fort Pierce, FL 34982

Legal Description

KELLEM'S S/D S 165 FT OF E 440 FT OF LOT 7-LESS RD R/W- (1.51 AC)
(OR 3721-2775)

Current Values

Just/Market Value: \$584,200

Assessed Value: \$584,200

Exemptions: **\$0**

Taxable Value: \$584,200

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 6,535

Gross Area (SF): 8,241

Land Size (acres): 1.51

Land Size (SF): 65,670

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

© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
73 SW Flagler Ave
Stuart FL 34994
772/341-9322

September 1, 2016

VIA E-MAIL DELIVERY

City of Fort Pierce Planning Department
Attn: Kori Benton
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Motel FP LLC- 3625 S. US Hwy 1- Conditional Use Application

Dear Mr. Benton:

As per the Zoning Confirmation Letter dated August 23, 2016 provided by the City of Fort Pierce, we hereby submit the attached Conditional Use Application request for the facility located at 3625 S US Hwy 1 in Fort Pierce. The request is to allow the use for "Day/Night with Community Housing" for the residents with substance abuse disorders which is determined to be classified as a Group Living establishment and must be permitted as a Conditional Use within the C-3 zoning District.

The proposed Group Living establishment will not have a adverse affect on the surrounding uses or neighboring properties. The proposed use is consistant with the development pattern and permitted uses along the US Hwy 1 corridor. The structures on the property were established in 1955 and has been operated as motel for the last 60+ years. The proposed Group Living use will utilize the facility in the same fashion. The applicant is not proposing any improvements to the property at this point in time.

Please find attached the folloing material for your review and concideration:

1. Check in the amount of \$100.00 payable to the City of Fort Pierce for the C.U. Application fee
2. Conditional Use Application
3. Survey
4. Location Map
5. Aerial
6. Legal Description
7. Zoning Map
8. Future Land Use Map

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty

Principal

Mike@McCartyLandPlanning.com

Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

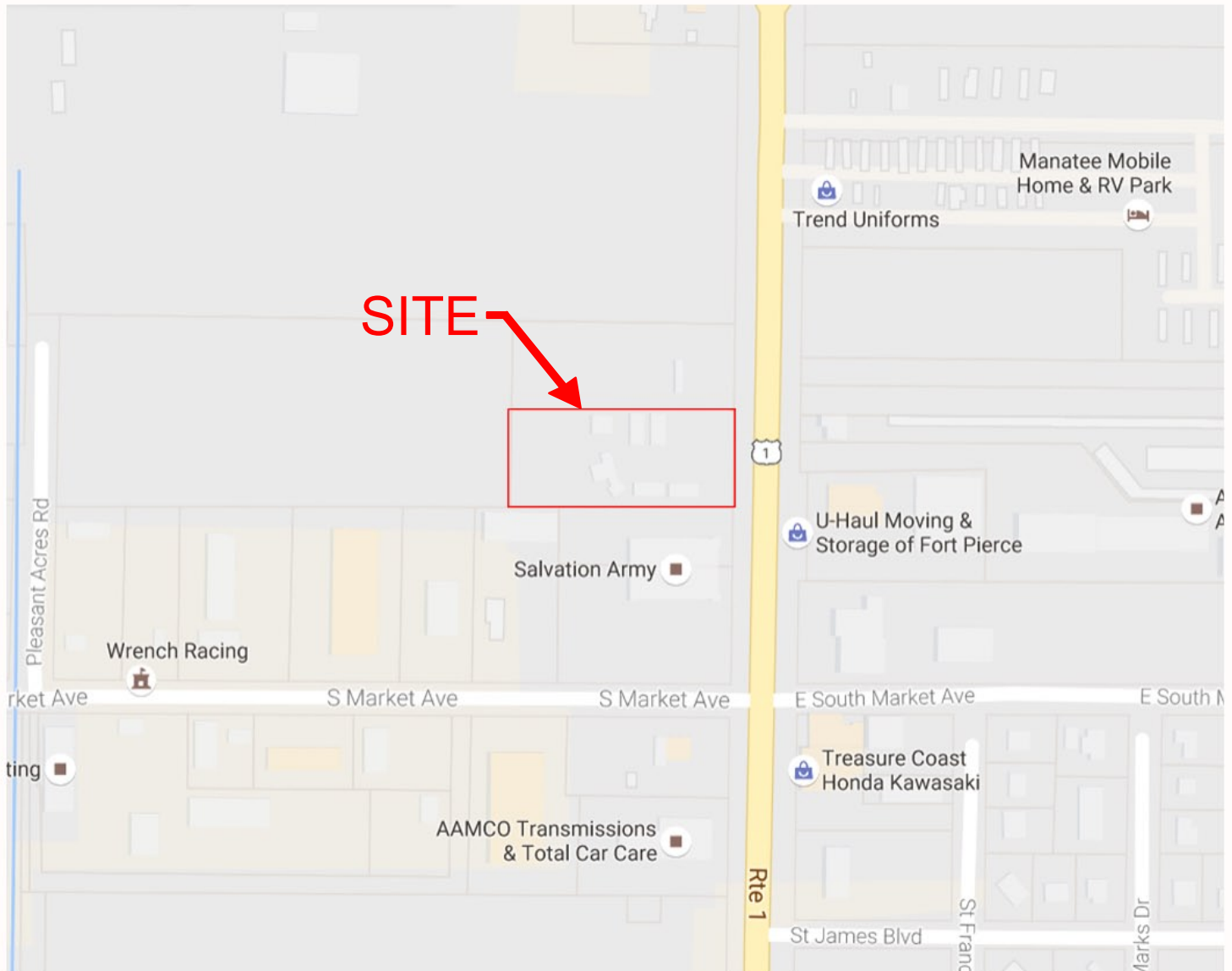
Location Map

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Aerial Photograph

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Legal Description

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



KELLEM'S S/D S 165 FT OF E 440 FT OF LOT 7 - LESS RD ROW
(1.51 AC) (OR 3721-2775)

Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Zoning Map

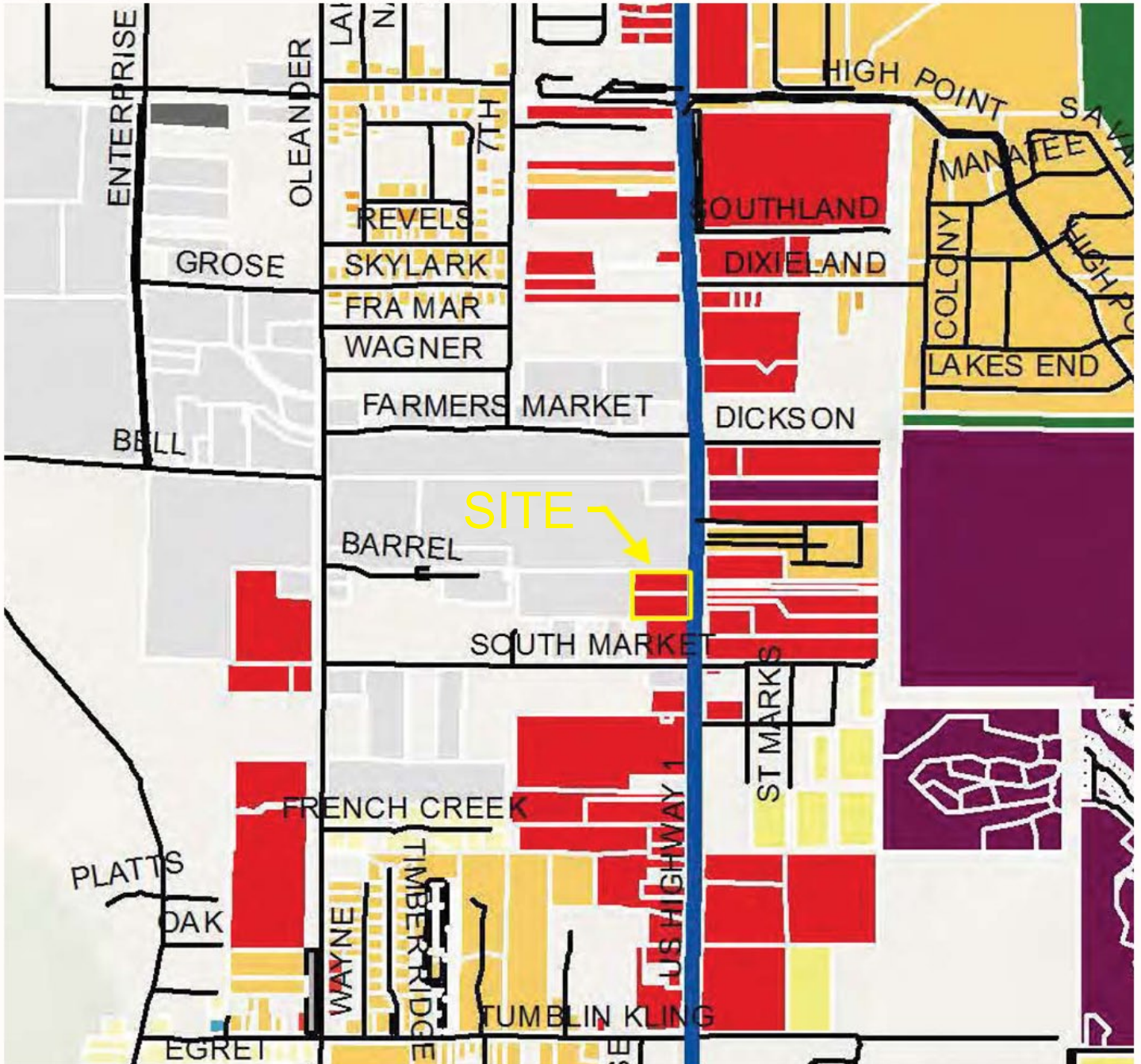
C3

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Future Land Use Map

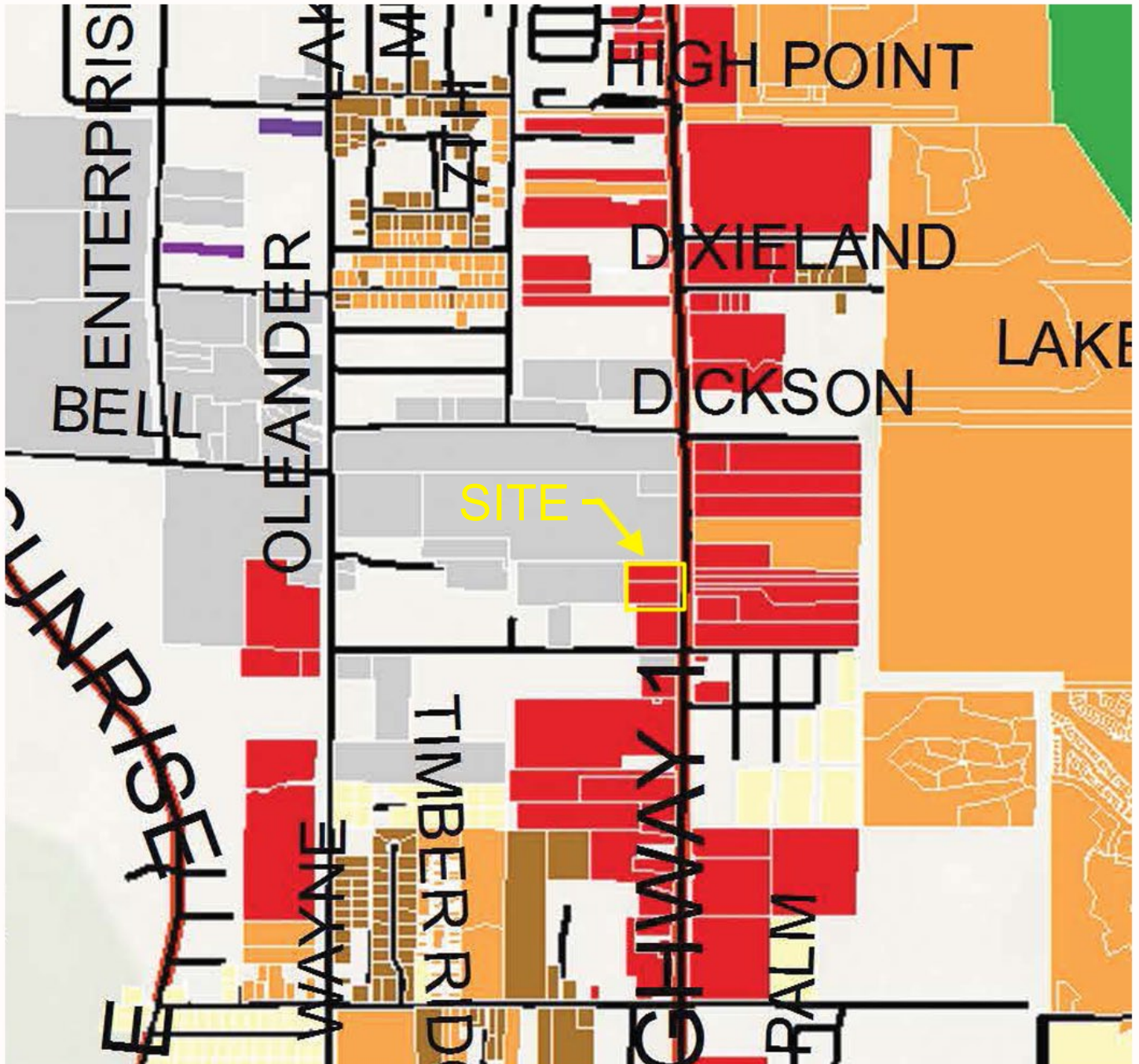
GC

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Location Map



Legal Description

THE SOUTH 165 FEET OF THE EAST 440 FEET OF LOT 7, OF J. I. KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7, AND RUN WEST ALONG THE SOUTH LINE OF LOT 7, 440 FEET TO A CONCRETE MONUMENT; THENCE TURN AND RUN EAST PARALLEL TO THE SOUTH LINE OF LOT 7, 440 FEET TO THE EAST LINE OF SAID LOT 7; THENCE TURN AND RUN SOUTH ALONG THE EAST LINE OF LOT 7, TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR SOUTH U. S. HIGHWAY NO. 1

Site Data

PCN	2434-601-0026-000-2
SECTION / TOWNSHIP / RANGE	34 / 35 S / 40 E
PARCEL AREA	65,668.3 SF / 1.51 AC.
EXISTING ZONING	C-3
EXISTING FUTURE LAND USE	GC
EXISTING USE	MOTEL
PROPOSED USE	GROUP LIVING ESTABLISHMENT
PHASES OF CONSTRUCTION	ONE
FLOOD ZONE	X

Development Standards (C3)

MINIMUM LOT SIZE / WIDTH	10,000 SF / 70'
BUILDING SETBACKS	FRONT 25'
MAXIMUM BUILDING HEIGHT	65'
MAXIMUM LOT COVERAGE BY BUILDINGS	60%

Parking Data

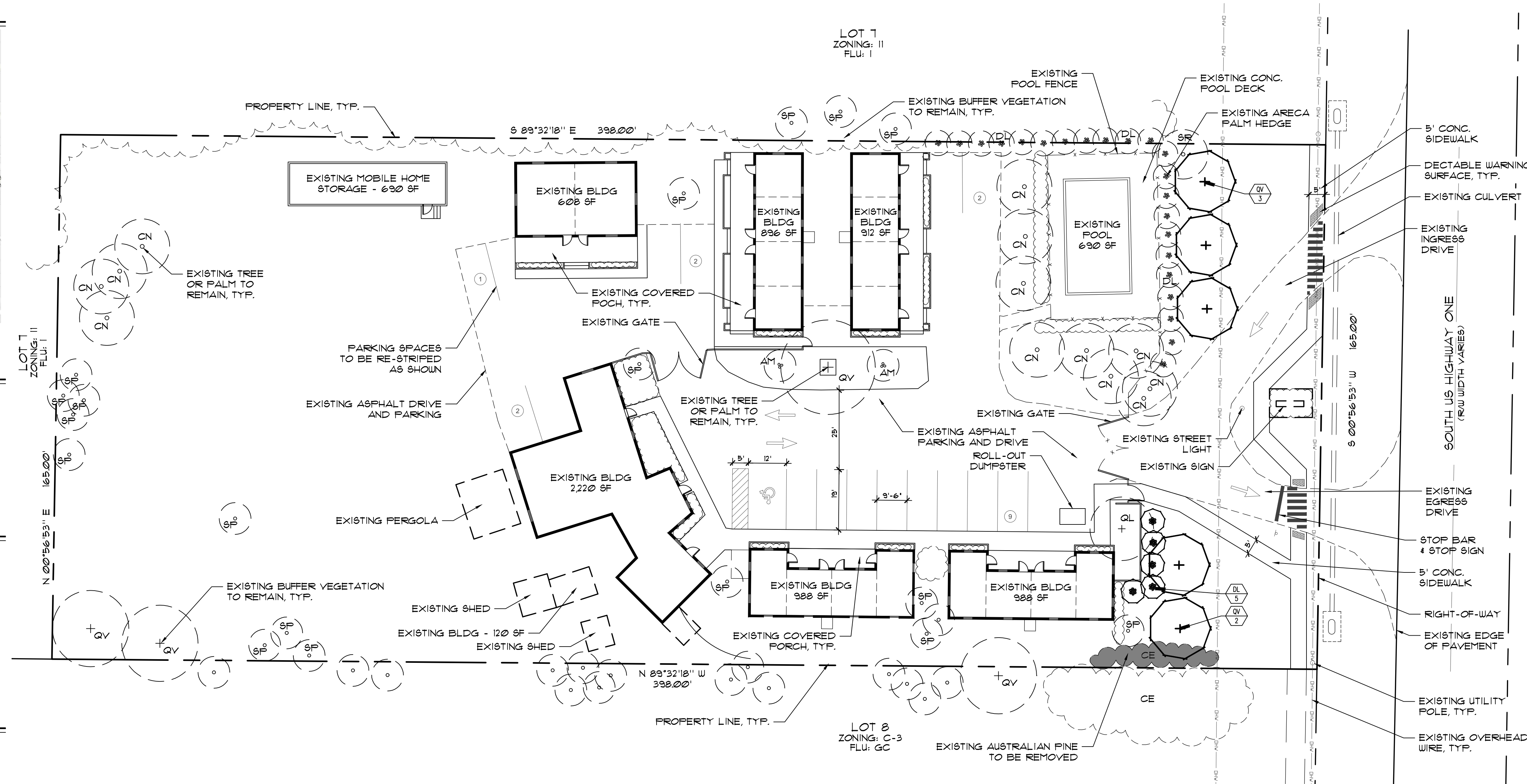
PARKING SPACES REQUIRED (1 SPACE / 3 BEDS)	36 / 3
PARKING SPACES PROVIDED	16

Notes

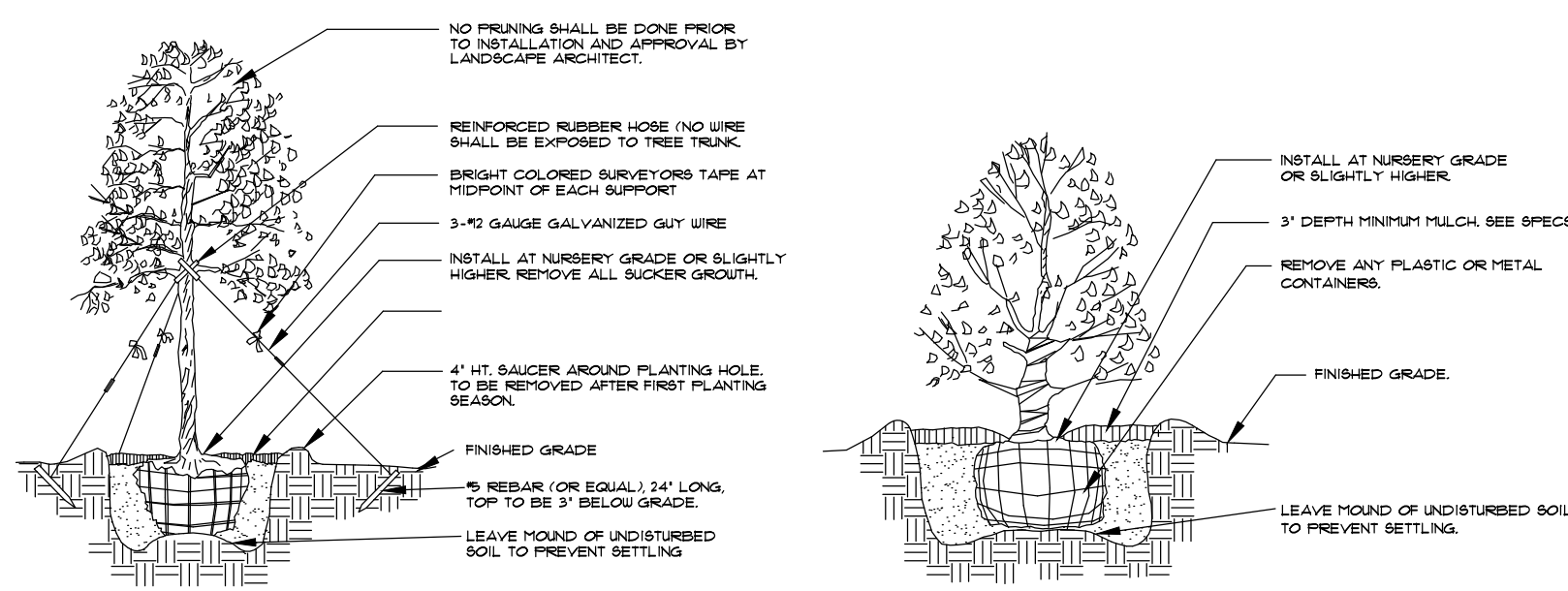
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE REMOVAL OF EXOTIC SPECIES CAUSES ANY LANDSCAPE BUFFER TO BE DEFICIENT, EXISTING PLANT MATERIAL SHALL BE PROVIDED TO COMPLY WITH CITY ORDINANCES.
- PROPOSED TIMETABLE FOR CONSTRUCTION: "ALL BUILDING PERMITS SHALL BE OBTAINED AND ALL CONSTRUCTION COMPLETED WITHIN TIME FRAME CONSISTENT WITH CITY OF FORT PIERCE ORDINANCES."
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
- NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
- ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
- CONTRACTOR SHALL PROVIDE IRRIGATION TO, AND DRAINAGE FROM ALL PLANTERS.
- REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.

Drainage Notes

- MATCH ALL EXISTING GRADES ALONG PROPERTY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE SITE DRAINAGE AWAY FROM ALL STRUCTURES INCLUDING BUT NOT LIMITED TO PLANTERS, COURTYARD PLANTING AREAS, HARDSCAPE SURFACES AND ARCHITECTURAL ELEMENTS.
- CONTRACTOR SHALL PROVIDE DRAINAGE FROM ALL PLANTERS.



Planting Details



Tree Planting

SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION. BRACING - SPECIAL SITE CONDITIONS THAT REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL ADJUST BRACING OR WIRE ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.

Shrub Planting

SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Existing Plant Symbol Key

- EXISTING TREE / PALM TO REMAIN
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED

Existing Tree Key

- AM = Adonidia merrillii = Christmas Palm
- CE = Casuarina equisetifolia / Australian Pine
- CN = Cocos nucifera / Coconut Palm
- DL = Dysoxia lutescens / Areca Palm
- QL = Quercus laurifolia / Laurel Oak
- QV = Quercus virginiana / Live Oak
- SP = Sabal palmetto / Sabal Palm
- SR = Syagrus romanzoffiana / Queen Palm

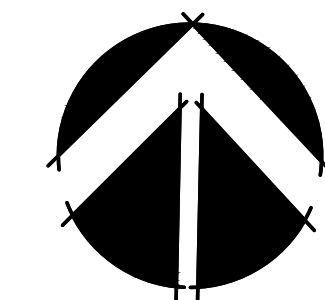
Landscape Buffer Requirement

East Buffer (1 Tree / 300 SF of buffer) 1,300 / 300 5 Trees

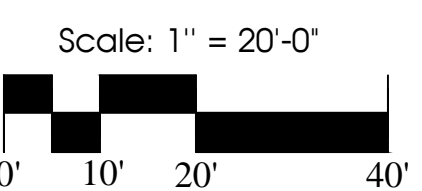
Plant List

SYM	QTY	NAME	SPECIFICATIONS
DL	5	Dysoxia lutescens / Areca Palm	6'-7' HL, full to base, plant as hedge
* QV	5	Quercus virginiana / Live Oak	2' x 6', 25" dbh, limbed up, full canopy
SOD		Stenotaphrum secundatum / St. Augustine Florant	Solid sod, laid tight

* DENOTES FLORIDA NATIVE SPECIES



NORTH



McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Motel FP

3625 S US Hwy 1

City of Fort Pierce, Florida

Site Improvement Plan

Drawn By _____ SL
Checked By _____ MM
Scale _____ 1" = 20'-0"
Drawing Date _____ 9/27/16

Development Team

Owner
Motel FP LLC
3625 S US Hwy 1
Fort Pierce, FL 34982

Site Planner
Michael T. McCarty
McCarty & Associates
Land Planning and Design
Phone: 772-341-9322

Copyright
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Recovery Community Villas

At Addiction Recovery Community Villas, our mission is to provide a supportive environment that inspires drug and alcohol addicted individuals to reach personalized goals, forge healthy relationships, and advocate a positive change back into their community.

Our team of professionals are determined to lead each individual towards the path of healthy living. We introduce our patients in one-on-one and group counseling, a regimen of diet and exercise to promote a restored and positive lifestyle. Some of our treatment options include a Dual Diagnosis Program as well as Faith Based Treatment.

Our facility offers comprehensive treatment, targeting each client's core issues and what contributes to their addiction. We believe that each client should be provided with the level of care best suited for him/her as an individual for their own personal addiction. There are various views on the different levels of care and the different names for these levels can be confusing to families trying to place a loved one. Thanks to a growing body of research, we now know the types of treatment that work. In our addiction treatment programs, we incorporate both the well-established and emerging elements of effective treatment, giving our patients all of the tools they need to succeed after leaving our facility.

We have a total of 18 rooms to comfortably accommodate 2 beds per room or a total of 36 people. As our patients take part in our program, there is an average accommodation period of 1 to 45 days. All treatment takes place off-site in our Port Saint Lucie office which is zoned for treatment and counseling. We only house patients at the villas in their sober state. Meals are catered by local restaurants and vary from healthy options to Italian, Chinese and American fare. Transportation is provided via our two large passenger vans which seats about 12 patients each. The premises are monitored with a security system provided by Vortex Alarm Systems, a private gate access, as well as on-site guard personnel 24-hours a day.



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
73 SW Flagler Ave
Stuart FL 34994
772/341-9322

September 30, 2016

VIA E-MAIL DELIVERY

City of Fort Pierce Planning Department
Attn: Kori Benton
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Motel FP-3625 S. US. Hwy 1-Conditional Use Application - Response to staff comments

Dear Mr. Benton:

The applicant received the staff comments from City of Fort Pierce September 14, 2016 for the above referenced project. Please except this letter as our formal response to the staff comments. The responses will be in **bold** text following the comments for each section.

City of Fort Pierce Planning Department- Kori Benton

The following are comments from the Planning Department's review of the application for Conditional Use for the Motel FP property:

1. Please provide a project narrative and floor plan of the proposed facility in order to detail the intended function, capacity, and operational aspects to assist in determining parking demands, operational safety of the site, and other ancillary provisions such as ambulance parking, off-street loading, etc. that may be required by City Code.

Response: Acknowledged. Please refer to the attached Site Improvement Plan and narrative for details on the number of units/beds and the functions of the property. The applicant has applied the parking rate for an ACLF given the similarity in use. In reality, the clientel do not drive themselves nor do they have a car when they check into the facility. All clients are transported in vans, further reducing the number of parking spaces required for the facility. However, the property does comply with the parking rate required for an ACLF.

2. Pursuant to City Code Section 22-187 (4), a plan shall be integrated to install the required trees/shrubs within the eastern landscape strip.

Response: Acknowledged. Please refer to the attached Site Improvement Plan which proposes the required plant material along the eastern boundary along US. Hwy 1.

3. A plan to improve the parking area should be integrated to delineate one-way, two-way, handicap spaces, and stop functions, as well as being signed accordingly.

Response: Acknowledged. Please refer to the attached Site Improvement Plan.

4. Pursuant to City Code Section 22-62 (b)&(d), sidewalk connections should be planned along the eastern property line, along the length of the right-of-way, and linkages between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. Payment inlieu may be considered for the US Highway 1 sidewalk if the appropriate criteria is met.

Response: Acknowledged. Please refer to the attached Site Improvement Plan.

5. Please identify the origin, or use, of the “mobile home” on-site.

Response: The existing structure referred to as a "mobile home" is a modular building used for storage.

Building Official City of Fort Pierce-Marc Meyers

1. What is it? How many? It appears to be a change of occupancy/use (R-1 to an I-1).

Response: Please refer to the attached Site Improvement Plan and narrative for details on the number of units/beds and the functions of the property.

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty
Principal

Mike@McCartyLandPlanning.com

Planning Board

7. d.

Meeting Date: 10/11/2016

Information

REQUESTED ACTION

Zoning Atlas Amendment (Rezoning) - Cargill Property - 3798 Selvitz Road

LOCATION

3798 Selvitz Road

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Site Aerial & Zoning Map

Application, Property Record Card & Survey

Environmental Report

Form Review

Form Started By: Kori Benton

Started On: 10/03/2016 05:09 PM

Final Approval Date: 10/04/2016



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Zoning Atlas Amendment (Rezoning)
Cargill Property
3798 Selvitz Road

DATE: October 3, 2016

STAFF REPORT

Owner: Cargill Juice N America Inc
PO Box 5626
Minneapolis, MN 55440

Applicant: Precast Specialties, LLC. (PCS)
Dean Locke
1380 NE 48th Street
Pompano Beach, FL

Representative: JMorton Planning
Steve Pickett, AICP
3920 RCA Blvd. Suite 2002
Palm Beach Gardens, FL 33410

Requested Action: Approval of a Zoning Atlas Amendment (Rezoning) from IH, Industrial Heavy (SLC Classification) to I-3, Heavy Industrial.

Location: 3798 Selvitz Road

Parcel ID: 2432-122-0001-000-5 (75 Acre Segment)

Current Zoning: IH, Industrial Heavy (SLC)

Proposed Zoning: I-3, Heavy Industrial

Future Land Use: Heavy Industrial (HI)

Surrounding Zoning:

North	East	South	West
IH (SLC)	R-2	Canal/R-1/PD	I-3/I-1

Site Size: 75 acres*

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Amendment (Rezoning) from IH, Industrial Heavy (SLC Classification) to I-3, Heavy Industrial.. The subject property is currently zoned IH, Industrial Heavy, which is a St. Lucie County zoning designation held since the time of annexation.

Background & Project Summary

The subject site was annexed into City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street. The subject property, in a group of seven parcels, was annexed because it was identified as being contiguous to the municipal boundary and there were corresponding FPUA annexation agreements on file with the City.

Three of the seven parcels annexed were designated with an IH, Heavy Industrial, zoning classification by St. Lucie County at the time of annexation; however, the City Code did not include a heavy industrial zoning classification until several years after annexation, in December, 2008 via Ordinance L-63. In the absence of an equivalent City of Fort Pierce zoning designation to assign, the property has been retained the St. Lucie County IH, Industrial Heavy designation.

The applicant is seeking to develop a 76,100 sq. ft. precast concrete production facility in multiple phases, located on a 75-acre expanse of the subject parcel located at 3798 Selvitz Road. The site is situated to the east of Selvitz Road and west of Fort Pierce Central High school, adjacent to many existing industrial users along this corridor. The property is owned by Cargill Juice N America Inc, and a portion is subject to a purchase agreement with Precast Specialties, LLC. (PCS). Action to rezone the property from the St. Lucie County designation to the equivalent City designation is necessary, and sought by the applicant to advance consideration of the subject project.

Future Land Use Designation & Comprehensive Plan

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

The requested zoning designation is consistent with the Future Land Use element of the Comprehensive Plan.

Existing Conditions

The subject parcel is a former citrus field therefore it remains predominantly vacant and cleared with minor retention ponds on-site. The vegetation present consists primarily of Brazilian pepper trees, vines, herbaceous weeds, and cabbage palms. There are no wetlands or notable topographic features present at 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, holding a future land use designation of Heavy Industrial (HI). 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 designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

Technical Review Committee

All affected departments have reviewed the proposed Zoning Atlas Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Staff Recommendation:

The proposed amendment meets the criteria specified in Section 22-131 of the City Code, and is consistent with the City's Comprehensive Plan, and annexation policies; therefore Staff recommends the Planning Board forward a recommendation of approval of the proposed amendment.



Access Drive

Selvitz Road

Proposed Development Site
(75 acres)

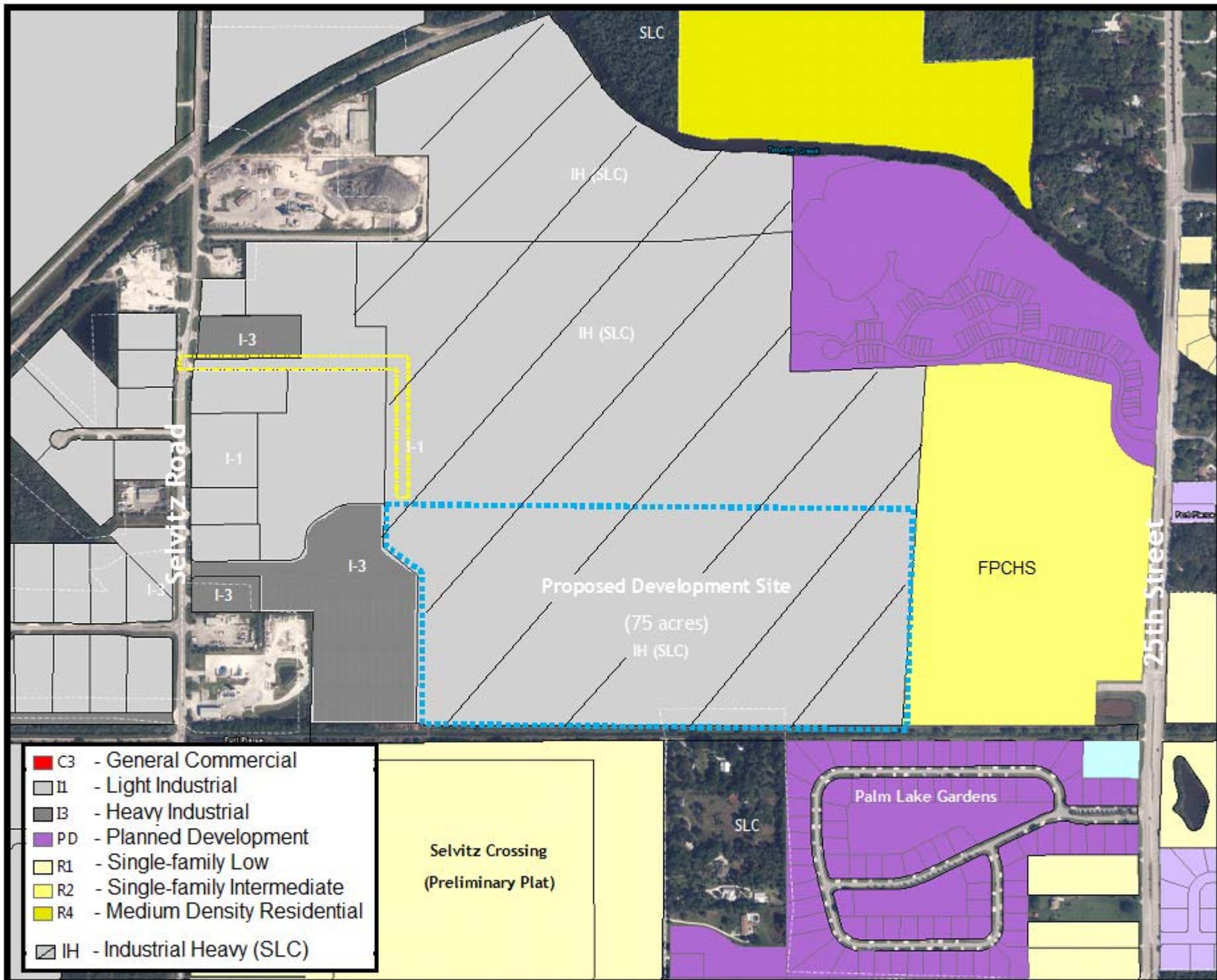
25th Street



Precast Specialties, Inc. – Site Aerial

3798 Selvitz Road







CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN REDEVELOPMENT ♦ 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 (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 3798 Selvitz Road
2. Property Tax ID(s): 2432-122-001-000-5
3. Total Acreage: 160.43 acres; Affected Acreage: 75 acres
4. Existing Future Land Use Designation: Heavy Industrial
5. Existing Zoning Classification: I1 - Light Industrial

- 6. Proposed Zoning Classification: I3 - Heavy Industrial
- 7. Other applications being submitted concurrent with this application, if any: preliminary/final plat & site plan
- 8. Describe the existing uses, improvements and structures on the amendment lands: The Property is currently vacant and was previously utilized as an orchard.
- 9. Are there any identified or possible historical structures on the amendment lands? No
- 10. The reason for making this request: The Applicant desires to rezone the Property to allow for the development of a significant employment generating precast concrete facility.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant - former orchard	Heavy Industrial (HI)	I1 - Light Industrial
South	SW - Vacant S - Single Family Home SE - Palm Lake Gardens	Residential Low Density(RL) County - Residential Suburban(RS) Residential Low Density(RL)	R1 - Single Family County - AR - Ag Residential PD - Planned Development
East	Ft. Pierce Central High School	Residential Low Density(RL)	R2 - Single Family Intermediate
West	Vacant	Heavy Industrial (HI)	I1 - Light Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Heavy Industrial (HI)	I1 - Light Industrial	6,534,000 SF (2.0 FAR) Max	75 acres	X
Proposed	Same	I3 - Heavy Industrial	6,534,000 SF (2.0 FAR) Max 76,100 SF Proposed	75 acres	N/A

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	9,512.5 Total gallons per day 76,100 SF x 0.125 GPD per SF
Proposed Zoning	9,512.5 Total gallons per day 76,100 SF x 0.125 GPD per SF

Change in Demand	0 Total gallons per day - There is no change rezoning from I1 to I3
-------------------------	--

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	7,610 Total gallons per day 76,100 x 0.10 GPD per SF
Proposed Zoning	7,610 Total gallons per day 76,100 x 0.10 GPD per SF
Change in Demand	0 Total gallons per day - There is no change rezoning from I1 to I3

C. Parks and Recreation (Residential Classifications Only): Not Applicable (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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Not Applicable 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		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 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	46 YD - two 20 YD containers in production area and one 6 yard office dumpster
Proposed Zoning	46 YD - two 20 YD containers in production area and one 6 yard office dumpster
Change in Demand	0 YD - There is no change in waste rezoning from I1 to I3

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	There is no change in drainage impacts associated with the change in zoning. All drainage will be accommodated on-site in the proposed lake. Discharge will be controlled up to the 25 year, 3 day storm event with outfall to the adjacent NSLWCD 101 Canal.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	3,430	563 / 545
Proposed Zoning	506	149 / 162
Change in Demand	-2,924 Trips	-414 / -383 Trips
Impact to Capacity	There is no impact to capacity.	

12. Name of Owner(s): Cargill Juice N. America Inc.
 Mailing Address: PO Box 5626
 City Minneapolis, MN 55440 State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: Dean Locke - Precast Specialties, LLC
 Mailing Address: 1380 NE 48th Street
 City Pompano Beach State Florida Zip 33064
 Phone # (561) 758-7950 Fax # _____
 E-mail: mrupp@precastspecialties.com

14. Name of Representative: Jennifer Morton / Steve Pickett - JMorton Planning & Landscape Architecture
 Mailing Address: 3920 RCA Boulevard, Suite 2002
 City Palm Beach Gardens State Florida Zip 33410
 Phone # (561) 371-9384 / (561) 721-4461 Fax # N/A
 E-mail: jmorton@jmortonla.com / spickett@jmortonla.com

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

I certify that: (Check One)

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

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

Cargill Juice North America, Inc.

