CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, October 10, 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 September 28, 2017 meeting

7. **NEW BUSINESS**

   a. Zoning Text Amendment - Designation of Overlay Districts South Beach Overlay - 601 Seaway Drive

   b. Zoning Atlas Map Amendment - TLCD Properties LLC – 3530 S. US Highway 1

   c. Conditional Use with No New Construction - Crownman FL LLC Residence - 515 S. Indian River Drive

   d. Conditional Use with New Construction - Dockside View Marina - 1136-1172 Seaway Drive

   e. Conditional Use with No New Construction - Slimane Adult Congregate Living Facility (ACLF) - 614 N. 7th Street

   f. Site Plan & Design Review - Dollar Tree - 4008 Okeechobee Road

8. **BOARD COMMENTS**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **6.a.**

Meeting Date: 10/10/2017

Information

REQUESTED ACTION

Minutes from the September 28, 2017 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 9.25.17

Form Review

Form Started By: Alicia Rosenthal Started On: 10/03/2017 12:04 PM

Final Approval Date: 10/03/2017

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE SPECIAL MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON THURSDAY, SEPTEMBER 28, 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**; **Frank Creyaufmiller**; **Bob Burdge**; **Michael Broderick**

Absent: **Caroline Sessions**; **Tim O'Connell**

Staff Present: Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Ms. Sessions and Mr. O'Connell called in with reasonable excuses for not attending.

Motion was made by John George, and seconded by Michael Broderick to approve the absences of Ms. Sessions and Mr. O'Connell.

AYE: **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**

Passed

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

Mr. Paul was made a regular voting member.

6. APPROVAL OF MINUTES

a. Minutes from the August 8, 2017 meeting

Motion was made by John George, and seconded by Marcia Baker to approve the minutes from the August 8, 2017 meeting.

AYE: **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**, **Brian Paul**

Passed

7. NEW BUSINESS

a. **Voluntary Annexation - Celebration Pointe - 5501 Peterson Road**

Mr. Creagan gave an overview of the project and answered questions from the Board regarding flooding and the annexation process. Mr. George stated he knows the owner of Celebration Pointe and they have talked but he has no financial interest in the project. No one spoke for or against the project.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**, **Brian Paul**, **John George**

Passed

b. **HEARING OF THE LOCAL PLANNING AGENCY**
Zoning Atlas Amendment, Future Land Use Amendment - Dogs & Cats Forever - 4600 Selvitz Road

NEW BUSINESS
Planned Development - Dogs & Cats Forever - 4600 Selvitz Road

Mr. Burdge asked Ms. Grohall to explain the duties and responsibilities for the Local Planning Agency.

Mr. Gilmore gave an overview of the application and answered questions from the Board.

Ms. Grohall answered questions from the Board regarding the scriveners error, zoning, maximum wall height, noise ordinances, code compliance issues, adjacent zoning and Institutional Future Land Use.

The Board discussed coordinating a meeting with the Devine Road residences and the applicant to work out noise issues prior to the City Commission meeting.

Richard Laventure, Applicant Representative from Atlantic Civil Engineering, provided additional information and answered questions from the Board on landscape buffers and sound deadening. Michael Jacquin, General Contractor, provided additional information on the facility, vegetation and funding.

Harold Johns, Don Schooley, Michelle Calandro and Linda Johns, neighbors of Dogs and Cats Forever, spoke against the additional noise that will be caused from the barking dogs.

Motion was made by Marcia Baker, and seconded by John George to approve the Future Land Use and Zoning Atlas Amendment.

AYE: **Bob Burdge**, **Michael Broderick**, **Marcia Baker**, **Brian Paul**, **John George**, **Frank Creyaufmiller**

Passed

Motion was made by Marcia Baker, and seconded by John George to approve the Planned Development with the understanding the applicant is going to work out the noise issues with the residences before the City Commission meeting.

AYE: **Michael Broderick**, **Marcia Baker**, **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**

Passed

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

Mr. Benton gave an overview of the application. Mike Mirando, Owner, provided additional information and stated he was not aware of any new regulations. Hoyt Murphy spoke in favor of the application.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation of approval with the condition that the landscaping and lighting are completed prior to final inspection for Zoning approval.

AYE: **Michael Broderick**, **Marcia Baker**, **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**

Passed

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

Mr. Benton gave an overview of the application and answered questions from the Board regarding the construction of the addition.

Mr. Broderick commented that the addition is a welcomed addition.

Charles Delvecchio, Owner of Tropic Supply, provided additional information and spoke highly of the city and the Planning Department.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation of approval of the requests as presented.

AYE: **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**

Passed

e. **Waiver of Distance - The Twisted Tike formerly The Backyard Pub - 658 N. 2nd Street**

Mr. Creagan gave an overview of the application and answered questions from the Board regarding parking and joint use of the property. Mr. Creagan stated the name of business has been changed to The Twisted Tiki.

Kevin and Connie Degolier, Owners, provided additional information and answered questions

from the Board.

Motion was made by John George, and seconded by Michael Broderick to 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.

AYE: **Marcia Baker**, **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**

Passed

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

Mr. Burdge stated the secretary position was not listed. Ms. Grohall explained the secretary's role is fulfilled by a paid staff member. Ms. Grohall went on to say that the rules and regulations were stricken by the City Commission so new standards of operation for the Board will be drafted. Mr. Burdge said the code states the Board has to elect a secretary but the secretary does not have to be a Board Member. Ms. Grohall stated the Board can abstain from voting for a secretary until the city attorney can weigh in on the matter.

Mr. Burdge handed out new procedures for the Board to discuss since the City Commission did away with the Planning Board rules. Mr. Burdge stated if the procedures are adopted, Ms. Rosenthal could become secretary of the Board and she would be a non-voting member and custodian of the Board records.

Mr. Broderick expressed he would like the city attorney's input on the new Board procedures and a staff member being appointed secretary to the Board as a non-voting member.

Mr. Creyaufmiller asked for clarification on what the City Commission said regarding the reconfiguration of the Planning Board and allowing Planning Department staff to be actively involved in helping to assemble rules and administrate the Board when needed.

Ms. Grohall stated one of the goals of the City Attorney was to return the Planning Director back into being the key contact for the Planning Board. She stated the secretarial position can

be a simple code proposal that would remove the secretary from the Planning Board discussion. Ms. Grohall stated she is uncomfortable without the city attorney reviewing the Board procedures.

Board discussion ensued.

Motion was made by Marcia Baker, **and seconded by John George to nominate Bob Burdge as Chair.**

AYE: **Brian Paul**, **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**

Passed

Motion was made by Frank Creyaufmiller, **and seconded by John George to nominate Frank Creyaufmiller as Vice-Chair.**

AYE: **John George**, **Frank Creyaufmiller**, **Bob Burdge**, **Michael Broderick**, **Marcia Baker**, **Brian Paul**

Passed

Motion was made by Marcia Baker, **and seconded by John George to approve the new Planning Board procedures and appoint Ms. Rosenthal as secretary.**

AYE: **John George**, **Bob Burdge**, **Marcia Baker**, **Brian Paul**

NAY: **Frank Creyaufmiller**, **Michael Broderick**

Passed

10. BOARD COMMENTS

11. ADJOURNMENT

CITY OF FORT PIERCE PLANNING BOARD PROCEDURES

1. The City of Fort Pierce Planning Board will meet the second Tuesday in each month at 6:00 pm in the Fort Pierce City Hall Commission Chambers.

2. Additional meetings may be held at any time upon the call of the chairman or upon request of the Mayor-Commission, following at least twenty-four (24) hours notice to each member of the Board.

3. The Board at its first regular meeting in September of each year shall elect a chairman, vice-chairman, and a secretary.

4. The duties and powers of the officers of the Planning Board shall be as follows:

a. Chairman:
(1) Preside at all meetings of the Board.
(2) Call special meetings of the Board in accordance with these procedures.
(3) Sign documents of the Board.
(4) See that all actions of the Board are properly taken.

b. Vice-Chairman:
(1) During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all the duties and be subject to all the responsibilities of the chairman.

c. Secretary:
(1) The secretary shall be custodian of the records and that person need not be a member of the board, provided that if not a member of the board, they shall not be entitled to vote.

5. A majority of the members of the Board entitled to vote shall constitute a quorum for the transaction of business. All recommendations from the Board for either approval or disapproval of any agenda item shall be by a majority vote of the members of the Board entitled to vote.

6. Robert's Rules of Order are hereby adopted for the government of the Board in all cases not otherwise provided for in these procedures.

7. Procedures may be amended at any meeting by a vote of the majority of the entire membership of the Board, provided five days' notice has been given to each member of the Board.

8. The following order will normally be observed; however, it may be rearranged by the chairman for individual items if necessary for the expeditious conduct of the business:
a. Pledge of Allegiance
b. Roll Call
c. Consideration of Absences
d. Certification of Alternate Member voting status
e. Approval of Minutes
f. Annexations
g. Ordinance amendments
h. Comprehensive Plan amendments
i. Re-zonings
j. Conditional Uses
k. Site Plans
l. Other Business
m. Board Comments

9. Procedures for discussion. The following procedure will normally be observed:
a. Committee and staff presents report and makes recommendation
b. The Board may ask questions regarding the committee or staff report.
c. Proponents of the agenda item make presentation.
d. Opponents make presentation.
e. Applicant makes rebuttal of any point not previously covered.
f. Board asks any questions it may have of the proponents, opponents, or staff and then take a vote.

10. Deadline for consideration of non-agenda items:
No non-agenda item shall be taken after 10:00 pm, except that the chairman may waive this rule at his discretion.

11. Designation of voting order: Voting to be by verbal vote; and the order of voting is to be rotated each vote, except that the chairman shall vote last.

12. Each member, including alternate, of the Planning Board who has knowledge of the fact that he will not be able to attend a scheduled meeting of the Planning Board shall notify the Planning Department at City Hall at the earliest possible opportunity, and in any event, prior to 12:00 pm the date of the meeting. An explanation for the absence shall be provided. The Planning Director shall notify the chairman of the Board in the event that projected absences will produce the lack of a quorum. In case of absences, the alternate will be the first to fill absence. If a quorum is not met, then ex officio members will be contacted to fill absences. Upon their selection by the Chairman, alternate and ex officio members will have full voting privileges and count toward quorum requirements as long as the total sum of the resident appointees and participating alternate and ex officio members does not exceed seven (7).

13. The chairman shall be an ex-officio member of all committees, with voice but no vote.

14. In the event any office of the Board becomes vacant before the September meeting, a special election to fill the vacancy shall be held at the next meeting following the date the office became vacant, with the term of such office to end at the time of the September meeting.

15. Any decision or recommendation of the Planning Board may be rescinded or reconsidered at or during the same meeting the decision was taken or the recommendation was made. If, for good cause, the Board wishes thereafter to reconsider or rescind a measure, it may at any time recommends to the City Commission that it be given leave to reconsider as appropriate any earlier recommendation.

Adopted 9/~~12~~18/2017

Planning Board **7.a.**

Meeting Date: 10/10/2017

Information

REQUESTED ACTION

Zoning Text Amendment - Designation of Overlay Districts South Beach Overlay - 601 Seaway Drive

LOCATION

601 Seaway Drive
South Hutchinson Island, Fort Pierce

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

The proposed amendment to the City's land development code does not demonstrate consistency with the Basic amendment standards required of City Code Section 22-131, the Comprehensive Plan, and is inconsistent with the Western Peninsula Charrette Report therefore Staff recommends the Planning Board forwards a recommendation of disapproval for the amendment as presented. The Planning Board may alternatively consider deferment of a recommendation to provide the applicant an opportunity to demonstrate an amendment consistent with the City's Comprehensive Plan, the basic amendment standards of the City's land development code, and the South Beach Western Peninsula Charrette report referred by the applicant.

Attachments

Staff Report
Aerial & Zoning Map
Application & Support Documents
Applicant Reponse Packet to TRC Comments
Western Peninsula Charrette - Report & Presentation
Code Excerpts: South Beach Overlay, R-5, & C-5 Districts
Harbour Isle Height Exhibit

Form Review

Form Started By: Kori Benton Started On: 10/03/2017 04:55 PM
Final Approval Date: 10/04/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Proposed Zoning Text Amendment**
Amending City Code Section 22-16 - Designation of Overlay Districts
Request to Remove 601 Seaway Drive from the South Beach Overlay

DATE: October 3, 2017

STAFF REPORT

Applicant:
G Flash GP Inc (TR)
c/o DE Peyster
306 Worth Avenue
Palm Beach, FL 33480

Representative:
James H. (Mac) McCarty, Jr., Esq.
McCarty, Naim, Focks & Keeter, P.A.
2630-A NW 41st Street
Gainesville, Florida 32606-6666

Parcel(s): 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands)

Requested Action:

Review and advance of a recommendation to the City Commission regarding a proposed amendment to City Code Section 22-16 - Designation of overlay districts, specifically (a) South Beach Overlay District (1) Applicability and Purpose & (2) Delineation of the district; to amend Figure 1 which designated the boundaries of the overlay district, removing approximately 18.02 acres of land, known as 601 Seaway Drive, from the South Beach Overlay

Staff Analysis:

The applicant and representative have filed a request for a Text Amendment to Chapter 22-Zoning, to amend the South Beach Overlay District to remove property located at 601 Seaway Drive, eliminating applicability of the standards and guidelines contained within the South Beach Overlay from the subject property, known as Causeway Cove Marina.

South Beach Overlay District.
The South Beach Overlay was established via Ordinance *K-441*, adopted by the City Commission on January 16th, 2007. The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in

keeping with the general character of South Hutchinson Island. By way of this overlay district, the city seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district. The standards allow for and promote design integration of the man-made improvements to the land with the natural elements of the land. All new development and changes to existing development in the district that require site plan or building permit approval are subject to the overlay district requirements in addition to other applicable regulations in this Code.

The district regulations affirm a residential density limitation subject to the underlying zoning district, but *in no instance* exceeding eight (8) units per acre. The district further establishes maximum heights for each zoning district within the overlay, most notably limiting residential development in the C-5 district to 45 ft., and both commercial and residential development in the C-3 district to 45ft.

The district does account for the unique nature of the barrier island, accommodating FEMA mandates through calculation of height from the established FEMA Base Flood Elevation to the highest point of the roof, while granting non-habitable architectural elements relief to exceed the maximum height requirement by 20 percent if contributing stylistically to the building. The site design standards seek to enhance building form, architectural compatibility and detail, as well as maximization of opportunities for public access to the water.

The district provides the commitment to monitor and review the city's land development regulations on an on-going basis in order to assess their reasonability and effectiveness in promoting the identified purpose, due to ever-accumulating knowledge about the dynamics of a barrier island community, and new and better information about site design.

Site History
The City Commission, on September 21st, 2015, approved Ordinance 15-51 enacting a Zoning Atlas Amendment (Rezoning) of the subject property from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial.

The subject property is the former home of the Causeway Mobile Home Park, which was destroyed during hurricanes Frances and Jeanne in 2004. The former mobile home park featured approximately 250 units prior to its completed removal in 2006. The property was predominantly vacant, until the active development of Causeway Cove Marina commenced after the City Commission approved a Site Plan and Conditional Use to develop a 198 slip marina, 10 space RV Park, Dock Master's Quarter's and Ship store at the site.

