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Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

{00087397.DOC. 1 }

1. Property Address/Location: 801 Avenue O
2. Property Tax ID(s): 2403-233-0002-000-3 & 2404-144-0000-000-9
3. Total Acreage: 5.99
4. Existing Future Land Use Designation: 1.57 Acres Conservation Open Space & 4.42 acres Residential, Low
5. Existing Zoning Classification: O-1 (Gen. & Recreational Open Space) & R-3 (Single Family Moderate Density)
6. Proposed Future Land Use Designation: General Commercial
7. Other applications being submitted concurrent with this application, if any: Zoning Atlas Amendment & Abandonment
8. Describe the existing uses, improvements and structures on the amendment lands: None, vacant land
9. Are there any identified or possible historical structures on the amendment lands? No, vacant land
10. The reason for making this request: To change the land use designation to match the land use designation to the east (General Commercial) so the parcels can be developed as one commercial site.

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential, Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

{00087397.DOC.1}

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 Total: 8,807
Proposed Zoning	Total gallons per day: 260,924(.125) = 32,615
Change in Demand	Total gallons per day: 32,615 - 8,807 = Increase of 23,808

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 Total: 8,379
Proposed Zoning	Total gallons per day: 260,924(0.1) = 26,092
Change in Demand	Total gallons per day: 26,092 - 8,379 = Increase of 17,713

C. Parks and Recreation (Residential Classifications Only): N/A (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): N/A 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	R-3: 4 yards

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Proposed Zoning	None
Change in Demand	Decrease in 4 yards
F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year - 1 day storm event)	
Impact	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

12. Name of Owner(s): Blue Water, LLC
 Mailing Address: 312 SE 17th St. 2nd Floor
 City: Fort Lauderdale State: FL Zip: 33316
 Phone # 954-767-6333
 E-mail: DSaavedra@saavlaw.com

13. Name of Applicant: Blue Water, LLC
 Mailing Address: 312 SE 17th St. 2nd Floor
 City: Fort Lauderdale State: FL Zip: 33316
 Phone # 954-767-6333
 E-mail: DSaavedra@saavlaw.com

14. Name of Representative: Amanda Martinez, Martinez Planning Associates, LLC
 Mailing Address: 115 Citrus Park Cir.
 City Boynton Beach State FL Zip 33436
 Phone # 954-304-7755 Fax # N/A
 E-mail: amandaplanner@gmail.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.

{00087397.DOC.1}

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 _____ Date 12.6.16

312 SE 17th St. Ft. Lauderdale, FL 33316
Address State Zip

954-767-6333 954-767-8111 DSaavedra@saavlaw.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(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Blue Water, LLC 954-767-6333
Property Owner's Name (Please Print) Phone

312 SE 17th St. Ft. Lauderdale, FL 33316
Address State Zip

Property Owner's Signature _____ Date 12.6.16

STATE OF FLORIDA)
BROWARD COUNTY)

The foregoing instrument was acknowledged before me this 6th day of December, 20 16, by Damaso W. Saavedra who is personally known to me or has produced _____ as identification.

Signature of Notary

JOANNE SPEAKE



JOANNE SPEAKE
MY COMMISSION # FF 042974
EXPIRES: December 6, 2017
Bonds of Duty Budget Notary Services
(seal)

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

{00087397.DOC.1}

NOTES:

- 1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Descriptions shown hereon provided by the client and/or their agent.
- 3) Underground foundations and improvements were not located as part of this survey.
- 4) Overall parcel contains 13.18 Acres, more or less.
- 5) The last date of field work was August 16, 2016.
- 6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
- 7) The concrete walk along U.S. Highway 1 meanders on and off of property line.
- 8) Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120256, 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) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
- 10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
- 11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.
- 12) This map is intended to be displayed at a horizontal scale of 1"=50' unless otherwise noted.

DESCRIPTION

PARCEL 1
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, Page 43, of the Public Records of St. Lucie County, Florida. Thence South 90°00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 0°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

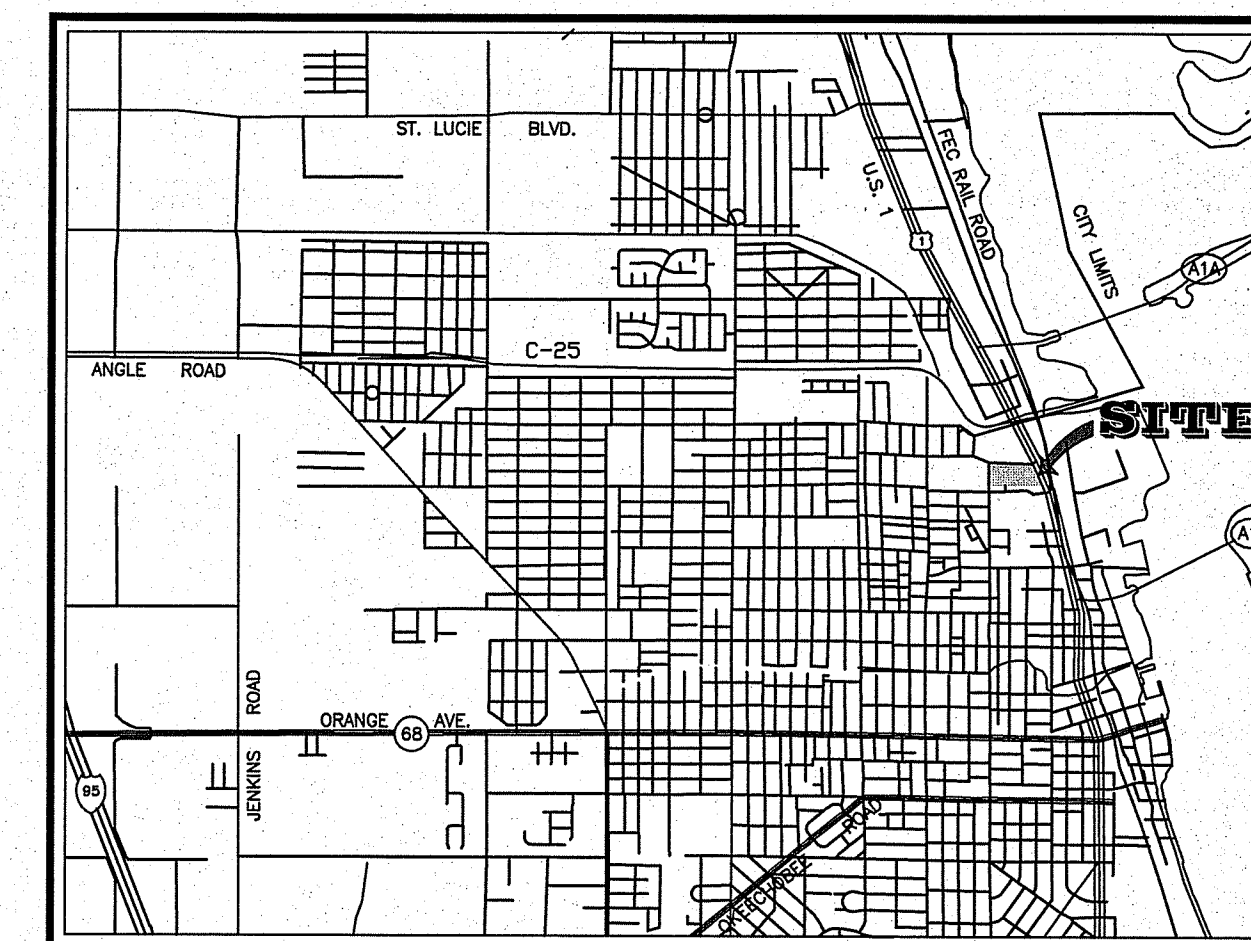
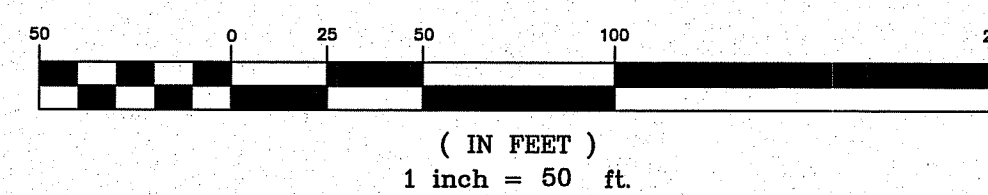
DESCRIPTION

