

THE SUNRISE CITY
FORT PIERCE
 PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 111 South Ocean Drive Fort Pierce FL 34949
 Parcel ID #(s) 2401-501-0055-000-5
 Project description Construct new Paid Parking Lot

Boch A Galup Inc.
Property Owner(s)
 37 Fort Salonga Rd
 Street Address
 Centerport NY 11721
 City State Zip
 516 901 3263
 Phone Number
 Email Address

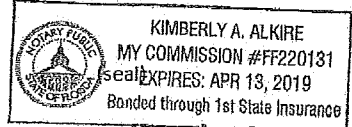
Kash Patel, Mike O'Leary, Partners, ASTA Parking Inc.
Applicant/Representative, Title, Company
 725 NE 26th Avenue
 Street Address
 Fort Lauderdale Fl 33304
 City State Zip
 954 214 3830; 954 410 4942
 Phone Number
 kash@astaparking.com, olearym57@aol.com
 Email Address

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.

Matthew S. Kaplan, pres.
 Property Owner(s) Signature(s)

STATE OF FLORIDA — COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 26 day of January, 2017, by
Matthew S. Kaplan who is personally known to me or has produced
NYPL as identification.

Kimberly A. Alkire
 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 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	

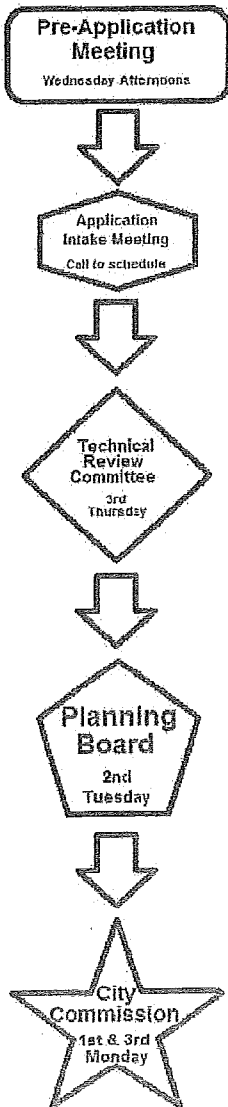
Site Information:

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

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

North	South	East	West
Rest/Vac C5	Bank/Vac C5	Hotel/Rest/bar C5	Bank C5

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)

01 FEBRUARY 2017

16A99

**JAMES E.
GILGENBACH**
ARCHITECT



ARCHITECTURE
&
PLANNING
FL AR-7457

Kori Benton, Senior Planner
City Of Fort Pierce, Planning Department
100 North US#1
Fort Pierce, FL 34954

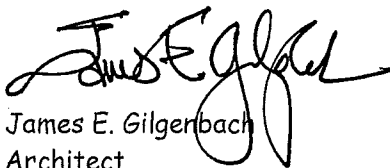
RE: Project Narrative for ASTA Paid Parking Facility
Located at 111 South Ocean Drive, Fort Pierce, FL

Dear Mr. Benton:

Proposed project hereafter referred to as the **ASTA Paid Parking Facility** is a 54 Space Paid Parking Lot.

The Facility will feature:

- Turtle Friendly Solar Lighting,
- Eco-Friendly Semi Pervious Aqua-Brick Pavers and Pervious Turf Blok pavers in the Parking Spaces,
- Space saving onsite Underground Exfiltration storm water collection and storage,
- Salt Tolerant Landscaping consistent with the surrounding Streetscape;
- Attractive, State of the Art, Cash and Credit Payment Kiosks;
- Sidewalk interconnectivity to the Inlet Roundabout crosswalks to the Retail and Recreation areas to the North and East.
- Proposed reduction in Landscape buffers and Setbacks are mitigated by existing landscaped areas to the North and West, and undeveloped green space to the South.
- Proposed reduction in Landscape buffers and setbacks offset by helping solve acknowledged parking shortfall
- Maximization of number of spaces will help alleviate spillover parking and associated issues in the surrounding residential areas.
- Clear Vision Areas are protected,
- View lines and prevailing winds in general left unobstructed.
- Central location will add to the cohesiveness of the Entertainment and Retail District.
- 24/7 Operation
- 24/7 Remote Video Monitoring and daily on-site checks by ASTA Team.