The rezoning was notably based upon the applicant's expressed interest in pursuing construction of a marina and support recreational facilities as the local economy develops and further exploration commences for strategies to relocate the Wastewater Treatment Plant. The development right increase achieved for the site(s) via the rezoning are demonstrated in Table 1, through comparison of the previous and existing guidelines and use standards applicable:

	Previous *(Prior to 2015 Rezoning)*	**Existing** *(Within the SB Overlay)*	**<u>Proposed</u>** ***<u>(Without the SB Overlay)</u>***
Zoning	***R-3***	**C-5**	***C-5***
Purpose	The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled.	The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the *facilities for tourist use.*	
Density	Approximately six (6) units per acre or less	Eight (8) units per acre based upon current Future Land Use Designation of Hutchinson Island Mixed Use (HIMU)	Eight (8) units per acre based upon current Future Land Use Designation of Hutchinson Island Mixed Use (HIMU). Density allowance would increase if amendment to the Comprehensive Plan is approved.
Permitted Uses Excerpts	➢ Detached House ➢ Family Day Care ➢ Park & Open Space	➢ Eating & Drinking Establishments ➢ Retail Stores & Professional Offices ➢ Indoor & Outdoor Entertainment ➢ Overnight Accommodations ➢ Vertical Mixed-use	
Conditional Uses Excerpts	➢ Duplex ➢ Townhouse ➢ Mobile Home Park ➢ School ➢ Medical Facility ➢ Neighborhood Commercial Sale	➢ Townhouses ➢ Multi-Dwelling Building ➢ Recreational Vehicle Park ➢ Grocery or Liquor Store ➢ Boat & Auto Sales/Rental ➢ Marine-Related Commercial ➢ Commercial Parking	
Maximum Lot Coverage	35%	60%	

	Previous *(Prior to 2015 Rezoning)*	**Existing** *(Within the SB Overlay)*	**Proposed** ***(Without the SB Overlay)***
Maximum Building Height	28 ft. – Permitted 35 ft. – Conditional Use	**45 ft.*** (South Beach Overlay) Measured from FEMA Base Flood Elevation, with 20% extension for Architectural Features	**45 ft. for Commercial Development** **Up to 200 ft. for Multifamily Housing Developments** in accordance with the requirements of the High Density Residential (R-5) zone may be approved. Measured as the vertical distance from the *grade* to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the center height between the highest and lowest points of other types of roofs.

Table 1: Comparison of Previous, Existing, and Proposed Use Standards for the Site(s)

The proposed amendment to would eliminate provisions of the South Beach Overlay district that presently limit consideration of building height to forty-five (45) ft, thus granting capacity to pursue residential development of up to two hundred (200) feet above grade as derived from the following land development code extracts:

> City Code Section 22-33. - Tourist Commercial Zone (C-5). (b) *Basic use standards,* provides that Uses in a C-5 zone except multifamily housing developments, must meet the requirements of this section. More restrictive requirements set forth in accordance with other provisions of this chapter must be satisfied by some conditional uses:
>
> (4) *Building height.* No building shall exceed a height of forty-five (45) feet above grade, *except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.*
>
> - *City Code Section 22-28 (b) (4) Building heights. No building shall exceed two hundred (200) feet above grade.*
>
> - Note, the removal of the subject properties from the South Beach Overlay provides the capacity for a development application for a Conditional Use & Site Plan with a building height of up to 200ft.
> - Hutchinson Island Mixed Use (HIMU) accounts for a non-residential Floor Area Ratio (FAR), but doesn't clearly define a residential FAR due to the enactment of the South Beach Overlay district to provide such limitation based upon lot coverage and building height for residential development.

Adjacent "multifamily structures", represented by Harbour Isle, feature a peak height of approximately 60ft granted via a Planned Development approval, whereas the construction of a 200ft. tall structure, or structures, would represents nearly a 235% increase in height about this development or over a 300% increase from the existing maximum for the site, presenting concern of compatibility. The Planned Development approval for height of 45ft. to façade crown, and a peak roof height of 60ft. accounted for consideration of building placement, setbacks, buffering

provisions, public access tracts, infrastructure improvements, and other notable site enhancements.

The application documents offer that "it is significant to note that a potential capacity of a 200 ft. high building is a conditional use and not a vested right per the Fort Pierce Code of Ordinances of an owner in this C-5 Zoning Designation". This proposition is partially misleading, as the height consideration is not the direct aspect of potential development prompting the requirement for Conditional Use approval, but rather the proposed use of Muilti-dwelling buildings/townhomes (multi-family) within the Tourist Commercial (C-5) district, which may be presented with building height up to 200ft. in the C-5 district without control of the South Beach Overlay.

The prospective height allowance of up to 200ft. is provided for consideration of multi-family structure while commercial development would remain limited to 45ft. in height, presenting potential for incompatibility of future development on the site due to the notable disparity.

History of South Hutchinson Island Building Height

In 1981, the City held a Special Municipal Referendum Election to determine if citizens of Fort Pierce (registered to vote) were "In factor of limiting building specifications to Four (4) stories in height and a density of (8) units per acre, all within the city limits…". The results of the non-binding election returned 3,242 votes in support of the restriction, and 1,416 votes in opposition to the limitation.

In 1982, the City Commission subsequently adopted Ordinances No. H-208 and No. H-209 which temporarily amended density provisions of the Future Land Use Plan of the Comprehensive Plan and placed a moratorium on approval of site plans for construction on Hutchinson Island situated within the city limits, affecting new development in excess of four stories in height or eight units per acre.

In July of 1985, after further study of the impact of height and density regulations on that portion of Hutchinson Island, a barrier island, the City Commission adopted Ordinance I-114 which established height and density limitations for all land east of the Indian River on Hutchinson Island, in the City Limits. This Ordinance established height limitations of forty-five (45) feet above grade, with the exception as to buildings in the R-5 zone of sixty-five (65) feet above grade, if various criteria were met regarding increased setbacks, distances between buildings, and landscape requirements.

Ordinance I-114 further amended City Code Section 22-33, pertaining to the Tourist Commercial (C-5) district, to provide as eligible Conditional Use: Multi-family housing developments which satisfy the standards for multi-family housing developments in an R-5 zone and standards for Hutchinson Island.

On June 3rd, 1991, the City Commission adopted Ordinances I-461 and I-463 pertaining to height, density, and zoning designations for property located on Hutchinson Island. Ordinance I-461 created the Hutchinson Island Medium Density Residential Zone, while Ordinance I-463 concurrently rezoned numerous properties on South Hutchinson island from the R-5 and R-4 districts into the nearly created R-4A district for the purpose of establishing height and density regulations for lands located within the city which are situated east of the Indian River, because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The adoption of the R-4A district provided that building(s) in any area zoned R-5 immediately prior to adoption of the ordinance not exceed forty-five (45) feet above grade except that buildings may be constructed to a maximum height of sixty-five (65) above grade if criteria such as increased setbacks, distance between buildings, additional landscape quantity and height, as well as incorporation of interior parking accommodations for at least 50% of the required parking.

The transition of land development code for South Hutchinson Island in the City Limits provide for an eclectic evolution of building style from market driven construction. A snapshot of several existing structures within the City Limits on South Hutchinson Island are presented in **Table 2** to demonstrate various building height and construction dates.

South Hutchinson Island Development Snapshot – *Notable Buildings & Structures*

Development Name *(Type)*	***Year Constructed***	***Zoning District at Time of Development***	***Height***
Inlet Palms (Luxury Townhomes)	***Under Construction***	*PD, Planned Development*	***Three (3) Stories -*** *43'3"/47'4"*
Harbour Isle (Condominium)	***2005***	*PD, Planned Development*	***Four (4) Stories*** *- 45 feet from final grade to the top plate of the building, with the top of the roof not to exceed 60 feet* **Planned Development*
Oceanhouses at Ocean Village (Condominium)	***2003***	*R-4A*	***Five (5) stories (including first floor lobby and garages)***
Sea Pointe Towers (Condominium)	***1983***	*R-5*	***Twelve (12) Stories***
Avalon Beach Club (Condominium)	***1982***	*R-5*	***Eight (8) Stories***
Ocean Village SeaScape II (Condominium)	***1981***	*R-5*	***Fourteen (14) Stories (lobby)***
Ocean Village SeaScape I (Condominium)	***1980***	*R-5*	***Nine (9) Stories (lobby)***
South Causeway Bridge (Infrastructure; Peter P. Cobb Causeway)	***1974***	*N/A*	***65 feet***

Table 2: Comparison of Structures within the City Limits on *South Hutchinson Island*, including height and construction date.

Western Peninsula Charrette

The City of Fort Pierce, in a joint effort with St. Lucie County and a collection of stakeholders, engaged the public in an effort to garner public input via a design Charrette to encapsulate feedback, vision, and unique characteristics regarding the western peninsula of South Hutchinson Island.

The Charrette plan suggests "increments to existing densities, permitted uses and height, but *only* to be awarded as a result of the direct provision of design and implementation of the goals and physical elements outlined in this (the) report". The proposed amendment to the land development code does not include any provisions for design or implementation of the goals and physical elements identified within the Charrette Report.

Page 18 of the Charrette report affirms, "The analysis conducted has not identified a need to increase height beyond the four stories currently permitted strictly to accommodate residential uses". It further clarifies that "*If* the City chooses to increase height beyond this for *residential uses*, it should be limited to specific locations, and only allowed *if* or when the fabric is complete so as to not hinder demand. The Charrette emphasizes that height beyond four stories is only intended and proposed for *hotel sites.*

The Charrette report further mandated that increases shall be considered *only* if necessary to enable the ultimate goal of relocating the Waste Water Treatment Plant, attracting a much desired resort hotel or job generator to the City, or achieving design-specific improvements such as the provision of a public waterfront. The requested amendment fails to demonstrate achievement or fulfillment of any added value in the pursuit of increased development capacity and height allowance.

The report presents preliminary consideration of a "Value and Bonus" matrix to depict various options to classify added public value opportunities for development and potential quantification of development right incentives. The initial draft suggested basis for these development bonuses as demonstrated in Matrix 1 below:

VALUE AND BONUS MATRIX

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addt'l 10%	1.75 1.1	Yes, **up to** 1 addtl' story
Parks and Public Open Spaces	- Within fabric - Waterfront	1.1 1.25	No
Resort Hotel	- With public ground level that engages the street	2	Yes TBD
Blueway	- Within fabric - Waterfront	1.5	No
Civic Buildings and Infrastructure	- Within fabric - Waterfront	1.5 1.75	Yes, **up to** 1 addtl' story
Public Parking (shielded)	- Surface - Structured	1.1 1.75	No

Matrix 1: Exhibit from Page 12 of Charrette Report: "Value and Bonus" matrix

The Charrette Master Plan does demonstrated specific limitation of hotels in height or size, but does propose specific placement and accessibility. Further, calling for the City to employ and require from future developers the best available urban design and architecture techniques to create harmonious relationship between humans and the environment.

The Charrette report provided the following conclusions, largely in conflict with the proposed amendment at this time:

- Increases in density and intensity are *only* necessary as a result of the cost of relocating the Waste Water Treatment Plant.
- Increases in density and intensity for parcels other than the Waste Water Treatment Plant are proposed solely to:

❖ Attract a use that was indicated as desirable by the community (i.e. a *resort hotel*); and
❖ Encourage physical improvements that are important and valuable to the residents of Fort Pierce.

- Proposed uses, program, density and intensity should be defined within the parameters
- Increases in densities, intensities and height should only be allowed in exchange for the implementation of the principles and uses as outlined in the community's vision.

The presented amendment directly conflicts with the vision and guidance presented in Western Peninsula Charrette, whereas the application states "removal of the parcels from the South Beach Overlay as show in Figure 1 of Section 22-16 is also in line with the South Beach Charrette (referred as Western Peninsula Charrette by staff)". The application further notes anticipation that future development of the parcels would be in conjunction with development of the Fort Pierce Waste Water Treatment Plant's parcel, however the current request does not act to promote this concept.

The design exhibits featured in the Western Peninsula Charrette present *commercial* buildings of roughly six (6) stories, or building height that generally does not exceed seventy-five (75) feet. Residential buildings presented do not exceed four (4) stories, or height above that of Harbour Isle for such building type. The proposal to remove the property from the South Beach Overlay, providing for residential development capacity to 200ft, absent design standards or strategies to move the Waste Water Treatment Plant, attract uses indicated in the charrette as desirable by the community (i.e. **a resort hotel**); or provide physical improvements important and valuable to the residents of Fort Pierce. The development right bonuses sought by the applicant do not integrate any of the strategies or objectives forwarded by the charrette report.

Basic amendment standards (City Code Section 22-131)

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

(1)The amendment is consistent with the comprehensive plan;
(2)The amendment will not have an adverse affect 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 applicant testifies "the proposed amendment will promote and protect the public health, safety and general welfare of the citizens of the City of Fort Pierce because it is in accord with the findings of the Western Peninsula Waste Water Treatment Charrette, which was adopted by the Fort Pierce City Commission", however staff demonstrated the inconsistencies between the proposed zoning text amendment and the guidance and conclusions demonstrated by the Western Peninsula Charrette Report. Further, the application fails to demonstrate that amendment will not have an adverse affect 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.

City of Fort Pierce Comprehensive Plan

City Comprehensive Plan Policy 1.1.10 guides the City *shall* maintain the South Beach Overlay District in the Land Development Regulations for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. Further, the City will promote opportunities for *tourism-related* development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

Comprehensive Plan Objective 5.6 provides: The City shall direct population concentrations away from known or predicted Coastal High Hazard Areas (CHHA).

Policy 5.6.2 directives the City to amend Land Development Regulations, by December 2010, to restrict development in Coastal High Hazard Areas.

Policy 5.11.1 seeks for the City to ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the Coastal Planning Area concurrent with the impacts of development. All development in the Coastal Planning Area shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

The presented amendment presents conflict with these policies of the comprehensive plan, while failing to demonstrate promotion and protection of the public health, safety and general welfare, therefore is not wholly consistent with the basic amendment standards adopted by the City land development code.

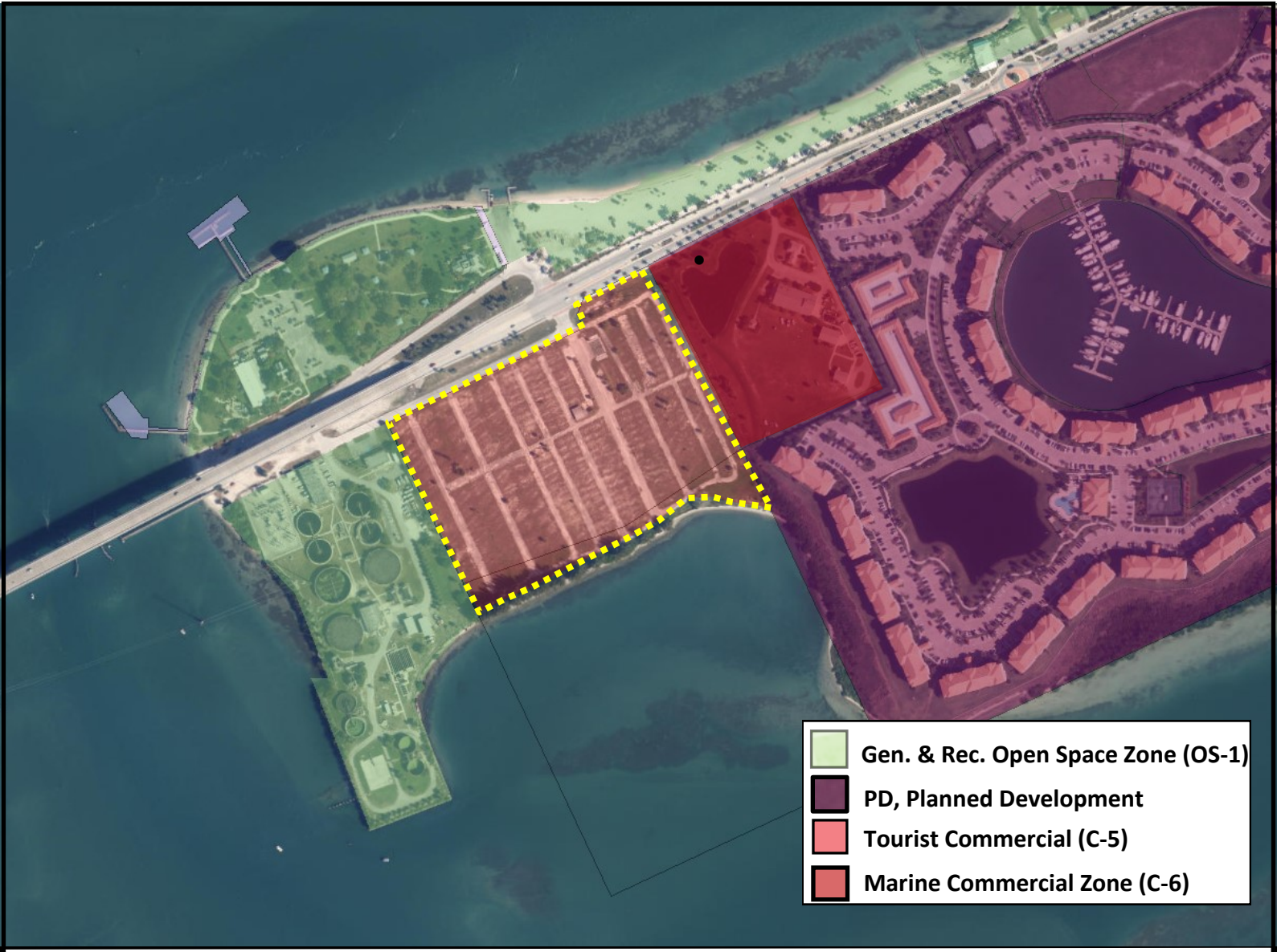
Technical Review Committee

All affected departments have reviewed the proposed amendment with regards to their requirements of the City Code. The Planning Board is provided findings from review by corresponding departments for viewing. A copy of the Western Peninsula Charrette Report is also included for reference.