Tom Abrahamson 8-29-16
Applicant's Signature Date

15407 McGinty Road West MN 55391
Address State Zip

(952) 742-6777 Tom_Abrahamson@cargill.com
Phone Fax E-mail Address

16. 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 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.

Cargill Juice North America, Inc. (952) 742-6777
Property Owner's Name (Please Print) Phone

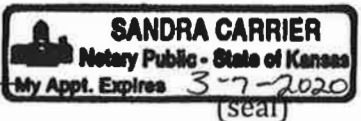
15407 McGinty Road West MN 55391
Address State Zip

Cargill Juice North America, Inc.
Tom Abrahamson 8-29-16
Property Owner's Signature Date

~~STATE OF FLORIDA~~
~~ST. LUCIE COUNTY~~ KANSAS SEDGWICK

The foregoing instrument was acknowledged before me this 29th day of AUGUST, 2016, by Tom Abrahamson who is personally known to me or has produced as identification.

Sandra Carrier
Signature of Notary



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

Ownership

Cargill Juice N America Inc
PO Box 5626
Minneapolis, MN 55440

Legal Description

32 35 40 THAT PART OF SEC MPDAF:BEG NW COR OF NE 1/4 RUN N 85 47 50 E ALG SEC LI 694.56 FT,TH S 01 09 02 W 765.50 FT,TH N 88 07 52 E 682.40 FT,TH S 01 49 35 W 594.97 FT,TH S 88 03 45 W 1350.99 FT,TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM W 1/4 COR RUN N 00 04 06 E ALG W LI OF NW 1/4 53.50 FT,TH S 89 58 19 E 50 FT TO E R/W LI OF SELVITZ RD AND NLY R/W LI OF NSLWCD CANAL NO. 101,TH CONT SE ALG NLY R/W LI 1273.67 FT TO POB;TH N 00 49 02 E 801.37 FT,TH N 51 03 36 W 241.52 FT,TH N 00 49 02 E 228.64 FT,TH CONT NE 967.72 FT,TH WLY 170 FT,TH NELY 460 FT TO N LI OF SEC,TH ELY ALG N LI 400 FT TO NW COR OF NE 1/4 OF NW 1/4,TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL NO. 101,TH N 89 58 19 W ALG N LI 40 FT TO POB (160.43 AC) (OR 1814-1541)

Current Values

Just/Market Value: \$4,452,340
Assessed Value: \$90,764
Exemptions: \$0
Taxable Value: \$90,764
Taxes for this parcel: SLC Tax Collector's Office



Total Areas

Finished/Under Air (SF): 936
Gross Area (SF): 936
Land Size (acres): 160.43
Land Size (SF): 6,988,331

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 30, 2003	1814 / 1541	XX01	WD	Sunpure LTD,	\$2,932,900
Oct 16, 1997	1104 / 2339	XX01	WD	BECKER HOLDING CORP	\$581,200
Apr 1, 1986	0495 / 2537	XX02	CV		\$406,200

Building Information (1 of 1)

Finished Area: 936 SF
Gross Total Area: 936 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: UT4	Year Built: 1990	Frame:
Grade: Y_D	Effective Year: 1990	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: CONC GRD
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%

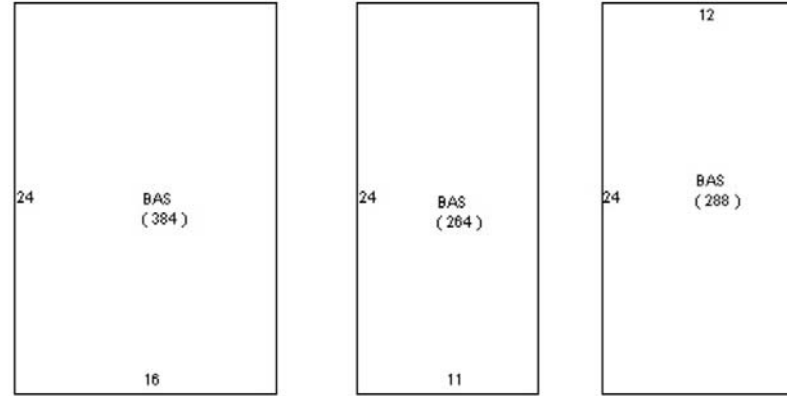
Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	2	1990
DOUBLE LIGHT	1	3	1990
CHAINLINK 6'	1	300	1990
TRIPLE LIGHT	1	1	1990

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	936	936	222

Building:	\$15,400
Land:	\$4,436,940
Just/Market:	\$4,452,340
Ag Credit:	\$4,356,429
Save Our Homes or 10% Cap:	\$5,147
Assessed:	\$90,764
Exemption(s):	\$0
Taxable:	\$90,764

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	436.4	Fort Pierce Stormwater Charge	\$23,565.60
2013	0054	160.43	North St. Lucie Water Management District	\$2,005.38

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [☑](#).

Historical Values

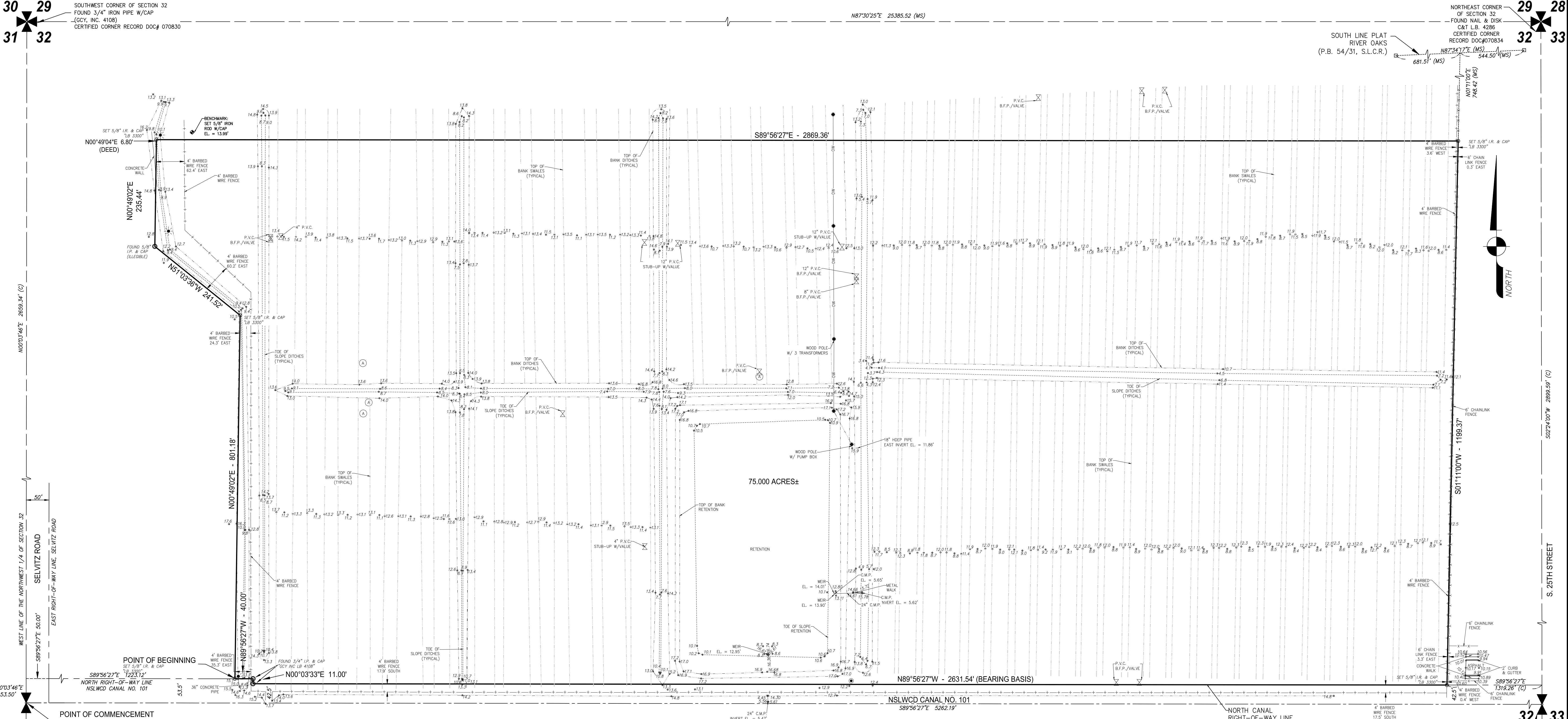
Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$4,452,340	\$90,764	\$0	\$90,764
2014	\$4,452,440	\$86,441	\$0	\$86,441
2013	\$4,438,940	\$82,511	\$0	\$82,511

Permits

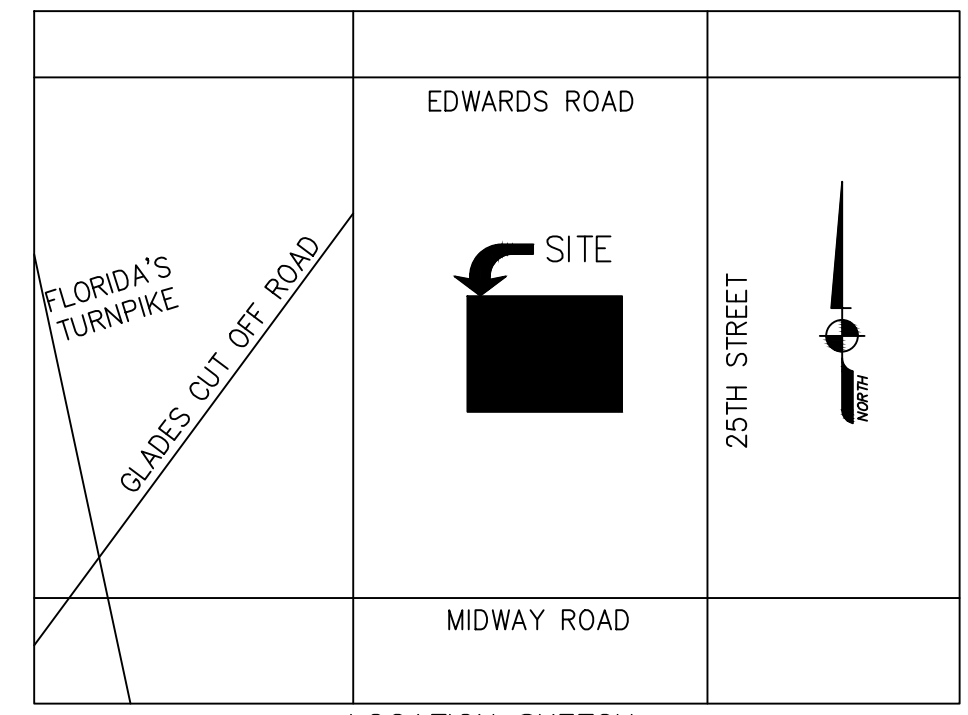
Number	Date	Description	Amount	Fee
BP09-1554	Sep 7, 2010	Alterations/Remodeling	\$65,000	\$900
BP10-1492	Oct 19, 2010	Alterations/Remodeling	\$10,000	\$175
BP10-1495	Oct 20, 2010	Fence	\$14,700	\$158
BP12-0916	Jul 17, 2012	Electric	\$2,250	\$100
BP13-1467	Sep 9, 2013	Alterations/Remodeling	\$41,000	\$426
BP14-1973	Sep 11, 2014	Alterations/Remodeling	\$18,000	\$188
BP16-0279	Mar 2, 2016	Alterations/Remodeling	\$12,000	\$150

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce



31 32
 WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32
 SELVITZ ROAD
 EAST RIGHT-OF-WAY LINE, SELVITZ ROAD
 50'
 N00°03'46\"/>



LEGAL DESCRIPTION

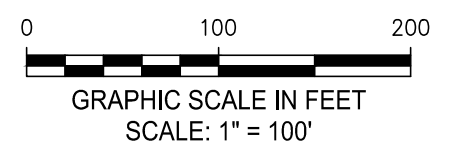
A parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie, County, Florida, described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section 32; thence North 00°03'46\"/>

Said parcel containing 75.000 acres, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvements were located.
5. Bearings shown hereon are relative to the North right-of-way line of North St. Lucie Water Control District Canal Number 101, having a bearing of South 89°56'27\"/>



LEGEND

(A)	AIR VALVE
○	EXISTING ELEVATION
◉	MONITORING WELL
⊕	WATER VALVE
⊙	WOOD LIGHT POLE
●	WOOD UTILITY POLE

SURVEYOR'S REPORT:

I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 7/08/2016

Michael D. Avrom
 MICHAEL D. AVROM, P.L.S.
 Florida Registration No. 3268
 AVROM & ASSOCIATES, INC.
 L.B. No. 3300

AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 7685 SW ELLIPSE WAY, STUART, FLORIDA 34997
 TEL. (772) 791-6266, FAX (772) 781-6268
 www.AVIROMSURVEY.com
 ©2016 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

REVISIONS	DATE	F.B./PG.	BY	CKD	REVISIONS	DATE	F.B./PG.	BY	CKD

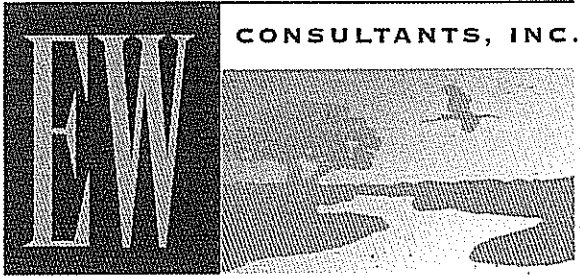
BOUNDARY AND TOPOGRAPHIC SURVEY
PRECAST SPECIALTIES, LLC
 SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

PRECAST SPECIALTIES, LLC
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FLORIDA

JOB #:	10188
SCALE:	1" = 100'
DATE:	05/13/2016
BY:	J.A.S.
CHECKED:	D.A.H.
F.B.:	S-26 PG. 15-22
SHEET	1 OF 1

EW CONSULTANTS, INC.

NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



FT. PIERCE PRECAST & CONCRETE FACILITY

ENVIRONMENTAL IMPACT REPORT

Prepared by:

EW CONSULTANTS, INC.

August 2016

© 2016 EW Consultants, Inc.

INTRODUCTION

The 75± acre-property covered by this Environmental Impact Report is located within Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida (Figures 1&2). The property is bordered to the north by unimproved pasture, to the east by Fort Pierce Central High School, to the south by improved and unimproved pasture as well as single family residential development, and to the west by a mixed use commercial/industrial yard.

PURPOSE AND INTENT

This report has been prepared to document potential environmental impacts on a 75 ± acre property referred to as the Precast & Concrete Facility. The subject property is currently undeveloped and managed as improved pasture with associated features including ditches and a storm-water retention basin.

This report has been prepared in accordance with City of Ft. Pierce, Code of Ordinances, Chapter 22 and Section 11.02.09.A.5 “Environmental Impact Report” of the St. Lucie County Land Development Code. The review of the applicability criteria and thresholds listed under Section 11.02.09.A.5.a.1 reveals that the following criteria apply to this property

- The property is more than ten (10) acres
- The property contains surface waters in the form of man-made ditches and a storm-water retention basin

The following requirements of the St. Lucie County Land Development Code are not applicable to this project:

- The proposed development is not located within the One Hundred Year Flood Plain
- The property is not identified on the Native Habitat Inventory Final Report dated 2004 (Inventory of Native Ecosystems for St. Lucie County)

PROPERTY DESCRIPTION

The subject property is currently undeveloped and managed as improved pasture. Management practices and the presence of livestock have retained the land in its current condition. Historical aerial imagery from c.1999 indicates that at least half of the property was previously planted with row crops which was likely citrus. The pastures are now vegetated with typical pasture grasses and ruderal weeds.

Surface waters in the form of man-made ditches and a retention basin are present on the property. Native and exotic wetland vegetation occur scattered within the ditches and retention basin, but does not constitute an intact native habitat.

SOILS

A soils map obtained from the USDA Web Soil Survey and with the property boundary is attached in Appendix A of this report. According to the soil map, seven soil types are found on the subject property. The description of these soils, in their natural state, according to the St. Lucie County Soil Survey is provided below:

Ankona and Farmton sands – This poorly drained, nearly level soil is on broad flatwoods. Slopes are smooth to concave and are less than 1 percent in most places, but they range to 2 percent along the edges of depressional areas. Included with this soil in mapping are small areas of Electra, Lawnwood, and Waveland soils. The included soils make up about 15 percent of any mapped area. The water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years. Permeability is rapid in the surface and subsurface layers, very slow to slow in the upper part of the subsoil, and moderately rapid to rapid in the lower part of the subsoil and substratum. In most areas, typical natural vegetation is south Florida slash pine and an understory of saw palmetto, wax myrtle, pawpaw, inkberry, fetterbush, lopsided indiagrass, creeping bluestem, chalky bluestem, Florida threeawn and pineland threeawn.

Floridana sand, depressional – This very poorly drained, nearly level soil is in wet depressional areas and on broad low flats. Slopes are smooth to concave and are less than 1 percent in most places, but they range from 0 to 2 percent. Included with this soil in mapping are small areas of Pineda, Riviera, and Winder soils. The included areas make up less than 15 percent of the map unit. Floridana sand is ponded for more than 6 months annually. Available water capacity is medium in the surface layer and subsoil and low in the subsurface layer. Permeability is rapid in the surface and subsurface layers and slow to very slow in the subsoil. Internal drainage is slow because of a shallow water table. Typical natural vegetation is sandweed and sand cordgrass in the depressional areas and wax myrtle on broad low flats.

Oldsmar sand, depressional – This nearly level soil is typically found in depressional areas in flatwoods. These areas are more poorly drained than surrounding flatwoods. Slopes are smooth to concave and range from nearly level in the center of the depression to 2 percent toward the edge. Included with this mapping are small areas of Riviera soil and soils which have a dark surface layer 10 or more inches thick. Also included are a few areas that do not have a dark sandy subsoil and a few areas that have a dark subsoil at a depth of less than 30 inches. The included soils make up 25 percent or less of any mapped area. The water table in Oldsmar sand is above the surface for 6 to 9 months or more in most years. Available water capacity is very low in the surface and subsurface layers and medium in the rest of the soil. Permeability is rapid in the surface and subsurface layers, moderate to moderately rapid in the sandy part of the subsoil, and slow to very slow in the loamy part of the subsoil. In most of the acreage, typical natural vegetation is scattered to dense sandweed, stillingia, longleaf threeawn, maidencane, and sand cordgrass.

Riviera fine sand, 0 to 2 percent slopes – This poorly drained, nearly level soil is typically found in hammocks and along drainage ways. Slopes are smooth to convex and range from 0 to 2 percent. Included with this soil in mapping are small areas of Wabasso, Wabasso Variant,

Floridana, Hallandale, Pineda, Winder Variant and Winder soils. The included areas make up less than 20 percent of any mapped area. This Riviera soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches. Available water capacity is low in the surface and subsurface layers and moderate in the subsoil and substratum. Permeability is rapid in the surface and subsurface layers, slow to very slow in the subsoil, and rapid in the substratum. Nearly all of the acreage has been cleared and is planted to citrus. Typical natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto.

Susanna and Wauchula sands – This poorly drained, nearly level soil is on the flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. Included with this soil in mapping are small areas of Ankona, Chobee, Nettles, Pepper, Pineda, Riviera, Tantile, Wabasso, and Winder soils. The included soils make up less than 20 percent of any mapped area. The water table is at a depth of less than 10 inches for 1 to 4 months and within a depth of 40 inches for about 6 months in most years. It is perched above the soil during the summer rainy seasons and after periods of heavy rainfall. During the dry seasons, the water table may recede to a depth of below 40 inches. Available water capacity is low in the surface layer, very low in the subsurface layers, and medium in the layers below. Permeability is rapid in the surface and subsurface layers, very slow to moderately slow in the subsoil, and moderately rapid to rapid in the substratum. In a large part of the acreage, typical natural vegetation is open forest of south Florida slash pine and an understory of saw palmetto, running oak, inkberry, and fetterbush. The most common native grasses are pineland threeawn and Florida threeawn.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover and vegetation communities found on the subject site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. Observed and potential listed wildlife species presence and usage of the habitat is further discussed in the subsequent section of this report.

There are three different FLUCFCS classifications currently present on the site including improved pasture (211), the ditches that network throughout the site are classified as streams and waterways (510), and the water retention basin is categorized as a reservoir less than 10 acres (534).

A land cover map of the observed community types is included as Figure 3 in the appendix of this report. The land cover types observed on the property are described as follows:

211 Improved Pasture – 68.1 ± acres

This land cover accounts for the upland portions of the property. Vegetation assemblages within this land cover type is predominantly short, herbaceous grass and ruderal weeds with dominant species including bahia grass (*Paspalum notatum*), dropseed grass (*Sporobolus* spp.),

guinea grass (*Panicum maximum*), dog fennel (*Eupatorium* spp.), ragweed (*Ambrosia*), shrubby false buttonweed (*Spermacoce verticillata*), pepperweed (*Lepidium* sp.), Caesar weed (*Urena lobata*) and sandspur grass (*Cenchrus* sp.). Taller vegetation consisted of Brazilian pepper (*Schinus terebinthifolius*), earleaf acacia (*Acacia auriculiformis*) and sabal palms (*Sabal palmetto*) which was observed most commonly as seedlings.

510 Ditches – 3.2 ± acres

A system of drainage ditches extends throughout the property. The ditches are approximately 10-15 feet wide and are typically vegetated with scattered Carolina willow (*Salix caroliniana*), primrose willow (*Ludwigia peruviana*), Caesar weed (*Urena lobata*), cattail (*Typha* spp.), swamp fern (*Blechnum serrulatum*), Brazilian pepper and Old-world climbing fern (*Lygodium microphyllum*). Some of these ditches are connected and extend beyond the limits of the property. The sides of the ditches have steep slopes with no littoral shelves.

534 Reservoir less than 10 acres – 3.7 ± acres

A water retention basin is located within the central-southern half of the property. The reservoir is surrounded by an earthen levee and contains surface water. Vegetation within the reservoir consists of jointed spike rush (*Eleocharis interstincta*), soft rush (*Juncus effusus*), flat sedges (*Cyperus* spp.), dropseed grass (*Sporobolus* spp.), wax myrtle (*Myrica cerifera*), guinea grass and primrose willow.

NON LISTED WILDLIFE SPECIES

The pasture, ditch network and retention basin provide habitat for numerous non-listed wildlife species. Observations from the site visit conducted in August, 2016 included sightings of or observations of signs of the following wildlife:

Black bellied whistling duck with juveniles
Marsh hawk (Hen harrier)
Chimney swifts
Mocking bird
Marsh rabbit
Wild hog
Black racer

LISTED SPECIES

No listed plant or animal species nor sign of listed species were observed on the property. The absence of native habitat combined with active agricultural and land management practices has left the property very degraded and inappropriate for most listed plant and animal species.

PROPOSED IMPACTS FROM DEVELOPMENT

The majority of the 75-acre site will be occupied by the proposed concrete plant. The plant development will include an office building, parking areas, large storage and loading areas, production and finishing areas, and a large retention pond. Because there is no native upland or wetland habitat present on the site, the environmental impacts are minimal. There are surface waters in the form of drainage ditches and an existing retention area that will be filled for the development. However, there is no significant wetland habitat and no listed wildlife species utilizing these areas. Permits will be obtained from South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (COE) that will address impacts to surface waters. If any compensatory mitigation is required for surface water impacts, it will be provided through purchase of credits at an off-site mitigation bank.

LIST OF FIGURES


1. LOCATION MAP
2. QUAD MAP
3. AERIAL MAP
4. FLUCFCS MAP

ATTACHMENT

1. SOILS REPORT



LEGEND

 - SITE (75.0+/- AC)

0 2,000 Feet



**FORT PIERCE PRE-CAST FACILITY
LOCATION MAP**



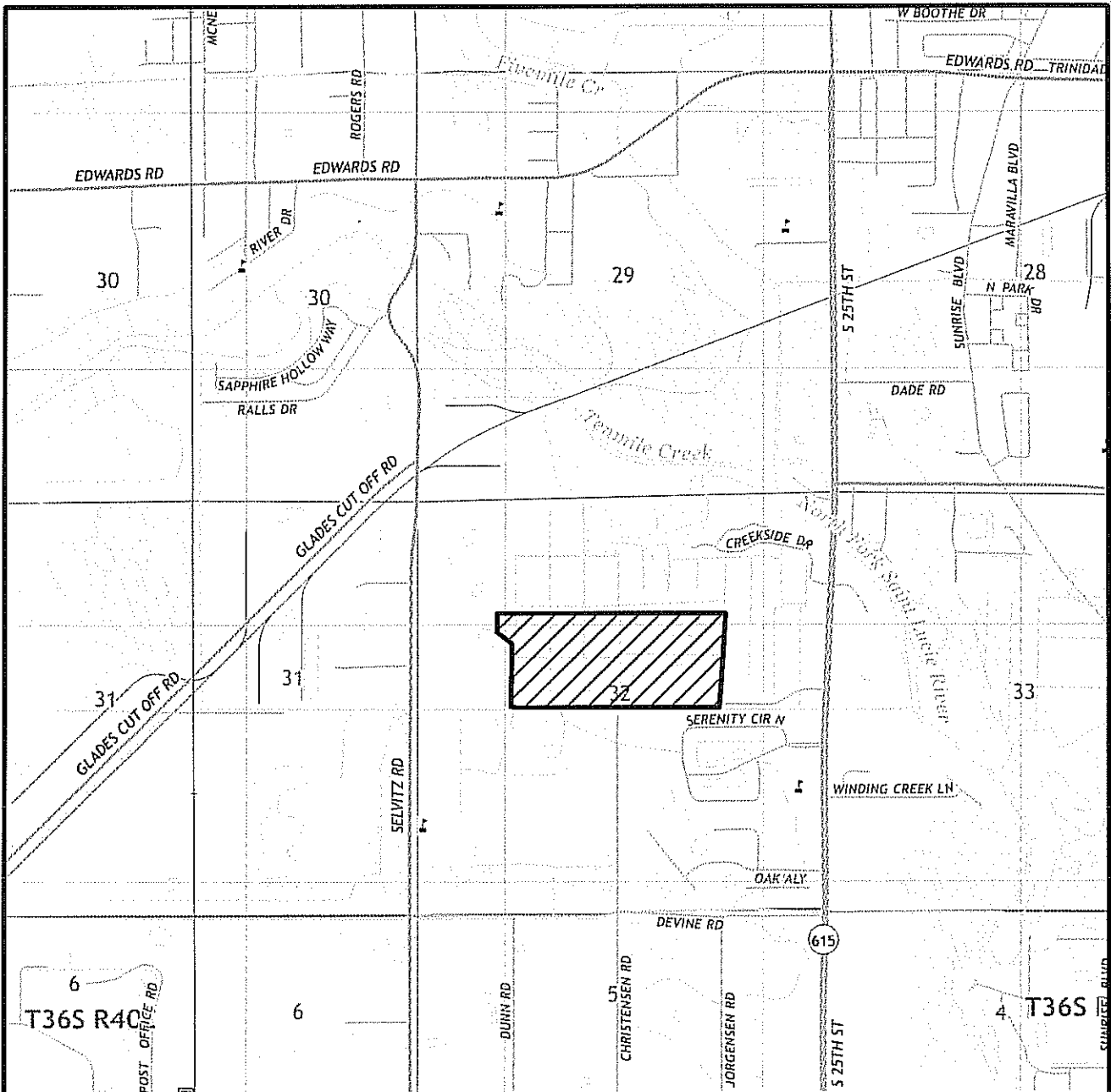
EW CONSULTANTS, INC.

601 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-5475 FAX 561-623-5481
WWW.EWCONSULTANTS.COM

DATE: AUG 2016

FIGURE

1



USGS 2015 QUAD MAP "FORT PIERCE", SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FORT PIERCE, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°23'26" LONGITUDE -80°21'31"

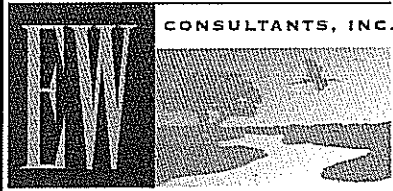
LEGEND

 - SITE (75.0± AC)



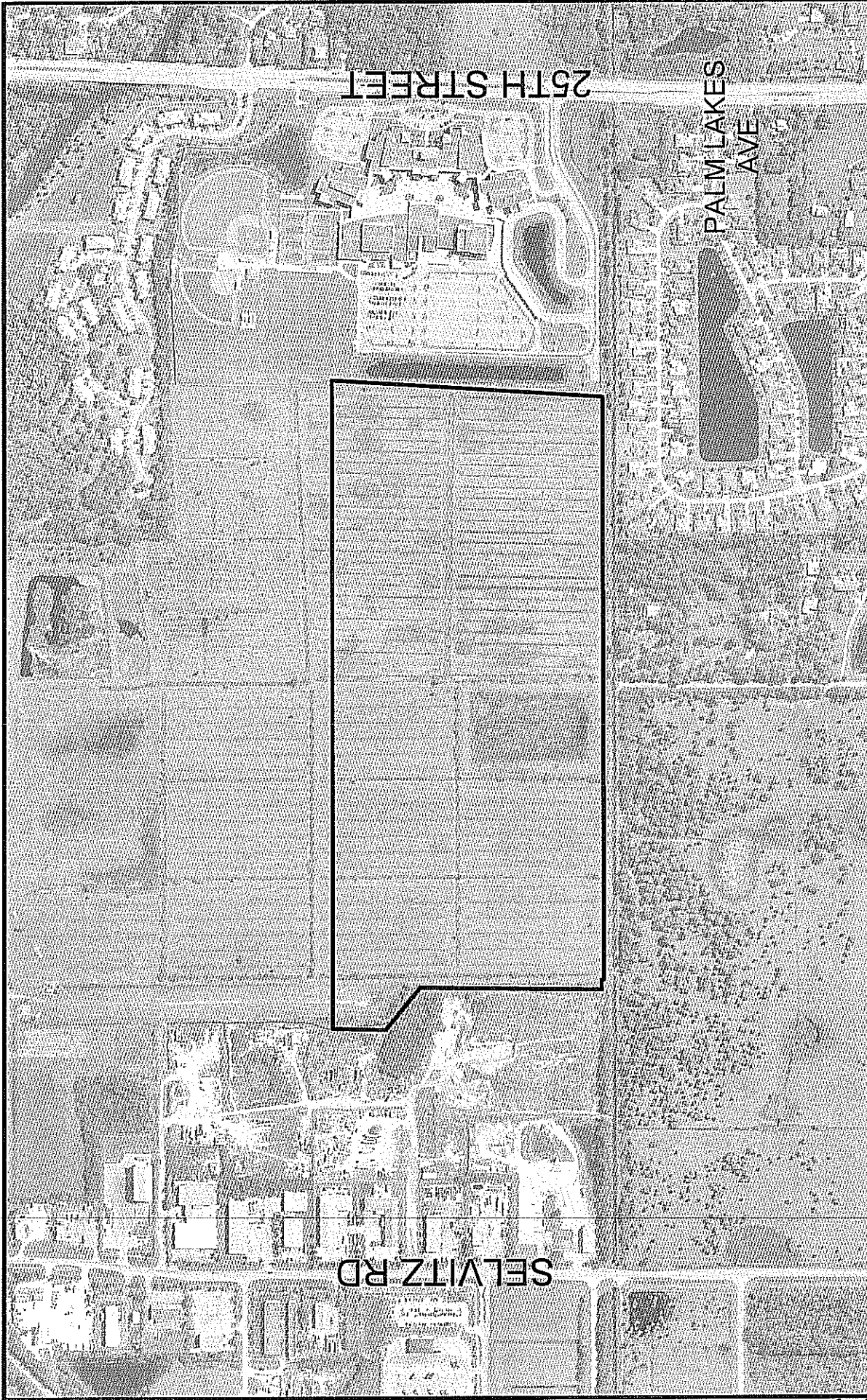
**FORT PIERCE PRE-CAST FACILITY
QUAD**

Fort Pierce Precast Facility.dwg QUAD

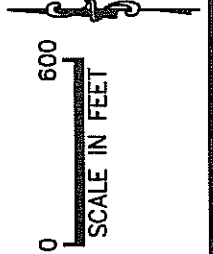


EW CONSULTANTS, INC.
601 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-5475 FAX 561-623-5481
WWW.EWCONSULTANTS.COM

AUG 2016
FIGURE
2



DOT AERIALS DATED 2016

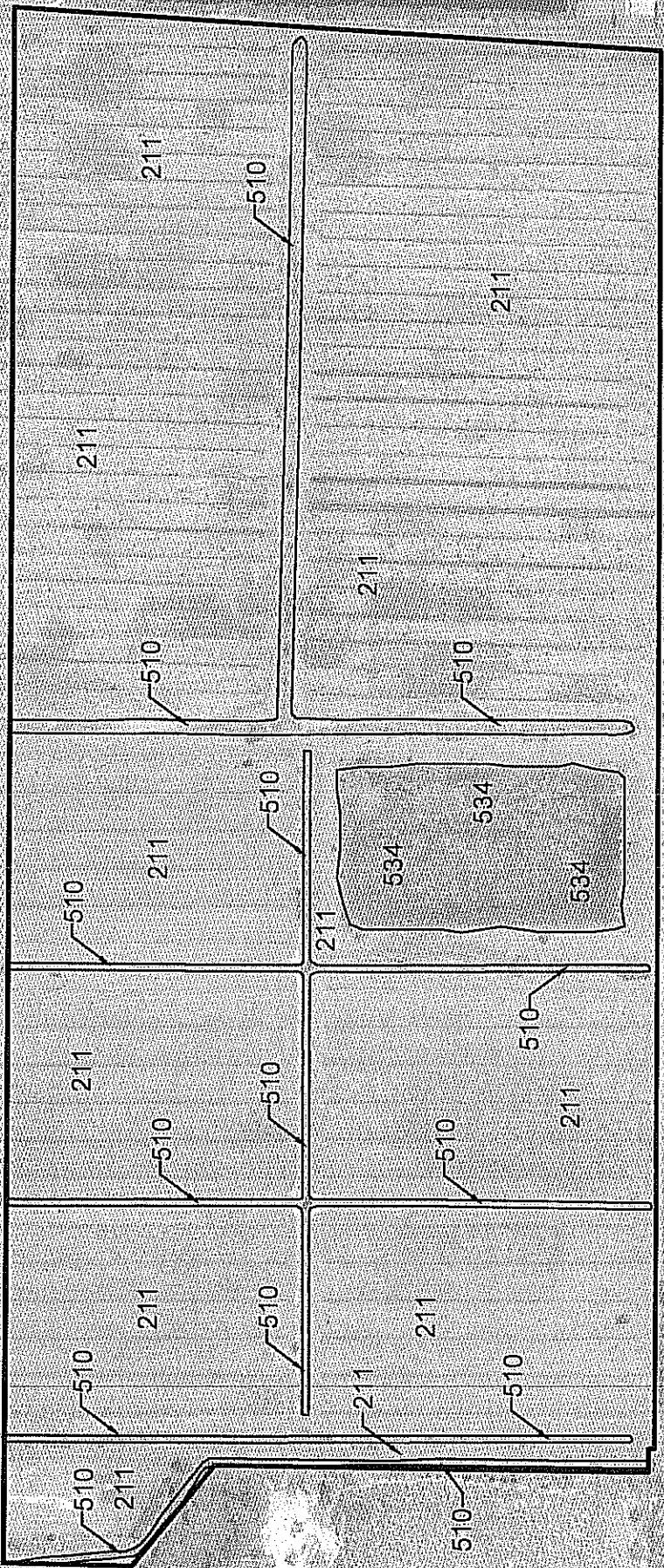


FORT PIERCE PRE-CAST FACILITY AERIAL


 CONSULTANTS, INC.
EW CONSULTANTS, INC.
 801 HERNDON DRIVE, SUITE 124
 JUPITER, FLORIDA 33409
 888-423-6472 FAX 888-423-6461
 WWW.EWCONSULTANTS.COM

AUG 20 16
FIGURE
3

DOT AERIALS DATED 2016



LEGEND

- 211 - IMPROVED PASTURE (68.1± AC)
 - 510 - DITCHES (3.2± AC)
 - 534 - RESERVOIRS LESS THAN 10 ACRES (3.7± AC)
- TOTAL SITE (75.0± AC)**



**FORT PIERCE
PRE-CAST FACILITY**

FLUCFCS

EW CONSULTANTS, INC.
GENERALIST, INC.
 801 HIGHLAND DRIVE, SUITE 124
 JUPITER, FLORIDA 33408
 561.763.4444
 WWW.EWCONSULTANTS.COM

AUG 2016
FIGURE 4

Soil Map—St. Lucie County, Florida
(FORT PIERCE PRE-CAST FACILITY)



Map Scale: 1:4,850 if printed on A landscape (11" x 8.5") sheet









































Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 8, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farnton sands	27.6	36.9%
13	Floridana sand, depressional	1.7	2.3%
26	Oldsmar sand, depressional	3.0	4.0%
38	Riviera fine sand, 0 to 2 percent slopes	18.0	23.9%
43	Susanna and Wauchula sands	24.7	32.8%
Totals for Area of Interest		75.0	100.0%

Planning Board

7. e.

Meeting Date: 10/11/2016

Information

REQUESTED ACTION

Site Plan & Design Review - Precast Specialties Concrete Facility - 3798 Selvitz Road

LOCATION

3798 Selvitz Road (Southern 75 Acres)

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions: 1) Adoption of a typical delivery route for the facility, which deters use of, and minimizes conflicts with residential or non-industrial roadways; 2) The potential replacement of the existing chain-link along the water management canal to the south, and fencing at the facility entrance, are completed with a coated chain-link or aluminum fence to more appropriately comply with established design review guidelines; 3) The property owner and/or applicant complete the necessary subdivision (plat), prior to issuance of a Certificate of Occupancy; and 4) The final approval of the concrete batch plant is deferred until a complete design review submittal is provided for this component of Phase II construction.

Attachments

Staff Report

Site Aerial & Zoning Map

Justification Statement, Application & Property Record Card

Site Plan

Plant Operations Plan & Preliminary Engineering Plans

Consolidated Landscape Plan & Subsheets

Operations Photos - By Phase

Traffic Analysis

Administration Building - Elevations

Survey, Drainage & Environmental Report

Form Review

Form Started By: Kori Benton
Final Approval Date: 10/04/2016

Started On: 10/03/2016 04:14 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Site Plan & Design Review
 Precast Specialties Concrete Facility
 3798 Selvitz Road

DATE: October 3, 2016

STAFF REPORT

Owner: Cargill Juice N America Inc
 PO Box 5626
 Minneapolis, MN 55440

Applicant: Precast Specialties, LLC. (PCS)
 Dean Locke
 1380 NE 48th Street
 Pompano Beach, FL

Representative: JMorton Planning
 Steve Pickett, AICP
 3920 RCA Blvd. Suite 2002
 Palm Beach Gardens, FL 33410

Requested Action: Approval of a Site Plan & Design Review to construct a Precast Concrete Manufacturing Facility

Location: 3798 Selvitz Road

Parcel IDs: 2432-122-0001-000-5 (75 Acre Portion) & 2432-221-0002-000-6 (Access)

Current Zoning: IH, Industrial Heavy (SLC)

Proposed Zoning: I-3, Heavy Industrial

Future Land Use: Heavy Industrial (HI)

Surrounding Zoning:

North	East	South	West
IH (SLC)	R-2	Canal/R-1/PD	I-1

Site Size: 75 acres*

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-34.1, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan & Design Review to authorize the development of a Precast Concrete Manufacturing Facility. The subject property is currently zoned IH, Industrial Heavy, which is a St. Lucie County zoning designation held since the time of annexation.

Project Summary

The applicant seeks to develop a 76,100 sq. ft. precast concrete production facility in multiple phases, located on a 75-acre expanse of land located at 3798 Selvitz Road. The site is situated to the east of Selvitz Road and west of Fort Pierce Central High school, adjacent to many existing industrial users along this corridor. The property is owned by Cargill Juice N America Inc, and subject to a purchase agreement with Precast Specialties, LLC. (PCS).