James E. Gilgenbach
Architect

SUITE 107

NEWPORT CENTER

1239 E. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(954) 426-1652

01 FEBRUARY 2017

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Fort Pierce, FL 34954



ARCHITECTURE
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PLANNING
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**RE: Traffic Statement for ASTA Paid Parking Facility
Located at 111 South Ocean Drive, Fort Pierce, FL**

Dear Mr. Benton:

Proposed project is a 545 Space Paid Parking Lot. The Facility will feature Turtle Friendly Solar Lighting, Eco-Friendly Semi Pervious Aqua-Brick Pavers and Pervious Turf Blok pavers in the Parking Spaces, Space saving on-site Underground Exfiltration storm water collection and storage, Salt Tolerant Landscaping consistent with the surrounding Streetscape; Attractive, State of the Art Cash and Credit Payment Kiosks; and Sidewalk interconnectivity to the Inlet Roundabout crosswalks to the Retail and Recreation areas to the North and East.

Existing Traffic Conditions:

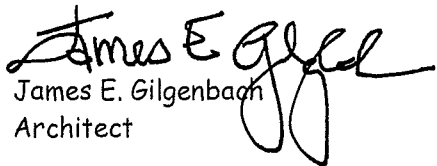
Existing Property is vacant, and fenced. No access is available. No trips are associated with a vacant property. Surrounding area roads and parking lots do not appear to be at capacity. Surrounding area suffers from an acknowledged shortage of parking, very often resulting in spillover of patron parking into the surrounding Residential areas. This spillover is not without consequence and cost to the residents' quiet enjoyment, and to the perception of the area in whole. Further, inadequate parking options result in drive offs of arriving patrons to other Retail and Entertainment areas elsewhere with more adequate parking.

Traffic Distribution from Proposed Development:

Based on Concurrency Management Chapter 22-217, Average Peak traffic conditions are conducted during weekday hours from 6 a.m. -9 a.m. for AM counts and 4pm -7pm for PM counts. The majority of trips associated with the proposed parking lot during AM hours are for recreational visitors to the Jetty area. The majority of trips associated with the proposed parking lot during the late afternoon PM counts are for Restaurant patrons. Per FDEP recommendation and accepted Best Practices, the single Curb Cut entry will be located about 20 feet north of the South East property corner, along FDOT managed State Road A1A, aka South Ocean Drive.

Traffic Statement Summary:

This facility will generate a change in current trip volume of less than 1%. Number of inbound and outbound trips will remain essentially unchanged. This is supported by the fact that the ITE Trip Generation Manual is silent to stand alone Paid Parking Facilities. Measureable reduction in spillover traffic and parking and related problems in the surrounding Residential areas will result. The project has **de minimis impacts** on roadway links within 1 mile radius and is in compliance with the Concurrency Plan of the City of Fort Pierce.


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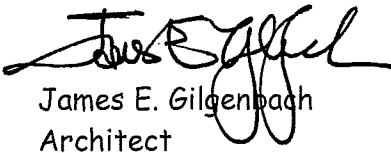
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Kori Benton, Senior Planner
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Fort Pierce, FL 34954

RE: 111 South Ocean Site Lighting Compliance with City and State Codes

Although the Site Lighting Photometric Plan has not yet been completed, I hereby affirm that the Lighting Plan will comply with all relevant Site Lighting statutes within Chapter 22(d)(8), and Beach Lighting requirements within Chapter 5 ARTICLE XIV. - PROTECTION OF SEA TURTLES Sec. 5-375. - *Lighting on beach*, and a Photometric Plan consistent thereto will be provided prior to Building Permit submittal.


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Multi-Space Pay Station

For On- and Off-Street Parking Environments

Public and private parking operators are realizing the benefits of multi-space pay stations: increased revenue, reduced operational costs, and superior customer service, to name just a few. Consumers also enjoy the added convenience, diverse payment options, and ease of use provided by pay stations. The LUKE II pay station is highly secure, flexible, and suitable for both on- and off-street deployments. LUKE II fulfills customer service expectations and delivers superior performance and significant contributions to operators' top and bottom line.