Staff Recommendation:

The proposed amendment to the City's land development code does not demonstrate consistency with the Basic amendment standards required of City Code Section 22-131, the Comprehensive Plan, and is inconsistent with the Western Peninsula Charrette Report therefore Staff recommends the Planning Board forwards a recommendation of **disapproval** for the amendment as presented.

The Planning Board may alternatively consider deferment of a recommendation to provide the applicant an opportunity to demonstrate an amendment consistent with the City's Comprehensive Plan, the basic amendment standards of the City's land development code, and the South Beach Western Peninsula Charrette report referred by the applicant.



THE SUNRISE CITY FORT PIERCE Florida

601 Seaway Drive - Zoning Map

N W E S

THE SUNRISE CITY FORT PIERCE Florida

601 Seaway Drive - Aerial

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Text Amendment

Property address or Location 601 Seaway Drive

Parcel ID #(s) 2402-312-0001-000-5 & 2402-331-0002-000-1

Project description Removal of the parcels referenced above from the "South Beach Overlay", City of Fort Pierce Code of Ordinances, Section 22-16

See attached Exhibit "A" for further narrative describing the reason for the proposed amendment

G. Flash G.P., Inc, a Florida corporation, as Trustee	James H. (Mac) McCarty, Jr., Esq.
Property Owner(s)	**Applicant/Representative, Title, Company**
601 Seaway Drive	2630 NW 41st Street, STE A
Street Address	Street Address
Fort Pierce FL 34989	Gainesville FL 32606-6666
City State Zip	City State Zip
561-267-2636	352-240-1226
Phone Number	Phone Number
bizashton@gmail.com	mac@lawgators.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.*

Ashton de Peyster, President

Property Owner(s) Signature(s)

STATE OF NEW YORK N-- Suffolk COUNTY

The foregoing instrument was acknowledged before me this 1 day of September 2017 by Frederic Ashton DePeyster III who is personally known to me or has produced Florida State Drivers License as identification.

Signature of Notary (seal)

AMY E. WILCOX
No. 01WI6224680
Notary Public, State of New York
Qualified in Westchester County
My Commission Expires July 6, 2018

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

☐ TEXT AMENDMENT

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

- ☐ Complete notarized application
- ☐ Narrative describing the reason for the proposed amendment
- ☐ Draft Ordinance specifying changes

Application Type:

- ☒ Text Amendment to the Land Development Regulations (Zoning Code)
- ☐ Text Amendment to the Comprehensive Plan

Sec. 22-131. - Basic amendment standards.

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

(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.

Application Outlook

Exhibit "A"

The proposed text amendment to Section 22-16 of the City of Fort Pierce Code of Ordinances is designed to remove Parcel ID Numbers 2402-312-0001-000-5 and 2402-331-0002-000-1 (hereinafter referenced as the "Parcels) from the shaded sections of "Figure 1" of Section 22-16. Figure 1 is the map of the South Beach Overlay referenced in Section 22-16 which defines all parcels covered by the requirements of the South Beach Overlay.

The Parcels in this proposed text amendment are commonly referenced as the "Causeway Cove" or the "former Causeway Mobile Home Park" parcels. Currently, a marina is under construction on the Parcels as a partial use replacement for the mobile home park, which was destroyed in the 2004 hurricanes.

By way of Ordinance 15-051, passed by the Fort Pierce City Commission, the uplands portions of the Parcels were rezoned in 2015 from Zoning Classification R-3, Single-Family Moderate Density, to C-5, Tourist Commercial. That zoning atlas amendment was consistent with the findings and recommendation of the South Beach Charrette.

Removal of the Parcels from the South Beach Overlay as shown in Figure 1 of Section 22-16 is also in line with the South Beach Charrette and will allow for planning consistent with possible future uses of the Parcels in conjunction with the parcel currently used as the Fort Pierce Utilities Authority's Waste Water Treatment Plan, which abuts the Parcels to the west. The height and density limitations of the current C-5 zoning designation for the Parcels are consistent with the South Beach Charrette's findings and recommendations without any further restrictions as imposed by the South Beach Overlay. The unique location and nature of the Parcels minimizes any differences between the current C-5 zoning with or without the South Beach Overlay particularly due to the Parcels proximity to the Peter P. Cobb Bridge over the Intracoastal Waterway--the height and location of which substantially impact the Parcels—and the Waste Water Treatment Plant's parcel.

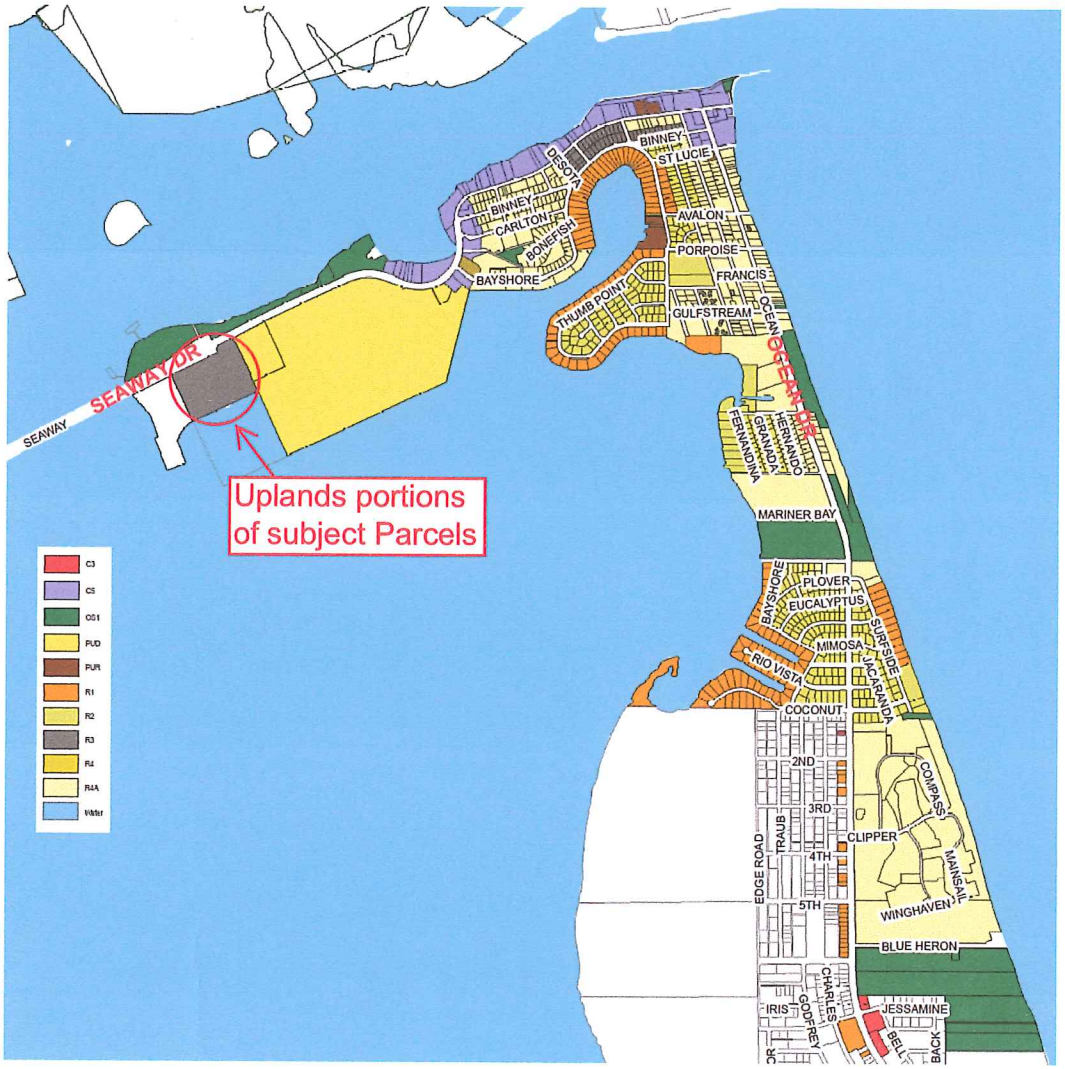
It is anticipated that future development of the Parcels would be in conjunction with development of the Fort Pierce Waste Water Treatment Plant's parcel upon relocation of the plant at an indefinite time in the future.

Sec. 22-16. - Designation of overlay districts.

The city's overlay zoning districts stipulate special provisions that, along with the provisions of the basic zoning district and other ordinance regulations, govern the use of property within the city limits.

(a) *South Beach Overlay District.*

(1) *Applicability and purpose.* The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. By way of this overlay district, the city seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district.



SOUTH BEACH OVERLAY DISTRICT

The standards allow for and promote design integration of the man-made improvements to the land with the natural elements of the land. All new development and changes to existing development in the district that require site plan or building permit approval are subject to the overlay district requirements in addition to other applicable regulations in this Code.

Due to ever-accumulating knowledge about the dynamics of a barrier island community, and new and better information about site design, the city's land development regulations will be monitored and reviewed on an on-going basis in order to assess their reasonability and effectiveness in promoting these purposes.

(2) *Delineation of the district.* The South Beach Overlay District includes all parcels designated in the shaded area as indicated in Figure 1. The boundary of the South Beach Overlay District shall be deemed to automatically adjust pursuant to any annexation approval on South Hutchinson Island.

(3) *District regulations.*

a. *Density.*

1. *Residential.* Residential density shall be based on the requirements of the underlying zoning district except that in no instance shall residential density in the South Beach Overlay District exceed eight (8) units per acre.

2. *Non-residential.* Non-residential density shall be based on the requirements of the underlying zoning district.

3. *Mixed use.* The residential component of a mixed use development shall not exceed eight (8) units per acre. The non-residential component of a mixed use development shall be based on the requirements of the underlying zoning district while factoring the affect and impacts of the residential component on the site.

b. Height.

	OS-1	R-1	R-2	R-3	R-4A	C-3	C-5
Maximum height							
- Single family	**-**	**28**	**28**	**28**	**45**	-	-
- Duplex	-	-	-	28	45	-	-
- Triplex	-	-	-	-	45	-	-
- Quadraplex	-	-	-	-	45	-	-
- Multifamily	-	-	-	-	45	45	45
- Other	35	28	28	28	45	45	45
1. Maximum height may be extended up to 35' in the R-1, R-2 and R-3 zoning districts subject to conditional use approval.							
2. No habitable space is permitted above the maximum height specified in the zoning district.							
Not to Exceed							
- Single family	-	-	-	-	-	-	-
- Duplex	-	-	-	-	-	-	-
- Triplex	-	-	-	-	-	-	-
- Quadraplex	-	-	-	-	-	-	-

ORDINANCE NO. 17-_____

ORDINANCE NO. 17-_____ - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REMOVING PROPERTIES GENERALLY LOCATED AT 601 SEAWAY DRIVE FROM FIGURE 1 OF SECTION 22-16 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida, a municipal corporation, as follows:

SECTION 1. From and after the effective date hereof, the following properties legally described as:

Parcel IDs: 2402-312-0001-000-5 & 2402-331-0002-000-1 (uplands):

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT IN EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN DECK OF AFORESAID BRIDGE RUN NORTH 64° 50' 00" E EAST ALONG CENTER LINE OF SEAWAY DR A DISTANCE OF 525 FT, THENCE SOUTH 25' 09" A DISTANCE OF 154.91 FT TO SOUTH RIGHT OF WAY OF SEAWAY DR AND POINT OF BEGINNING, THENCE CONTINUE SOUTH A DISTANCE OF 656.44 FT TO HWM OF INDIAN RIVER, THENCE, MEANDER SHORE NORTH 70' 49" EAST A DISTANCE OF 564.9 FT, THENCE NORTH 55° 30' 00" EAST A DISTANCE OF 482.41 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 159.50 FT, THENCE NORTH 64° 50' 00" EAST A DISTANCE OF 12 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 500 FT, THENCE CONTINUE SOUTH 64° 50 00" WEST A DISTANCE OF 12 FT, THENCE NORTH 25 10' 00" WEST A DISTANCE OF 73.5 FT TO SOUTH RIGHT OF WAY LINE OF SEAWAY DR, THENCE SOUTH 62° 52' 16" WEST ALONG SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.42 FT, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.34 FT, THENCE SOUTHERLY ALONG RIGHT OF WAY LINE A DISTANCE OF 49.64 FT, THENCE SOUTH WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 708.38 FT TO POINT OF BEGINNING (OR 1674-1067).

Containing 17.04 acres, more or less. I

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH 25°28'28" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°30'13" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH 55°11'19" EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE POINT "A"; THENCE SOUTH 13°24'23" WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH 62°05'49" WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH 59°09'13" WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH 45°44'33" WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH 68°03'20" WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH 64°05'22" WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH 65°50'33" WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH 64°49'33" WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 68°25'21" WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH 25°28'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 55°11 '19" EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55°11'19" EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67°36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75°56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81°49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89°18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80°11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59°18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING.

Containing .98 acres, more or less.

CONTAINING IN ALL 18.02 ACRES, MORE OR LESS.

and further depicted on Exhibit "A", attached hereto and incorporated herein, shall be and the same is hereby removed from the shaded portions of Figure 1 of Section 22-16 of the City of Fort Pierce

Code of Ordinances and thereby being removed from the South Beach Overlay set forth in Section 22-16 of the City of Fort Pierce Code of Ordinances and all provisions or restrictions set forth in said Section 22-16, said properties being located at 601 Seaway Drive in Fort Pierce, Florida.

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. This Ordinance is and the same shall become effective immediately upon final passage thereof.

APPROVED AS TO FORM AND CORRECTNESS:

_____
James Messer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 17-_____ was duly advertised by title only in the St. Lucie News Tribune on _____, 2017; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on November ___, 2017; and was duly introduced, read by title only, and passed on second and final reading on November ___, 2017, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____ day of November, 2017.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

EXHIBIT A

Sketch of Subject Property

[NOTE TO SCRIVENER: UTILIZE SAME EXHIBIT A AS INCLUDED IN ORDINANCE 15-051]

MCCARTY NAIM FOCKS & KEETER

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OF COUNSEL

STEPHANIE M. WILLIS, JD
STEPHANIE@LAWGATORS.COM

A PROFESSIONAL ASSOCIATION
2630-A NW 41ST STREET, GAINESVILLE, FL 32606
TELEPHONE: 352-240-1226 · FACSIMILE: 352-240-1228 · WWW.LAWGATORS.COM

October 2, 2017 Via email

Mr. Kori Benton
Senior Planner
City of Fort Pierce Planning Department
100 North U.S. 1
Fort Pierce, Florida 34950

SUBJECT: Zoning Text Amendment
Amending the South Beach Overlay Boundaries
601 Seaway Drive

Dear Mr. Benton,

Thank you for your correspondence dated September 26, 2017. Please accept this as the applicant/owner's responses, which follow the points in your letter restated below.