The proposed project consists of a 40,000 sq. ft. administration building, and roughly 36,000 of support structures to house equipment, carpentry components, steel fabrication, and other operational components for the plant. A notable portion of the development is allocated for a stabilized outdoor area designated for production, storage, and loading of the manufactured concrete products.

The development plan incorporates the framework to provide access, vehicular parking, site lighting, landscaping, and storm water facilities to support the proposed plant.

Phasing:

The plan is designed for completion in two key phases, with sub phases during the initial site work. The first phase will focus on the precast utility division and the second phase will focus on the construction of a batch plant and precast parking garage components.

Phase IA will focus on the construction of the onsite infrastructure needed to begin precast production as quickly as possible. This step includes the necessary improvements to Selvitz Road, the construction of the access drive from Selvitz Road, the installation of site utilities, and connections to main lines, the installation of drainage structures and storm water retention area, implementation of landscaping and buffering, placement of the shell rock base within the plant, installation of concrete slabs to support the steel forms, construction of the employee parking lot, and completion of the dispatch office and employee restrooms.

Phase IB will include the construction of the remaining buildings depicted on the included site plan. These buildings include the administration building, covered storage areas, carpentry and steel shops, mechanics shop, and other ancillary support buildings.

During Phase I operations, concrete materials and supplies will be provided from local sources, and delivered to the site..

Phase II seeks to incorporate further production components and potentially integrate an on-site concrete batch plant to assist in vertically integrating production operations, as presented on the included site plan.

The applicant has provided a series of pictures to delineate the operation types and components to be furnished within each phase. Phase IA exhibits present components such as utility pole forms, utility manhole forms, utility splice box forms, utility pole base forms, and utility slabs. Office and employee spaces during this initial phase are intended via temporary trailers.

Phase II exhibits indicate components to support the forming and storage of precast columns, double tee fixtures, as well as a hollow core plank casting line and precast concrete wall form.

The operational hours for the plant are projected for 7 AM to 7 PM, Monday through Saturday.

Existing Conditions

The subject parcel is a former citrus field therefore it remains predominantly vacant and cleared with minor retention ponds on-site. The vegetation present consists primarily of Brazilian pepper trees, vines, herbaceous weeds, and cabbage palms. There are no wetlands or notable topographic features present at the subject site.

Design

The proposed architectural design is presented to embody the style and design of Precast's operations, typified by a precast concrete administrations building, embellished with various architectural features to improve presentation of such as sizeable industrial structure. Use of Stucco, symmetrical fenestration, and a defined front entrance highlight this 35 ft. tall principal structure.

The collection of manufacturing support buildings internal to the site will be of an industrial type with varying heights to not exceed 35ft. A photograph of the typical design of the in-plant buildings has been provided for review.

The intended Phase II concrete batch plant is noted to be similar to the an existing plant located at 4199 Selvitz Road, with a maximum height of 60 ft. The final orientation and design will be subject to final administrative design review approval by staff.

The overall sign design and layout have been strategically planned to orient, locate, and design the structures and plant components to minimize view or disturbance to the adjacent Fort Pierce Central Highschool and residential development. Further elaboration is provided with discussion of storm water retention and landscape design.

The identified and proposed sections of fence on the site plan are presented as chain-link. The applicant is encouraged to utilize a more appropriate fence design at the entrance of the facility in accordance with the City's design review guidelines. Additionally, if any of the fencing along the southern canal is replaced, the applicant is guided to utilize a coated chain-link in-lieu of a bare galvanized option.

Access & Deliveries

Vehicular access to the proposed manufacturing facility will be from a new two-way driveway presented from Selvitz Road, around to the southern acreage of the overall site. This access will be established within a shared access easement to be secured prior to development. This entrance is the sole access for delivery vehicles and employees. Accommodations will be made to integrate designated turn lanes on Selvitz Road to improve access.

Two-hundred and eighty-six (286) vehicular parking spaces (nine of which are handicapped-accessible), are presented to support the facility. An off-street loading space is provided adjacent to the administration building, in addition to the internal driveways and protocols to accept material deliveries.

The Phase I function of the facility will demand frequent delivery of concrete materials to the site for processing and fabrication of the concrete precast products these materials are intended to be shipped to the site via truck. The products from this facility are intended for various applications and users, ranging from utility providers, local governments, contractors, etc.

It's noted that the applicant is finalizing arrangements with the current property owner to prepare and file applications for platting of the property, at which time the necessary documents for submittal will clarify final access agreements.

St. Lucie County will be coordinating the final roadway improvement plans to Selvitz Road to accommodate this new facility. Independent of this project, the County is in the early stages of design for the improvements of Selvitz Road and Glades Cut-Off Road intersection, to include signalization of the intersection.

Traffic Impacts

The traffic impact study, accounting for the specific operation, suggests 506 daily trips will be generated by the proposed project. Of the designated trips, 149 trips are AM peak hour and 162 are PM peak hour due to the combination of staff and delivery activity.

The traffic impacts in the analysis have guided the designed installation of designated turn lanes into the facility for both north and south bound traffic seeking to access the site. Additionally, the Florida Department of Transportation is underway with improvements to Midway Road and Selvitz Road which will assist in accommodating additional traffic along these linkages. The industrial traffic from delivery of concrete materials and departure of finished products will be primarily concentrated to roadways connecting to Selvitz Road, and to the west due to close proximity to Interstate 95.

Stormwater Retention, Landscaping & Buffering

Stormwater retention for the site is designed through the creation of a 7.47 acre retention pond, oriented to the south west corner of the property. This area is strategically place to expand buffering of site operations from adjacent uses. The creation of this extensive pond further seeks to reuse a portion of the fill to create a berm along the southern and eastern boundaries to further develop a physical and landscape buffer for the site. Complete detail of this berm and the typical landscape section proposed for this buffer are presented within the application packet.

The landscape plan designed for the development emphasizes the provision of parameter buffers, 20 to 40 ft. in width, along the southern and eastern portions of the site to build upon the geographic separation of the subject site from established residences and Fort Pierce Central by the existing drainage canal and retention pond. A total of 279 new trees are proposed for planting on-site, consisting primarily of live oak trees, magnolias, and sabal palms.

The planting of a linear landscape hedge along the southern property seeks to further buffer the site from adjacent properties.

Utility Infrastructure, Sidewalks, & Lighting

A twelve-foot (12') utility easement is planned along the southern boundary of the site, to provide necessary infrastructure lines and connections for the development. Interior sidewalk connections are provided for the

administration building and adjacent parking areas, but not designed for pedestrian access from Selvitz Road due to the expansive distance.

Site lighting will be provided along the access drive and on the site in accordance with City Code requirements. Attention to spill-over to the south will be emphasized in the final plan.

Outdoor Storage, Noise, & Dust

A significant element of the development plan is an expansive manufacturing yard and laydown storage area, roughly 45 acres in size. The presented material for this area is compacted shell rock, which will be slated for daily watering protocols to minimize dust generation from the operation areas. The utilization of concrete ingredients, manufacturing of concrete products and on-site transfers of materials and finished products present concerns related to the generation of dust from the subject site. Maintenance of prevention protocols is important to minimizing any impacts.

City Code Section 11-52.18 sets forth the primary noise regulations and sound level limitations. The review and enforcement of noise is measured from the real property line of the nearest receiving property based upon the time of day, and categorization of the receiving property as Residential, Commercial, or Industrial. The presented plan does not detail the sound levels typical for their facility; however the applicant affirms the capacity to comply with the established sound level limits.

The presented development presents a variety of operational aspects that may generate noise from sources including, but not limited to, delivery of construction materials, manufacturing activities, transfer of finished products to storage area, and the loading of finished products for transport. However the orientation of the site development with respect to surrounding users and design of the retention area, berm, and landscape buffers are intended to minimize impacts related to noise. Adherence to established noise and dust control standards is reiterated and essential to assimilation into this industrial corridor, while providing relief for adjacent residential homes further to the south east.

Technical Review Committee

All affected departments have reviewed the proposed Development Plan for consistency with established ordinances and requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Staff Recommendation:

The proposed Site Plan and Design Review present an industrial facility consistent with the City's land development code, with acknowledgement of associated prospects of traffic, noise, and dust, however the plan has developed mitigation through design and the integration of prevention protocols to minimize the noted concerns; therefore Staff recommends the Planning Board forward a recommendation of approval of the requests as presented, with the following conditions:

- 1) Adoption of a typical delivery route for the facility, which deters use of, and minimizes conflicts with residential or non-industrial roadways;
- 2) The potential replacement of the existing chain-link along the water management canal to the south, and fencing at the facility entrance, are completed with a coated chain-link or aluminum fence to more appropriately comply with established design review guidelines;

- 3) The property owner and/or applicant complete the necessary subdivision (plat), prior to issuance of a Certificate of Occupancy; and
- 4) The final approval of the concrete batch plant is deferred until a complete design review submittal is provided for this component of Phase II construction.



Access Drive

Selvitz Road

Proposed Development Site
(75 acres)

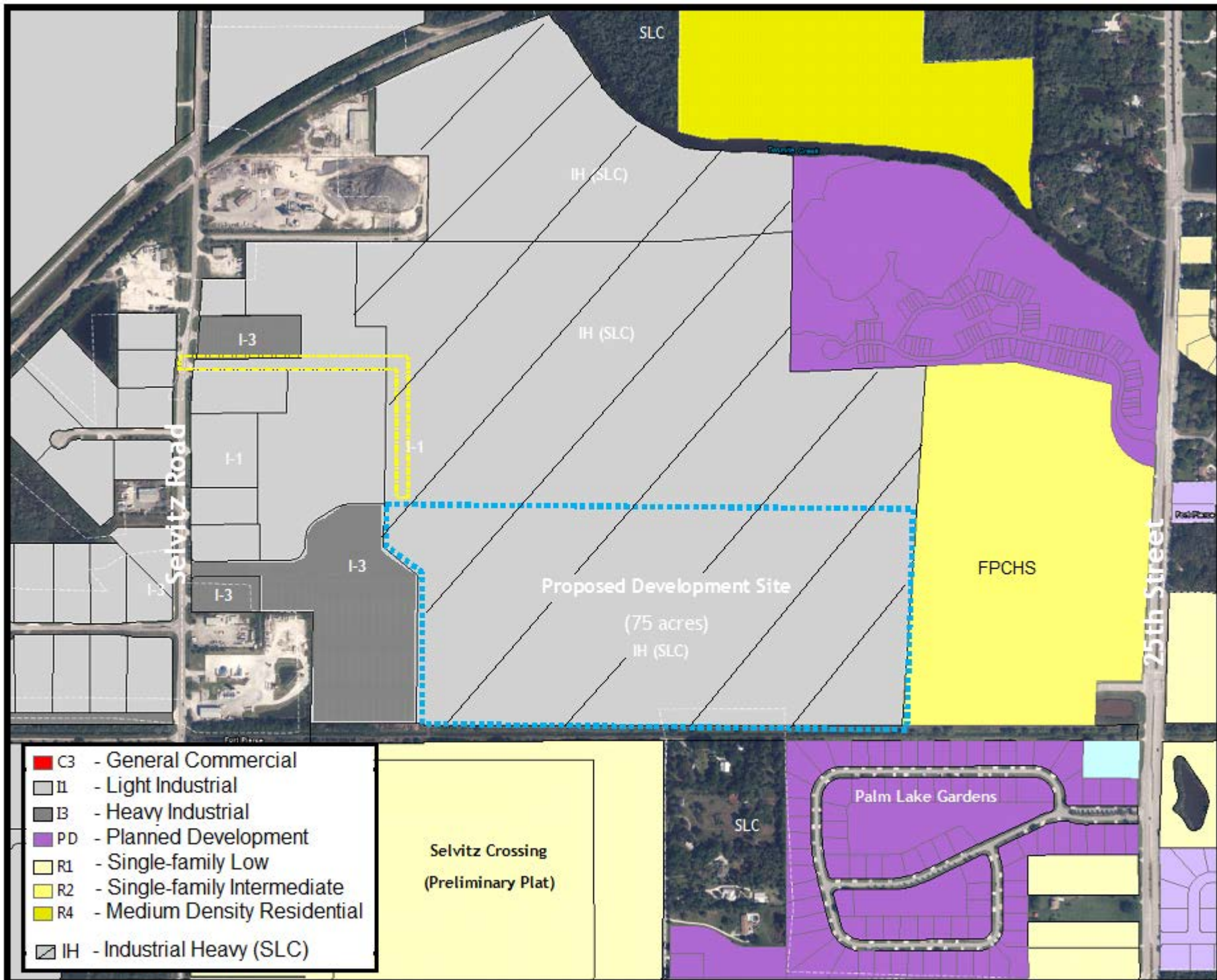
25th Street



Precast Specialties, Inc. – Site Aerial

3798 Selvitz Road





JUSTIFICATION STATEMENT

Project Rock – Precast Concrete Facility
Rezoning to I3 with Site Plan Approval
Initial Submittal: September 1, 2016
ReSubmittal September 23, 2016
Revised September 29, 2016

REQUEST

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting to rezone the property located at 3798 Selvitz Road (“Property”) from a St. Lucie County district of IH [Industrial Heavy] to a Ft. Pierce district Heavy Industrial (I3) in order to develop a 76,100 square foot precast concrete production facility.

APPLICANT

Precast Specialties, LLC. (PCS), specializes in the manufacturing of precast concrete products. PCS is currently located at 1380 NE 48th Street in Pompano Beach, Florida. Our objective is to make a phased transition from the Pompano facility to the new proposed facility in Fort Pierce, Florida just east of Selvitz Road on the now vacant Cargill Juice site.

PCS is a leader in the precast industry of the production of precast concrete products which includes hollow core concrete planks, utility poles and accessories for The State of Florida utility companies and contractors along with providing precast components for parking garages. The concrete products are produced in steel forms along open air production lines. The days and hours of operation of the plant are typically Monday through Saturday from 7am to 7pm. This may change depending on product demand and daylight hours. PCS currently employs over 300 people at its Pompano facility and expects to duplicate, over time, the same number at the Fort Pierce facility.

PCS is currently in the due diligence phase with Cargill Juice Company on the purchase of the property. Because the sale has not been completed, PCS requests a deferment of the design review committee’s review of the vertical construction of the permanent buildings proposed on the site plan and approve the site plan with such conditions. PCS fully understands, that all permanent vertical construction must receive DRC approval prior to submitting for permit.

SITE CHARACTERISTICS

The prospective 75 acre site is now undeveloped, void of any building structures or large plantings. PCS’ currently plan is to develop the site in two phases. Please see site plan for reference. The first phase will focus on the precast utility division and the second phase will focus on the construction of a batch plant and precast parking garage components. The site will be accessed from Selvitz Road and PCS is anticipating adding right and left turn lanes to the current road to accommodate the additional traffic. The site currently borders Fort Pierce Central High School to the east, developed industrial properties to the west, a residential community to the south east, undeveloped land to the south west and undeveloped land to the north.

PROPOSED DEVELOPMENT

The objective of our site development is to be good neighbors. The site design incorporates a

large retention area to provide separation between Fort Pierce Central High School and the residential community. PCS also proposes additional landscape berming along the south and east property lines. The production of the precast concrete products is normally not a loud noise producing event. The most noise will come from the tractor trailers picking up and delivering product. Because of this, we have located the loading areas to the northwest end of parcel to maximize distance from the residential and educational surroundings. The site design incorporates parking for both plant, non- in-plant employees and visitors. These parking areas, along with the ingress/egress drive will incorporate lighting levels of 2ft/candles. An engineered photometric plan will be submitted to the DRC for review prior to permit submission. The manufacturing facility will not be lit but the areas around the in-plant buildings will employ the same criteria. The ingress/egress road will be paved asphalt along with the parking areas. The manufacturing areas will be compacted shell rock. Dust will be controlled via water trucks which is PCS' current practice at its Pompano Beach facility. The water truck driver monitors ground conditions throughout the day and is proactive with the watering before high dust conditions can occur.

As previously stated, the site will be developed in two phases, within phase I, we propose to develop a phase IA and phase IB in order to achieve PCS' projected revenue and production goals. Phase IA will focus on the construction of the onsite infrastructure needed to begin precast production as quickly as possible. This shall include the necessary improvements to Selvitz Road, the construction of the ingress/egress drive from Selvitz Road and the required lighting, the installation of site utilities and connections to main lines including water and sewer as depicted on the site plan for phase I, the installation of drainage structures and the digging of the retention area, the installation of landscaping, the installation of the shell rock base within the plant, the construction of concrete slabs to support the steel forms, the construction of the employee parking lot and the construction of the dispatch office and employee restrooms. For further clarification and reference, pictures have been included of the proposed production areas which are to be constructed in phase IA. The examples submitted include, utility pole forms, utility manhole forms, utility splice box forms, utility pole base forms and utility slabs. Office and employee spaces in phase IA will be provided via temporary trailers. A separate permit application will be submitted to the building department for the installation of the temporary structures. Phase IB will include the construction of remaining buildings not previously mentioned and as depicted on the included site plan. The buildings will include the administration building, covered storage areas, carpentry and steel shops, mechanics shop, etc. Phase II will be built out similar to what is shown on the included site plan. Pictures have been included for reference of PCS' intent concerning Phase II. The examples included include column forms, double tee forms and storage, hollow core plank casting line and storage and precast concrete wall form.

BUILDINGS

The majority of the buildings in the surrounding area are industrial in style and of the Concrete block stucco or metal – steel bent type. PCS proposes all of the buildings built onsite will be precast concrete. The main focus of the project for architectural detailing will be the administration building. The administration building may be approximately 40,000sf, two stories, 35' tall and will be reflective of the exterior elevations submitted. Please see attached photographs 2, 3 and 4 of existing buildings located in the immediate area. The in-plant buildings will be of the industrial type of varying heights with the tallest being 35'. Please see

attached photograph of a typical design of the in-plant buildings. The concrete batch plant which will be built in phase II, may be similar to the one located on 4199 Selvitz Road. The ultimate height of the batch plant may be 60'. All structural elements for the new buildings will be constructed in the new Fort Pierce plant by PCS employees from the Fort Pierce area. The interior build-out and finishes will also be completed by subcontractors from the Fort Pierce area.

ZONING AMENDMENT STANDARDS

1) The amendment is consistent with the Comprehensive Plan.

The proposed Zoning Atlas Amendment to I3 - Heavy Industrial is consistent with the following Comprehensive Plan provisions:

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

The proposed precast concrete production facility is a manufacturing use that will create a significant amount of jobs for the City of Ft. Pierce. The proposed I3 – Heavy Industrial zoning designation is consistent with the existing Heavy Industrial Future Land Use designation. The proposed facility’s square footage will be below the maximum 2.0 FAR allowed per the Comprehensive Plan.

Future Land Use Policy 1.1.9 – Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

The proposed precast concrete production facility will have a significant buffer along the south and east property lines. The Property is separated from the single family residential to the south by a large canal right-of-way which will provide additional buffering from the industrial use.

Future Land Use Objective 1.10 – The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City’s tax and economic base.

The proposed Zoning Atlas Amendment is consistent with the existing Future Land Use Designation of Heavy Industrial. This amendment will allow for the development of a precast concrete production facility that will generate a significant amount of jobs for the City of Ft. Pierce.

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.

As demonstrated in the attached application submittal materials the proposed Zoning Atlas amendment will not have an adverse impact on the City’s ability to satisfy land and water use

needs. The proposed amendment will meet the transportation demands and not impact City facilities and services.

- 3) The amendment will promote and protect the public health, safety and general welfare.**
The proposed Zoning Atlas amendment from Light Industrial (I1) to Heavy Industrial (I3) is consistent with the existing Heavy Industrial Future Land Use designation. The proposed amendment will allow for the development of a precast concrete plant that will add employment and tax base of the community. The development of this Property will also secure a formerly vacant property with an employment generating industrial use. Furthermore, as indicated above the residential uses to the south of the Property will be protected from this industrial use by landscape materials and a berm. The Applicant will take all precautions related to lighting, noise and dust control in order to be a good neighbor to those residential uses as indicated above.



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN REDEVELOPMENT ♦ ZONING

DEVELOPMENT REVIEW

Property address or Location 3798 Selvitz Road, Ft. Pierce, FL

Parcel ID #(s) 2432-122-001-000-5

Project description The Applicant desires to develop a precast concrete facility on the Property.

Cargill Juice North America, Inc.

Property Owner(s)

15407 McGinty Road West

Street Address

Wayzata MN 55391

City State Zip

(952) 742-6777

Phone Number

Tom_Abrahamson@cargill.com

Email Address

Dean Locke / Precast Specialties, LLC c/o JMorton Planning

Applicant/Representative, Title, Company

3920 RCA Boulevard, # 2002

Street Address

Palm Beach Gardens FL 33410

City State Zip

(561) 721-4461

Phone Number

spickett@jmortonla.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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

STATE OF Kansas COUNTY of Sedgewick

The foregoing instrument was acknowledged before me this 29th day of August, 2016, by

Tom Abrahamson who is personally known to me or has produced driver's license as identification.

Sandra Carrier
Signature of Notary



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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

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

North	South	East	West
Vacant	Vacant & SF Residential	Ft. Pierce High School	Vacant

Application Outlook



Site Plan submittal requirements:

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

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

Ownership

Cargill Juice N America Inc
PO Box 5626
Minneapolis, MN 55440

Legal Description

32 35 40 THAT PART OF SEC MPDAF:BEG NW COR OF NE 1/4 RUN N 85 47 50 E ALG SEC LI 694.56 FT,TH S 01 09 02 W 765.50 FT,TH N 88 07 52 E 682.40 FT,TH S 01 49 35 W 594.97 FT,TH S 88 03 45 W 1350.99 FT,TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM W 1/4 COR RUN N 00 04 06 E ALG W LI OF NW 1/4 53.50 FT,TH S 89 58 19 E 50 FT TO E R/W LI OF SELVITZ RD AND NLY R/W LI OF NSLWCD CANAL NO. 101,TH CONT SE ALG NLY R/W LI 1273.67 FT TO POB;TH N 00 49 02 E 801.37 FT,TH N 51 03 36 W 241.52 FT,TH N 00 49 02 E 228.64 FT,TH CONT NE 967.72 FT,TH WLY 170 FT,TH NELY 460 FT TO N LI OF SEC,TH ELY ALG N LI 400 FT TO NW COR OF NE 1/4 OF NW 1/4,TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL NO. 101,TH N 89 58 19 W ALG N LI 40 FT TO POB (160.43 AC) (OR 1814-1541)

Current Values

Just/Market Value: \$4,452,340
Assessed Value: \$90,764
Exemptions: \$0
Taxable Value: \$90,764
Taxes for this parcel: SLC Tax Collector's Office 



Total Areas

Finished/Under Air (SF): 936
Gross Area (SF): 936
Land Size (acres): 160.43
Land Size (SF): 6,988,331

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 30, 2003	1814 / 1541	XX01	WD	Sunpure LTD.	\$2,932,900
Oct 16, 1997	1104 / 2339	XX01	WD	BECKER HOLDING CORP	\$581,200
Apr 1, 1986	0495 / 2537	XX02	CV		\$406,200

Building Information (1 of 1)

Finished Area: 936 SF

Gross Total Area: 936 SF

Exterior Data

View:
Building Type: UT4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1990
Effective Year: 1990
No. Units: 1

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 0%

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	2	1990
DOUBLE LIGHT	1	3	1990
CHAINLINK 6'	1	300	1990
TRIPLE LIGHT	1	1	1990

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown




Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	936	936	222

	Amount	Tax Year	Grant Year	Code	Description	Amount
Building:	\$15,400					
Land:	\$4,436,940					
Just/Market:	\$4,452,340					
Ag Credit:	\$4,356,429					
Save Our Homes or 10% Cap:	\$5,147					
Assessed:	\$90,764					
Exemption(s):	\$0					
Taxable:	\$90,764					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	436.4	Fort Pierce Stormwater Charge	\$23,565.60
2013	0054	160.43	North St. Lucie Water Management District	\$2,005.38

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

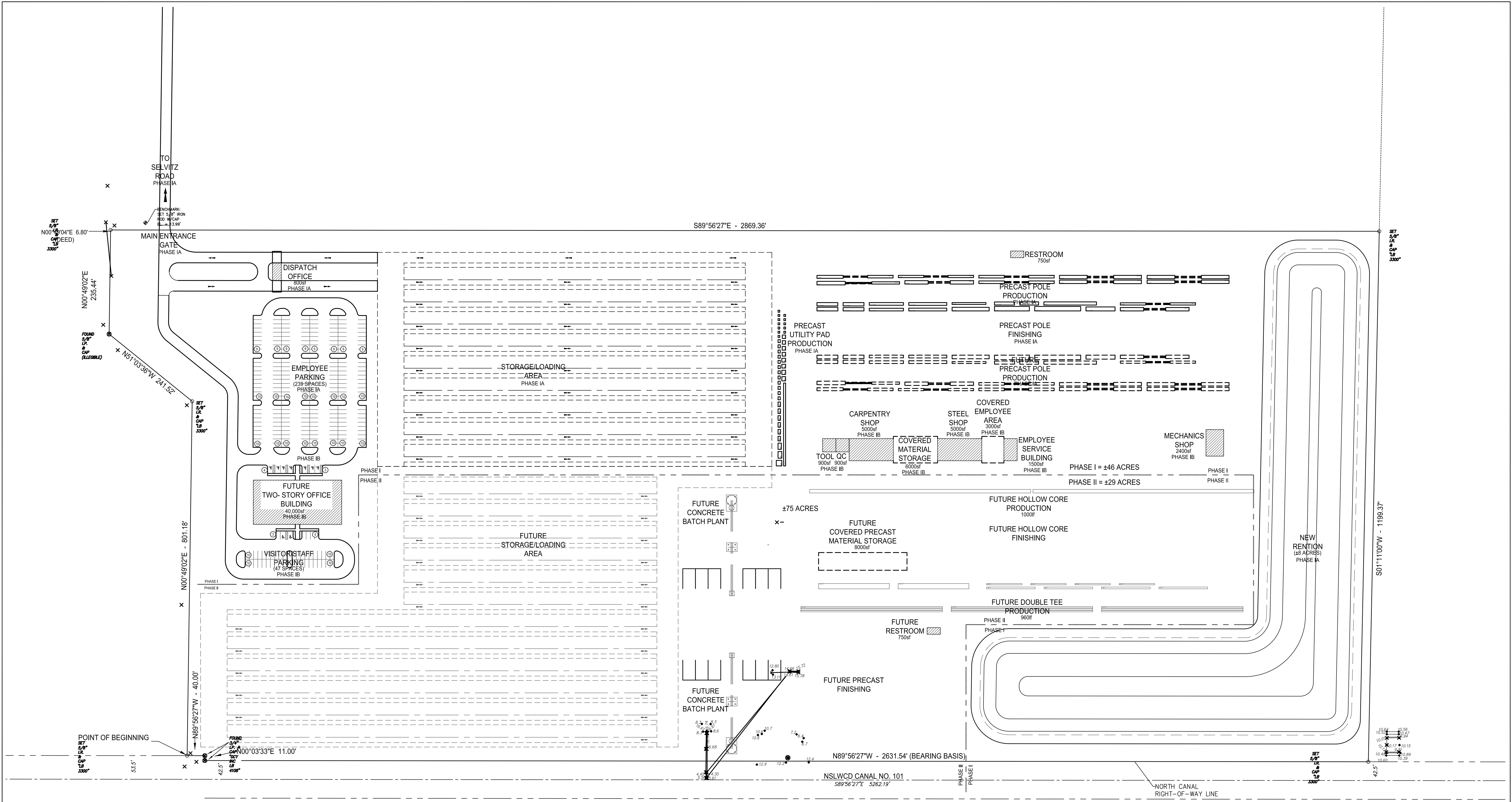
Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$4,452,340	\$90,764	\$0	\$90,764
2014	\$4,452,440	\$86,441	\$0	\$86,441
2013	\$4,438,940	\$82,511	\$0	\$82,511

Permits

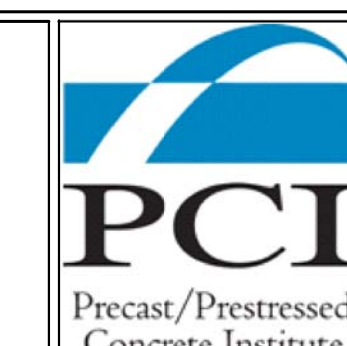
Number	Date	Description	Amount	Fee
BP09-1554	Sep 7, 2010	Alterations/Remodeling	\$65,000	\$900
BP10-1492	Oct 19, 2010	Alterations/Remodeling	\$10,000	\$175
BP10-1495	Oct 20, 2010	Fence	\$14,700	\$158
BP12-0916	Jul 17, 2012	Electric	\$2,250	\$100
BP13-1467	Sep 9, 2013	Alterations/Remodeling	\$41,000	\$426
BP14-1973	Sep 11, 2014	Alterations/Remodeling	\$18,000	\$188
BP16-0279	Mar 2, 2016	Alterations/Remodeling	\$12,000	\$150

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce



PLANT OPERATIONS PLAN
FOR REFERENCE ONLY SCALE: 1"=100'-0"

ENGR.	DATE
CHECKED	DATE
DRAWN	DATE
M.R.	09/27/16



PROJECT: **NEW PRECAST PLANT**
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

CONTR.:
TEL.:

APPROVED DATE	SHEET NO.	WO#:
-	1.0	P-16-

PRECAST SPECIALTIES
Pre-Cast Specialties, LLC.
1380 N.E. 48th. St. Pompano Beach, FL 33064
PHONE: 954-781-4040 FAX: 954-781-1194

NEW PRECAST MANUFACTURING & ADMINISTRATION FACILITY

CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FLORIDA

APPROVED BY:

T. Jeff Trompeter, P.E.
 Florida License No. 51045

CDI PROJECT NO.
 16488-01

DATE: 8/30/16

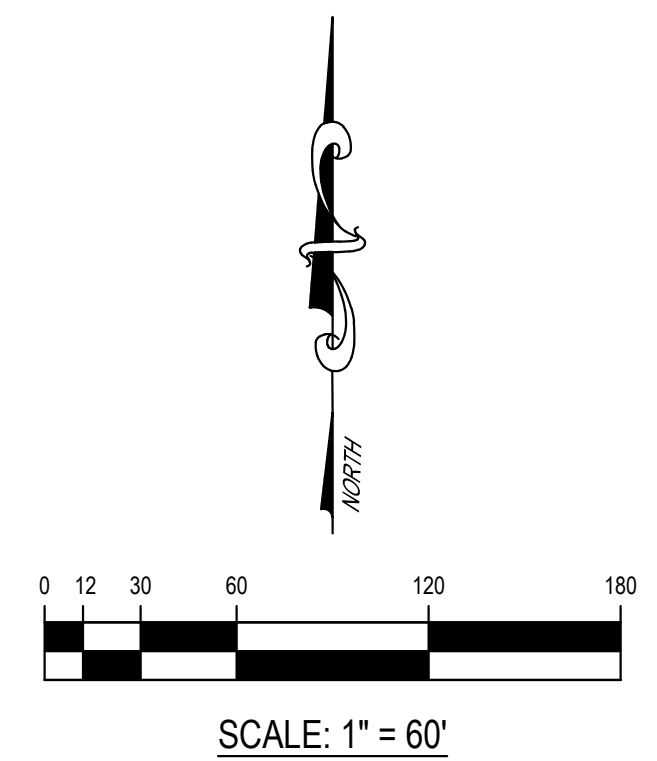
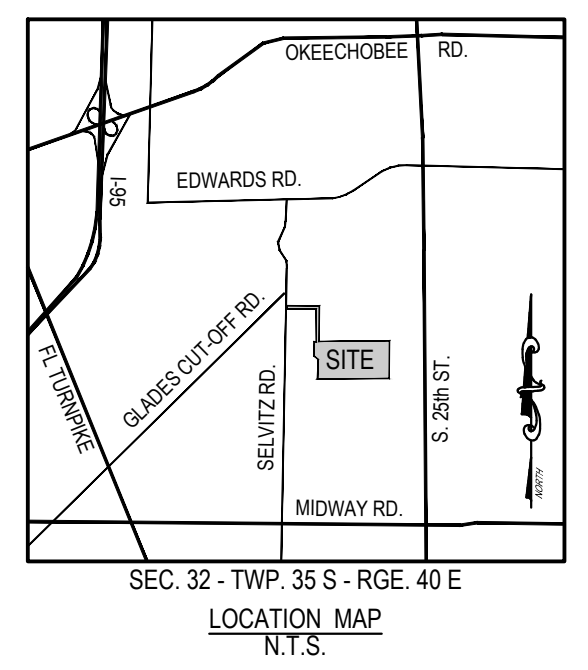
DESIGNED: JT

DRAWN: CJ

NO.	DATE	REVISION DESCRIPTION
1	9/16/16	TRC REVIEW COMMENTS

PRELIMINARY ENGINEERING PLAN

PE1.1



LEGEND

EXISTING WATERMAIN: EXWM EXWM EXWM

EXISTING FORCEMAIN: EXFM EXFM EXFM

EXISTING STORM DRAINAGE: EXSTM EXSTM EXSTM

STRUCTURE NUMBER: S-000
 RIM ELEVATION: 0.00 RIM
 INVERT: 0.00
 STRUCTURE BOTTOM: 0.00 BOT

PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE: S-S-S-S-S

STRUCTURE NUMBER: MH-0
 RIM ELEVATION: 0.00 RIM
 INVERT: 0.00

PROPOSED SANITARY SEWER: S-S-S-S-S

FIRE HYDRANT ASSEMBLY: FH FH FH

PROPOSED FIRE MAIN: FIRE FIRE FIRE

PROPOSED WATER SERVICE LINE: W-W-W-W-W

PROPOSED SANITARY SERVICE LINE: S-S-S-S-S

PROPOSED FORCEMAIN: FM FM FM

PROPOSED SILT FENCE: S-S-S-S-S

PROPOSED PAVEMENT: [Pattern]

PROPOSED SHELLROCK: [Pattern]

PROPOSED CONCRETE: [Pattern]

UTILITY EASEMENT: U.E.

BUFFER EASEMENT: B.E.

STOP SIGN & 2' STOP BAR (THERMO.): [Symbol]

- NOTES:**
- 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.
 - PRELIMINARY DESIGN CALCULATION ELEVATIONS ARE AS FOLLOWS:
 2.1. 10Y-1D STAGE (6" RAINFALL) = 9.49 (MINIMUM ROAD CROWN)
 2.2. 25Y-3D STAGE (9.5" RAINFALL) = 10.49 (MINIMUM PERIMETER)
 2.3. 100Y-3D STAGE (12.23" RAINFALL) = 11.05 (MINIMUM FFE)
 - PROTECT EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
 - SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
 - STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO SERVICE CONNECTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES PARTICULARLY WATER AND SEWER DURING THE ENTIRE COURSE OF CONSTRUCTION.