Together with:

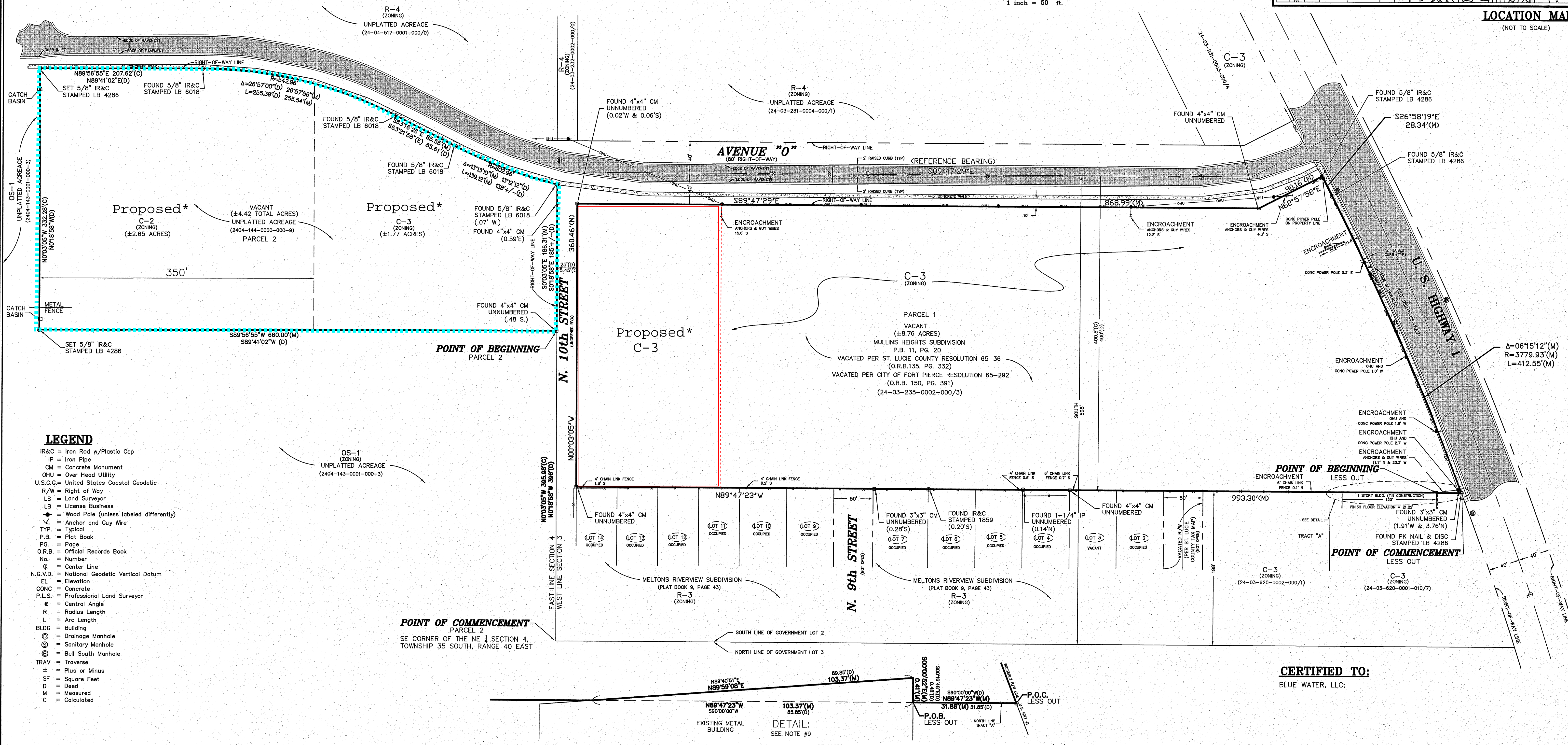
PARCEL 2
From the SE corner of the NE 1/4 of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

GRAPHIC SCALE



LOCATION MAP
(NOT TO SCALE)



LEGEND

- IR&C = Iron Rod w/Plastic Cap
- IP = Iron Pipe
- CM = Concrete Monument
- OHU = Over Head Utility
- U.S.C.G. = United States Coastal Geodetic
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- LB = License Business
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- BSM = Bell South Manhole
- TRAV = Traverse
- ± = Plus or Minus
- SF = Square Feet
- D = Dead
- M = Measured
- C = Calculated

CERTIFIED TO:
BLUE WATER, LLC;

3/9/2017
DATE

ROBERT H. JOHNSON
P.S.M. - FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/12-14
	1604/25

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE: 772-464-5337 • FAX: 772-464-5497 • WWW.CT-ENG.COM
STATE OF FLORIDA CERTIFICATION No. LB 426

- REVISIONS -

BY	DATE	DESCRIPTION
BCS	8/8/00	REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY
ER	9/18/00	ADDED ADDITIONAL TOPO
GLL	10/01/03	UP-DATE SURVEY REVISED CERTIFICATIONS
RNJ	8/16/16	UP-DATE SURVEY ADD PARCEL 2
RNJ	8/25/16	ADDED ZONING INFORMATION
RNJ	8/30/16	REVISED GRAPHICS AND ANNOTATION