> ***1) Please provide analysis presenting consistency of the requested amendment with the provisions of City Code, Section 22-131. - Basic amendment standards:***
> ***Before an amendment is approved, findings will be made that the following standards are satisfied:***
> ***(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.***

Because the removal of the South Beach Overlay will increase the maximum allowable density of the parcels, an amendment to the Comprehensive Plan may be required depending on the nature and design of any proposed future development. Also, depending on the specific design details of any proposed future development, there may be infrastructure improvements required to satisfy land and water use needs and meet the transportation and community facility demands and required services. However, each of those aspects of a future development can be adequately addressed if and when a development plan is submitted by the owner/applicant.

The proposed amendment will promote and protect the public health, safety and general welfare of the citizens of the City of Fort Pierce because it is in accord with the findings of the Western Peninsula Waste Water Treatment Charrette, which was adopted by the Fort Pierce City Commission and which is incorporated by reference herein in this response. The removal of the South Beach Overlay through the

text amendment proposed is a step in the implementation of the adopted charrette findings. Also attached hereto for ease of reference is the application of the owner/applicant from June, 2015, requesting the rezoning of the subject parcels to C-5 along with the Staff Report thereon (application subsequently approved by the Fort Pierce City Commission by way of Ordinance 15-051), wherein the analysis and reasoning for a Comprehensive Land Use Amendment from HIMU (Hutchinson Island Mixed Use) to MXD (Mixed Use Development) were provided to the Planning Department. This application outlines the reasons that a Comprehensive Plan Amendment would be consistent with the adopted findings of the Western Peninsula Waste Water Treatment Charrette. The owner/applicant embraces the process and results of the Western Peninsula Waste Water Treatment Charrette and believes that the proposed text amendment to remove the subject parcels from the South Beach Overlay is consistent with the stated goals and actions of the Fort Pierce City Commission when adopting the Western Peninsula Waste Water Treatment Charrette report. Additionally, the City Commission expressed its intent for the use of the subject parcels when in 2015 it amended the Zoning Designation of the uplands portions of the parcels from R-3 to C-5, which contemplates a use consistent with the Western Peninsula Waste Water Treatment Charrette under the unrestricted provisions of the C-5 Zoning Designation.

> ***2) City Code Section 22-33. - Tourist Commercial Zone (C-5). (b) Basic use standards, provides that Uses in a C-5 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses:***
>
> ***(4) Building height. No building shall exceed a height of forty-five (45) feet above grade, except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.***
>
> ***~ City Code Section 22-28 (b) (4) Building heights. No building shall exceed two hundred (200) feet above grade.***
>
> ***o The removal of the subject properties from the South Beach Overlay provides the capacity for a development application for a Conditional Use & Site Plan with a building height of up to 200 ft.***
>
> ***o This potential scenario may present conflict with City Code Section 22-59 - Design Review, as the purpose of the design review guidelines proposed in this section shall be considered as addenda to rather than replacement of existing code requirements of this chapter. The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements. The city's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the city. The guidelines further serve to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses.***
>
> ***o Adjacent "multifamily structures" feature a height of 45ft, whereas the construction of a 200 ft. tall structure, or structures, represents over a 400% increase in height, presenting concern of compatibility.***

In response, it is significant to note that a potential capacity of a 200 ft. high building is a conditional use and not a vested right per the Fort Pierce Code of Ordinances of an owner in this C-5 Zoning Designation. The owner/applicant assumes that sufficient policies and procedures are in place in the City of Fort Pierce to ensure that if an application for a conditional use to build a 200 ft. high building were to be submitted by any citizen, that no approval would be given if the proposed project did not meet the requirements of

the applicable code and, in addition, was of sufficient import to justify approval by the Fort Pierce City Commission.

The owner/applicant is cognizant of the adjacent "multifamily structures" at a height of 45 ft., but also notes that the subject parcels are currently adjacent to the Fort Pierce Utilities Authority Waste Water Treatment Plant and, more significantly from a height perspective, the Peter P. Cobb Bridge over the Intracoastal Waterway. The bridge dominates the view from the subject parcels and, even in the event that a building over 45' was proposed, the impact of such a building (or buildings) would be reduced on adjacent parcels due to present impacts of the bridge. However, as set forth previously, the owner/applicant embraces the findings of the Western Peninsula Waste Water Treatment Charrette, which proposes a multi-function mixed use development complementing and/or coordinating with the parcel on which the Waste Water Treatment Plant currently is located. The charrette findings and recommendations do not propose any building of 200 feet in height. Summarizing, the owner/applicant does not believe that the comment set forth above presents a significant issue due to the conditional approval process of any proposal for a 200 ft. building and the design review process in place to assure consistency of any proposed development with both the city code and the vision of the citizens of Fort Pierce as set forth in the charrette.

> ***3) City Comprehensive Plan 1.1.10 Policy guides the City shall maintain the South Beach Overlay District in the Land Development Regulations for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. The City will promote opportunities for tourism related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.***
>
> ***-The Western Peninsula Charrette explored concepts to provide development incentives, within the South Beach Overlay, or a special area plan subject, which provides tiered density or intensity bonuses for eligible infrastructure or public investment benefits, including consideration of relocation of the WWTPlant.***

The removal of the South Beach Overlay from the subject parcels is consistent with the principals set forth in both the Comprehensive Plan and the Western Peninsula Charrette. Any additional density provided through the unrestricted C-5 classification will have no significant impact on the adjacent parcels and will enhance and promote tourism related development. An analysis of the adjacent parcels generally reflects a wastewater treatment plant to the west, a roadway to the north with recreational areas to the north of the roadway, the Indian River to the south, and the Smithsonian Marine Station providing somewhat of a buffer to the east before residential properties are impacted by any development on the subject parcels. Implementation of the vision contained in the Western Peninsula Charrette, including the use of development incentives, intensity bonuses, and tiered density will maintain the concepts contained in the Comprehensive Plan. Nothing in the applicant/owner's proposal is inconsistent with these goals.

> ***4) The subject property is located within the Coastal High Hazard Area, as identified in the Comprehensive Plan. (image and specific policies omitted).***

As set forth in the Coastal High Hazard Memorandum attached hereto from Leo Giangrande, PE, all buildings and other aspects of any development will comply with and conform to the requirements of Comprehensive Plan Objective 5.6 through design, location, materials, and construction of any proposed improvements to be located on the subject parcels.

As additional responses to the comments included with your correspondence, please find attached the following:

1) Digital copies of surveys of the subject parcels showing elevations as requested by St. Lucie County;

2) Surveyor's rendition of the subject parcels showing the mean high water line, flood zones, and elevations;

3) Legal description with sketches of the uplands portions of the subject parcels.

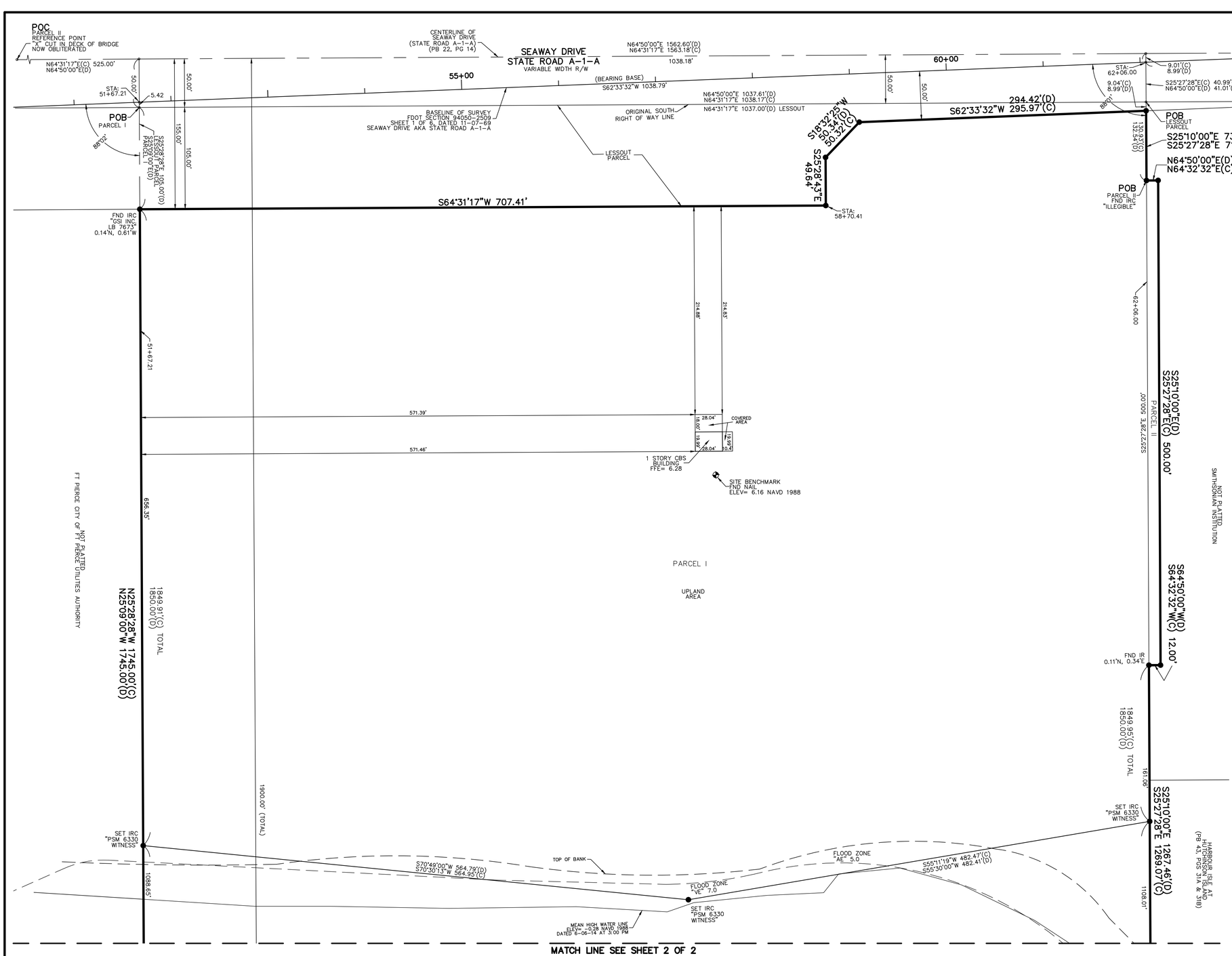
Thank you for your time and efforts reviewing this proposed text amendment. Please do not hesitate to contact me if you have any additional questions or concerns.

Sincerely,

Mac

James H. (Mac) McCarty, Jr., Esq.

Attachments: As described in the body of the letter



MATCH LINE SEE SHEET 2 OF 2

LEGAL DESCRIPTION:

PARCEL I:

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE EAST 2240 FEET; THENCE NORTH 720 FEET; THENCE NORTH 70 DEGREES 58 1/2 MINUTES EAST, 1200 FEET; THENCE SOUTH 19 DEGREES 01 1/2 MINUTES EAST, 85 FEET; THENCE NORTH 70 DEGREES 16 MINUTES EAST, 2009.5 FEET TO A POINT OF REFERENCE ON THE EAST END OF EXISTING STATE HIGHWAY BRIDGE ACROSS THE INDIAN RIVER AT THE WEST SHORE OF CAUSEWAY ISLAND, SAID POINT BEING A CROSS ON THE DECK AT THE EAST END OF AFORESAID BRIDGE (NOW OBLITERATED).

FROM SAID POINT OF REFERENCE RUN NORTH 64 DEGREES 50 MINUTES EAST (REFERENCE BEARING), ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 525.0 FEET (SAID POINT BEING SOUTH 64°50' WEST A DISTANCE OF 3132.32 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF A 8°00', CURVE CONCAVE TO THE SOUTHEAST, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA); THENCE SOUTH 25 DEGREES 09 MINUTES EAST, 50 FEET TO THE SOUTH RIGHT- OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING CONTINUE SOUTH 25 DEGREES 09 MINUTES EAST, ALONG THE EASTERLY LINE OF LANDS OF FORT PIERCE PORT AUTHORITY 1850 FEET TO A POINT IN THE INDIAN RIVER; THENCE NORTH 64 DEGREES 50 MINUTES EAST, ON A LINE PARALLEL TO AND 1900 FEET SOUTH OF THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), RUN 1038.16 FEET TO A POINT; THENCE NORTH 25 DEGREES 10 MINUTES WEST, ALONG THE WESTERLY LINE OF LANDS OF FORT PIERCE PORT AND TERMINAL COMPANY, 1850 FEET TO THE SOUTH RIGHT-OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A); THENCE SOUTH 64 DEGREES 50 MINUTES WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 1037.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE IN THE CENTER OF STATE ROAD A-1-A, SAID SPIKE BEING 1,955 FEET MORE OR LESS EASTERLY OF THE WESTERLY BANK OF CAUSEWAY ISLAND; THENCE RUN ALONG THE BASELINE OF SURVEY OF SECTION 94050-2509 STATE ROAD A-1-A, SOUTH 62°32'32" WEST* A DISTANCE OF 262.59 FEET; THENCE SOUTH 25°27'28" EAST A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25°27'28" EAST A DISTANCE OF 8.99 FEET; THENCE SOUTH 62°33'32" WEST A DISTANCE OF 294.42 FEET; THENCE SOUTH 18°32'25" WEST A DISTANCE OF 50.34 FEET; THENCE SOUTH 25°28'43" EAST A DISTANCE OF 49.64 FEET; THENCE SOUTH 64°31'17" WEST A DISTANCE OF 707.41 FEET; THENCE NORTH 25°28'28" WEST A DISTANCE OF 104.91 FEET TO THE EXISTING RIGHT- OF- WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 64°31'17" EAST A DISTANCE OF 1037 (FEET) TO THE POINT OF BEGINNING. ALL ACCORDING TO RIGHT-OF-WAY MAP OF SECTION 94050-2509, STATE ROAD A-1-A.

* BEARING BELIEVED TO BE A SCRIVENER'S ERROR, AS THE REFERENCED RIGHT-OF-WAY MAP SHOWS SOUTH 62°33'32" WEST.

TOGETHER WITH:

PARCEL II:

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REFERENCE POINT IN THE EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN THE DECK OF AFORESAID BRIDGE (NOW OBLITERATED); THENCE RUN NORTH 64°50'00" EAST, ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), A DISTANCE OF 1562.60 FEET; THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A) IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS REFERENCED HEREIN ARE RELATIVE THERETO; SAID POINT BEING SOUTH 64°50'00" WEST, A DISTANCE OF 2094.72 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF AN 8°00' CURVE CONCAVE TO THE SOUTHEAST AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A, AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°10'00" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 132.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 64°50'00" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 500 FEET; THENCE 64°50'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 25°10'00" WEST, A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,846,356 SQUARE FEET OR 42.3865 ACRES, MORE OF LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED FOUND MONUMENTATION, FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69, A SURVEY PREPARED BY GCY INCORPORATED FILE NUMBER 95-1057-01-01, DATED 6-06-95, A SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. JOB NUMBER 7957, DATED 11-11-04.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: S62°33'32"W ALONG BASELINE OF SURVEY OF FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION= 5.0 & "VE" BASE FLOOD ELEVATION= 7.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J & 12111C0183 J, EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE MARKING OF BOUNDARY LIMITS FOR FUTURE DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SMYTH BUILDERS, INC.
14. © COPYRIGHT 2014 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 6-12-14

DATE OF SURVEY: 6-12-14

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
DB = DEED BOOK
FND = FOUND
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
MHWL = MEAN HIGH WATER LINE
MON = MONUMENT
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP

SYMBOLS:

● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

1 .5 0 1 2
GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\\DWG2014\DWG\14-1784.DWG		
REF	K:\		
FLD	CJM / AJP	FB. PG.	JOB 14-1784
OFF	CJM		DATE 6-12-14
CKD	AJP	SHEET 1 OF 2	DWG D-590

DESCRIPTION & SKETCH
PREPARED FOR:
SMYTH BUILDERS, INC.

