CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, September 12, 2017 - 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/EXCUSE NON VOTING ALTERNATE**

6. **APPROVAL OF MINUTES**

   a. Minutes from the August 8, 2017 meeting

7. **NEW BUSINESS**

   a. Voluntary Annexation - Celebration Pointe - 5501 Peterson Road

   b. Zoning Atlas Amendment, Future Land Use Amendment, Planned Development - Dogs & Cats Forever - 4600 Selvitz Road

   d. Conditional Use - Mike's Arcade - 2732 S. US Highway 1

   e. Site Plan & Design Review - Tropic Supply - 903 S. Market Avenue

   f. Waiver of Distance - The Backyard Pub - 658 N. 2nd Street

8. **ELECTION OF CHAIR AND VICE-CHAIR**

9. **BOARD COMMENTS**

10. **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: 09/12/2017

Information

REQUESTED ACTION

Minutes from the August 8, 2017 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 8.8.17

Form Review

Form Started By: Alicia Rosenthal Started On: 08/31/2017 02:32 PM

Final Approval Date: 09/05/2017

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, AUGUST 8, 2017, 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: **Marcia Baker**; **Brian Paul**; **John George**; **Al Bernetti**; **Tim O'Connell**; **Frank Creyaufmiller**; **Eloise Cumings**; **Robert Poitier**; **Charles Hayek**; **Bob Burdge**, **Chairman**

Absent: **Mike Dahan**

Staff Present: **Nicholas Mimms**, **City Manager**
James Messer, **City Attorney**
Rebecca Grohall, **Planning Director**
Kori Benton, **Senior Planner**
Brandon Creagan, **Planner**
Alicia Rosenthal, **Executive Assistant**

4. CONSIDERATION OF ABSENCES

Motion was made by Marcia Baker, and seconded by John George to excuse the absence of Mr. Dahan.

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

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE

Mr. Bernetti was made a regular voting member.

6. **CITY MANAGER UPDATE**

Mr. Mimms gave a brief update on the status of the Planning Board. He explained the City Commission is possibly looking at passing an ordinance at the next City Commission meeting, to reduce the number of Planning Board members to seven with one alternate. Mr. Mimms stated that in at method to accomplish this, the existing Planning Board members will be removed and there will be appointments of new Planning Board members and it is anticipated that the Planning Board will reconvene in September 2017.

Mr. Mimms thanked the Planning Board for their commitment and for what they have done and encouraged the Board members to reapply to be appointed to the Board.

Mr. Mimms stated new procedures will be crafted for various Boards, including the Planning Board and staff would like to work with the Planning Board to put some procedures in place, that are appropriate and beneficial to the Planning Board as well as other Boards, so the city has efficient and effective government operations.

The Board asked questions of Mr. Mimms on the process of how Board members will be picked, commissioners being limited to selecting someone from their own district, orientation manual being altered, and Board members being allowed to serve on two boards.

7. APPROVAL OF MINUTES

a. Minutes of the July 11, 2017 meeting.

Motion was made by Robert Poitier, **and seconded by Tim O'Connell to approve the minutes from the July 11, 2017 meeting.**

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

Passed

8. NEW BUSINESS

a. **Zoning Text Amendment - Commercial Parkway Zone (CP-1) - Wholesale Trade**

Mr. Benton gave an overview of the application. No one spoke for or against the application.

Chairman Burdge thanked Mr. Benton for the work he has done with the Planning Board.

Motion was made by Marcia Baker, **and seconded by Charles Hayek to forward a recommendation of approval to the City Commission.**

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

Passed

b. **Special Exception - Weiner Residence - 221 Fernandina Street**

Mr. Creagan gave an overview of the application. Mike Menard, Architect of Record from Architectonic, provided insight on the project.

Motion was made by Al Bernetti, and seconded by Charles Hayek to forward a recommendation of approval to the City Commission.

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

Passed

9. BOARD COMMENTS

10. ADJOURNMENT

Planning Board **7.a.**

Meeting Date: 09/12/2017

Information

REQUESTED ACTION

Voluntary Annexation - Celebration Pointe - 5501 Peterson Road

LOCATION

5501 Peterson Road (Southeast Corner of S. Jenkins Road & Peterson Road)

RESPONSIBLE STAFF

Kori Benton, Senior Planner
Brandon Creagan, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Aerial & Zoning Overlay Map
Application for Annexation and Warranty Deed
Celebration Pointe - Approved PUD Plans
Proposed Phase 1 Construction Map & Schedule

Form Review

Form Started By: Alicia Rosenthal Started On: 08/02/2017 01:11 PM
Final Approval Date: 08/02/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner & Brandon Creagan, Planner

SUBJECT: **Application for Annexation**
Celebration Pointe
5501 Peterson Road

DATE: July 3, 2017

STAFF REPORT

Owner(s)/Applicant(s): Celebration Pointe Property Dev. LLC
380 Creekstone CT
Longwood, FL 32779-6115

Celebration Point CDD
5385 N Nob Hill Rd
Sunrise FL 33351

Representative: Thomas Harvey
397 Enterprise Street, Suite G
Ocoee, FL 34761

Requested Action: Approval of voluntary annexation of the Celebration Pointe Planned Development; designating the property as PD, Planned Development Zoning; and RM, Medium Density Residential Future Land Use

Location: 5501 Peterson Road (Southeast Corner of S. Jenkins Road & Peterson Road)

Parcel IDs: 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision)

Current Zoning: PUD, Planned Unit Development (County)

Current Future Land Use: RM, Residential Medium (County)

Proposed Zoning: PD, Planned Development

Proposed Future Land Use: Medium Density Residential (RM)

Surrounding Zoning:

North	East	South	West
RS-3	E-3, PD, RM-5 (SLC)	R-4, C-3	RS-2, RS-4, AG-1,

Collective Size: 147.14 acres

Request:

The applicant is requesting a voluntary annexation of the Celebration Pointe Planned Development located at 5501 Peterson Road (1000 – 1800 S. Jenkins Road), which is at the southeast corner of Jenkins Rod and Peterson Road.

History:

On January 18 2005, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning dassification for the Celebration Pointe development, proposed by United Homes International, Inc..

The approved development encompasses capacity for 755 residential units, consisting of 318 single-family homes lots, 292 single-story villas lots, and lots for 145 two-story townhouses. The approved density for the development is represented at 5.12 dwelling units per acre. The property holds a PUD, Planned Unit Development (County) zoning designation, and is within the RM, Residential Medium (County) future land use category.

After approval, the development was acquired by Lo Land Assets LP, with the creation of a Community Development District for the project in May, 2006. Initial development activities commenced with of a variety of paving, grading, drainage, sidewalk, and off-site roadway improvements. The plat was approved, and recorded in 2007, contingent upon completion of the required infrastructure and bonds for outstanding improvements.

A portion of the subdivision infrastructure and four model homes were completed on-site when the project stalled due to limited demand in the housing market. The recordation of the plat, in the absence of fulfilling outstanding obligations to timely develop and construct the subdivision improvements caused St. Lucie County to initiate action on the bonds. The result was an Assigment between St. Lucie County and the previous owner Lo Land Assest, LP, which placed conditions upon retention and completion of the subdivision. These encumberances placed on the development remain, and shall be satisfied prior to further development actions.

Staff Analysis:

The applicant is further requesting that the City assign the PD, Planned Development zoning designation as a continuation of its current County zoning. The requested Future Land Use designation of Medium Density Residential (RM) will also be comparable to the St. Lucie County Future Land Use designation of RM, Residential Medium.

The property is contiguous to the Fort Pierce City municipal boundary, located within unincorporated St. Lucie County. The property is also within the FPUA service area, with connection to FPUA services as a condition of development approval.

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 acceptance of this property into the City helps to provide more 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 Zoning and Future Land Use designations consistent with the current County designations, and compatible with adjacent districts, therefore the request is 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. The subject development was issued approval by St. Lucie County in 2005, and subsequently platted. The approval included a certificate of capacity by St. Lucie County, vested by the subdivision of property and off-site roadway improvement. Subsequent development of the residential units will entail assessment of impact fees according to established County and City schedules.

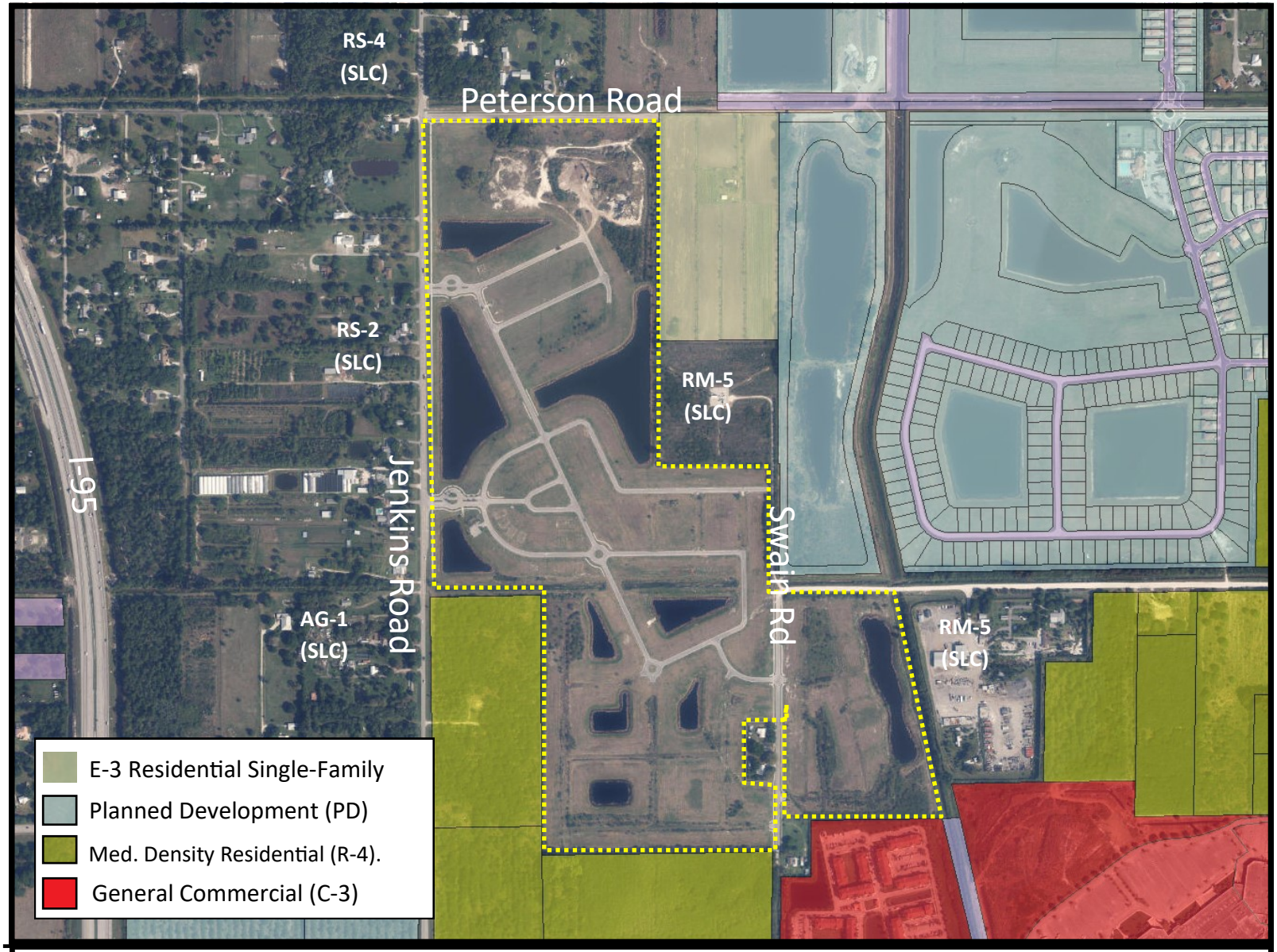
Technical Review Committee:

All affected departments have reviewed the proposed Annexation, and provided comments based upon requirements of the City Code, and other applicable regulations.

The St. Lucie County Engineering Department has asserted requirement of the applicant to certify all off-site improvements prior to formal acceptance by the County. Additionally, the interior streets existing and planned are the ownership and maintenance responsibility of the Community Development District.

Staff Recommendation:

The annexation meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.



THE SUNRISE CITY FORT PIERCE Florida

Celebration Pointe - Aerial & Zoning Map Overlay

5501 Peterson Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

   Property Tax ID: See attached
3. Size of described property: 79.4 acres
4. Project description: Celebration Pointe - PUD
5. Current St. Lucie County Future Land Use Designation: RM - Residential / Medium
6. Current St. Lucie County Zoning: PUD
7. Is this a Historic property? No
8. Appraised value:
9. Name of Owner(s): Celebration Pointe CDD

   Signature of Owner(s): Chairman - Daniel Roberts
   Mailing Address: 5385 N Nob Hill Rd
   City Sunrise State FL Zip 33351
   Phone (954) 721-8681 Fax (954) 721-~~8681~~ 9202

10. Name of Representative: GMS-SF, LLC Rich Hans District Mgr.

Signature of representative: [signature]

Mailing Address: 5385 N. Nob Hill Rd

City) Sunrise State FL Zip 33351

Phone (954) 721-8681 ext 201 Fax (954) 721-9202

E-mail: RHans@gmssf.com

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Property List

ParcelID	SiteAddress	Acreage	LegalDesc
2418-600-0048-000-9	1306 Celebration DR	0.19	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 41 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0069-000-2	1613 Merriment WAY	2.38	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 6 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0005-000-6	5501 PETERSON RD	15.68	CELEBRATION POINTE (PB 57-7) STREETS (N 1/2) (AS PER PLAT DEDICATION DATED12-20-2006)
2418-600-0006-000-3	5501 PETERSON RD	8.35	CELEBRATION POINTE (PB 57-7) STREETS (S 1/2 AND W OF SWAIN) (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0007-000-0	5501 PETERSON RD	3.76	CELEBRATION POINTE (PB 57-7) STREETS (S 1/2 AND E OF SWAIN) (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0008-000-7	5501 PETERSON RD	0.07	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 1 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0009-000-4	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 2 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0010-000-4	5501 PETERSON RD	0.04	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 3 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0011-000-1	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 4 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0012-000-8	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 5 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0013-000-5	5501 PETERSON RD	0.04	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 6 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0014-000-2	5501 PETERSON RD	0.04	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 7 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0015-000-9	5501 PETERSON RD	0.02	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 8 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0016-000-6	5501 PETERSON RD	0.39	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 9 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0017-000-3	5501 PETERSON RD	1.21	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 10 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0018-000-0	5501 PETERSON RD	0.04	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 11 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0019-000-7	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 12 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0020-000-7	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 13 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0021-000-4	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 14 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0022-000-1	5501 PETERSON RD	0.04	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 15 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0023-000-8	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 16 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0024-000-5	5501 PETERSON RD	0.07	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 17 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0025-000-2	5501 PETERSON RD	0.92	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 18 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0026-000-9	5501 PETERSON RD	0.5	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 19 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0027-000-6	5501 PETERSON RD	0.07	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 20 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0028-000-3	5501 PETERSON RD	0.07	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 21 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0029-000-0	5501 PETERSON RD	0.09	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 22 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0030-000-0	5501 PETERSON RD	0.11	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 23 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0031-000-7	5501 PETERSON RD	0.06	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 24 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0032-000-4	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 25 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0033-000-1	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 26 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0034-000-8	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 27 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0035-000-5	5501 PETERSON RD	0.1	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 28 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0036-000-2	5501 PETERSON RD	0.52	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 29 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0037-000-9	5501 PETERSON RD	0.72	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 30 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0038-000-6	5501 PETERSON RD	0.12	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 31 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0039-000-3	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 32 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0040-000-3	5501 PETERSON RD	0.05	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 33 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0041-000-0	5501 PETERSON RD	0.15	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 34 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0042-000-7	5501 PETERSON RD	0.07	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 35 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0043-000-4	5501 PETERSON RD	0.48	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 36 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0044-000-1	5501 PETERSON RD	0.09	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 37 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0045-000-8	5501 PETERSON RD	0.09	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 38 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0046-000-5	5501 PETERSON RD	0.34	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 39 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0047-000-2	5501 PETERSON RD	0.16	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 40 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0049-000-6	5501 PETERSON RD	0.26	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 42 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0050-000-6	5501 PETERSON RD	0.07	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 43 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0051-000-3	5501 PETERSON RD	0.26	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 44 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0052-000-0	5501 PETERSON RD	0.49	CELEBRATION POINTE (PB 57-7) OPEN SPACE TRACT 45 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0053-000-7	5501 PETERSON RD	2.43	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006) (OR 3251-2291 2295)
2418-600-0054-000-4	5501 PETERSON RD	0.51	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006) (OR 3251-2291 2295)
2418-600-0055-000-1	5501 PETERSON RD	0.18	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006) (OR 3251-2291 2295)
2418-600-0056-000-8	5501 PETERSON RD	0.48	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006) (OR 3251-2291 2295)
2418-600-0057-000-5	5501 PETERSON RD	0.29	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006) (OR 3251-2291 2295)
2418-600-0058-000-2	5501 PETERSON RD	1.32	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006) (OR 3251-2291 2295)
2418-600-0059-000-9	5501 PETERSON RD	0.27	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006) (OR 3251-2291 2295)
2418-600-0060-000-9	5501 PETERSON RD	0.56	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006) (OR 3251-2291 2295)
2418-600-0061-000-6	5501 PETERSON RD	0.39	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0062-000-3	5501 PETERSON RD	0.28	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0063-000-0	5501 PETERSON RD	0.3	CELEBRATION POINTE (PB 57-7) BUFFER ZONE TRACT (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0064-000-7	5501 PETERSON RD	7.63	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 1 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0065-000-4	5501 PETERSON RD	1.23	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 2 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0066-000-1	5501 PETERSON RD	1.49	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 3 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0067-000-8	5501 PETERSON RD	1.47	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 4 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0068-000-5	5501 PETERSON RD	1.83	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 5 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0070-000-2	5501 PETERSON RD	2.13	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 7 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0071-000-9	5501 PETERSON RD	6.71	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 8 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0072-000-6	5501 PETERSON RD	6.73	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 9 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0073-000-3	5501 PETERSON RD	3.49	CELEBRATION POINTE (PB 57-7) WATER MANAGEMENT TRACT 10 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0074-000-0	5501 PETERSON RD	0.61	CELEBRATION POINTE (PB 57-7) RECREATION TRACT 1 (AS PER PLAT DEDICATION DATED 12-20-2006)
2418-600-0075-000-7	5501 PETERSON RD	0.41	CELEBRATION POINTE (PB 57-7) RECREATION TRACT 2 (AS PER PLAT DEDICATION DATED 12-20-2006)
		79.4	

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4265068 OR BOOK 3950 PAGE 2877, Recorded 01/09/2017 11:16:24 AM Doc Tax: $25550.00

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Walter C. Little, Esquire
Bradley Arant Boult Cummings LLP
100 N. Tampa Street, Suite 2200
Tampa, Florida 33602

Tax Parcel I.D. No.: See Attached Schedule "1"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective this 30th day of December, 2016, between **LO LAND ASSETS, LP,** a Delaware limited partnership (hereinafter called the "Grantor"), whose address is 59 Peters Canyon Road, Irvine, California 92606 and **CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC**, a Florida limited liability company (hereinafter called the "Grantee"), whose address is 380 Creekstone Court, Longwood, Florida 32779.

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that certain land, lying and being in the County of St. Lucie, State of Florida, as more particularly described as follows:

See Attached Exhibit "A"

WITHOUT any representations or warranties regarding same, except as set forth herein or otherwise provided in that certain Agreement for Sale and Purchase dated November 8, 2016 (as amended from time to time), which are incorporated herein by reference.

TOGETHER WITH all of Grantor's interest, if any, in all buildings, improvements and fixtures located thereon, and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining thereto.

SUBJECT TO real estate taxes and assessments for 2017 and all subsequent years, applicable zoning ordinances and all covenants, conditions, easements and restrictions described on Exhibit "B" attached hereto and incorporated herein by reference, but none other and without reimposing the same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

Print Name: Julie Hansen

Print Name: Blake Pickett

GRANTOR:

LO LAND ASSETS, LP,
a Delaware limited partnership

By: LE LAND ASSETS, LLC, a Delaware limited liability company

By: _____
Name: Paul F. Manning
Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On December 23, 2016, before me, Janice J Zerr, Notary Public, personally appeared Paul F. Manning, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

JANICE J. ZERR
Commission # 2004151
Notary Public - California
Orange County
My Comm. Expires Feb 13, 2017

Exhibit "A"

LEGAL DESCRIPTION

Lots 1 through 755, CELEBRATION POINTE, according to the plat thereof, as recorded in Plat Book 57, Pages 7 through 14, inclusive, Public Records of St. Lucie County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Resolution 05-008 recorded April 13, 2005 in Book 2213, Page 762; and Resolution No. 07-039 recorded March 20, 2007 in Book 2782, Page 787.

2. Ordinance No. 06-014 recorded May 30, 2006 in Book 2575, Page 692; Final Judgment Validating Bonds recorded September 21, 2006 in Book 2662, Page 389.

3. Notice of Establishment of the Celebration Pointe Community Development District recorded June 14, 2006 in Book 2588, Page 2919.

4. Subdivision Improvement Agreement by and between Mercedes Homes, Inc., and St. Lucie County, a political subdivision of the State of Florida, recorded November 30, 2006 in Book 2711, Page 2762.

5. The plat of CELEBRATION POINTE, as recorded in Plat Book 57, Page(s) 7 through 14.

6. Celebration Pointe Community Development District Notice of the Imposition of Special Assessments and Governmental Lien of Record recorded October 30, 2008 in Book 3029, Page 258.

7. South Florida Water Management District Environmental Resource Permit Notice recorded July 20, 2005 in Book 2307, Page 2945.

8. Notice of Water/Wastewater Supply Agreement recorded in Book 3117, Page 2756.

9. Memorandum of Restrictive Covenant recorded in Book 3498, Page 1519.

10. Contract to Remove Fill Stockpiled at Celebration Point, dated March 31, 2016, by and between Dan Roberts and Guettler Brothers Construction, LLC.

ALL OF THE FOREGOING RECORDED INSTRUMETNS, AS APPLICABLE, BEING RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCHEDULE "1"

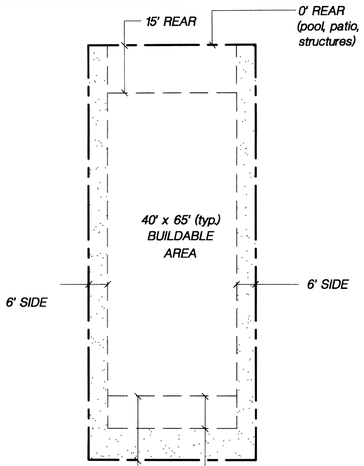
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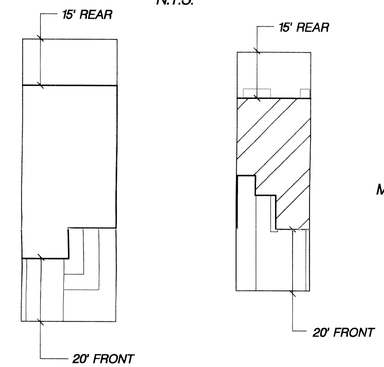
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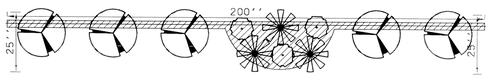


Typical Lot - Single Family
(52' x 100')
N.T.S.

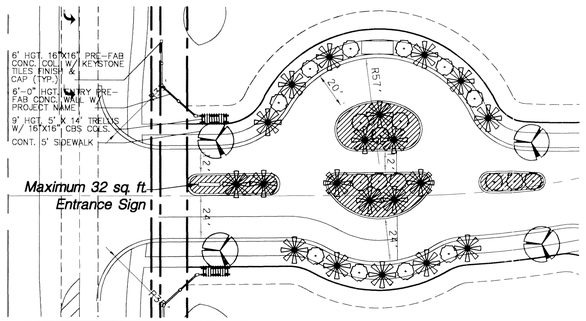


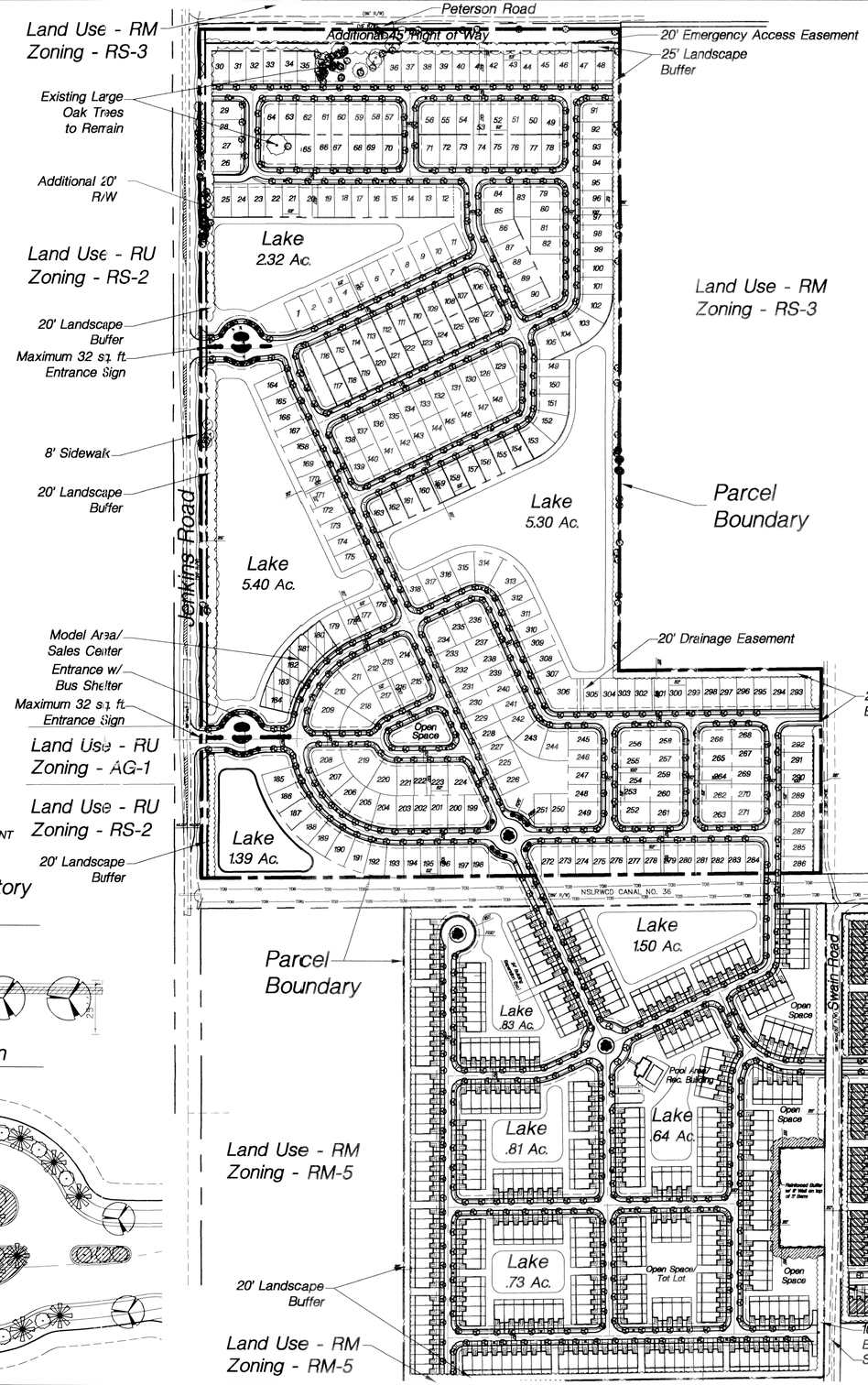
Typ. Lot - 1 Story Townhome
(30.3' x 90')
N.T.S.

Typ. Lot - 2 Story Townhome
(23.8' x 77')
N.T.S.



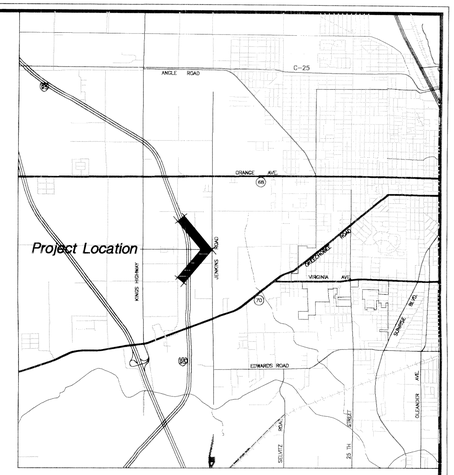
Typical Landscape Buffer Section
Scale 1"=30'





Site Data:

Existing Zoning	RS-3,RM-5
Proposed Zoning	PUD
Land Use Designation	RM
Total Site Area	147.14 ac
Total Dwelling Units	755 du's
Single Family Homes	318
Single Story Villas	292
Two Story Townhomes	145
Density	5.12 du/ac
Open Space	53.50 ac (36.35%)
Landscape Area/Open Space	31.62 ac.
Lake	21.88 ac
Total Impervious Area	58.78 ac (39.95%)
Dwelling Units	31.87 ac (21.66%)
Pavement (Road, Drives, Sidewalks)	26.91 ac (18.29%)
Total Pervious Area	88.36 ac (60.05%)
w/ in Lots	23.86 ac (16.22%)
w/ in R.O.W.	11.00 ac (7.48%)
Landscape Area/Common Area	31.62 ac (21.49%)
Lake	21.88 ac (14.87%)



General Notes:

1. All existing public or private roadways within 150' of the project's access points are shown on plan.
2. Irrigation will conform to Local and State Regulations regarding water conservation.
3. All utilities will be placed underground.
4. Pool and patio structures allowed 6' side setbacks on interior lots, 10' setback on corner lots, 0' rear setback for single family residences.
5. Site clearing is proposed to commence November 2004, with the infrastructure completed by the beginning of 2006.
6. Proposed residences will be two and three bedroom dwelling units.
7. Refer to Engineering Drawings for the following information:
   - Identification of maximum residential buildable area
   - Existing and proposed utility and drainage easements
   - boundary/topographic/tree survey
   - conceptual water and sewer
8. All residences shall maintain minimum 6' side setbacks and minimum 12' separation.
9. See architectural concepts for information on typical single-family units. No two adjoining homes shall have the same street elevation.
10. Utilities will be provided by Fort Pierce Utility Authority.
11. Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways.
12. All requirements of Section 6.02.03 and Section 6.00.05.C. with regards to wetland and tree protection are to be met.
13. Per St. Lucie County Conservation Policy 8.12.2.2, a vegetated and functional littoral zone will be established as part of the surface water management system for all upland water bodies occurring on the site.

Landscape Legend:

	774	Shade Tree: Live Oak Laurel Oak East Palatka Holly Slash Pine
	29	Flowering Tree: Crepe Myrtle Magnolia Tree Ligustrum
	49	Palm Tree: Cabbage Palm Mexican Fan Palm Medjool
	TBD	Shrubs & Groundcover: Wax Myrtle Firebush Thryallis Pittosporum Azalea Liriope Pentas Juniper Bluebell

Lighting Legend:

Streetlight, 12' Mounting Height

Res. 05-008
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT APPROVED
DATE 01/18/05
BOARD OF COUNTY COMMISSION
Chairman

Scale:	1"=200'	1	7.28.04 per DRC Comments
Drawn by:	EW	2	8.31.04 per DRC Comments 8.20.04
Checked by:	GB	3	1.11.05 prints for BOCC
CADD No.:	B780	4	1.14.05 revise Swain Road
Date:	4.21.04	No.	Date Description of Revision

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North
200 0 100 200

Development Team:
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Landscape Architect/Planner:
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Celebration Pointe
St. Lucie County, Florida
Final Development Plan - Overall Site

JAN 31 2005

Sheet 1 of 10

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:06am B-780-site.dwg

NSLRWCD CANAL NO. 35
(89' R/W)

(15' R/W)

Peterson Road

Additional 45' Right of Way

20' Emergency Access Easement

25' Landscape Buffer

Existing Large Oak Trees to Remain

25' Landscape Buffer

Additional 20' R/W

Jenkins Road

Lake

Matchline - See Sheet 3

Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW	2	1.11.05	prints for BOCC	
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CADD No.: B780				
Date: 4.2.04	No.	Date	Description of Revision	

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North
50 0 25 50

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Celebration Pointe
St. Lucie County, Florida
Final Development Plan

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:08am B-780-site.dwg

Matchline - See Sheet 2

Maximum 32 sq. ft. Entrance Sign

Jenkins Road (80' R/W)

25' Landscape Buffer

20' Lake Maintenance Easement

20' Lake Maintenance Easement

Lake

Lake

Common Area

Common Area

Open Space

5' Sidewalk (typ.)