BY	DATE	DESCRIPTION
ER	6/9/98	FIELD
RCL	6/11/98	CALCS.
BCS	6/12/98	DRAWN
RCL	6/12/98	CHECKED
		APPROVED

BOUNDARY SURVEY
PREPARED FOR
BLUE WATER, LLC

DATE: 8/16/16
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A

JOB No. **16-088**

SHEET **1** OF **1**

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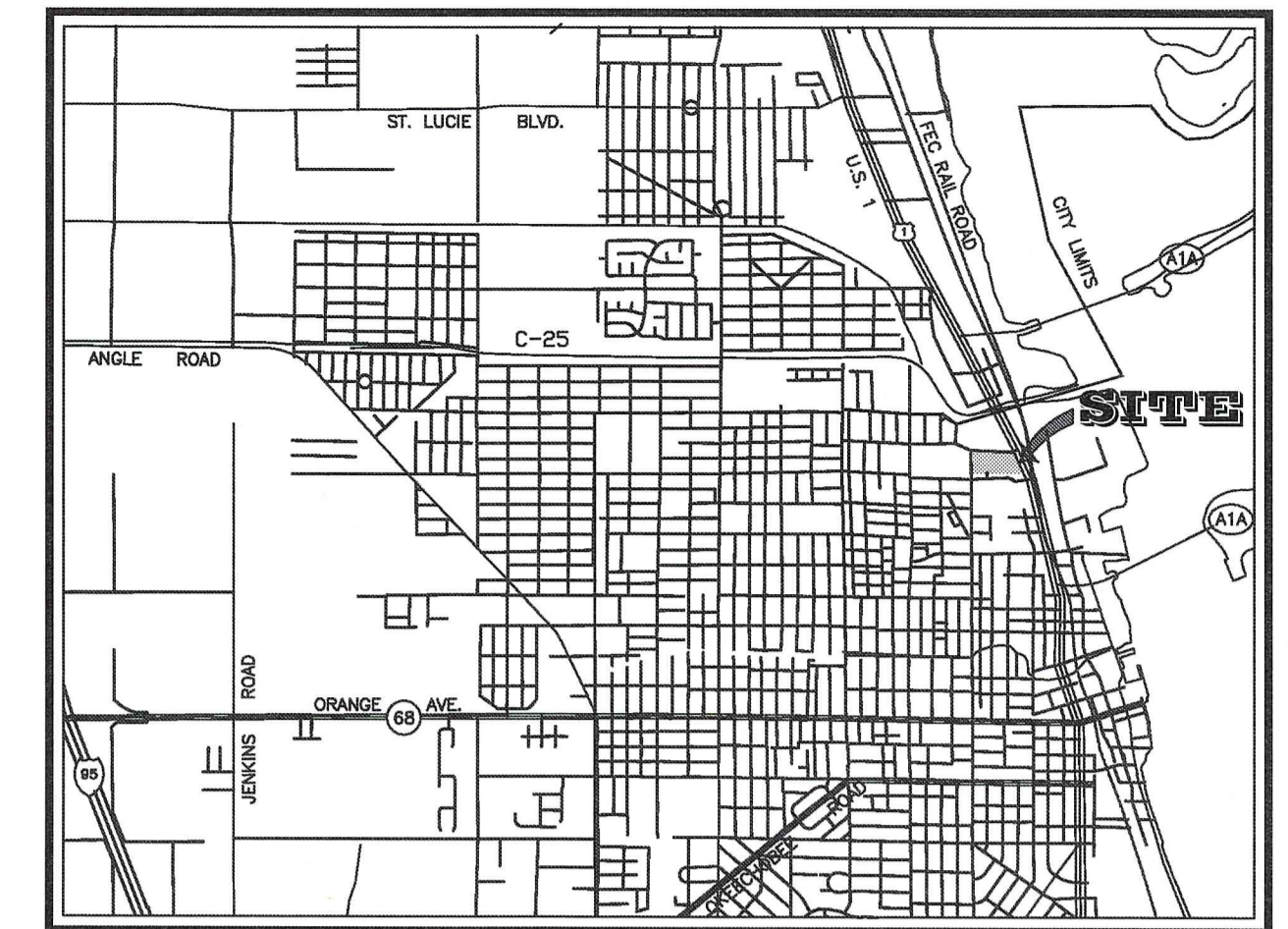
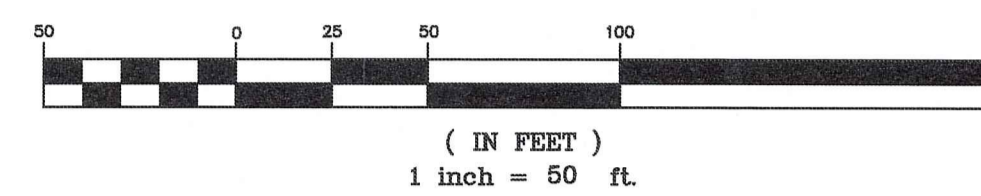
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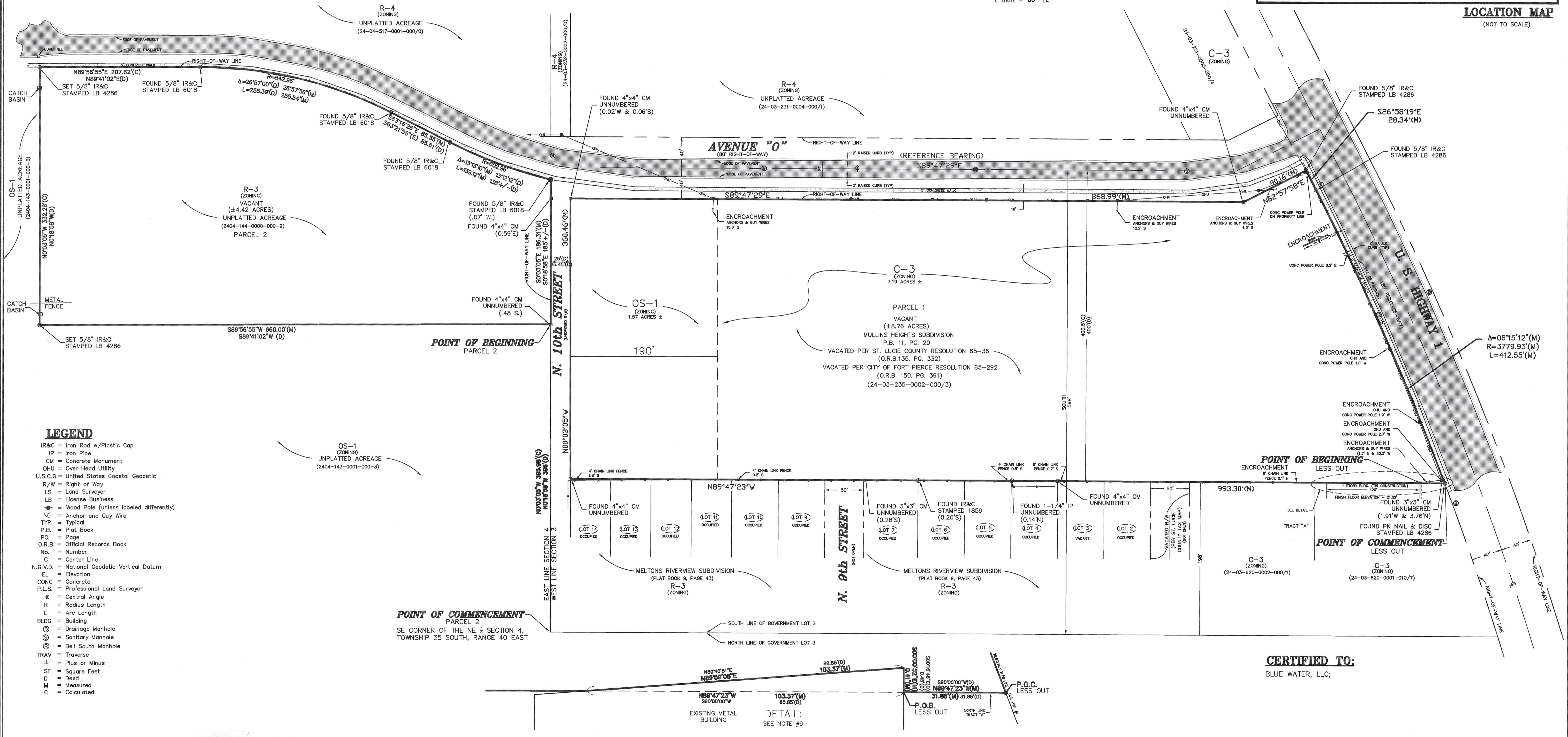
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(NOT TO SCALE)



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- M = Measured
- C = Calculated

CERTIFIED TO:
BLUE WATER, LLC;

DATE: 10/20/2016

 ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./P.G.
03-215.dwg	9820/9-14
16-088.dwg	0136/ 12-14
	1604/ 35

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. LR 4286

- REVISIONS -

REVISION	BY	DATE
REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY	BCS	8/8/00
ADDED ADDITIONAL TOPO	ER	9/19/01
UP-DATE SURVEY REVISED CERTIFICATIONS	GLL	10/01/03
UP-DATE SURVEY ADD PARCEL 2	RNJ	8/16/16
ADDED ZONING INFORMATION	RNJ	8/25/16
REVISED GRAPHICS AND ANNOTATION	RNJ	8/30/16

FIELD	BY	DATE
ER	ER	6/9/98
RCL	RCL	6/11/98
BCS	BCS	6/12/98
RCL	RCL	6/12/98
APPROVED		

BOUNDARY SURVEY
 PREPARED FOR
BLUE WATER, LLC

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2309816 OR BOOK 1848 PAGE 2087
Recorded: 11/21/03 12:50

Prepared by and return to:

Judith W. Stoner
Vice President
Lawyers Land Title Co.
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

* DOC ASSUMP: \$ 0.00
* DOC Tax : \$ 6,650.00
* Int Tax : \$ 0.00

File Number: 9848.101
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of October, 2003 between Ft. Pierce, LLC, an Illinois Limited Liability Company whose post office address is 143 East Lake Cook Road, Palatine, IL of the County of Cook, State of Illinois, grantor*, and Blue Water, LLC, a Florida limited liability company whose post office address is 701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311 of the County of Broward, State of Florida, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2003 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christy Marsh
Witness
(print name) Christy Marsh

Bruce A. Sabi
Witness
(print name) Bruce A. Sabi

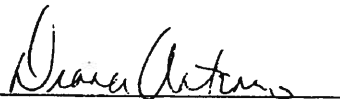
Ft. Pierce, LLC, an Illinois Limited Liability Company

By: Emmett F. Stains
Emmett F. Stains, Managing Member

OR BOOK 1848 PAGE 2088

State of Illinois
County of COOK

This instrument was acknowledged before me this 31st day of October, 2003 by Emmett F. Stains, as managing member of Ft. Pierce, LLC, an Illinois Limited Liability Company. He is personally known to me or produced _____ as identification and did not take an oath.