LUKE II Features for Consumers

- Range of convenient payment options, such as coins, bills, credit cards, smart cards, passcards (value cards, campus cards), coupons, and Pay-by-Phone services
- Contactless payments for rapid parking transactions
- Extend-by-Phone service provides expiry reminders and the ability to add time via mobile phone
- Large color screen that is easy to read
- Prompts in multiple languages
- Ability to pay for parking or add time using any pay station in the system
- Coin escrow refunds consumers' money upon a cancelled transaction
- 38-key full alphanumeric keypad for easy license plate entry
- Easily recognizable design identifies machine as a parking pay station

LUKE II Features for Parking Operators

- Separate maintenance and collections compartments for enhanced security
- Theft-resistant design to protect coins, bills, and internal components
- Enhanced locking mechanism and electronic lock support for added security
- PCI compliant and PA-DSS validated system ensures credit card data security
- Pay-and-Display, Pay-by-Space, and Pay-by-License Plate on the same pay station
- Remote configuration of rates and policies saves time and money
- Integration with leading parking technology partners for a complete solution
- Flexible rate structures and diverse payment options can increase revenue
- Reduced maintenance and collections costs
- Real-time credit card processing to reduce processing fees and eliminate bad debt
- Real-time reporting and alarming
- Complete audit trail and rich analytics



LUKE II Specifications

Cabinet:	12-gauge cold rolled steel protected with an anti-corrosion coating
Payment Options:	Coins, bills, credit cards, contactless payments, smart cards, value cards, campus cards, coupons, Pay-by-Phone services. Coin escrow optional
Card Reader:	Cards are not ingested – no moving parts. Reads Tracks 1, 2, and 3 of all magnetic stripe cards conforming to ISO 7810 and 7811. Reads and writes to chip-based smart cards conforming to ISO 7810 and 7816
Bill Stacker:	1,000-bill capacity (U.S. only)
Printer:	2" receipt width
Display:	Color backlit LCD with 640 x 480 resolution
Keypad:	38-key alphanumeric with tactile buttons
Locks:	Can be re-keyed twice without removal of lock cylinder. Electronic locks optional
Access:	Separate compartments for maintenance and collections
Communications Options:	GSM/GPRS, CDMA, Ethernet
Environmental Requirements:	-40°F to +140°F (-40°C to +60°C)* Relative humidity: up to 95%
Power:	120 V AC. Slimline solar panel optional
Operational Modes:	Pay-and-Display, Pay-by-Space, Pay-by-License Plate
Multilingual Support:	Up to four languages using roman or non-roman characters
Audible Alarm:	Senses shock and vibration
Color:	Charcoal gray. Additional colors optional
Standards:	UL/CSA approved, ADA compliant, PCI compliant, PA-DSS validated

*using separately purchased heater/insulator option. Low end of range is -4°F (-20°C) ambient without heater/insulator option

Standard

Premium



Charcoal Gray



Jet Black



Pebble Gray



Racing Green



Marine Blue



Citrus Yellow

Think Technology. Think Solutions. Think T2.



Since 1994, T2 Systems has been providing the parking industry with solutions that meet the ever-changing needs of parking managers and parkers alike. T2's unified parking management platform combines quality products and services with a commitment to thought leadership and strong customer relationships. T2's intelligent platform of Solutions-as-a-Service (SaaS)—including enforcement, permits, payments, PARCS, event parking and real-time parking availability—is trusted by over 1,000 organizations in the United States and Canada, including universities, cities, towns, private operators, and airports.

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PAY HERE

INSTRUCTIONS

1. Pay Via App or Meter in Advance
2. Enter License Plate at Meter
3. No Change Given
4. Place Receipt Face Up On Dash
5. No Oversized Vehicles
6. Park in Between the Lines
7. If Receipt Does Not Print, Meter Still Able to Verify Payment
8. Enforced 24 hrs 7 days a week



OR



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or go to

ParkByApp.com

ZONE

Parking Management by

Asta Parking Inc. 888-764-2782

PLEASE NOTE

Failure to comply with the above regulations or pay posted fees in advance or exceed the time limit for parking will result in Booting or Towing of your vehicle.

111 South Ocean Proposed Sign Design



65"

65"