Steetlight (typ.)

10' Utility Easement (typ.)

Matchline - See Sheet 4

Scale: 1"=50'	1	7.28.04	per DRC Comments	
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Checked by:GB				
CADD No.: B780				
Date: 4.2104	No.	Date	Description of Revision	

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50 0 25 50

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Celebration Pointe

St. Lucie County, Florida

Final Development Plan

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 8:11am R:780-site.dwg

Matchline - See Sheet 3

20' Lake Maintenance Easement

Lake

25' Landscape Buffer

20' ASPHALT

Jenkins Road

Maximum 32 sq. ft. Entrance Sign

Open Space

Common Area

10' Utility Easement (typ.)

20' Drainage Easement

5' Sidewalk (typ.)

Open Space/ Tot Lot

40.00' 40.00'

Steetlight (typ.)

TOB

NSLRWCD CANAL NO. 36 (89' R/W)

Matchline - See Sheet 5

Matchline - See Sheet 6

Scale: 1"=50'	No.	Date	Description of Revision
Drawn by: EW	1	7.28.04	per DRC Comments
Checked by:GB			
CADD No: B780			
Date: 4.21.04			

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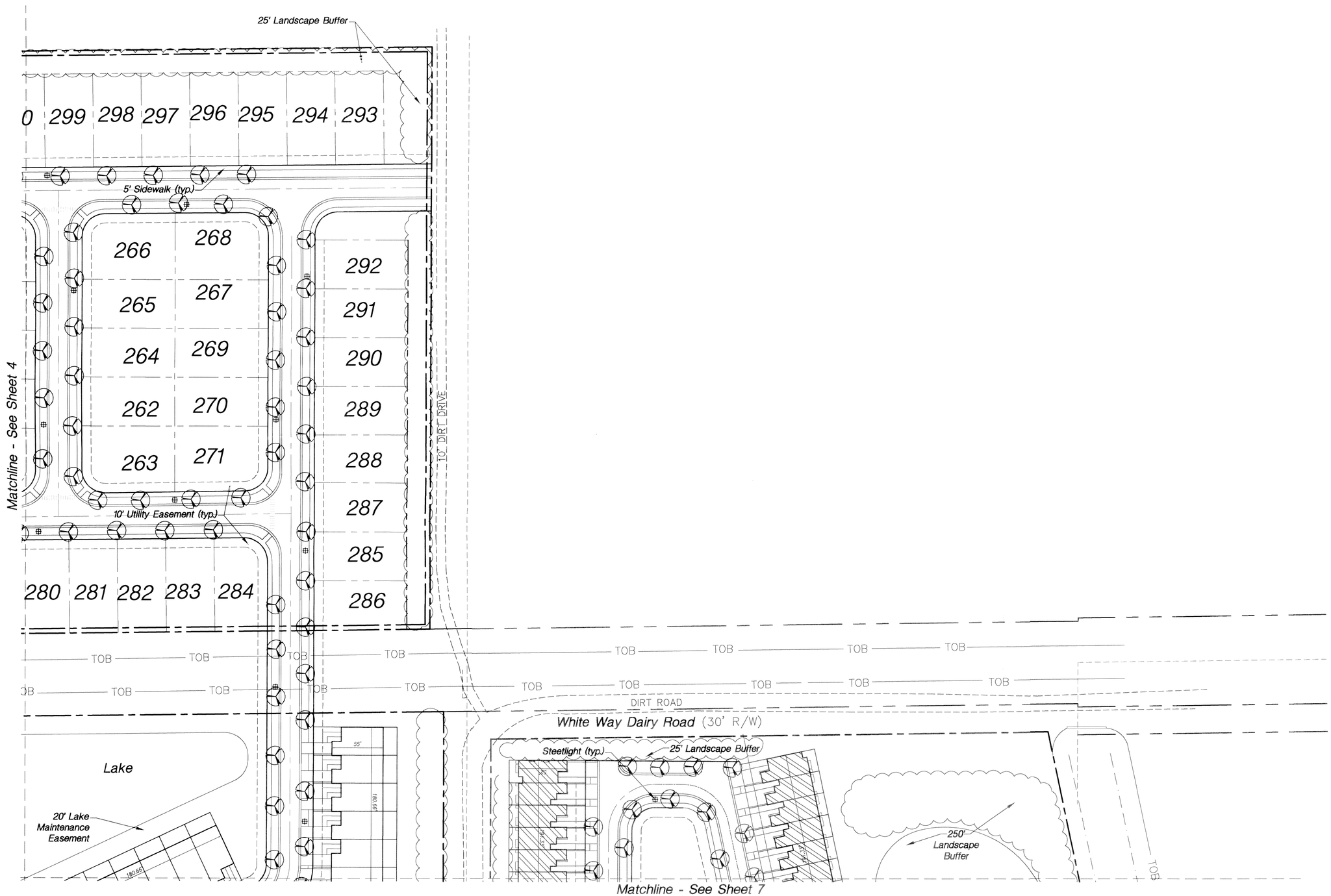
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Celebration Pointe

St. Lucie County, Florida

Final Development Plan

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:15am B:-780-site.dwg



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Date: 4.21.04	No.	Date	Description of Revision	

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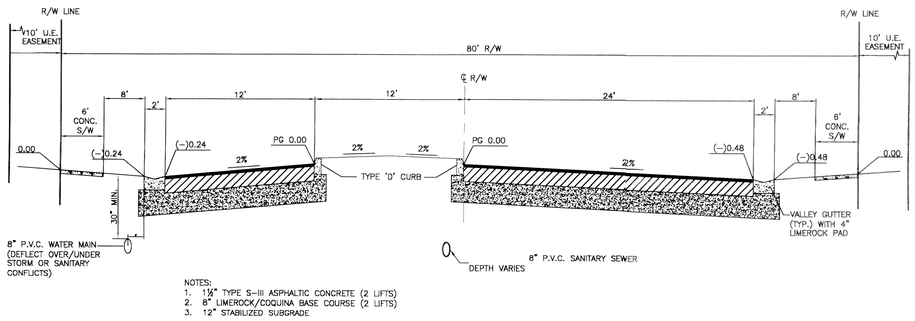
Celebration Pointe

St. Lucie County, Florida

Final Development Plan

Sheet 5 of 10

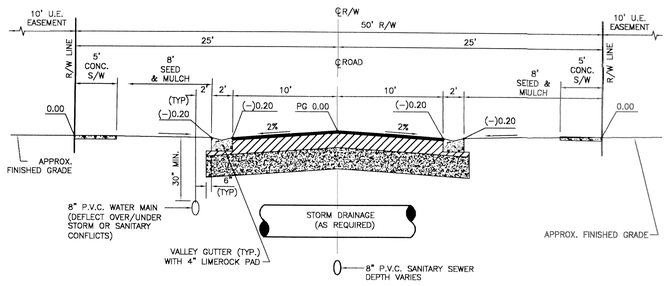
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NOTES:
1. 1½" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)
3. 12" STABILIZED SUBGRADE

Typical Section for 80' R/W

N.T.S.



NOTES:
1. 1½" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)
3. 12" STABILIZED SUBGRADE

Typical Section for 50' R/W

N.T.S.



Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW	2	1.11.05	prints for BOCC	
Checked by:GB				
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Date: 4.21.04	No.	Date	Description of Revision	

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North

50 0 25 50

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Celebration Pointe

St. Lucie County, Florida

Final Development Plan

Sheet 6 of 10

Matchline - See Sheet 5

Matchline - See Sheet 6

Matchline - See Sheet 8

Swain Road

DIRT ROAD(50' R/W)

Open Space/Tot Lot

Clubhouse & Pool Area

Steetlight (typ.)

Open Space

5' Sidewalk (typ.)

Lake

Open Space

25' Landscape Buffer

Reinforced Buffer w/ 8' Wall on top of 3' Berm

10' Utility Easement (typ.)

25' Landscape Buffer

Open Space

Lake

NSLRWCD CANAL NO. 29 (FIVE-MILE CREEK)

TOB

EDGE OF WATER

250' Landscape Buffer

Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW	2	1.11.05	prints for BOCC	
Checked by:GB				
CADD No: B780				
Date: 4.21.04	No.	Date	Description of Revision	

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North

50 0 25 50

Development Team:
Developer:
United Homes
7975 NW 154th Street, Suite #400, Miami Lakes, FL. 33016
Landscape Architect/Planner:
Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, Fl. 34950
Engineer/Surveyor:
Lindahl, Browning Ferrari & Hellstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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

Celebration Pointe

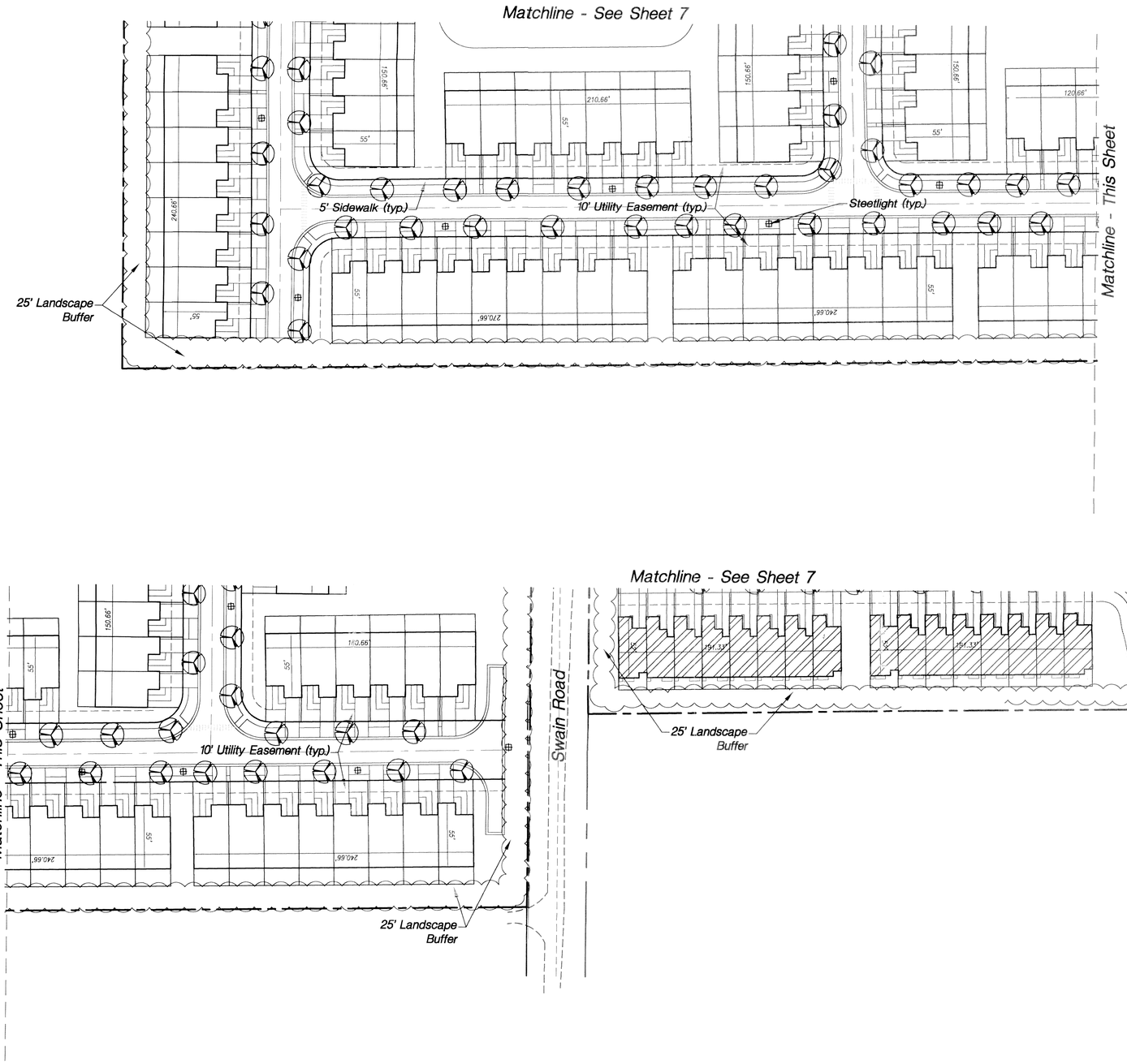
St. Lucie County, Florida

Final Development Plan

Sheet 7 of 10

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:16am B-780-site.dwg

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:16am B-780-site.dwg



Scale: 1"=50'	1	7.28.04	per DRC Comments	
Drawn by: EW	2	1.11.05	prints for BOCC	
Checked by:GB				
CADD No.: B780				
Date: 4.21.04	No.	Date	Description of Revision	

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North

50 0 25 50

Development Team:

Developer:
United Homes
7975 NW 154th Street, Suite #400, Miami Lakes, FL 33016

Landscape Architect/Planner:
Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL 34950

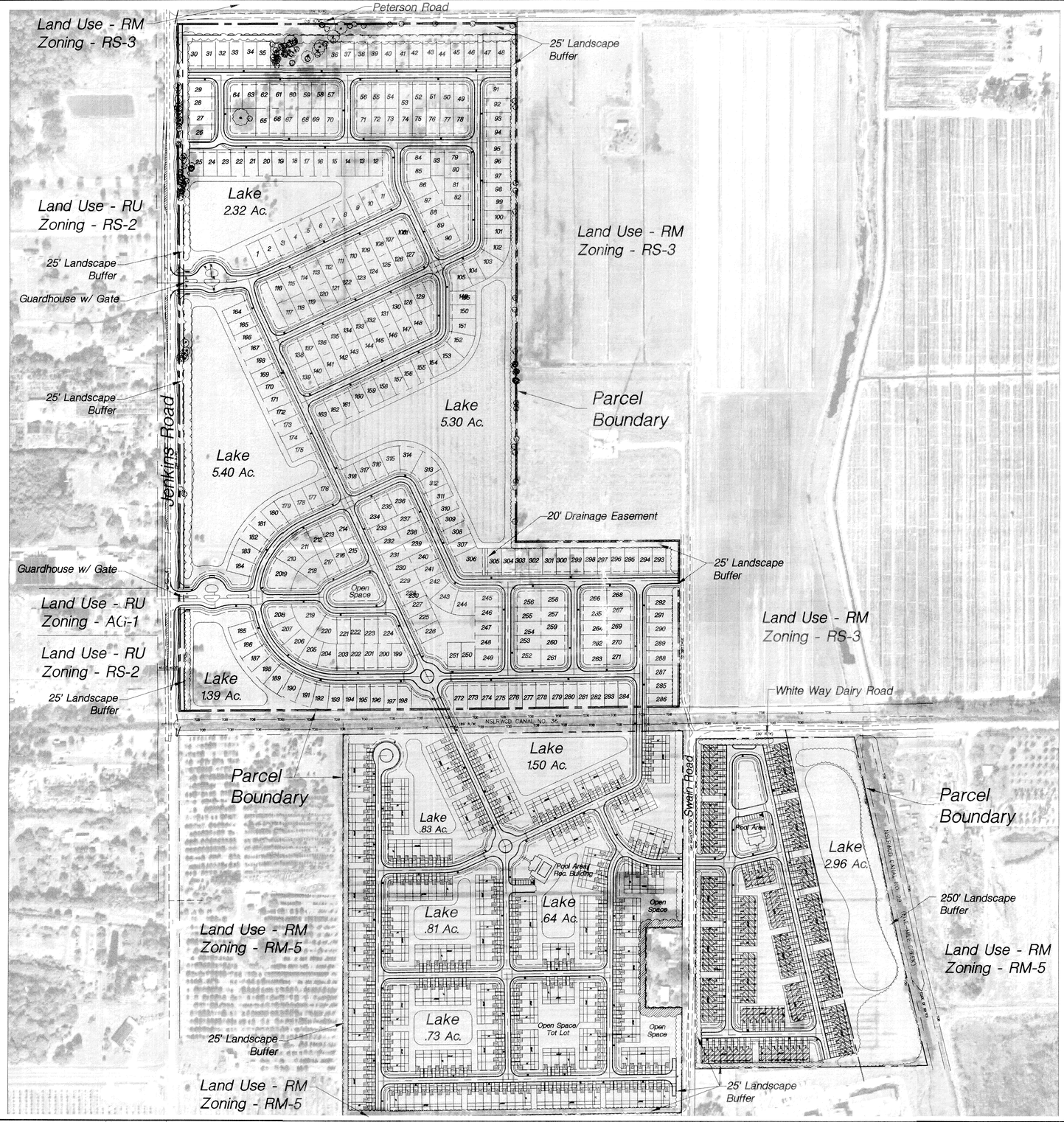
Engineer/Surveyor:
Lindahl, Browning Ferrari & Heilstron, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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

Celebration Pointe

St. Lucie County, Florida

Final Development Plan



Scale: 1"=200'	1	7.28.04	per DRC Comments
Drawn by: EW			
Checked by:GB			
CADD No: B780			
Date: 4.21.04	No.	Date	Description of Revision

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North

200 0 100 200

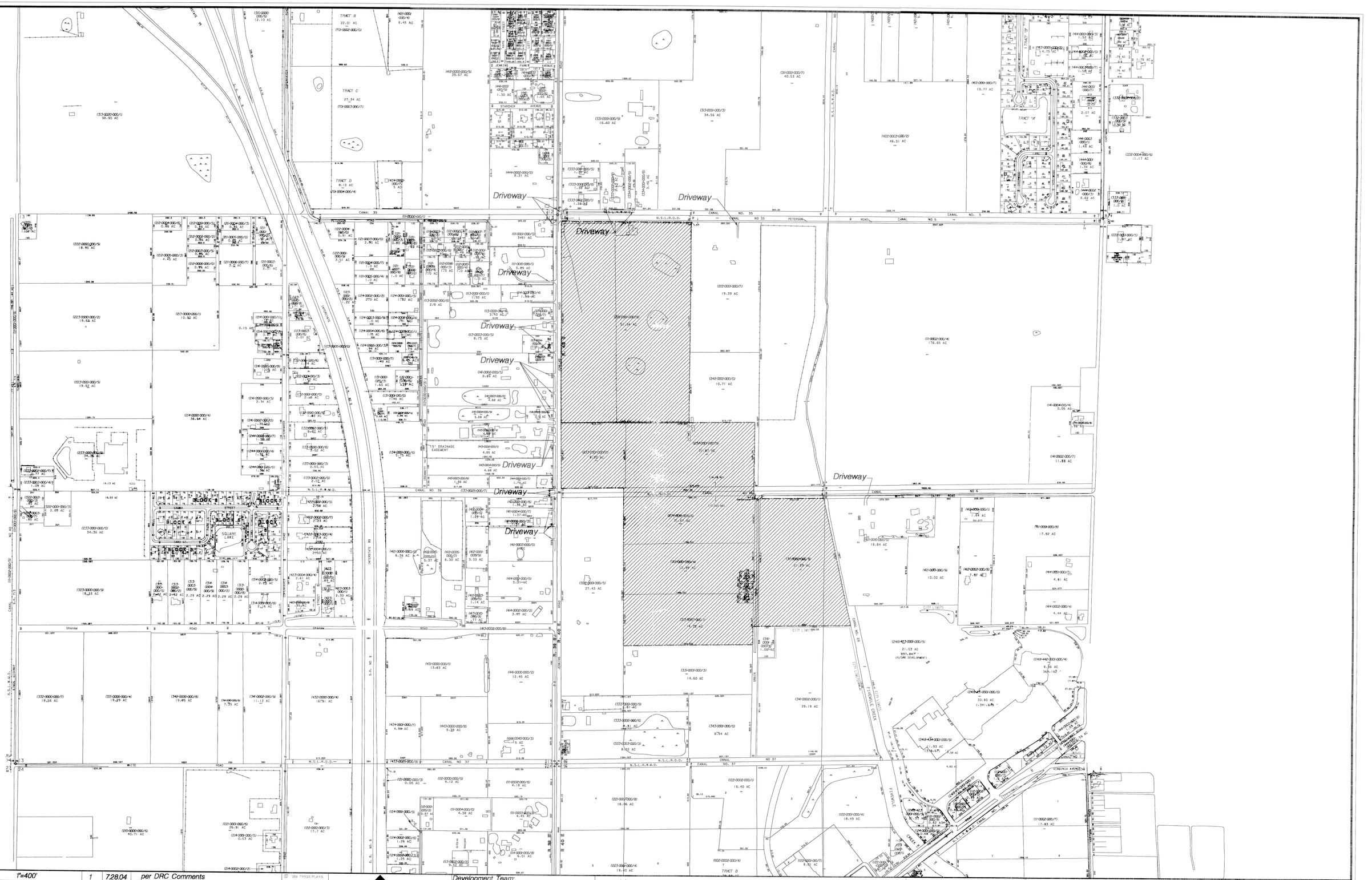
Development Team:
Developer:
United Homes
7975 NW 154th Street, Suite #400, Miami Lakes, FL. 33016
Landscape Architect/Planner:
Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL 34950
Engineer/Surveyor:
Lindahl, Browning Ferrari & Hollstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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

Celebration Pointe

St. Lucie County, Florida

Final Development Plan with Aerial Photograph



Scale:	1"=400'	1	7.28.04	per DRC Comments
Drawn by:	SLM			
Checked by:	GB			
CADD No.:	B780-TaxMap.dwg			
Date:	4.21.04	No.	Date	Description of Revision

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North

400 0 200 400

Development Team:
Developer:
United Homes
7975 NW 154th St, Miami Lakes, FL 33016
Landscape Architect/Planner:
Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL 34950
Engineer/Surveyor:
Lindahl, Browning Ferrari & Heilstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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

Celebration Pointe

St. Lucie County

Tax Map w/ Driveway Locations

Sheet 10 of 10

NO.	DATE	BY	APRV	REVISIONS

CELEBRATION POINTE
ST. LUCIE COUNTY

SITE PLAN

CARNAHAN PROCTOR & CROSS

CIVIL ENGINEERING | CONSTRUCTION SERVICES | GEOMATICS
814 S. MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
PHONE: (954) 972-3959 FAX: (954) 972-4178

CPC AUTH. NO. 00002936

FILE NO. 170307

SCALE:	
DATE:	6/29/17
DRAWN BY:	T.C.
CHECKED BY:	W.R.B
DESIGNED BY:	T.C.

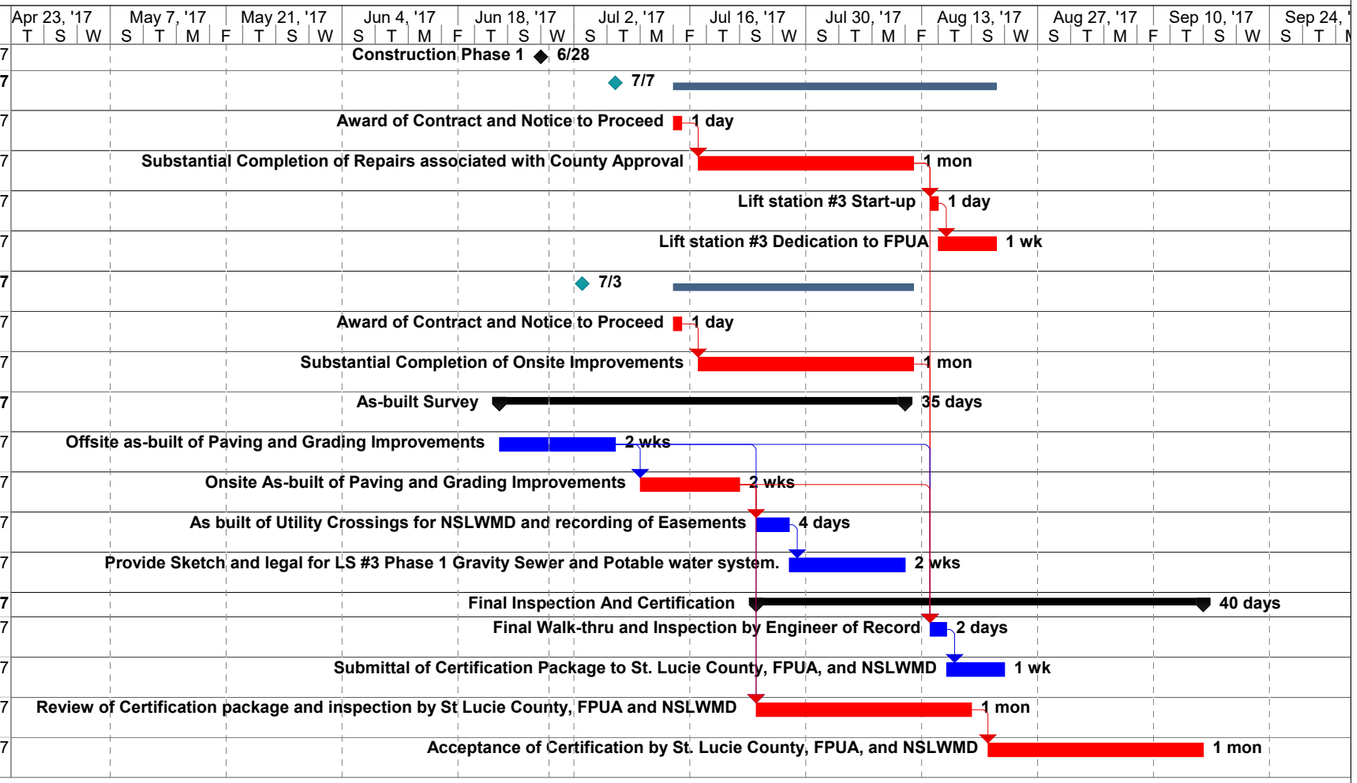
SP-1

WILLIAM R. BARBARO, P.E.
FL. REGISTRATION NO. - 64761

CELEBRATION POINTE
CONSTRUCTION AND CERTIFICATION SCHEDULE
ST. LUCIE COUNTY, FL

6/27/2017

ID	Task Name	Duration	Predecessors	Start	Finish
1	**Construction Phase 1**	0 days		Wed 6/28/17	Wed 6/28/17
2	**Bidding of Offsite Improvements**	**0 days**		**Fri 7/7/17**	**Fri 7/7/17**
3	Award of Contract and Notice to Proceed	1 day		Fri 7/14/17	Fri 7/14/17
4	Substantial Completion of Repairs associated with County Approval	1 mon	3	Mon 7/17/17	Fri 8/11/17
5	Lift station #3 Start-up	1 day	4	Mon 8/14/17	Mon 8/14/17
6	Lift station #3 Dedication to FPUA	1 wk	5	Tue 8/15/17	Mon 8/21/17
7	**Bidding of Onsite Improvements**	**0 days**		**Mon 7/3/17**	**Mon 7/3/17**
8	Award of Contract and Notice to Proceed	1 day		Fri 7/14/17	Fri 7/14/17
9	Substantial Completion of Onsite Improvements	1 mon	8	Mon 7/17/17	Fri 8/11/17
10	**As-built Survey**	**35 days**		**Fri 6/23/17**	**Thu 8/10/17**
11	Offsite as-built of Paving and Grading Improvements	2 wks		Fri 6/23/17	Thu 7/6/17
12	Onsite As-built of Paving and Grading Improvements	2 wks	11	Mon 7/10/17	Fri 7/21/17
13	As built of Utility Crossings for NSLWMD and recording of Easements	4 days	12	Mon 7/24/17	Thu 7/27/17
14	Provide Sketch and legal for LS #3 Phase 1 Gravity Sewer and Potable water system.	2 wks	13	Fri 7/28/17	Thu 8/10/17
15	**Final Inspection And Certification**	**40 days**		**Mon 7/24/17**	**Fri 9/15/17**
16	Final Walk-thru and Inspection by Engineer of Record	2 days	9,11,12,4	Mon 8/14/17	Tue 8/15/17
17	Submittal of Certification Package to St. Lucie County, FPUA, and NSLWMD	1 wk	16	Wed 8/16/17	Tue 8/22/17
18	Review of Certification package and inspection by St Lucie County, FPUA and NSLWMD	1 mon	12,11	Mon 7/24/17	Fri 8/18/17
19	Acceptance of Certification by St. Lucie County, FPUA, and NSLWMD	1 mon	18	Mon 8/21/17	Fri 9/15/17



Project: TaskOrder#6Schedule2012_B
Date: Thu 6/29/17

Task	Rolled Up Critical Task	Project Summary	Duration-only	External Tasks
Critical Task	Rolled Up Milestone	Group By Summary	Manual Summary Rollup	External Milestone
Milestone	Rolled Up Progress	Inactive Milestone	Manual Summary	Progress
Summary	Split	Inactive Summary	Start-only	Deadline
Rolled Up Task	External Tasks	Manual Task	Finish-only	

Planning Board **7.b.**

Meeting Date: 09/12/2017

Information

REQUESTED ACTION

Zoning Atlas Amendment, Future Land Use Amendment, Planned Development - Dogs & Cats Forever - 4600 Selvitz Road

LOCATION

4600 Selvitz Road

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Approval

Attachments

Staff Report
Application - Zoning Atlas Admendment
Application - Future Land Use Map Amendment
Application - Planned Development
Project Narrative
Deed
Property Record Card
Site Aerial
Zoning & FLU Maps
Location Map
Planned Development District
Survey
Site Plan
Landscape Plan
TRC Comments
Applicant Responses to TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 09/05/2017 12:07 PM
Final Approval Date: 09/06/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Future Land Use and Zoning Map Amendments**
Dogs & Cats Forever
4600 Selvitz Road

DATE: September 5, 2017

STAFF REPORT

Owner(s):
Dogs & Cats Forever
4600 Selvitz Road
Port St. Lucie, FL. 34981

Applicant:
Atlantic Civil Engineering, Inc.
774 W. Midway Road
Fort Pierce, FL. 34982

Applicant's Request:
Approval of a Future Land Use Map Amendment from RS, Residential Suburban to INST, Institutional and a Zoning Atlas Map Amendment (Rezoning) from AR-1, Agricultural Residential to PD, Planned Development in order to reflect the existing density and use of the site.

Location:
4600 Selvitz Road

Parcel ID:
2432-333-0001-000-3

Current Future Land Use:
Residential Suburban (RS)

Proposed Future Land Use:
Institutional (INST)

Current Zoning:
Agricultural Residential (AR-1)

Proposed Zoning:
Planned Development (PD)

Surrounding FLU & Zoning:

North	East	South	West
INST/OS1	RS/AR-1	RS/AR-1	P-F/INST

Site Size: 8.48 acres

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting the approval of a Future Land Use Map Amendment from RS, Residential Suburban to INST, Institutional and a Zoning Atlas Amendment (Rezoning) from AR-1, Agricultural Residential to PD, Planned Development.

The subject use has been operational since 2010. The no-kill animal shelter currently consists of one (1) building (9,106 sq. ft.), 23 parking spaces, and 2 storage sheds. The applicant is proposing to add an additional 10, 124 square feet which is reflected in future planned-development site plan.

Table 1 demonstrates pertinent existing and proposed data for the subject site.