State of Illinois, Notary Public

My commission expires _____
OFFICIAL SEAL
DIANA ANTONIO
Notary Public, State of Illinois
Commission Expires 07/29/05

F:\WordDocs\Mogerman, O'Leary & Patel - 9848\Blue Water, LLC - 101\Documents\WD from di.tif

OR BOOK 1848 PAGE 2089

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, page 43 of the Public Records of St. Lucie County, Florida. Thence South 90 deg. 00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90 deg. 00' 00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40' 51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16' 48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

Prepared by and return to:

Lisa K. Hermann, Esq.
Saavedra, Pelosi, Goodwin & Herman
312 SE 17th Street 2nd Floor
Fort Lauderdale, FL 33316

* Doc Assump: \$ 0.00
* Doc Tax : \$ 840.00
* Int Tax : \$ 0.00

File Number: 9848.116
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of December 2003 between Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981 and, as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981, whose post office address is ZIS LAKEVIEW CT. NW * of the County of HIGHLANDS State of FLORIDA, grantor*, and Blue Water, LLC, a Florida limited liability company whose post office address is 701 NW 19th Street, Suite 100, Fort Lauderdale, FL 33311 of the County of Broward, State of Florida, grantee*,
*Lake Placid, FL 33852

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

From the SE corner of the NE ¼ of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Subject to land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters of record, appearing on the plat or otherwise common to the subdivision; and taxes for the year 2004 and thereafter. Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

(signatures and acknowledgments appear on the following page)

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness **PATRICIA M. BARNHART**
(print name)

[Signature]
Witness **BESSIE P SMITH**
(print name)

By [Signature]
Robert D. Meyer, Trustee

By [Signature]
Opal I. Meyer, Trustee

State of **FLORIDA**
County of **HIGHLANDS**

This instrument was acknowledged before me this 24 day of DEC, 2003 by Robert D. Meyer and Opal I. Meyer, as Trustees for the Opal I. Meyer Revocable Trust dated February 9, 1981, and as Trustees for the Robert D. Meyer Revocable Trust dated February 9, 1981. They are personally known to me or produced as identification and did not take an oath.

[Signature]
State of _____, Notary Public

My commission expires:



Bessie P Smith
My Commission DD171943
Expires February 05 2007

EXHIBIT "A"

PARCEL 1:

That part of the North 400 feet of the South 598 feet of Government Lot 2 lying West of US Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, page 43, of the Public Records of St. Lucie County, Florida. Thence South 90 deg. 00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90 deg. 00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89 deg. 40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00 deg. 16'48" East, along the East face of said metal building a distance of .48 feet to the North line of said Tract "A" and the Point of Beginning.

PARCEL 2:

From the SE corner of the NE 1/4 of Section 4, Township 35 South, Range 40 East, run North 0 deg. 18'58" West, 396 feet to the Point of Beginning of the lands herein described: From said Point of Beginning run South 89 deg. 41'02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 deg. 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the Point of Beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

Property Identification

Site Address: 801 Avenue O
Map ID: 24.03N

Parcel ID: 2403-233-0002-000-3
Zoning: C-3 - FP

Account #: 15831
Use Type: 1000

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST F12
Fort Lauderdale, FL 33316

Legal Description

3 35 40 THAT PART OF N 400 FT OF S 598 FT OF GOVT LOT 2 LYG W OF US 1 HWY-LESS R/W FOR AV O AND LESS W 25 FT FOR N 10 ST R/W AND LESS THAT PART MPDA: FROM INT OF WLY RD R/W LI OF US #1 AND N LI OF TRACT A OF MELTONS RIVERVIEW S/D (PB 9-43) RUN S 90 00 00 W 31 85 FT TO POB, TH CONT S 90 00 00 W 85.58 FT, TH N 89 40 51 E 85.58 FT, TH S 00 16 48 E 0.48 FT TO N LI OF TRACT A AND POB- (8.67 AC) (OR 1848-2087)

Current Values

Just/Market:	\$828,200	Assessed:	\$828,200	Year
Exemptions:	\$0	Taxable:	\$828,200	2016
				2015
				2014

Historical Values 3-year

Assessed	Exemptions	Taxable
\$828,200	\$0	\$828,200
\$828,200	\$0	\$828,200
\$828,200	\$0	\$828,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-31-2003	1848 / 2087	XX00	WD	Ft Pierce, LLC,	\$950,000
08-15-2000	1321 / 848	XX00	WD	Dloughy, Daniel J	\$339,000
12-30-1998	1194 / 0832	XX01	QC	RAVEN PARC INC	\$230,000

Primary Building Information

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

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

A/C %: 0%
Heated %: N/A%
Sprinkled %: 0%

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



*Image
or
Sketch
unavailable
for display*

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	8.45
Land Size (SF):	368,082
Total Building Count:	1

Special Features and Yard Items

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

Site Address: Avenue O
Map ID: 24/04N

Parcel ID: 2404-144-0000-000-9
Zoning: R3

Account #: 16249
Use Type: 0000

Sec/Town/Range: 04/35S/40E
Jurisdiction: Fort Pierce

Ownership

Blue Water Llc
312 SE 17th ST Fl 2
Fort Lauderdale, FL 33316

Legal Description

4 35 40 BEG AT INT OF S R/W AV O AND E SEC LI, TH S ALG SD E LI 185 FT M/L TO PT 396 FT N OF SE COR OF NE 1/4, TH E 660 FT, TH N // TOE SEC LI 332.28 FT M/L TO S R/W AV O, TH N 89 DEG 41 MIN 02 SEC E 207.62 FT TO PC OF CURVE TO RT, R 542.96 AND CA 26 DEG 57 MIN ARC DIST OF 255.39 FT, TH S 63 DEG 21 MIN 58 SEC E 85.61 FT TO PC OF CURVE TO LEFT, R 602.96 FT, ARC DIST OF 138 FT M/L TO POB (OR 1882-478)

Current Values

Just/Market: \$125,000 Assessed: \$125,000
Exemptions: \$0 Taxable: \$125,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$125,000	\$125,000	\$0	\$125,000
2015	\$125,000	\$125,000	\$0	\$125,000
2014	\$125,000	\$125,000	\$0	\$125,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-24-2003	1882 / 0478	XX00	WD	Meyer, Robert D	\$120,000
08-01-1979	0323 / 2977	XX02	CV		\$33,000

Primary Building Information

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

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

A/C %: 0%
Heated %: N/A%
Sprinkled %: 0%

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



Image
or
Sketch
unavailable
for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.41
Land Size (SF):	192,099.6
Total Building Count:	1

Special Features and Yard Items

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Land Use Plan Amendment Statement of Need

1. 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.