**NEW PRECAST MANUFACTURING &
 ADMINISTRATION FACILITY**
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FLORIDA

APPROVED BY:

T. Jeff Trompeter, P.E.
 Florida License No. 51045

CDI PROJECT NO.
 16488-01

DATE: 8/30/16

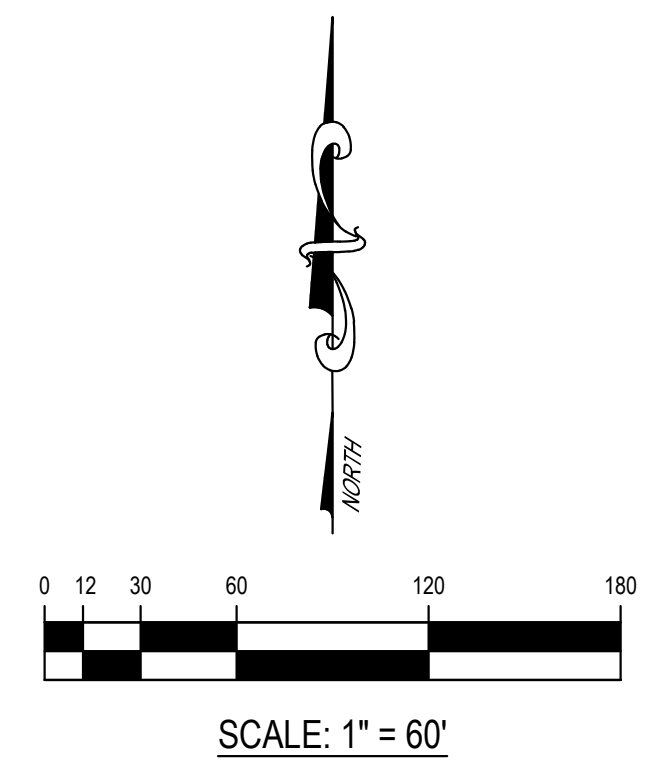
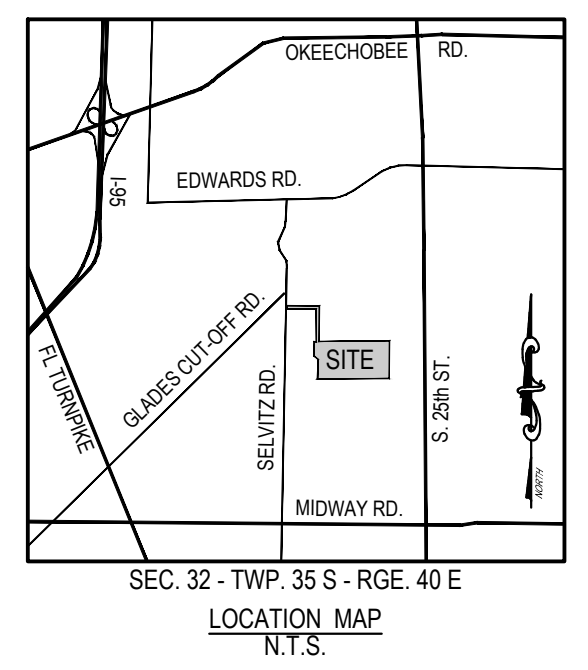
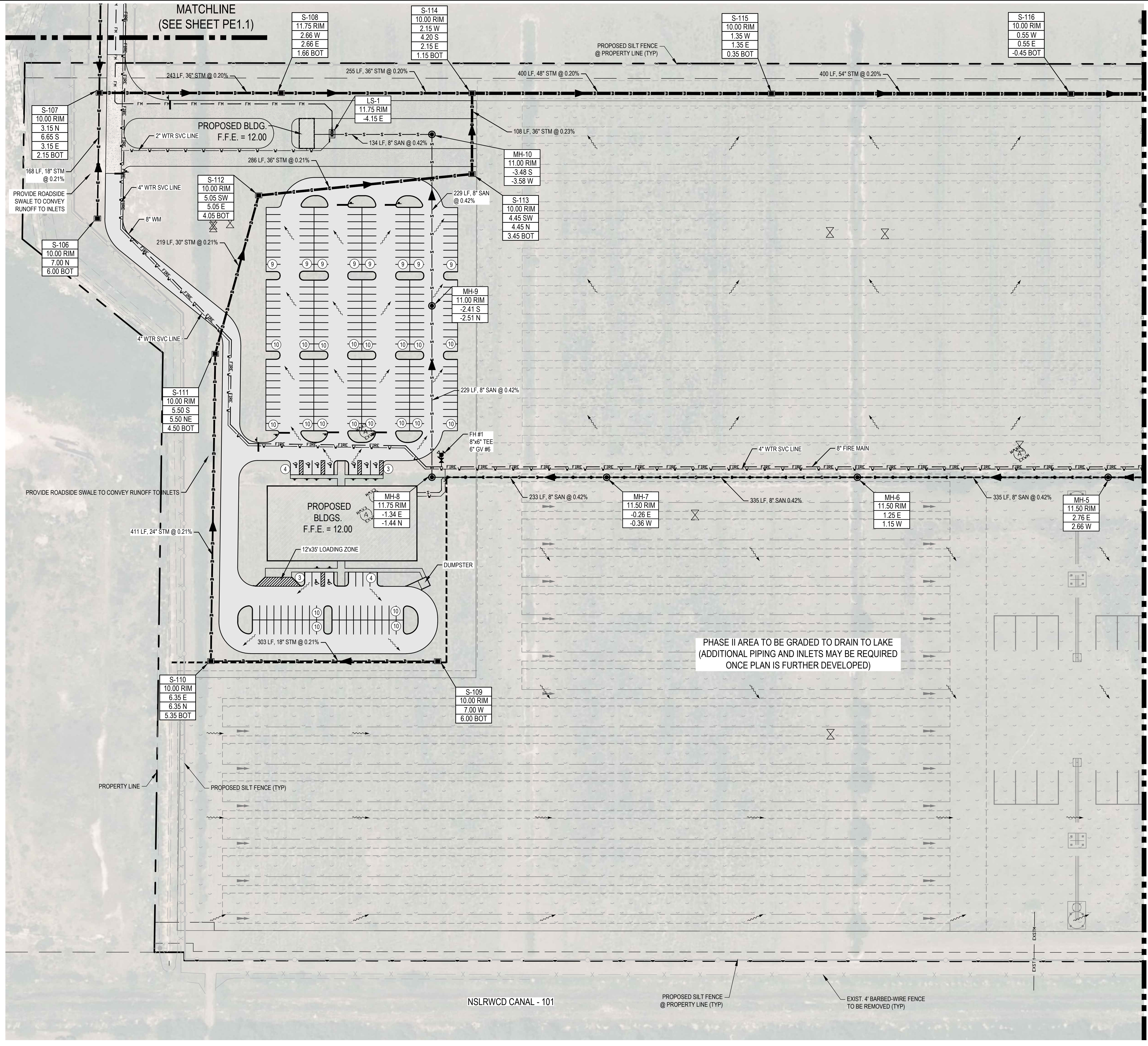
DESIGNED: JT

DRAWN: CJ

NO.	DATE	REVISION DESCRIPTION
1	9/16/16	TRC REVIEW COMMENTS

**PRELIMINARY
 ENGINEERING PLAN**

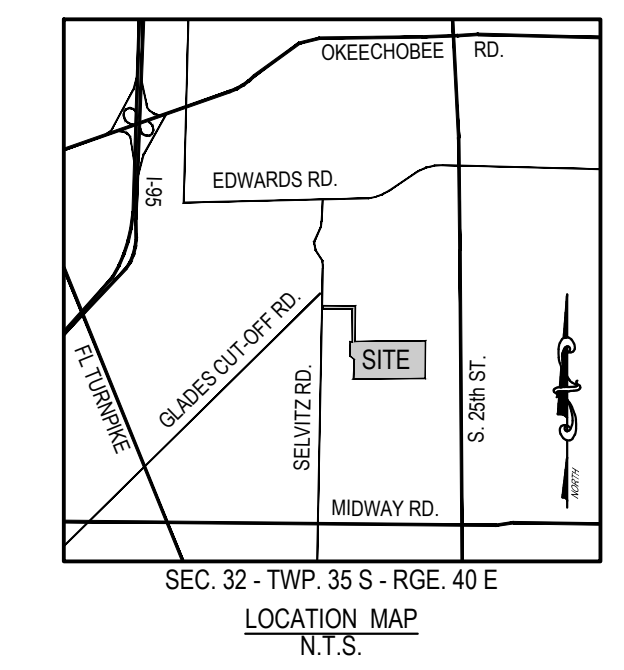
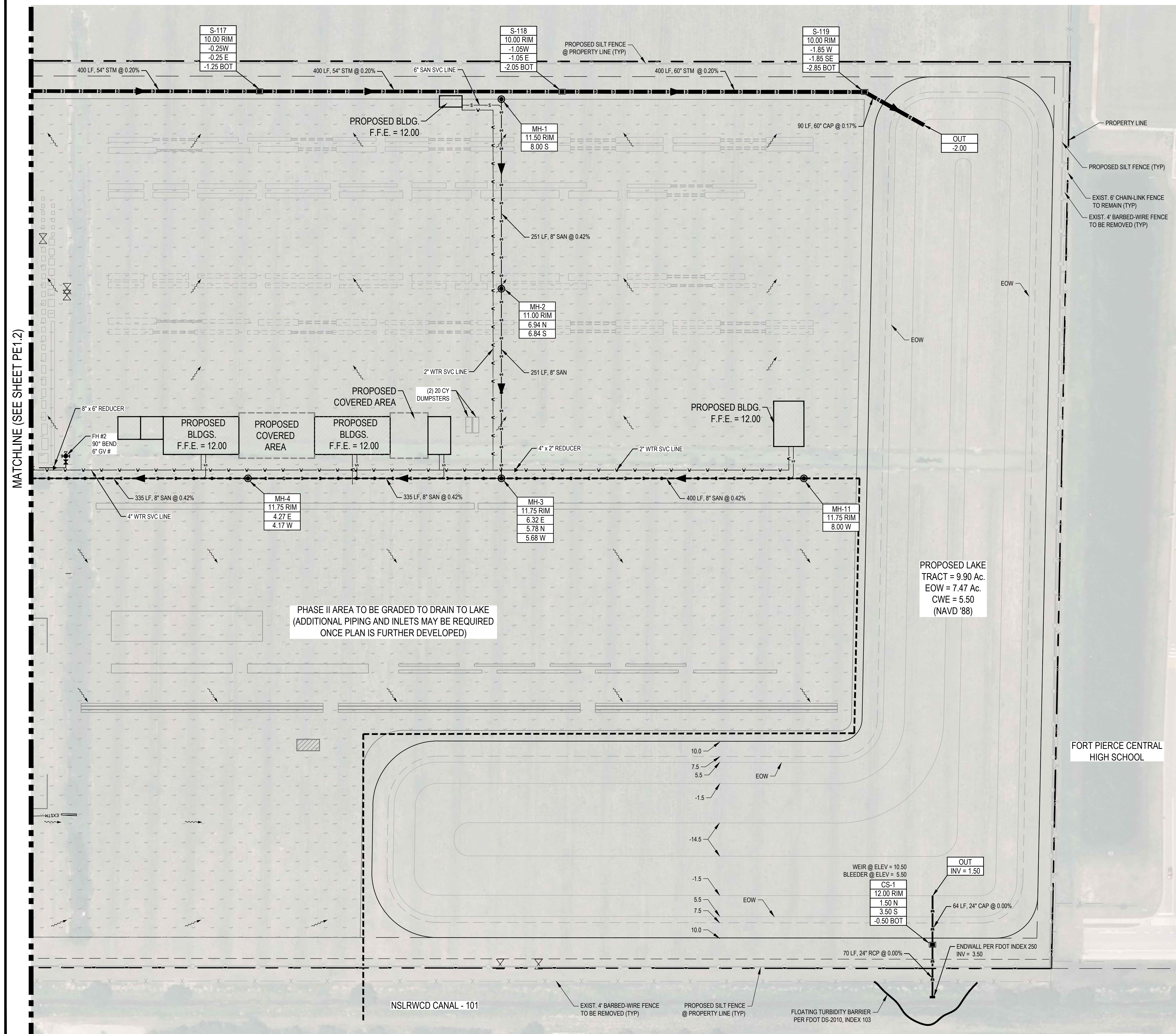
PE1.2



LEGEND

EXISTING WATERMAIN	— EXWM — EXWM — EXWM —
EXISTING FORCEMAIN	— EXFM — EXFM — EXFM —
EXISTING STORM DRAINAGE	— EXSTM — EXSTM — EXSTM —
STRUCTURE NUMBER	— S-000 —
RIM ELEVATION	— 0.00 RIM —
INVERT	— 0.00 —
STRUCTURE BOTTOM	— 0.00 BOT —
PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE	— S — S — S —
STRUCTURE NUMBER	— MH-0 —
RIM ELEVATION	— 0.00 RIM —
INVERT	— 0.00 —
PROPOSED SANITARY SEWER	— S — S — S — S —
FIRE HYDRANT ASSEMBLY	— FH# —
PROPOSED FIRE MAIN	— FIRE — FIRE — FIRE —
PROPOSED WATER SERVICE LINE	— W — W — W — W —
PROPOSED SANITARY SERVICE LINE	— S — S — S — S —
PROPOSED FORCEMAIN	— FM — FM — FM —
PROPOSED SILT FENCE	— ○ — ○ — ○ —
PROPOSED PAVEMENT	— [Pattern] —
PROPOSED SHELLROCK	— [Pattern] —
PROPOSED CONCRETE	— [Pattern] —
UTILITY EASEMENT	U.E.
BUFFER EASEMENT	B.E.
STOP SIGN & 2' STOP BAR (THERMO.)	— [Symbol] —

- NOTES:**
- 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.
 - PRELIMINARY DESIGN CALCULATION ELEVATIONS ARE AS FOLLOWS:
 - 10'-1D STAGE (6" RAINFALL) = 9.49 (MINIMUM ROAD CROWN)
 - 25'-3D STAGE (9.5" RAINFALL) = 10.49 (MINIMUM PERIMETER)
 - 100'-3D STAGE (12.23" RAINFALL) = 11.05 (MINIMUM FFE)
 - PROTECT EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
 - SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
 - STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO SERVICE CONNECTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES PARTICULARLY WATER AND SEWER DURING THE ENTIRE COURSE OF CONSTRUCTION.



LEGEND

EXISTING WATERMAIN	— EXWM — EXWM — EXWM —
EXISTING FORCEMAIN	— EXFM — EXFM — EXFM —
EXISTING STORM DRAINAGE	— EXSTM — EXSTM — EXSTM —
STRUCTURE NUMBER	— S-000 —
RIM ELEVATION	0.00 RIM
INVERT	0.00
STRUCTURE BOTTOM	0.00 BOT
PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE	— S — S — S — S — S —
STRUCTURE NUMBER	— MH-0 —
RIM ELEVATION	0.00 RIM
INVERT	0.00
PROPOSED SANITARY SEWER	— S — S — S — S — S —
FIRE HYDRANT ASSEMBLY	— FH — FH — FH —
PROPOSED FIRE MAIN	— FIRE — FIRE — FIRE —
PROPOSED WATER SERVICE LINE	— W — W — W — W — W —
PROPOSED SANITARY SERVICE LINE	— SS — SS — SS — SS — SS —
PROPOSED FORCEMAIN	— FM — FM — FM —
PROPOSED SILT FENCE	— S — S — S — S — S —
PROPOSED PAVEMENT	[Pattern]
PROPOSED SHELLROCK	[Pattern]
PROPOSED CONCRETE	[Pattern]
UTILITY EASEMENT	U.E.
BUFFER EASEMENT	B.E.
STOP SIGN & 2' STOP BAR (THERMO.)	[Symbol]

- NOTES:**
- 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.
 - PRELIMINARY DESIGN CALCULATION ELEVATIONS ARE AS FOLLOWS:
 - 2.1. 10Y-1D STAGE (6" RAINFALL) = 9.49 (MINIMUM ROAD CROWN)
 - 2.2. 25Y-3D STAGE (9.5" RAINFALL) = 10.49 (MINIMUM PERIMETER)
 - 2.3. 100Y-3D STAGE (12.23" RAINFALL) = 11.05 (MINIMUM FFE)
 - PROTECT EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
 - SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
 - STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO SERVICE CONNECTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES PARTICULARLY WATER AND SEWER DURING THE ENTIRE COURSE OF CONSTRUCTION.

CDI CIVIL DESIGN, INC.
 Service Driven Design — Engineered Results
 1400 Centrepark Blvd, Suite 905
 West Palm Beach, FL 33401
 T: 561.659.5760 F: 561.659.5772
 www.civil-design.com
 CA No. 9664

NEW PRECAST MANUFACTURING & ADMINISTRATION FACILITY
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FLORIDA

APPROVED BY:

T. Jeff Trompeter, P.E.
 Florida License No. 51045

CDI PROJECT NO.
 16488-01

DATE: 8/30/16
 DESIGNED: JT
 DRAWN: CJ

NO.	DATE	REVISION DESCRIPTION

PRELIMINARY ENGINEERING PLAN
PE1.3

Use: Vacant
 FLU: HI
 ZN: I1
 SET 5/8" I.R. & CAP
 "LB 3300"
 °49'04"E 6.80'
 (DEED)

Perimeter Fence

N00°49'02"E
 235.44'

FOUND 5/8" I.P. & CAP
 (ILLEGIBLE)

N51°03'36"W 241.52'

SET 5/8" I.R. & CAP
 "LB 3300"

Bobby & Wanda Johnson
 Use: Vacant
 FLU: HI
 ZN: I1

Perimeter Fence

Spill-over lighting onto adjacent properties shall not
 SEE SHT. LA03

Asphalt Ingress/Egress drive to Selvitz Rd.

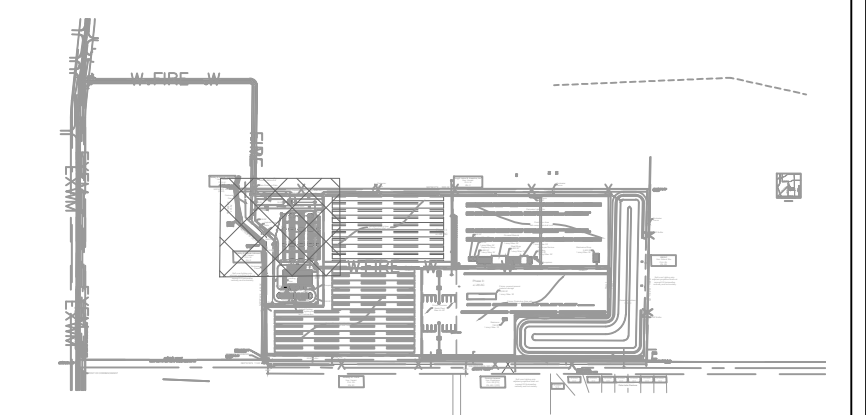
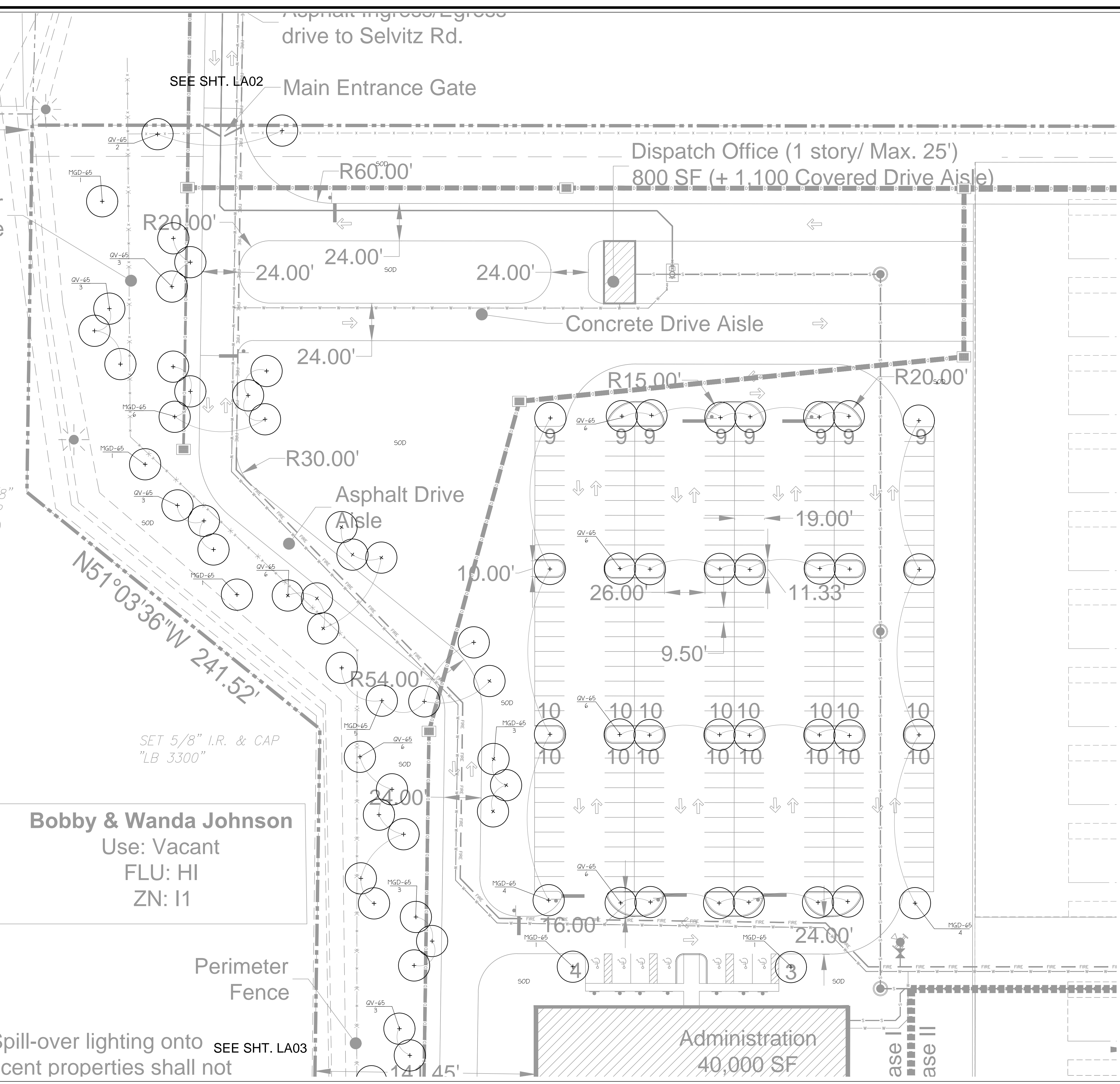
SEE SHT. LA02
 Main Entrance Gate

Dispatch Office (1 story/ Max. 25')
 800 SF (+ 1,100 Covered Drive Aisle)

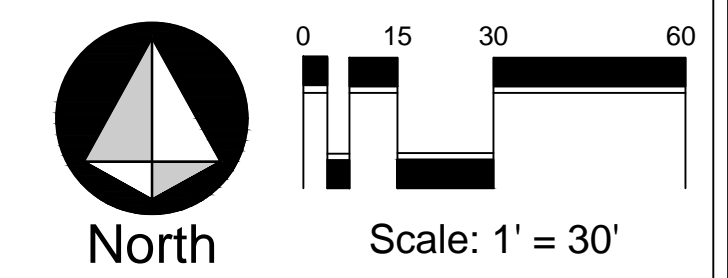
Concrete Drive Aisle

Asphalt Drive Aisle

Administration
 40,000 SF

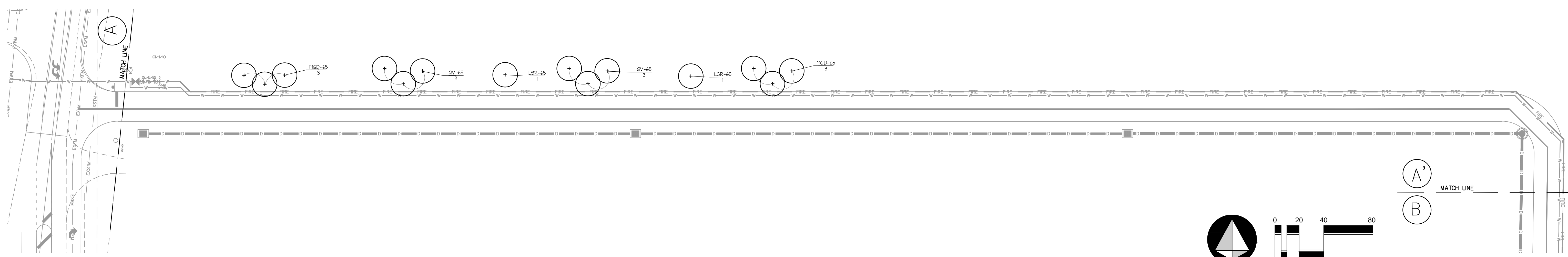


Site Key Map NTS

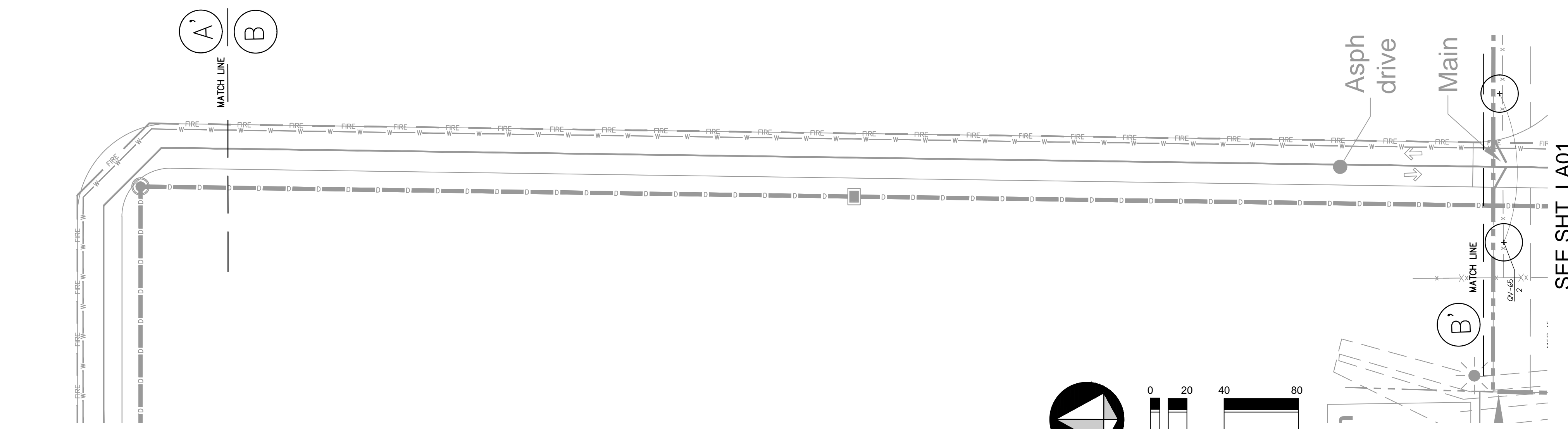
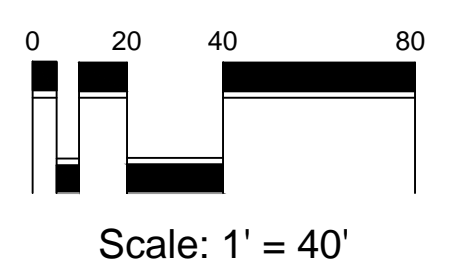
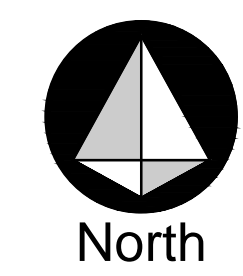


REVISIONS	
1.	Rev. per CoFP Planning Dept. Comms. 04/13/2016

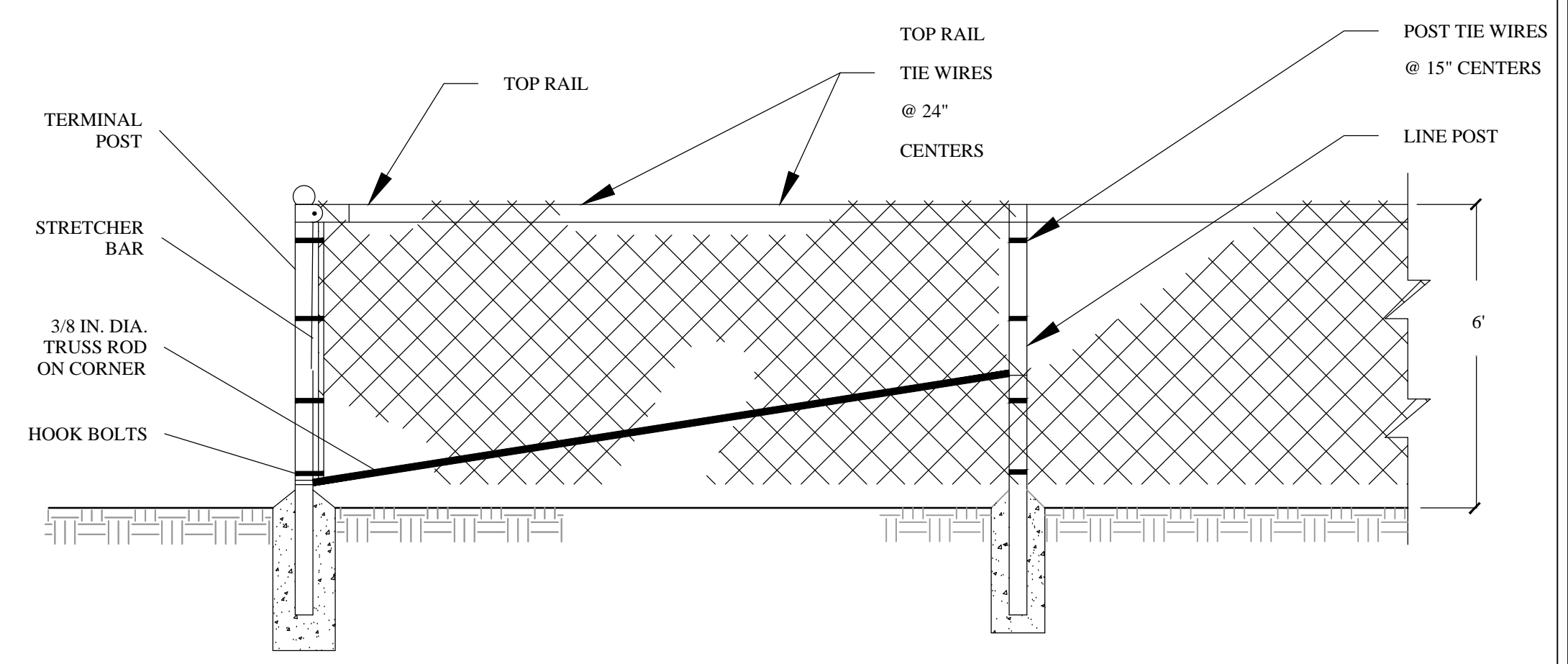
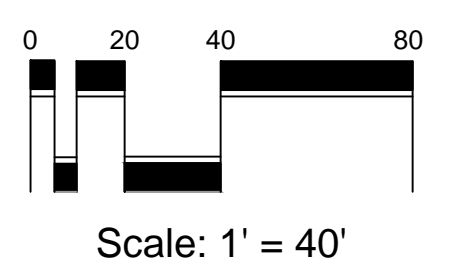
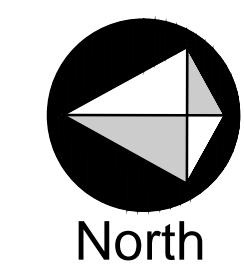
Landscape Plan	
SCALE	AS SHOWN
DRAWN	HPH
CHECKED BY	JLM
FILE	145.01-XX - x-planting
DATE	2016-09-22



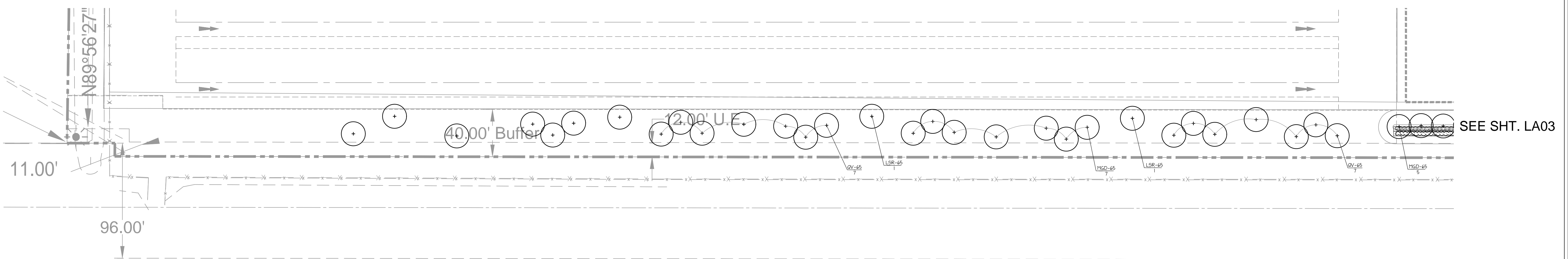
ACCESS EASEMENT BUFFER A-A'
 PLAN SCALE: 1" = 40'



ACCESS EASEMENT BUFFER B-B'
 PLAN SCALE: 1" = 40'

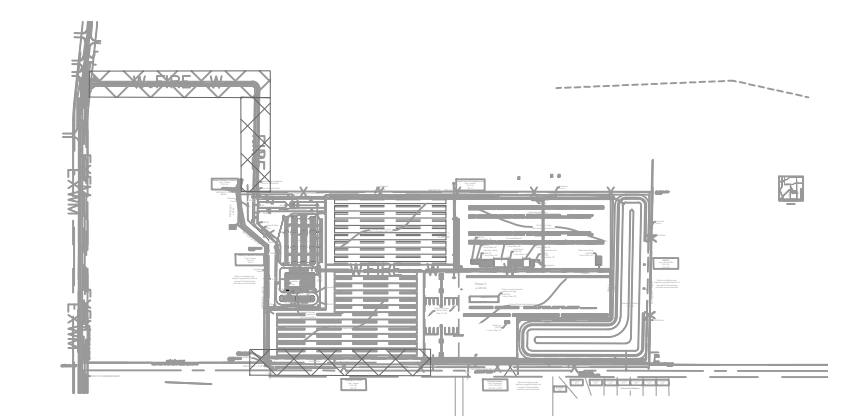
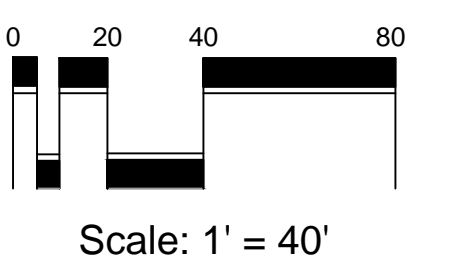
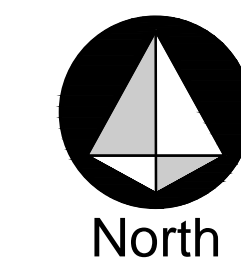


FENCE DETAIL
 ELEVATION NTS



SOUTH PERIMETER BUFFER ADJACENT TO VACANT PARCEL
 PLAN SCALE: 1" = 40'

Midway St. Lucie
 Use: Vacant
 FLU: RL
 ZN: R1



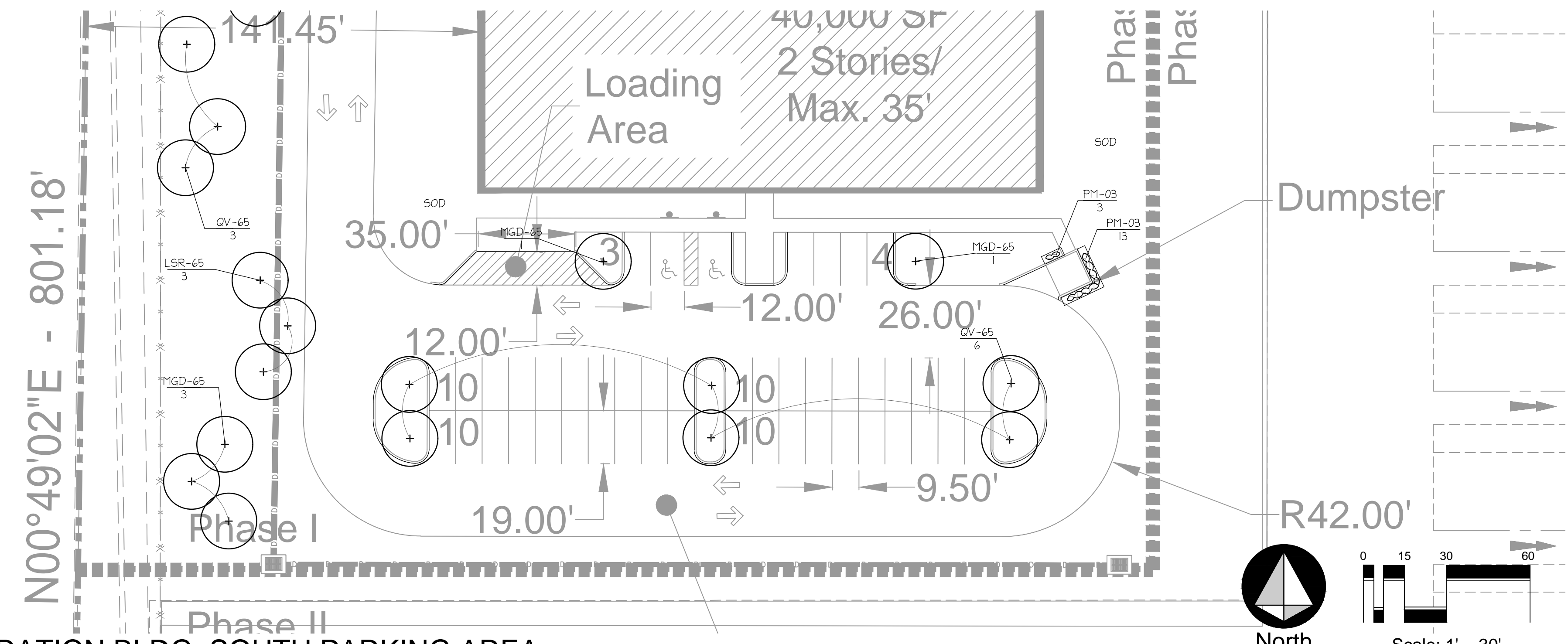
Site Key Map NTS

REVISIONS	
1.	Rev. per CoFP Planning Dept. Comments, 09/13/2016

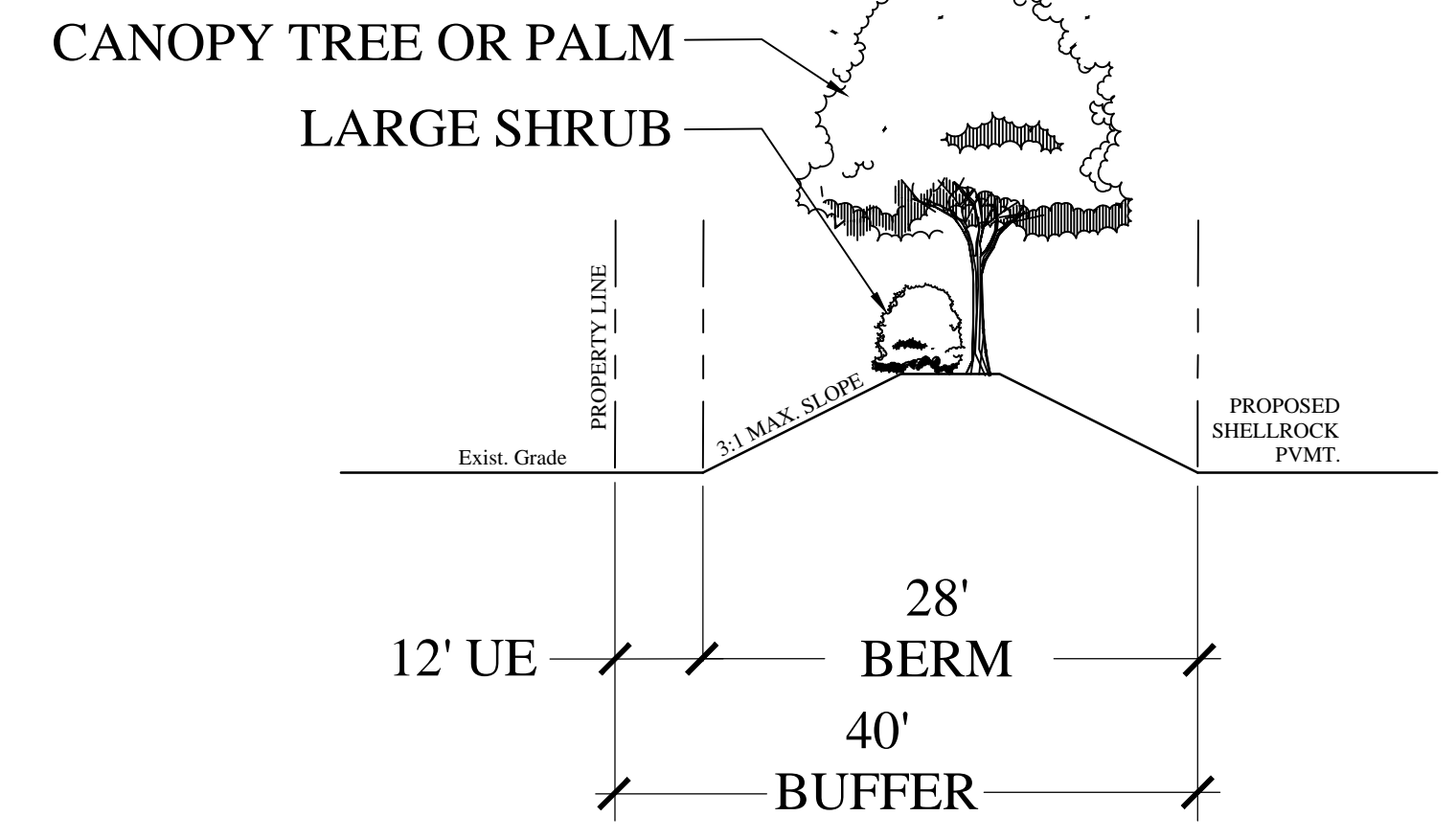
Landscape Plan	
SCALE	AS SHOWN
DRAWN	HPH
CHECKED BY	JLM
FILE	145.01-XX - x-planting
DATE	2016-09-22

Sheet: **LA-02**

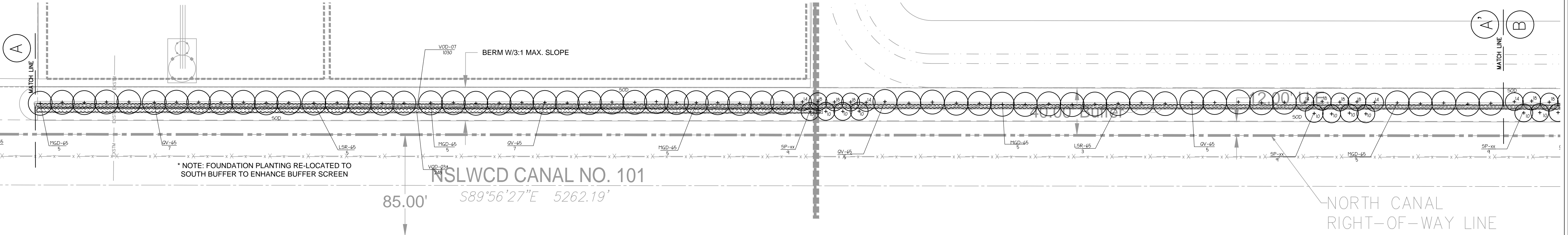
Il not
es
ally



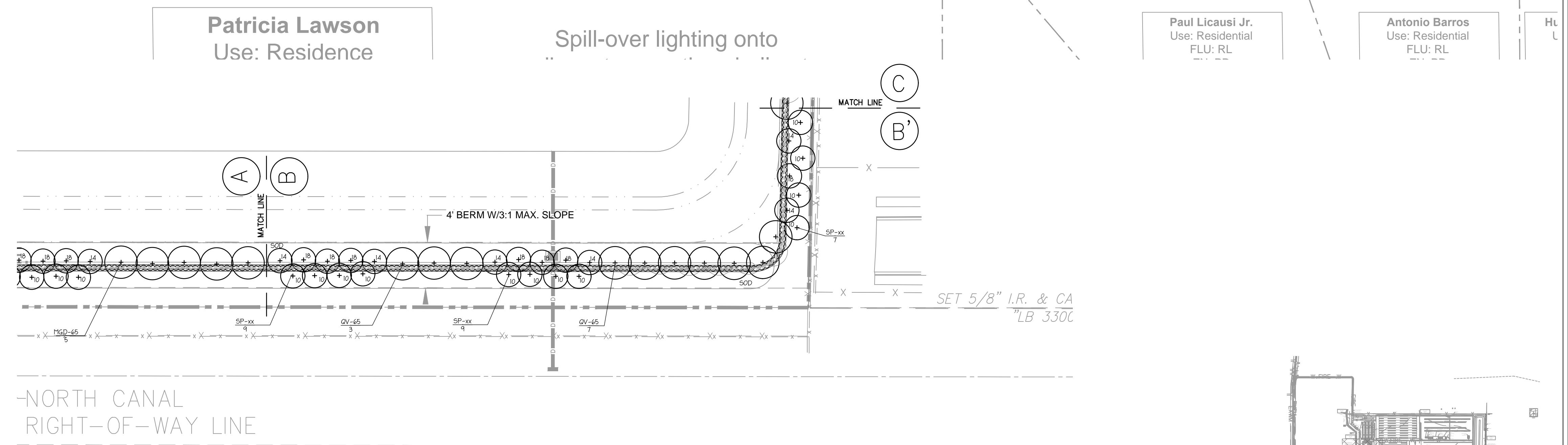
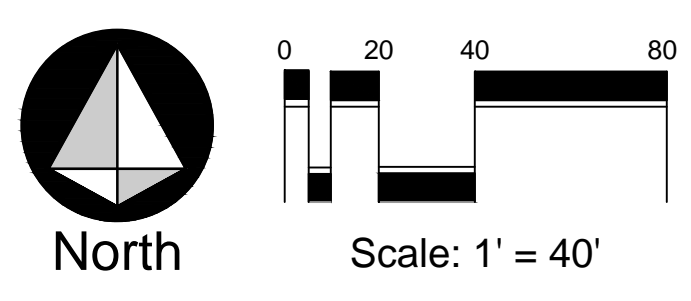
ADMINISTRATION BLDG. SOUTH PARKING AREA
PLAN SCALE: 1" = 30'