Table 1: Existing and Proposed Site Data

	Existing	**Proposed**
Zoning	AR-1	PD – Planned Development
Future Land Use (FLU)	RS	INST - Institutional
Land Use Objective	The Residential Suburban (RS) land use category is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern such as along the North Fork of the St. Lucie River and the Indian River Lagoon. The RS designation is intended for large lot, single-family detached residential dwellings, at a density of one to two units per gross acre. These areas are not required to be served with central utilities; however when at all practical, service connections should be required.	The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.
Land Use Breakdown	N/A	N/A

The subject site was annexed into the City of Fort Pierce in 2012. However, due to a scribner's error; the site's zoning and future land use were never changed to fit the City of Fort Pierce's comprehensive development plan. At the time of the site's annexation there was no compatible zoning district. Given the existing use and the current zoning designation of the site, the site is considered to be nonconforming with regard to use. Per Article VII of the City Code, the site would be allowed more flexibility for growth and expansion if it were re-zone to (PD) Planned Development. The (PD) Planned Development District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter.

The proposed uses within the site will include kennels, veterinary science and storage buildings; all relative to the operation of Cats & Dogs Forever. Given the substantial investment that has recently been proposed by donor for improving the site, the owner/applicant would like to protect their investment by amending the Future Land Use designation and the current zoning designation in order to maintain and expand their operations of the site. Said amendments will allow the owner to have vested rights for the current number of units that are on the ground today. It should be noted that the requested amendments would actually allow for some additional units, over-and-above the current site density and uses.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

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

(2)The amendment will not have an adverse effect on the ability of the city to:
a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services; and

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

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the Zoning designation of the site. Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Technical Review Committee

All affected departments have reviewed the proposed Future Land Use Map Amendment and Zoning Atlas (re-zoning) Map Amendment with regards requirements of the City Code. No significant impacts to public facilities are immediately expected by the proposed amendment. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation

The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the Planning Board, acting as the Local Planning Agency, **approve** the proposed amendment.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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:

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

1. Property Address/Location: 4600 Selvitz Road, Fort Pierce, FL 34981
2. Property Tax ID(s): 2432-333-0001-000-3
3. Total Acreage: 8.48
4. Existing Future Land Use Designation: RS
5. Existing Zoning Classification: AR-1
6. Proposed Zoning Classification: P.D.
7. Other applications being submitted concurrent with this application, if any: Land use change, Site Plan

8. Describe the existing uses, improvements and structures on the amendment lands: Existing no-kill animal shelter

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To initiate a zoning change to accommodate existing and future facilities consistent with the land development regulations of the City of Fort Pierce.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	INST	INST	I
South	RS-1	I	AR-1
East	RS	RL	AR-1
West	INST/VACANT	I	I-CO

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RS	AR-1	0 Residential; 9,106 sq. ft. animal shelter	8.48	X
Proposed	Institutional	P.D.	0 Residential; 10, 124 sq. ft. additional	8.48	N/A

II. Public Facilities Information: N/A; existing no-kill animal shelter

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	No additional stormwater runoff or discharge is anticipated.

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): Dogs & Cats Forever
Mailing Address: 4600 Selvitz Road
City Fort Pierce State FL Zip 34981
Phone # 772.485.4458
E-mail: Marseph@aol.com

13. Name of Applicant: Keri Burgess/Dogs & Cats Forever
Mailing Address: 4600 Selvitz Road
City Fort Pierce State FL Zip 34981
Phone # 772.489.5454 Fax #
E-mail: Marseph@aol.com

14. Name of Representative: Richard Laventure/Atlantic Civil Engineering, Inc.
Mailing Address: 774 W. Midway Road
City Fort Pierce State FL Zip 34982
Phone # 772.398.1520 Fax # 772.398.1521
E-mail: gatorrr@msn.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.

Vicki R. Parker 8/1/17
Applicant's Signature Date

4600 Selvitz Road, Fort Pierce	FL	34981
Address	State	Zip

772.489.5454		Marseph@aol.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.

KERI BURGESS/DOGS & CATS FOREVER 772-489-5454

Property Owner's Name (Please Print) Phone

4600 Selvitz Rd. Fort Pierce, FL

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2017, by KERI BURGESS who is personally known to me or has produced _____ as identification.

Elizabeth Goodlunis

Signature of Notary (seal)

ELIZABETH GOODLUNIS
Notary Public - State of Florida
My Comm. Expires Jan 30, 2018
Commission # FF 087982

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

☒ 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 Site Plan

1. Property Address/Location: 4600 Selvitz Road, Fort Pierce, FL 34981
2. Property Tax ID(s): 2432-333-0001-000-3
3. Total Acreage: 8.48 AC
4. Existing Future Land Use Designation: RS
5. Existing Zoning Classification: AR-1
6. Proposed Zoning Classification: P.D. Dogs & Cats Forever
7. Other applications being submitted concurrent with this application, if any: Re-zoning; site plan
8. Describe the existing uses, improvements and structures on the amendment lands: Current no-kill animal shelter.
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: To facilitate harmony between existing and future use of the property and the land development regulations of the City of Fort Pierce.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	INST	INST	I
South	RS-1	I	AR-1
East	RS	RL	AR-1
West	INST/VACANT	I	I-CO

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RS	AR-1	0 Residential; 9,106 sq. ft. animal shelter	8.48	X
Proposed	Institutional	P.D.	0 Residential; 10,124 sq. additional	8.48	N/A X

II. Public Facilities Information: N/A; existing No-Kill Animal Shelter

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	**No additional stormwater runoff or discharge is anticipated**

G. Transportation Analysis: 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): Dogs & Cats Forever
Mailing Address: 4600 Selvitz Road
City Fort Pierce State FL Zip 34981
Phone # 772.485.4458
E-mail: Marseph@aol.com

13. Name of Applicant: Keri Burgess/Dogs & Cats Forever
Mailing Address: 4600 Selvitz Road
City Fort Pierce State FL Zip 34981
Phone # 772.489.5454 Fax #
E-mail: Marseph@aol.com

14. Name of Representative: Richard Laventure/ Atlantic Civil Engineering, Inc.
Mailing Address: 774 W. Midway Road
City Fort Pierce State FL Zip 34982
Phone # 772.398.1520 Fax # 772.398.1521
E-mail: gatorrr@msn.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.

Applicant's Signature

Date 8.1.17

4600 Selvitz Road, Fort Pierce
Address

State FL 34981 Zip

772.489.5454 Fax Marseph@aol.com
Phone 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.

KERI BURGESS / DOGS & CATS FOREVER 772-489-5454
Property Owner's Name (Please Print) Phone

4600 SELVITZ RD. FORT PIERCE, FL
Address State Zip

Property Owner's Signature 8.1.17 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2017, by KERI BURGESS who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

ELIZABETH GOODLUNIS
Notary Public - State of Florida
My Comm. Expires Jan 30, 2018
Commission # FF 087982

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No:_____ Receipt No:_____

TRC Review:_____ Planning Board Review:_____ City Commission:_____

Ordinance No:_____ Date Approved:_____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 4600 Selvitz Road, Fort Pierce, FL 34981

Parcel ID #(s) 2432-333-0001-000-3

Project description Building addition to existing no-kill animal shelter

Dogs & Cats Forever	Atlantic Civil Engineering, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
4600 Selvitz Road	774 W. Midway Road
Street Address	Street Address
Fort Pierce FL 34981	Fort Pierce FL 34982
City State Zip	City State Zip
772.489.5454	772.398.1520
Phone Number	Phone Number
Marseph@aol.com	gatorrr@msn.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. 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.*

Keri V. Burgess
Property Owner(s) Signature(s)

STATE OF FLORIDA -- MARTIN COUNTY

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2017, by

KERI BURGESS who is personally known to me or has produced

as identification.

Elizabeth Goodlunis
Signature of Notary

(seal)

ELIZABETH GOODLUNIS
Notary Public - State of Florida
My Comm. Expires Jan 30, 2018
Commission # FF 087982

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
■ Site Plan	☐ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 10,124

Residential: Proposed Units: 0

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

North	South	East	West
Institutional	Residential	Residential	industrial

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)

ATLANTIC
CIVIL ENGINEERING

774 W. MIDWAY RD., FORT PIERCE, FL 34982
P: 772.398.1520 F: 772.398.1521
E: GATORRR@MSN.COM
CONSULTING ENGINEERS

PROJECT NARRATIVE

Rebecca Grohall
Planning Manager
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

RE: Dogs & Cats Forever
Our Reference Number: 2016.0034

Dear Ms. Grohall:

Dogs & Cats Forever is an existing no-kill animal shelter located at 4600 Selvitz Road, situated on 8.5 acres of land lying just north of Midway Road, within the City of Fort Pierce. The facility comprises 9,100 square feet and has been operational since 2010. We propose to add 10,124 square feet which is reflected in our attached site plan. Elevations of the proposed buildings are included with our application attached hereto.

The intent of our site plan, zoning and land use amendment application is to provide flexible development options (for existing and proposed improvements) by utilizing the Planned Development zoning district. Proposed uses within the site will include kennels, veterinary science and storage building(s), all relative to the operation of Dogs & Cats Forever. It is also our goal to amend the current RS land use designation to the more appropriate land use of Institutional. P.D. zoning and Institutional land use will afford this site the flexibility to maintain and expand their operations. These designations will also create harmony with the goals, objectives and policies of the City's comprehensive plan relative to density, traffic, open space and stormwater management. The ultimate justification for approval of our petition lies in the fact that the site has functioned in harmony with its' neighbors for over 7 years, while providing an invaluable community service.

We propose to maintain at least 20% open space with generous building setbacks buffering this site from surrounding sites. We anticipate zero negative impacts to off-site traffic, on-site environmental components and no increase in stormwater discharges.

Per Planned Development Guidelines, development parameters including permitted uses; applicable setbacks; allowable building area; off-street parking; landscaping, irrigation and signage standards have been provided for.

Thank you for your consideration and the warm reception the City of Fort Pierce has afforded us since our annexation in 2012. Should you have any questions, please do not hesitate to contact me directly.

Respectfully,

Richard C. Laventure
President

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3293638 OR BOOK 3046 PAGE 54, Recorded 12/24/2008 at 12:43 PM
Doc Tax: $3493.00

Prepared by:

Affordable Title Agency, LLC
3300 PGA Boulevard, Gardens Plaza, Suite 500
Palm Beach Gardens, Florida 33410

File Number: 08-681

General Warranty Deed

Made this November 3rd, 2008 A.D. By **Joseph K. Lopez, a married man**, whose post office address is: 2376 "C" Road, Loxahatchee, FL 33470, hereinafter called the grantor, to **Dogs and Cats Forever, Inc. a Florida non-profit corporation**, whose post office address is: 2012 Laurel Oak Lane, Palm City, FL 34990, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Saint Lucie County, Florida, viz:

The Southwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 32, Township 35 South, Range 40 East, excepting therefrom all rights of way of public roads and drainage canals, and the East 20 feet of the West 50 feet of the Southwest ¼ of the Southwest ¼ of the Southwest ¼ less the South 46 feet, in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **2432-333-0001-000-3**

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 December 31, 2008.

Prepared by:

Affordable Title Agency, LLC
3300 PGA Boulevard, Gardens Plaza, Suite 500
Palm Beach Gardens, Florida 33410

File Number: 08-681

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Amarilys J Garcia

Witness Printed Name Tiana Balchan

Joseph K. Lopez (Seal)
Address: 2376 "C" Road, Loxahatchee, FL 33470

State of Fla

County of Palm Beach

The foregoing instrument was acknowledged before me this 3rd day of ~~November~~ December, 2008, by Joseph K. Lopez, a married man, who is personally known to me or who has produced drivers License as identification.

Notary Public

Print Name: Amarilys J Garcia

My Commission Expires: 2-22-2011

AMARILYS J. GARCIA
Notary Public - State of Florida
My Commission Expires Feb 22, 2011
Commission # DD 643314
Bonded Through National Notary Assn.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 4600 SELVITZ RD
Parcel ID: 2432-333-0001-000-3
Account #: 33001
Sec/Town/Range: 32/35S/40E
Map ID: 24/31N
Zoning: AR-1
Use Type: 7500
Jurisdiction: Fort Pierce

Ownership

Dogs and Cats Forever Inc
PO Box 880043
Port St Lucie, FL 34988

Legal Description

32 35 40 SW 1/4 OF SW 1/4 OF SW 1/4-LESS RD R/W AND LESS ADDL RD R/W IN OR 3079-9-(8.48 AC) (OR 3046-54)

Current Values

Just/Market:	$725,400	Assessed:	$725,400
Exemptions:	$725,400	Taxable:	$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$725,400	$725,400	$725,400	$0
2015	$510,900	$510,900	$510,900	$0
2014	$510,400	$510,400	$510,400	$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-03-2008	3046 / 0054	XX00	WD	Lopez,Joseph	$499,000
08-18-2003	1786 / 2112	XX04	WD	Gottlieb, Leon	$100
08-18-2003	1786 / 2110	XX04	WD	Gottlieb,Martin	$200,000

Primary Building Information

Finished Area of this building: 8,402 SF
Gross Area of this building: 9,737 SF

View:
Year Built: 2010
Primary Wall: CB Stucco
Roof Cover: Dim Shingle
Frame:
Story Height: 1 Story

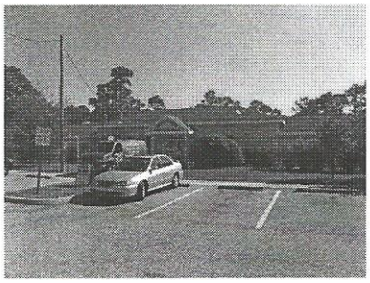
Exterior Data

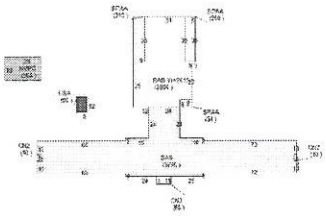
Roof Structure: Hip
Grade: Y_C
No. Units: 1

Building Type: LROF
Effective Year: 2010
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%
Heated %: 100%
Sprinkled %: 100%
Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic





Total Areas

Finished/Under Air (SF):	8,402
Gross Area (SF):	9,737
Land Size (acres):	8.48
Land Size (SF):	369,389
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	2	2010
CEMENT CURB	1	346	2010
ASP2 LOW	1	9380	2010
CONCRETE LOW	1	4080	2010
CBSWall6"Blk	1	48	2010
Alumn Fen 4'	1	107	2011
CBSWall6"Blk	1	50	2011
COM POOL AVG	1	160	2011
POOL DK-AVG	1	504	2011
CHAINLINK 6'	1	1542	2011
CHAINLINK 4'	1	128	2011
CHAINLINK 6'	1	150	2014

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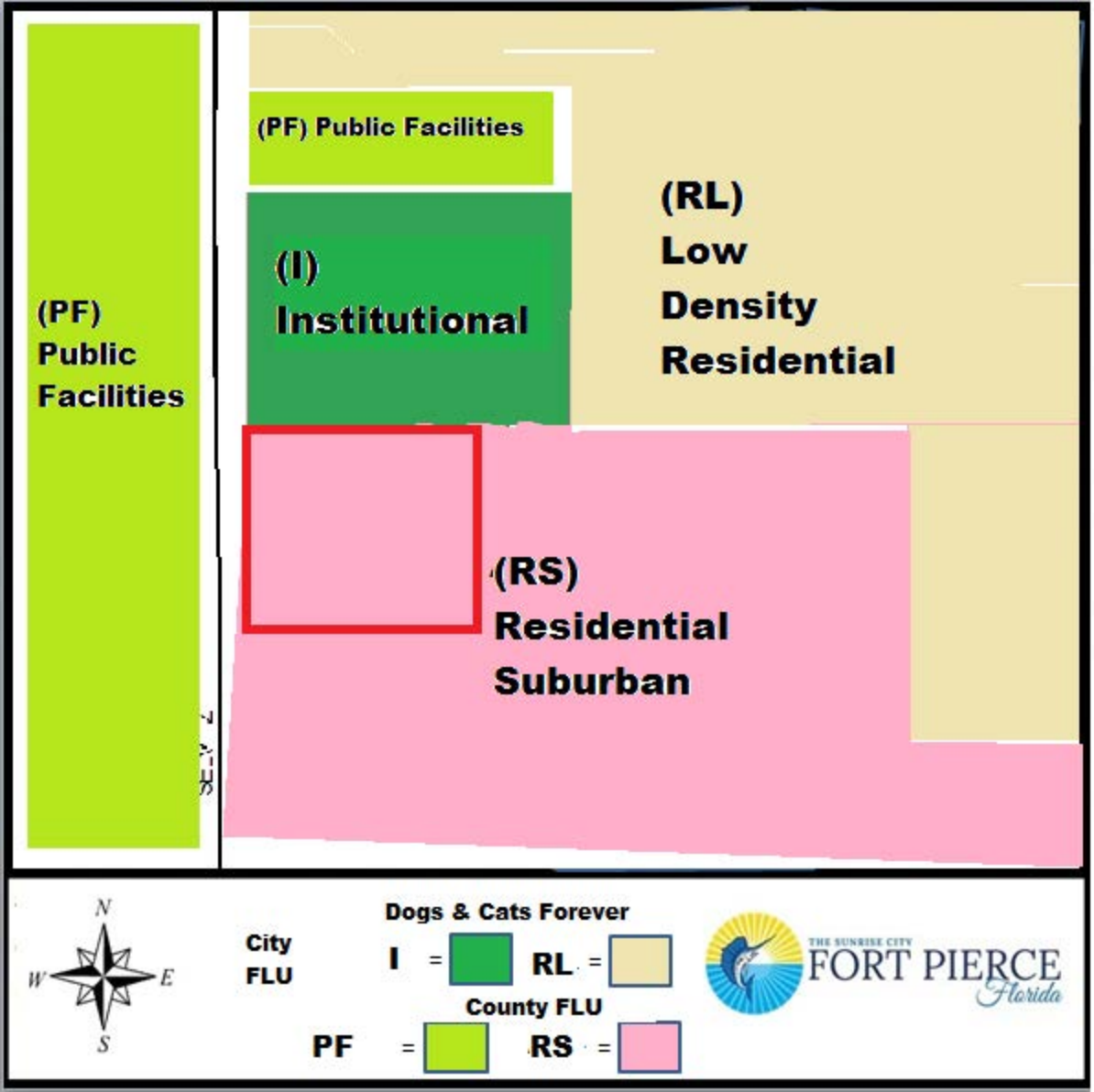
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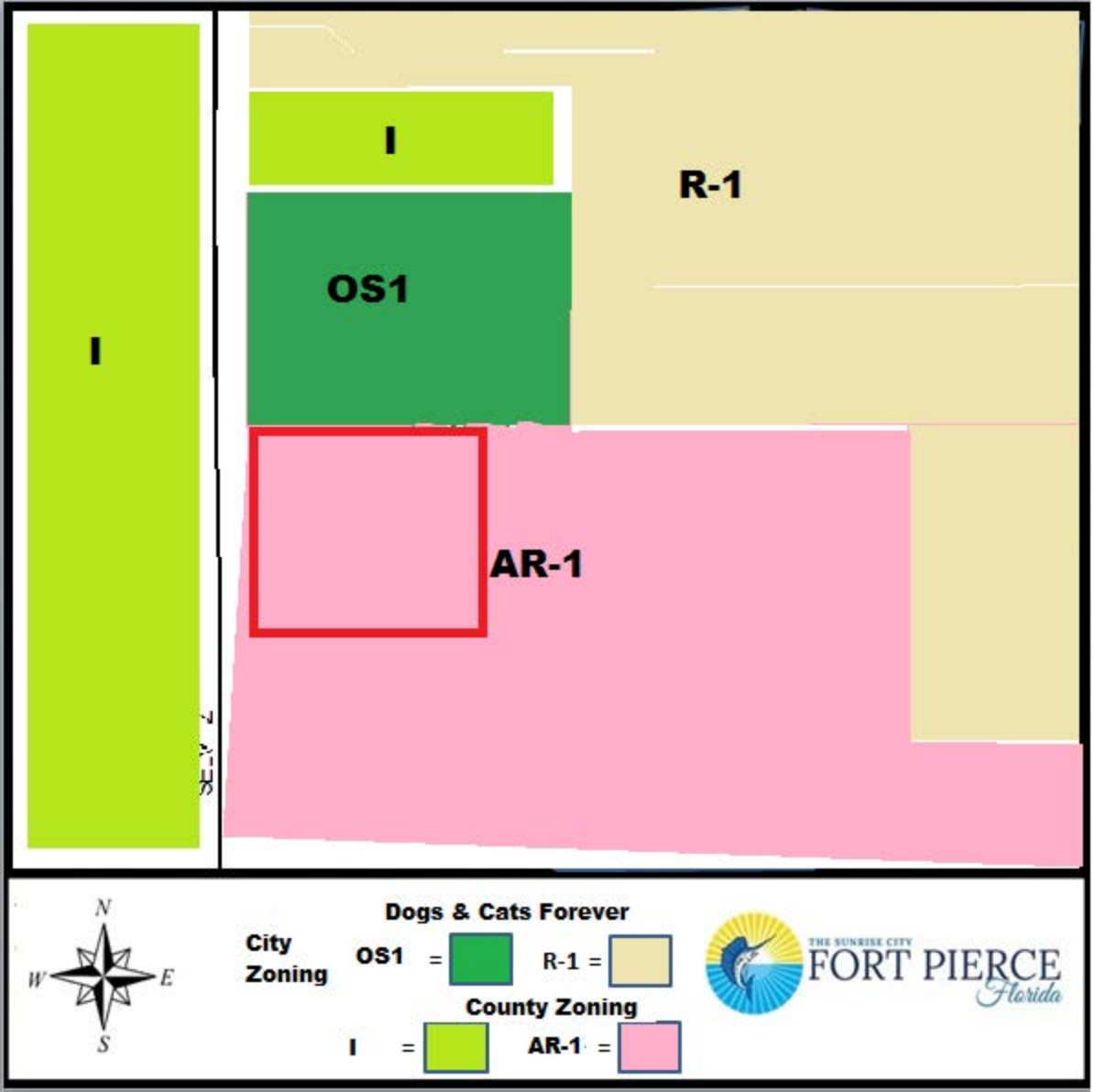
Dogs & Cats Forever

SITE AERIAL

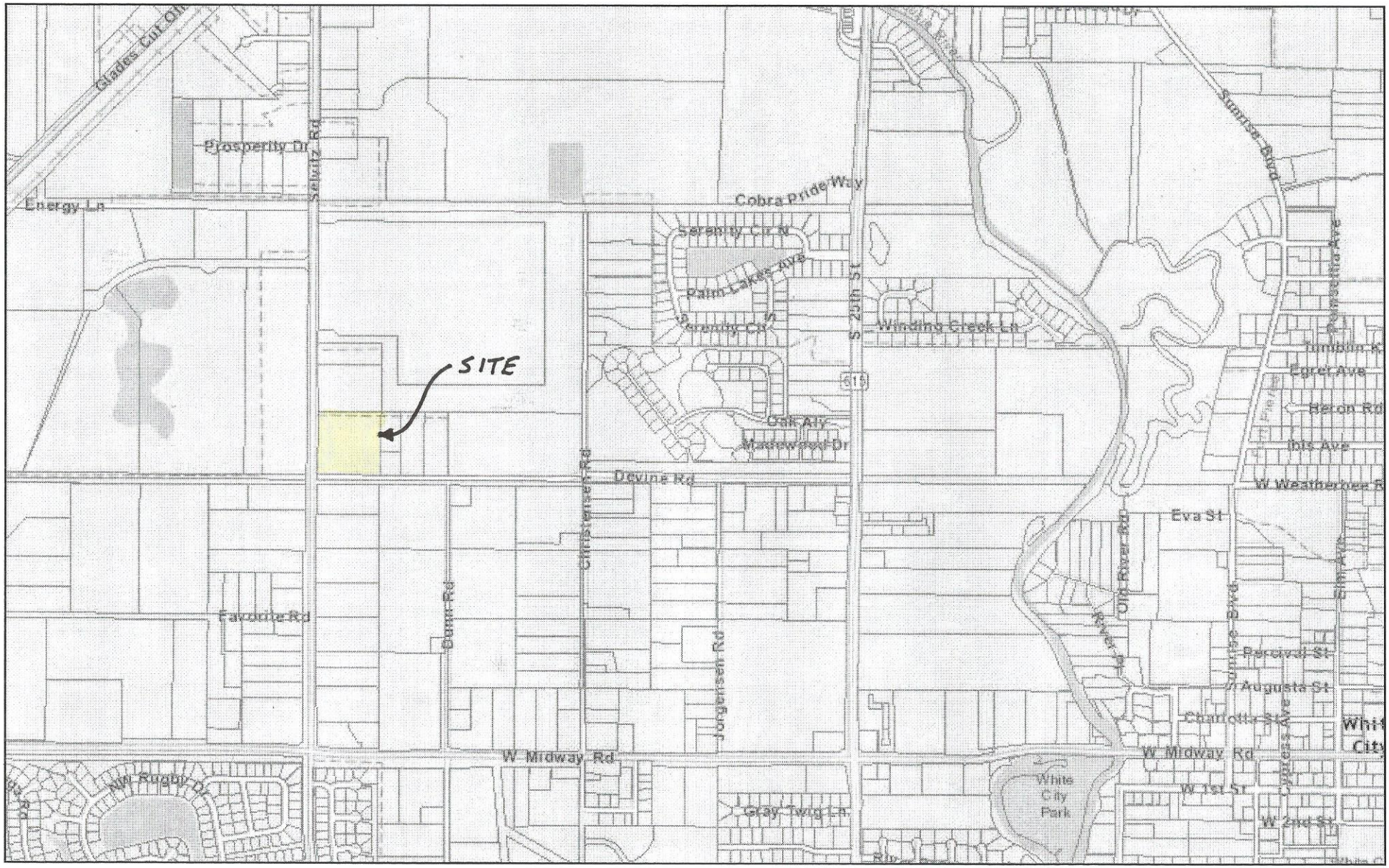
4600 Selvitz Road

THE SUNRISE CITY
FORT PIERCE
Florida


(PF) Public Facilities
(I) Institutional
(RL) Low Density Residential
(PF) Public Facilities
(RS) Residential Suburban
N
W
E
S
Dogs & Cats Forever
City FLU
I =
RL =
County FLU
PF =
RS =
THE SUNRISE CITY
FORT PIERCE
Florida


I
I
R-1
OS1
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AR-1
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Dogs & Cats Forever
City Zoning
OS1 =
R-1 =
County Zoning
I =
AR-1 =
THE SUNRISE CITY
FORT PIERCE
Florida

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



August 1, 2017

1:18,056

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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

Planned Development (P.D.) District
Dogs & Cats Forever

(a) Purpose. The Dogs & Cats Forever Planned Development District classification is intended as a guide for existing uses and future development for the property located at 4600 Selvitz Road, Fort Pierce, Florida 34981 (Parcel ID 2432-333-0001-0003). Allowable uses within this District include Animal Shelter, Enclosed Kennels, Veterinary Sciences (pertinent to the Dogs & Cats Forever operation) and Warehouse/Storage (pertinent to the Dogs & Cats Forever operation).

(b) Basic use standards. Uses in the Dogs & Cats Forever District must meet the requirements of this section. Any additional uses will require a zoning amendment as approved by the City Commission of Fort Pierce.

(1) Lot size.

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be one hundred (100) feet.

c. The minimum lot depth shall be one hundred (100) feet.

(2) Yards.

a. The minimum depth of the front yard will be fifty (50) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of- way shall be twenty (20) feet.

c. The minimum depth of the side yard will be twenty (20) feet.

D. The minimum depth of the rear yard will be thirty (30) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) percent of the lot area. All sites shall maintain at least twenty (20) percent as open space.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade.

(c) Other applicable use standards.

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with the parking standards indicated below.

(6) Landscape requirements will comply with the standards located in Land Development Regulations of the City of Fort Pierce, Section 22-187.

(7) Signage requirements will comply with the standards located in Chapter 15 of the Land Development Regulations of the City of Fort Pierce.

(8) Lighting requirements will comply with the standards located in the Land Development Regulations of the City of Fort Pierce.

OFF-STREET PARKING REQUIREMENTS
Dogs & Cats Forever Planned Development (P.D.) District

(a) Off-street parking space size.

(1) Each off-street parking space shall be at least nine and one-half (9½) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet wide and nineteen (19) feet deep and have a minimum vertical clearance of at least nine (9) feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two (2) parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged.

(b) Amount and location of required spaces for the handicapped.

(2) Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located so that the handicapped shall have accessibility to a curb ramp or curb cut to allow direct access to the main building, if there are buildings, and so that the users will not be compelled to wheel behind parked vehicles. There shall be one (1) regular parking space per every 400 square feet of building area designed for human activities. Other parking spaces are calculated on an as-needed, case-by-case basis. There shall be at least one (1) handicapped parking space for each 25 regular off-street parking spaces.