The proposed amendment consists of two parcels. The more eastern parcel currently has a split land use designation of General Commercial and Conservation/Recreation Open Space while the parcel to the west has a designation of Residential, Low. The proposed amendment will designate a future land use of General Commercial for the entire site, creating one developable commercial parcel. The closest grocery store is located about 0.35 miles from this location and does not have a safe, walking environment leading to the commercial center. Developing a commercial project at this location will meet a need for the local residents by providing commercial retail and services within a walking distance and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

2. Statements on how the amendment(s) are consistent with Comprehensive Plan.

This amendment is consistent with the following policies in the City of Ft. Pierce Comprehensive Plan:

FLU 1.1.3 Policy:

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

The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and also provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

The development of a commercial center on this site could help to activate the existing park to the west. The uses that are located within the commercial center could compliment the park activities. Some of these types of uses include, a grocery store, a hair or nail salon, a dry cleaner, a restaurant or café or a daycare. These are uses that a parent would use during or after/before their child's activities at the park. There are examples of this type of relationship working in commercial centers in Palm Beach County.

FLU 1.8 Objective:

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

This site is located within the CRA and as such, development of a commercial center at this location will help revitalize the area, increase the tax base and provide jobs for the local residents. This site is located along US1 and Avenue O which has a residential community in the surrounding area. Development of a commercial center at this location will provide retail goods and services within walking distance to their place of residence; following the principles of Smart Growth and providing a mix of uses within walking distance.

FLU 1.8.2 Policy:

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

- To create a lively downtown/waterfront area with mixed-use development, water-enhanced activities, and historic preservation.

The development of a commercial center at this location will compliment and help attract mixed use and mutli-family development along the waterfront. Commercial uses are an integral part of a lively downtown/waterfront and the location of this property is well suited for the commercial development to compliment a downtown.

FLU 1.10 Objective:

The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

This amendment will allow a parcel that is currently vacant to be developed as a retail commercial center. This will increase the value of the land, adding to the City's tax base and will also provide job opportunities for residents that would not be available to them with the current land use designation of Conservation/Open Space and Residential, Low.

TE 2.2.7 Policy:

Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

1. *Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at "C."*

2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

TE 2.3.2 Policy

Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standards. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

Included with this application is a trip generation letter showing that the level of service on Avenue O during the PM peak hour drops from "C" to "F" at the maximum build out scenario while the AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at "C." Following the trip generation letter is a traffic mitigation and level of service statement providing the following mitigation options to address the level of service for the PM peak hour on Avenue O:

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2. *Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at "C."*

The traffic mitigation and level of service statement also addresses the traffic for the intersection at US 1 and Avenue O, providing the following:

1. *Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.*

3. Statements on how the 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.

The land use designations in the immediate area to the north are Residential Medium and General Commercial; to the south the designations are Residential, Low and Conservation/Open Space; to the east is General Commercial and to the west is Conservation/Open Space and Residential Medium.

The General Commercial land use designation is consistent with the General Commercial designation that is along the US 1 corridor. There is an existing commercial center about 0.35 miles from this site. This is not within walking distance to most of the residents in this neighborhood. Developing a commercial center in this neighborhood will provide the residents a retail center with services and goods within walking distance from their place of residence and provide commercial uses that will compliment any future mixed use or multi-family development in the surrounding area.

The development of a commercial center on this site could help to activate the existing park to the west. The uses that are located within the commercial center could compliment the park activities. Some of these types of uses include, a grocery store, a hair or nail salon, a dry cleaner, a restaurant or a café or a daycare. These are uses that a parent would use during or after/before their child's activities at the park. There are examples of this type of relationship working in commercial centers in Palm Beach County.

**BLYTHE ENVIRONMENTAL, INC.
4248 SE COMMERCE AVENUE
STUART, FLORIDA 34997
772-219-7804 / 772-219-7859 FAX**

March 31, 2004

Mr. Kash Patel
701 NW 19th Street, Suite 100
Fort Lauderdale, Florida 33311

**RE: ENVIRONMENTAL ASSESSMENT
U.S. HWY. 1 AND AVENUE O, NORTH FORT PIERCE**

Dear Mr. Patel:

On Thursday, March 25, 2004, I visited a site in North Fort Pierce bounded by U.S. Highway 1 and Avenue O, in Saint Lucie County, Florida. During this visit, observations were made of on site soil and vegetation conditions and for protected plant and animal species.

SOILS

The *Soil Survey for St. Lucie County Area, Florida*, published by the USDA Soil Conservation Service indicates two soil types within the limits of this property. A brief description of these soil types is listed below. These descriptions are generalizations and do not account for any drainage improvements that may influence plant species and hydrology on the site.

4 Arents This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. The water table is between depths of 20 to 50 inches for most of the year.

#21 Lawnwood Sand Lawnwood sand is a nearly level poorly drained soil in the pine flatwoods. The water table is within a depth of 10 inches for 1 to 4 months and is between a depth of 10 to 40 inches for 6 months or more during most years. The water table is perched above the subsoil during the summer rainy season or after periods of heavy rainfall. It recedes to a depth of greater than 40 inches during extended dry seasons.

#29 Pendarvis Sand Pendarvis sand is a nearly level to gently sloping moderately well drained soil on low ridges and knolls in the flatwoods. It has a perched water table between depths of 24 to 40 inches for about 1 to 4 months during the summer rainy season and between depths of 40 to 60 inches for the rest of the year except during dry periods.

#33 Pits This map unit consists of excavations from which soil and geological material have been removed mostly for road construction or in building foundations

**MR. KASH PATEL
 ENVIRONMENTAL ASSESSMENT
 U.S. HIGHWAY #1 AND AVENUE O, FORT PIERCE
 MARCH 31, 2004
 PAGE TWO**

#42 St. Lucie Sand St. Lucie sand is a nearly level to sloping excessively drained soil on high dunelike ridges and undulating areas. The water table is below a depth of 80 inches and usually not within a depth of 120 inches annually.

#50 Waveland Fine Sand Waveland fine sand is a nearly level poorly drained soil on broad flatwoods areas. The water table is within a depth of 10 inches for 1 to 4 months and within a depth of 40 inches for 6 months or more during most years. It is perched above the subsoil early in the summer rainy season and after periods of heavy rainfall in other seasons. The water table recedes to a depth of more than 40 inches during extended dry seasons.

VEGETATION

Uplands

The entire 13 acre site can be classified as uplands. Using the Florida Land Use, Cover and Forms Classification System, the Eastern approximately 5 acres has been cleared, and part of it used as a borrow site for fill. Its FLUCCS category is 742 Borrow. The Western portion of the site, approximately 7.5 +/- acres of FLUCCS 411 Pine Flatwoods. Species observed include:

Brazilian Pepper	<i>Schinus terebinthifolius</i>
Laurel Oak	<i>Quercus laurifolia</i>
Live Oak	<i>Quercus virginiana</i>
Scrub Oak	<i>Quercus geminata</i>
Slash Pine	<i>Pinus elliotii</i>
Hickory	<i>Carya tomentosa</i>
Sand Pine	<i>Pinus clausa</i>
Air Plants	<i>Tillandsia spp.</i>
Hogplum	<i>Ximenia americana</i>
Wax Myrtle	<i>Myrica cerifera</i>
Dune Sunflower	<i>Helianthes dibilis</i>
Wiregrass	<i>Aristida stricta</i>
Dog Fennel	<i>Eupatorium capilliforme</i>
Broomsedge	<i>Andropogon virginicus</i>
Muhly Grass	<i>Amphicarpum muhlenbergii</i>
Greenbriar	<i>Smilax spp.</i>
Sawpalmetto	<i>Serenoa repens</i>
Wild Grape	<i>Vitis rotundifolia</i>
Lantana	<i>Lantana camara</i>
Cabbage Palm	<i>Sabal palmetto</i>
Spanish Needles	<i>Bidens pilosa</i>
Saltbush	<i>Baccharis halmifolia</i>
Periwinkle	<i>Vinca rosea</i>

**MR. KASH PATEL
ENVIRONMENTAL ASSESSMENT
U.S. HIGHWAY #1 AND AVENUE O, FORT PIERCE
MARCH 31, 2004
PAGE THREE**

PROTECTED SPECIES SURVEY

A field investigation and survey was made for protected species suspected to occur on-site. Upland portions of the site were surveyed through a network of parallel pedestrian transects at 10 meter intervals. Periodic random sampling stations were established throughout the site to observe for avian species.