UPLANDS PARCEL

LEGAL DESCRIPTION:

PARCEL 1:

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH 25°28'28" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°30'13" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH 55°11'19" EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE PONT "A"; THENCE SOUTH 13°24'23" WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH 62°05'49" WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH 59°09'13" WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH 45°44'33" WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH 68°03'20' WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH 64°05'22" WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH 65°50'33" WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH 64°49'33" WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 68°25'21" WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH 25°28'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 55°11'19" EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55°11'19" EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67°36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75°

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 5

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
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Fax: (772) 340-2250
LB#7280

CAD	K:\SMYTHBUILD\601 SEAWAY\14-1784SK1.DWG				
REF	K:\SMYTHBUILD\601 SEAWAY\14-1784				
FLD	NA	FB.	PG.	JOB	14-1784
OFF	AJP			DATE	8-10-15
CKD	AJP	SHEET 1 OF 5		DWG	A-0127

DESCRIPTION & SKETCH
PREPARED FOR:
SMYTH BUILDERS, INC.

UPLANDS PARCEL

LEGAL DESCRIPTION CONTINUED FROM SHEET 1 OF 5

56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81°49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89°18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80°11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59°18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 42,785 SQUARE FEET OR 0.9822 ACRES, MORE OF LESS.

SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.
   THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.
5. DATE OF LEGAL DESCRIPTION: AUGUST 10, 2015

ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
CERTIFICATE No. 6330

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
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Fax: (772) 340-2250
LB#7280

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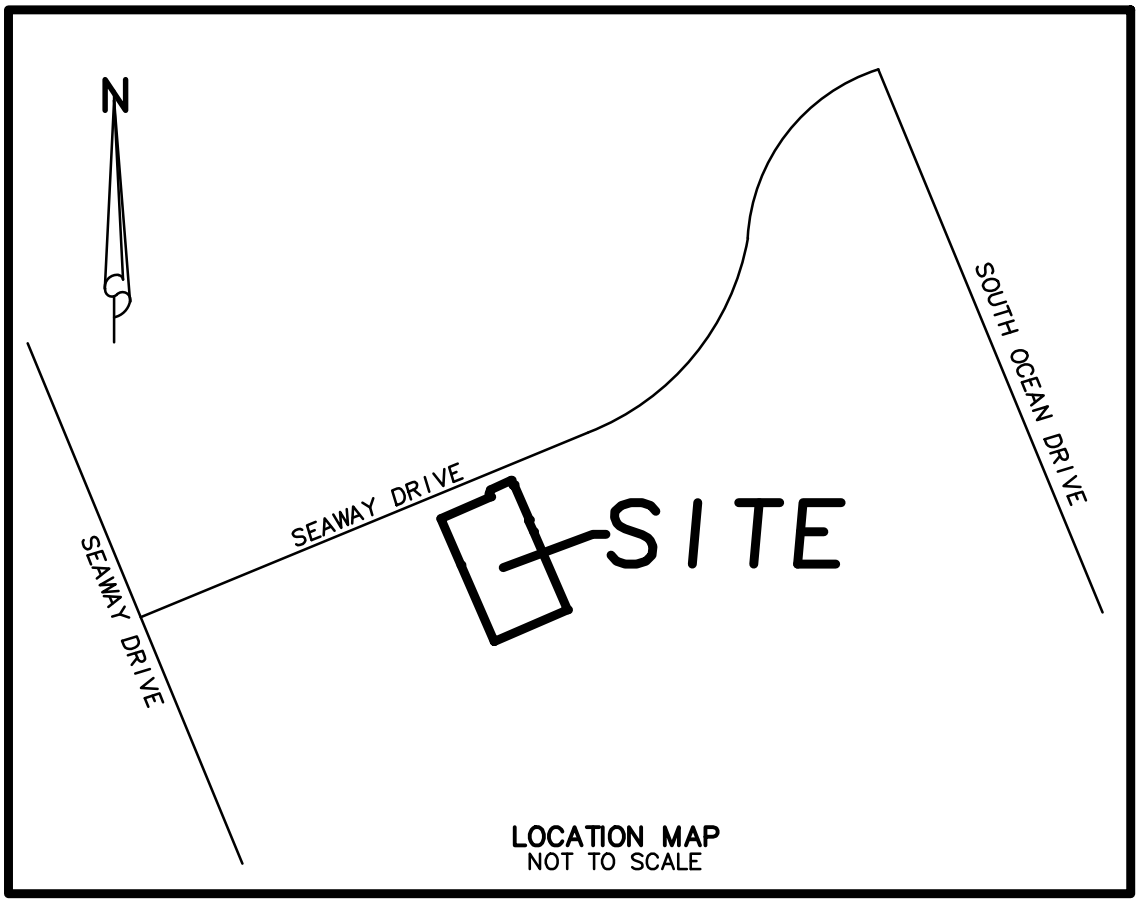
FLD	NA	FB.	PG.	JOB	14-1784
OFF	AJP			DATE	8-10-15
CKD	AJP	SHEET 2	OF 5	DWG	A-0127

DESCRIPTION & SKETCH
PREPARED FOR:
SMYTH BUILDERS, INC.

UPLANDS PARCEL



LOCATION MAP
NOT TO SCALE

LEGEND:

DE	= DRAINAGE EASEMENT
DB	= DEED BOOK
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
ORB	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
ROW	= RIGHT-OF-WAY
RPB	= ROAD PLAT BOOK
UE	= UTILITY EASEMENT

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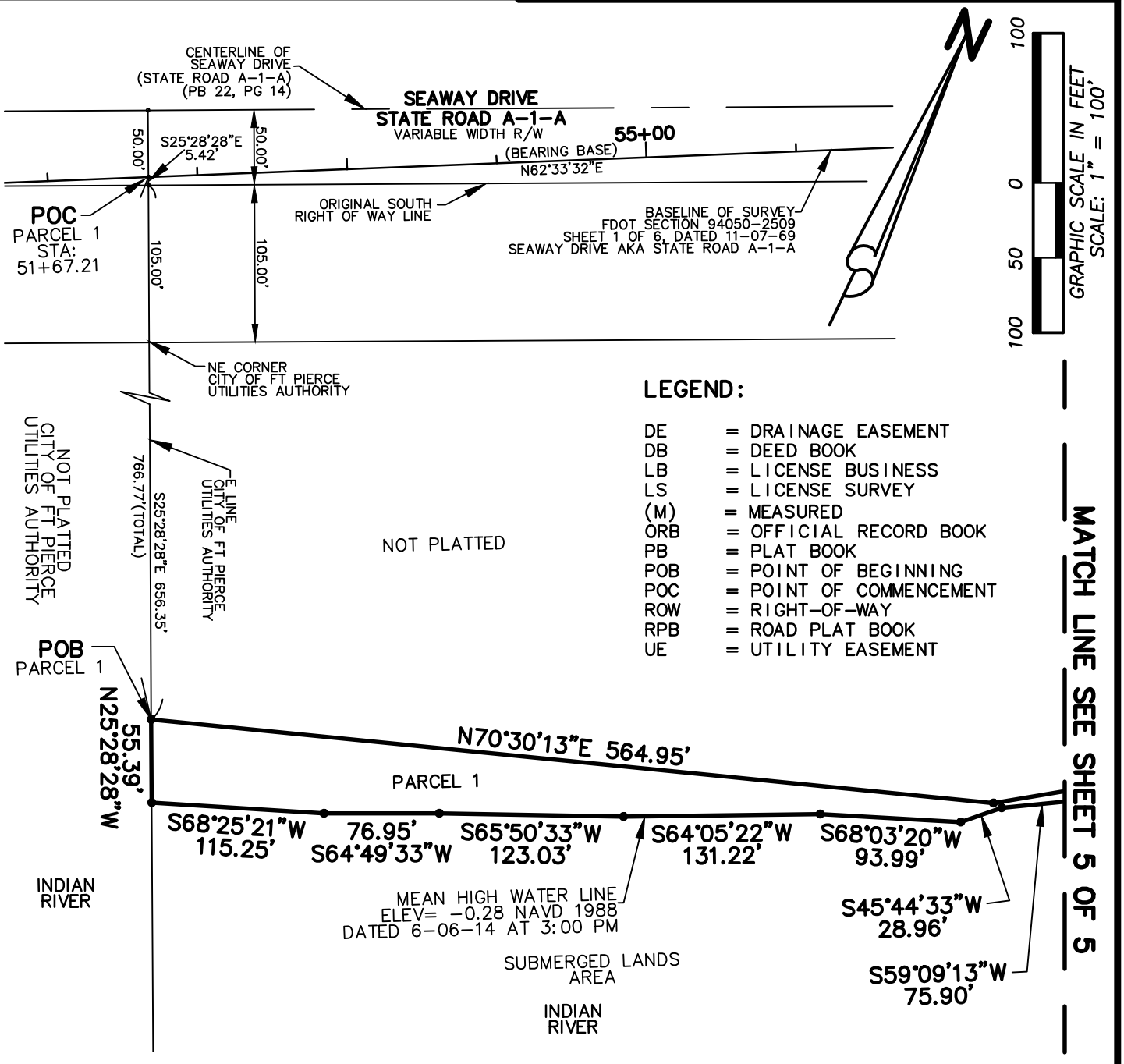
REF	K:\SMYTHBUILD\601 SEAWAY\14-1784				
FLD	NA	FB.	PG.	JOB	14-1784
OFF	AJP			DATE	8-10-15
CKD	AJP	SHEET	3 OF 5	DWG	A-0127

DESCRIPTION & SKETCH

PREPARED FOR:

SMYTH BUILDERS, INC.

UPLANDS PARCEL



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DB	= DEED BOOK
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LB#7280

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OFF	AJP			DATE	8-10-15
CKD	AJP	SHEET 4	OF 5	DWG	A-0127

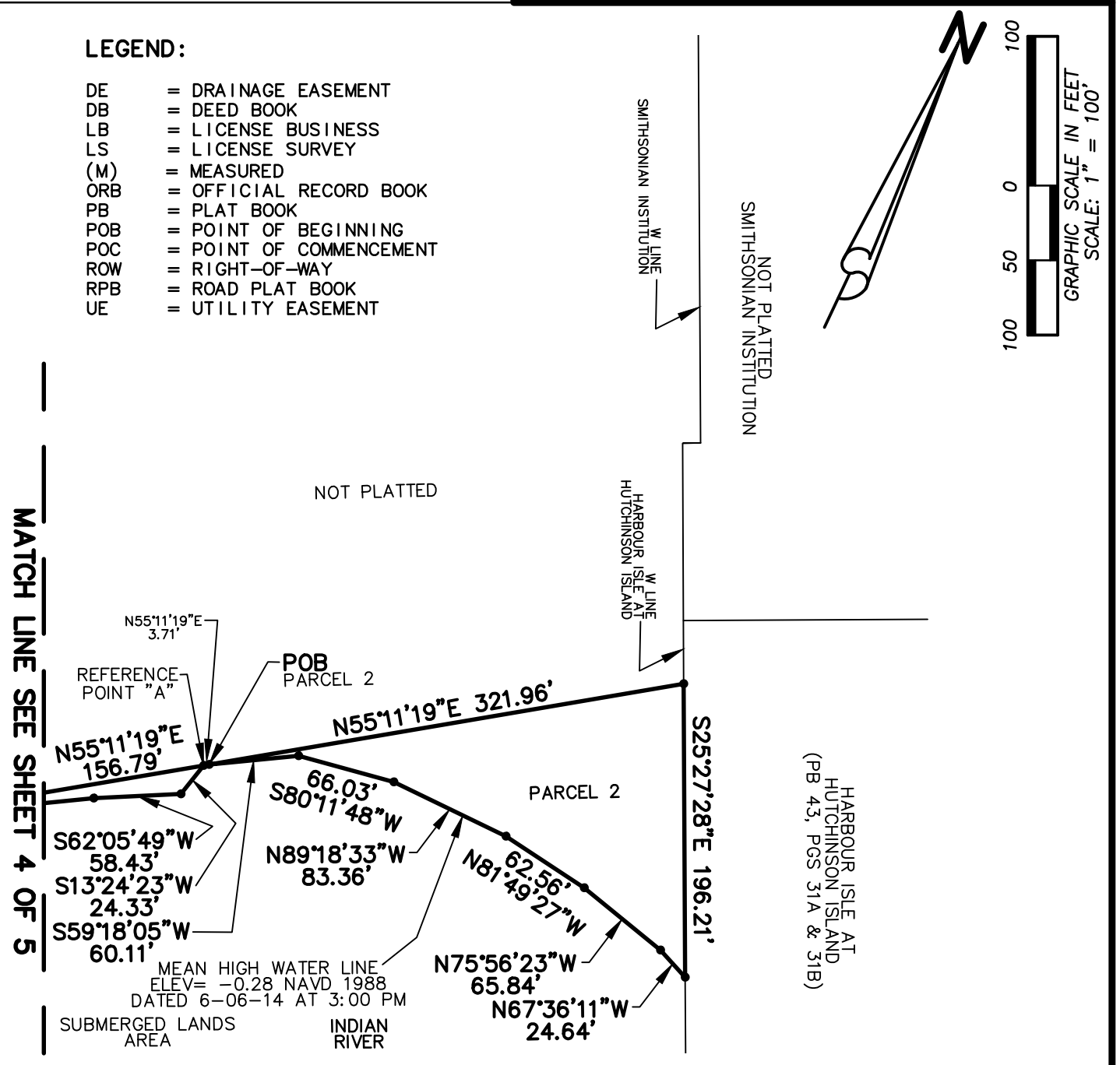
DESCRIPTION & SKETCH

PREPARED FOR:
SMYTH BUILDERS, INC.