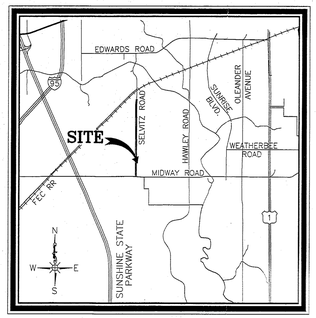
LEGEND

- Δ = CURVE CENTRAL ANGLE
- R = CURVE RADIUS
- L = CURVE LENGTH
- EL = ELEVATION
- (C) = CALCULATED
- (D) = DEED
- FND = FOUND
- ⦿ = BELLSOUTH PEDESTAL
- TOB = TOP OF BANK
- IR = 5/8" IRON ROD
- FPL = FLORIDA POWER AND LIGHT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- LB = LICENSED BUSINESS
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- CM = CONCRETE MONUMENT
- ○ = FOUND #5 IR & CAP LB4286
- ▨ = ELECTRICAL BOX
- CONC = CONCRETE
- ⊠ = CURB INLET
- ☼ = LIGHT POLE
- IRC = 5/8" IRON ROD & CAP
- C.M. = CONCRETE MONUMENT
- WM = WATER MAIN
- = WOOD POWER POLE W/ GUY WIRE
- OHU = OVERHEAD UTILITIES
- ℄ = CENTERLINE
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- ▨ = CABLE BOX
- Ⓓ = DRAINAGE MANHOLE
- Ⓢ = SANITARY MANHOLE
- ⋈ = WATER VALVE
- ⊠ = CATCH BASIN
- SV = SANITARY VALVE
- Ⓦ = EXISTING WELL
- —X— = 6' CHAIN LINK FENCE
- —O— = 4' ALUMINUM FENCE
- FFE = FINISH FLOOR ELEVATION
- FND = FOUND
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- ALUM = ALUMINUM
- INV. = INVERT
- NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM 1929
- NSLRWCD = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- —W— = WATER SERVICE
- —S— = SEWER SERVICE
- = FIRE HYDRANT
- 18" = OAK TREE (AND SIZE)
- 13" = PINE TREE (AND SIZE)
- 13" = PALM TREE (AND SIZE)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



LOCATION MAP

NOT TO SCALE

SURVEY NOTES

1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS APRIL 4, 2017. (GPS)
4. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD BEARING NORTH 00°04'38" EAST, AS MONUMENTED. ALL BEARINGS ARE RELATIVE THERETO.
6. PROPERTY LIES IN FLOOD ZONE X, PER FLOOD MAP 12111C0170 J, DATED 2-16-12.
7. PROPERTY CONTAINS 8.48 ACRES, MORE OR LESS.
8. OWNERSHIP OF FENCES IS UNKNOWN.
9. ANCILLARY (INTERIOR) DITCHES NOT SHOWN FOR CLARITY.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESERVATIONS AND RIGHT-OF-WAYS APPEARING IN THE PUBLIC RECORDS.
11. 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.
12. ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

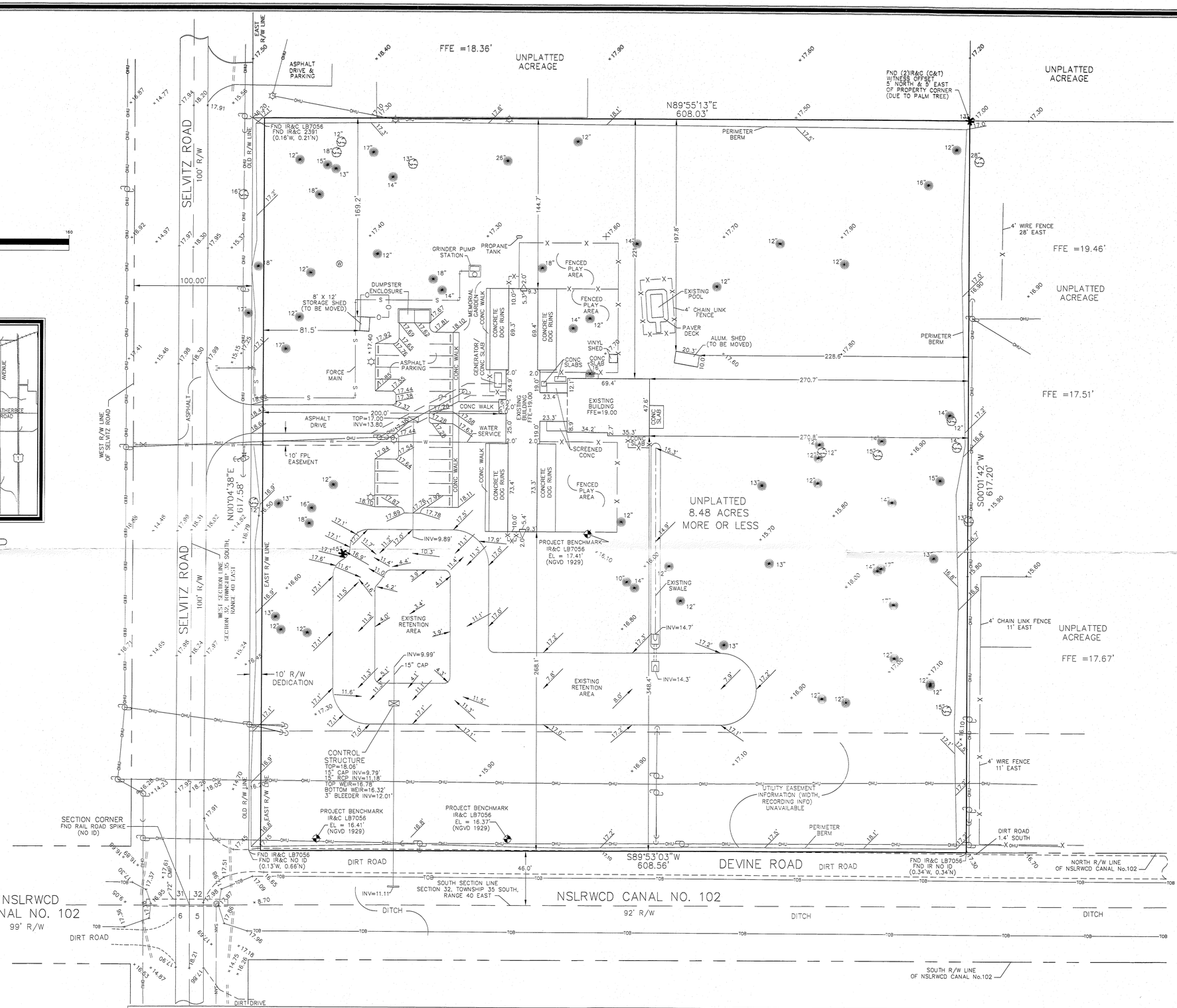
DESCRIPTION

THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST. EXCEPTING THEREFROM ALL RIGHTS-OF-WAY OF PUBLIC ROADS AND DRAINAGE CANALS, AND THE EAST 20 FEET OF THE WEST 50 FEET OF THE SW 1/4 OF THE SW 1/4 LESS THE SOUTH 46 FEET, IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS RECORDED IN O.R. BOOK 222, PAGE 49, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

DOGS AND CATS FOREVER, INC., A FLORIDA NON-PROFIT CORPORATION

RICHARD C. LAVENTURE — DATE 8/2/17
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209



BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PREPARED FOR

DOGS AND CATS FOREVER

- REVISIONS -	BY	DATE
FINAL SURVEY + ADD CERTIFICATIONS	MWH	12/20/10
REVISE PROPOSED SHED (TO 8' X 12')	JOE M	1/24/11
UPDATE SURVEY	MWH	9/06/12
UPDATE SURVEY	JOE M	5/05/14
FORMBOARD SURVEY	JOE M	11/04/14
UPDATE SURVEY	MWH	4/10/17

	BY	DATE
FIELD	GMc	7/25/08
CALCS.	RCL	7/24/08
DRAWN	JPH	7/29/08
CHECKED	RCL	7/30/08
FILE REF. 05.0581	FIELD BK/PG 08-202,54, GPS & NOTES	

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
CIVIL ENGINEERING COORDINATION
774 W. MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
(772) 398-6430 PHONE (772) 398-6426 FAX
LB 7056

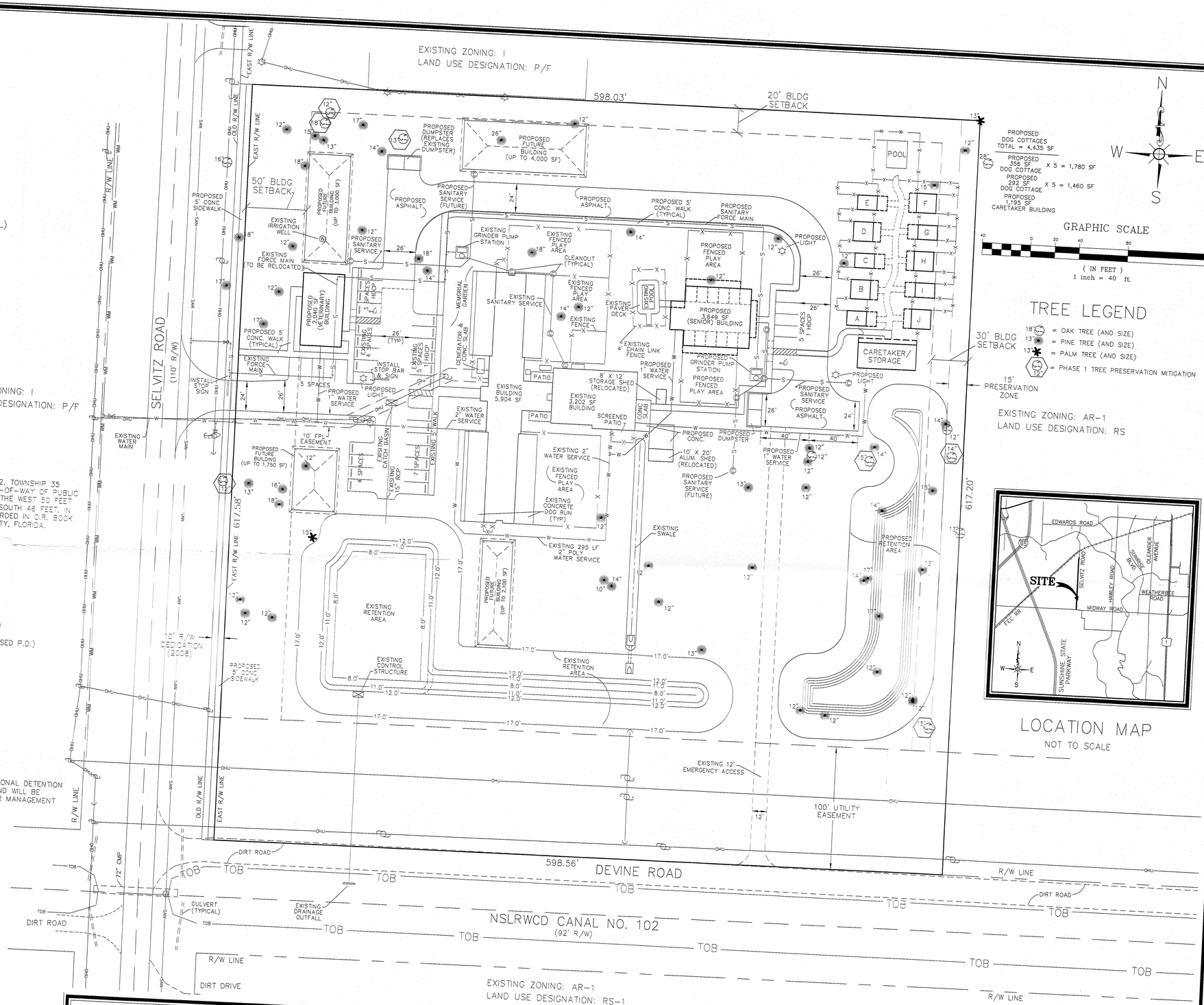
DATE: 7-28-08
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A
JOB No. 08.1067
SHEET 1 OF 1

PROPOSED SITE DATA (PHASE 2)

COMPONENT	ACRES	SQ FT.	% OF SITE
EXISTING BUILDING	0.21	9,106	2.5
PROPOSED BUILDING	0.23	10,124	2.7
EXISTING PAVING	0.27	11,595	3.1
PROPOSED PAVING	0.46	20,193	5.5
EXISTING MISCELLANEOUS	0.15	6,334	1.7
PROPOSED MISCELLANEOUS	0.13	5,491	1.5
LAKE	0.78	34,000	9.2
PROPOSED LAKE (EXPANSION)	0.52	22,477	6.1
IMPERVIOUS	2.74	119,320	32.3 (ABOVE TOTAL)
OPEN SPACE	5.74	250,060	67.7
TOTAL SITE AREA	8.48	369,380	100.0

GENERAL NOTES

1. PROJECT NAME: DOGS AND CATS FOREVER PHASE 3
2. LOCATION: SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST FORT PIERCE, FLORIDA
3. OWNER: DOGS AND CATS FOREVER 4600 SELVITZ ROAD FORT PIERCE, FLORIDA 34981
4. APPLICANT: DOGS AND CATS FOREVER 4600 SELVITZ ROAD FORT PIERCE, FLORIDA 34986
5. ENGINEER: ATLANTIC CIVIL ENGINEERING, INC. 774 W. MIDWAY ROAD FORT PIERCE, FLORIDA 34982 PHONE: (772) 398-1520
6. SURVEYOR: LAVENTURE & ASSOCIATES, INC. 774 W. MIDWAY ROAD FORT PIERCE, FLORIDA 34982 PHONE: (772) 398-6430
7. DESCRIPTION: THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST. EXCEPTING THEREFROM ALL RIGHTS-OF-WAY OF PUBLIC ROADS AND DRAINAGE CANALS, AND THE EAST 20 FEET OF THE WEST 50 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 LESS THE SOUTH 46 FEET, IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS RECORDED IN O.R. BOOK 222, PAGE 49, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
8. PARCEL ID NO: 2432-333-0001-000-3
9. TYPE OF PROJECT: ANIMAL SHELTER
10. PROJECT SIZE: 369,380 SQ FT. (8.48 ACRES) GROSS AREA
11. BUILDING SIZE: 10,124 SQ FT. (0.23 ACRES) (PROPOSED ADDITION) 2.7%
12. FUTURE LAND USE: RS (RESIDENTIAL SINGLE FAMILY) (PROPOSED = INSTITUTIONAL)
13. EXISTING ZONING: AR-1 (AGRICULTURAL RESIDENTIAL/ST. LUCIE COUNTY) (PROPOSED P.D.)
14. FLOOD ZONE: ZONE X
15. PARKING: REQUIRED 7 SPACES PROVIDED 14 SPACES
16. DEVELOPMENT SCHEDULE: BEGIN CONSTRUCTION: DECEMBER 2017 CONSTRUCTION TO BE COMPLETED: 270 DAYS
17. UTILITY SERVICE: WATER SERVICE FORT PIERCE UTILITIES AUTHORITY SEWER SERVICE FORT PIERCE UTILITIES AUTHORITY
18. SITE DRAINAGE: THE STORMWATER MANAGEMENT SYSTEM WILL CONSIST OF ADDITIONAL DETENTION WITH AN EXISTING OUTFALL TO THE NSLRWCD CANAL NO. 102 AND WILL BE DESIGNED PER CITY OF FORT PIERCE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.



SITE PLAN

DOGS AND CATS FOREVER PROPOSED ADDITIONS

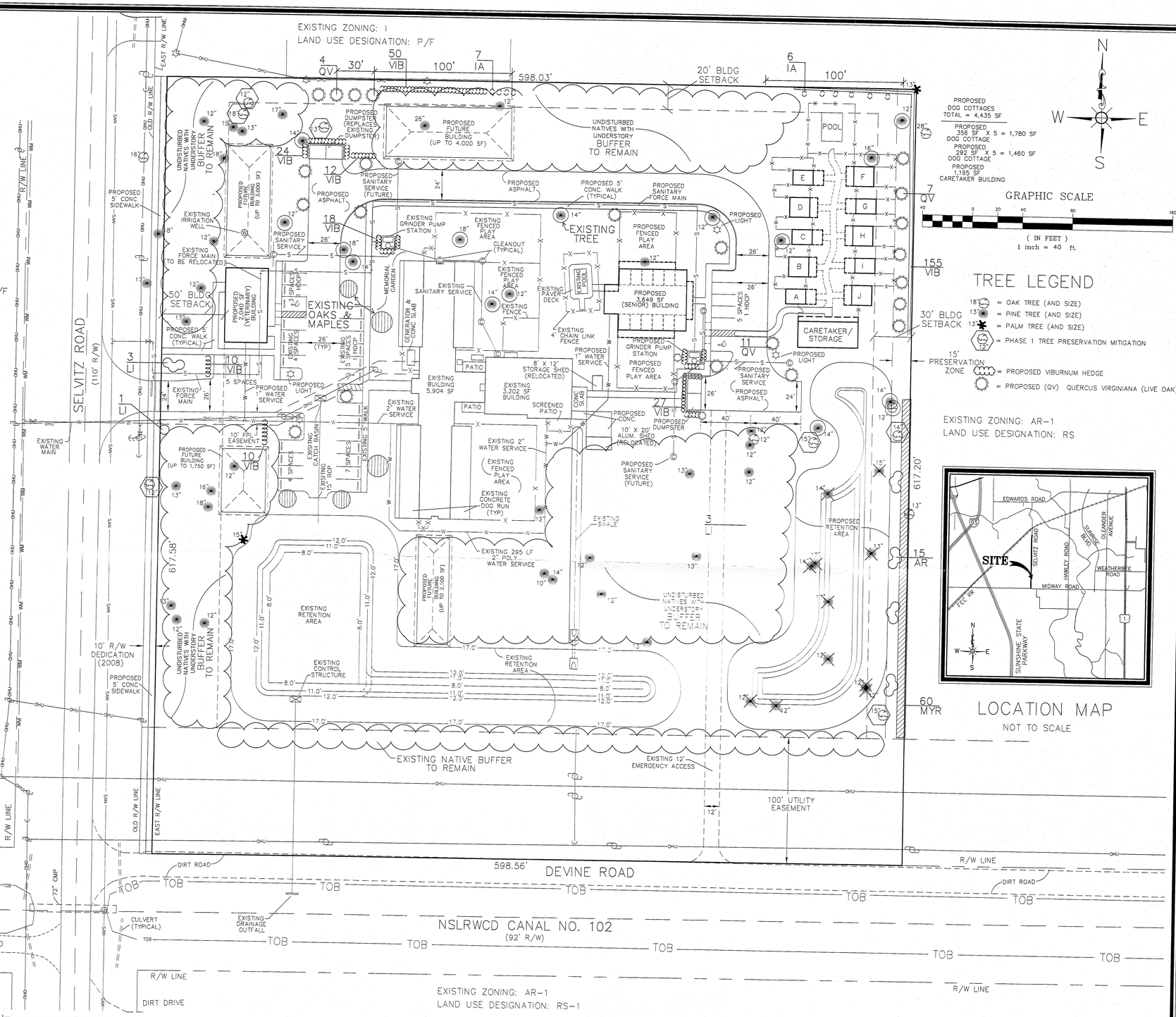
-REVISIONS-	BY	DATE
ADD STOP SIGN; ADD WATER SERVICE TO CARETAKER BUILDING	JOE M	9/1/17

	BY	DATE
DRAWN	MWH	9/30/13
DESIGNED	JOE M	9/26/13
CHECKED	RCL	5/02/14
QA/QC	RML	5/05/14
SURVEY REF. 08.1067	DRAWING NAME 2014-0034 CONCEPTUAL	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
774 W. MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #27744

DATE: 6/22/17
HORIZ SCALE: 1"=40'
VERT SCALE: N/A

JOB No. 2012-0034
SHEET 1 OF 1



CITY OF FORT PIERCE LANDSCAPE REQUIREMENTS

Vehicular Use Area adjacent to Property Line
80 l.f. x 10 = 800/200 = 4 trees
Vehicular Use Area adjacent to Right-of-Way
70 l.f. x 10 = 700/200 = 4 trees
Stormwater Area adjacent to Property Line
300 l.f. x 10 = 3,000/200 = 15 trees
Buildings Adjacent to Property Line
390 l.f. x 10 = 3,900/200 = 20 trees
Interior Vehicular Use Area
Total VUA Existing and Proposed =
31,788 s.f./15 = 2,119.2 required interior landscape area
2,119.2 x .50 deduction for preserving interior trees above 14" (10 trees) = 1,059.6 required landscape area/100 = 11 trees

Mitigation for Native Trees over 14" = 0 trees required due to on-site preservation in perimeter areas to count as equivalent replacement trees.
Total Trees Required = 54

Plant List

15	AR - Acer rubrum	Red Maple	45 gal. or BB	12' ht. 2.5" min.cal.
13	IA - Ilex 'attenuata'	East Palatka Holly	45 gal. or BB	12' ht, 2.5" min.cal.
4	LI - Lagerstroemia indica	Lavender Crape Myrtle	45 gal. or BB	12' mlt.
22	QV - Quercus virginiana	Live Oak	45 gal. or BB	12' ht, 2.5 " min cal.
60	MYR Myrica cerifera	Wax Myrtle	30 gal. or BB	6' ht., mlt
256	VIB Viburnum obovatum	Walter's Viburnum	Container	24" ht. minimum

LANDSCAPE NOTES

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease sand insects at the time of installation.
2. Trees shall be a minimum of (12) feet in height and have a caliper of two and one-half (2 ½) inches at four and one half (4 ½) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting. 25% of all shrubs shall be Florida native.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. all landscaping within vehicular use areas shall be protected by a six inch non-mountable curb.
10. All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
11. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed vegetation.
12. Existing understory shall be maintained in areas of undisturbed native vegetation.
13. All Category 1 exotic plant species will be eradicated from the site.
14. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

GREG BOGGS DATE
FLORIDA LANDSCAPE ARCHITECT # LA0000901

PRELIMINARY LANDSCAPE PLAN

DOGS AND CATS FOREVER
PROPOSED ADDITIONS

- REVISIONS -	BY	DATE
REVISE PER CITY OF FP TRC COMMENTS	JOE M	9/1/17

	BY	DATE
DRAWN	MWH	9/30/13
DESIGNED	JOE M	9/26/13
CHECKED	RCL	5/02/14
QA/QC	RML	5/05/14
SURVEY REF. 08.1067	DRAWING NAME 2016-0034 CONCEPT.DWG	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
774 W. MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #27744

DATE: 8/2/17
HORIZ SCALE: 1"=40'
VERT SCALE: N/A

JOB No. 2012-0034
SHEET 1 OF 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

August 16, 2017

Richard Laventure, PE
Laventure & Zeiss Engineering, Inc.
774 W. Midway Road
Fort Pierce, FL 34982
P: (772) 398.1520
F: (772) 398.1521

Re: **Technical Review – Dogs & Cats Forever**
Planned Development (ZAA, Development Plan, & FLUMA)
4600 Selvitz Road

Dear Mr. Laventure, PE,

The following are technical review comments from the Planning Department's review of the application for ***Planned Development.***

1) Pursuant to City Code Section Sec. 22-187. - General landscaping requirements.
(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
a. The strip shall be at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;
b. The landscape strip shall **include an average of at least one tree for each three hundred (300) square feet of required landscaped area.** The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and **shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.**
- There are two minor areas at the west end of the vehicular use area which should be planted with a hedge/shrubs to screen the use area from the ROW.

2) Pursuant to City Code Section 22-187 (7) Interior vehicular use areas. The development plan shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

-**Please integrate tree/landscape plantings within the various landscape areas within or immediately adjacent to the Parking Areas to provide consistency with these requirements.** When native trees are preserved *within* the parking areas, a reduction in the required area may be considered.

3)

4) Pursuant to City Code Section 22-60 (j) (1) a. the applicant or property owner shall affirm, or enhance, parking lot lighting at the minimum requirements of a minimum average of one (a) footcandles; prior to each CO.

5) Pursuant to the Concurrency request, and City Code Section 22-218, please provide traffic statements, via ITE trip generation manuals, for the various phases of development proposed, to present the anticipated trips from the expansion to the operation.

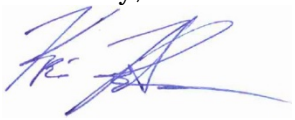
6)

General Notes:

- Please consider a stop bar/sign for the south bound drive aisle, east of the proposed Vet building.
- Are all of the trees within the scope of the "Proposed Rentention Area" planned for removal? Is it possible to preserved several of these trees?
- Please provide a detailed list of any trees over 12" that will be removed with the development plan, further identifying preservation for trees over 14", which have not been utilized for mitigation previously.

The development plan, or supplemental documents shall respond to or include the required components noted, and please provide written responses to each comment in order to expedite advancement to the Planning Board. If you have any inquiries or concerns, please let me know. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner

CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 17, 2017 at 10:00 a.m. in the Fort Pierce City Hall Commission Chambers, 100 North U.S. Highway 1.

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

   a. Minutes from the July 20, 2017 meeting

5. **New Business:**

   a. Planned Development & Zoning Atlas Amendment - Dogs & Cats Forever - 4600 Selvitz Road - (Vennis Gilmore)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: Approved

   b. Conditional Use - Mike's Arcade - 2732 S. US Highway 1 - (Kori Benton)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: Approved

   c. Minor Amendment to Site Plan & Conditional Use - Causeway Cove Marina & RV - 601 Seaway Drive - (Kori Benton)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: No objection. Approved as noted.

   d. Minor Amendment to Site Plan & Design Review - Sunrise VW - 5359 S. US Highway 1 - (Kori Benton)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: Approved

   e. Site Plan - Tropic Supply - 903 S. Market Road - (Vennis Gilmore)
      - W/WW Engineering: Not approved - Existing water meter shall be relocated to location of Proposed Fire Service. This will require on-site plumbing to be done for connection to new location of water meter. Also need to show how the 6" water main is to be constructed across South Market Road. Fire Hydrant is required to be so many feet to your FDC

connect per Fire District. On the proposed 6" line 2 gate valves are not required; the tapping valve will serve as the isolation valve for the service. Also a check valve will be need to be added to plans on the proposed 2" force main service at the property line. Final approve will be based on full engineering submittal as required by FPUA and review fees paid.

- Electric & Gas Engineering: Approved

f. Waiver of Distance - Backyard Pub - 658 N. 2nd Street - (Brandon Creagan)

- W/WW Engineering: No objection to Waiver of distance
- Electric & Gas Engineering; No objection to Waiver of distance

6. **Public Comments**

7. **Staff Comments**

8. **Adjournment**

Project: **DOGS AND CATS FOREVER**

Subject: Review Comments
To: Vennis Gilmore
From: Rod Reed, County Surveyor
PW-Engineering Division
Date August 17, 2017

SURVEY:

No comments

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

ATLANTIC
CIVIL ENGINEERING

2552 PETERS RD, SUITE D,
FORT PIERCE, FL 34945
P: 772.398.1520 F: 772.398.1521
E: GATORRR@MSN.COM
CONSULTING ENGINEERS

September 5, 2017

Mr. Kori Benton
Senior Planner
City of Fort Pierce
100 N. US 1
Fort Pierce, FL 34950

RE: Dogs & Cats Forever
Technical Review – Response to Comments
4600 Selvitz Road

Dear Mr. Benton:

Please allow the following to qualify as our response to comments from the Technical Review Letter dated August 16, 2017:

1) Pursuant to City Code Section 22-187. - General Landscaping requirements.
(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
a. The strip shall be... at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;
b. The landscape strip **shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area.** The remainder of the required landscaped are shall be completely covered with grass, ground cover or other landscaped treatment and **shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.**
- There are two minor areas at the west end of the vehicular use area which should be planted with a hedge/shrubs to screen the use area from the ROW.

RESPONSE: Comment noted and plan revised to reflect code.

2. Pursuant to City Code Section 22-187 (7) Interior vehicular use areas. The development plan shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.
- **Please integrate tree/landscaping plantings within the various landscape areas within or immediately adjacent to the Parking Areas to provide consistency with these requirements.** When native trees are preserved *within* the parking areas, a reduction in the required area may be considered.

RESPONSE: Comment noted and plans revised to reflect code.

3.)

RESPONSE: No comment.

4) Pursuant to City Code Section 22-60 (j) (1) a. the application or property owner shall affirm , or enhance, parking lot lighting at the minimum requirements of a minimum average of one (a) footcandles; prior to each CO.

RESPONSE: Minimum lighting requirements will be met or exceeded with construction plans and prior to C.O.

5) Pursuant to the Concurrency request, and city Code Section 22-218, please provide traffic statements, via ITE trip generation manuals, for the various phases of development proposed, to present the anticipated trips from the expansion to the operation.

RESPONSE: We have requested a waiver of the requirement for a Traffic Impact Statement (TIS) via e-mail to the City Planning staff and are awaiting direction.

6)

RESPONSE: No comment.

GENERAL NOTES:

- Please consider a stop bar/sign for the south bound drive aisle, east of the proposed Vet building.

  RESPONSE: Comment noted and plan revised to reflect change.

- Are all of the trees within the scope of the "Proposed Retention Area" planned for removal? Is it possible to preserve several of these trees?

  RESPONSE: We will attempt to save trees in this area, but these trees are planned to be removed.

- Please provide a detailed list of any trees over 12" that will be removed with the development plan, further identifying preservation for trees over 14", which have not been utilized for mitigation previously.

  RESPONSE: Comment noted and plan revised to reflect.

Please contact our office with any questions or comments.

Sincerely,

Atlantic Civil Engineering, Inc.

Richard Laventure, E.I.

Planning Board **7.d.**

Meeting Date: 09/12/2017

Information

REQUESTED ACTION

Conditional Use - Mike's Arcade - 2732 S. US Highway 1

LOCATION

2732 S US Highway 1

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the condition that all landscaping, lighting are completed prior to final inspection for Zoning approval.

Attachments

Staff Report
Zoning Map & Aerial
Application & Property Record Card
Floor Plan
Site Improvement Plan
TRC Comment Packet

Form Review

Form Started By: Kori Benton Started On: 08/31/2017 10:40 AM

Final Approval Date: 09/05/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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**
Mike's Arcade – Amusement Arcade Center (52 Machines)
2732 S US Highway 1

DATE: September 1, 2017

STAFF REPORT

Owner
Stephen Fink, Judy Fink, & Howard Levy
PO Box 467
Hollywood, FL 33022

Applicant:
Mike Mirando
11850 Appaloosa Ct
Port St. Lucie FL 34987

Requested Action:
Approval of an Application for Conditional Use with No New Construction to establish an Amusement Arcade Center with 52 arcade machines

Location:
2732 S US Highway 1

Parcel ID:
2422-311-0002-000-1

Current Zoning:
C-3, General Commercial

Future Land Use:
General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	R-4	C-3	C-3

Site Size:
.78 acres

Utilities:
Located within the FPUA Retail Service Area

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 an Amusement Arcade Center with (fifty-two) 52 arcade machines in the subject commercial center. The subject property is currently zoned C-3, General Commercial, and is .78 acres in size.

Project Summary

The subject site was completed in 1980 and operated primarily as a financial office. The structure consists of three commercial suites, averaging 3,000 sq. ft. each. The applicant proposes to renovate the northern suite, 3,188 sq. ft. in size, for an amusement arcade center. The center would provide customers access to fifty-two (52) various machines providing entertainment games of skill, with the opportunity to earn prizes.

The center would operate from 10:00 a.m. until 10:00 pm on weekdays, with occasional operation hour extensions until midnight during the weekends. The peak hours for the classification of business are presented as being between 7pm and 10 pm, Monday through Thursday, and midafternoon to close on Friday, Saturday, and Sunday. The commercial center houses Terry's Auto Supply, which operates 8 am to 5 pm Monday through Friday, with hours of 9 am to 1 pm on Saturday.

The subject commercial center provides forty-two (42) vehicle parking spaces, consistent with City Code Section 22-60, and the parking requirements for Arcade Amusement Centers provided in City Code Section 22-71 (b) (12). The proposed arcade and Terry's Auto Supply would jointly utilize the parking, whereas the parking requirement for the wholesale auto supply use is four (4) space, the arcade requires thirty-eight (38), and the hours of operation do not notable overlap. Future occupancy of the middle suite, which is currently vacant, will require review of parking demands and hours of operation overlap.

The applicant has affirmed that intended operations would comply with requirements of Section 22-71, "Amusement Arcades and Arcade Amusement Centers". A floor plan for the arcade and a site improvement plan are provided in the application packet. The applicant is proposing enhancements to site landscaping, lighting, parking lot striping, and the addition of bicycle racks as required by City Code. Additionally, a pedestrian sidewalk and route will be provided between the building entrance and US Highway 1 sidewalk. The applicant must obtain the required approvals to install the landscaping and sidewalk connection within the County right-of-way.

Zoning & Compatibility of Surrounding Uses

The site is located within the General Commercial Zone (C-3) district, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/*entertainment facilities*.

The use presents an indoor entertainment facility, restricted to adult occupancy with further exclusions of alcohol consumption or smoking on the premises. In addition to the standard City regulations that any business must comply with, an Arcade establishment has a whole section of the City Code, Section 22-71, devoted just to the regulation of this type of business to ensure the safety, comfort, and general welfare of the business' patrons as well as neighboring businesses and residents. A complete copy of Section 22-71 is attached as Exhibit 1.

A church and daycare center are situated to the north, with limited overlap in peak hours of operation. A multi-family housing complex and fueling station are situated to the east and south, with US Highway 1 along the western

boundary. The site abuts US Highway 1, the most frequently travelled roadway extending the City Limits. The closest arcade establishment is over one and a half miles away from this site, north on US Highway 1.