During the study periods, numerous common birds were observed typical of urbanized areas. They included: Mockingbird, Blue Jay, and Mourning Dove. No protected species were observed on-site.

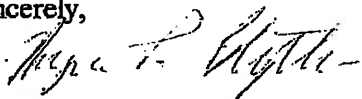
PREVIOUS IMPACTS

This parcel is bounded by a residential mobile home community to the south, vacant property to the north, U.S. Highway 1 to the east and a public park to the west. The site can be categorized as very disturbed on the eastern portion that was cleared many years ago. The western portion of the site is heavily wooded with mature dry scrubby pine flatwoods.

In a few isolated locations, old construction debris including large culvert pipes, concrete blocks, and old squatters camps were observed.

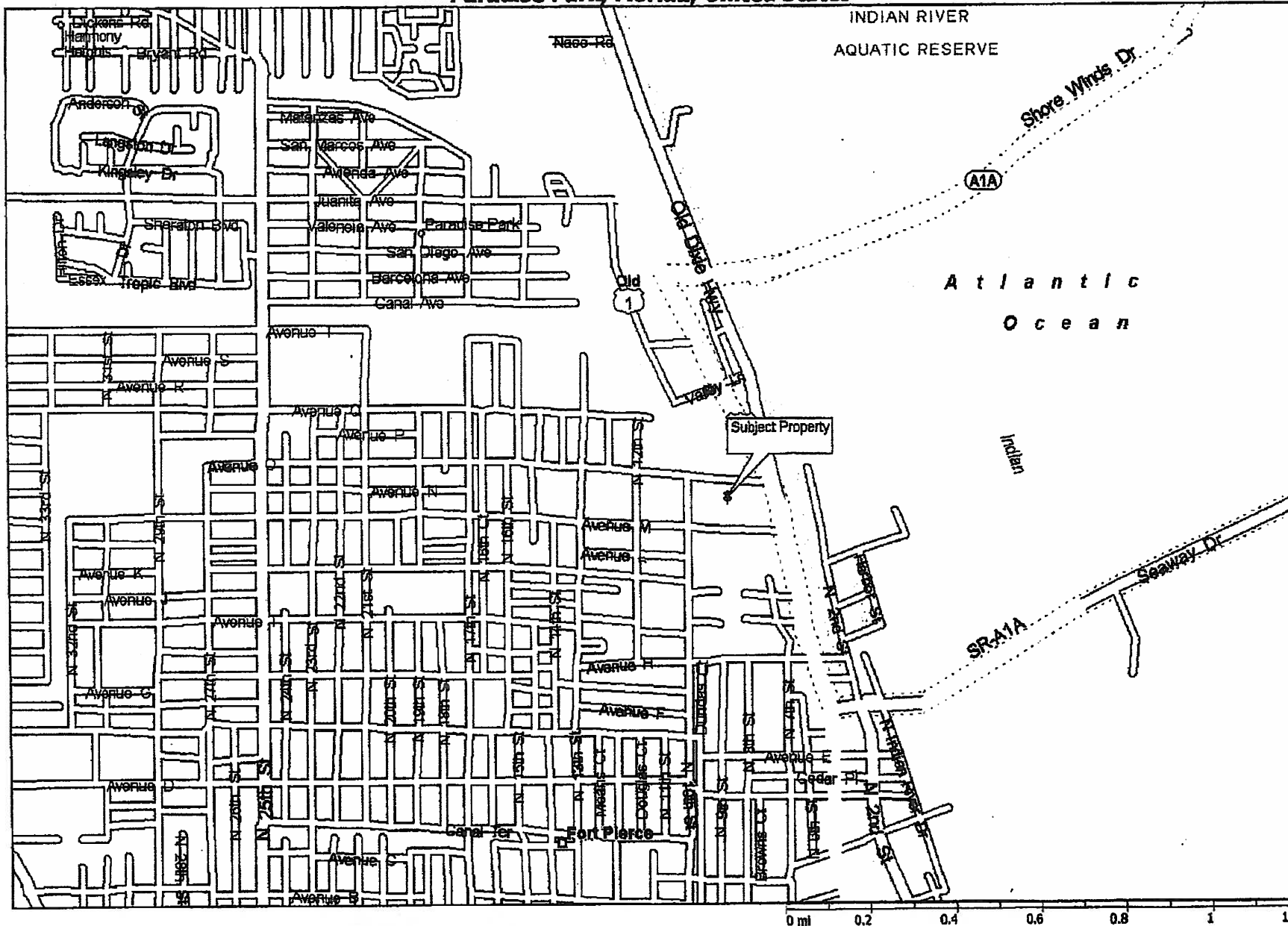
Should you need additional information regarding my field investigation of this site, please let me know.

Sincerely,



Wayne P. Blythe, President
BLYTHE ENVIRONMENTAL, INC.

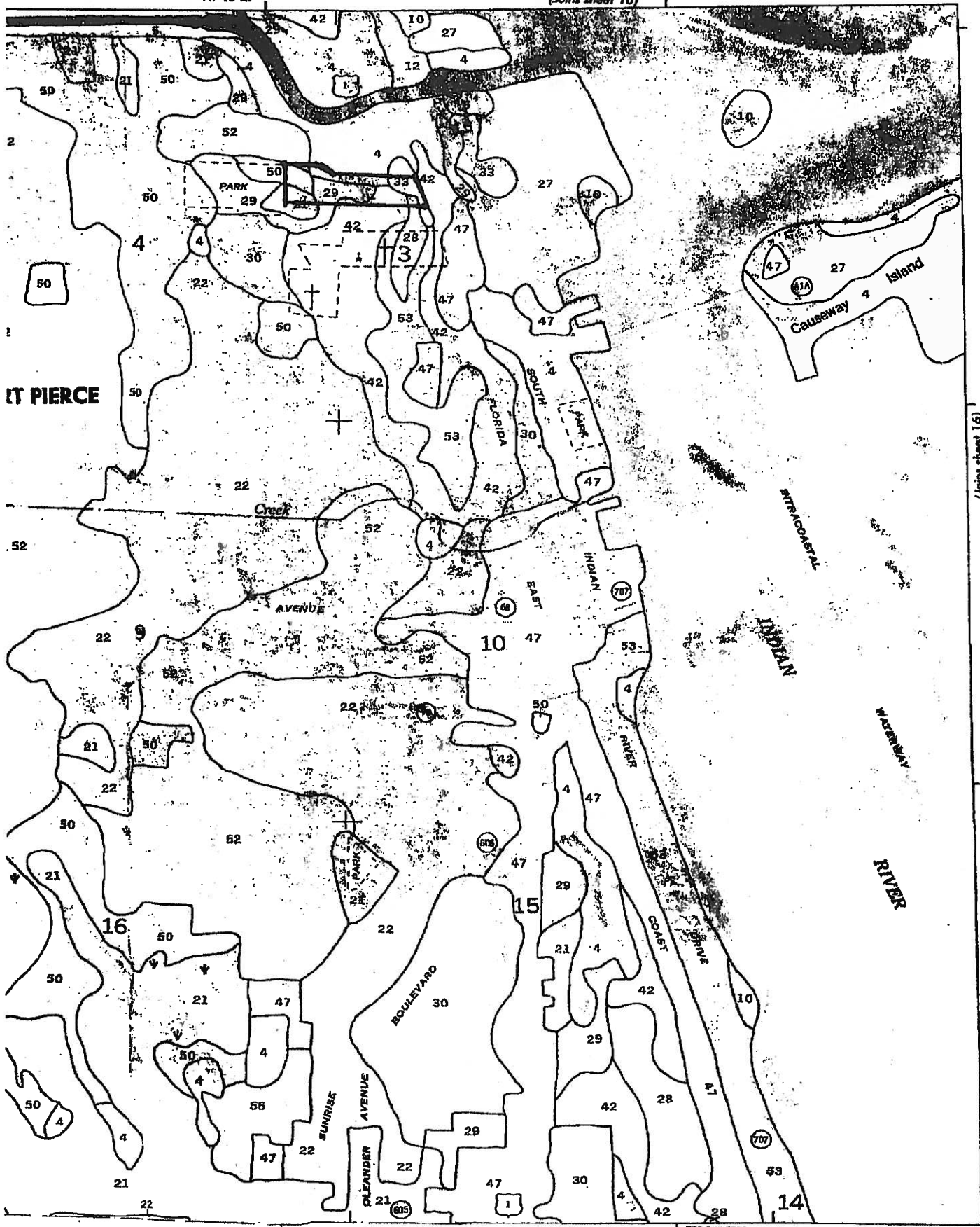
Paradise Park, Florida, United States



DA - SHEET NUMBER 15

R. 40 E.

(Joins sheet 10)