BERM DETAIL
SECTION NTS

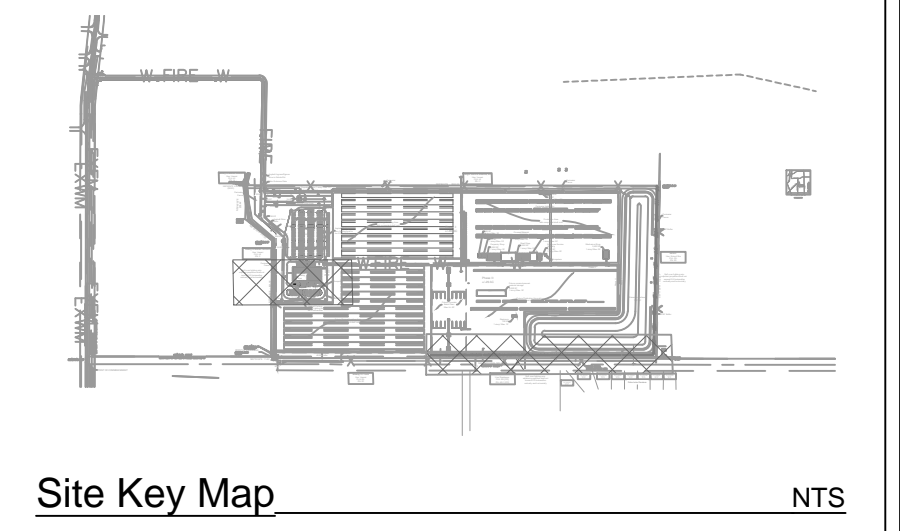


SOUTH PERIMETER BUFFER A-A'
PLAN SCALE: 1" = 40'



SOUTH PERIMETER BUFFER B-B'
PLAN SCALE: 1" = 40'

Antonio Barros Use: Residential FLU: RL ZN: PD	Huguette Turgeon Use: Residential FLU: RL ZN: PD	Michael McReynolds Use: Residential FLU: RL ZN: PD	Robert & Joyce Sgarlato Use: Residential FLU: RL ZN: PD	Robert Sgarlato Use: Residential FLU: RL ZN: PD	Alessandra Domingos Use: Residential FLU: RL ZN: PD
---	---	---	--	--	--



Precast Concrete Plant
Prepared for Precast Specialties, LLC.
Ft. Pierce, Florida

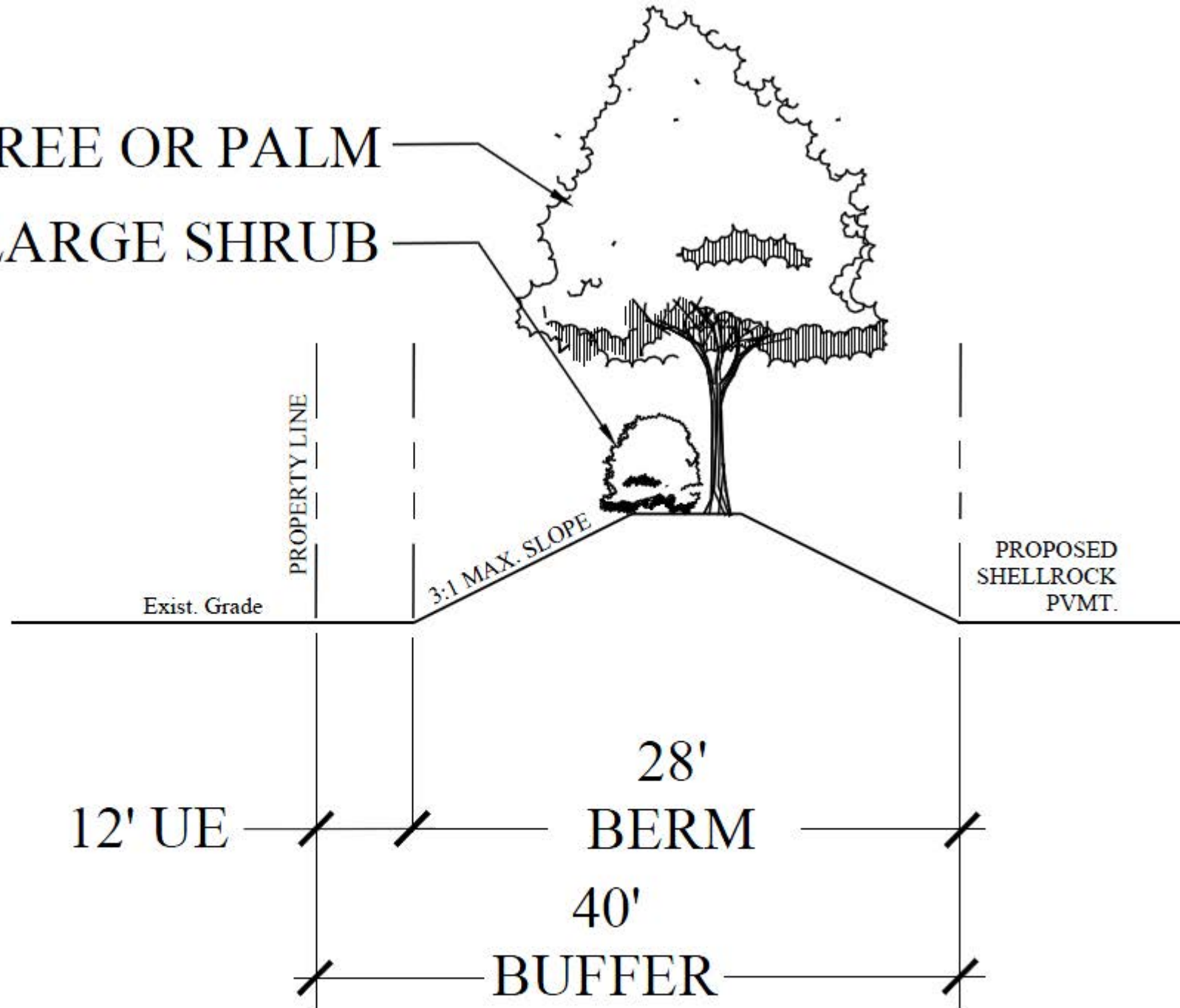
REVISIONS	
1.	Rev. per CoFP Planning Dept. Comments, 04/13/2016.

Landscape Plan
SCALE | AS SHOWN
DRAWN | HPH
CHECKED BY | JLM
FILE | 145.01-XX - x-planting
DATE | 2016-09-22

Sheet: **LA-03**

CANOPY TREE OR PALM

LARGE SHRUB



BERM DETAIL - Typical Section

SECTION

NTS

Phase 1 - Operation Photos



POLE BASE FORMS

TRAVEL LIFT



POLE FORMS

POLE FORMS

POLE RE-WORK &
STORAGE AREA





UTILITY PADS

MANHOLE FORMS



SPLICE BOX FORMS



Phase 2 - Operation Photos

CONCRETE
COLUMN FORM





POURED DOUBLE TEE BED



DOUBLE TEE FORM



DOUBLE TEE STORAGE



HOLLOW CORE PLANK STORAGE



HOLLOW CORE CASTING LINES

PRECAST CONCRETE WALL FORM



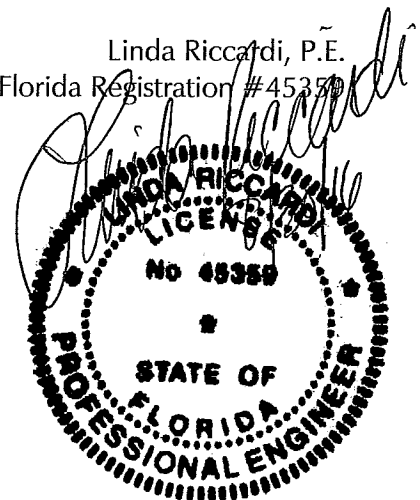
**FT. PIERCE PRECAST CONCRETE PLANT
TRAFFIC IMPACT ANALYSIS**

Prepared for

CIVIL DESIGN, INC.

**PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698**

Linda Riccardi, P.E.
Florida Registration #45359



**#PTC16-071
August 30, 2016**

FT. PIERCE PRECAST CONCRETE PLANT TRAFFIC IMPACT ANALYSIS

Introduction

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed heavy industrial project located in the City of Ft. Pierce. It is proposed to develop a 75 acre precast concrete plant facility. The purpose of this study is to examine the traffic impacts of the proposed development on the surrounding roadway network and to determine compliance with Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code. A Traffic Methodology Statement was presented on August 23, 2016 and is included in Appendix A.

Site Data

The site is located on the east side of Selvitz Road, south of Glades Cut-Off Road, as shown on Exhibit 1. Proposed access to the site is via one driveway connection to Selvitz Road. Issues related to driveway location, turn lanes and geometrics would be addressed during final design. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. A five-year (2021) buildout is proposed.

Existing Traffic Conditions

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway network were used. The source of the traffic count data is the St. Lucie TPO "Traffic Counts and Level of Service Report, Fall 2015", which is provided in Appendix B. Historic traffic data utilized in growth rate analyses are also provided in Appendix B.

Roadway Improvements

The Transportation Improvement Program from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved. Midway Road from Selvitz Road to 25th Street is currently being widened to a four-lane facility. Midway Road from 25th Street to US 1 will also be widened to four lanes and is scheduled for construction this year.

Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition was reviewed to determine acceptable daily and peak hour trip generation rates for the proposed project. Exhibit 2 provides the daily, AM and PM peak hour trip generation data for the proposed development. Based on the net external daily trip generation of 506 and the St. Lucie County TPO standards, a one mile Radius of Area of Influence was utilized.

Trip Distribution and Assignment

A directional distribution was developed based on a review of land use patterns, approved traffic studies in the area and existing travel patterns. The project traffic distribution is shown on Exhibit 3A. Exhibits 3B and 3C show the assignment of AM and PM peak hour project traffic on the surrounding roadway network, as well as the project's impact percentage (% of peak hour directional service volume) to determine project significance. Project traffic is considered to be significant on the directly accessed Major Road where Project traffic consumes one percent or more of the directional capacity, and on any other Major Road within one mile where Project traffic consumes five percent or more of the directional capacity.

Committed Trips

Committed development traffic from projects located within the one mile radius must be included in the projection of future traffic volumes. Information on committed projects was obtained from St. Lucie County. The City of Fort Pierce also provided information on approved projects within the one mile radius. Committed development data from the following projects are included in Appendix C:

Midway Road Professional Plaza	Mariner Cove
Becker/Carriage House	Lone Pine Subdivision

Historic Growth

Historic growth trends must be analyzed in the projection of future background traffic volumes. Historic growth data for a three-year period is shown on Exhibit 4A for the surrounding roadway links. Exhibit 4B provides a seven-year growth comparison for use in the intersection analyses to coincide with the intersection count year for Midway Road and Selvitz Road. Areawide growth rates

were used in the intersection analyses.

Intersection Analysis

Intersection capacity analyses are required for the major intersections within a significantly impacted roadway segment. The intersections of Midway Road with Selvitz Road and Edwards Road with Selvitz Road were analyzed using Highway Capacity Manual procedures. Recent turning movement counts for the intersection of Midway Road with Selvitz Road were unavailable, and the intersection is currently under construction. Therefore, the latest available counts were used and are included in Appendix D. Projected background traffic was calculated based on a combination of seven-year and three-year areawide growth rates for the intersection of Midway Road and Selvitz Road. A peak hour turning movement count was performed on August 24, 2016 for the intersection of Edwards Road and Selvitz Road. The three-year areawide growth rate was utilized for projected background traffic for the intersection of Edwards Road and Selvitz Road. The worksheets, capacity analyses, signal plans for the improved intersection and existing signal timing are provided in Appendix D. The analyses for Midway Road and Selvitz Road were based on projected signal timing, given that the existing signal timing is not reflective of the new and programmed lanes. The signal timing for the intersection of Edwards Road and Selvitz Road was optimized based on projected turning movements. The results are summarized on Exhibit 5. Both intersections are projected to operate at the adopted level of service standards.

Roadway Link Capacity Analysis

Exhibit 6 provides future peak hour traffic projections for the significantly impacted roadway links. The total traffic consists of existing traffic plus the highest of historic growth or Committed Development and 1% growth, whichever is greatest, plus Project traffic. The roadway links are projected to operate at the adopted peak hour level of service standards.

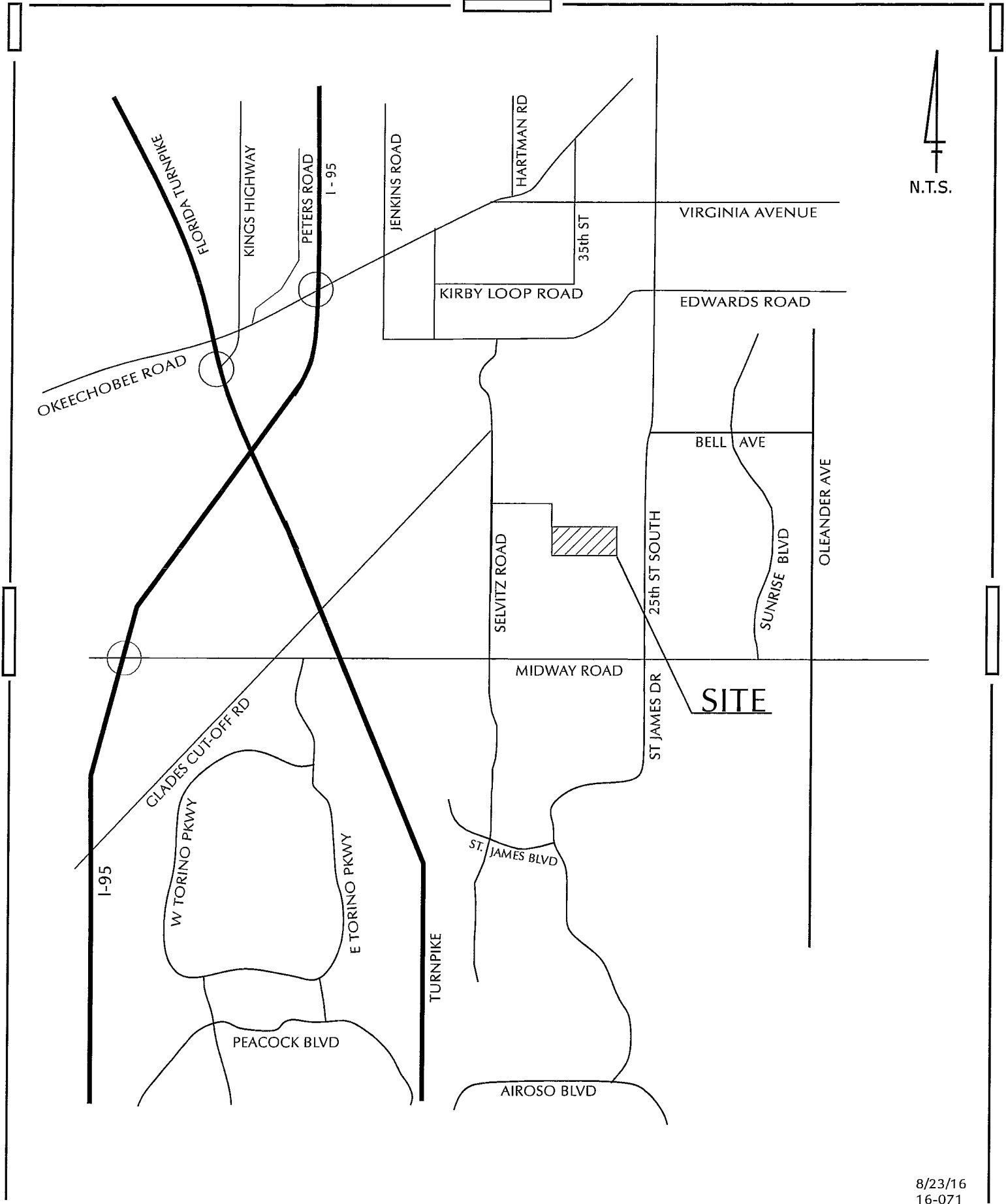
Driveway Volumes

Driveway volumes are shown on Exhibit 7. Based on St. Lucie County and FDOT standards, a left turn lane is recommended.

Conclusions

This analysis shows that roadway links and intersections surrounding the site are projected to operate at the adopted level of service standards with the proposed development. Therefore, the project is in conformance with the requirement of Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code.

EXHIBITS



FT PIERCE PRECAST
CONCRETE PLANT

EXHIBIT 1
PROJECT LOCATION

8/23/16
16-071
PTC

Exhibit 2
Ft Pierce Precast Concrete Plant
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
General Heavy Industrial	120	75 Acre	6.75 /Acre	506
TOTALS				506

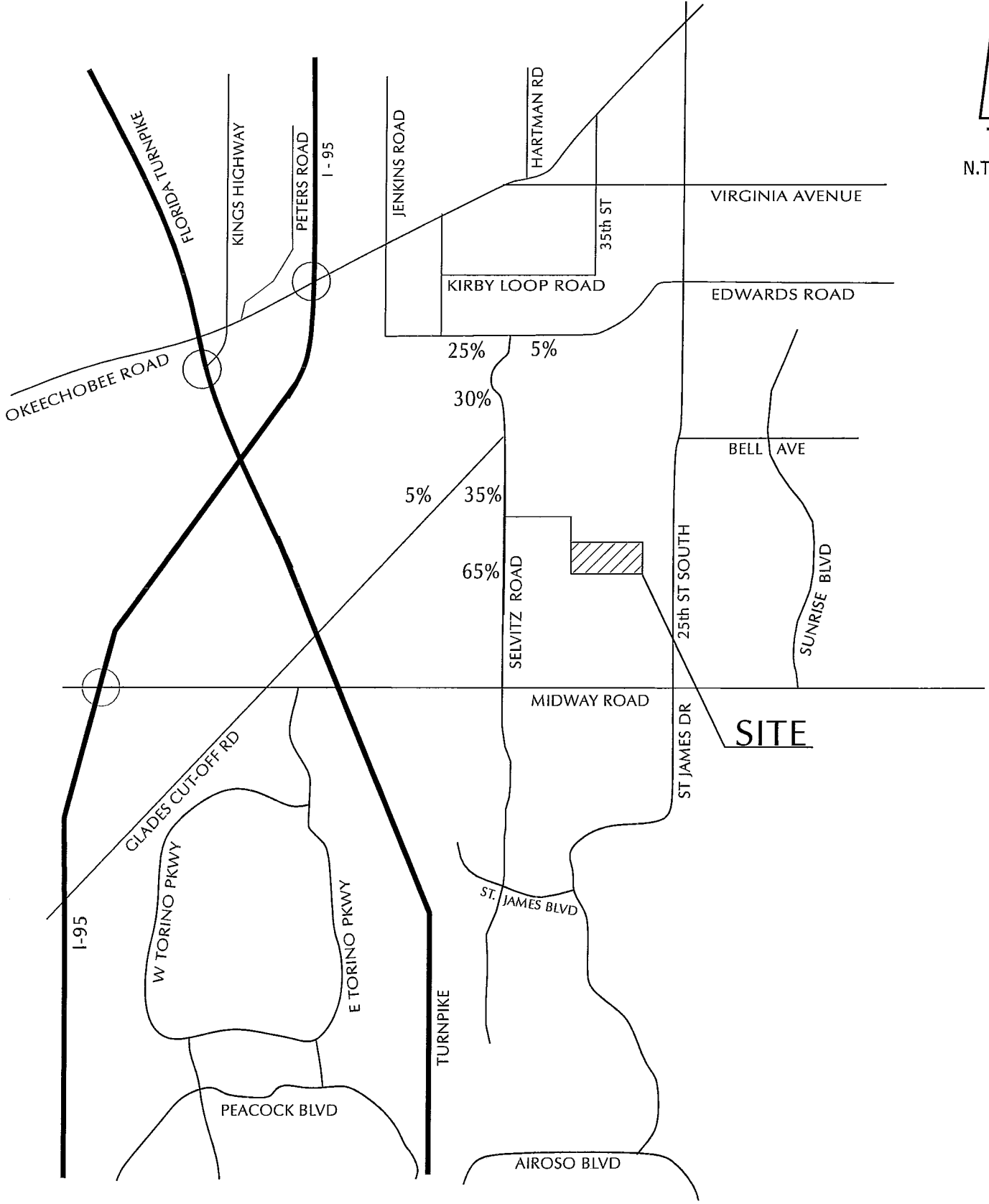
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	
				In	Out
General Heavy Industrial	120	75 Acre	1.98 /Acre (83/17)	124	25
TOTALS				124	25

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	
				In	Out
General Heavy Industrial	120	75 Acre	2.16 /Acre (22/78)	36	126
TOTALS				36	126

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. Used peak hour in/out percentages from General Light Industrial, ITE Code 110.



FT PIERCE PRECAST
CONCRETE PLANT

EXHIBIT 3A
PROJECT TRAFFIC DISTRIBUTION

8/22/16
16-071
PTC

Exhibit 3B
Ft Pierce Precast Concrete Plant
Project Traffic Assignment

AM Peak

Roadway	Link	Existing Lanes	Dir	Project Traffic		Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
				124	In			
				25 % Dist	Out Trips			
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	NB	30%	8	1.01%	790	No
			SB	30%	37	4.68%	790	No
	Site to Glades Cut-Off Rd (2)	2L	NB	35%	9	1.29%	700	YES
			SB	35%	43	6.14%	700	YES
	Midway Rd to Site (2)	2L	NB	65%	81	11.57%	700	YES
			SB	65%	16	2.29%	700	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	EB	5%	6	0.72%	830	No
			WB	5%	1	0.12%	830	No
Edwards Rd	McNeil Rd to Selvitz Rd	2L	EB	25%	31	4.43%	700	No
			WB	25%	6	0.86%	700	No
	Selvitz Rd to 25th Street	2L	EB	5%	1	0.11%	880	No
			WB	5%	6	0.68%	880	No

(1) Source: St. Lucie TPO, Traffic Counts and Level of Service Report, Fall 2015.

(2) First accessed roadway link.

Exhibit 3C
Ft Pierce Precast Concrete Plant
Project Traffic Assignment

PM Peak

Roadway	Link	Existing Lanes	Dir	Project Traffic		Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
				36	In			
				126	Out			
				% Dist	Trips			
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	NB	30%	38	4.81%	790	No
			SB	30%	11	1.39%	790	No
	Site to Glades Cut-Off Rd (2)	2L	NB	35%	44	6.29%	700	YES
			SB	35%	13	1.86%	700	YES
	Midway Rd to Site (2)	2L	NB	65%	23	3.29%	700	YES
			SB	65%	82	11.71%	700	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	EB	10%	4	0.48%	830	No
			WB	10%	13	1.57%	830	No
Edwards Rd	McNeil Rd to Selvitz Rd	2L	EB	25%	9	1.29%	700	No
			WB	25%	32	4.57%	700	No
	Selvitz Rd to 25th Street	2L	EB	5%	6	0.68%	880	No
			WB	5%	2	0.23%	880	No

(1) Source: St. Lucie TPO, Traffic Counts and Level of Service Report, Fall 2015.

(2) First accessed roadway link.

**Exhibit 4A
Ft Pierce Precast Concrete Plant
Historic Growth - Three Year**

Roadway	Link	AADT		Growth Rate
		Traffic Volumes ⁽¹⁾ 2012	2015	
Edwards Rd	McNeil Rd to Selvitz Rd	10,270	9,300	-3.25% /Year
	Selvitz Rd to 25th St	11,807	15,500	9.50% /Year (2)
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	10,000	11,500	4.77% /Year
	Midway Rd to Glades Cut-Off Rd	6,900	8,100	5.49% /Year
Glades Cut-Off Road	Jenkins Rd to Selvitz Rd	4,815	4,955	0.96% /Year
Areawide		31,985	33,855	1.91% /Year

(1) Count data from St. Lucie County. See Appendix B.

(2) Removed due to abnormally high growth rate.

**Exhibit 4B
Ft Pierce Precast Concrete Plant
Historic Growth (2008 to 2015)**

Roadway	Link	AADT		Growth Rate
		Traffic Volumes (1) 2008	2015	
Edwards Rd	McNeil Rd to Selvitz Rd	9,725	9,300	-0.64% /Year
	Selvitz Rd to 25th St	13,195	15,500	2.33% /Year
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	N/A	11,500	N/A /Year
	Midway Rd to Glades Cut-Off Rd	N/A	8,100	N/A /Year
Glades Cut-Off Road	Jenkins Rd to Selvitz Rd	5,920	4,955	-2.51% /Year
Areawide		28,840	29,755	1.05% /Year

(1) Count data from St. Lucie County. See Appendix B.

N/A: Not Available.

**Exhibit 5
Ft Pierce Precast Concrete Plant
Intersection Analysis (1)**

Intersection	2021 AM Peak Hour		2021 PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Midway Rd / Selvitz Road	43.4	D	43.2	D
Selvitz Rd / Edwards Road	33.3	C	36.9	D

(1) See Appendix D for intersection capacity analyses.

**Exhibit 6
Ft Pierce Precast Concrete Plant
Link Analysis**

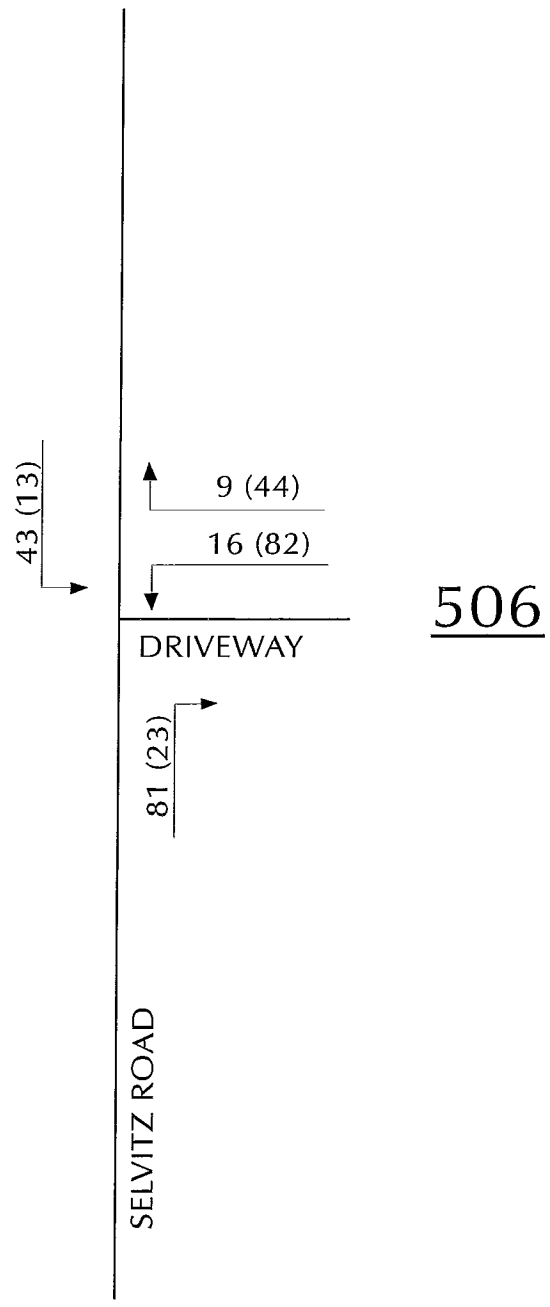
Roadway	Link	Lanes	Dir	AM PEAK HOUR										
				Existing (2015) ⁽¹⁾	Committed Dev. Analysis ⁽²⁾		Growth (2021)		Total Bkgd. ⁽³⁾	Project	Total (2021)	Service Volume	Meets Std?	
					Projects	Growth	Total	Volume						%/Year
Selvitz Road	Site to Glades Cut-Off Road	2L	NB	489	19	30	49	59	1.91%	548	9	557	700	Yes
			SB	489	47	30	77	59	1.91%	566	43	609	700	Yes
	Midway Rd to Site	2L	NB	489	46	30	76	59	1.91%	565	81	646	700	Yes
			SB	489	20	30	50	59	1.91%	548	16	564	700	Yes

Roadway	Link	Lanes	Dir	PM PEAK HOUR										
				Existing (2015) ⁽¹⁾	Committed Dev. Analysis ⁽²⁾		Growth (2021)		Total Bkgd. ⁽³⁾	Project	Total (2021)	Service Volume	Meets Std?	
					Projects	Growth	Total	Volume						%/Year
Selvitz Road	Site to Glades Cut-Off Road		NB	528	55	32	87	63	1.91%	615	44	660	700	Yes
			SB	528	34	32	66	63	1.91%	594	13	607	700	Yes
	Midway Rd to Site		NB	528	34	32	66	63	1.91%	594	23	618	700	Yes
			SB	528	55	32	87	63	1.91%	615	82	697	700	Yes

⁽¹⁾ Count data from St. Lucie County. See Appendix B.

⁽²⁾ Committed development data provided in Appendix C.

⁽³⁾ Background traffic includes Existing plus the highest of Committed Development and 1% growth or historic growth.



LEGEND

5 - AM Peak Hour
(26) - PM Peak Hour
506 - ADT

8/25/16
16-071

FT PIERCE PRECAST
CONCRETE PLANT

EXHIBIT 7
PROJECT DRIVEWAY VOLUMES



APPENDIX A



Transportation Consultants



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

August 23, 2016

Mr. Kori Benton, MPA
Senior Planner
City of Ft. Pierce Planning Department
100 North US Hwy 1
Fort Pierce, Florida 34950

**Re: Ft. Pierce Pre-Cast Concrete Plant - #PTC16-071
Methodology Statement**

Dear Mr. Benton:

The purpose of this letter is to provide a traffic methodology statement for a Traffic Impact Statement for a proposed commercial project. The 75-acre site is located on the east of Selvitz Road, south of Glades Cut-Off Road in the City of Ft. Pierce. It is proposed to develop a Pre-Cast Concrete Plant facility with access to Selvitz Road as shown on the attached preliminary site plan. A 5-year buildout is proposed.

Traffic Impact Statement

The trip generation is shown on Attachment 1. The rates are based on ITE, Trip Generation Manual, 9th Edition. No internalization or pass-by rates are proposed for this heavy industrial use. Based on the trip generation, the radius of development influence (RDI) is one mile. Midway Road from Selvitz Road to 25th Street is currently under construction from a two-lane to a four-lane facility. Midway Road from 25th Street to US 1 is funded for construction as a four-lane facility this year. No other roadway improvements within the RDI are programmed for construction. The proposed project traffic distribution, which is based on a review of land use patterns and previously approved traffic studies is provided on Attachment 2.

The roadway link analyses will be based on AM and PM peak-hour directional traffic. The service volumes and existing traffic counts will be obtained from the St. Lucie TPO "Traffic Counts and Level of Service Report, Fall 2015." The roadway segments will be analyzed for: the directly accessed Major Road, where the Project traffic consumes one percent or more of the directional capacity, and the Major Road within the RDI where Project traffic consumes five percent or more of the directional capacity. The major signalized intersections within the RDI and within a significantly impacted roadway segment will also be analyzed.

Analyses will be conducted for Existing Conditions, Background Conditions and Background + Project Conditions. Background growth will be based on a three-year areawide historic growth for the links within the one mile RDI. If committed project traffic data is available from St. Lucie County, then the greater of historic growth or "committed plus 1% growth" will be used.

Mr. Benton
Re: Ft. Pierce Concrete Plant - #PTC16-071
August 23, 2016
Page 2 of 2

We are requesting your review and approval of the above methodology. We are also requesting that you provide the following information:

- Committed development traffic data for the radius of development influence.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Riccardi". The signature is fluid and cursive, with a large initial "L" and "R".

Linda Riccardi, P.E.
Project Manager

Attachments

**Attachment 1
Fort Pierce Pre-Cast Concrete Plant
Trip Generation**

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
General Heavy Industrial	120	75 Acre	6.75 /Acre	506
TOTALS				506

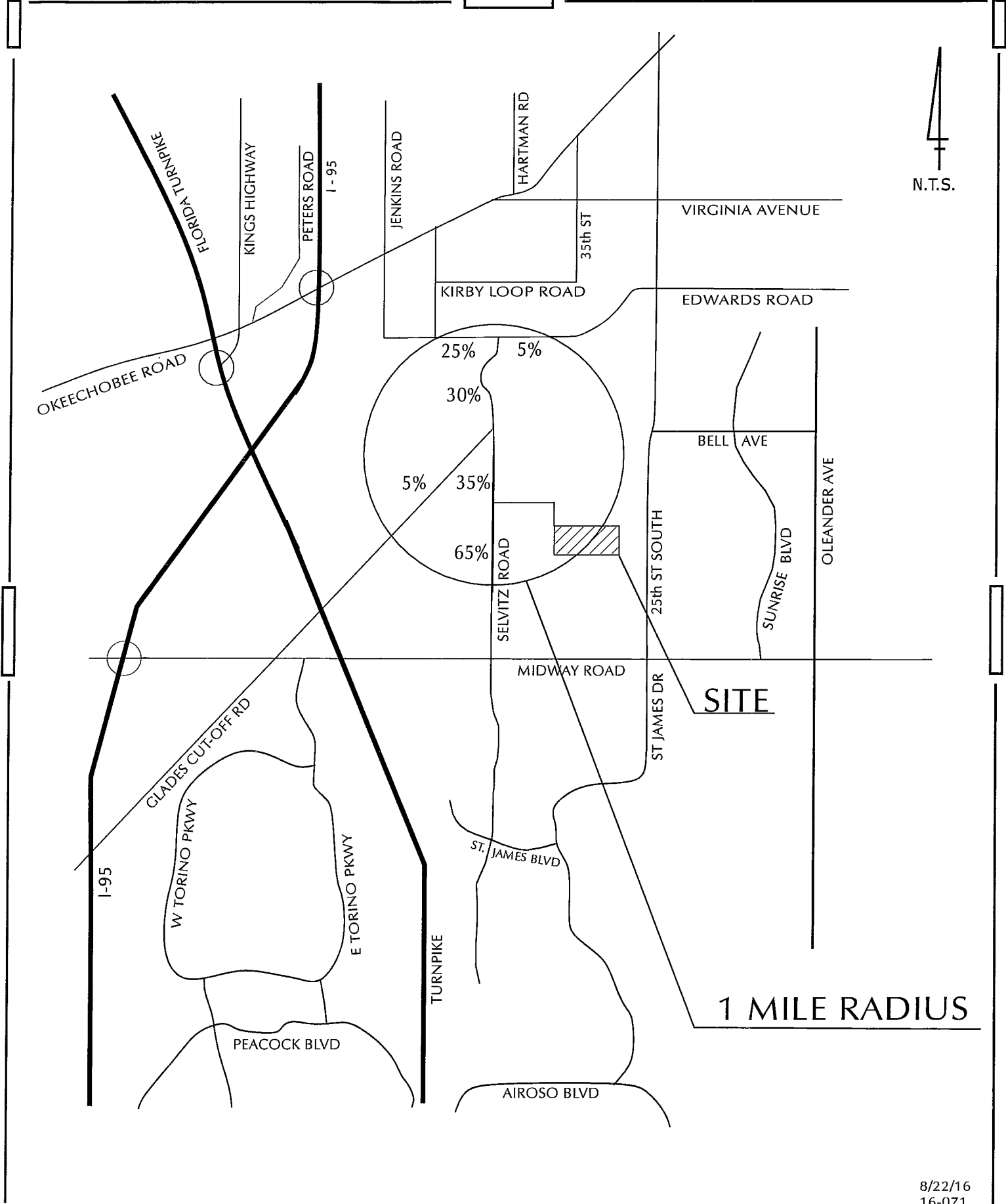
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	
				In	Out
General Heavy Industrial	120	75 Acre	1.98 /Acre (83/17)	124	25
TOTALS				124	25

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	
				In	Out
General Heavy Industrial	120	75 Acre	2.16 /Acre (22/78)	36	126
TOTALS				36	126

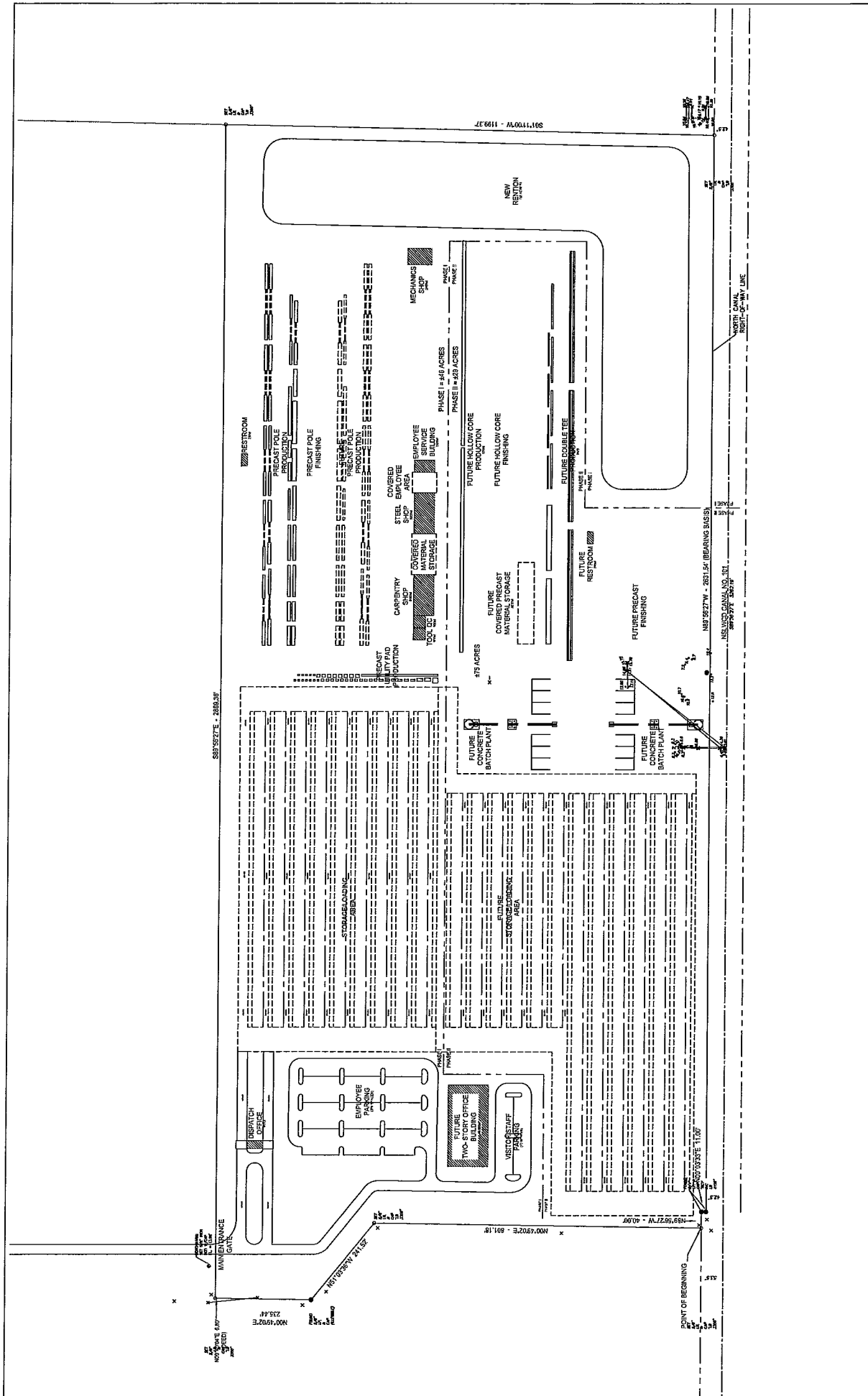
(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. Used peak hour in/out percentages from General Light Industrial, ITE Code 110.