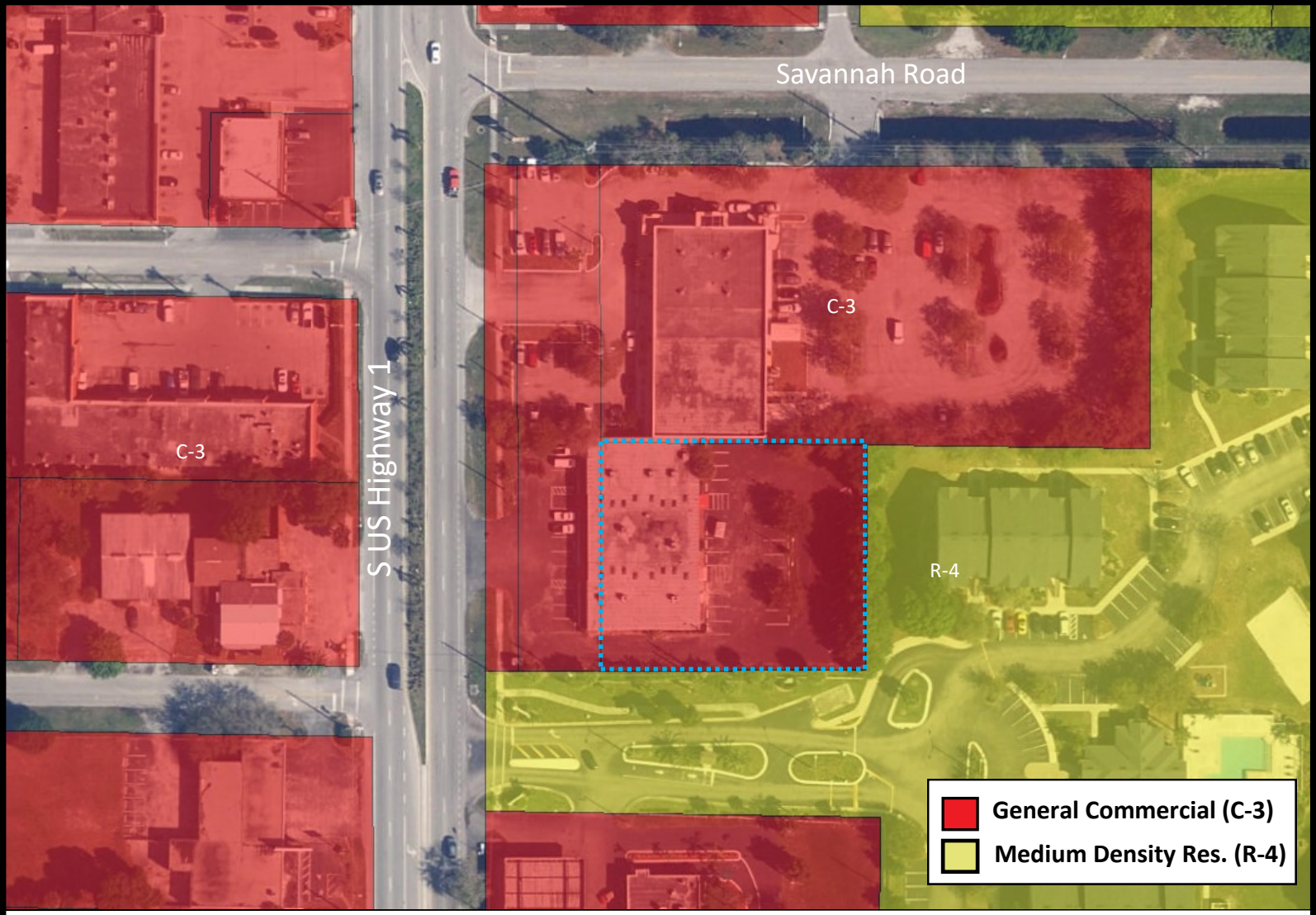
The established guidelines for the proposed use, coupled with the site improvements presented by the applicant, should provide for appropriate integration into this commercial corridor.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use 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 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 condition that all landscaping, lighting are completed prior to final inspection for Zoning approval.



THE SUNRISE CITY FORT PIERCE Florida

2732 S US Highway 1 - Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 2732 S US 1

Parcel ID #(s) 2422-311-0002-000-1

Project description ARCADE - Mikes Arcade - 52 Machines

Property Owner(s)
Stephen + Judy FINK

Street Address
PO Box 467

City State Zip
Hollywood FL 33022

Phone Number

Email Address SWFINK@Terrys.Net or SwFink@hmswarehouse.com

Applicant/Representative, Title, Company
Mike Miranda

Street Address
11850 Appaloosa ct

City State Zip
Port St Lucie FL 34987

Phone Number 772-979-1858

Email Address MMiranda23@G.Mail.Com

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) Stephen W. Fink MANAGING PARTNER OF FINK STEEL Investments

STATE OF FLORIDA -- Broward COUNTY

The foregoing instrument was acknowledged before me this 28 day of July, 2017, by Stephen + Judy Fink who is personally known to me or has produced as identification.

Danielle Hamilton

Signature of Notary (seal)

DANIELLE HAMILTON
Notary Public - State of Florida
Commission # GG 069003
My Comm. Expires Mar 6, 2021
Bonded through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ *If no site improvements are required:*
  - ☐ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 3188 Parking Spaces: 42

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

North	South	East	West
Church / Daycare	Commercial Gas	Stands of St. Lucia	Commercial

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.

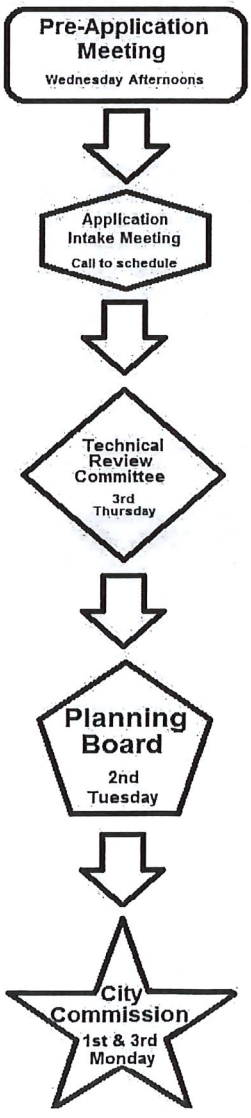
(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except 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.

M - T - W - R - F - S - S
10 am → 10pm
Peak Hours: 7pm - 10pm M - R
F/S/S

Terry's Hours: 9 - 5 M-F
10 - 1 Sat.

Application Outlook



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2732 S US HWY 1
Sec/Town/Range: 22/35S/40E
Map ID: 24/22S
Zoning: C3

Parcel ID: 2422-311-0002-000-1
Account #: 29786
Use Type: 1700
Jurisdiction: Fort Pierce

Ownership

Stephen W Fink
Judy C Fink
Howard L Levy

PO Box 467
Hollywood, FL 33022



Legal Description

22 35 40 FROM INT C/L US 1 AND E-W1/4 SEC LI RUN E 123 FT, TH S 275FT FOR POB, TH E 200 FT, TH S 169 FT, TH W 200 FT, TH N 169 FT TO POB (16B) (OR 828-2277)

Current Values

Just/Market Value:	$459,200
Assessed Value:	$452,430
Exemptions:	$0
Taxable Value:	$452,430

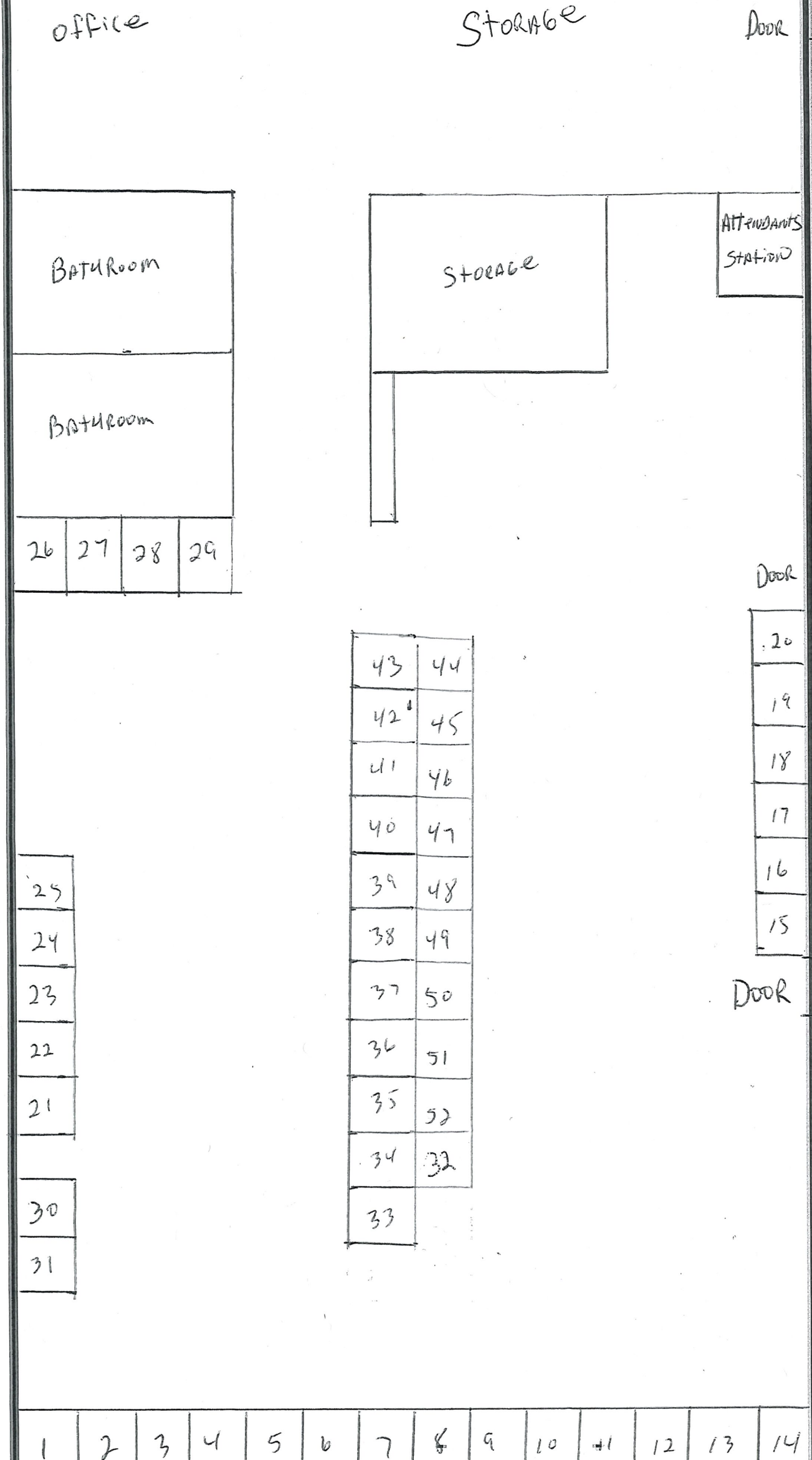
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

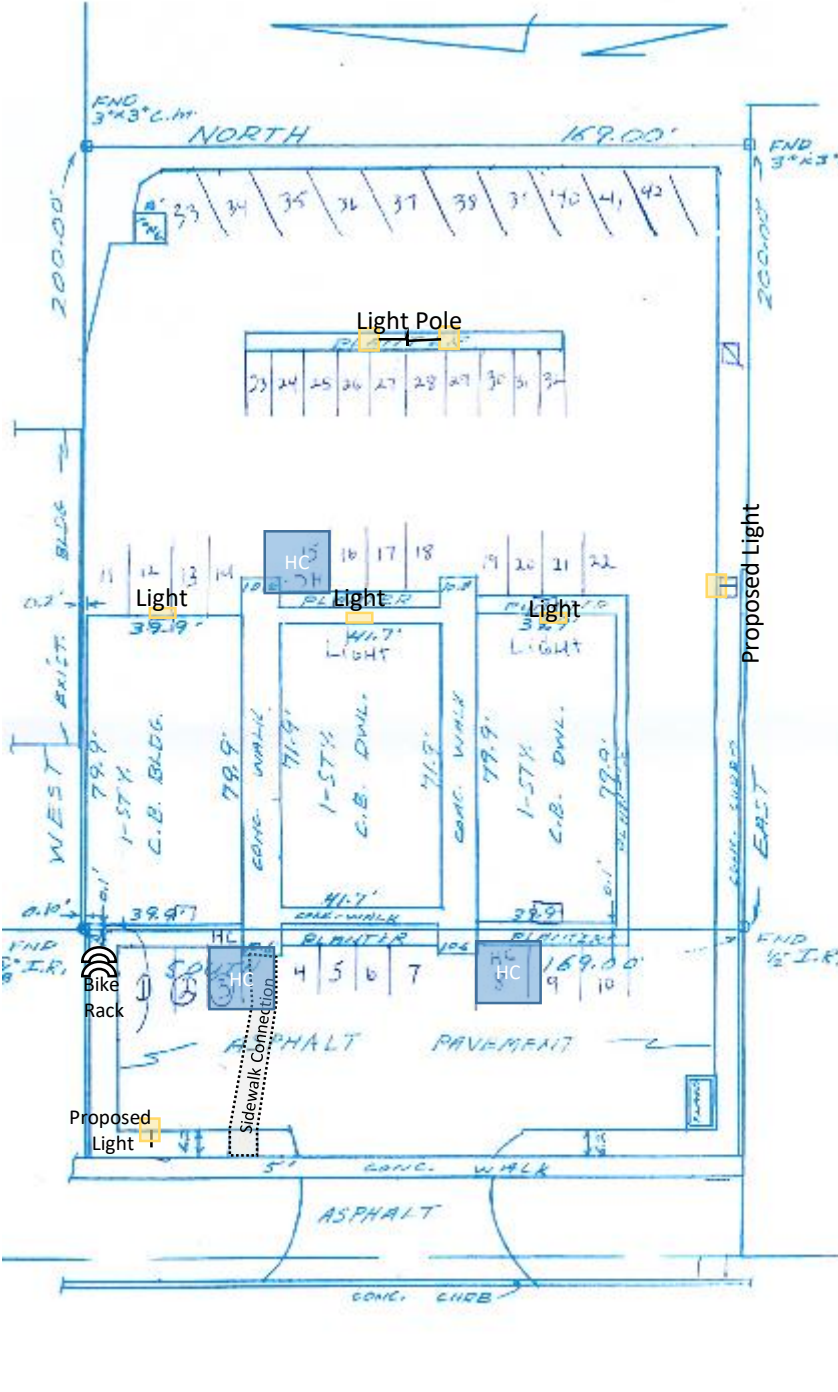
Total Areas

Finished/Under Air (SF):	9,024
Gross Area (SF):	10,960
Land Size (acres):	0.78
Land Size (SF):	33,800

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


office
Storage
Door
Bathroom
Bathroom
Storage
Attendants Station
26
27
28
29
Door
20
19
18
17
16
15
Door
43
44
42
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14


NORTH
Light Pole
Light
Light
Light
Proposed Light
Bike Rack
Sidewalk Connection
Proposed Light
ASPHALT
ASPHALT PAVEMENT
CONC. WALK
CONC. CURB
U. S. HIGHWAY #1

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Kori Benton, Senior Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Mike's Arcade Conditional Use – 2732 South US 1
TRC No. 17-04000009

DATE : August 9, 2017

This is to advise you that we have completed the review of the following documents as received by this office on August 4, 2017:

- [x] Conditional Use Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Cond. Use
- [ ] Building Permit
- [ ] Conditional C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/TST

Q:\ENGINEERING\Site Development Projects\M\Mikes Arcade\Site Plan\Submittal No. 1\CU Approval - 080917.docx

CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 17, 2017 at 10:00 a.m. in the Fort Pierce City Hall Commission Chambers, 100 North U.S. Highway 1.

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

   a. Minutes from the July 20, 2017 meeting

5. **New Business:**

   a. Planned Development & Zoning Atlas Amendment - Dogs & Cats Forever - 4600 Selvitz Road - (Vennis Gilmore)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: Approved

   b. Conditional Use - Mike's Arcade - 2732 S. US Highway 1 - (Kori Benton)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: Approved

   c. Minor Amendment to Site Plan & Conditional Use - Causeway Cove Marina & RV - 601 Seaway Drive - (Kori Benton)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: No objection. Approved as noted.

   d. Minor Amendment to Site Plan & Design Review - Sunrise VW - 5359 S. US Highway 1 - (Kori Benton)
      - W/WW Engineering: Approved
      - Electric & Gas Engineering: Approved

   e. Site Plan - Tropic Supply - 903 S. Market Road - (Vennis Gilmore)
      - W/WW Engineering: Not approved - Existing water meter shall be relocated to location of Proposed Fire Service. This will require on-site plumbing to be done for connection to new location of water meter. Also need to show how the 6" water main is to be constructed across South Market Road. Fire Hydrant is required to be so many feet to your FDC

connect per Fire District. On the proposed 6" line 2 gate valves are not required; the tapping valve will serve as the isolation valve for the service. Also a check valve will be need to be added to plans on the proposed 2" force main service at the property line. Final approve will be based on full engineering submittal as required by FPUA and review fees paid.

- Electric & Gas Engineering: Approved

f. Waiver of Distance - Backyard Pub - 658 N. 2nd Street - (Brandon Creagan)

- W/WW Engineering: No objection to Waiver of distance
- Electric & Gas Engineering; No objection to Waiver of distance

6. **Public Comments**

7. **Staff Comments**

8. **Adjournment**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

August 16, 2017

Mike Mirando
11850 Appaloosa Ct
Port St. Lucie FL 34987

Re: **Technical Review – Mike's Arcade**
Conditional Use
2732 S US Highway 1

Dear Mr. Mirando,

The following are technical review comments from the Planning Department's review of the application for ***Conditional Use with No New Construction*** *for an amusement arcade center*.

1) Pursuant to City Code Section. 22-62 (b) (d), the sidewalk connection shown on the plan (entrance to US 1), should also include a striped (painted) access aisle across the asphalt parking lot.

2) Pursuant to City Code Section Sec. 22-187. - General landscaping requirements.

(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;

b. The landscape strip shall **include an average of at least one tree for each three hundred (300) square feet of required landscaped area.** The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and **shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.** The installation may require a revocable license agreement with St. Lucie County.

3) Stop signs, painted stop bards, and paint directional arrows should be implemented in the parking lot to provide save flow of on-site traffic.

4) Pursuant to City Code Section 22-60 (j) (1) a. the applicant or property owner shall affirm, or enhance, parking lot lighting at the minimum requirements of a minimum average of two (2) footcandles;

The site improvement plan shall be updated to include the required components noted, and please provide written responses to each comment in order to expedite advancement to the Planning

Board. If you have any inquiries or concerns, please let me know. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner

Project: MIKES ARCADE

Subject: Review Comments
To: Kori Benton
From: Rod Reed, County Surveyor
PW-Engineering Division
Date August 10, 2017

SURVEY:

1) Please provide a boundary and topographic survey of the site. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

Planning Board **7.e.**

Meeting Date: 09/12/2017

Information

REQUESTED ACTION

Site Plan & Design Review - Tropic Supply - 903 S. Market Avenue

LOCATION

903 South Market Ave

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Zoning Map - 903 S. Market
Application & Support Documents
Site & Landscape Plans
Building Elevations & Floor Plan
Survey & Environmental Statement
Traffic Statement & Concurrency
Applicant Responses & Resolutions to TRC Comments

Form Review

Form Started By: Kori Benton Started On: 08/31/2017 10:41 AM

Final Approval Date: 09/05/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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**
Tropic Supply – Expansion
903 South Market Ave

DATE: August 31, 2017

STAFF REPORT

Owner/Applicant:
William L Sax
PO Box 3080
Boone, NC 28607

Representative:
Jeff Falkanger, AIA
FSMY Architects & Planners
888 S. Andrews Avenue, Suite 300
Ft. Lauderdale, FL 33316

Requested Action: Approval of a Site Plan & associated Design Review to construct a 27,501 sq. ft. addition to an existing warehouse facility.

Location: 903 South Market Ave

Parcel IDs: 2434-601-0063-000-3

Current Zoning: Light Industrial (I-1)

Future Land Use: Industrial (I)

Surrounding Zoning:

North	East	South	West
IL (SLC)	IL (SLC)	I-1	IL (SLC) / I-1

Site Size: 4.37 acres

Utilities: Located within the FPUA Water & Wastewater Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-34, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan & Design Review to complete a 27,501 sq. ft. addition to the existing Tropic Supply warehouse and distribution facility. The subject property is currently zoned Light Industrial (I-1).

Project Summary

The applicant currently operates an 11,452 sq. ft. facility which provides for stock and distribution of refrigeration equipment and supplies. The presented project seeks a 27,501 sq. ft. expansion to provide for additional warehouse space, showroom, offices, and parts room.

The development plan incorporates expanded vehicular access, parking, loading, lighting, landscaping, and stormwater facilities to support the intended business growth.

The architectural design of the addition reflects a continuation of the building design, with a CBS and stucco wall fabric, parapet, functional access doors, covered entry, and landscape plantings to enhance the streetscapes of the industrial facility.

Seventy-six (76) vehicular parking spaces (3 of which are handicapped-accessible), are provide to support the facility upon. Off-street loading is provided to service the existing and additional warehouse bays. A landscape plan presents infill and addition of landscaping to enhance the parking area, screen mechanical aspects of the site, and augment this industrial complex. The applicant has designed the expansion in a manner which emphasizes preservation of native and well established trees on-site. The provided site lighting plan will be implemented in accordance with City Code requirements. Sidewalk payment in-lieu will be provided to St. Lucie County due to the absence of adjacent sidewalk connections, and the existing swale system along S. Market Avenue.

Access & Traffic Impact

Vehicular access is provided from S. Market Avenue, with an additional driveway to enhance on-site vehicular flow for employees and deliveries.

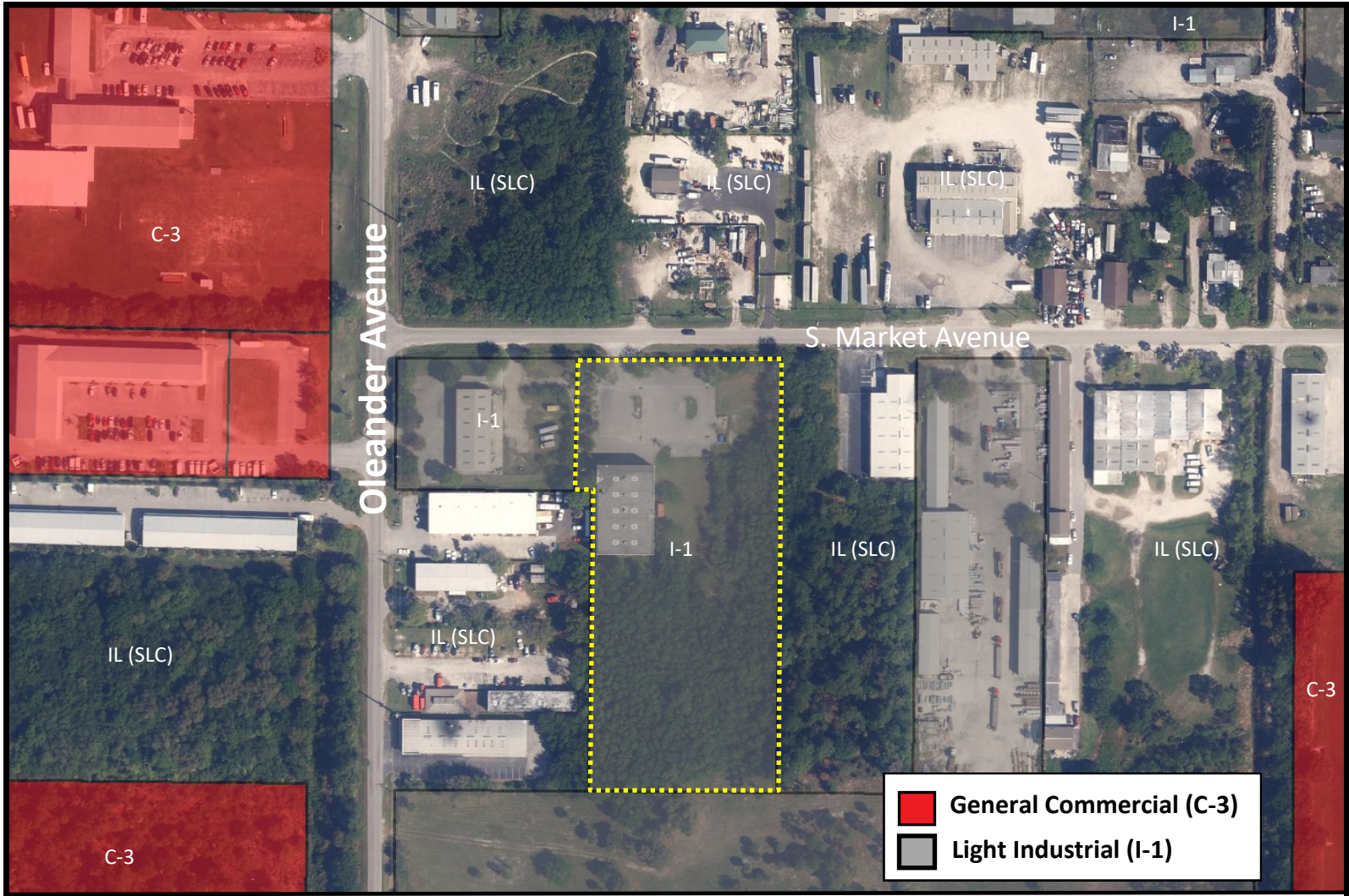
The traffic impact statement for the project identifies a net increase of 93 new trips per day, further indicating 6 AM Peak and 8 PM Peak our trips to the established roadway.

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.

Staff Recommendation:

The proposed Site Plan and Design Review present expansion of the existing warehouse facility consistent with the City's land development code and comprehensive plan, therefore Staff recommends the Planning Board forward a recommendation of **approval** of the requests as presented.



THE SUNRISE CITY FORT PIERCE Florida

903 S. Market Avenue - Zoning Map

N E S W

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 903 South Market Ave.

Parcel ID #(s) 2434601006300003

Project description A 26,704 S.F. WAREHOUSE ADDITION WITH 2 OFFICES AND SMALL PARTS COUNTER

William L. Sax, Trustee
Property Owner(s) of a Trust Dated 11/30/93
215-19 Meadowridge Road
Street Address
Boone, NC 28607
City State Zip
828-265-7265
Phone Number
William5ax@aol.com
Email Address

Jeff Falkanger - Architect
Applicant/Representative, Title, Company
888 S. Andrews Ave. Suite 300
Street Address
Ft. Lauderdale, FL. 33316
City State Zip
(954) 557-7472
Phone Number
JFalkanger@FSMYARCH.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.*

William L. Sax, Trustee
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ South Carolina COUNTY Charleston

The foregoing instrument was acknowledged before me this 13th day of July 2017, by William Sax who is personally known to me or has produced NC Drivers License 9925217 as identification.

x
Signature of Notary (seal)

DEBORAH CUELLAR NOTARY PUBLIC COMM. EXP. 04-06-2027 SOUTH CAROLINA

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3720

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
☒ Site Plan	☐ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 27,507 Residential: Proposed Units: _____

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

North	South	East	West
INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL

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)

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 903 S MARKET AVE
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: I1

Parcel ID: 2434-601-0063-000-3
Account #: 33467
Use Type: 4800
Jurisdiction: Fort Pierce

Ownership

William L Sax

PO Box 3080
Boone, NC 28607

Legal Description

KELLEM`S S/D FROM NW COR OF LOT 16 RUN S ALG W LI OF LOT 16 12 FT, TH E // WITH N LI OF LOT 16 311.80 FT TO POB, TH CONT E 322.20 FT TO E LI OF LOT 15, TH S648 FT, TH W 300 FT, TH N 448 FT, TH W 24.18 FT, TH N 201.01 FT TO POB (4.57 AC) (OR 924-141: 1116-1018)



Current Values

Just/Market Value:	$522,500
Assessed Value:	$522,500
Exemptions:	$0
Taxable Value:	$522,500

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	11,452
Gross Area (SF):	11,524
Land Size (acres):	4.37
Land Size (SF):	190,432

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 1997	1116 / 1018	XX04	QC	William L Sax	$5,000
Oct 4, 1994	0924 / 0141	XX02	WD	Charles E Mitchell	$150,000
Jul 15, 1993	0850 / 2085	XX01	QC	Charles E Mitchell	$100
Jun 15, 1993	0847 / 1805	XX01	CT	O`MALLEY PRECAST INC	$100
Oct 1, 1987	0560 / 0895	XX00	CV		$400,000

Building Information (1 of 1)

Finished Area: 11,452 SF

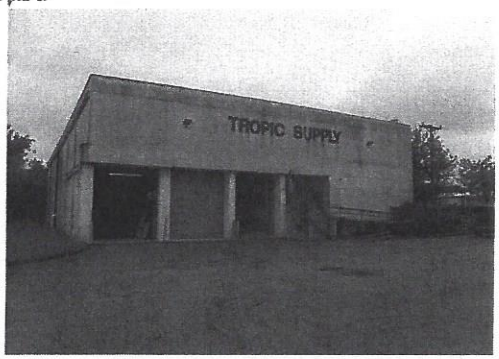
Gross Total Area: 11,524 SF

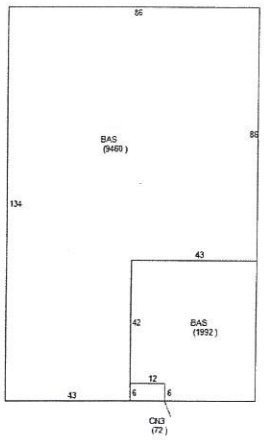
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Precast Conc
Building Type: INDD	Year Built: 1996	Frame:
Grade: Y_C	Effective Year: 1996	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles
A/C %: 17%	Heated %: 17%	Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11452	11452	622
CN3	CANOPY	72	0	36

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	351	1996
BARB WIRE	1	351	1996
CEMENT CURB	1	494	1996
MEZZANINE	1	3139	1996
ASP1 HIGH	1	22440	1996

Current Year Values

Current Values Breakdown

Building:	$294,000
Land:	$228,500
Just/Market:	$522,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$522,500
Exemption(s):	$0
Taxable:	$522,500

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2015	0041	18	Fort Pierce Stormwater Charge	$972.00

This does not necessarily represent the total Special Assessements 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
2016	$522,500	$522,500	$0	$522,500
2015	$590,200	$590,200	$0	$590,200
2014	$591,300	$591,300	$0	$591,300

Permits

Number	Issue Date	Description	Amount	Fee
C95-02795	May 12, 1995	Commercial New Construction	$291,666	$291,666
C96-020231	Feb 16, 1996	Demolition	$100	$100
C96-020232	Feb 16, 1996	Demolition	$100	$100
c1104-0300	Apr 27, 2011	Demolition	$0	$0
C1211-0018	Nov 2, 2012	Plumbing	$0	$0

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
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THIS INSTRUMENT PREPARED BY:
WILLIAM E. RAIKES, III, ESQUIRE
100 Avenue A, Suite C
Fort Pierce, FL 34950

PARCEL I.D. NO. 2434-601-0063-000/3
Grantee S.S. No. [redacted]

WARRANTY DEED TO TRUSTEE UNDER LAND TRUST AGREEMENT PURSUANT TO SECTION 689.071, FLORIDA STATUTES

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1355055 OR BOOK 0924 PAGE 0141
Recorded: 10-10-94 12:56 P.M.
* Doc Assump: $ 0.00
* Doc Tax : $ 1050.00
* Int Tax : $ 0.00

THIS INDENTURE made this 4th day of October, 1994 between CHARLES E. MITCHELL and SUE U. MITCHELL, as Co-Trustees of the CHARLES E. MITCHELL REVOCABLE TRUST dated December 17, 1990, WALTER G. BURNUP and RUTH M. BURNUP, his wife, and EUGENE DUCHAC, Grantors, whose address is 2810 Jefferson Parkway, Fort Pierce, FL 34946, and WILLIAM L. SAX, TRUSTEE OF THAT CERTAIN TRUST DATED November 30, 1993, Grantee, whose tax address is 8180 N.W. 36th Street, Suite 100, Miami, FL 33166.

Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

> The West 300 feet of the East 1020 feet of the North 1/2 of Lots 13, 14, 15 and 16 of J.I. KELLEMS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, at page 85, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1993.

The property described herein does not constitute the homestead of the Grantors. Grantors reside on lands other than those described herein.

Full power and authority is hereby granted to Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part thereof and to deal with the property and every part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide the property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey the property or any part thereof to a successor or successors in trust and to grant such successor or successors in trust of all the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the property, or any part thereof, to lease the property or any part thereof, from time to time, in possession or reversion, by leases to commence in, present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the property, or any part thereof, for other real or personal property, to submit the property to condominium, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to deal with the property and every part thereof in all other

ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, and with Scott R. Willinger to be the Successor Trustee of the trust described above upon the death, disability or resignation of William L. Sax. The written acceptance by Scott R. Willinger, recorded among the public records in the county where the real property described herein is located, together with evidence of William L. Sax's death, disability, or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the trust described above have been complied with. Evidence of William L. Sax's death shall consist of a certified copy of his death certificate. Evidence of his disability shall consist of a licensed physician's affidavit establishing that William L. Sax is incapable of performing his duties as Trustee of the trust. Evidence of William L. Sax's resignation shall consist of a resignation, duly executed and acknowledged by him. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth herein.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation or indebtedness except only so far as the trust property in actual possession of the Trustee shall be applicable for payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenants, undertaking or agreement of the Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with the Trustee in relation to the property, or to whom the property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the property shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Deed and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of the property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to the real estate as such, but only as interest in the possession, earnings, avails and proceeds thereof as aforesaid.