UPLANDS PARCEL

LEGEND:

DE	=	DRAINAGE EASEMENT
DB	=	DEED BOOK
LB	=	LICENSE BUSINESS
LS	=	LICENSE SURVEY
(M)	=	MEASURED
ORB	=	OFFICIAL RECORD BOOK
PB	=	PLAT BOOK
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
ROW	=	RIGHT-OF-WAY
RPB	=	ROAD PLAT BOOK
UE	=	UTILITY EASEMENT



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CKD	AJP	SHEET 5	OF 5	DWG	A-0127

North

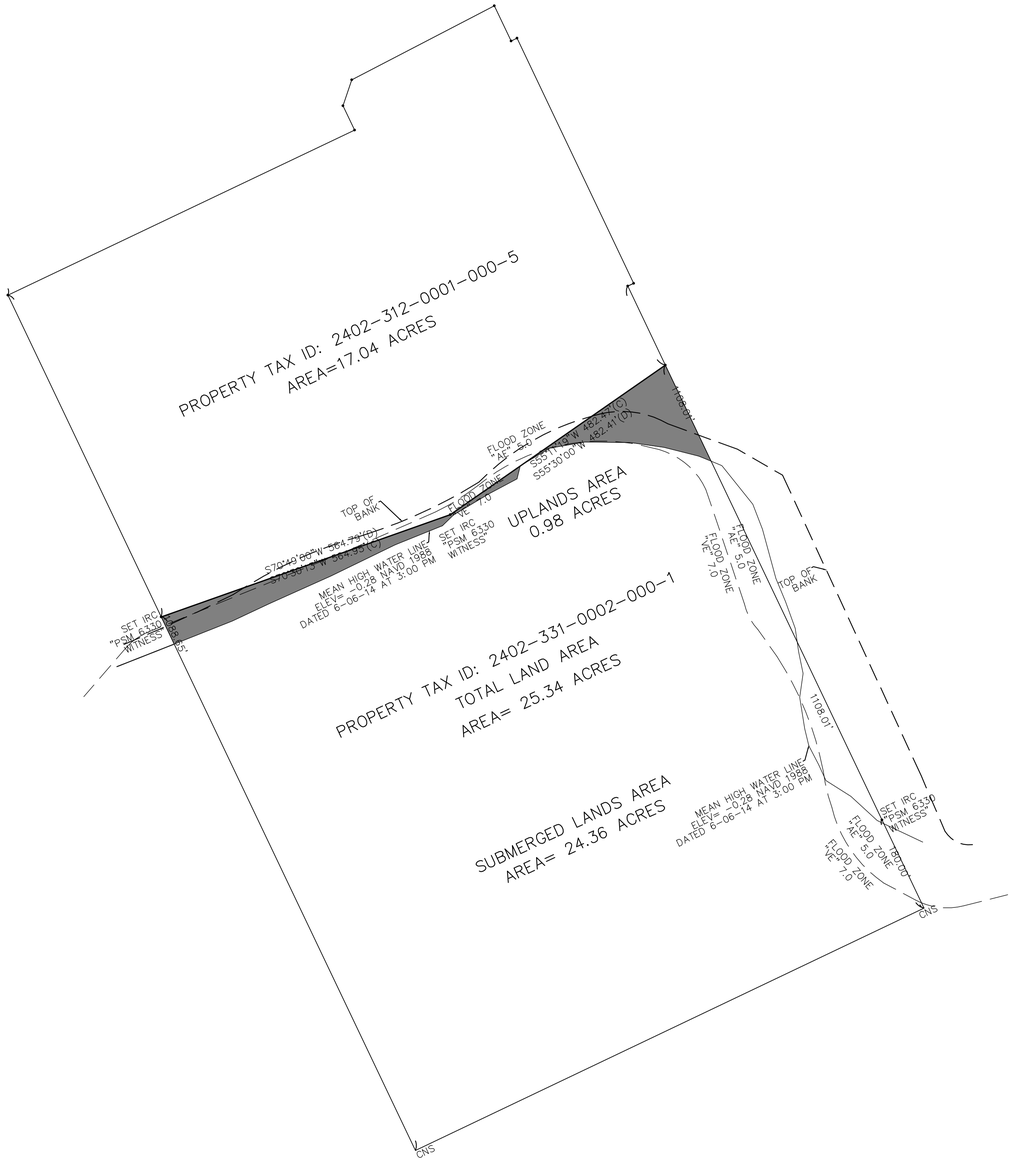

EXHIBIT
NTS

601 SEAWAY DRIVE
FORT PIERCE, FL.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

73 SW Flagler Avenue
Stuart, FL 34994
772.888.9076

Coastal High Hazard Area Memorandum

Date:	September 29, 2017
To:	City of Fort Pierce Planning Department
From:	Leo Giangrande, PE
Subject:	Causeway Cove; Text Amendment GEP # 15-003
Distribution:	Buzz Smyth, Ashton DePeyster, File

The memorandum is being prepared to provide verification that structures can be built within the Coastal High Hazard area if designed properly. The structures that will be proposed are required to conform with the **Comprehensive Plan Objective 5.6.** The following policies will be complied with for the development of structures within the Coastal High Hazard Area:

- **Policy 5.6.1**
- **Policy 5.6.2**
- **Policy 5.6.3**
- **Policy 5.6.4**
- **Policy 5.11.1**

The above information is provided to support a text amendment application.

Should you have any questions, please contact Leo Giangrande at (772) 888 9076 or e-mail at Leo@GEP-LLC.com

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Robert Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 15-051 –Amending the Zoning Atlas
Rezoning 18.04 acres +/- from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial
601 Seaway Drive - Causeway Cove

DATE: August 27, 2015

STAFF REPORT

Owner: G. Flash G.P., Inc. c/o Ashton de Peyster
306 Worth Avenue, Suite 4
Palm Beach, FL 33480

Applicant: Harold H. Smyth
P.O. Box 13088
Fort Pierce, FL 34979

Representative: William P. Stoddard, Ph. D., P.E.,
Schulke, Bittle, & Stoddard, LLC.
1717 Indian River Blvd. Suite 201
Vero Beach, FL 32960

Requested Action: Approval of Ordinance 15-051, encompassing a Zoning Atlas Amendment to adjust the zoning designation of 18.02 +/- acres of property located at 601 Seaway Drive from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial.

Location: 601 Seaway Drive

Parcel ID: 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands)

Zoning: R-3, Single-Family Moderate Density Residential

Surrounding Zoning

North	East	South	West
OS-1	C-6/PD	A-2	OS-1

Future Land Use: Hutchinson Island Mixed Use (HIMU)

Parcel Size: 17.04 +/- acres & .98 +/- acres

Staff Analysis:

Request & Site History

The property owner and applicant are requesting approval of a Zoning Atlas Amendment (Rezoning) from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial for 18.02 acres of property located 601 Seaway Drive, known as the Causeway Cove property, formerly the Causeway Mobile Home Park.

The subject property is the former home of the Causeway Mobile Home Park, which was shattered in during hurricanes Frances and Jeanne in 2004. The former mobile home park featured approximately 250 units prior to its completed removal in 2006. The property remains predominantly vacant, with decrepit driveways and a common area structure remaining on-site from the previous use.

The applicant has expressed interest in pursuing the construction of a marina and support marine recreational and commercial uses in the near term as the local economy develops, and further exploration commences for strategies to relocate the wastewater treatment plant. The existing R-3, Single-Family Moderate Density Residential zoning designation restricts most commercial uses, including a commercial marina.

The site is surrounded by South Causeway Park, Harbour Isle, the Smithsonian Marine Station, State Road AIA, and the FPUA Waste Water Treatment Plant. These adjacent uses present more intense activity than traditionally adjacent to a single-family residential development. The sites of Harbour Isle and the Smithsonian Marine Station were previously within the R-3 district until amendment to PD, Planned Development and C-6, Marine Commercial respectively, at the time of development.

R-3, C-5, & South Beach Overlay Districts

The R-3, Single-Family Moderate Density Residential and C-5, Tourist Commercial zones present distinct differentiation in intended purposes for development and use. The amendment would shift focus from single-family residential development to tourist related commercial and residential uses. Furthermore, the amendment in designation to the upland property shifts the prospects of development within the aquatic area, as the prospective marine related uses also become tourist commercial centered, in contrast with limitations of accessory structures and uses associated with upland single-family development.

The property is located within the South Beach Overlay District which provides unique use, design, and dimensional regulations to promote improved planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. Collectively, the overlay district emphasizes the preservation, protection, and enhancement of the unique barrier island environment through regulation of development and redevelopment of lots within the district. The amendment is consistent with the overlay district, as the Future Land Use of the property limits density of development to eight (8) units per acre. The allowable height increases to a maximum of 45 feet, however further design standards for the form and architecture of buildings with future commercial development are prompted. Furthermore, the Overlay seeks to maximize opportunities for public access to the water, and facilitation of waterfront connectivity amongst commercial development.

A comparison of the current and proposed zoning designation for the property is explored in Table 1: Existing and Proposed Site Information, to present the variation of intended uses and dimensional standards for development within the different districts.

Table 1: Existing and Proposed Site Information

	Existing	Proposed
Zoning	*R-3*	*C-5*
Purpose	The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities.	The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.
Permitted Uses Excerpts	➢ Detached House ➢ Family Day Care ➢ Park & Open Space	➢ Eating & Drinking Establishments ➢ Retail Stores & Professional Offices ➢ Indoor & Outdoor Entertainment ➢ Overnight Accommodations ➢ Vertical Mixed-use ➢ Townhouses
Conditional Uses Excerpts	➢ Duplex ➢ Townhouse ➢ Mobile Home Park ➢ School ➢ Medical Facility ➢ Neighborhood Commercial Sale	➢ Recreational Vehicle Park ➢ Grocery or Liquor Store ➢ Boat & Auto Sales/Rental ➢ Marine-Related Commercial ➢ Commercial Parking
Maximum Lot Coverage	35%	60%
Maximum Building Height	28 ft. – Permitted 35 ft. – Conditional Use	45 ft.

The location and established environment around the subject site present an opportunity to establish limited commercial and mixed-use development, eligible within the C-5, Tourist Commercial zone, with minimal impacts to and from neighboring uses.

The subject property features a Hutchinson Island Mixed Use (HIMU) future land use designation. This district is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and a maximum, non-residential, floor area ratio (FAR) for construction of 1.0. The requested zoning

designation of C-5, Tourist Commercial, is consistent with this designation in providing opportunity for medium to high density and intensity residential, tourist commercial, and mixed use development to enhance and assimilate with South Hutchinson Island.

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 current Future Land Use Designation of the site. Furthermore, the amendment will not have an adverse 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 will promote and protect the public health, safety and general welfare through an increase in variety of, and access to, tourist, marine, and recreational related activities.

City Code Section 22-58 maintains the capacity for Site Plan review of specific development proposals in order to review and determine compatibility with the surrounding area and suitability for on-site activities consistent with the natural features of the property for multifamily construction exceeding twenty (20) living units on one lot, group of lots or parcel of land; and commercial, or public development where the principal structure exceeds four thousand (4,000) square feet of gross floor area. Future development proposals will be reviewed for impacts more intimately to ensure proper public facilities are provided to accommodate transportation demands, and provide community facilities and services consistent with the scale of development.

Technical Review Committee

All affected departments have reviewed and approved the Site Plan and Conditional Use based on compliance with the requirements of the City Code.

Planning Board Recommendation:

The Planning Board, at their August 11th, 2015 meeting, voted unanimously to recommend approval of the requested Zoning Atlas Amendment.

Property Owner Response Summary:

A total of 126 notifications of the proposed Zoning Atlas Amendment were mailed to the owners of property located within 500 feet of the subject property. As of August 27th, 2015, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Staff Recommendation:

The requested Zoning Atlas Amendment is consistent with the consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; therefore Staff recommends that the City Commission approve Ordinance 15-051, rezoning the subject property.

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 601 Seaway Drive, Fort Pierce, FL 34949
2. Property Tax ID(s): 2402-312-0001-000-5
3. Total Acreage: 17.43
4. Existing Future Land Use Designation: HIMU (Hutchinson Island Mixed Use)
5. Existing Zoning Classification: R3 (Single Family Moderate Density)

6. Proposed Zoning Classification: C-5

7. Other applications being submitted concurrent with this application, if any: Future Land Use Map Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant, previously Mobile Home Park

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

10. The reason for making this request: Entitle land for future development of the Fort pierce Western Peninsula as described in the Charette for development of the Western Peninsula and relocation of the wastewater treatment plant

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Government	COS	OS1
South	Indian River Lagoon		A-2
East	Institutional Residential	HIMU HIMU	C-6 PUD
West	Government	HIMU	OS1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	R-3	8 du/ac FAR 1.0	17.43	AE 5.0 VE 7.0
Proposed	MXD	C-5	15 du/ac FAR 1.5		N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 55,121
Proposed Zoning	Total gallons per day 113,724

Change in Demand	**Total gallons per day** 58,603

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 51,325
Proposed Zoning	Total gallons per day 104,500
Change in Demand	**Total gallons per day** 53,175

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	2.23	2.25	+0.02
Urban District	5 acres per 1,000 people	8.92	8.98	+0.06
Community	2.5 acres per 1,000 people	17.84	17.96	+0.12
Neighborhood	1.36 acres per 1,000 people	32.79	33.02	+0.23

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	Lawnwood Elem./Dan McCarty Middle	Lincoln Park Academy
City	Fort Pierce	Fort Pierce
Distance		
Current Zoning Enrollment Demand	39.41	16.89
Proposed Zoning Enrollment Demand	73.71	31.59 (Maximum Single Family)
Change in Demand	+34.30	+14.70

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	20 yd
Proposed Zoning	36 yd
Change in Demand	+16 yd

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 potential increase in stormwater volume discharge. See attached drainage analysis.

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	1218	84
Proposed Zoning	20538	1806
Change in Demand	19320 Trips	1722 Trips
Impact to Capacity	Roadway network will likely require future improvements	

12. Name of Owner(s): G. Flash G.P., Inc. c/o Ashton de Peyster
Mailing Address: 306 Worth Ave, Suite 4
City Palm Beach State FL Zip 33480
Phone # 561-267-2636
E-mail: bizashton@gmail.com

13. Name of Applicant: Harold H. Smyth
Mailing Address: P.O. Box 13088
City Fort Pierce State FL Zip 34979
Phone # 772-489-0168 Fax # 772-489-0077
E-mail: smythbuild@aol.com

14. Name of Representative: William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Mailing Address: 1717 Indian River Blvd, Suite 201
City Vero Beach State FL Zip 32960
Phone # 772-770-9622 Fax # 772-770-9496
E-mail: wstoddard@sbsengineers.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.

ZONING CHANGE

Smyth Builders Inc.

Applicant's Signature 6-22-15 Date

P.O. Box 13088 Ft. Pierce FL. 34979
Address State Zip

772-201-8230 smythbuild@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.

G. Flagler G.P., Inc. Trustee 561/835-8126
Property Owner's Name (Please Print) Phone

306 Worth Ave. Palm Beach FL 33480
Address State Zip

Assistant Secretary, President 6/23/15
Property Owner's Signature Date

STATE OF ~~FLORIDA~~ Idaho)
~~ST LUCIE COUNTY~~) Blaine County

The foregoing instrument was acknowledged before me this 23 day of June, 2015, by

Assistant Secretary who is personally known to me or has produced DL as identification.

Amy K. Thompson
Signature of Notary

(Seal) AMY K. THOMPSON NOTARY PUBLIC STATE OF IDAHO

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

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

June 26, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment and Map Amendment to the Zoning Atlas Map
601 Seaway Drive, Ft. Pierce, FL
Parcel ID 2402-312-0001-000-5
Statement of Need

Dear Ms. Grohall:

On March 17, 2012, members of the City of Fort Pierce and the community met to discuss and plan the future of the Western Peninsula of Hutchinson Island. The property included in this study consisted of the existing waste water treatment plant facility (Parcel ID: 2402-323-0003-000-3) along with the adjacent privately owned 17.43 acres of uplands (Parcel ID: 2402-312-0001-000-5) and 25.39 acres of submerged lands (Parcel ID: 2402-331-0002-000-1). These properties offer an exceptional opportunity for development given the available contiguous parcel size, views of the intracoastal waterway and Ft. Pierce inlet, and the location at the entrance to Hutchinson Island.

The Master Plan that was developed during this charrette is predicated on the relocation of the existing waste water treatment facility. The City of Fort Pierce has made a commitment d to pursue the relocation of the facility on December 2, 2013 through issuance of resolution 13-27. The community's vision includes a mixed use type development including resort hotels, multi-family residential buildings, a waterfront marketplace, community gathering areas, as well as public access to the waterfront through piers, docks, and marinas. One of the steps as outlined in the report to implementing this vision includes an agreement with the private property owner to develop all parcels jointly in accordance with the Master Plan.

The private property owner, G Flash GP Inc (TR), who owns the upland and submerged land is in full support of this vision and would like to move forward now with the preliminary steps necessary in order to allow for the future development of the Master Plan.