FT PIERCE PRE-CAST
CONCRETE PLANT

ATTACHMENT 2
PROJECT TRAFFIC DISTRIBUTION

8/22/16
16-071
PTC



APPROVED DATE: 08/11/00
 SHEET NO.: 1A
 OF: 1A-1B

PCI
 Precast/Prestressed Concrete Institute

PROJECT: NEW PRECAST PLANT
SECTION: 23, TOWNSHIP 22 SOUTH, RANGE 40 EAST
CONTRACT: ST. LUCIE COUNTY, FLORIDA

NO.	DATE	BY	DESCRIPTION	REVISIONS
1	07/17/00	DR	PRELIMINARY	
2		CK	CHECKED	
3		DR	DRAWN	

SITE PLAN
 SCALE: 1"=100'-0"

DATE: 08/11/00
 SHEET NO.: 1A
 OF: 1A-1B

APPENDIX B

2015

Traffic Counts and Level of Service Report
Fall 2015

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
DELAWARE AVE	HARTMAN RD to 33RD ST	1,133	600	244	C	0.813	171	C	0.570
DELAWARE AVE	33RD ST to 25TH ST	3,725	1,710	274	C	0.356	279	C	0.362
DELAWARE AVE	25TH ST to OKEECHOBEE RD	4,500	1,220	0	B	0.000	0	B	0.000
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	8,833	790	454	D	0.575	484	D	0.613
DELAWARE AVE	13TH ST to 10TH ST	7,325	750	409	D	0.545	389	D	0.519
DELAWARE AVE	10TH ST to 7TH ST	7,325	600	409	D	0.682	389	D	0.648
DELAWARE AVE	7TH ST to US 1	7,800	750	436	D	0.581	419	D	0.559
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	6,471	830	446	C	0.572	372	C	0.477
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	12,500	880	856	D	0.973	755	C	0.910
EASY ST	US 1 to BUCHANAN DR	10,703	750	895	F	1.119	703	D	0.937
EASY ST	BUCHANAN DR to YUCCA DR	10,703	540	895	F	1.543	703	F	1.212
EDWARDS RD	JENKINS RD to MCNEIL RD	9,300	630	467	C	0.778	465	C	0.775
EDWARDS RD	MCNEIL RD to SELVITZ RD	9,300	700	467	C	0.708	465	C	0.705
EDWARDS RD	SELVITZ RD to 25TH ST	15,500	880	928	F	1.055	946	F	1.075
EDWARDS RD	25TH ST to SUNRISE BLVD	13,500	1,630	741	D	0.455	1,021	D	0.626
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	14,000	1,630	701	C	0.960	684	C	0.937
EDWARDS RD	OLEANDER AVE to US 1	9,200	1,630	444	C	0.608	444	C	0.608
FARMER'S MARKET RD	OLEANDER AVE to US 1	1,800	750	117	C	0.316	103	C	0.278
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	11,000	920	835	C	0.960	648	C	0.745
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	17,000	880	1,221	F	1.387	1,062	F	1.207
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	17,000	880	1,221	F	1.387	1,062	F	1.207
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	12,000	920	801	C	0.921	705	C	0.810
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	9,400	920	526	C	0.605	586	C	0.674
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	3,400	630	273	C	0.455	264	C	0.440
FLORESTA DR	AIROSO BLVD to SELVITZ RD	3,400	880	273	C	0.329	264	C	0.318
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	3,500	540	268	C	0.993	211	C	0.781
GARDENIA AVE	OLEANDER AVE to US 1	2,667	750	201	C	0.543	189	C	0.511
GATLIN BLVD	W OF I-95 to E OF I-95	40,950	3,170	3,082	C	0.997	2,512	C	0.813
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	40,950	3,170	3,082	C	0.997	2,512	C	0.813

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

2015



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 2015

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	40,950	3,170	3,082	C	0.997	2,512	C	0.813
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	40,950	3,170	3,082	C	0.997	2,512	C	0.813
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	40,950	3,170	3,082	C	0.997	2,512	C	0.813
GEORGIA AVE	25TH ST to OKEECHOBEE RD	4,233	600	234	C	0.780	232	C	0.773
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	4,233	750	234	C	0.632	232	C	0.627
GEORGIA AVE	17TH ST to 13TH ST	5,200	600	274	C	0.913	272	C	0.907
GEORGIA AVE	13TH ST to 7TH ST	2,300	600	151	C	0.503	160	C	0.533
GEORGIA AVE	7TH ST to US 1	1,800	600	130	C	0.433	121	C	0.403
GILSON RD	MARTIN C.L. to BECKER RD	9,100	710	798	F	1.050	778	F	1.024
GILSON RD	BECKER RD to LAKERIDGE DR	9,100	540	798	F	1.376	778	F	1.341
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	2,200	1,070	185	B	0.487	205	B	0.539
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,762	1,070	375	B	0.987	325	B	0.855
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	2,200	390	185	B	0.841	205	B	0.932
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	2,220	920	169	C	0.194	154	C	0.177
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,795	790	455	D	0.576	405	D	0.513
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,955	830	304	C	0.390	274	C	0.351
GRAHAM RD	KINGS HWY to JENKINS RD	3,733	630	257	C	0.428	224	C	0.373
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	4,100	1,070	309	B	0.813	309	B	0.813
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	4,100	1,070	309	B	0.813	309	B	0.813
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	4,100	1,070	309	B	0.813	309	B	0.813
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	6,267	750	459	D	0.612	397	D	0.529
HARTMAN RD	PETERSON RD to DELAWARE AVE	6,267	540	459	D	0.850	397	D	0.735
HARTMAN RD	DELAWARE AVE to ORANGE AVE	6,267	790	459	D	0.581	397	D	0.503
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	500	670	29	B	0.132	29	B	0.132
HILLMOOR DR	US 1 to LENNARD RD	3,200	790	204	C	0.523	239	C	0.613
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	74,660	4,580	3,823	C	0.835	3,453	C	0.754
I-95	ST LUCIE WEST BLVD to MIDWAY RD	55,171	4,580	3,103	B	0.924	2,676	B	0.796
I-95	MIDWAY RD to OKEECHOBEE RD	66,916	4,580	4,039	C	0.882	3,280	B	0.976
I-95	OKEECHOBEE RD to ORANGE AVE	45,500	7,320	1,822	B	0.405	1,894	B	0.421

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

2015



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 2015

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
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	48,787	3,170	3,262	F	1.029	2,961	C	0.958
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	47,763	3,020	3,019	D	1.000	2,991	D	0.990
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	48,832	3,020	3,006	D	0.995	2,634	C	0.896
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	63,490	3,020	4,550	F	1.507	3,393	F	1.124
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	42,408	3,020	2,552	C	0.868	2,264	C	0.770
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	41,158	3,170	3,126	D	0.986	1,949	C	0.631
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	21,500	2,100	971	C	0.483	976	C	0.486
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	21,500	2,100	1,149	C	0.572	998	C	0.497
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	34,000	2,100	2,246	F	1.070	1,747	C	0.869
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	34,000	2,000	2,246	F	1.123	1,747	C	0.915
PRIMA VISTA BLVD	RIO MAR DR to US 1	29,556	2,100	1,588	C	0.790	1,329	C	0.661
PRIMA VISTA BLVD	US 1 to LENNARD RD	2,467	1,710	167	C	0.217	151	C	0.196
RANGE LINE RD	MARTIN C.L. to BECKER RD	1,700	1,080	135	B	0.329	164	B	0.400
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	1,700	1,080	135	B	0.329	164	B	0.400
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OFF...	1,700	1,080	135	B	0.329	164	B	0.400
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,358	750	327	C	0.884	371	D	0.495
RIO MAR DR	BEACH AVE to US 1	5,358	790	327	C	0.838	371	C	0.951
ROSSER BLVD	APRICOT RD to GATLIN BLVD	9,800	920	0	B	0.000	0	B	0.000
ROSSER BLVD	PAAR DR to APRICOT RD	9,800	1,070	0	B	0.000	0	B	0.000
SAVONA BLVD	BECKER RD to PAAR DR	7,800	790	726	D	0.919	656	D	0.830
SAVONA BLVD	PAAR DR to GATLIN BLVD	7,800	750	726	D	0.968	656	D	0.875
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	13,500	790	712	D	0.901	790	D	1.000
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	2,100	920	144	C	0.166	130	C	0.149
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,100	540	130	C	0.481	142	C	0.526
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	7,200	750	0	B	0.000	0	B	0.000
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	7,200	750	0	B	0.000	0	B	0.000
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	8,100	700	489	C	0.741	528	C	0.800
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	11,500	790	729	D	0.923	661	D	0.837
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	580	47	C	0.092	44	C	0.086

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

2012



**Traffic Counts and Level of Service Report
Fall 2012**

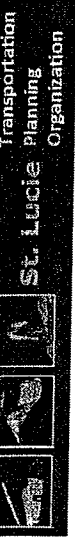
Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stluciepo.org

Roadway Name	Location	AADT	PKWT Service Capacity	AM PKWHPK/DI		PM PKWHPK/DI	
				Volume	V/C	Volume	V/C
CORTEZ BLVD	25TH STREET to SUNRISE BLVD	2,400	570	159	B	0.279	B
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,340	336	B	0.251	B
CROSTOWN PKWY	VILLAGE PKWY to I-95	5,100	1,850	297	B	0.161	B
CROSTOWN PKWY	I-95 to CALIFORNIA BLVD	13,000	2,780	956	B	0.344	B
CROSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	14,000	2,780	855	B	0.308	B
CROSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	16,500	2,780	860	B	0.309	B
CROSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	20,000	2,670	1,036	C	0.388	C
CROSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	12,500	2,780	686	B	0.247	B
CROSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,100	2,670	426	C	0.160	C
CROSTOWN PKWY	SANDIA DR to OCEAN LN	4,800	600	255	B	0.425	B
CROSTOWN PKWY	OCEAN LN to FLORESTA DR	3,900	460	243	B	0.528	B
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	550	600	43	B	0.072	B
DARWIN BLVD	BECKER RD to PAAR DR	5,040	630	459	C	0.729	C
DARWIN BLVD	PAAR DR to TULIP BLVD	5,040	830	459	B	0.553	B
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	11,916	830	731	C	0.881	C
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	11,940	830	730	C	0.880	C
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	8,200	790	477	C	0.604	B
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,000	790	253	B	0.320	B
DELAWARE AVE	HARTMAN RD to 33RD ST	2,300	580	375	C	0.647	C
DELAWARE AVE	33RD ST to 25TH ST	4,640	1,670	272	C	0.163	C
DELAWARE AVE	17TH ST to 13TH ST	11,000	770	564	D	0.732	D
DELAWARE AVE	13TH ST to 10TH ST	7,900	730	508	D	0.696	C
DELAWARE AVE	10TH ST to 7TH ST	7,900	580	508	D	0.876	D
DELAWARE AVE	7TH ST to US 1	6,800	570	414	D	0.726	D
EASY ST	US 1 to LENNARD EXTENSION RD	12,403	570	1,011	F	1.774	F
EASY ST	LENNARD EXTENSION RD to YUCCA DR	12,403	460	1,011	F	2.198	F
EDWARDS RD	JENKINS RD to MC NEIL RD	10,270	630	549	C	0.871	C
EDWARDS RD	MC NEIL RD to SELVITZ RD	10,270	630	549	C	0.871	C
EDWARDS RD	SELVITZ RD to 25TH ST	11,807	790	637	C	0.806	C

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

2012



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 2012

Roadway Name	Location	AADT	P-Hr Service Capacity	AMPHR-PC-DIT		BMP-PLTR-PK-DII	
				Volume	LOS	Volume	LOS
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,817	1,120	400	B	348	B
GLADES CUT-OFF RD	MARTIN COUNTY LINE to RANGE LINE RD	1,800	430	135	B	153	B
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	2,033	830	154	B	141	B
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,583	830	456	B	430	B
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,815	830	313	B	282	B
GRAHAM RD	KINGS HWY to JENKINS RD	2,800	460	219	B	175	B
GREEN RIVER PKWY	BERKSHIRE BLVD to MARIPOSA AVE	3,267	1,140	228	B	208	B
GREEN RIVER PKWY	MARIPOSA AVE to MELALEUCA	3,267	1,140	228	B	208	B
GREEN RIVER PKWY	MELALEUCA to WALTON RD	3,267	1,140	228	B	208	B
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	4,800	790	302	B	297	B
HARTMAN RD	PETERSON RD to DELAWARE AVE	4,800	630	302	B	297	B
HARTMAN RD	DELAWARE AVE to ORANGE AVE	4,800	770	302	C	297	C
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	444	740	32	B	29	B
HILLMOOR DR	TIFFANY AVE to LENNARD RD	3,800	600	229	B	268	B
INDIAN RIVER DR	MARTIN COUNTY LINE to WALTON RD	5,257	1,140	358	B	383	B
INDIAN RIVER DR	WALTON RD to MIDWAY RD	4,349	1,140	336	B	306	B
INDIAN RIVER DR	MIDWAY RD to SAVANNAH RD	5,265	1,140	456	C	475	C
INDIAN RIVER DR	SAVANNAH RD to CITRUS AVE	3,057	1,140	286	B	289	B
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,740	770	282	C	323	C
INDIAN RIVER DR	ORANGE AVE to AVENUE A	4,866	790	284	B	277	B
INDIAN RIVER DR	AVENUE D to SEAWAY DR	6,005	750	351	D	413	D
INDIAN RIVER DR	AVENUE A to AVENUE D	6,005	630	351	B	413	C
INDRIO RD	3 MILES WEST OF I-95 to INTERSTATE 95 - WEST...	1,385	1,120	101	B	109	B
INDRIO RD	INTERSTATE 95 - WEST RAMPS to INTERSTATE 95 ...	1,385	3,130	101	B	109	B
INDRIO RD	INTERSTATE 95 - EAST RAMPS to KOBLEGARD RD	9,955	3,130	569	B	598	B
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	9,955	640	569	C	598	C
INDRIO RD	JOHNSTON RD to EMERSON RD	9,955	800	569	C	598	C
INDRIO RD	EMERSON RD to KINGS HWY	9,892	840	596	C	502	C
INDRIO RD	KINGS HWY to US 1	5,752	920	457	B	411	B

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

2012



Traffic Counts and Level of Service Report
Fall 2012

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

Roadway Name	Location	AADT	Priority Service Capacity	AM PR HT PE DIT		PM PR HT PE DIT			
				Volume	LOS	Volume	LOS	V/C	V/C
RANGE LINE RD	MARTIN COUNTY LINE to BECKER RD.	1,503	740	123	B	126	B	0.166	0.170
RANGE LINE RD	BECKER RD to GATLIN BLVD	1,503	740	123	B	126	B	0.166	0.170
RANGE LINE RD	GATLIN BLVD to GLADES CUT-OFF RD	1,503	740	123	B	126	B	0.166	0.170
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,627	790	340	B	377	B	0.430	0.477
RIO MAR DR	BEACH AVE to US 1	5,627	600	340	D	377	D	0.567	0.628
SAVONA BLVD	BECKER RD to PAAR DR	5,157	830	519	C	452	B	0.625	0.545
SAVONA BLVD	PAAR DR to GATLIN BLVD	5,157	790	519	C	452	B	0.657	0.572
SAVONA BLVD	GATLIN BLVD to CALIFORNIA	11,500	830	602	C	622	C	0.725	0.749
SAVAGE BLVD	GATLIN BLVD to SW IMPORT DR	3,592	830	215	B	235	B	0.259	0.283
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,323	630	169	B	160	B	0.268	0.254
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	6,900	630	501	C	445	C	0.795	0.706
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	10,000	830	620	C	516	C	0.747	0.622
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	580	50	B	48	B	0.086	0.083
SHINN RD	OKEECHOBEE RD to ORANGE AVE	870	740	60	B	69	B	0.081	0.093
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,493	740	108	B	104	B	0.146	0.141
SR A1A NORTH	US 1 to OLD DIXIE HWY	4,710	660	318	D	318	D	0.482	0.482
SR A1A NORTH	OLD DIXIE HWY to SHOREWINDS DR	7,200	540	399	B	374	B	0.739	0.693
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER COUNTY LINE	6,803	920	366	B	401	B	0.398	0.436
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	5,977	920	366	B	328	B	0.398	0.357
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,530	700	422	C	338	B	0.603	0.483
SR A1A SOUTH	SEAWAY DR to BLUE HERON BLVD	7,363	700	398	B	476	C	0.569	0.680
SR A1A SOUTH	BINNEY DR to SEAWAY DR	11,698	700	582	C	609	C	0.831	0.870
SR A1A SOUTH	SOUTH CAUSEWAY PARK to BINNEY DR	11,698	920	582	C	609	C	0.633	0.662
SR A1A SOUTH	INDIAN RIVER DR to SOUTH CAUSEWAY PARK	11,994	1,860	660	B	597	B	0.355	0.321
SR A1A SOUTH	INDIAN RIVER DR to US 1	11,994	660	660	D	597	D	1.000	0.905
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	18,563	2,060	1,387	B	1,288	B	0.673	0.625
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	17,810	1,860	1,276	C	1,227	C	0.686	0.660
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	18,563	1,960	1,387	B	1,288	B	0.708	0.657
ST JAMES DR	TELFORD AVE to MIDWAY RD	22,482	2,060	1,451	B	1,414	B	0.704	0.686

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

2008

St. Lucie County
Spring 2008 Traffic Count Analysis



Sta#	Roadway Name	Location	Roadway Classification	No. Ln	Count Date	ADT	LOS ¹	2008			2008		
								AM Peak Time	AM Pkhr Vol	AM LOS ²	PM Peak Time	PM Pkhr Vol	PM LOS ²
104	Bell Ave	W. of Sunrise Blvd	Other County Road	2	3/24/2008	2,646	C	745-845	277	C	1645-1745	249	C
234	California Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	16,898	F	730-830	1317	D	1645-1745	1427	E
233	California Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	7,576	C	715-815	580	C	1730-1830	678	C
231	Cashmere Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	10,410	D	700-800	975	D	1700-1800	860	C
232	Cashmere Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	15,271	E	800-900	1053	D	1715-1815	1335	D
0160	Citrus Ave	E. of US 1 South	State Two-Way Arterial - Interrupted Flow Class I	2	8/8/2007								
235	Darwin Rd	N. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	4,772	C	745-845	384	B	1700-1800	549	C
311	Del Rio Blvd	N. of Port St Lucie Blvd	Major City/County Road	2	5/7/2008	12,419	D	715-815	927	D	1700-1800	991	D
500	Delaware Ave	W. of 25th St South	Major City/County Road	4	3/5/2008	6,504	C	700-800	591	C	1645-1745	611	C
237	East Torino Pkwy	S of Midway Rd	Major City/County Road	2	5/14/2008	9,716	D	700-800	983	D	1645-1745	969	D
110	Edwards Rd	W. of 25th St South	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	13,195	C	715-815	1030	C	1630-1630	1176	C
174	Edwards Rd	W. of Selvitz Rd	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	9,725	C	715-815	760	C	1630-1730	871	C
108	Edwards Rd	W. of Sunrise Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	17,719	B	730-830	1544	B	1630-1730	1527	B
173	Edwards Rd	W. of US 1	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	9,003	B	730-830	723	B	1645-1745	802	B
502	Edwards Rd	W. of Oleander Ave	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	14,242	B	730-830	1119	B	1630-1730	1261	B
105	Emerson Ave	N. of Indrio Rd	State Two-Way Arterial - Uninterrupted Flow	2	2/20/2008	5,586	B	700-800	476	B	1645-1745	569	B
112	Farmer's Market Rd	W. of US 1 South	Other County Road	2	3/26/2008	2,314	C	1130-1230	208	C	1645-1745	204	C
109	Floresta Dr	S. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	13,458	C	730-830	1079	C	1700-1800	1199	C
313	Floresta Dr	W. of Airoso Blvd	Major City/County Road	2	4/23/2008	3,575	C	830-930	454	C	1515-1615	353	C
315	Floresta Dr	N. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	17,493	F	730-830	1382	D	1700-1800	1554	D
317	Floresta Dr	S. of Port St Lucie Blvd	Major City/County Road	2	4/23/2008	11,930	D	730-830	991	D	1700-1800	1119	D
107	Floresta Dr	E. of Airoso Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/7/2008	10,004	C	815-915	816	C	1700-1800	960	C
226	Fort Pierce Blvd	W. of West Seminole Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	2,642	B	700-800	306	B	1630-1730	305	B
5075	Gatlin Blvd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	8/27/2007								
0718	Gatlin Blvd	W. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	6	8/27/2007								
504	Georgia Ave	W. of US 1 South	Major City/County Road	2	3/6/2008	2,336	C	1145-1245	195	C	1645-1745	233	C
506	Georgia Ave	W. of 7th St South	Major City/County Road	2	3/5/2008	2,449	C	1115-1215	168	C	1700-1800	217	C
508	Georgia Ave	W. of 13th St South	Major City/County Road	2	3/5/2008	5,219	C	1115-1215	342	C	1630-1730	469	C
111	Gilson Rd	N. of Martin County Line	Major City/County Road	2	5/14/2008	11,451	D	715-815	973	D	1645-1745	1197	D
113	Glades Cut-Off Rd	W. of Selvitz Rd	Major City/County Road	2	2/25/2008	5,920	C	630-730	491	C	1615-1715	571	C
115	Glades Cut-Off Rd	N. of Midway Rd West	Major City/County Road	2	2/27/2008	4,703	C	615-715	425	C	1615-1715	434	C
117	Glades Cut-Off Rd	N. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	3,376	B	630-730	474	C	1515-1615	420	C
119	Glades Cut-Off Rd	S. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,528	B	630-730	423	C	1515-1615	348	B
229	Glades Cut-Off Rd	S. of Midway Rd West	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,605	B	630-730	292	B	1630-1630	279	B
319	Green River Pkwy	S. of Walton Rd	Major City/County Road	2	4/9/2008	2,839	C	715-815	210	C	1645-1745	305	C

St. Lucie TPO

Spring 2008 Traffic Counts

APPENDIX C

**Ft Pierce Precast Concrete Plant
Committed Development Traffic (1)**

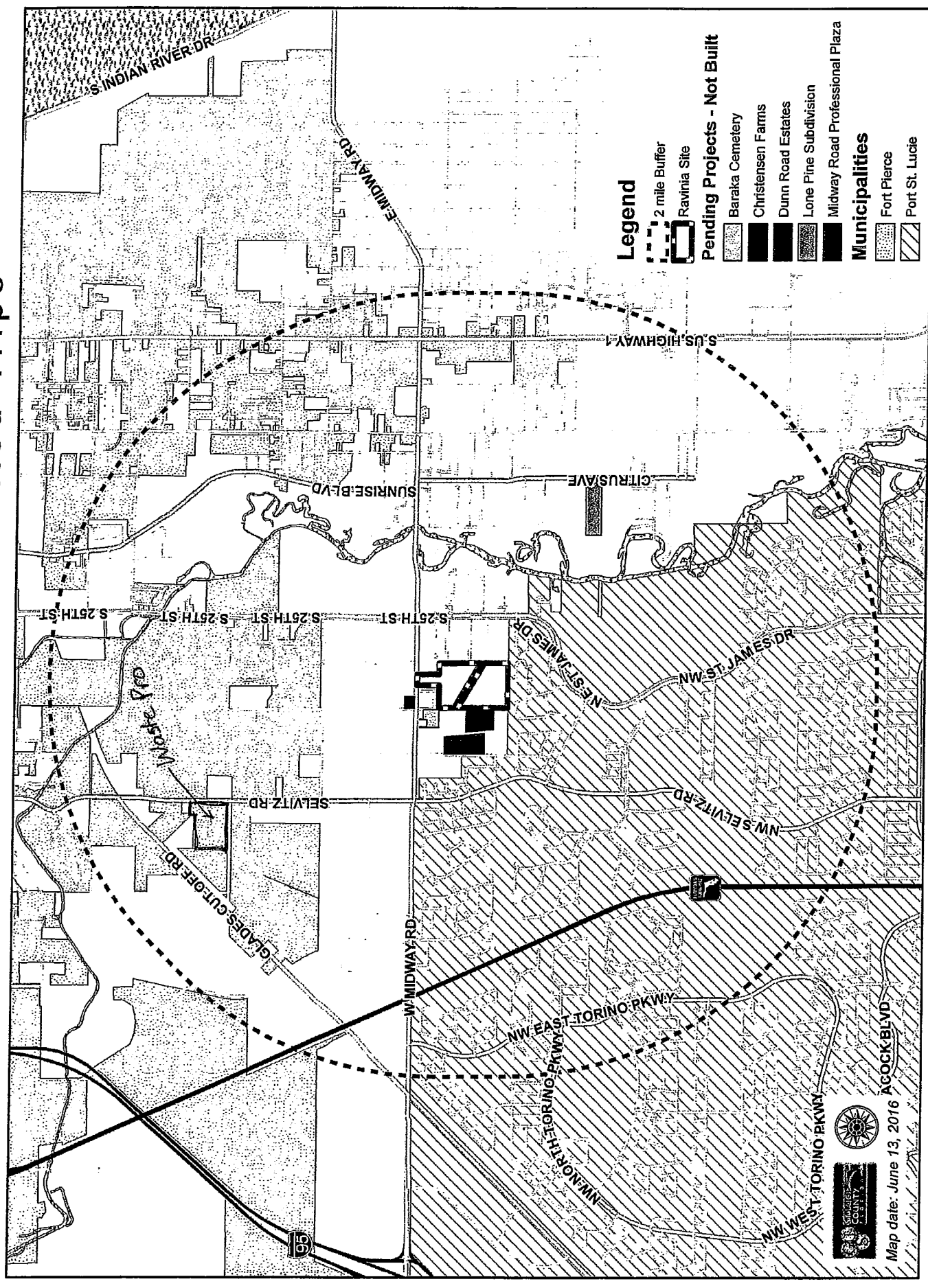
		AM PEAK HOUR											
Roadway	Link	Dir	Lone Pine Subdiv. (2)		Becker/Carrriage House		Mariner Cove (2)		Midway Prof Plaza (3)		Total		
			In/Out:	Distr.	In/Out:	Distr.	In/Out:	Distr.	In/Out:	Distr.			
Selvitz Road	Site to Glades Cut-Off Road	NB	5	-	40	35%	14	5%	16	7%	24	19	
		SB	16	1	121	35%	42	5%	80	7%	6	47	
	Midway Rd to Site	NB		-		35%	42	5%		7%		46	
		SB		1		35%	14	5%		7%		20	

		PM PEAK HOUR											
Roadway	Link	Dir	Lone Pine Subdiv. (2)		Becker/Carrriage House		Mariner Cove (2)		Midway Prof Plaza (3)		Total		
			In/Out:	Distr.	In/Out:	Distr.	In/Out:	Distr.	In/Out:	Distr.			
Selvitz Road	Site to Glades Cut-Off Road	NB	18	1	138	35%	48	5%	75	7%	12	55	
		SB	10	1	78	35%	27	5%	38	7%	34	34	
	Midway Rd to Site	NB		1		35%	27	5%		7%		34	
		SB		1		35%	48	5%		7%		20	

- (1) Based on information provided from St. Lucie County Planning Department and City of Ft Pierce on approved and unbuilt projects.
- (2) Assumed the project traffic assignment based on roadway network.
- (3) The project traffic assignment was based on the approved Traffic Study by Susan E. O'Rourke, dated 9/5/08.

FROM St. Lucie County

RAVINIA PUD - Committed Trips



Legend

- 2 mile Buffer
- Ravinia Site
- Pending Projects - Not Built**
 - Baraka Cemetery
 - Christensen Farms
 - Dunn Road Estates
 - Lone Pine Subdivision
 - Midway Road Professional Plaza
- Municipalities**
 - Fort Pierce
 - Port St. Lucie



Map date: June 13, 2016

FileNumber	MapID	Type	ProjectName	Category	Description	Status	SFUnits	MFUUnits	TotalUnits	CommSqFt	IndSqFt	OfficalInst	Resolution	Built
MINSF-04021	53	Minor site plan	Christensen Farms	Residential	A 5-Lot Residential Subdivision	approve		5	0	0	0	0	5/16/2005	1 built
MINSF-03022	68	Minor site plan	Dunn Road Estates	Residential	An 8 lot residential subdivision (avg size 2.25 ac)	approve		8	0	0	0	0		No
PUD-03030	20	Major site plan	Lone Pine Subdivision	Residential	Construct 30 lot residential subdivision	approve		30	0	0	0	0	8/17/2004	2 homes bit
PUD-05020	209	PNRD	Midway Road Professional Plaza	Commercial	4 one story office buildings	approve		0	0	0	0	12679	9/19/2006	No
SPMU-1220144832	0	Major adjustment to major site plan	Baraka Cemetery	Institutional	Increase plots and revise roadway layout	approve		0	0	0	0	0	6/18/2015	No

Committed Projects Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Lone Pine Subdivision	210	28 DUs	9.52 /DU	267

AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Lone Pine Subdivision	210	28 DUs	0.75 /DU (25/75)	5	16	21

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Lone Pine Subdivision	210	28 DUs	1.00 /DU (63/37)	18	10	28

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

RECEIVED

2008 SEP 10 A 10:43

ST. LUCIE COUNTY
GROWTH MANAGEMENT

**TRAFFIC ANALYSIS
FOR THE
MIDWAY ROAD PROFESSIONAL PLAZA**

Prepared for:

GIK Development, LLC
804 SE Portage Avenue
Port Saint Lucie, Florida 34984

Prepared by

Susan E. O'Rourke, P.E., Inc.
428 SW Akron Avenue, Ste. 1A
Stuart, Florida 34994
(772)781-7918

August 29, 2005
Revised October 18, 2005
Revised February 9, 2006
Revised July 19, 2006
Updated September 5, 2008

SR05082.4

License # 42684

Certificate of Authorization #26869

428 SW Akron Avenue
Suite 1A
Stuart, Florida 34994

772.781.7918
772.781.9261 fax

SEORourke@comcast.net

Susan E. O'Rourke 9/8/08

PROJECT TRAFFIC

To estimate traffic generated by the Midway Road Professional Plaza, the ITE Trip Generation, 7th Edition trip rates were applied. These calculations provide an estimate of the typical generation. Trip generation for the project is shown in Table 1.

TABLE 1: Trip Generation

DAILY

Description	Land Use Code	SF/ Quantity	Daily Equation	Daily Trips	% In	% Out	Daily In	Daily Out
Medical Office	720	12,699	$T=40.89(x)-214.97$	301	50	50	151	150

PM

Description	Land Use Code	SF/ Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out
Medical Office	720	12,699	$\ln(T)=0.93 \ln(x)+1.47$	46	27	73	12	34

Source: Trip Generation, 7th Edition

The PM-peak hour total trips would be 46 with 12 entering and 34 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/Assignment – The projects general geographic traffic distribution was estimated as 25% north, 35% south, 20% east, and 20% west. This general distribution led to an assignment of 60% to the west and 40% to the east on Midway Road. Figure 2 summarizes the project turning movements at the driveway and the project percent impact on the roadway links. Given the low volumes a right-turn lane would not be needed. The need for a left turn would be based on the overall design of Midway Road and the access management plan for the roadway. No egress will be allowed from the Christensen Road driveway based on the approved resolution.

The trip assignment and resultant trips on the links are included in Table 2 discussed in the next section of this statement.

OTHER TRAFFIC – BACKGROUND TRAFFIC

Growth rates were calculated for Midway Road using FDOT Historical AADT Data. The growth rate was calculated as 1.012. Other approved and pending projects have been included: Frontera, Oak Alley PUD, Ravinia, Mayo Dev. Corp., LTC Ranch and Liberty Baptist Church. These projects along with the growth rate were added to the existing and project traffic to develop total traffic. Appendix A provides the data on the other projects.

AM Trips: $2.39 \times 1000 \text{ SF} (79\% \text{ In} / 21\% \text{ Out})$ ←

→ $30^{\text{trips}} (24 \text{ In} / 6 \text{ Out})$

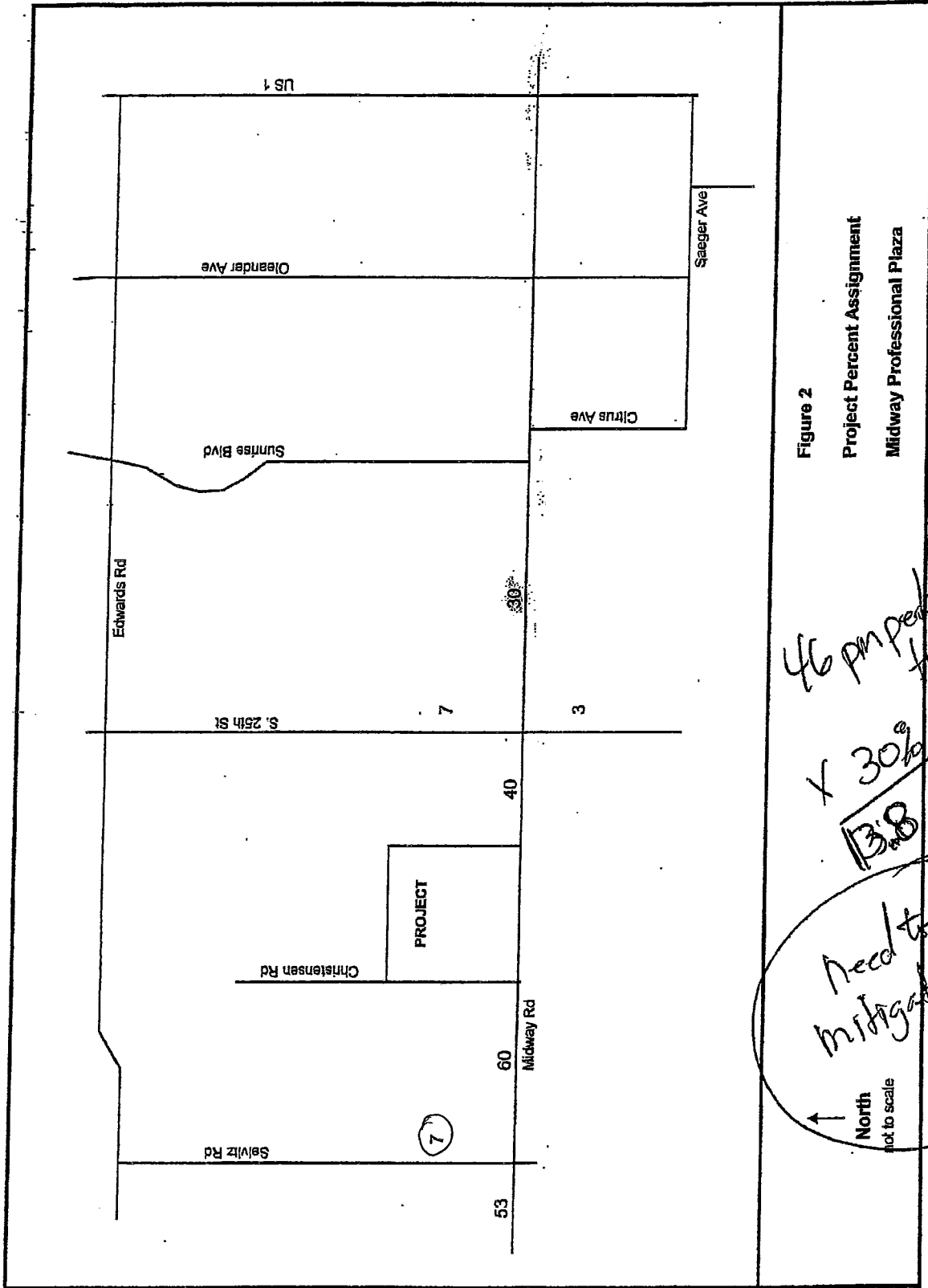


Figure 2
Project Percent Assignment
Midway Professional Plaza

46 pm peak hour
trips

X 30%

13.8 pm peak
trips

Need to be
mitigated for

**BECKER PARCEL
TRAFFIC IMPACT ANALYSIS**

Prepared for

LBFH, INC.

Prepared by

**PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644**

Andrea M. Troutman
2/24/04

Andrea M. Troutman, P.E.
Florida Registration #45409

**#PTC04-035
February 24, 2004**



Exhibit 3
 Becker Parcel
 Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential-Single	210	214 Dus	9.57 /DU	2,048
TOTALS		214 Dus		2,048

AM Peak Hour

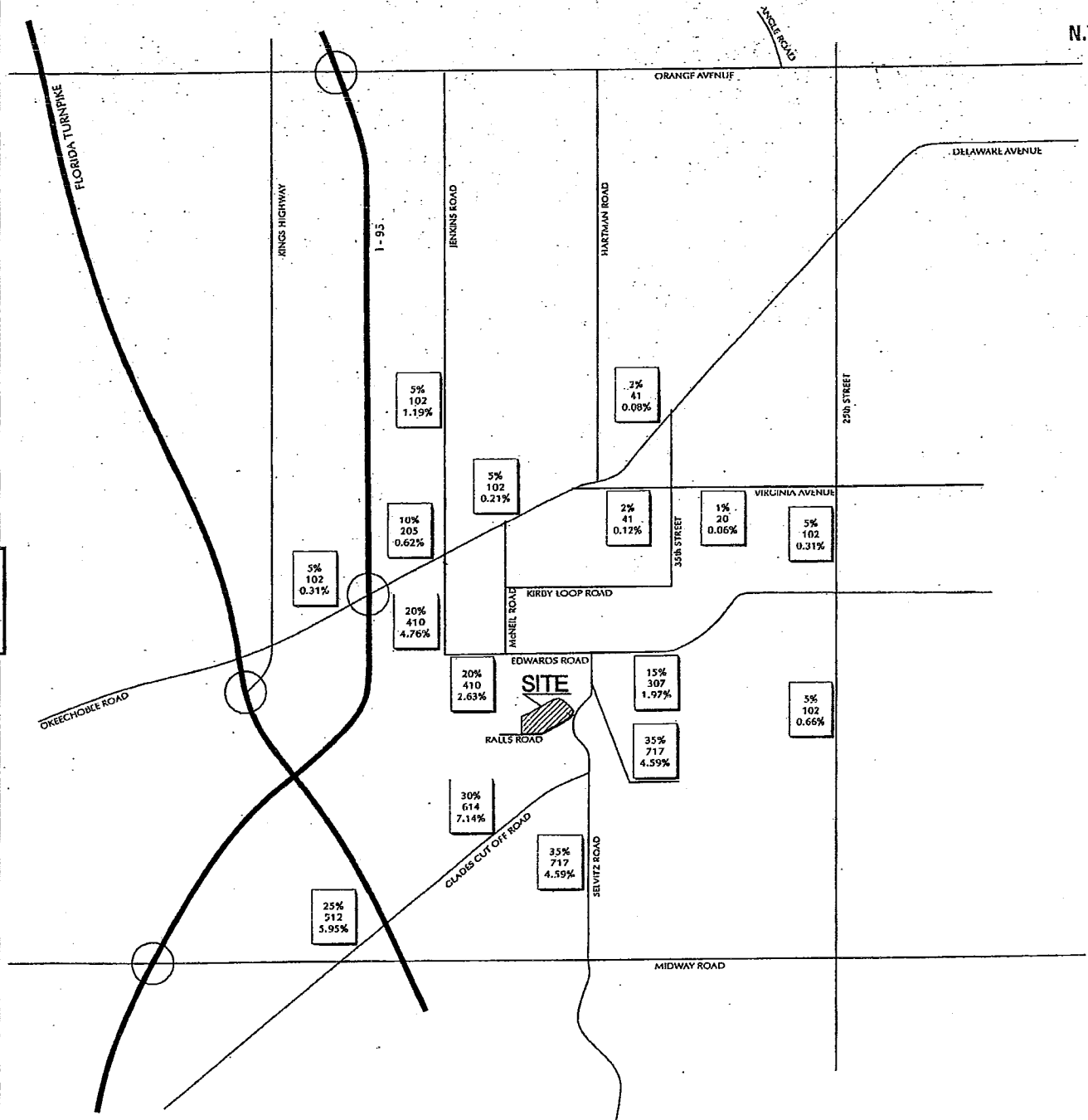
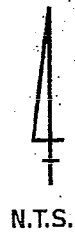
Land Use	ITE Code	Intensity	Trip Generation Rate (2)	Total Trips	
				In	Out
Residential-Single	210	214 Dus	0.75 /DU (25/75)	40	121
TOTALS		214 Dus		40	121

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	Total Trips	
				In	Out
Residential-Single	210	214 Dus	1.01 /DU (64/36)	138	78
TOTALS		214 Dus		138	78

(1) Source: Section 10.8, Fair Share Road Impact Fees, of the Palm Beach County Unified Land Development Code (ULDC).