TOGETHER, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with Grantee that Grantors are lawfully seized of the property in fee simple; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors hereby fully warrant the title to the 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 December 31, 1993.

IN WITNESS WHEREOF, the said Grantors have signed these presents the day and year first above written.

Signed and delivered in the presence of:

William E. Raikes III
Signature
William E. RAIKES, III
Printed Signature

Linda D Camplin
Signature
LINDA D. CAMPLIN
Printed Signature

Charles E. Mitchell
CHARLES E. MITCHELL, Co-Trustee
2810 Jefferson Parkway
Address
Ft. Pierce, Fl 34946

Sue U. Mitchell
SUE U. MITCHELL, Co-Trustee
2810 Jefferson Parkway
Address
Ft. Pierce, Fl 34946

William E. Raikes III
Signature
William E. RAIKES III
Printed Signature

Linda D. Camplin
Signature
LINDA D. CAMPLIN
Printed Signature

Walter G Burnup
WALTER G. BURNUP
243 Marina Dr
Address
Ft Pierce, FL 34949

Ruth M. Burnup
RUTH M. BURNUP
243 MARINA DRIVE
Address
FORT PIERCE, FL. 34949

William E. Raikes III
Signature
William E. RAIKES III
Printed Signature

Linda D Camplin
Signature
LINDA D. CAMPLIN
Printed Signature

Eugene R. Duchac
EUGENE DUCHAC
6715 KIGGINS MARSH PARK RD.
Address
Stcloud, FL 34772

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 4th day of October, 1994 by CHARLES E. MITCHELL and SUE U. MITCHELL.

Who are personally known OR ~~who have produced identification~~.
Type of Identification _____

Deborah L. Kutops
Notary Public, State of Florida
My commission expires:
CC 089333

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 6,1995
BONDED THRU GENERAL INS. UND.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 4th day of October, 1994 by WALTER G. BURNUP and RUTH M. BURNUP, his wife.

Who are personally known OR ~~who have produced identification~~.
Type of Identification _____

Deborah L. Kutops
Notary Public, State of Florida
My Commission expires:
CC089333

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 6,1995
BONDED THRU GENERAL INS. UND.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 4th day of October, 1994 by EUGENE DUCHAC.

Who is personally known OR who has produced identification.
Type of Identification FL Drivers License D220-216-28-140-0

Deborah L. Kutops
Notary Public, State of Florida
My Commission expires:
CC089333

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 6,1995
BONDED THRU GENERAL INS. UND.

FSMY
ARCHITECTS ▪ PLANNERS
Falkanger Snyder Martineau & Yates

July 14, 2017

Mr. Kori Benton
City of Ft. Pierce Planning Department
100 N. US Highway 1
Ft. Pierce, FL 34950

RE: TROPIC SUPPLY – WAREHOUSE ADDITION
903 SOUTH MARKET AVE.
OWNERSHIP & CONTROL, CHARACTER & INTENED USE

Mr. Benton,

The Tropic Supply property at the referenced location is under the ownership of William L. Sax, Trustee. The Trust's official name is the Charles F. Del Vecchio Trust, dated November 30, 1993.

Mr. Del Vecchio is the sole Owner of Tropic Supply which has 21 locations around the State. As such, Mr. Del Vecchio is in control of the development of the property.

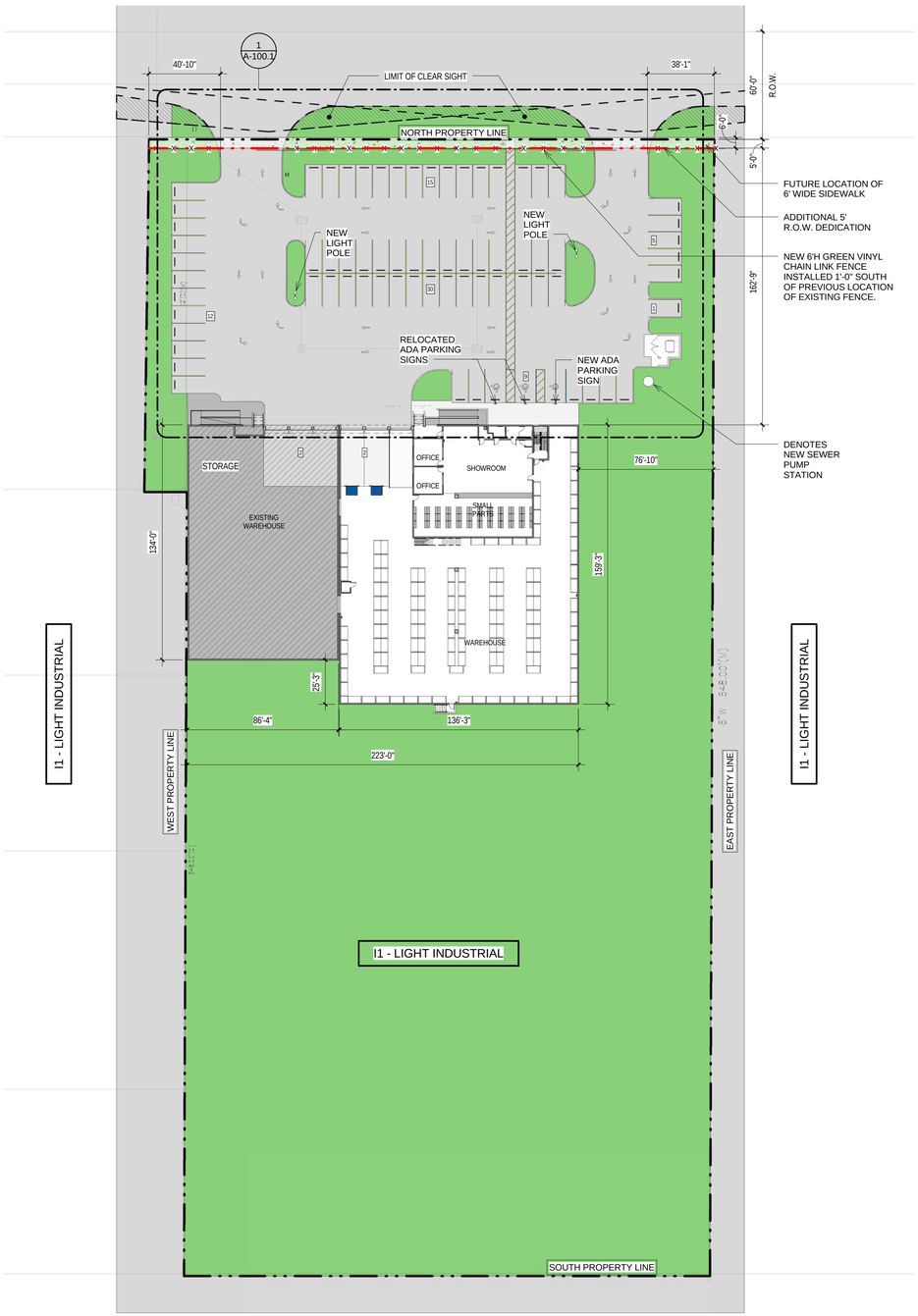
Tropic Supply – Fort Pierce is an air conditioning and refrigeration resource center, wholesale only, not open to the public.

The proposed addition will be a continuation and enlargement of the existing facility.

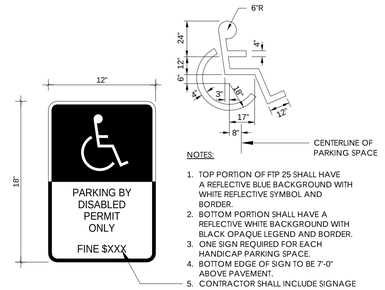
Cordially yours,

Jeff Falkanger
Registered Architect
State of Florida # AR 4656

888 S. Andrews Ave. ▪ Suite 300 ▪ Ft. Lauderdale, FL 33316 ▪ TEL: (954) 764-6575 ▪ FAX: (954) 764-8622
E-mail: @fsmyarch.com ▪ CA #: AAC000447



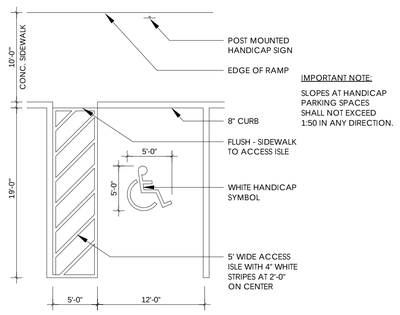
1 SITE PLAN
1" = 40'-0"



NOTES:

1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. ONE SIGN REQUIRED FOR EACH HANDICAP PARKING SPACE.
4. BOTTOM EDGE OF SIGN TO BE 7'-0" ABOVE PAVEMENT.
5. CONTRACTOR SHALL INCLUDE SIGNAGE FOR FINE AMOUNTS REQUIRED BY THE LOCAL MUNICIPALITY.

2 A.D.A. SIGNAGE
1/8" = 1'-0"



3 A.D.A. PARKING STALL
1/8" = 1'-0"

SITE PLAN DATA

PROJECT NAME	TROPIC SUPPLY
PROJECT DESCRIPTION	WAREHOUSE
STREET ADDRESS	903 SOUTH MARKET AVE, FORT PIERCE, FL 34981
LAND USE DESIGNATION	INDUSTRIAL
ZONING DESIGNATION	LIGHT INDUSTRIAL
WATER/WASTE MANAGEMENT	CITY OF FORT PIERCE
SITE AREA	4.40 ACRES (191,700 SF)
BLDG FOOTPRINT COVERAGE - EXISTING	11,358 SF
BLDG FOOTPRINT COVERAGE - NEW	21,200 SF
BLDG FOOTPRINT COVERAGE - TOTAL	32,558 SF
BUILDING DIMENSIONS (FLOOR PLATE)	159'-3" x 223'-0"
PARKING DATA	
TOTAL OFFICE AREA = 2,315 SF ÷ 300 SF	7.7
TOTAL WAREHOUSE AREA = 39,674 SF ÷ 600 SF	66.1
TOTAL REQUIRED PARKING SPACES	73.8 ~ 74 SPACES
TOTAL EXISTING PARKING SPACES	58 SPACES
TOTAL PROVIDED PARKING SPACES	**76 SPACES**
FLOOR AREA RATIO (38,287 SF ÷ 191,700 SF)	0.2
BUILDING OVERALL HEIGHT	29'-5"
NUMBER OF STORIES	1
SETBACKS	
FRONT YARD (NORTH) - REQUIRED	15'-0"
FRONT YARD (NORTH) - PROVIDED	162'-9"
SIDE YARD (EAST) - REQUIRED	0'
SIDE YARD (EAST) - PROVIDED	76'-10"
SIDE YARD (WEST) - REQUIRED	0'
SIDE YARD (WEST) - PROVIDED	87'-0"
REAR SETBACK (SOUTH) - REQUIRED	0'
REAR SETBACK (SOUTH) - PROVIDED	325'-11"
OPEN SPACE %	83% (159,142 SF ÷ 191,700 SF)
VEHICULAR USE AREA (VUA)	36,925 SF
LANDSCAPE AREA	
TOTAL LANDSCAPE AREA PROVIDED	125,567 SF

LEGAL DESCRIPTION:

THE WEST 300 FEET OF THE EAST 1,020 FEET OF THE NORTH ONE-HALF OF LOTS 13, 14, 15 AND 16. J.I. KELLEM'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

NOTE:
ALL CONSTRUCTION WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 AND 22.

FSMY
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FALKANGER SNYDER MARTINEAU & YATES
888 SOUTH ANDREWS AVE. SUITE 300
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JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JF	JA	JF

REVISIONS

DATE:	COMM:
06-27-17	16059

TROPIC SUPPLY - FORT PIERCE

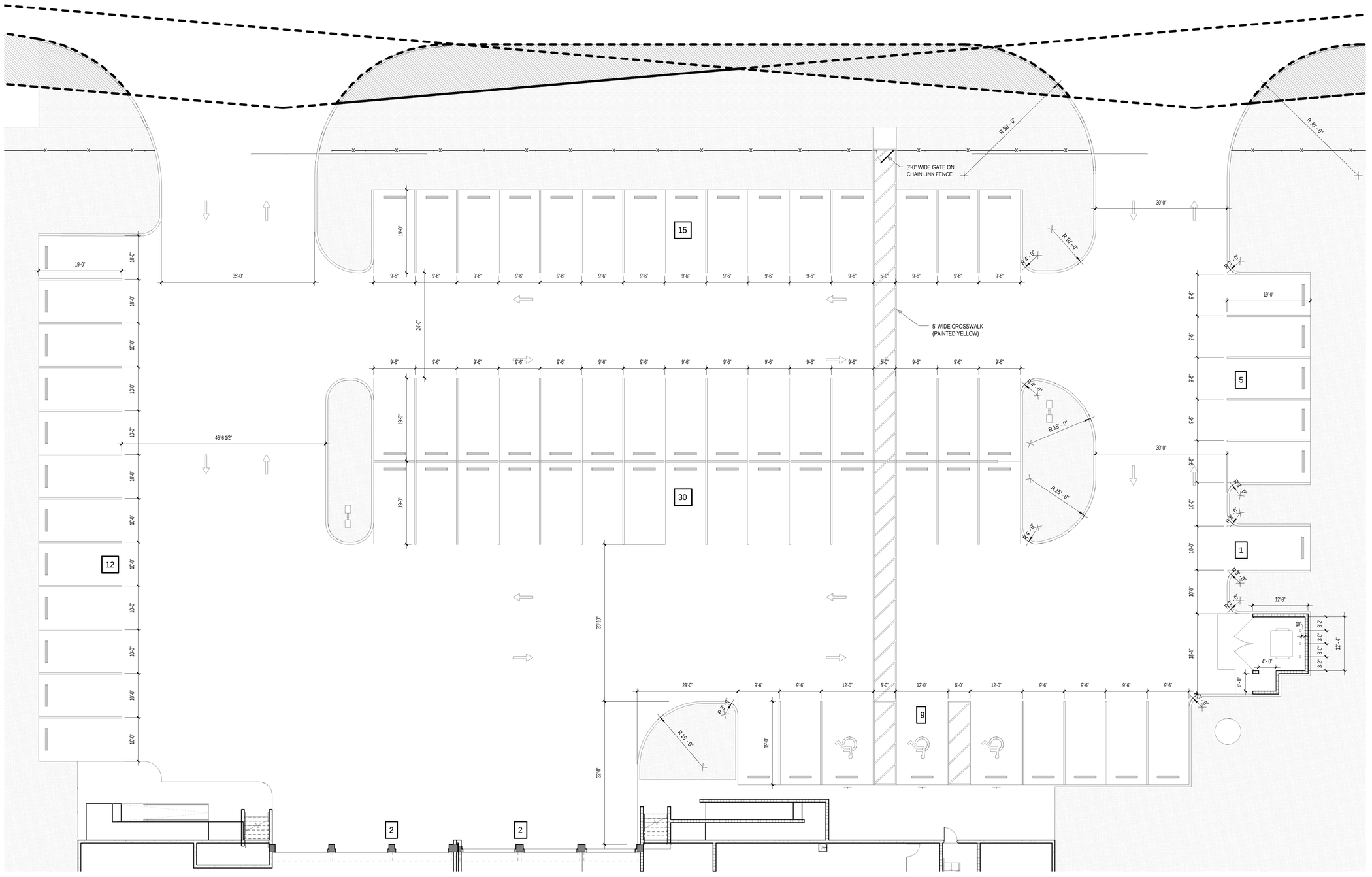
903 SOUTH MARKET AVENUE
FORT PIERCE, FL 34981

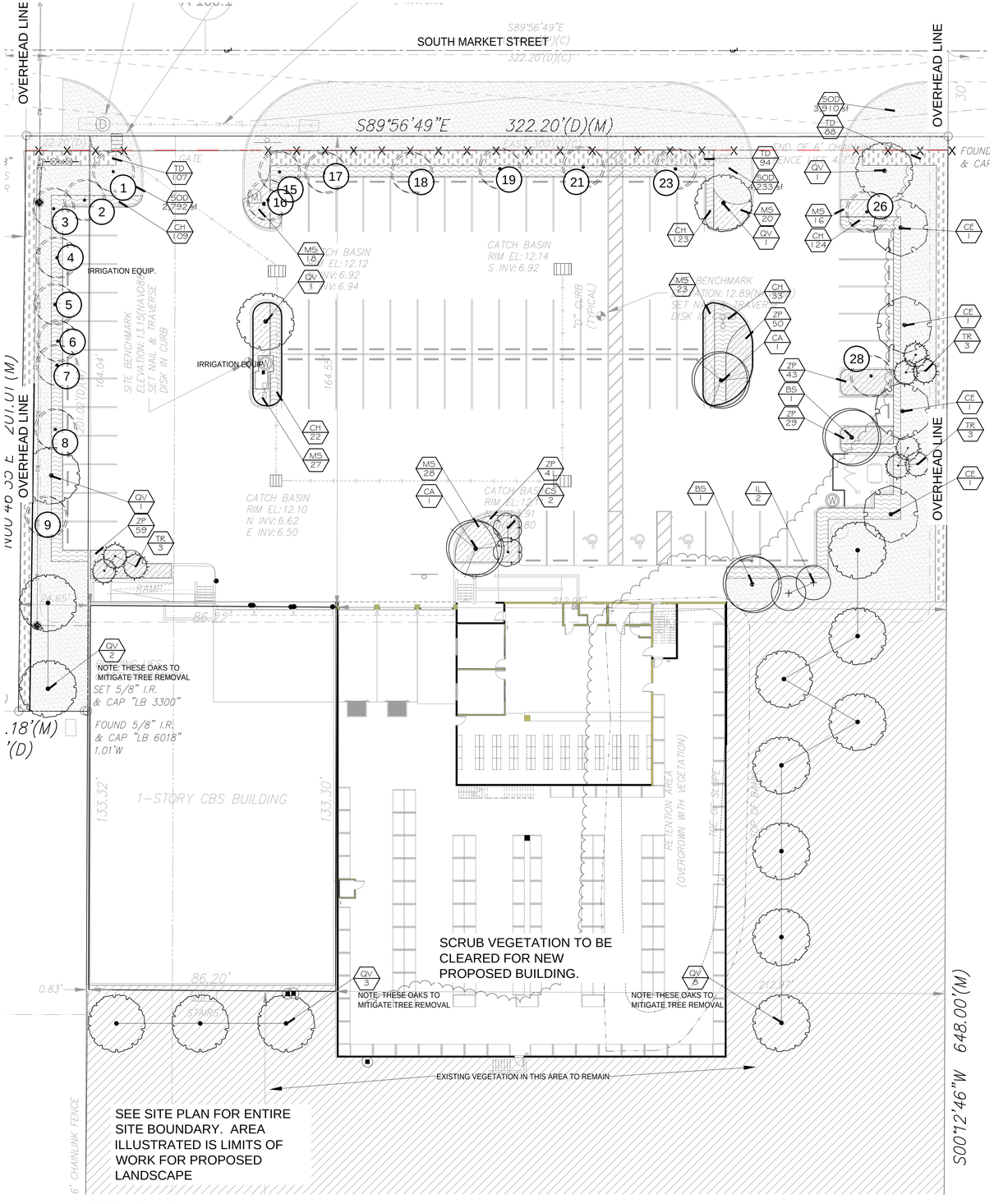
SITE PLAN & DETAILS

SITE PLAN APPROVAL

A-100

9/31/2017 4:31:55 PM


3'-0" WIDE GATE ON CHAIN LINK FENCE
5' WIDE CROSSWALK (PAINTED YELLOW)
15
30
12
5
1
9
2
2
R 30'-0"
R 30'-0"
R 10'-0"
R 4'-0"
R 15'-0"
R 15'-0"
R 4'-0"
R 4'-0"
R 2'-0"
R 35'-0"
R 5'-0"
R 4'-0"
R 5'-0"
R 5'-0"
R 5'-0"
35'-0"
30'-0"
30'-0"
46'-6 1/2"
24'-0"
35'-10"
32'-8"
19'-0"
19'-0"
19'-0



1 LANDSCAPE PLAN
1" = 20'-0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CALIPER	PLANTED SIZE
BS	2	Bucida spinosa / Gumbo Limbo	FG	4"Cal	15 STD
CA	2	Guaiacum sanctum / Lignum Vitae	FG	2.5"Cal	14 STD
CE	4	Guaiacum officinale / Soldierwood	FG	3"Cal	14 STD
CS	2	Conocarpus erectus / Green Buttonwood	FG	3"Cal	15 OA
IL	2	Cordia sebestena / Orange Geiger Tree	FG	3"Cal	12 OA
QV	17	Ilex x attenuata 'East Palatka' / East Palatka Holly	FG	2"Cal	10 STD
TR	9	Quercus virginiana / Southern Live Oak	FG	4"Cal	12 OA
		Thrinax radiata / Florida Thatch Palm	FG		6 CT

SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	CONT. HGT X W	NOTE
CH	411	Chrysobalanus icaco 'Horizontalis' / Cocoplum	3 gal	24"X24"	FULL
MS	192	Microsorum scolopendrium / Wart Fern	3gal	18" x 18"	FULL
TD	284	Tripsacum dactyloides nana / Dwarf Fakahatchee	3 gal	24"x24"	FULL
ZP	222	Zamia pumila / Coontie	3 gal	16"x16"	FULL

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HGT X W	NOTE
SOD	10936 sf	Stenotaphrum secundatum / St. Augustine Grass	Flat		

	REQUIRED	EXISTING	NEW	TOTAL PROVIDED
LANDSCAPE STRIP: 1 TREE/ 300sf REQ. LANDSCAPE AREA	2,564sf / 300sf = 9 TREES	7	2	9 (0% PALMS)
VUA LANDSCAPE: 1 TREE/ 200sf REQ. LANDSCAPE AREA	4,438sf / 200sf = 23 TREES	12	13	25 (17% PALMS)
INT. VUA LANDSCAPE: 1sf / 30sf	36,925sf / 30sf = 1,231sf			1,299sf
INT. VUA LANDSCAPE TREES: 1 / 250sf	1,231sf / 250sf = 5 TREES	0	6	6 (0% PALMS)
TREE MITIGATION: REPLACE 1"DBH FOR EACH 1"DBH REMOVED	34"			52" (SEE PLAN)

NOTE: ALL PROPOSED TREES ARE NATIVE, FLORIDA FRIENDLY, DROUGHT TOLERANT

EXISTING TREES TO REMAIN AND PROTECT IN PLACE. SEE SHEET L100 FOR MORE INFORMATION

LANDSCAPE DATA

LANDSCAPE GENERAL NOTES

1. ALL PROPOSED PLANT MATERIALS SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2.", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE.
2. PLANTING SOIL FOR ALL PROPOSED LANDSCAPED AREAS SHALL CONSIST OF EXISTING SOIL MIXED WITH FIFTY (50) PER CENT RECYCLED TOP SOIL. SUCH PLANTING SOIL SHALL BE FREE OF DEBRIS, ROOTS, CLAY, STONES, PLANTS OR OTHER FOREIGN MATERIALS.
3. PROPOSED LANDSCAPED AREAS WHERE MULCH IS USED, PROVIDE THREE (3) INCHES OF BULK ORGANIC MULCH.
4. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.
5. ALL PROPOSED LANDSCAPING MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.
6. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH PROPOSED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.
7. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT-OF-WAY.

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Fort Lauderdale FL. 33316
office: 954.667.7814
LA# 6666983

DESIGNED	DRAWN	CHECKED
JF	JA	JF

REVISIONS

DATE: 06-27-17
COMM: 16059

TROPIC SUPPLY - FORT PIERCE

903 SOUTH MARKET AVENUE
FORT PIERCE, FL 34981

PROPOSED LANDSCAPE PLAN

SPA

L200

6/22/2017 11:35:46 AM



1 AERIAL - NE
1/8" = 1'-0"



2 AERIAL - NW
1/8" = 1'-0"



3 AERIAL - SE
1/8" = 1'-0"



4 AERIAL - SW
1/8" = 1'-0"



5 GROUND - FRONT EAST
1/8" = 1'-0"



6 GROUND - FRONT WEST
1/8" = 1'-0"

FSMY
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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JF	JA	JF

REVISIONS

DATE: 06-27-17
COMM: 16059

TROPIC SUPPLY - FORT PIERCE

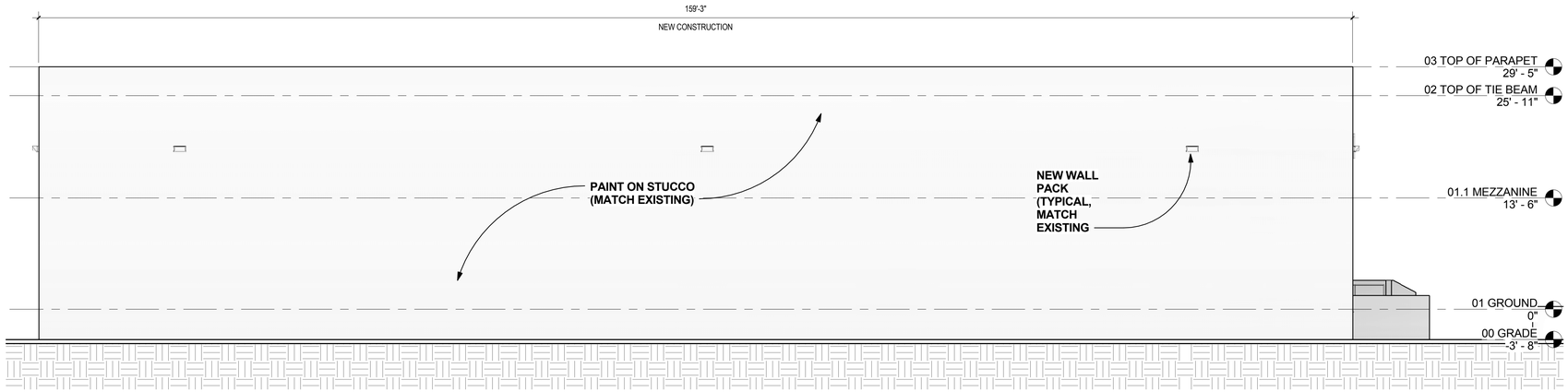
903 SOUTH MARKET AVENUE
FORT PIERCE, FL 34981

PERSPECTIVES

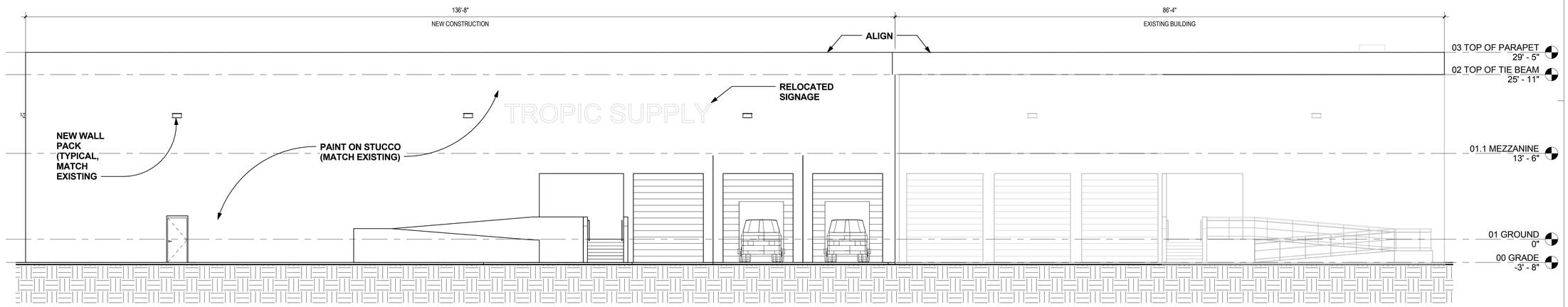
SPA

A103

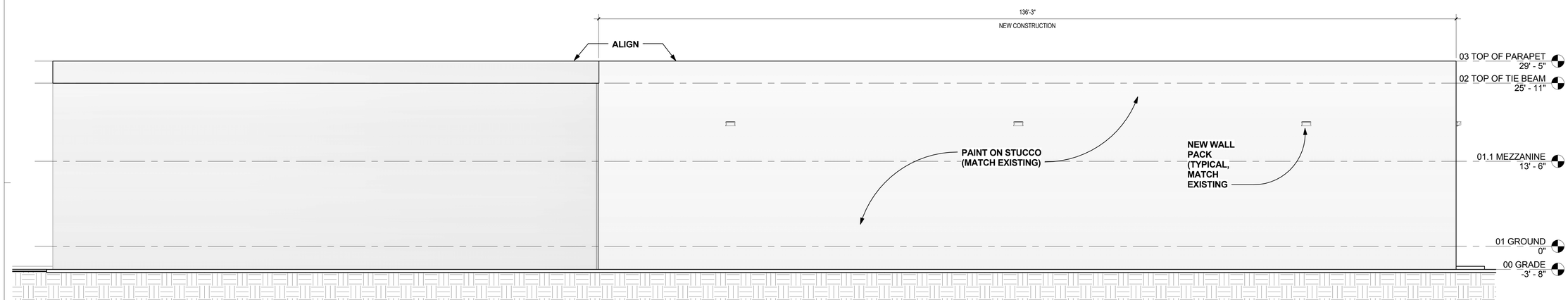
7/13/2017 2:53:11 PM



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

FSMY
ARCHITECTS ▪ PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JF	JA	JF

REVISIONS

DATE:	COMM:
06-27-17	16059

TROPIC SUPPLY - FORT PIERCE

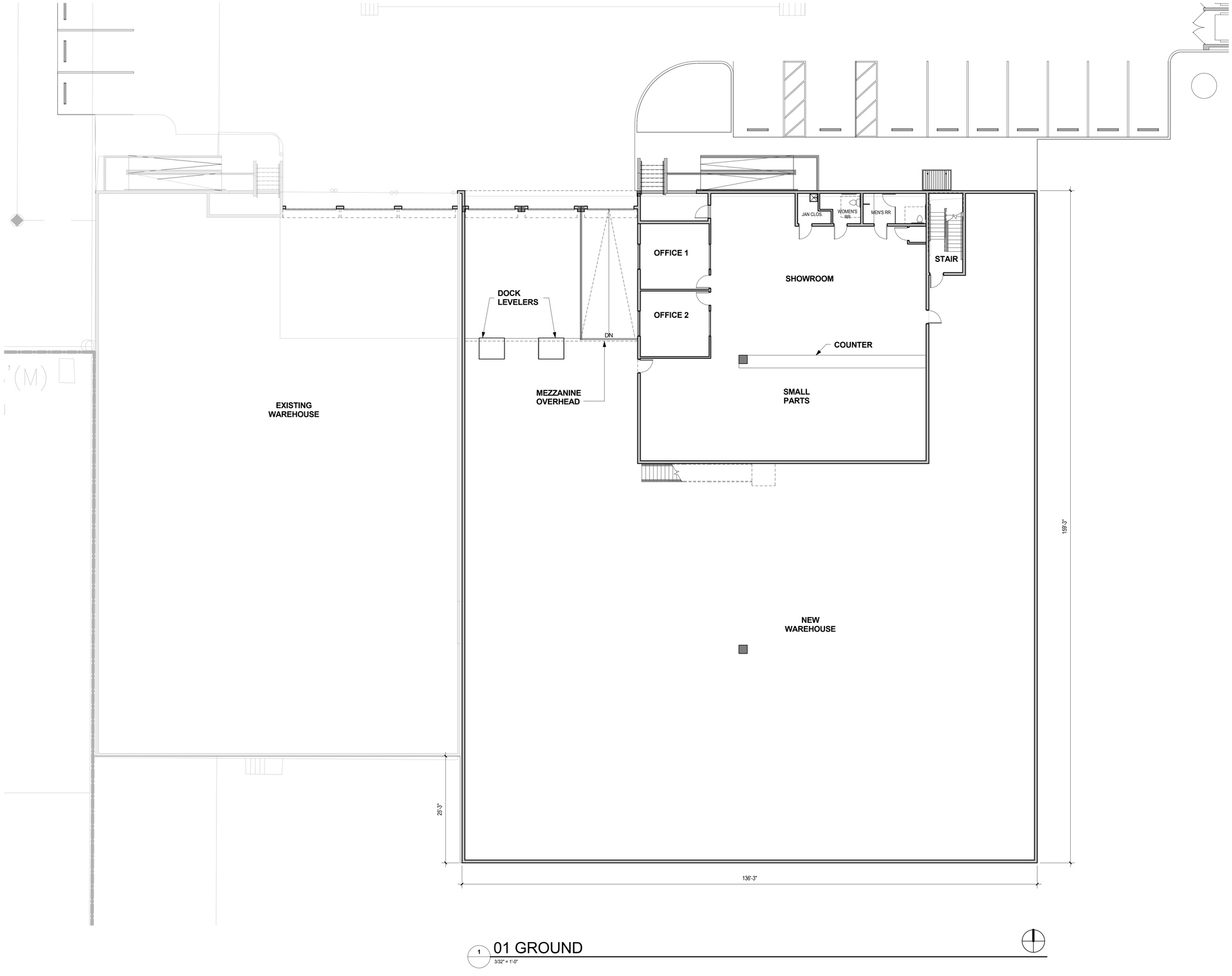
903 SOUTH MARKET AVENUE
FORT PIERCE, FL 34981