The first step in this process involves amending the future land use and zoning district to allow for the mixed use type development and density described in the Community's Vision report. The privately owned upland parcel has a current residential land use designation of HIMU (Hutchinson Island Mixed Use) and a zoning of R-3 (Single Family Moderate Density). This limits development to a maximum of 139 residential units and a maximum of 20% of the floor area as non-residential. The current land use and zoning is inconsistent with Community's Vision and would not allow for development of the Master Plan. Section 9 Financial Strategy of the Vision report, offers the recommendation to increase density and intensity to

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TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

a) attract a use that was indicated as desirable by the community (i.e. a resort hotel) and; b) to encourage physical improvements that are important and valuable to the residents of Fort Pierce"

G Flash GP Inc (TR) has secured permits from the Florida Department of Environmental Protection for construction of a 198 slip marina including a 2 lane boat ramp and 29 boat moorings. However, under the current zoning designation R-3 (Section 22-22(e) City of Fort Pierce Land Development Regulations) marine related commercial activity is not a permitted use within this zoning district.

After many discussions and meetings with the City of Fort Pierce Planning Staff about the future development of the Western Peninsula, the recommendation was to submit applications to amend the future land use for Parcel ID: 2402-312-0001-000- to MXD (Mixed Use Development) and the zoning district to C-5 (Tourist Commercial Zone). This would be more compatible and consistent with the goals and desires described in the Community's Vision report. The following Table is a comparison of the existing, proposed, and Community Vision development possibilities.

	Existing FLU: HIMU Zoning: R-3	Proposed FLU: MXD Zoning: C-5	Community Vision Report
FAR	1.0	1.5	1.0 to 7.5
Density	8 du/acre	15 du/acre	23 du/acre
Maximum Non-Residential	20%	60%	60%+

It is important that the future and use and zoning designations be amended to preserve the vison outlined for the Western Peninsula for the following reasons:

1. Currently the privately owned parcels are vacant and under single ownership. This offers a unique opportunity for future development of the Western Peninsula. However, as long as the waste water treatment plant is located adjacent to the site, mixed use type development as outlined in the vision report is highly unlikely. Under the current future land use and zoning designations the 17.43 acres of uplands could be subdivided and developed as single family residences. If this was to occur, it would create multiple property owners and improvements on the site. Future agreement among the property owners to redevelop the property as part of the Master Plan would be very difficult to achieve.

2. The current residential mixed land use HIMU allows non-residential uses to comprise no more that 20% of the total floor area. The Comprehensive Land Use plan for HIMU does not specify any required mixed use distribution. Under the proposed MXD commercial future Land use, development must contain a minimum of three different types of uses. This requirement of mixed uses is consistent with the Vision report and avoids the possibility of an exclusively residential development.

3. The existing R-3 zoning district does not allow for marine related commercial uses. As expressed by the community, marine related activities including marinas are desired in the future Development of the Western Peninsula. A change in the zoning designation to C-5 would allow for these marine related commercial activities. This would also grant the current property owner to generate income form the property through the

construction of a marina during the time required to relocate the waste water treatment plant.

This request for amending the future land use and zoning designation for Parcel ID: 2402-312-0001-000-5 is consistent with the community's and the property owner's long term vision of redevelopment of the Western Peninsula.

Sincerely,
Date: 6/22/15

William P. Stoddard, Ph.D., P.E.

Property Identification

Site Address: 601 SEAWAY DR
Sec/Town/Range: 02/35S/40E
Map ID: 24/02S
Zoning: R3

Parcel ID: 2402-312-0001-000-5
Account #: 15792
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

G Flash GP Inc (TR)

% Peter Harrison
23285 Orange Ave
Fort Pierce, FL 34945-4337

Legal Description

2 35 40 FROM REF PT IN E END OF S BRIDGE, SD PT BEING A CROSS IN DECK OF AFORESD BRIDGE RUN N 64 50 00 E ALG C/L SEAWAY DR 525 FT,TH S 25 09 E 154.91 FT TO S R/W SEAWAY DR AND POB,TH CONT S 656.44 FT TO HWM IND RIVER,TH MEANDER SHORE N 70 49 E 564.9 FT,TH N 55 30 00 E 482.41 FT,TH N 25 10 00 W 159.50 FT,TH N 64 50 00 E 12 FT,TH N 25 10 00 W 500 FT,TH S 64 50 00 W 12 FT,TH N 25 10 00 W 73.5 FT TO S R/W LI SEAWAY DR,TH S 62 52 16 W ALG S R/W LI 294.42 FT,TH SWLY ALG S R/W LI 50.34 FT,TH SLY ALG R/W LI 49.64 FT,TH SWLY ALG S R/W LI 708.38 FT TO POB (17.43 AC) (OR 1674-1067)

Total Areas

Land Size (acres):	17.43
Land Size (SF):	759,036

Current Values

Just/Market Value:	$4,009,100
Assessed Value:	$4,009,100
Exemptions:	$0
Taxable Value:	$4,009,100

Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 759,036 SF / 17.43 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	17.43 Acres	0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1000	1900
ASP2 LOW	1	1000	1900
ASP2 LOW	1	1000	1900
CHAINLINK 6'	1	3360	2004

Permits

Number	Date	Description	Amount	Fee
9900001219		Tie Down for Mobile Home	$0	$0
F00-0000102		Alterations/Remodeling	$4,800	$0
F00-0000109		Roof	$5,192	$0
F00-0000233		Enclosure	$1,000	$0
F00-000085		Roof	$5,332	$0
F00-0001487		Roof	$2,509	$0
F00-0001526		Roof	$2,289	$0

F00-000214		Roof	$2,130	$0
F00-000222		Roof	$1,926	$0
F00-000233		Enclosure	$1,000	$0
F00-000288		Roof	$2,635	$0
F00-000289		Roof	$2,090	$0
F00-000354		Alterations/Remodeling	$2,000	$0
F00-000380		Alterations/Remodeling	$3,149	$0
F00-000396		Alterations/Remodeling	$1,568	$0
F00-000437		Alterations/Remodeling	$4,092	$0
F00-000686		Roof	$5,061	$0
F00-000822		Roof	$1,804	$0
F00-000828		Screen Porch	$500	$0
F00-001387		Additions to existing construction	$2,400	$0
F00-001432		Roof	$2,204	$0
F01-00001322		Carport	$2,000	$75
F01-0000210		Roof	$3,874	$0
F01-0000239		Roof	$0	$0
F01-0000240		Roof	$2,347	$0
F01-0000995		Roof	$6,645	$0
F01-000251		Carport	$1,500	$0
F01-000270		Roof	$4,453	$0
F01-000272		Alterations/Remodeling	$1,825	$0
F01-000329		Alterations/Remodeling	$2,343	$0
F01-000329		Alterations/Remodeling	$2,343	$0
F99-0000124		Alterations/Remodeling	$4,032	$0
F99-0000125		Alterations/Remodeling	$3,110	$0
F99-000126		Alterations/Remodeling	$4,092	$0
F89001024	Sep 1, 1989	Air Conditioning Only	$2,000	$2,000
F89001024M	Sep 1, 1989	Air Conditioning Only	$2,000	$2,000
F89001124E	Oct 1, 1989	Enclosure	$2,000	$2,000
F89001229E	Nov 1, 1989	Enclosure	$150	$150
F89001244M	Nov 1, 1989	Air Conditioning Only	$1,421	$1,421
9090000174	Oct 26, 1990	Shed	$400	$400
F93-001440	Oct 29, 1993	Trailer	$22,423	$22,423
F93-001460	Nov 10, 1993	Enclosure	$1,350	$1,350
F94-000095	Jan 13, 1994	Alterations/Remodeling	$5,600	$5,600
F94-000201	Feb 14, 1994	Shed	$400	$400
F94-000270	Feb 25, 1994	Roof	$600	$600
F94-000871	Jul 15, 1994	Enclosure	$1,200	$1,200
F95-000008	Jan 3, 1995	Roof	$1,280	$1,280
F95-000265	Mar 10, 1995	Alterations/Remodeling	$1,860	$1,860
F95-000291	Mar 20, 1995	Roof	$4,300	$4,300
F95-00413A	Apr 13, 1995	Enclosure	$250	$250
F95-000413	Apr 14, 1995	Enclosure	$1,500	$1,500
F95-000599	May 23, 1995	Air Conditioning Only	$1,800	$1,800
F95-000558	May 24, 1995	Air Conditioning Only	$1,800	$1,800
F95-001054	Sep 19, 1995	Roof	$615	$615
F95-001388	Dec 12, 1995	Roof	$2,084	$2,084
F95-000019	Jan 5, 1996	Roof	$1,987	$1,987
F95-000082	Jan 25, 1996	Shed	$300	$300
F95-000112	Jan 30, 1996	Slab	$100	$100
F96-000163	Feb 16, 1996	Slab	$200	$200
F96-000912	Jul 29, 1996	Roof	$2,495	$2,495
F97-000760	Jul 21, 1997	Roof	$1,600	$1,600
F97-000800	Jul 29, 1997	Heat and Air Conditioning	$1,450	$1,450
F97-000846	Aug 7, 1997	Roof	$1,500	$1,500
F97-001266	Nov 14, 1997	Alterations/Remodeling	$950	$950
F98-000061	Jan 15, 1998	Alterations/Remodeling	$1,400	$1,400
F98-000153	Feb 12, 1998	Alterations/Remodeling	$1,500	$1,500
F98-000155	Feb 12, 1998	Alterations/Remodeling	$0	$0
F98-000214	Feb 27, 1998	Tie Down for Mobile Home	$0	$0
F98-000267	Mar 10, 1998	Alterations/Remodeling	$920	$920
F98-001420	Nov 20, 1998	Shed	$375	$375
F98-001597	Dec 30, 1998	Shed	$2,945	$2,945
F99-000025	Jan 14, 1999	Slab	$900	$900
F99-000069	Jan 21, 1999	Alterations/Remodeling	$80,000	$80,000
F99-000114	Feb 1, 1999	Roof	$2,527	$2,527
F99-000115	Feb 1, 1999	Roof	$1,192	$1,192
F99-000216	Mar 11, 1999	Alterations/Remodeling	$1,000	$1,000
F95-000579	May 23, 1999	Air Conditioning Only	$2,000	$2,000

F99-001024	Aug 11, 1999	Roof	$2,103	$2,103
F01-00001417	Mar 5, 2002	Alterations/Remodeling	$2,200	$75
F01-1526	Mar 18, 2002	Exterior Siding	$850	$850
F01-1634	Mar 20, 2002	Additions to existing construction	$2,000	$75
F02-172	Jun 11, 2002	Carport	$1,500	$75
F02-234	Jun 12, 2002	Alterations/Remodeling	$1,500	$75
F02-0630	Sep 5, 2002	Roof	$3,950	$165
F02-0787	Sep 5, 2002	Heat and Air Conditioning	$0	$155
CRPT2002-1	Nov 25, 2002	Carport	$0	$100
CP2002-9	Dec 27, 2002	Concrete	$100	$50
RR2003-30	Mar 21, 2003	Alterations/Remodeling	$500	$75
MC2003-27	Mar 24, 2003	Air Conditioning Only	$2,500	$75
RF2003-83	Jul 24, 2003	Roof	$1,975	$75
CP2003-3	Jul 25, 2003	Concrete	$100	$50
CRPT2003-5	Aug 25, 2003	Carport	$1,500	$100
RR2003-66	Aug 25, 2003	Additions to existing construction	$2,500	$75
RFA20034	Aug 26, 2003	Roof	$1,800	$100
WD20041	Apr 12, 2004	Deck	$300	$75
MC200458	Jun 22, 2004	Air Conditioning Only	$2,459	$75
0700000955	Sep 17, 2007	Demolition	$16,000	$0
0700000956	Sep 17, 2007	Demolition	$0	$130
0800000678	Nov 10, 2008	Demolition	$0	$130
BP09-61	Aug 27, 2009	Additions to existing construction	$100,000	$1,300
BP09-208	Aug 31, 2009	Alterations/Remodeling	$1,000	$100

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 31, 2003	1674 / 1067	02	DE	De Peyster III,Ashton	$100
Jun 28, 1995	0963 / 2409	02	WD	FINANCIAL BENEFIT LIFE INS CO	$3,590,000
Mar 25, 1993	0833 / 2523	01	WD	VAP/CAUSEWAY LTD	$3,394,300
Jul 3, 1990	0698 / 1162	02	WD		$3,330,000

Current Year Values

Current Values Breakdown

Building:	$200
Land:	$4,008,900
Just/Market:	$4,009,100
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$4,009,100
Exemption(s):	$0
Taxable:	$4,009,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	34.2	Fort Pierce Stormwater Charge	$1,846.80

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
2014	$4,009,100	$4,009,100	$0	$4,009,100
2013	$4,009,100	$4,009,100	$0	$4,009,100
2012	$4,009,100	$4,009,100	$0	$4,009,100