(2) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



LEGEND
 15% - PROJECT DISTRIBUTION
 307 - DAILY PROJECT TRAFFIC
 1.97% - % OF DAILY SERVICE VOLUME

02/19/04
 04-035

BECKER PARCEL

EXHIBIT 4
 PROJECT TRAFFIC ASSIGNMENT



SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

Mariner Cove

Prepared for:

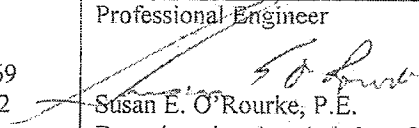
Mr. Stanley Markofsky
Mariner Cove Builders, LLC
1400 East Oakland Park Boulevard, Ste. 103
Ft. Lauderdale, FL 33334

Prepared by:

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, FL 34994
(772) 781-7918

June 2, 2015

SR15014.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: June 2, 2015 License #: 42684
---	--

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

PROJECT TRAFFIC

To estimate traffic generated by the Mariner Cove Development, the ITE Trip Generation, 9th Edition trip rates were applied. These calculations provide an estimate of the typical generation. Trip generation for the project is shown in **Table 1**.

TABLE 1: Project Trip Generation

Land Use	Units	ITE Land Use Code	Daily Trip Equation	AM Peak Hour Trip Equation	%In/ %Out (trips in/trip out)	PM Peak Hour Trip Equation	%In/ %Out
Town Home	216	230	$\ln(T) = 0.87\ln(x) + 2.96$	$\ln(T) = 0.8\ln(x) + 0.26$	17% 83%	$\ln(T) = 0.82\ln(x) + 0.32$	67% 33%
Total			2072	96	<u>16/ 80</u>	113	<u>75/ 38</u>

The AM peak hour total trips would be 96 with 16 entering and 80 exiting the project. The PM peak hour total trips would be 113 with 75 entering and 38 exiting the project.

PROJECT DISTRIBUTION / ASSIGNMENT IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution -- The project general geographic traffic led to the detached assignments as shown in **Figure 2**.

Impact — This general distribution led to an assignment of external, new trips to the roadway network. **Tables 2a and 2b** summarize the project impact as it related to the percent of the service volume capacity or maximum allowable service volume for the project. The project is deemed significant based on 1% of LOS D capacity of the adjacent link and 3% on all the links.

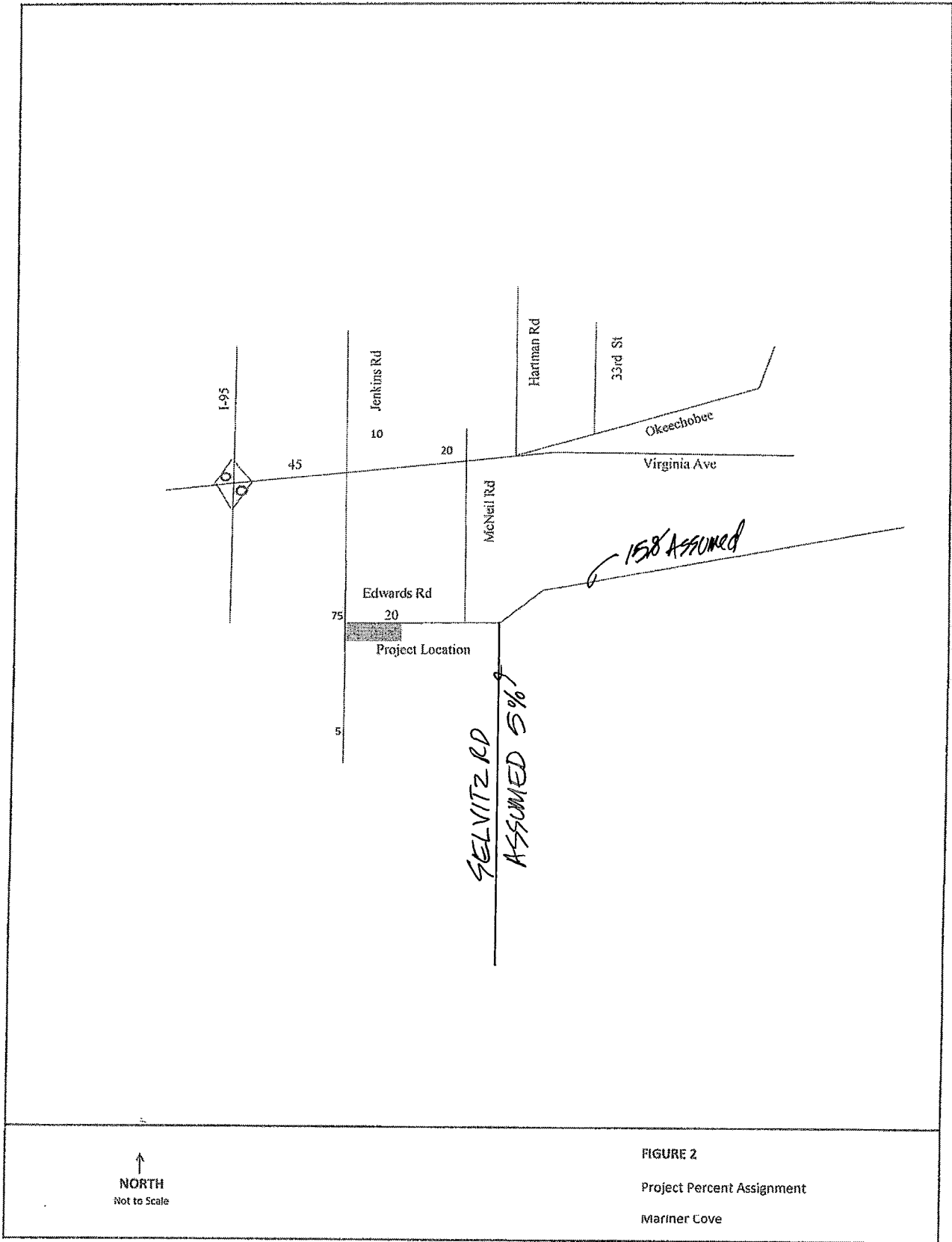


FIGURE 2
 Project Percent Assignment
 Mariner Cove

APPENDIX D

INTERSECTION ANALYSIS SHEET

Ft Pierce Precast Concrete Plant

Midway Rd & Selvitz Rd

Growth 2015 - 2021: 1.91%
 Growth 2008 - 2015: 1.05%
 Peak Season = 1.10
 Buildout Year = 2021

AM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	129	244	53	53	82	100	78	506	73	46	421	64
Peak Season Volume	142	268	58	58	90	110	86	557	80	51	463	70
Growth 2008 - 2015	11	20	4	4	7	8	7	42	6	4	35	5
Growth 2015 - 2021	18	35	7	7	12	14	11	72	10	7	60	9
Total Growth	29	55	11	11	19	22	18	114	16	11	95	14
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	in	out	in	in	in	out	out	in
Project Traffic	0	2	0	5	2	11	56	0	0	0	0	22
Total	171	326	69	74	112	143	160	671	96	62	558	107

PM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	74	95	35	57	243	92	96	477	168	66	448	31
Peak Season Volume	81	105	39	63	267	101	106	525	185	73	493	34
Growth 2008 - 2015	6	8	3	5	20	8	8	40	14	6	37	3
Growth 2015 - 2021	11	14	5	8	35	13	14	68	24	9	64	4
Total Growth	17	22	8	13	55	21	22	108	38	15	101	7
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	in	out	in	in	in	out	out	in
Project Traffic	0	1	0	23	1	57	16	0	0	0	0	6
Total	98	127	47	98	323	179	144	633	223	88	594	48

SHORT REPORT													
General Information						Site Information							
Analyst <i>PTC</i> Agency or Co. <i>#16-071</i> Date Performed <i>8/23/2016</i> Time Period <i>AM Peak Hour</i>						Intersection <i>Midway Rd & Selvitz Rd</i> Area Type <i>All other areas</i> Jurisdiction <i>SLC</i> Analysis Year <i>2021 - Programmed Impvts.</i>							
Volume and Timing Input													
	EB			WB			NB			SB			
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Number of Lanes	2	2	1	1	2	0	2	2	0	1	2	0	
Lane Group	L	T	R	L	TR		L	TR		L	TR		
Volume (vph)	160	671	96	62	558	107	171	326	69	74	112	143	
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5	
PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A	
Startup Lost Time	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0		
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0		
Arrival Type	3	3	3	3	3		3	3		3	3		
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0		
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0	
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0		
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N	
Parking/Hour													
Bus Stops/Hour	0	0	0	0	0		0	0		0	0		
Minimum Pedestrian Time		3.2			3.2			3.2			3.2		
Phasing	Excl. Left	Thru & RT	03			04			Excl. Left	Thru & RT	07		08
Timing	G = 18.0	G = 50.0	G =			G =			G = 18.0	G = 30.0	G =		G =
	Y = 6	Y = 6	Y =			Y =			Y = 6	Y = 6	Y =		Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 140.0							
Lane Group Capacity, Control Delay, and LOS Determination													
	EB			WB			NB			SB			
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Adjusted Flow Rate	174	729	104	67	723		186	429		80	277		
Lane Group Capacity	429	1230	813	221	1201		429	719		221	676		
v/c Ratio	0.41	0.59	0.13	0.30	0.60		0.43	0.60		0.36	0.41		
Green Ratio	0.13	0.36	0.53	0.13	0.36		0.13	0.21		0.13	0.21		
Uniform Delay d ₁	56.1	36.7	16.7	55.3	36.9		56.3	49.5		55.8	47.4		
Delay Factor k	0.11	0.18	0.11	0.11	0.19		0.11	0.19		0.11	0.11		
Incremental Delay d ₂	0.6	0.8	0.1	0.8	0.9		0.7	1.4		1.0	0.4		
PF Factor	1.000	1.000	1.000	1.000	1.000		1.000	1.000		1.000	1.000		
Control Delay	56.7	37.5	16.8	56.1	37.7		57.0	50.9		56.8	47.8		
Lane Group LOS	E	D	B	E	D		E	D		E	D		
Approach Delay	38.7			39.3			52.8			49.8			
Approach LOS	D			D			D			D			
Intersection Delay	43.4			Intersection LOS						D			

SHORT REPORT												
General Information						Site Information						
Analyst	PTC					Intersection	Midway Rd & Selvitz Rd					
Agency or Co.	#16-071					Area Type	All other areas					
Date Performed	8/23/16					Jurisdiction	SLC					
Time Period	PM Peak Hour					Analysis Year	2021 - Programmed Impvts					
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	2	2	1	1	2	0	2	2	0	1	2	0
Lane Group	L	T	R	L	TR		L	TR		L	TR	
Volume (vph)	144	633	223	88	594	48	98	127	47	98	323	179
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3	3	3	3		3	3		3	3	
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	Excl. Left	Thru & RT	03		04		Excl. Left	Thru & RT	07		08	
Timing	G = 18.0	G = 50.0	G =	G =	G = 18.0	G = 30.0	G =	G =				
	Y = 6	Y = 6	Y =	Y =	Y = 6	Y = 6	Y =	Y =				
Duration of Analysis (hrs) = 0.25							Cycle Length C = 140.0					
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	157	688	242	96	698		107	189		107	546	
Lane Group Capacity	429	1230	813	221	1217		429	708		221	699	
v/c Ratio	0.37	0.56	0.30	0.43	0.57		0.25	0.27		0.48	0.78	
Green Ratio	0.13	0.36	0.53	0.13	0.36		0.13	0.21		0.13	0.21	
Uniform Delay d ₁	55.8	36.2	18.5	56.3	36.4		54.9	45.8		56.7	51.9	
Delay Factor k	0.11	0.16	0.11	0.11	0.17		0.11	0.11		0.11	0.33	
Incremental Delay d ₂	0.5	0.6	0.2	1.4	0.7		0.3	0.2		1.7	5.7	
PF Factor	1.000	1.000	1.000	1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	56.3	36.7	18.7	57.7	37.0		55.2	46.0		58.4	57.6	
Lane Group LOS	E	D	B	E	D		E	D		E	E	
Approach Delay	35.5			39.5			49.4			57.7		
Approach LOS	D			D			D			E		
Intersection Delay	43.2			Intersection LOS						D		

TRAFFIC SURVEY SPECIALISTS, INC.

MIDWAY ROAD & SELVITZ ROAD
 PORT ST LUCIE, FLORIDA
 COUNTED BY: MAXIE ESPINOSA
 SIGNALIZED

624 GARDENIA TERRACE
 DELRAY BEACH, FLORIDA 33444
 (561) 272-3255 FAX (561) 272-4381

Site Code : 00080161
 Start Date: 09/18/08
 File I.D. : MIDWSELV
 Page : 1

ALL VEHICLES

Date 09/18/08	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				Total
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
07:00	0	6	17	20	0	8	65	11	0	26	39	10	0	17	85	11	315
07:15	0	10	18	16	0	7	91	14	0	34	63	11	0	26	97	17	404
07:30	0	13	18	24	0	12	98	12	0	23	68	18	0	28	145	19	478
07:45	0	21	12	28	0	14	132	29	0	37	70	11	0	26	156	15	551
Hr Total	0	50	65	88	0	41	386	66	0	120	240	50	0	97	483	62	1748
08:00	0	9	30	30	0	10	77	10	0	38	52	16	0	18	105	21	416
08:15	0	10	22	18	0	10	114	13	0	31	54	8	0	6	100	18	404
08:30	0	8	19	18	0	2	103	8	0	25	36	14	0	24	102	16	375
08:45	0	16	24	10	0	5	93	10	0	23	43	6	0	21	78	24	353
Hr Total	0	43	95	76	0	27	387	41	0	117	185	44	0	69	385	79	1548
* BREAK *																	
16:00	0	8	44	25	0	16	108	9	0	24	22	11	0	18	129	45	459
16:15	0	15	47	14	0	12	115	12	0	25	34	8	0	21	117	36	456
16:30	1	16	67	28	0	13	102	7	0	18	19	8	0	22	120	37	458
16:45	0	13	54	20	0	16	92	8	0	16	25	11	0	24	109	39	427
Hr Total	1	52	212	87	0	57	417	36	0	83	100	38	0	85	475	157	1800
17:00	0	18	48	18	0	15	132	8	0	21	22	5	0	28	139	57	511
17:15	0	9	74	26	0	22	122	8	0	19	29	11	0	22	109	35	486
17:30	0	10	42	29	0	24	120	9	0	11	30	16	0	8	97	43	439
17:45	0	10	40	20	0	26	116	6	0	16	27	9	0	17	99	20	406
Hr Total	0	47	204	93	0	87	490	31	0	67	108	41	0	75	444	155	1842
TOTAL	1	192	576	344	0	212	1680	174	0	387	633	173	0	326	1787	453	6938

TRAFFIC SURVEY SPECIALISTS, INC.

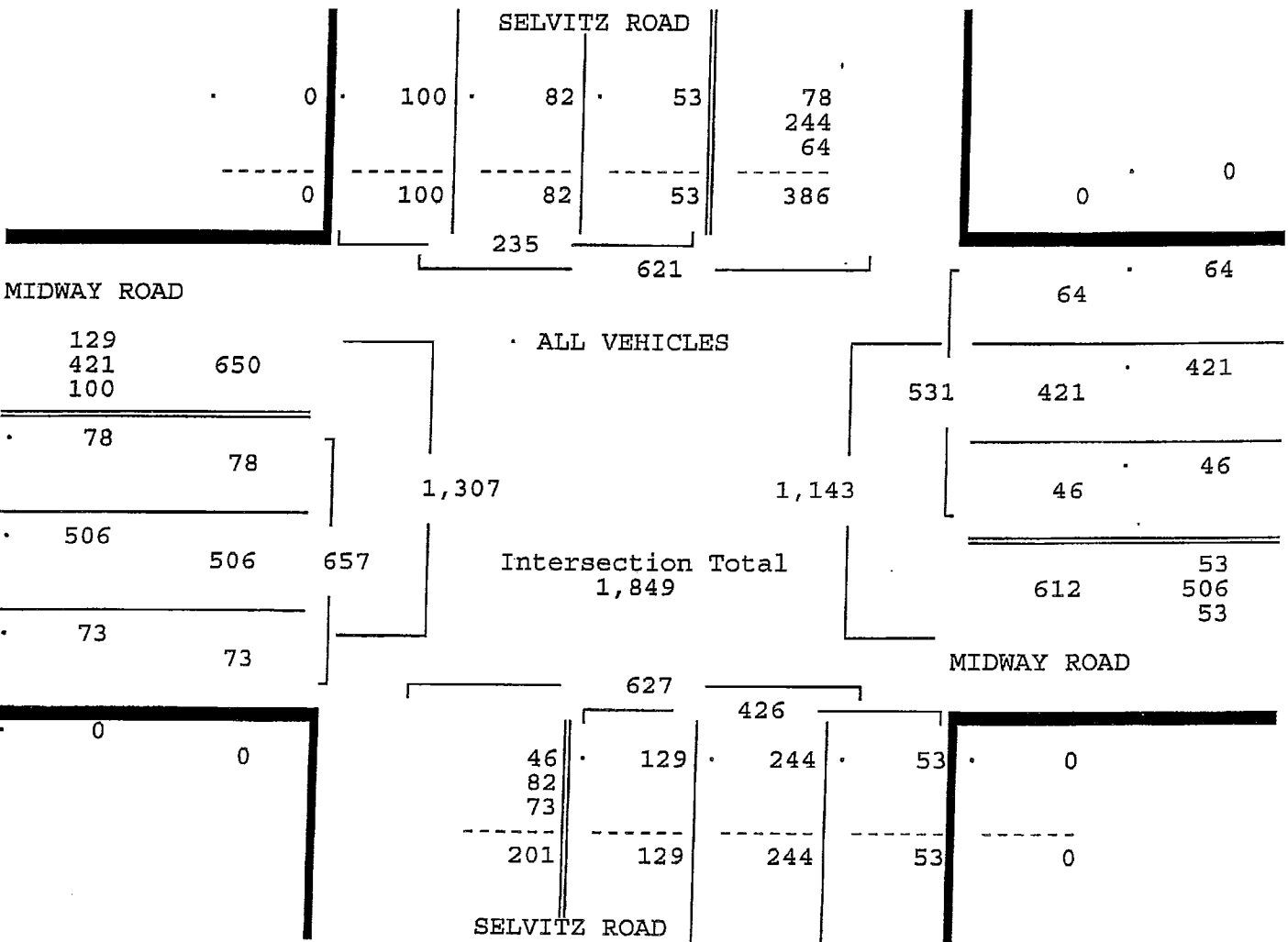
MIDWAY ROAD & SELVITZ ROAD
 PORT ST LUCIE, FLORIDA
 COUNTED BY: MAXIE ESPINOSA
 SIGNALIZED

624 GARDENIA TERRACE
 DELRAY BEACH, FLORIDA 33444
 (561) 272-3255 FAX (561) 272-4381

Site Code : 00080161
 Start Date: 09/18/08
 File I.D. : MIDWSELV
 Page : 2

ALL VEHICLES

SELVITZ ROAD				MIDWAY ROAD				SELVITZ ROAD				MIDWAY ROAD				Total
From North				From East				From South				From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
Date 09/18/08																
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 09/18/08																
Peak start 07:30				07:30				07:30				07:30				
Volume	0	53	82	100	0	46	421	64	0	129	244	53	0	78	506	73
Percent	0%	23%	35%	43%	0%	9%	79%	12%	0%	30%	57%	12%	0%	12%	77%	11%
Pk total	235			531				426				657				
Highest	08:00			07:45				07:45				07:45				
Volume	0	9	30	30	0	14	132	29	0	37	70	11	0	26	156	15
Hi total	69			175				118				197				
PHF	.85			.76				.90				.83				



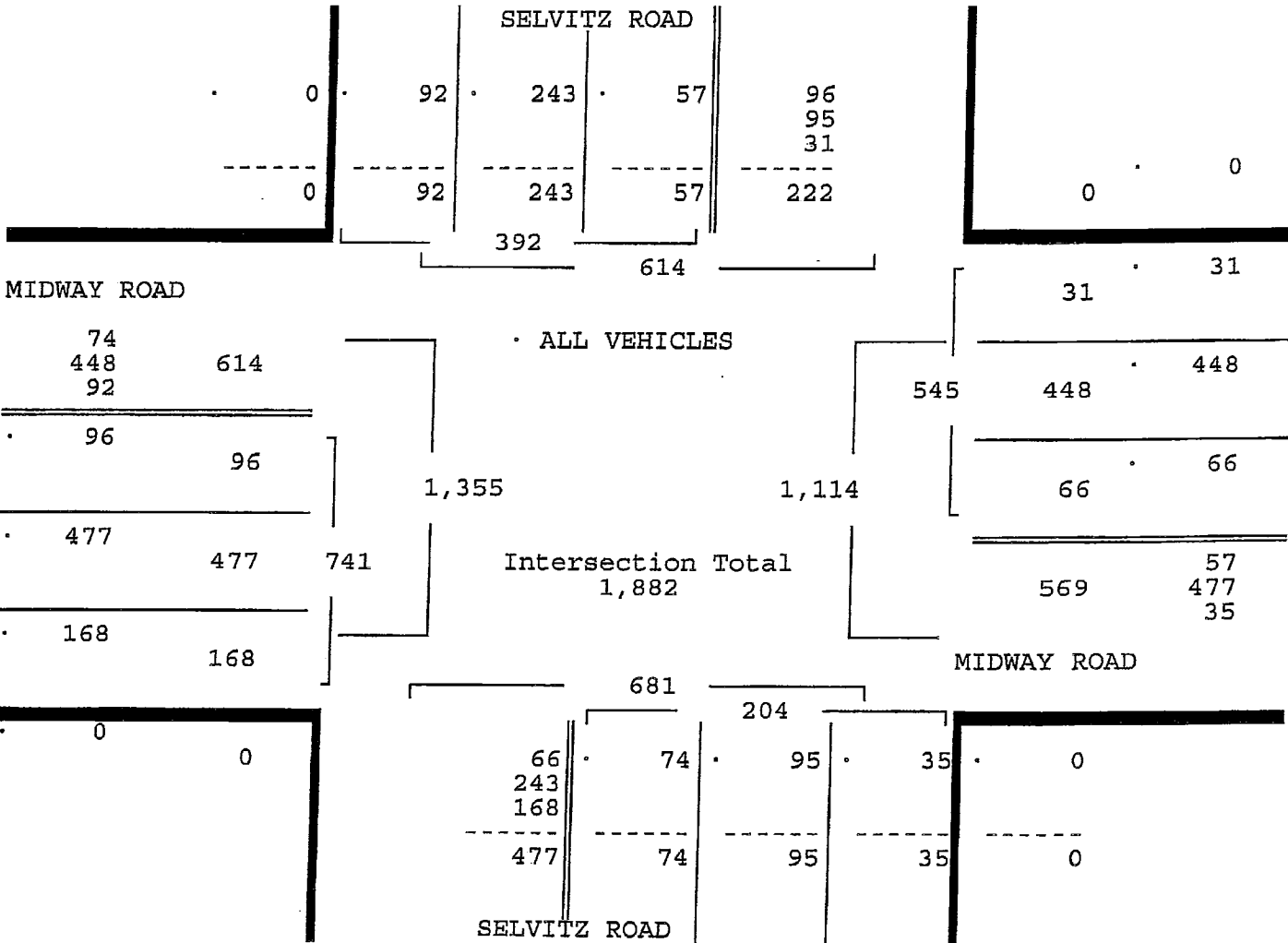
MIDWAY ROAD & SELVITZ ROAD
 PORT ST LUCIE, FLORIDA
 COUNTED BY: MAXIE ESPINOSA
 SIGNALIZED

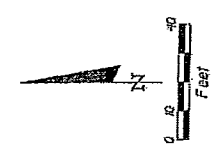
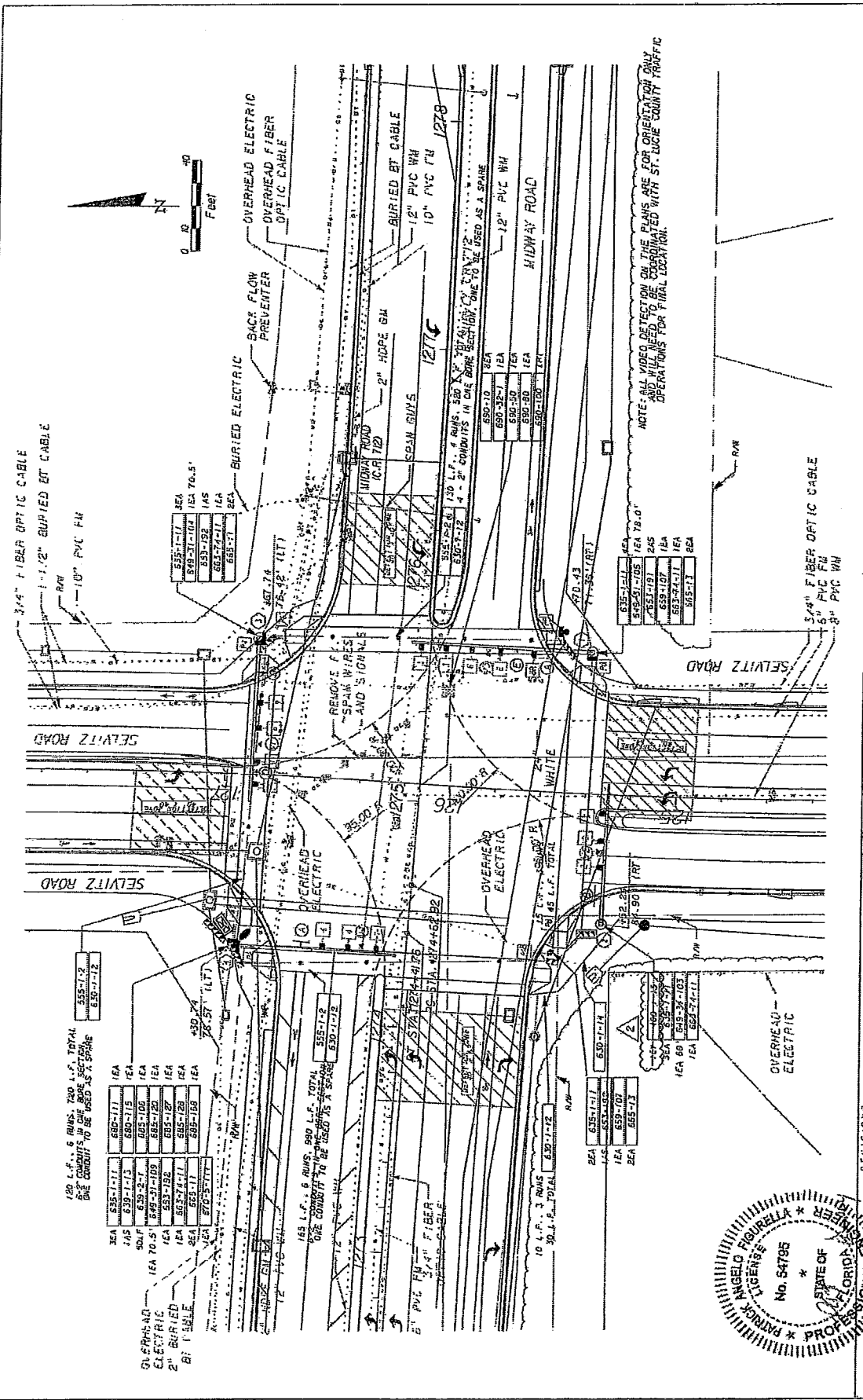
TRAFFIC SURVEY SPECIALISTS, INC.
 624 GARDENIA TERRACE
 DELRAY BEACH, FLORIDA 33444
 (561) 272-3255 FAX (561) 272-4381

Site Code : 00080161
 Start Date: 09/18/08
 File I.D. : MIDWSELV
 Page : 3

ALL VEHICLES

SELVITZ ROAD				MIDWAY ROAD				SELVITZ ROAD				MIDWAY ROAD				Total
From North				From East				From South				From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
Date 09/18/08																
Peak Hour Analysis by Entire Intersection for the Period: 16:00 to 18:00 on 09/18/08																
Peak start 16:30				16:30				16:30				16:30				
Volume	1	56	243	92	0	66	448	31	0	74	95	35	0	96	477	168
Percent	0%	14%	62%	23%	0%	12%	82%	6%	0%	36%	47%	17%	0%	13%	64%	23%
Pk total	392			545				204				741				
Highest	16:30			17:00				17:15				17:00				
Volume	1	16	67	28	0	15	132	8	0	19	29	11	0	28	139	57
Hi total	112			155				59				224				
PHF	.88			.88				.86				.83				





120 L.F., 6 RUNS, 230 L.F. TOTAL
 6\"/>

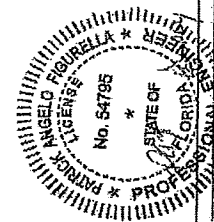
SEA	635-1-17	1EA
1AS	639-1-13	1EA
SOA	639-2-7	1EA
1EA	649-31-109	1EA
1EA	653-192	1EA
1EA	653-74-11	1EA
1EA	655-11	1EA
1EA	670-25-11	1EA

163 L.F., 6 RUNS, 990 L.F. TOTAL
 ONE CONDUIT TO BE USED AS A SPARE

SEA	635-1-17	1EA
1AS	639-1-13	1EA
SOA	639-2-7	1EA
1EA	649-31-109	1EA
1EA	653-192	1EA
1EA	653-74-11	1EA
1EA	655-11	1EA
1EA	670-25-11	1EA

SEA	635-1-17	1EA
1AS	639-1-13	1EA
SOA	639-2-7	1EA
1EA	649-31-109	1EA
1EA	653-192	1EA
1EA	653-74-11	1EA
1EA	655-11	1EA
1EA	670-25-11	1EA

SEA	635-1-17	1EA
1AS	639-1-13	1EA
SOA	639-2-7	1EA
1EA	649-31-109	1EA
1EA	653-192	1EA
1EA	653-74-11	1EA
1EA	655-11	1EA
1EA	670-25-11	1EA



NOTE: THE VIDEO SECTION ON THE PLANS ARE FOR ORIENTATION ONLY
 OPERATIONS FOR FINAL LOCATION.

DATE	09-14-2014	REVISIONS		PROJECT NO.	06-18	CITY	ST. LUCIE	COUNTY	ST. LUCIE COUNTY	SHEET NO.	7-4
PROJECT	SIGNALIZATION PLAN MIDWAY ROAD AND SELVITZ ROAD										

LOCAL CONTROLLER TIMING

INTERSECTION: Midway & Selwitz

ID# 40 ZONE# N/A ADDR# _____

APPROVED BY: [Signature] DATE: 8/1/06

PH	MOVEMENT	INT	EXT	YEL	RED CLR	MAX 1	MAX 2	WLK	PED CLR	MIN REC	MAX REC	PED REC	MEM	CNA 1
1	WBL	7	3.0	4.0	1.0	15		N/A	N/A					
2	EB	10	4.0	4.0	2.0	50								
3	—													
4	S-B	10	3.5	4.0	2.0	40								
5	EBL	7	3.0	4.0	1.0	15								
6	WLB	10	4.0	4.0	2.0	50								
7	—													
8	EB	10	3.5	4.0	2.0	40								

DESIGNED TRAFFIC INSTALLATION

INTERSECTION ANALYSIS SHEET Ft Pierce Precast Concrete Plant

Edwards Rd & Selvitz Rd

Growth 1.91%

Peak Season = 1.16
Buildout Year = 2021
Years = 5

AM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	325	0	317	0	0	0	0	220	180	202	286	0
Peak Season Volume	377	0	368	0	0	0	0	255	209	234	332	0
Growth 2016 - 2021	37	0	36	0	0	0	0	25	21	23	33	0
Total Growth	37	0	36	0	0	0	0	25	21	23	33	0
% Project Traffic	25%	0%	5%	0%	0%	0%	0%	0%	25%	5%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	6	0	1	0	0	0	0	0	31	6	0	0
Total	420	0	405	0	0	0	0	280	261	264	365	0

PM Peak Hour												
Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	222	0	272	0	0	0	0	303	252	232	299	0
Peak Season Volume	258	0	316	0	0	0	0	351	292	269	347	0
Growth 2016 - 2021	26	0	31	0	0	0	0	35	29	27	34	0
Total Growth	26	0	31	0	0	0	0	35	29	27	34	0
% Project Traffic	25%	0%	5%	0%	0%	0%	0%	0%	25%	5%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	32	0	6	0	0	0	0	0	9	2	0	0
Total	315	0	353	0	0	0	0	386	330	298	381	0

SHORT REPORT												
General Information						Site Information						
Analyst PTC Agency or Co. #16-071 Date Performed 8/29/2016 Time Period AM Peak Hour						Intersection Edwards Rd & Selvitz Rd Area Type All other areas Jurisdiction SLC Analysis Year 2021 - Proposed Timing						
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		280	261	264	365		420		405			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.92	0.92	0.92	0.92		0.92		0.92			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08				
Timing	G = 13.0	G = 42.0	G =	G =	G = 35.0	G =	G =	G =				
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 106.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate		588		287	397		457		375			
Lane Group Capacity		670		374	1025		568		508			
v/c Ratio		0.88		0.77	0.39		0.80		0.74			
Green Ratio		0.40		0.57	0.57		0.33		0.33			
Uniform Delay d ₁		29.6		16.7	12.8		32.4		31.4			
Delay Factor k		0.40		0.32	0.11		0.35		0.30			
Incremental Delay d ₂		12.7		9.3	0.2		8.3		5.6			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		42.3		26.0	13.0		40.7		37.1			
Lane Group LOS		D		C	B		D		D			
Approach Delay		42.3		18.5			39.1					
Approach LOS		D		B			D					
Intersection Delay		33.3		Intersection LOS							C	

SHORT REPORT												
General Information						Site Information						
Analyst PTC Agency or Co. #16-071 Date Performed 8/29/2016 Time Period AM Peak Hour						Intersection Edwards Rd & Selvitz Rd Area Type All other areas Jurisdiction SLC Analysis Year 2021 Existing Timing						
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		280	261	264	365		420		405			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.92	0.92	0.92	0.92		0.92		0.92			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2				3.2			3.2
Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08				
Timing	G = 15.0	G = 35.0	G =	G =	G = 40.0	G =	G =	G =				
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 106.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate		588		287	397		457		375			
Lane Group Capacity		559		331	939		649		580			
v/c Ratio		1.05		0.87	0.42		0.70		0.65			
Green Ratio		0.33		0.52	0.52		0.38		0.38			
Uniform Delay d ₁		35.5		24.9	15.7		28.0		27.2			
Delay Factor k		0.50		0.40	0.11		0.27		0.22			
Incremental Delay d ₂		52.4		20.8	0.3		3.5		2.5			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		87.9		45.7	16.0		31.4		29.7			
Lane Group LOS		F		D	B		C		C			
Approach Delay		87.9		28.5			30.7					
Approach LOS		F		C			C					
Intersection Delay		46.0		Intersection LOS							D	

SHORT REPORT												
General Information						Site Information						
Analyst <i>PTC</i> Agency or Co. <i>#16-071</i> Date Performed <i>8/30/2016</i> Time Period <i>PM Peak Hour</i>						Intersection <i>Edward Rd & Selvitz Rd</i> Area Type <i>All other areas</i> Jurisdiction <i>SLC</i> Analysis Year <i>2021 Proposed Timing</i>						
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		386	330	298	381		315		353			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.92	0.92	0.92	0.92		0.92		0.92			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08				
Timing	G = 12.0	G = 52.0	G =	G =	G = 26.0	G =	G =	G =				
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 106.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate		779		324	414		342		318			
Lane Group Capacity		832		389	1178		422		377			
v/c Ratio		0.94		0.83	0.35		0.81		0.84			
Green Ratio		0.49		0.65	0.65		0.25		0.25			
Uniform Delay d ₁		25.4		14.3	8.4		37.7		38.1			
Delay Factor k		0.45		0.37	0.11		0.35		0.38			
Incremental Delay d ₂		17.7		14.3	0.2		11.3		15.9			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		43.1		28.6	8.6		49.0		53.9			
Lane Group LOS		D		C	A		D		D			
Approach Delay		43.1		17.4			51.4					
Approach LOS		D		B			D					
Intersection Delay		36.9		Intersection LOS							D	

SHORT REPORT												
General Information						Site Information						
Analyst <i>PTC</i> Agency or Co. <i>#16-071</i> Date Performed <i>8/30/2016</i> Time Period <i>PM Peak Hour</i>						Intersection <i>Edward Rd & Selvitz Rd</i> Area Type <i>All other areas</i> Jurisdiction <i>SLC</i> Analysis Year <i>2021 Existing Timing</i>						
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		386	330	298	381		315		353			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.92	0.92	0.92	0.92		0.92		0.92			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08				
Timing	G = 15.0	G = 35.0	G =	G =	G = 40.0	G =	G =	G =				
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 106.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate		779		324	414		342		318			
Lane Group Capacity		560		311	939		649		580			
v/c Ratio		1.39		1.04	0.44		0.53		0.55			
Green Ratio		0.33		0.52	0.52		0.38		0.38			
Uniform Delay d ₁		35.5		32.1	15.9		25.6		25.9			
Delay Factor k		0.50		0.50	0.11		0.13		0.15			
Incremental Delay d ₂		186.8		62.3	0.3		0.8		1.1			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		222.3		94.4	16.2		26.5		27.0			
Lane Group LOS		F		F	B		C		C			
Approach Delay	222.3			50.6			26.7					
Approach LOS	F			D			C					
Intersection Delay	104.8			Intersection LOS						F		

EDWARDS ROAD & SELVITZ ROAD
 FORT PIERCE, FLORIDA
 COUNTED BY: JOHN FLOOD
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00160174
 Start Date: 08/24/16
 File I.D. : EDWASELV
 Page : 1

ALL VEHICLES

Date	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				Total
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
08/24/16																	
07:00	0	0	0	0	0	63	60	0	0	36	0	50	0	0	63	43	315
07:15	0	0	0	0	0	55	67	0	0	77	0	73	0	0	52	33	357
07:30	0	0	0	0	0	62	80	0	0	58	0	66	0	0	64	54	384
07:45	0	0	0	0	0	57	72	0	0	99	0	92	0	0	47	47	414
Hr Total	0	0	0	0	0	237	279	0	0	270	0	281	0	0	226	177	1470
08:00	0	0	0	0	0	28	67	0	0	91	0	86	0	0	57	46	275
08:15	0	0	0	0	0	52	67	0	0	67	0	65	0	0	51	38	340
08:30	0	0	0	0	0	38	64	0	0	54	0	48	0	0	46	30	280
08:45	0	0	0	0	0	32	49	0	0	53	0	39	0	0	71	36	280
Hr Total	0	0	0	0	0	150	247	0	0	265	0	238	0	0	225	150	1275
* BREAK *																	
16:00	0	0	0	0	0	51	65	0	0	66	0	71	0	0	80	55	388
16:15	0	0	0	0	0	61	79	0	0	50	0	70	0	0	83	56	399
16:30	0	0	0	0	0	60	69	0	0	53	0	67	0	0	71	73	393
16:45	0	0	0	0	0	51	84	0	0	53	0	67	0	0	70	67	392
Hr Total	0	0	0	0	0	223	297	0	0	222	0	275	0	0	304	251	1572
17:00	0	0	0	0	0	60	67	0	0	66	0	68	0	0	79	56	396
17:15	0	0	0	0	0	60	72	0	0	47	0	64	0	0	80	76	399
17:30	0	0	0	0	0	50	84	0	0	50	0	73	0	0	63	53	373
17:45	0	0	0	0	0	39	67	0	0	52	0	57	0	0	57	49	321
Hr Total	0	0	0	0	0	209	290	0	0	215	0	262	0	0	279	234	1489
TOTAL	0	0	0	0	0	819	1113	0	0	972	0	1056	0	0	1034	812	5806

TRAFFIC SURVEY SPECIALISTS, INC.