ELEVATIONS

SPA

A102

7/13/2017 2:50:52 PM



1 01 GROUND
3/32" = 1'-0"

FSMY
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FALKANGER SNYDER MARTINEAU & YATES

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JF	JA	JF

REVISIONS

DATE: 06-27-17
COMM: 16059

TROPIC SUPPLY - FORT PIERCE

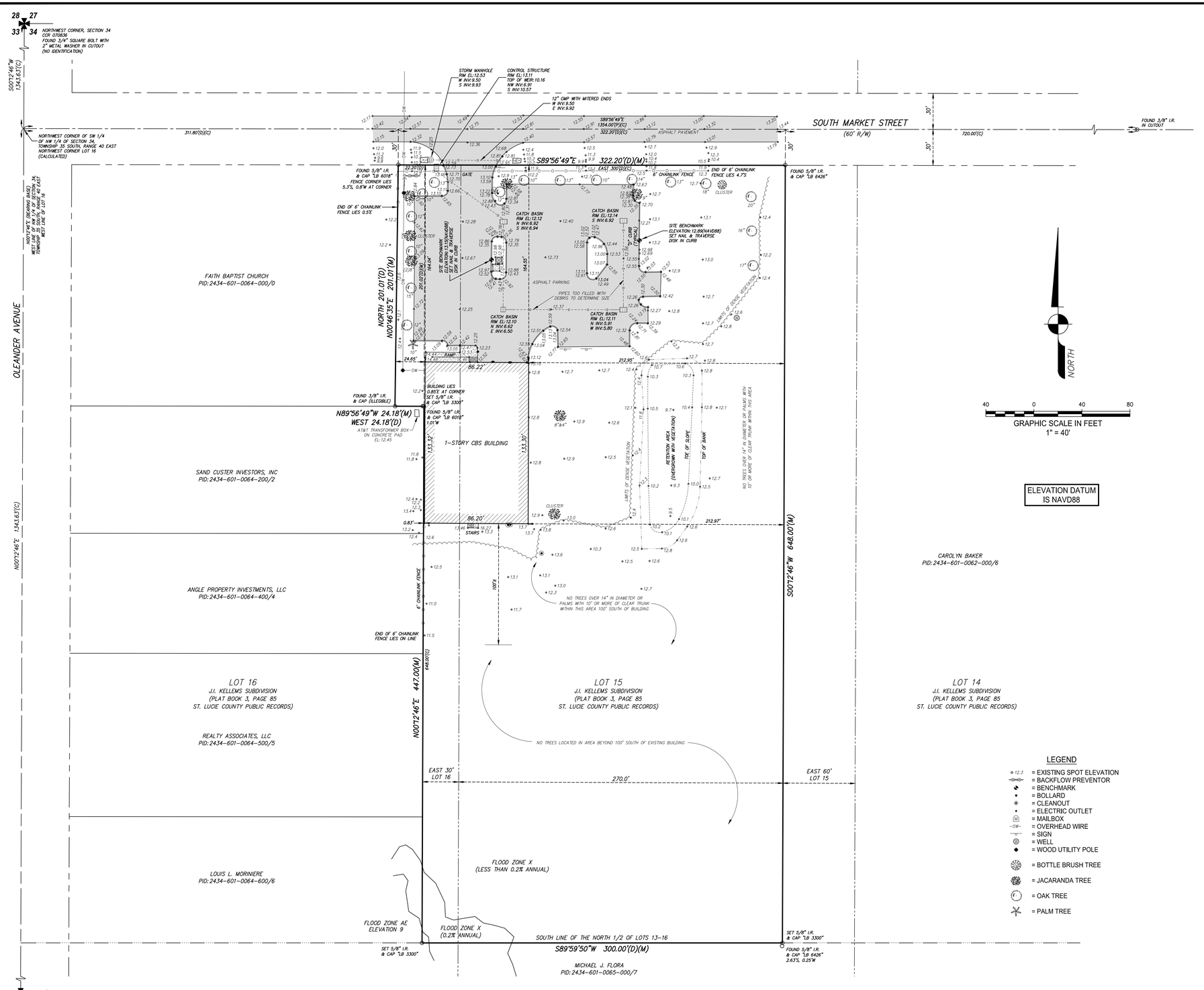
903 SOUTH MARKET AVENUE
FORT PIERCE, FL 34981

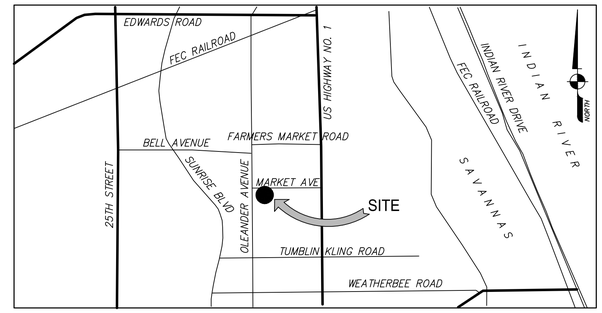
FLOOR PLAN

SPA

A101-1

6/27/2017 3:43:35 PM





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

The West 300 feet of the East 1020 feet of the North 1/2 of Lots 13, 14, 15 and 16 of J.I. KELLEMS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, at Page 85, of the Public Records of St. Lucie County, Florida;

Together with

Commence at the Northwest corner of Lot 16 of J.I. KELLEMS SUBDIVISION as recorded in Plat Book 3, Page 85 of the Public Records of St. Lucie County, Florida; thence run South along the West line of Lot 16 (also being the West line of Section 34, Township 35 South, Range 40 East), 12.00 feet; thence run East parallel with the North line of said Lot 16, 311.80 feet to the POINT OF BEGINNING of the parcel to be described; thence continue East parallel with the North lot line 22.20 feet, to a point that is 30.00 feet West of the East line of Lot 16; thence run South on a line that is 30.00 feet West of, and parallel with, the East line of Lot 16 (also parallel with the West line of Lot 16, 201.00 feet; thence run West parallel with the North lot line 24.18 feet; thence run North 201.01 feet, more or less, to the POINT OF BEGINNING.

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 is based on information provided by the client.

4. No underground improvements were located.

5. Bearings shown hereon are relative to the West line of the Northwest 1/4 of Section 34, Township 35 South, Range 40 East, having a bearing of North 24°00'00" East.

6. A portion of the property described hereon lies within Flood Zone AE Elevation 9, Zone X (0.2% annual chance flood) and Zone X (less than 0.2% annulal chance flood), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 12111C0189J, dated February 16, 2012.

7. Elevations shown hereon are based on St. Lucie County Benchmark "FRENCH", having an elevation of 3.45 feet based on the North American Vertical Datum of 1988 (NAVD 1988).

8. Benchmark Description: Temporary Benchmarks (Nail and Disk) were set at the .

9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.

10. This map is intended to be displayed at a scale of 1" = 40'.

11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.

12. Adjacent property owner information shown hereon was obtained from the St. Lucie County Property Appraiser's website.

13. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.

14. Abbreviation Legend: B.M. = Benchmark; ℄ = Centerline; (C) = Calculated; C.B.S. = Concrete, Block & Stucco; CCR = Certified Corner Record; CONC. = Concrete; (D) = Per Recorded Deed; EL: = Elevation; F.F.E. = Finished Floor Elevation; I.R. = Iron Rod; INV = Invert; L.B. = Licensed Business; (M) = Measured; NAVD = North American Vertical Datum; O.R.B. = Official Records Book; (P) = Per Record Plat; ℞ = Property Line; P.B. = Plat Book; PID = St. Lucie County Parcel Identification Number; P.L.S. = Professional Land Surveyor; R/W = Right-of- Way.

CERTIFICATION

I HEREBY CERTIFY that the attached Boundary 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 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: 1/19/2017

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
Avirom & Associates, Inc.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
7685 SW ELLIPSE WAY, STUART, FLORIDA 34997
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www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CK'D

REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY AND TOPOGRAPHIC SURVEY
FALKANGER, SNYDER, MARTINEAU & YATES
TROPIC SUPPLY
PORTION OF LOTS 15 AND 16, J.I. KELLEMS SUBDIVISION
(PLAT BOOK 3, PAGE 85, ST. LUCIE COUNTY PUBLIC RECORDS)
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

JOB #:	10373
SCALE:	1" = 40'
DATE:	01/19/2017
BY:	J.A.S.
CHECKED:	D.A.H.
F.B.	S-25 PG. 25-27
SHEET	1 OF 1

FSMY
ARCHITECTS ■ PLANNERS
Falkanger Snyder Martineau & Yates

July 7, 2017

City of Ft. Pierce Building Department
Attn: Kori Benton – Senior Planner
100 North U.S. Highway 1
Fort Pierce, FL 34950
Email: kbenton@city-ft.pierce.com

RE: ENVIRONMENTAL IMPACT REPORT
TROPIC SUPPLY
903 S. MARKET AVENUE
FORT PIERCE, FLORIDA

Kori,

The environmental impact of this 27,000 s.f. addition to the existing Tropic Supply Resource Center, constructed in 1996 - will be minimal and in some cases beneficial to the environment.

Waste Water Disposition: The existing septic tank system will be removed in its entirety and a new on site sanitary sewer pump station will connect to the existing sanitary force main along S. Market Avenue. The pump station capacity has been designed to handle any additional development to the property. The elimination of the septic tank system will be beneficial to the groundwater environment.

Fire Protection: In addition to the Fire Sprinkler System that will be required in the new addition, the existing building will include a Fire Sprinkler System. Thus, enhancing the safety of the environment and the City's firefighting personnel.

Energy Efficiency: In addition to the LED lighting and high efficiency A/C units in the new addition, the existing facility will have all it's lighting upgraded to LED fixtures.

888 S. Andrews Ave. ■ Suite 300 ■ Ft. Lauderdale, FL 33316 ■ TEL: (954) 764-6575 ■

E-mail: jfalkanger@fsmyarch.com ■ CA #: AAC000447

FSMY
ARCHITECTS ■ PLANNERS
Falkanger Snyder Martineau & Yates

Traffic: As per Pinder Troutman Consulting, Inc. (PTC) traffic statement, attached as part of our submittal, "the project has in insignificant impact on the surrounding roadway network" "the impacts are all under 1% of the service volume".

Storm Water: The 21 year old existing catch basins and exfiltration trenches will be vacuumed cleaned and vented. Storm water drainage for the new building addition and pavement will be provided by additional catch basins and new exfiltration trenches, as permitted by the local storm water management district.

Trash / Recycling: The existing facility generates relatively little trash. Most items are sold in their original packaging. Tropic Supply has a separate cardboard recycling bin. The current trash dumpster and recycling bin are picked up once per week. Pick-ups are expected to increase to twice per week after the new addition is completed.

In summary the proposed new addition will have minimal impact on the surrounding environment.

Cordially yours,



Jeff Falkanger
Registered Architect
State of Florida # AR 4656

888 S. Andrews Ave. ■ Suite 300 ■ Ft. Lauderdale, FL 33316 ■ TEL: (954) 764-6575 ■

E-mail: jfalkanger@fsmyarch.com ■ CA #: AAC000447

PTC
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

April 21, 2017

Mr. Kori Benton
City of Ft. Pierce Planning Department
100 N. US Highway 1
Ft. Pierce, FL 34950

Re: Tropic Supply Ft. Pierce - #PTC17-026

Dear Mr. Benton:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed warehouse expansion meets the requirements of the City's Land Development Standards. The site is located on the south side of South Market Avenue, east of Oleander Avenue as shown on Attachment 1. There is an existing 14,583 SF warehouse/office building on the site. It is now proposed to increase the building to 41,989 SF.

A trip generation analysis is provided on Attachments 2A and 2B for Daily, AM Peak Hour and PM Peak Hour. Based on the net increase in trip generation of 8 peak hour trips, a Traffic Impact Study is not required. As we discussed on March 8, 2017, only a traffic assignment and significance level are required. Attachment 3 provides the project traffic distribution. The project trip assignment and significance level are shown on Attachment 4. The impacts are all under 1% of the service volume. Therefore, the project has an insignificant impact on the surrounding roadway network. Attachment 5 provides the projected driveway volumes.

Your review and approval of this analysis is appreciated.

Sincerely,

REBECCA J. MULCAHY LICENSE No. 42570 STATE OF FLORIDA PROFESSIONAL ENGINEER

Rebecca J. Mulcahy

Rebecca J. Mulcahy, P.E.
Florida Registration #42570

4/21/17

Attachments

ec: Jeff Falkanger



17-026
4-11-17

TROPIC SUPPLY FT. PIERCE	ATTACHMENT 1 PROJECT LOCATION	PTC

Attachment 2A
Tropic Supply Ft. Pierce
Trip Generation - Daily

Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New External Trips
Warehouse	150	12,774 SF	3.56 /1000 SF	45	5	10.0%	40	4	10.0%	36
Office	710	1,809 SF	Ln (T) = 0.76Ln (X)+3.68	62	5	8.0%	57	6	10.0%	51
TOTALS		14,583 SF		107	10	9.3%	97	10		87

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New External Trips
Warehouse	150	39,674 SF	3.56 /1000 SF	141	8	6.0%	133	13	10.0%	120
Office	710	2,315 SF	Ln (T) = 0.76Ln (X)+3.68	75	8	10.0%	67	7	10.0%	60
TOTALS		41,989 SF		216	16	7.4%	200	20		180

Net New Trips	93

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

Attachment 2B
Tropic Supply Ft. Pierce
Trip Generation - Peak Hour

AM PEAK HOUR

Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips In	Total Trips Out	Total Trips Total	Internal Trips		External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Total
Warehouse	150	12,774 SF	0.30 /1,000 SF (79/21)	3	1	4	-	10.0%	3	1	4	-	10.0%	3	1	4
Office	710	1,809 SF	Ln (T) = 0.8Ln (X)+1.57 (88/12)	7	1	8	-	4.0%	7	1	8	1	10.0%	6	1	7
TOTALS		14,583 SF		10	2	12	-	0.0%	10	2	12	1		9	2	11

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips In	Total Trips Out	Total Trips Total	Internal Trips		External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Total
Warehouse	150	39,674 SF	0.30 /1,000 SF (79/21)	9	3	12	1	5.0%	9	2	11	1	10.0%	8	2	10
Office	710	2,315 SF	Ln (T) = 0.8Ln (X)+1.57 (88/12)	8	1	9	1	10.0%	7	1	8	1	10.0%	6	1	7
TOTALS		41,989 SF		17	4	21	2	9.5%	16	3	19	2		14	3	17

Net New Trips	5	1	6

PM PEAK HOUR

Existing

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips In	Total Trips Out	Total Trips Total	Internal Trips		External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Total
Warehouse	150	12,774 SF	0.32 /1,000 SF (25/75)	1	3	4	-	10.0%	1	3	4	-	10.0%	1	3	4
Office	710	1,809 SF	1.49 /1,000 SF (17/83)	1	2	3	-	10.0%	1	2	3	-	10.0%	1	2	3
TOTALS		14,583 SF		2	5	7	-	0.0%	2	5	7	-		2	5	7

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips In	Total Trips Out	Total Trips Total	Internal Trips		External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Total
Warehouse	150	39,674 SF	0.32 /1,000 SF (25/75)	3	10	13	-	3.0%	3	10	13	1	10.0%	3	9	12
Office	710	2,315 SF	1.49 /1,000 SF (17/83)	1	2	3	-	10.0%	1	2	3	-	10.0%	1	2	3
TOTALS		41,989 SF		4	12	16	-	0.0%	4	12	16	1		4	11	15

Net New Trips	2	6	8

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



17-026
4-11-17

TROPIC SUPPLY FT. PIERCE	ATTACHMENT 3 PROJECT TRAFFIC DISTRIBUTION	PTC

Attachment 4
Tropic Supply Ft. Pierce
Project Traffic Assignment

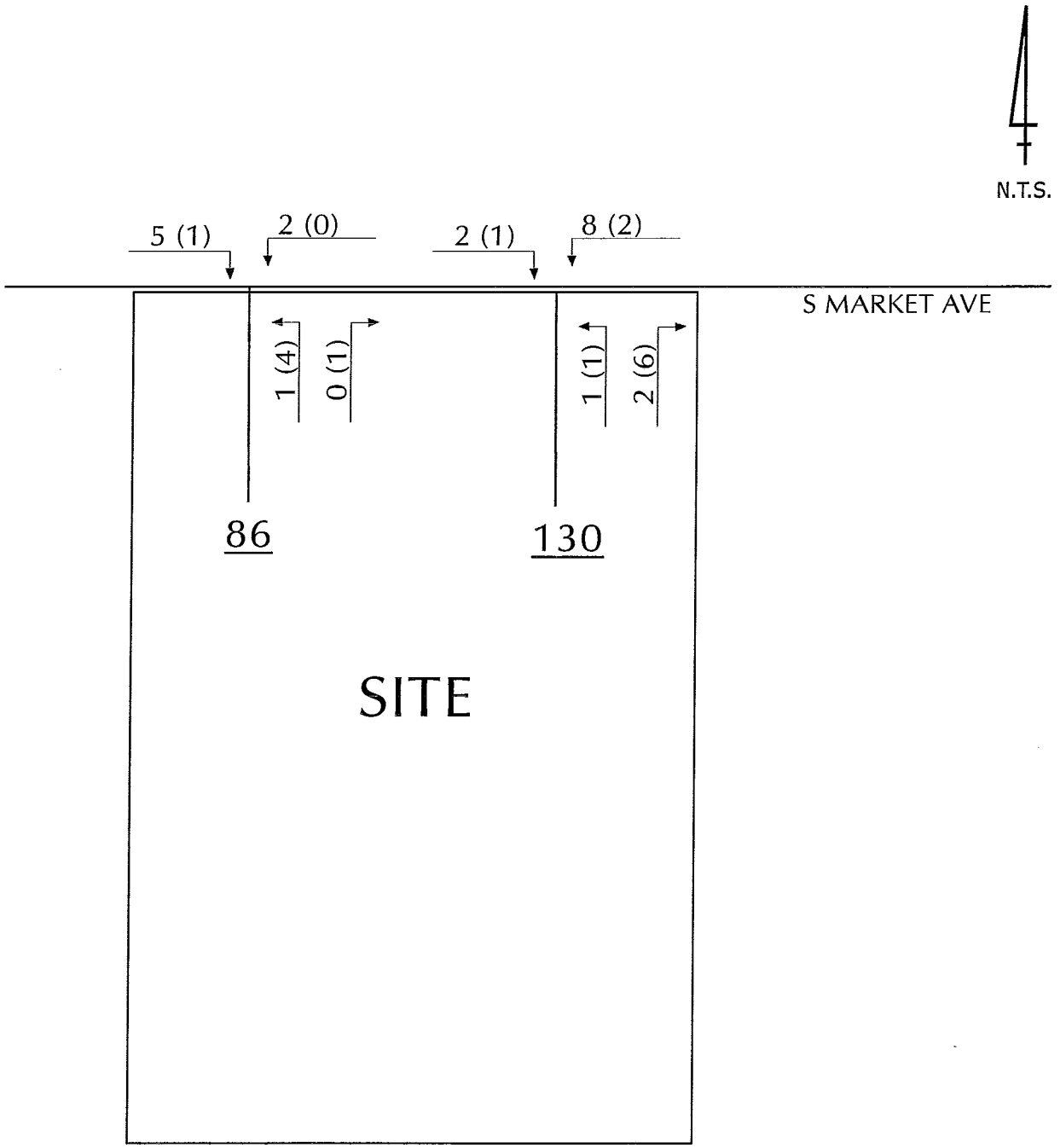
AM Peak

Roadway	Link	Existing Lanes	Dir	Project Traffic 5 AM In 1 AM Out % Dist	Project Traffic 5 AM In 1 AM Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Oleander Ave	Midway Rd to S. Market Ave	2L	NB	20%	1	0.13%	750	No
			SB	20%	0	0.00%	750	No
	S. Market Ave to Edwards Rd	2L	NB	20%	0	0.00%	750	No
			SB	20%	1	0.13%	750	No
S. Market Avenue	Oleander Ave to Site	2L	EB	40%	2	0.33%	600	No
			WB	40%	0	0.00%	600	No
	Site to US 1	2L	EB	60%	1	0.17%	600	No
			WB	60%	3	0.50%	600	No
US 1	Midway Rd to S. Market Ave	4LD	NB	20%	1	0.05%	2000	No
			SB	20%	0	0.00%	2000	No
	S. Market Ave to Edwards Rd	4LD	NB	40%	0	0.00%	2000	No
			SB	40%	2	0.10%	2000	No

PM Peak

Roadway	Link	Existing Lanes	Dir	Project Traffic 2 AM In 6 AM Out % Dist	Project Traffic 2 AM In 6 AM Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Oleander Ave	Midway Rd to S. Market Ave	2L	NB	20%	0	0.00%	750	No
			SB	20%	1	0.13%	750	No
	S. Market Ave to Edwards Rd	2L	NB	20%	1	0.13%	750	No
			SB	20%	0	0.00%	750	No
S. Market Avenue	Oleander Ave to Site	2L	EB	40%	1	0.17%	600	No
			WB	40%	2	0.33%	600	No
	Site to US 1	2L	EB	60%	4	0.67%	600	No
			WB	60%	1	0.17%	600	No
US 1	Midway Rd to S. Market Ave	4LD	NB	20%	0	0.00%	2000	No
			SB	20%	1	0.05%	2000	No
	S. Market Ave to Edwards Rd	4LD	NB	40%	2	0.10%	2000	No
			SB	40%	1	0.05%	2000	No

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



LEGEND

2 - AM PEAK HOUR
(6) - PM PEAK HOUR
130 - ADT

17-026
4/11/17

TROPIC SUPPLY
FT. PIERCE

ATTACHMENT 5
PROJECT DRIVEWAY VOLUMES

PTC

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CAPACITY ANALYSIS

TROPIC SUPPLY
WAREHOUSE ADDITION

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	NO BUILDINGS USE UNDETERMINED	INDUSTRIAL	LIGHT INDUSTRIAL
South	VACANT	INDUSTRIAL	LIGHT INDUSTRIAL
East	VACANT	INDUSTRIAL	LIGHT INDUSTRIAL
West	LIGHT COMMERCIAL LIGHT INDUSTRIAL	INDUSTRIAL	LIGHT INDUSTRIAL

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current			14,482 S.F.	4.4	X, AE9
****Proposed**			27,504 S.F. ADDITION	4.4	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/FLU	Total gallons per day- AS PER WATER BILL - 100 GPD (8 EMPLOYEES)
**Proposed Zoning/FLU	Total gallons per day 125 GPD (10 EMPLOYEES)
**Change in Demand	Total gallons per day 25 GPD.

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/FLU	Total gallons per day 100 GPD
**Proposed Zoning/FLU	Total gallons per day 125 GPD
**Change in Demand	Total gallons per day 25 GPD

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/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum CURRENTLY - 2-4 YARD DUMPSTERS
Current Zoning/FLU	1 FOR TRASH, 1 FOR RECYCLED CARDBOARD
****Proposed Zoning/FLU**	PICKED UP ONCE A WEEK
***Change in Demand**	AFTER ADDITION - PICK UP TWICE A WEEK

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 WILL BE NO INCREASE FROM THE 25 YR. 3 DAY STORM PRE VS. POST RUNOFF. THE POST RUNOFF WILL BE COMPENSATED BY ONSITE RETENTION AND EXFILTRATION TRENCH.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity SEE SUBMITTED TRAFFIC STATEMENT		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☐ Yes	☒ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily:	
Non-residential (square footage):	27,504 S.F. ADDITION, 41,989 S.F. TOTAL		
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify) WAREHOUSE	I			10/17	5/18

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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? _____

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:

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

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 903 S MARKET AVE **Statement Date:** 6/14/2017

Account Number	Amount of Last Bill	Payments Received	Previous Balance	New Charges	New Charges Due Date	Total Due
10005877-232200	$26.98	($26.98)	$0.00	$26.98	7/5/2017	$26.98

WATER METER	W91450150	DATE READ
Current Read	220	06/07/17
Previous Read	217	05/04/17
K Gals Used	3	

May17	3 *Jan17*	2 *Sep16*	6
Apr17	3 *Dec16*	4 *Aug16*	20
Mar17	3 *Nov16*	2 *Jul16*	3
Feb17	9 *Oct16*	3 *Jun16*	3

WATER SERVICE	RATE		CHARGE
CUSTOMER CHARGE		$	13.88
WATER USAGE	3 K GALS @	$	10.65
CITY UTILITY TAX WATER		$	2.45
	W91450150	$	26.98
	TOTAL WATER SERVICE:	$	**26.98**
	TOTAL BILLING:	$	**26.98**

JUN 1 ? 2017

JUN 2 0 2017

CM-1268

Page 1 (10005877 - 232200)

"Outage/Trouble" 772-466-7703

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FSMY
ARCHITECTS ■ PLANNERS
Falkanger Snyder Martineau & Yates

August 31, 2017

City of Fort Pierce Planning Department
Attn: Kori Benton, Senior Planner
100 North US 1
Fort Pierce, Florida 34950

RE: TROPIC SUPPLY EXPANSION – SITE PLAN
903 SOUTH MARKET AVENUE
TRC PROJECT NO. 17-07000004

Kori:

The following are responses to advisory comments from the Planning Department's review of the application for **Site Plan** to construct an addition to the existing warehouse at 903 S Market Ave.

1. Pursuant to City Code Section 22-58 (d) Application for site plan review. The Site Plan application shall be accompanied by the following information:

   a. A **(signed & sealed)** survey prepared by a Florida registered land surveyor certifying the gross acreage within the property, excluding aquatic areas. **The Engineering Department will request a signed/sealed copy.**

   Response: ***Duly noted. Signed and sealed plans are provided.***

   b. **A site plan showing:**
   Access and traffic flow for both vehicular and pedestrian traffic; **(Including any striping, stop signs, etc.**

   Response: ***See updated sheets A-100 and C-1.***

   c. Off-street parking and loading areas; Please denote the typical parking stall dimensions, handicap space detail, driveway widths, and the loading space/zone. It's noted that a fourth Handicap Space *may* be required per Federal ADA.

   Response: ***See added sheet A-100.1 for parking stall dimensions. Handicap parking dimensions added on Sheet A-100.***

888 S. Andrews Ave. ■ Suite 300 ■ Ft. Lauderdale, FL 33316 ■ TEL: (954) 764-6575 ■ FAX: (954) 764-8622
E-mail: jfalkanger@fsmyarch.com ■ CA #: AAC000447

2. Pursuant to City Code Section 22-62 (d) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way. Please integrate accordingly.

   Response: ***Added painted crosswalk from proposed location of sidewalk to new building addition.***

3. Pursuant to City Code Section 22-194. - Tree protection and mitigation. (b) Any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects.

   Response: ***Duly noted.***

4. As the proposed site plan exceeds the parking requirement of City Code, is there the capacity to save Tree #28, integrating it within a new landscape Island?
   As a note, the tree mitigation plan and overall landscape plan is beyond the requirements of City Code, therefore this action is not necessary, but advanced for consideration.

   Response: ***Site plan and L100 sheets updated to show added landscape island to preserve tree #28.***

5. W/WW Engineering: Not approved – Existing water meter shall be relocated to location of Proposed Fire Service. This will require on-site plumbing to be done for connection to new location of water meter. Also need to show the 6" water main is to be constructed across South Market Road. On the proposed 6" line 2 gate valves are not required; the tapping valve will serve as the isolation valve for the service. Also a check valve will need to be added to plans on the proposed 2" force main service at the property line. Final approval will be based on full engineering submittal as required by FPUA and review fess paid.

   Response: ***See attached plan. The gate valve has been removed as requested and a 2" check valve has been added to the proposed 2" force main. A new water service is not planned for the building addition and the existing service shall remain in its current location.***

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E-mail: jfalkanger@fsmyarch.com ■ CA #: AAC000447

General Advisory Notes:

1. Please indicate the adjacent zoning districts upon the site plan, pursuant to City Code Section 22- 59 (d)(2).

   Response: ***Added zoning designations on Site Plan.***

2. Please advise as to any new fencing proposed. New fences/gates should meet the standards of City Code Section 22-59 – Design Review

   Response: ***New fence to be 6ft high, green vinyl chain link fence, installed 1'-0" south of previous location of existing fence.***

3. The required minimum interior dimension for refuse collection enclosures is 12'. Additionally, the enclosure should be appropriately screened with landscaping. The proposed Coontie plants may not provide significant screening (height).

   Response: ***Proposed screening is adequate as per prior conversation with Kori Benton.***

4. *Per 22-177 – Definitions, a protected tree is* any tree having a diameter at breast height of eight (8) inches and/or a circumference of twenty-five (25) inches or more. – Although mitigation is not required for the removal of said trees between 8 – 13.99 inches, the plan should generally reference any removal of said trees.

   Response: ***Duly noted.***

ENGINEERING COMMENTS:

1. Provide a survey prepared and sealed by a Florida Registered Land Surveyor as per the conditions specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).

   Response: ***Duly noted. Survey provided by Florida registered land surveyor.***

2. Site plan shall include the following information:

   - Provide the location of all stop signs and stop bars

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E-mail: jfalkanger@fsmyarch.com ■ CA #: AAC000447

- Provide parking stall and driveway aisle dimensions
- All perimeter boundary information shall be shown, such as distances and bearings
- Identify the location of all handicapped parking stalls
- Show setback dimensions as measured between the property lines and the vehicular use areas
- Provide a note that all construction will comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22

Response: ***- Stop signs and stop bars added on sheet C-1.***
- Parking dimensions are on sheet A-100.1
- Perimeter boundary information shown on Survey.
- Handicap parking spaces identified.
- Dimensions were added.
- Note added on sheet A-100.

3. A 5' right-of way donation is proposed along South Market Avenue; please verify with St. Lucie County that this donation will suffice and whether a sidewalk will be required.

Response: ***South Market Avenue is designated as a "collector" street and as such, a 70' right-of-way is appropriate.***

ST. LUCIE COUNTY ENGINEERING DIVISION

1. Please dimension the driveway width and radius.

Response: ***Added dimensions on sheet A-100.1***

2. Are there any proposed modifications to the existing driveway?

Response: ***No modifications to existing driveway.***

3. The county supports the use of a single driveway for the property.

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Response: ***After discussions with St. Lucie County Engineering Department about future development on the remainder of the property, the second (East) driveway is acceptable.***

4. Please use FDOT dimensions for sight triangles at the driveway per FDOT Index 5.9-6.

   Response: ***Updated sight triangles as per FDOT Index 5.9-6.***

5. Please dimension the distance from the driveway to the east and west property lines. Driveways shall be a minimum of 25 feet from the property line.