FT PIERCE

(Joins sheet 16)



(Joins sheet 21)

1:720 000 FEET



Stantec Consulting Services Inc.
5172 Station Way
Sarasota FL 34233
Tel: (941) 365-5500

December 1, 2016

City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, Florida 34950

**Reference: Blue Water, LLC Rezone
Traffic Impact Statement**

To Whom It May Concern:

This letter serves to summarize the traffic impacts of the subject project for your approval. The Rezone proposes to change 4.42 acres from Residential (Parcel ID 2404-144-0000-000-9) and 1.57 acres of Conservation Open Space (Parcel ID 2403-233-0002-000-3) to 5.99 acres of General Commercial. The remainder of the land on Parcel ID 2403-233-0002-000-3 is already zoned General Commercial. The maximum buildout intensities are shown in Table 1.

Table 1: Existing & Proposed Maximum Development

Scenario	Land Use Designation	Maximum Density	Development Size	
			Acres	Maximum Development
Existing	Residential (R-3)	6 du/acre	4.42	26 units
	Conservation Open Space (O-1)	0.25 FAR	1.57	17,097 SF
Proposed	General Commercial (C-3)	1.0 FAR	5.99	260,924 SF

The maximum allowed proposed development of 260,924 SF of commercial development cannot physically be constructed on the site when the infrastructure required to support the development is considered. A commercial building footprint typically represents approximately 20% of the total site acreage. The remaining 80% of the site is comprised of stormwater management facilities, parking, landscaping, and lot setbacks/buffers.

This analysis evaluates both the maximum (260,924 SF) and realistic maximum (52,000 SF; 20% of 5.99 acres) development scenarios in support of the proposed rezone. The proposed rezone is located at 801 Avenue O in Fort Pierce at the corner of US 1. The location of the two parcels is shown in Figure 1.



**Reference: Blue Water, LLC Rezone
Traffic Impact Statement**



Source: St. Lucie County Property Appraiser, 2016

Figure 1: Project Location

Trip Generation

Traffic volumes generated by the existing and proposed zoning were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. Land Use 210 (Single-Family Detached Housing) and Land Use Code 495 (Recreational Community Center) were used for the existing zoning and Land Use Code 820 (Shopping Center) was used for the proposed zoning to estimate the daily, AM peak-hour, and PM peak-hour trip generation potential for each scenario. The trip generation results from the maximum development scenario are summarized in Tables 2 through 4 and the trip generation results from the realistic maximum development scenario are summarized in Tables 5 through 7.



**Reference: Blue Water, LLC Rezone
 Traffic Impact Statement**

Table 2: Daily Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	$\ln(T) = 0.92\ln(x) + 2.72$	50%	50%	304	152	152
	Recreational Community Center - 495	Per ksf	17,097	$T = 33.82(x)$	50%	50%	578	289	289
Proposed	Shopping Center - 820	Per ksf	260,924	$\ln(T) = 0.65\ln(x) + 5.83$	50%	50%	12,667	6,334	6,333
Net Change in Trips							11,785	5,893	5,892

Table 3: AM Peak-Hour Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	AM Peak Trip Rate/ Equation	AM Enter Split	AM Exit Split	AM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	$T = 0.70(x) + 9.74$	25%	75%	28	7	21
	Recreational Community Center - 495	Per ksf	17,097	$T = 2.05(x)$	66%	34%	35	23	12
Proposed	Shopping Center - 820	Per ksf	260,924	$\ln(T) = 0.61\ln(x) + 2.24$	62%	38%	280	174	106
Net Change in Trips							217	144	73

Table 4: PM Peak-Hour Trip Generation - Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	$\ln(T) = 0.90\ln(x) + 0.51$	63%	37%	31	20	11
	Recreational Community Center - 495	Per ksf	17,097	$T = 2.74(x)$	49%	51%	47	23	24
Proposed	Shopping Center - 820	Per ksf	260,924	$\ln(T) = 0.67\ln(x) + 3.31$	48%	52%	1,139	547	592
Net Change in Trips							1,061	504	557



**Reference: Blue Water, LLC Rezone
 Traffic Impact Statement**

Table 5: Daily Trip Generation – Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	$\ln(T) = 0.92\ln(x) + 2.72$	50%	50%	304	152	152
	Recreational Community Center - 495	Per ksf	17,097	$T = 33.82(x)$	50%	50%	578	289	289
Proposed	Shopping Center - 820	Per ksf	52,000	$\ln(T) = 0.65\ln(x) + 5.83$	50%	50%	4,440	2,220	2,220
Net Change in Trips							3,558	1,779	1,779

Table 6: AM Peak-Hour Trip Generation - Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	AM Peak Trip Rate/ Equation	AM Enter Split	AM Exit Split	AM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	$T = 0.70(x) + 9.74$	25%	75%	28	7	21
	Recreational Community Center - 495	Per ksf	17,097	$T = 2.05(x)$	66%	34%	35	23	12
Proposed	Shopping Center - 820	Per ksf	52,000	$\ln(T) = 0.61\ln(x) + 2.24$	62%	38%	105	65	40
Net Change in Trips							42	35	7

Table 7: PM Peak-Hour Trip Generation - Realistic Maximum

Zoning Scenario	ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	26	$\ln(T) = 0.90\ln(x) + 0.51$	63%	37%	31	20	11
	Recreational Community Center - 495	Per ksf	17,097	$T = 2.74(x)$	49%	51%	47	23	24
Proposed	Shopping Center - 820	Per ksf	52,000	$\ln(T) = 0.67\ln(x) + 3.31$	48%	52%	387	186	201
Net Change in Trips							309	143	166



**Reference: Blue Water, LLC Rezone
 Traffic Impact Statement**

Trip Distribution/Assignment

All traffic from the rezone was distributed to Avenue O, where the properties have frontage. In addition, project traffic was distributed to the segments of US 1 north and south of Avenue O. Based on existing traffic volumes, 60% of project traffic was assigned to the segment to the south and 40% was assigned to the segment to the north.

Existing Zoning Conditions

The AM and PM peak-hour traffic conditions on Avenue O and US 1 north and south of Avenue O were evaluated for the existing traffic plus traffic generated by the maximum development allowed under the existing zoning. Table 8 and Table 9 summarize the existing zoning conditions generalized level-of-service analysis and indicate that all roadways are anticipated to operate within the adopted level-of-service standard of D.