EDWARDS ROAD & SELVITZ ROAD
 FORT PIERCE, FLORIDA
 COUNTED BY: JOHN FLOOD
 SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

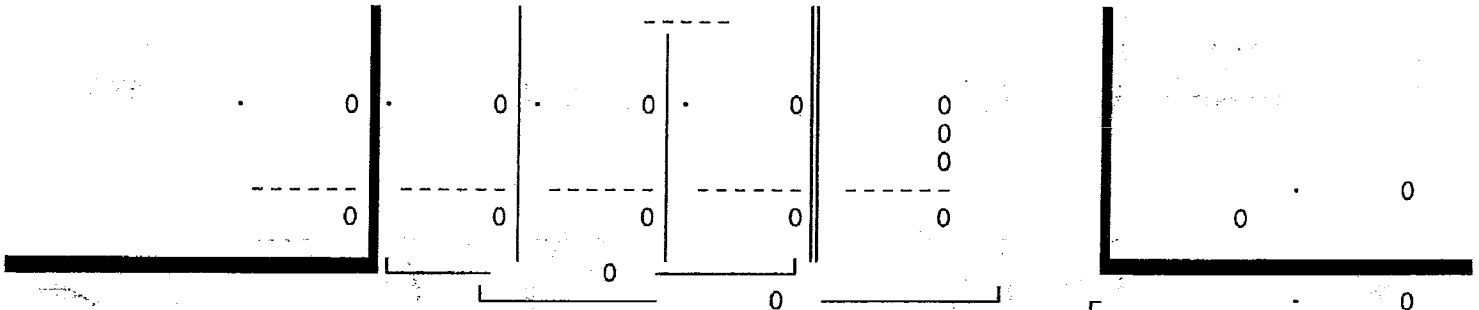
Site Code : 00160174
 Start Date: 08/24/16
 File I.D. : EDWASELV
 Page : 2

ALL VEHICLES

From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

Date 08/24/16
 Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 08/24/16

	07:15				07:15				07:15				07:15				
Volume	0	0	0	0	0	202	286	0	0	325	0	317	0	0	220	180	
Percent	0%	0%	0%	0%	0%	41%	59%	0%	0%	51%	0%	49%	0%	0%	55%	45%	
Pk total	0				488				642				400				
Highest	07:00				07:30				07:45				07:30				
Volume	0	0	0	0	0	62	80	0	0	99	0	92	0	0	64	54	
Hi total	0				142				191				118				
PHF	.0				.86				.84				.85				



EDWARDS ROAD

325	
286	611
0	
<hr/>	
0	0
<hr/>	
220	220
<hr/>	
180	180
<hr/>	
0	0

ALL VEHICLES

1,011 1,025

Intersection Total
 1,530

EDWARDS ROAD

488	286	286
<hr/>		
202		202
<hr/>		
537		220
		317

1,024

SELVITZ ROAD

202	325	0	317
0			
180			
<hr/>			
382	325	0	317

642

TRAFFIC SURVEY SPECIALISTS, INC.

85 SE 4TH AVENUE, UNIT 109

DELRAY BEACH, FLORIDA

PHONE (561)272-3255

Site Code : 00160174

Start Date: 08/24/16

File I.D. : EDWASELV

Page : 3

EDWARDS ROAD & SELVITZ ROAD

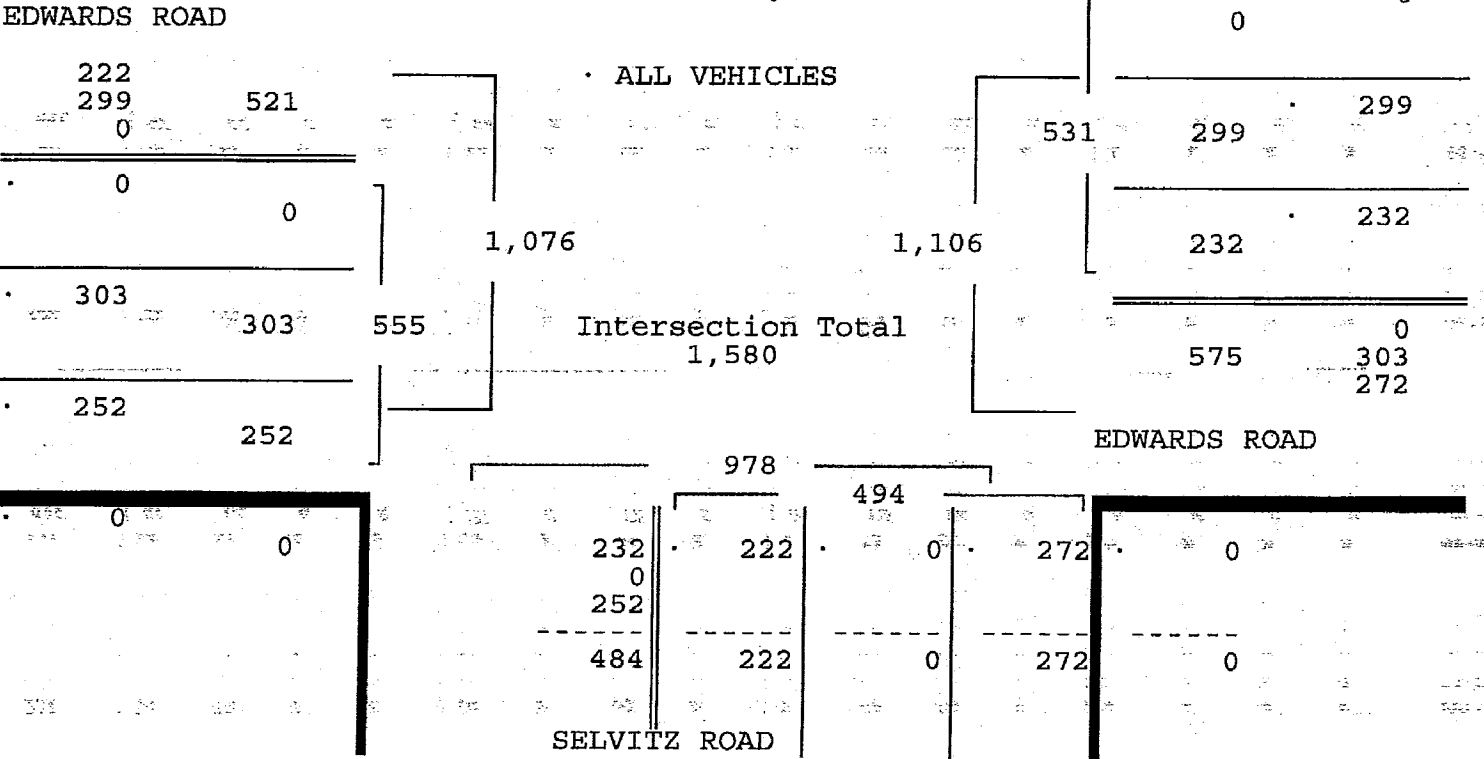
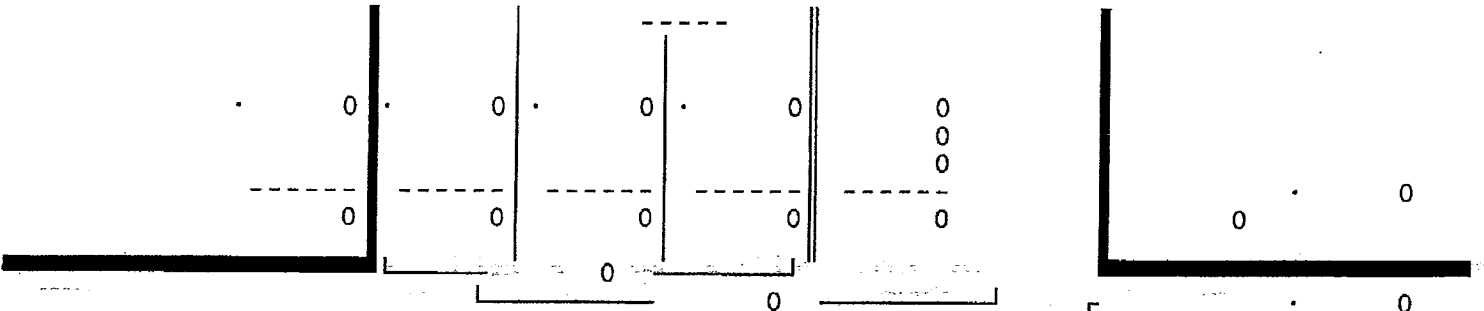
FORT PIERCE, FLORIDA

COUNTED BY: JOHN FLOOD

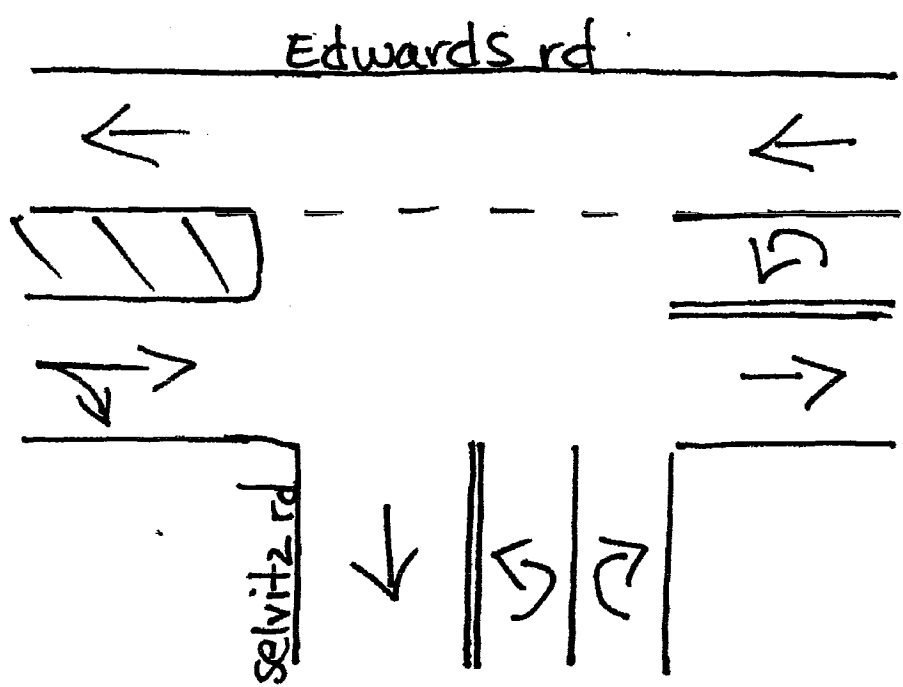
SIGNALIZED

ALL VEHICLES

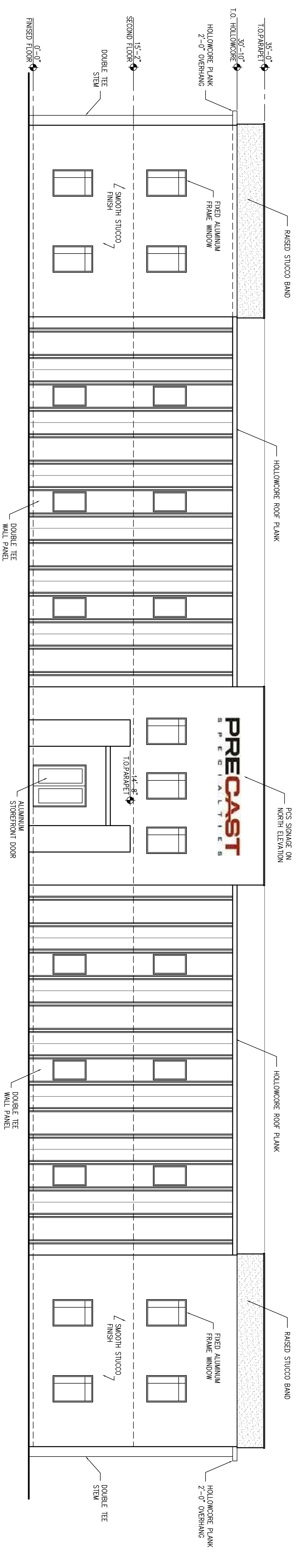
From North	EDWARDS ROAD				SELVITZ ROAD				EDWARDS ROAD				Total			
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right		UTurn	Left	Thru
Date 08/24/16																
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 08/24/16																
Peak start 16:15				16:15				16:15				16:15				
Volume	0	0	0	0	232	299	0	0	222	0	272	0	0	303	252	
Percent	0%	0%	0%	0%	44%	56%	0%	0%	45%	0%	55%	0%	0%	55%	45%	
Pk total	0				531				494				555			
Highest	07:00				16:15				17:00				16:30			
Volume	0	0	0	0	0	61	79	0	0	66	0	68	0	0	71	73
Hi total	0				140				134				144			
PHF	.0				.95				.92				.96			



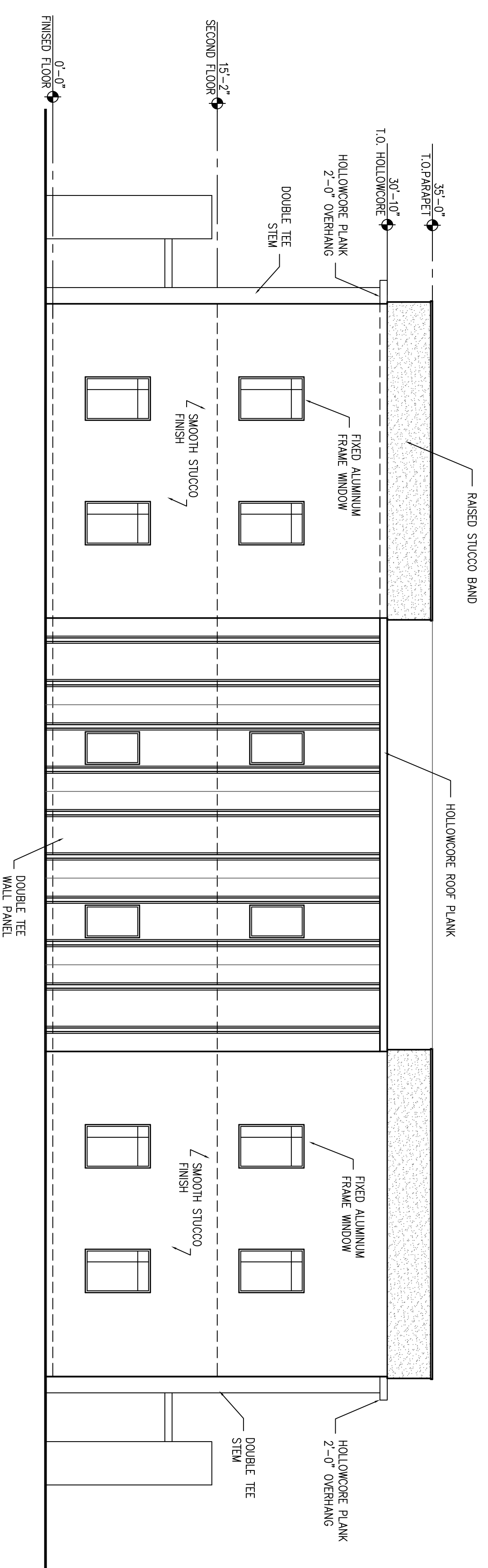
North ↑



Fort Pierce, Florida
August 25, 2016
drawn by: Luis Palomino
signalized



NORTH/SOUTH ELEVATION
FOR REFERENCE ONLY SCALE: 1/8"=1'-0"



EAST/WEST ELEVATION
FOR REFERENCE ONLY SCALE: 1/8"=1'-0"

		PROJECT: NEW PRECAST PLANT SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE ST. LUCIE COUNTY, FLORIDA CONTR.: TEL.:		APPROVED DATE: _____ SHEET NO.: 20 WO#: P-16-																																					
<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION	BY	REVISIONS													<table border="1"> <thead> <tr> <th>ENGR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		ENGR.	DATE									<table border="1"> <thead> <tr> <th>CHECKED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		CHECKED	DATE								
DATE	DESCRIPTION	BY	REVISIONS																																						
ENGR.	DATE																																								
CHECKED	DATE																																								
DATE: 08/27/16		DRAWN: M.K.		DATE: 08/27/16																																					

August 26, 2016

Re: **DRAINAGE STATEMENT / ANALYSIS FOR:**
New Precast Concrete Manufacturing & Administration Facility
Fort Pierce, FL

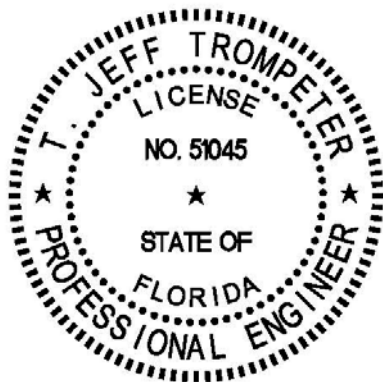
The subject project consists of the site improvements and drainage design related to a zoning change from I-1 to I-3 for a 75 acre tract of land west of Fort Pierce Central High School, north of the NSLWCD Canal 101, east of Selvitz Road and south of the abandoned Cargill packing plant. The site is a portion of the overall Cargill property and will create its own stormwater management system to serve the 75 acre parcel as well as the ± 1.5 acres of entry drive from Selvitz Road into the site.

The proposed storm water management system will include a series of catch basins and culverts as needed to direct runoff to a proposed lake at the southeast corner of the property where water quality and stormwater attenuation will be provided prior to controlled discharge to the NSLWCD Canal 101.

The system will be designed in accordance with Sections 17-27 and 17-28 of the City of Fort Pierce Code of Ordinances. With outfall directly to the canal, there are no adverse impact to the City of Ft. Pierce public stormwater system.

The following minimum design elevation guidelines apply:

- *Control water elevation is 5.50 NAVD per the canal control elevation.*
- *Minimum parking lot elevations will be designed at or above the calculated and permitted 10 year, 1 day flood stage (based on 6" per City Code).*
- *Perimeter elevations will be designed at or above the calculated and permitted 25 year, 3 day flood stage (based on 9.5" per City Code).*
- *The minimum finish floor elevation will be designed at or above the calculated and permitted 100 year, 3 day, zero discharge flood (based on 12.23" per City Code).*



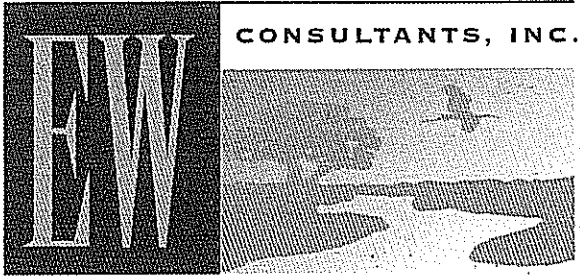
T. JEFF TROMPETER, STATE OF FLORIDA, PROFESSIONAL ENGINEER,
LICENSE No. 51045

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY T.
JEFF TROMPETER, P.E. ON AUGUST 26, 2016 USING A SHA-1
AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

EW CONSULTANTS, INC.

NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



FT. PIERCE PRECAST & CONCRETE FACILITY

ENVIRONMENTAL IMPACT REPORT

Prepared by:

EW CONSULTANTS, INC.

August 2016

© 2016 EW Consultants, Inc.

INTRODUCTION

The 75± acre-property covered by this Environmental Impact Report is located within Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida (Figures 1&2). The property is bordered to the north by unimproved pasture, to the east by Fort Pierce Central High School, to the south by improved and unimproved pasture as well as single family residential development, and to the west by a mixed use commercial/industrial yard.

PURPOSE AND INTENT

This report has been prepared to document potential environmental impacts on a 75 ± acre property referred to as the Precast & Concrete Facility. The subject property is currently undeveloped and managed as improved pasture with associated features including ditches and a storm-water retention basin.

This report has been prepared in accordance with City of Ft. Pierce, Code of Ordinances, Chapter 22 and Section 11.02.09.A.5 “Environmental Impact Report” of the St. Lucie County Land Development Code. The review of the applicability criteria and thresholds listed under Section 11.02.09.A.5.a.1 reveals that the following criteria apply to this property

- The property is more than ten (10) acres
- The property contains surface waters in the form of man-made ditches and a storm-water retention basin

The following requirements of the St. Lucie County Land Development Code are not applicable to this project:

- The proposed development is not located within the One Hundred Year Flood Plain
- The property is not identified on the Native Habitat Inventory Final Report dated 2004 (Inventory of Native Ecosystems for St. Lucie County)

PROPERTY DESCRIPTION

The subject property is currently undeveloped and managed as improved pasture. Management practices and the presence of livestock have retained the land in its current condition. Historical aerial imagery from c.1999 indicates that at least half of the property was previously planted with row crops which was likely citrus. The pastures are now vegetated with typical pasture grasses and ruderal weeds.

Surface waters in the form of man-made ditches and a retention basin are present on the property. Native and exotic wetland vegetation occur scattered within the ditches and retention basin, but does not constitute an intact native habitat.

SOILS

A soils map obtained from the USDA Web Soil Survey and with the property boundary is attached in Appendix A of this report. According to the soil map, seven soil types are found on the subject property. The description of these soils, in their natural state, according to the St. Lucie County Soil Survey is provided below:

Ankona and Farmton sands – This poorly drained, nearly level soil is on broad flatwoods. Slopes are smooth to concave and are less than 1 percent in most places, but they range to 2 percent along the edges of depressional areas. Included with this soil in mapping are small areas of Electra, Lawnwood, and Waveland soils. The included soils make up about 15 percent of any mapped area. The water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years. Permeability is rapid in the surface and subsurface layers, very slow to slow in the upper part of the subsoil, and moderately rapid to rapid in the lower part of the subsoil and substratum. In most areas, typical natural vegetation is south Florida slash pine and an understory of saw palmetto, wax myrtle, pawpaw, inkberry, fetterbush, lopsided indiagrass, creeping bluestem, chalky bluestem, Florida threeawn and pineland threeawn.

Floridana sand, depressional – This very poorly drained, nearly level soil is in wet depressional areas and on broad low flats. Slopes are smooth to concave and are less than 1 percent in most places, but they range from 0 to 2 percent. Included with this soil in mapping are small areas of Pineda, Riviera, and Winder soils. The included areas make up less than 15 percent of the map unit. Floridana sand is ponded for more than 6 months annually. Available water capacity is medium in the surface layer and subsoil and low in the subsurface layer. Permeability is rapid in the surface and subsurface layers and slow to very slow in the subsoil. Internal drainage is slow because of a shallow water table. Typical natural vegetation is sandweed and sand cordgrass in the depressional areas and wax myrtle on broad low flats.

Oldsmar sand, depressional – This nearly level soil is typically found in depressional areas in flatwoods. These areas are more poorly drained than surrounding flatwoods. Slopes are smooth to concave and range from nearly level in the center of the depression to 2 percent toward the edge. Included with this mapping are small areas of Riviera soil and soils which have a dark surface layer 10 or more inches thick. Also included are a few areas that do not have a dark sandy subsoil and a few areas that have a dark subsoil at a depth of less than 30 inches. The included soils make up 25 percent or less of any mapped area. The water table in Oldsmar sand is above the surface for 6 to 9 months or more in most years. Available water capacity is very low in the surface and subsurface layers and medium in the rest of the soil. Permeability is rapid in the surface and subsurface layers, moderate to moderately rapid in the sandy part of the subsoil, and slow to very slow in the loamy part of the subsoil. In most of the acreage, typical natural vegetation is scattered to dense sandweed, stillingia, longleaf threeawn, maidencane, and sand cordgrass.

Riviera fine sand, 0 to 2 percent slopes – This poorly drained, nearly level soil is typically found in hammocks and along drainage ways. Slopes are smooth to convex and range from 0 to 2 percent. Included with this soil in mapping are small areas of Wabasso, Wabasso Variant,

Floridana, Hallandale, Pineda, Winder Variant and Winder soils. The included areas make up less than 20 percent of any mapped area. This Riviera soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches. Available water capacity is low in the surface and subsurface layers and moderate in the subsoil and substratum. Permeability is rapid in the surface and subsurface layers, slow to very slow in the subsoil, and rapid in the substratum. Nearly all of the acreage has been cleared and is planted to citrus. Typical natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto.

Susanna and Wauchula sands – This poorly drained, nearly level soil is on the flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. Included with this soil in mapping are small areas of Ankona, Chobee, Nettles, Pepper, Pineda, Riviera, Tantile, Wabasso, and Winder soils. The included soils make up less than 20 percent of any mapped area. The water table is at a depth of less than 10 inches for 1 to 4 months and within a depth of 40 inches for about 6 months in most years. It is perched above the soil during the summer rainy seasons and after periods of heavy rainfall. During the dry seasons, the water table may recede to a depth of below 40 inches. Available water capacity is low in the surface layer, very low in the subsurface layers, and medium in the layers below. Permeability is rapid in the surface and subsurface layers, very slow to moderately slow in the subsoil, and moderately rapid to rapid in the substratum. In a large part of the acreage, typical natural vegetation is open forest of south Florida slash pine and an understory of saw palmetto, running oak, inkberry, and fetterbush. The most common native grasses are pineland threeawn and Florida threeawn.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover and vegetation communities found on the subject site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. Observed and potential listed wildlife species presence and usage of the habitat is further discussed in the subsequent section of this report.

There are three different FLUCFCS classifications currently present on the site including improved pasture (211), the ditches that network throughout the site are classified as streams and waterways (510), and the water retention basin is categorized as a reservoir less than 10 acres (534).

A land cover map of the observed community types is included as Figure 3 in the appendix of this report. The land cover types observed on the property are described as follows:

211 Improved Pasture – 68.1 ± acres

This land cover accounts for the upland portions of the property. Vegetation assemblages within this land cover type is predominantly short, herbaceous grass and ruderal weeds with dominant species including bahia grass (*Paspalum notatum*), dropseed grass (*Sporobolus* spp.),

guinea grass (*Panicum maximum*), dog fennel (*Eupatorium* spp.), ragweed (*Ambrosia*), shrubby false buttonweed (*Spermacoce verticillata*), pepperweed (*Lepidium* sp.), Caesar weed (*Urena lobata*) and sandspur grass (*Cenchrus* sp.). Taller vegetation consisted of Brazilian pepper (*Schinus terebinthifolius*), earleaf acacia (*Acacia auriculiformis*) and sabal palms (*Sabal palmetto*) which was observed most commonly as seedlings.

510 Ditches – 3.2 ± acres

A system of drainage ditches extends throughout the property. The ditches are approximately 10-15 feet wide and are typically vegetated with scattered Carolina willow (*Salix caroliniana*), primrose willow (*Ludwigia peruviana*), Caesar weed (*Urena lobata*), cattail (*Typha* spp.), swamp fern (*Blechnum serrulatum*), Brazilian pepper and Old-world climbing fern (*Lygodium microphyllum*). Some of these ditches are connected and extend beyond the limits of the property. The sides of the ditches have steep slopes with no littoral shelves.

534 Reservoir less than 10 acres – 3.7 ± acres

A water retention basin is located within the central-southern half of the property. The reservoir is surrounded by an earthen levee and contains surface water. Vegetation within the reservoir consists of jointed spike rush (*Eleocharis interstincta*), soft rush (*Juncus effusus*), flat sedges (*Cyperus* spp.), dropseed grass (*Sporobolus* spp.), wax myrtle (*Myrica cerifera*), guinea grass and primrose willow.

NON LISTED WILDLIFE SPECIES

The pasture, ditch network and retention basin provide habitat for numerous non-listed wildlife species. Observations from the site visit conducted in August, 2016 included sightings of or observations of signs of the following wildlife:

Black bellied whistling duck with juveniles
Marsh hawk (Hen harrier)
Chimney swifts
Mocking bird
Marsh rabbit
Wild hog
Black racer

LISTED SPECIES

No listed plant or animal species nor sign of listed species were observed on the property. The absence of native habitat combined with active agricultural and land management practices has left the property very degraded and inappropriate for most listed plant and animal species.

PROPOSED IMPACTS FROM DEVELOPMENT

The majority of the 75-acre site will be occupied by the proposed concrete plant. The plant development will include an office building, parking areas, large storage and loading areas, production and finishing areas, and a large retention pond. Because there is no native upland or wetland habitat present on the site, the environmental impacts are minimal. There are surface waters in the form of drainage ditches and an existing retention area that will be filled for the development. However, there is no significant wetland habitat and no listed wildlife species utilizing these areas. Permits will be obtained from South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (COE) that will address impacts to surface waters. If any compensatory mitigation is required for surface water impacts, it will be provided through purchase of credits at an off-site mitigation bank.

LIST OF FIGURES

1. LOCATION MAP
2. QUAD MAP
3. AERIAL MAP
4. FLUCFCS MAP


ATTACHMENT

1. SOILS REPORT



© 2010 NAVTEQ © AND © 2016 Microsoft Corporation

LEGEND

 - SITE (75.0+/- AC)

0 2,000 Feet



**FORT PIERCE PRE-CAST FACILITY
LOCATION MAP**



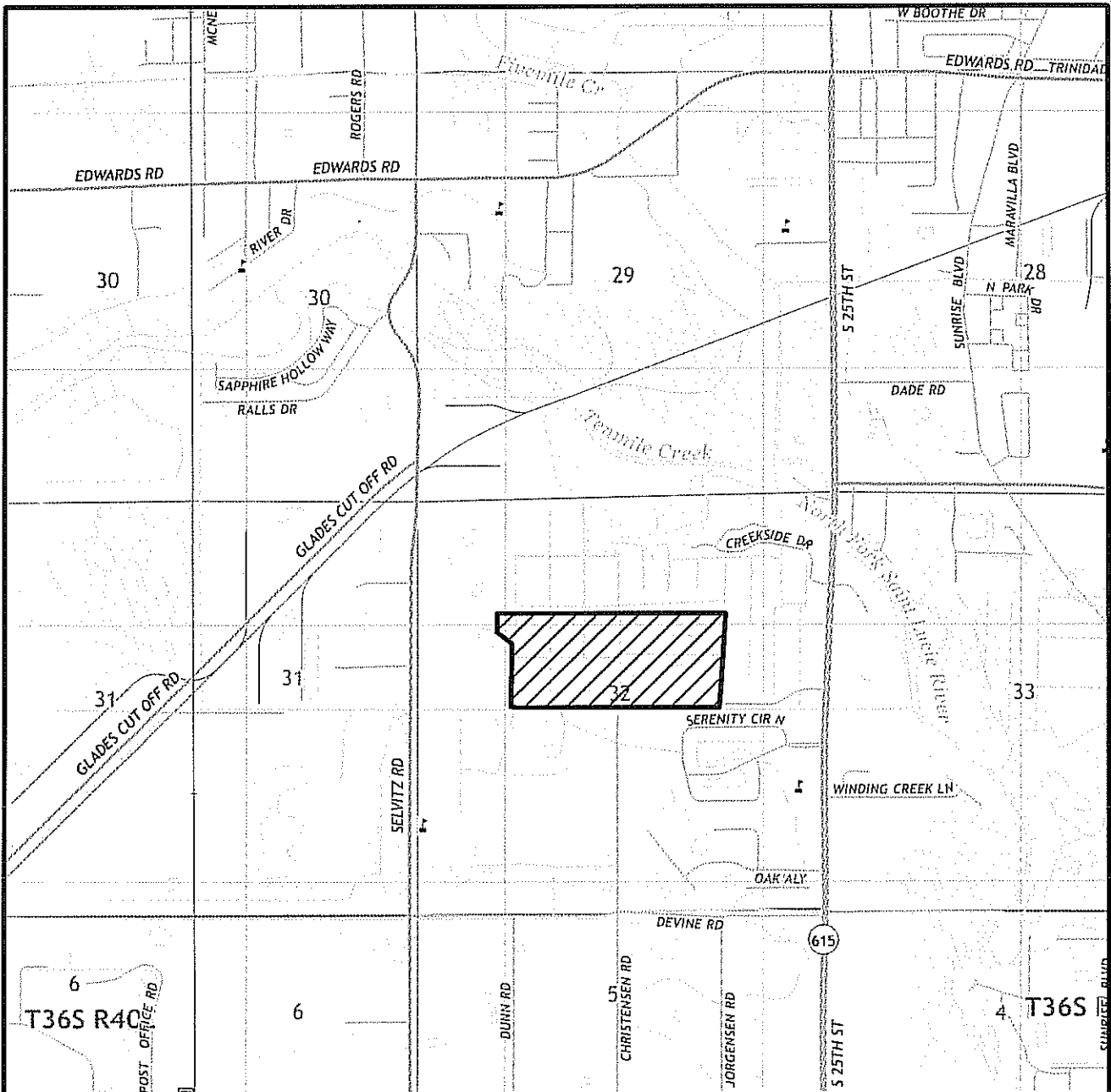
EW CONSULTANTS, INC.

601 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-5475 FAX 561-623-5481
WWW.EWCONSULTANTS.COM

DATE: AUG 2016

FIGURE

1



USGS 2015 QUAD MAP "FORT PIERCE", SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FORT PIERCE, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°23'26" LONGITUDE -80°21'31"

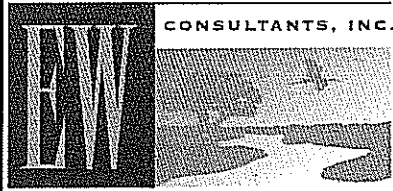
LEGEND

 - SITE (75.0± AC)



**FORT PIERCE PRE-CAST FACILITY
QUAD**

Fort Pierce Precast Facility.dwg QUAD



EW CONSULTANTS, INC.
 601 HERITAGE DRIVE, SUITE 124
 JUPITER, FLORIDA 33458
 561-623-5475 FAX 561-623-5481
 WWW.EWCONSULTANTS.COM

AUG 2016
FIGURE
2

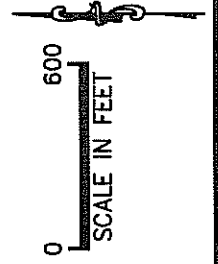


25TH STREET

PALM LAKES
AVE

SELVITZ RD

DOT AERIALS DATED 2016



**FORT PIERCE
PRE-CAST FACILITY**

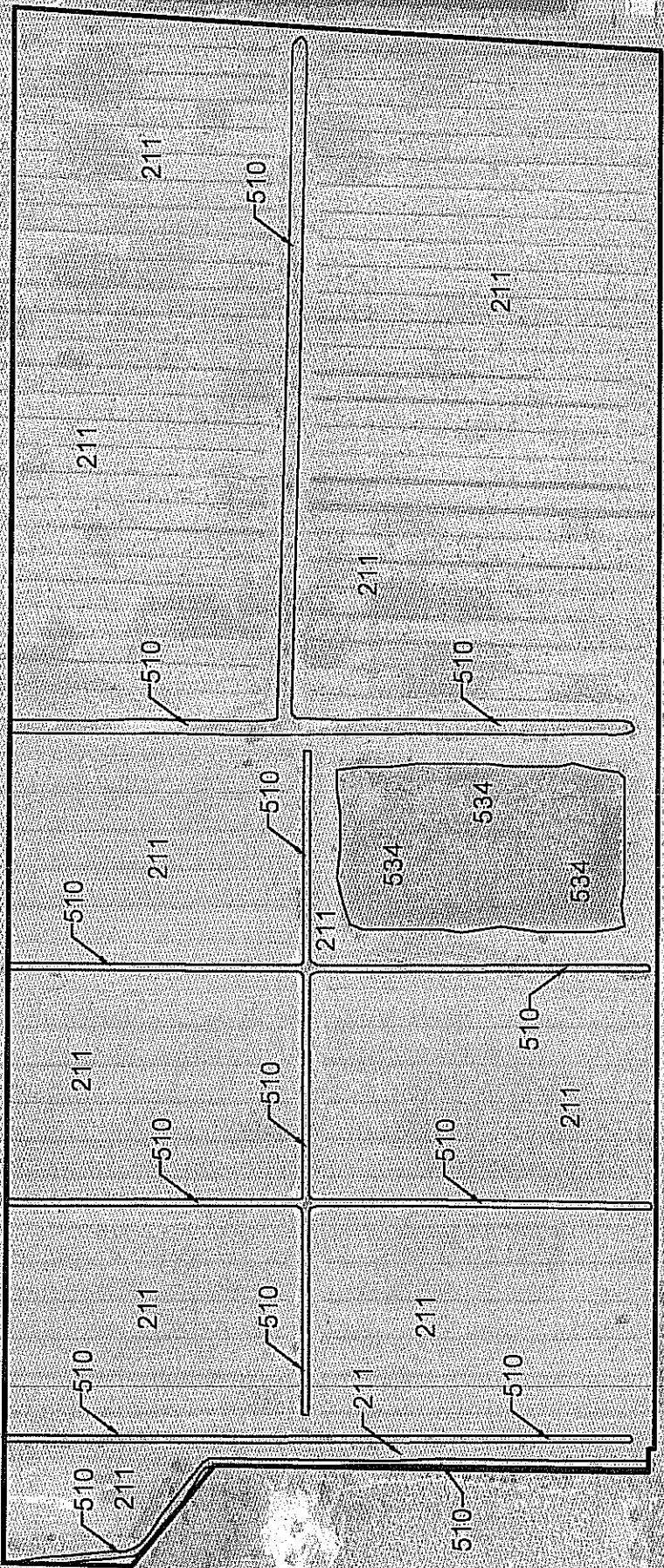
AERIAL

AUG 20 16
FIGURE
3

CONSULTANTS, INC.
EW CONSULTANTS, INC.
801 HERNDON DRIVE, SUITE 124
JUPITER, FLORIDA 33488
888-423-6472 FAX 888-423-6461
WWW.EWCONSULTANTS.COM



DOT AERIALS DATED 2016



PALM LAKES AVE

LEGEND

- 211 - IMPROVED PASTURE (68.1± AC)
 - 510 - DITCHES (3.2± AC)
 - 534 - RESERVOIRS LESS THAN 10 ACRES (3.7± AC)
- TOTAL SITE (75.0± AC)**



**FORT PIERCE
PRE-CAST FACILITY**

FLUCFCS

EW CONSULTANTS, INC.
GENERALIST, INC.
 801 HIGHLAND DRIVE, SUITE 124
 JUPITER, FLORIDA 33408
 561.763.4444
 WWW.EWCONSULTANTS.COM

AUG 2016
FIGURE 4

Soil Map—St. Lucie County, Florida
(FORT PIERCE PRE-CAST FACILITY)



Map Scale: 1:4,850 if printed on A landscape (11" x 8.5") sheet








































Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 8, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farnton sands	27.6	36.9%
13	Floridana sand, depressional	1.7	2.3%
26	Oldsmar sand, depressional	3.0	4.0%
38	Riviera fine sand, 0 to 2 percent slopes	18.0	23.9%
43	Susanna and Wauchula sands	24.7	32.8%
Totals for Area of Interest		75.0	100.0%