   Response: ***Added dimensions on sheet A-100.***

6. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Selena Griffett, P.E. at 772-462- 2153 for more information.

   Response: ***Duly noted.***

7. The applicant is advised that prior to the issuance of a ROW Permit a Roadway Improvement Agreement (RIA) and the appropriate surety will be required. Please contact Ms. Selena Griffett, P.E. , at 772-462-2153 for more information.

   Response: ***Duly noted.***

8. The applicant is advised that a Driveway Permit may be required for the proposed driveway improvements. Please contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

   Response: ***Duly noted.***

9. The applicant is advised that a Storm water Permit may be required for storm water discharges within the County's roadway ROW or modifications made to the county drainage system.

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E-mail: jfalkanger@fsmyarch.com ■ CA #: AAC000447

Response: ***Not applicable, storm water will be maintained on-site and no modifications will be made to the county drainage system.***

Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

SURVEY:

1. Please add to the surveyor's report. "The expected use of the survey and map is commercial.

   Response: ***Added as Surveyor's Note #4.***

2. Please add to the surveyor's report the survey date(s).

   Response: ***Added as Surveyor's Note #7.***

3. Please add to the surveyor's report "

   Response: ***Nothing to do (spoke with Rod Reed and confirmed).***

4. Please add to the surveyor's report "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."

   Response: ***Added as Surveyor's Note #1.***

5. Please correct in the surveyor's report on paragraph 5 the bearing of N24º00'00"E. It should be N00º12'46"E.

   Response: ***Corrected.***

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6. Per 5J-17.052 (2) (8) (b) All information called for in the property description, such as point of commencement, course bearings and distances, and point of beginning;

   Response: ***Added to Survey.***

7. Per 5J-17.052 (2) (7) (d) Please show the dimensioned remaining portion of a lot(s) when part of a lot is included within the description.

   Response: ***Added to Survey.***

Should you require any further information or clarification, please do not hesitate to contact our office.

Jeff Falkanger
AR 4656
For the Firm

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Planning Board **7.f.**

Meeting Date: 09/12/2017

Information

REQUESTED ACTION

Waiver of Distance - The Backyard Pub - 658 N. 2nd Street

LOCATION

658 N. 2nd Street

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Planning Staff Report
Application for Waiver of Distance
Aerial & Waiver of Distance Map
Site Plan
Parking Layout
TRC Police Dept Comments
TRC Engineering Dept Comments
Property Record Card

Form Review

Form Started By: Brandon Creagan Started On: 09/05/2017 04:22 PM

Final Approval Date: 09/06/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Rebecca Grohall, AICP, Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for Waiver of Distance – 4COP Alcohol License** **The Backyard Pub** **658 N 2nd Street**
DATE:	September 5, 2017

STAFF REPORT

Applicant:	Kevin Degolier 7248 Maidstone Drive Port St. Lucie, FL. 34986
Property Owner:	Taryn, Tyler, & Trevor Horvath 2301 River Hammock Lane Fort Pierce, FL 34981
Requested Action:	Recommendation of Approval to the City Commission for a Waiver of Distance for an Alcoholic Beverage License
Type of License:	4COP – Beer, Wine, and Liquor; sale for on premises consumption.
Name of Establishment:	The Backyard Pub
Site Location:	658 N. 2nd Street
Parcel ID:	2403-801-0006-000-4
Current Zoning:	C-6, Marine Commercial Zone
Future Land-Use	MC, Marine Commercial

Surrounding Zoning:

North	East	South	West
C-6	C-6/OS1	C-6	C-6

Staff Analysis:

The Backyard Pub is a restaurant and bar which is seeking to have beer, wine, and liquor for consumption on-premises. The last active establishment to be in operation at the address was Bottoms Up Raw Bar and Grill. They did hold a 4COP alcohol license and their business tax license expired at the end of September 2015. The restaurant and bar is located at the northern portion of the parcel between North 2nd Street and North Indian River Drive. The parcel is shared with Captain's Galley, which is on the southern portion of the parcel. There is an unimproved shared parking area that both establishments will use.

The request is to secure a 4COP – Beer, Wine, and Liquor License to offer sale of alcohol, at the subject location, for consumption on-premises. Section 3-7 of the City Code restricts the sale or distribution of alcoholic beverages for consumption on the premises where the establishment is located within 1,600 feet of a church, school, or other licensed establishments; unless a Waiver of Distance is granted.

The applicant is requesting the waiver based upon the presence of 4 other licensed establishments that are located within 1,600 feet of the proposed site. Those 4 other licensed establishments are, Crocodillos, Tillman's Famous BBQ, Captain's Galley, and 12A Buoy. City Code Section 3-15 of the City Code specifies that a waiver of distance shall be granted only if it does not adversely affect community health, safety or general welfare and that the following are considered:

a. The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches and schools;

The proposed establishment is located approximately: 360 ft. from Captain's Galley, 615 ft. from Tillman's Famous BBQ, 620 ft. from Crocodillos Bar & Grill, & 1,200 ft. from 12A Buoy

b. Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-60 (Off Street Parking and Loading) and 22-187 (General Landscaping Requirements);

The existing site contains adequate parking to meet City Code 22-60. The parking lot is undeveloped. The City Engineering Department has deemed that the parking area does not have to be improved and will consider the parking area to be grandfathered in. The landscaping will need to be brought into compliance with City Code 22-187. The owners are aware of this and will take the necessary steps to being the site into full compliance. A 10 foot landscape buffer must be installed.

c. Whether the facility is physically separated or well buffered from all adjacent residentially zoned areas;

There are no residential zoning districts around the site, however there are residential structures near the site along North 2nd Street. The Police Department has offered to conduct a Crime Prevention Through Environment Design (CPTED) survey that will help to ensure that sound levels are checked and set pursuant to the City's noise ordinance so nearby businesses and residents are not affected. The survey will also provide recommendations for lighting and landscaping (to assist with noise abatement), and other crime prevention recommendations.

d. Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhoods;

This property is accessible from North 2nd Street, unimproved Avenue G, and North Indian River Drive. It would not be necessary for either customer or commercial vehicles to pass through residentially zoned districts. While there are no residentially zoned districts, there are residential structures near the site along North 2nd Street. Customers and commercial vehicles could pass by these structures, but they also have access to the parking area from North Indian River Drive where there are no residential structures.

e. Whether, if the facility is located within sixteen hundred (1,600) feet of a church or school, it will generate traffic which may adversely affect the safety of persons attending such church or school.

This establishment is not located within 1,600 feet of a church or school.

Section 3-14 (2) of the City Code states that an applicant holding a 4COP license (Beer, Wine and Liquor) must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

The application as submitted meets the necessary requirements for holding a 4COP license. The restaurant and Bar, has seating for approximately 70 people, with a maximum occupancy of 185 people. The hours of operation are from Sunday to Thursday 11am – 12am & Friday to Saturday 11am to 1am. It is understood by the applicant that lighting in the parking area must not be less than three (3) footcandles per square foot of parking lot area. This will be verified when the Police Department conducts its CPTED survey.

Technical Review Committee:

All affected City Departments have reviewed the proposed Waiver of Distance and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.

Staff Recommendation:

The requested Waiver of Distance is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the requested Waiver of Distance for a 4COP Alcoholic Beverage License for the proposed establishment with the following conditions:

1. A Crime Prevention Through Environment Design (CPTED) survey must be conducted by the City of Fort Pierce Police Department before the grand opening of the establishment.
2. Before the grand opening, the site must be in compliance with City Code 22-187, General Landscaping Requirements. This would include a 10 foot landscape strip between streets right-of-way and the vehicular use area.
3. A copy of the Shared Parking Agreement between Captain's Galley & The Backyard Pub should be provided to the City Planning & Engineering Departments. This must be provided when the applicant applies for a business tax license.
4. The two concrete driveway aprons constructed as part of the North 2nd Street Roadway project shall extend 10' into the property to aid in the reduction of sediment tracking into the right-of-way of Indian River Drive and North 2nd Street. This must be constructed by the owner/applicant prior to the grand opening

5. Provide stop signs and stop bars at the North Indian River Drive and North 2nd Street driveways prior to the grand opening.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

WAIVER OF DISTANCE

Property address or Location 658 N. 2nd ST Fort Pierce (Lower)

Parcel ID #(s) 2403 801 0006 0004

Project description THE BACKYARD PUB

(Taryn Horvath, Tyler Horvath, Trevor Horvath)

Property Owner(s)

2301 River Hammock Lane

Street Address

Fort Pierce FL 34981

City State Zip

772-979-5970

Phone Number

JPOW33@yahoo.com

Email Address

KEVIN DEGOLIER PRESIDENT, DEGCO INC.

Applicant/Representative, Title, Company

7248 MAIDSTONE DR.

Street Address

PORT ST. LUCIE FL. 34986

City State Zip

772-215-3825

Phone Number

DEGCO@BELLSOUTH.NET

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.*

(X) Taryn Horvath, Tyler Horvath, Trevor Horvath

Property Owner(s) Signature(s)

STATE OF FLORIDA -- St Lucie COUNTY

The foregoing instrument was acknowledged before me this 17th day of July, 2017, by Taryn Horvath, Tyler Horvath & Trevor Horvath who are personally known to me or has produced _____ as identification.

Paula A. Mascara

Signature of Notary

PAULA A. MASCARA
Commission # FF 243196
Expires August 31, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3000 x729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ❑ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ❑ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ❑ Complete, notarized

Application Type:

- ❑ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ❑ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ❑ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ❑ 4 COP: Beer, Wine & Liquor/On-Premises Consumption

Business Information:

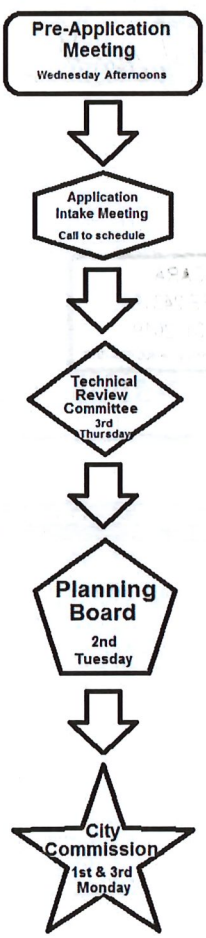
- ☑ New Business
- ❑ Transfer from:_____ Open since:_____
  address *year*

Building Size 4154 Maximum Occupancy 185 Total Seating 70 Parking Spaces 19 available

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 11-12	to 11-12	to 11-12	to 11-12	to 11-1	to 11-1	to 11-15

Application Outlook



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

DEGCO, INC.
dba THE BACKYARD PUB
658 N. 2ND STREET
FORT PIERCE, FL. 34950

RE: WAIVER OF DISTANCE

THE BACKYARD PUB IS GOING TO BE A DESTINATION FOR EVERYONE TO ENJOY!

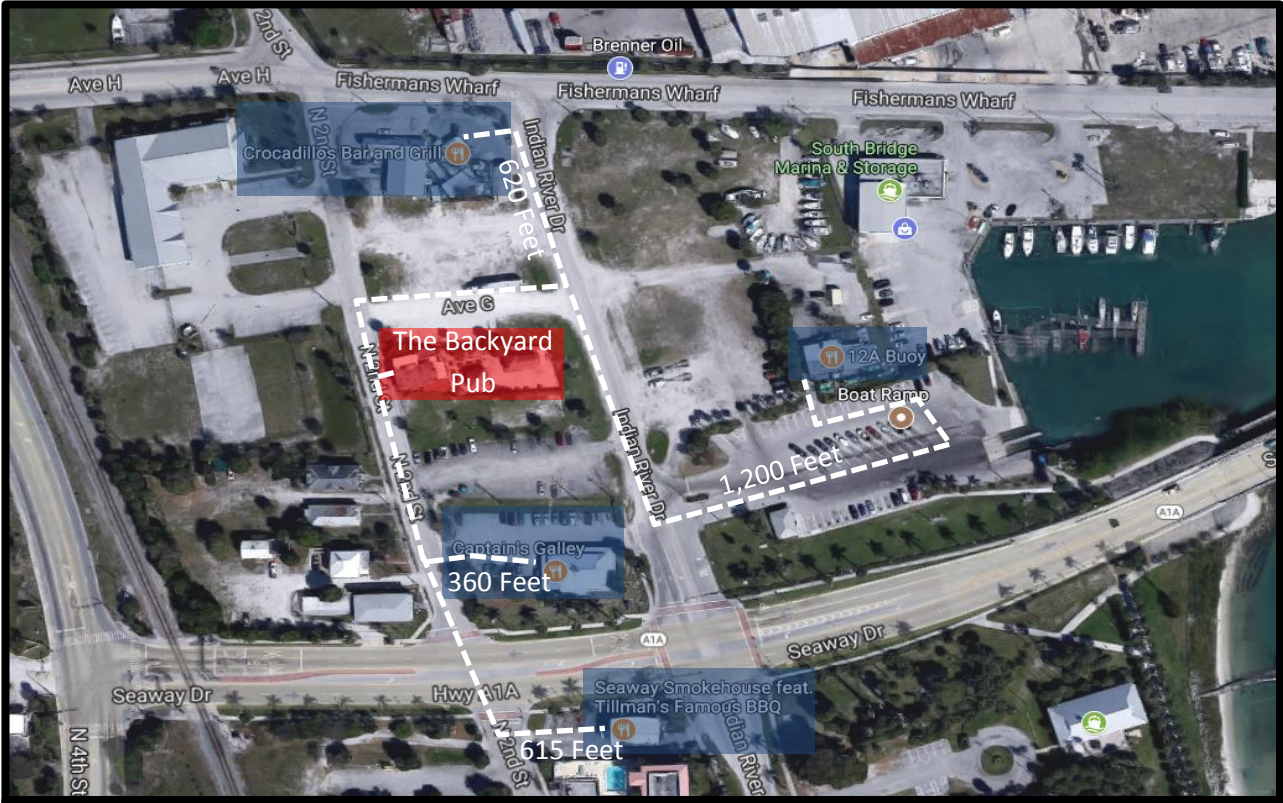
OUR GOAL IS TO CREATE THE ULTIMATE BACKYARD BARBECUE EXPERIENCE WHILE PROVIDING FOOD, DRINKS, AND AMAZING MUSIC, ALONG WITH YOUR FAVORITE BACKYARD GAMES:

GIANT JENGA
BIMINI RING
CORNHOLE
....AND MORE!

THE REASON FOR OUR REQUEST TO EXPEDITE THE PROCESS IS DUE TO US NOT BEING ABLE TO IMMEDIATELY TRANSFER OUR LIQUOR LICENSE FOR OUR OLD LOCATION WITHOUT THE ZONING SIGN OFF, AND WE HAVE TO PUT IT IN ESCROW. WE HAVE BEEN GIVEN 2 MONTHS TO GET IT OUT OF ESCROW AND BE ACTIVE IN THE ABOVE MENTIONED LOCATION.

THANK YOU FOR YOUR TIME AND CONSIDERATION IN THIS MATTER.

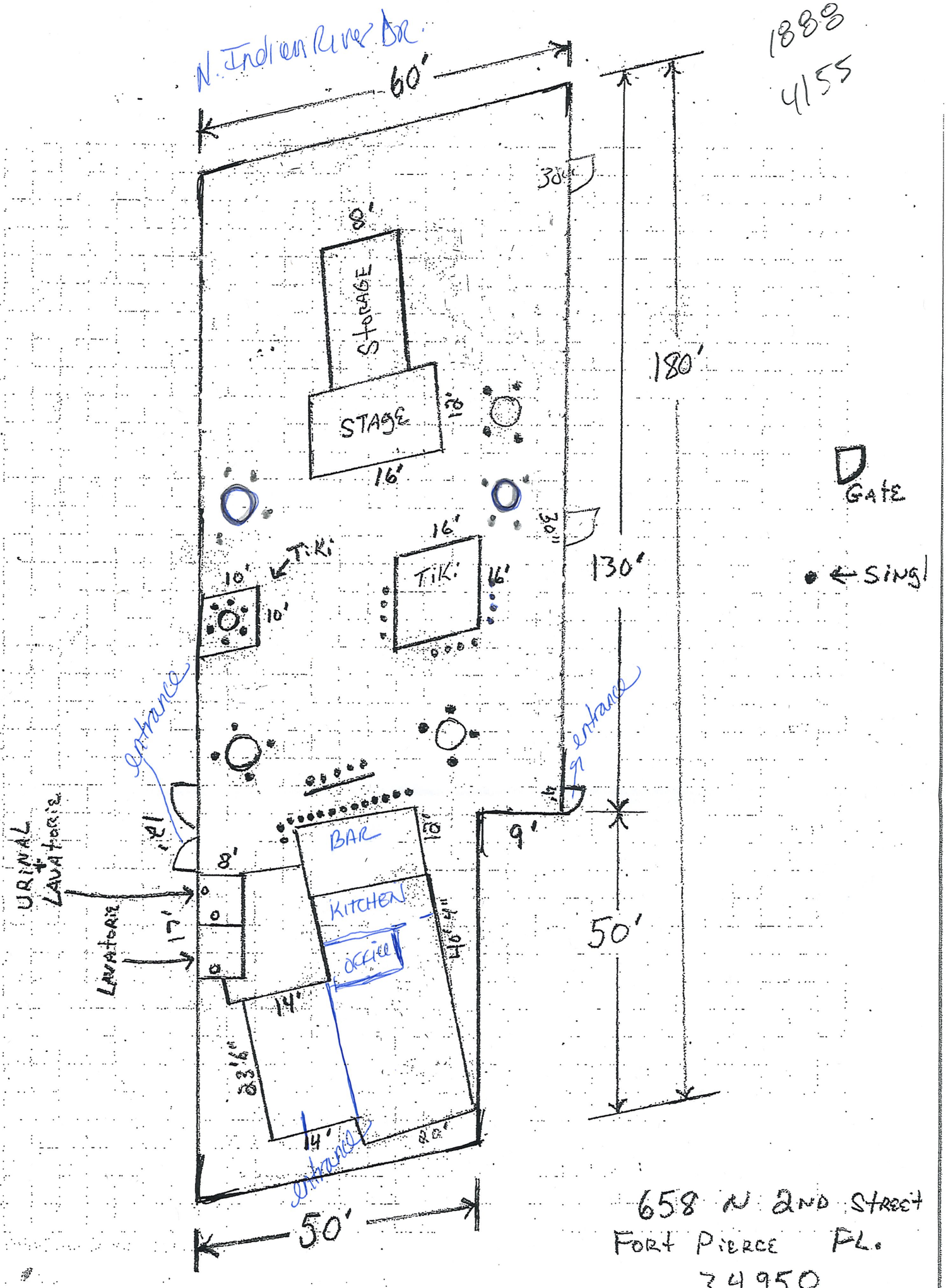
RESPECTFULLY,
KEVIN AND CONNIE DEGOLIER



THE SUNRISE CITY FORT PIERCE Florida

Waiver of Distance
658 N. 2nd Street
Aerial & Distance Map

N
W E
S


N. Indian River Dr.
60'
1888
4155
30"
8'
STORAGE
STAGE
28'
16'
180'
GATE
SING
16'
TIKI
10'
10'
TIKI
16'
30"
130'
entrance
entrance
entrance
URINAL + LAVATORIE
21'
8'
BAR
10'
9'
KITCHEN
OFFICE
17'
LAVATORIE
46'4"
14'
83'6"
14'
8a'
50'
50'
658 N 2ND Street
Fort Pierce FL.
34950
N 2nd Street

North 2nd Street

NORTH 2nd STREET - R/W VARIES

1+00 2+00 3+00 4+00

2A-11 2A-10 2A-9 2A-8 2A-7 2A-4

R60'

27' 25'

Joint Use Parking

Primary Parking Lot

CAPTAIN'S GALLEY

HC

Backyard Pub - 658 N 2nd Street

17' (EOP)

4+43.6

26' 24' 18'

NI-1 NI-2 NI-3

North Indian River Drive

1+00 2+00 3+00 4+00

N18° 44' 33.00"W

To: Brandon Creagan, Planner

From: Frank J. Amandro, Deputy Chief

Date: August 8, 2017

Subject: Follow-Up: Application for Waiver of Distance – 658 N. 2nd Street

---

I have completed a secondary review of the Waiver of Distance for 658 N. 2nd Street after our August 2, 2017, 11:00 AM follow-up meeting with the applicant. The applicant is proposing to open a bar called the "Backyard Pub" at this location. As such, a Waiver of Distance is needed because of the proximity of other similar establishments. If the application is granted, the Waiver of Distance would allow the applicant to serve alcohol within sixteen hundred (1600) feet of another establishment already serving alcohol.

During the meeting, the police department expressed several concerns with this application, the physical building, and the surrounding community:

- Potential for loud/nuisance noise
- Location/position of the stage
- Proximity of a residential community
- Past experiences with a similar venue at this location

At our August 2nd meeting with the applicant each of these aforementioned items were discussed in detail. As it pertains to the location/position of the existing stage: it is my understanding from the applicant that the stage cannot be moved, as it would be too costly to do so. The applicant also assured us that they will not have "live" music venues at this location. Potential for loud/nuisance noise, the applicant guaranteed the City that the sound equipment they plan on using at this venue would not be the Amplified PA systems that "live" bands typically use e.g., high voltage soundboards and large powerful speakers. The applicant stated that the sound system they will be installing will be a surround sound system with speakers positioned underneath the Tiki Huts. The applicant assured us that this type of system will provide direct sound to the immediate area surrounding the Tiki Huts instead of using a PA system that would blast loud acoustic music across the complex.

The other area of concern that was discussed was the close proximity of the adjacent residential community. We also discussed the City's noise ordinance and nuisance abatement ordinance in great deal: the noise decibels set by the ordinance, the fines associated with violations of the

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ordinance, and the consequences of repeat violations e.g., the procedures for handling a nuisance property. I would request that a copy of both ordinances be provided to the applicant.

The police department approves the Waiver of Distance application with one condition that the applicant complete a *Crime Prevention Through Environmental Design* (CPTED) survey through the police department's Crime Prevention Unit prior to the grand opening of the establishment. The Crime Prevention Unit will work with the applicant's sound manager/technician to ensure that the sound system levels are checked and set pursuant to the City's noise ordinance. The CPTED survey will also provide recommendation's for lighting, landscaping (to assist with noise abatement), and other crime prevention recommendations.

C. Rebecca Grohall, Planning Manager
Kori Benton, Senior Planner
Alicia Rosenthal, Executive Assistant

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Backyard Pub – 658 North 2nd Street
TRC Project No. 17-08000002

DATE : August 1, 2017

RECEIVED
AUG 01 2017
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on July 24, 2017:

- [x] Waiver of Distance Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend w/ conditions
- [ ] Do Not Recommend

- [x] Waiver of Distance
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for conditions of approval

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ENGINEERING COMMENTS:

1. In addition to the development's noted primary parking lot, the application indicates that utilization of Captain Galley's parking area; please provide a copy of the executed parking agreement between the two business owners. The agreement shall provide assurances to ensure the parking agreement remains in effect as long as the business is operational.
2. Advisory Comment: Although the primary parking lot is an existing unimproved parking area and in normal circumstances would be required to be improved to current City development standards, it is considered to be "grandfathered in" and therefore is not required to be improved per information provided by Planning Department staff.
3. Advisory Comment: As part of the North 2nd Street Roadway Improvement project the North 2nd Street driveway apron will be shifted north, approximately 40', so as to be centered within the subject lot; this shift will allow additional parking stalls along the southern property line.
4. The two concrete driveway aprons constructed as part of the North 2nd Street Roadway project shall extend 10' into the property to aid in the reduction of sediment tracking into the right-of-ways of Indian River Drive and North 2nd Street. This 10' extension shall be constructed by the property owner/applicant as the 10' extension is not part of the 2nd Street roadway project.
5. Provide stop signs and stop bars at the Indian River Drive and North 2nd Street driveways.

JRA/TST/tst

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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: N 2nd ST
Sec/Town/Range: 03/35S/40E
Map ID: 24/03S
Zoning: C6

Parcel ID: 2403-801-0006-000-4
Account #: 16201
Use Type: 1200
Jurisdiction: Fort Pierce

Ownership

Tyler J Horvath
Trevor G Horvath
Taryn M Horvath

2301 River Hammock LN
Fort Pierce, FL 34981-4934



Legal Description

INDIAN RIVER MEMORIAL PARK ALL OF TRACTS D, E , F,G,H AND ASSESSOR`S MAP OF NORTH PART OF FORT PIERCE THAT PART OF LOT 1 AND LOT 4 LYING E OF SECOND STREET, AND 3 35 40 FROM PROJECTED INT OF E R/W OF N 2 ST WITH S R/W OF FISHERMAN`S WHARF RUN SLY ALG N 2 ST R/W 303.20 FT TO POB, TH CONT SLY ON R/W 143.43 FT TO N LI AV G, TH E ALG SD N LI 202 FT M/L TO W LI IND RIVER DR, TH NWLY ALG SD R/W 200 FT M/L, TH S 88 DEG 14.5 MIN W 190.57 FT TO POB - LESS ROAD R/WS (1.52 AC - 66,244 SF) (MAP 24/03S) (OR 546-2504 : 556-2611 : 744-1800 : 749-38 : 1358-1490 THRU 1494: 1363-2552 THRU 2556 : 3329-865 : 3406-390: 3422-1751: 3478-836: 3697-2628: 3918-903)

Total Areas

Finished/Under Air (SF):	4,575
Gross Area (SF):	8,075
Land Size (acres):	1.52
Land Size (SF):	66,244

Current Values

Just/Market Value:	$1,139,400
Assessed Value:	$1,139,400
Exemptions:	$0
Taxable Value:	$1,139,400

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 30, 2016	3918 / 0903	0111	PR	Horvath (EST) Dennis J	$100
Nov 21, 2014	3697 / 2628	0111	QC	Horvath (EST) Dennis J	$100
Jan 25, 2013	3478 / 0836	0111	MS	Horvath,Dennis J	$0
Aug 17, 2012	3422 / 1751	0111	MS	Horvath,Dennis J	$0
Jun 19, 2012	3406 / 0390	0311	QC	Horvath,Dennis J	$300,000
Oct 3, 2011	3329 / 0865	0111	CT	Smyth,Harold H	$230,000
Jan 22, 2001	1358 / 1494	XX04	QC	Wade,Deena Ree H	$100
Jan 22, 2001	1358 / 1492	XX01	DE	Wade,Deena Ree H	$100
Jan 22, 2001	1358 / 1490	XX01	PR	Rakowich (Est),Margaret A	$100
Sep 1, 1987	0556 / 2611	XX01	CV		$23,100
Sep 1, 1987	0556 / 2611	XX00	CV		$23,100

Building Information (1 of 2)

Finished Area: 2,687 SF

Gross Total Area: 3,921 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: REST	Year Built: 1988	Frame:
Grade: Y_B-	Effective Year: 1988	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall: Frm Stucco

Interior Data

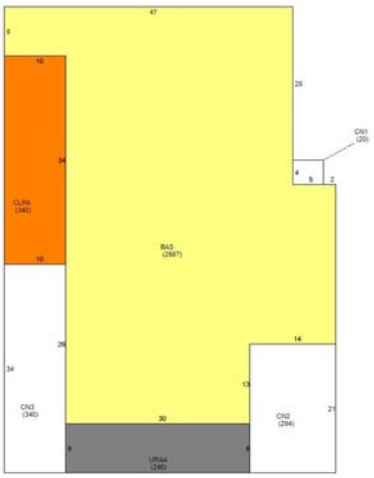
Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:

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

Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2687	2687	244
CLPA	Closed Porch Average	340	0	88
CN1	CANOPY	20	0	18
CN2	CANOPY	294	0	70
CN3	CANOPY	340	0	88
URAA	Utility Room Attached Average	240	0	76

Building Information (2 of 2)

Finished Area: 1,888 SF

Gross Total Area: 4,154 SF

Exterior Data

View:
Building Type: STRL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Tar & Gravel
Year Built: 1950
Effective Year: 1980
No. Units: 2

Roof Structure: Flat/Shed
Frame:
Primary Wall: Conc Block
Secondary Wall: Abs Shingle

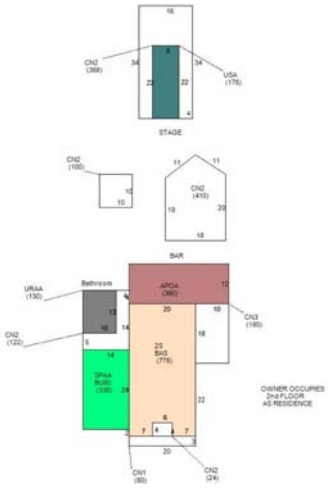
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	776	776	128
APOA	Aluminium Porch (Open) Average	360	0	84
BAS	BASE AREA	776	776	128
BU80	UNFINISHED AREA ADJUST 20% FOR BUILDOUT	336	336	76
CN1	CANOPY	60	0	46
CN2	CANOPY	1024	0	347
CN3	CANOPY	180	0	56
SPAA	Screen Porch Attached Average	336	0	76
URAA	Utility Room Attached Average	130	0	46
USA	Utility Shed Average	176	0	60

Special Features and Yard Items

Type	Qty	Units	Year Blt
DOUBLE LIGHT	1	2	1988
CEMENT CURB	1	144	1988
CONCRETE LOW	1	10800	1988
WOOD FEN 3'	1	75	2004
WOOD FEN 6'	1	334	2012
CONCRETE LOW	1	1000	2013

Current Year Values

Current Values Breakdown

Building:	$200,400
Land:	$939,000
Just/Market:	$1,139,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$1,139,400
Exemption(s):	$0
Taxable:	$1,139,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0041	10	Fort Pierce Stormwater Charge	$540.00

This does not necessarily represent the total Special Assessements 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
2017	$1,139,400	$1,139,400	$0	$1,139,400
2016	$1,129,200	$1,129,200	$0	$1,129,200
2015	$1,091,900	$1,091,900	$0	$1,091,900

Permits

Number	Issue Date	Description	Amount	Fee
F89000025E	Jan 1, 1989	Additions to existing construction	$100	$100
F94-001275	Oct 31, 1994	Enclosure	$2,400	$2,400
SH200432	Jun 23, 2004	Shed	$500	$75
FE200484	Jul 16, 2004	Wood Fence	$1,000	$75
SE200436	Sep 15, 2004	Enclosure	$4,900	$50
MC2005234	May 26, 2005	Alterations/Remodeling	$6,000	$135
CA20058	Sep 2, 2005	Additions to existing construction	$4,500	$101
DMC200656	Nov 1, 2006	Demolition	$2,450	$130
0800001603	Dec 5, 2008	Awning/Shutters	$3,500	$100
BP11-2982	Dec 16, 2011	Plumbing	$6,000	$154
BP12-1574	Sep 14, 2012	Wood Fence	$1,200	$80
BP12-1681	Oct 30, 2012	Commercial New Construction	$1,500	$100
BP12-1682	Oct 30, 2012	Commercial New Construction	$2,000	$100
BP12-1802	Oct 10, 2012	Electric	$1,000	$155
BP12-1739	Jan 28, 2013	Alterations/Remodeling	$1,000	$75
BP13-1269	Mar 26, 2013	Plumbing	$200	$155
BP13-1316	Mar 28, 2013	Electric	$300	$155
BP12-2358	Jun 4, 2013	Paving	$115,000	$1,194
BP13-1992	Jun 3, 2013	Roof	$4,500	$164
BP14-1034	May 1, 2014	Paving	$1,560	$90
BP15-2674	Oct 1, 2015	Air Conditioning Only	$4,613	$170
BP16-0766	Apr 6, 2016	Re Roof Permit	$22,475	$0
BP16-3310	Dec 27, 2016	Re Roof Permit	$6,000	$0

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

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