Table 8: AM Peak-Hour Existing Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity ¹	AM Pk Hr Pk Dir Volume ¹	Existing Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	33	124	C	0.230
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	20	1,601	C	0.801
Avenue O to SR A1A North	2,100	1,581	13	1,594	C	0.759

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 9: PM Peak-Hour Existing Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity ¹	PM Pk Hr Pk Dir Volume ¹	Existing Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	43	135	C	0.250
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	26	1,262	C	0.631
Avenue O to SR A1A North	2,100	1,236	17	1,253	C	0.597

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015



**Reference: Blue Water, LLC Rezone
 Traffic Impact Statement**

Proposed Zoning Conditions

The AM and PM peak-hour traffic conditions on Avenue O and US 1 north and south of Avenue O were evaluated for the existing traffic plus traffic generated by the maximum development allowed under the proposed zoning. This was conducted for both the maximum and realistic maximum scenarios. Table 10 and Table 11 summarize the maximum proposed zoning conditions generalized level-of-service analysis and indicate that during the PM peak-hour Avenue O will exceed the adopted level-of-service standard of D.

Table 10: AM Peak-Hour Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity ¹	AM Pk Hr Pk Dir Volume ¹	Proposed Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	174	265	C	0.491
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	104	1,685	C	0.843
Avenue O to SR A1A North	2,100	1,581	70	1,651	C	0.786

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 11: PM Peak-Hour Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity ¹	PM Pk Hr Pk Dir Volume ¹	Proposed Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	592	684	F	1.267
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	355	1,591	C	0.796
Avenue O to SR A1A North	2,100	1,236	237	1,473	C	0.701

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 12 and Table 13 summarize the realistic maximum proposed zoning conditions generalized level-of-service analysis and indicate that all roadways are anticipated to operate within the adopted level-of-service standard of D.



**Reference: Blue Water, LLC Rezone
 Traffic Impact Statement**

Table 12: AM Peak-Hour Realistic Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity ¹	AM Pk Hr Pk Dir Volume ¹	Proposed Zoning Traffic	Total AM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	91	65	156	C	0.289
US 1						
Old Dixie Hwy to Avenue O	2,000	1,581	39	1,620	C	0.810
Avenue O to SR A1A North	2,100	1,581	26	1,607	C	0.765

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015

Table 13: PM Peak-Hour Realistic Maximum Proposed Zoning Roadway Conditions

Road Name and Segment	Pk Hr Service Capacity ¹	PM Pk Hr Pk Dir Volume ¹	Proposed Zoning Traffic	Total PM Pk Hr Pk Dir Volume	LOS	v/c Ratio
Avenue O						
13th St to US 1	540	92	201	293	C	0.543
US 1						
Old Dixie Hwy to Avenue O	2,000	1,236	121	1,357	C	0.679
Avenue O to SR A1A North	2,100	1,236	80	1,316	C	0.627

1. Obtained from the St. Lucie TPO Traffic Counts and Level of Service, Fall 2015



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**Reference: Blue Water, LLC Rezone
Traffic Impact Statement**

Conclusion

Assuming the maximum intensity/density development under the proposed zoning, the rezone will create any adverse impact to Avenue O during the PM peak-hour. Avenue O during the AM peak-hour as well as US 1 during both the AM and PM peak hours will operate at level-of-service C, just like the existing zoning conditions.

Assuming the realistic maximum intensity/density development under the proposed zoning, the rezone will not create any adverse impacts to Avenue O or US 1 during the AM and PM peak hours. The roadways will operate at level-of-service C, just like the existing zoning conditions.

Appropriate transportation mitigation and proportionate fair-share payments, if required, shall be addressed at the development order stage when a detailed development plan is created.

Sincerely,

Stantec Consulting Services Inc.

Matthew R. Crim, P.E., PTOE
Transportation Engineer
Ph: 832-523-9111
matt.crim@stantec.com

Level of Service & Traffic Mitigation

The Code requires that the traffic analysis be conducted using the maximum build out scenario, allowing up to 260,924 square feet of commercial use on a 5.99 acre parcel. Using this scenario, the level of service on Avenue O during the PM peak hour drops from “C” to “F”. The AM peak hour level of service for Avenue O and the AM and PM peak hour level of service for US 1 all remain at “C.” See Trip Generation Letter for more details.

Although the Code requires a full build out scenario, a more likely build out scenario is 20% of the lot size, allowing a maximum of 52,184 square feet of commercial use. This is due to the fact that commercial centers are typically one story and have needed improvements on the site such as parking, drainage and landscaping that will consist of typically 80-85% of the site. Based on this scenario, the level of service will remain at a level of service C for all roadway segments for both the AM and PM Peak Hour Trips.

A more detailed traffic impact analysis based on the actual constructed building square footage will be conducted at the time of site plan application submittal; with this land use plan amendment and zoning atlas amendment, the following mitigation options are provided to address the level of service on Avenue O for the PM peak hour:

1. Concurrent with this application is a request to vacate & abandon the unimproved right of way of N. 10 St., located between the two parcels that will eventually be built out with a commercial center. This right of way runs between Avenue O & Avenue M, connecting the two roadways. A drive aisle can be constructed in this area to be abandoned, allowing access to the site from Avenue O & Avenue M. This will relieve the amount of traffic on Avenue O, allowing the level of service to remain at “C.”
2. Construct additional lanes on Avenue O to increase the capacity. Currently, Avenue O consists of a one lane road. The right-of-way is 80 feet in width from N. 10th Ave. to US 1 and 60 feet in width from N. 10th St. to N. 13th St. This leaves room within the existing right-of-way to add two more lanes, one in each direction. This would increase the capacity of the roadway, allowing the level of service to remain at “C.”

Although the maximum build out scenario will not adversely impact the level of service on US 1, this application provides mitigation options to assist in relieving traffic at the intersection of US 1 and Avenue O. Improving the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and a dedicated right turn lane and medians on the southbound lanes will allow traffic to move efficiently and safely through the intersection and onto Avenue O.



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential, Multi-Family	Residential, Medium	R-4
South	Park/Residential, Single-Family	Conservation Open Space/Residential, Low	O-1/R-1
East	Vacant Land	General Commercial	C-3
West	Park	Conservation Open Space	O-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Residential, Low/Conservation Open Space	R-3/O-1	RL: 6 DU/acre = 26 units COS: 17,097 sq. ft.	4.42 RL 1.57 COS	X
Proposed	General Commercial	C-3	260,924 sq. ft.	5.99	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(.125) = 2,137 Total: 8,807
Proposed Zoning	Total gallons per day: 260,924(.125) = 32,615
Change in Demand	Total gallons per day: 32,615 – 8,807 = Increase of 23,808

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (26 x 2.6= 67.6 x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day: R-3: 6,670 COS: 17,097(0.1) = 1,709 Total: 8,379
Proposed Zoning	Total gallons per day: 260,924(0.1) = 26,092
Change in Demand	Total gallons per day: 26,092 – 8,379 = Increase of 17,713

C. Parks and Recreation (Residential Classifications Only): N/A (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): N/A 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	R-3: 4 yards
Proposed Zoning	None
Change in Demand	Decrease in 4 yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	As this site is currently unimproved, there is no drainage provided on site. Drainage improvements will be designed at the time the of site plan submittal to provide for on-site drainage. All improvements will be designed to meet the level of service required.

G. Transportation Analysis:		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	882 Trips	63 AM Trips/78 PM Trips
Proposed Zoning	12,667 Trips	280 AM Trips/1,139 PM Trips
Change in Demand	+ 11,785 Trips	+ 217 AM Trips/+1,061 PM Trips
Impact to Capacity	Avenue O changes from LOS C to F for the PM Peak Hour & US 1 remains at LOS C *See attached Trip Generation Letter & Impact Statement for Mitigation Options	

III. Project Description

PHASING		
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.		
Total Project: Residential Units:	0	Single Family: 0 Multifamily: 0
Non-residential (square footage): 260,924 sq. ft.		
Mixed-use (describe use): N/A		
(If this is a single phase project, name it Phase I – Total)		

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

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Phase I Total	1	260,924	5.99		

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used?
2. What is the current use of the structure to be demolished or re-used? N/A
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
- C. Exemptions Requested: None

** Complete section if requesting a change in zoning, future land use, or expanding