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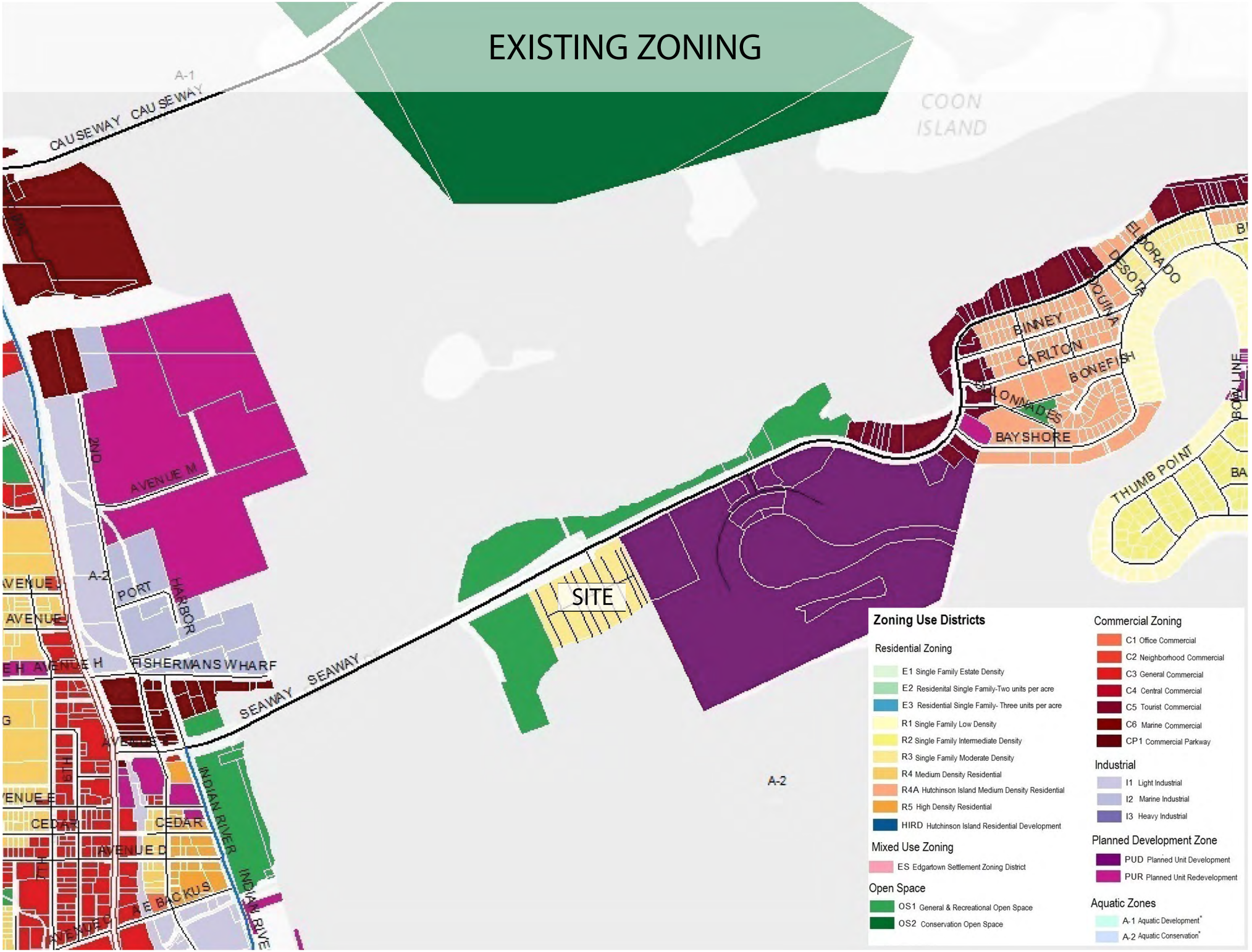
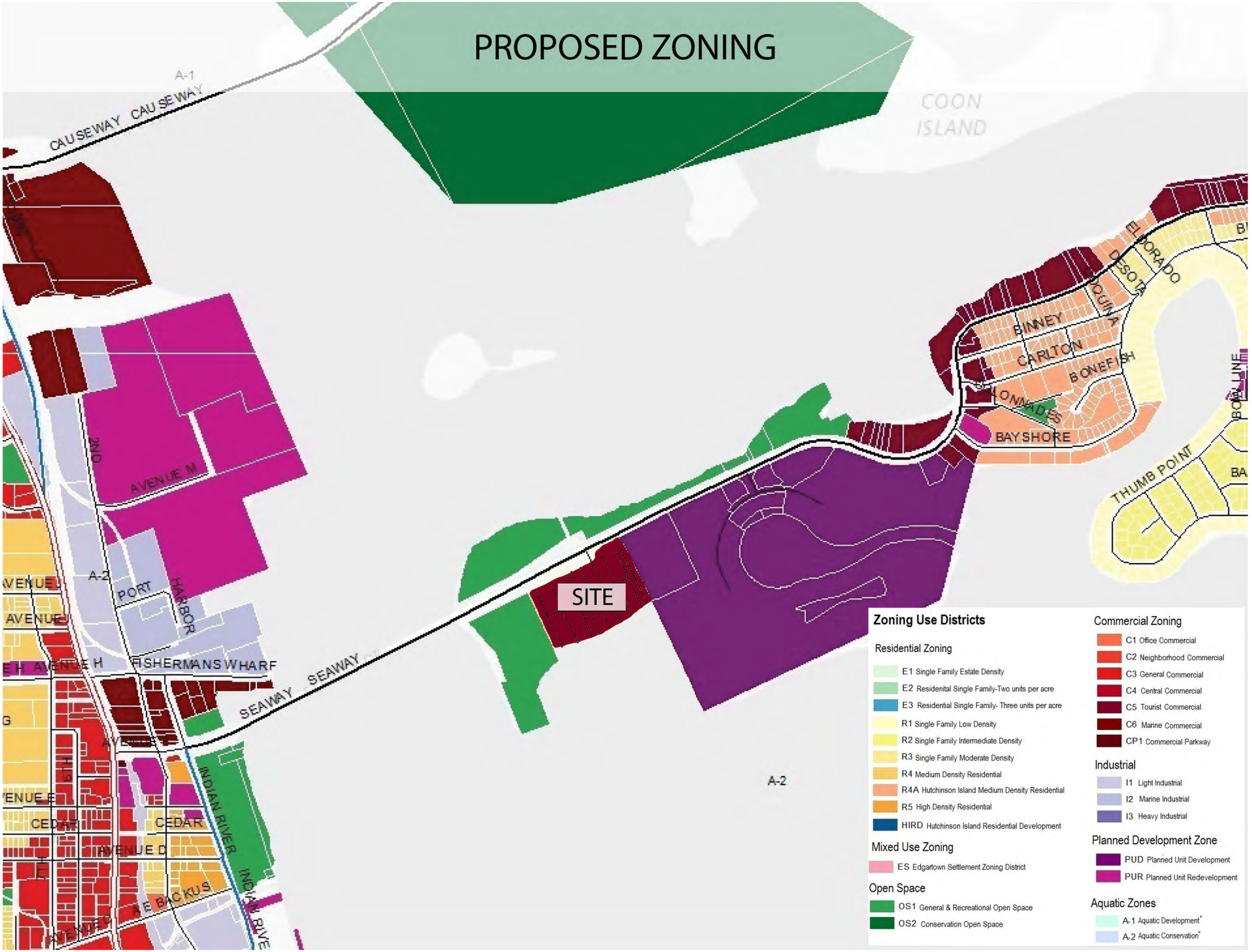
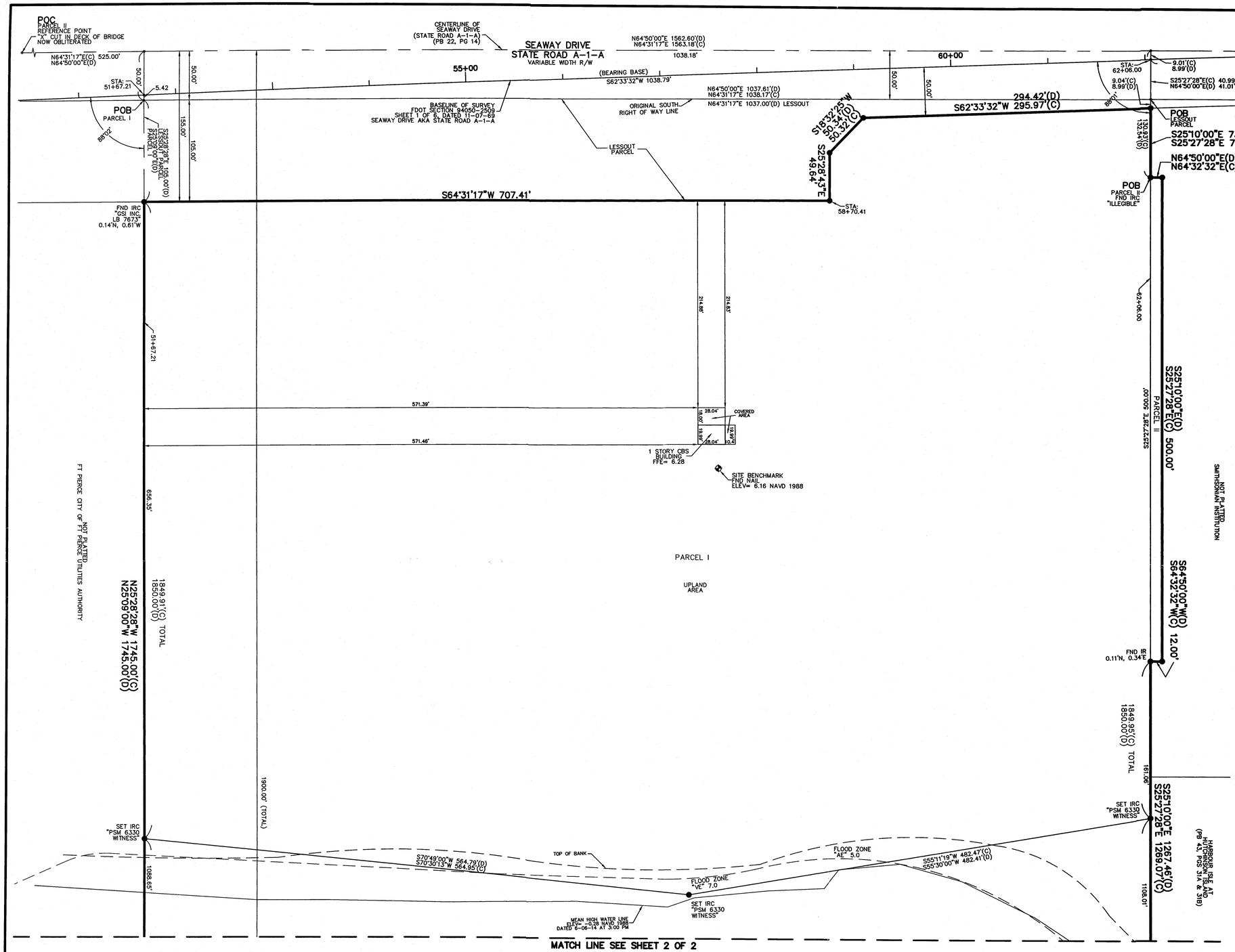
EXISTING ZONING



PROPOSED ZONING





MATCH LINE SEE SHEET 2 OF 2

LEGAL DESCRIPTION:

PARCEL I:

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE EAST 2240 FEET; THENCE NORTH 720 FEET; THENCE NORTH 70 DEGREES 58 1/2 MINUTES EAST, 1200 FEET; THENCE SOUTH 19 DEGREES 01 1/2 MINUTES EAST, 85 FEET; THENCE NORTH 70 DEGREES 16 MINUTES EAST, 2009.5 FEET TO A POINT OF REFERENCE ON THE EAST END OF EXISTING STATE HIGHWAY BRIDGE ACROSS THE INDIAN RIVER AT THE WEST SHORE OF CAUSEWAY ISLAND, SAID POINT BEING A CROSS ON THE DECK AT THE EAST END OF AFORESAID BRIDGE (NOW OBLITERATED).

FROM SAID POINT OF REFERENCE RUN NORTH 64 DEGREES 50 MINUTES EAST (REFERENCE BEARING), ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 525.0 FEET (SAID POINT BEING SOUTH 64°50' WEST A DISTANCE OF 3132.32 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF A 8°00', CURVE CONCAVE TO THE SOUTHEAST, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA); THENCE SOUTH 25 DEGREES 09 MINUTES EAST, 50 FEET TO THE SOUTH RIGHT- OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING CONTINUE SOUTH 25 DEGREES 09 MINUTES EAST, ALONG THE EASTERLY LINE OF LANDS OF FORT PIERCE PORT AUTHORITY 1850 FEET TO A POINT IN THE INDIAN RIVER; THENCE NORTH 64 DEGREES 50 MINUTES EAST, ON A LINE PARALLEL TO AND 1900 FEET SOUTH OF THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), RUN 1038.18 FEET TO A POINT; THENCE NORTH 25 DEGREES 10 MINUTES WEST, ALONG THE WESTERLY LINE OF LANDS OF FORT PIERCE PORT AND TERMINAL COMPANY, 1850 FEET TO THE SOUTH RIGHT-OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A); THENCE SOUTH 64 DEGREES 50 MINUTES WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 1037.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE IN THE CENTER OF STATE ROAD A-1-A, SAID SPIKE BEING 1,955 FEET MORE OR LESS EASTERLY OF THE WESTERLY BANK OF CAUSEWAY ISLAND; THENCE RUN ALONG THE BASELINE OF SURVEY OF SECTION 94050-2509 STATE ROAD A-1-A, SOUTH 62°32'32" WEST* A DISTANCE OF 262.59 FEET; THENCE SOUTH 25°27'28" EAST A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25°27'28" EAST A DISTANCE OF 8.99 FEET; THENCE SOUTH 62°33'32" WEST A DISTANCE OF 294.42 FEET; THENCE SOUTH 18°32'25" WEST A DISTANCE OF 50.34 FEET; THENCE SOUTH 25°28'43" EAST A DISTANCE OF 49.64 FEET; THENCE SOUTH 64°31'17" WEST A DISTANCE OF 707.41 FEET; THENCE NORTH 25°28'28" WEST A DISTANCE OF 104.91 FEET TO THE EXISTING RIGHT- OF- WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 64°31'17" EAST A DISTANCE OF 1037 (FEET) TO THE POINT OF BEGINNING. ALL ACCORDING TO RIGHT-OF-WAY MAP OF SECTION 94050-2509, STATE ROAD A-1-A.

* BEARING BELIEVED TO BE A SCRIVENER'S ERROR, AS THE REFERENCED RIGHT-OF-WAY MAP SHOWS SOUTH 62°33'32" WEST.

TOGETHER WITH:

PARCEL II:

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REFERENCE POINT IN THE EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN THE DECK OF AFORESAID BRIDGE (NOW OBLITERATED); THENCE RUN NORTH 64°50'00" EAST, ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), A DISTANCE OF 1562.60 FEET; THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A) IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS REFERENCED HEREIN ARE RELATIVE THERETO; SAID POINT BEING SOUTH 64°50'00" WEST, A DISTANCE OF 2094.72 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF AN 8°00' CURVE CONCAVE TO THE SOUTHEAST AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A, AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 132.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 64°50'00" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 500 FEET; THENCE 64°50'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 25°10'00" WEST, A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,846,356 SQUARE FEET OR 42.3865 ACRES, MORE OF LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED FOUND MONUMENTATION, FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69, A SURVEY PREPARED BY GCY INCORPORATED FILE NUMBER 95-1057-01-01, DATED 6-06-95, A SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. JOB NUMBER 7957, DATED 11-11-04.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: S62°33'32"W ALONG BASELINE OF SURVEY OF FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION= 5.0 & "VE" BASE FLOOD ELEVATION= 7.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J & 12111C0183 J, EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE MARKING OF BOUNDARY LIMITS FOR FUTURE DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SMYTH BUILDERS, INC.
14. © COPYRIGHT 2014 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 6-12-14

DATE OF SURVEY: 6-12-14

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
DB	= DEED BOOK
FND	= FOUND
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MHWL	= MEAN HIGH WATER LINE
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT-OF-WAY
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP

SYMBOLS:

● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

1 .5 0 1 2

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

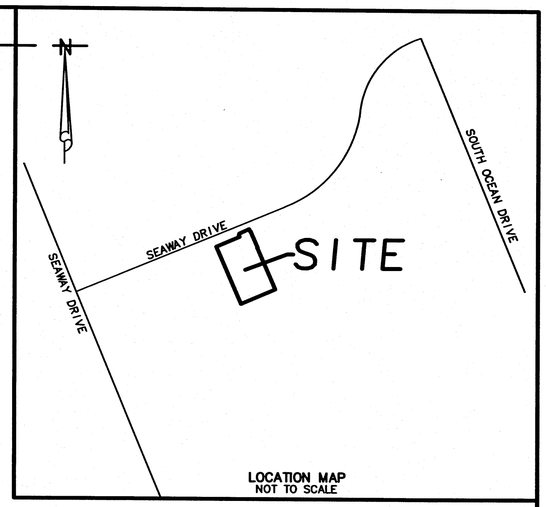
DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\\DWG2014\DWG\14-1784.DWG		
REF	K:\		
FLD	CJM / AJP	FB. PG.	JOB 14-1784
OFF	CJM		DATE 6-12-14
CKD	AJP	SHEET 1 OF 2	DWG D-590

MATCH LINE SEE SHEET 1 OF 2



LOCATION MAP
NOT TO SCALE

INDIAN RIVER

N25°28'28"W 1745.00'(C)
N25°09'00"W 1745.00'(D)

1088.65'

1900.00' (TOTAL)

SUBMERGED LANDS AREA

FLOOD ZONE AE= 8.0
FLOOD ZONE AE= 7.0

TOP OF BANK

S25°10'00"E 1267.46'(D)
S25°27'28"E 1269.07'(C)

1108.01'

HARBOUR ISLE AT HUTCHINSON ISLAND (PB 43, PGS 31A & 31B)

MEAN HIGH WATER LINE
ELEV= -0.09 NAVD 1988
DATED 8-06-14 AT 3:00 PM

SET IRC
"PSM 6330
WITNESS"

180.00'

FLOOD ZONE AE= 8.0
FLOOD ZONE AE= 7.0

CNS

S64°31'17"W 1037.63'(C)
S64°50'00"W 1038.16'(D)

CNS

INDIAN RIVER

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

2 1 0 .5 1

ABBREVIATIONS:

(c)	= CALCULATED
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TWP	= TOWNSHIP

SYMBOLS:

● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\\DWG2014\DWG\14-1784.DWG				
REF	K:\				
FLD	CJM / AJP	FB.	PG.	JOB	14-1784
OFF	CJM			DATE	6-12-14
CKD	AJP	SHEET	2 OF 2	DWG	D-590

K:\BUILDERS\DWG2014\DWG\14-1784.dwg, 2/24/2015 1:21:18 PM

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT — SAINT LUCIE COUNTY
File Number: 2171786 OR BOOK 1674 PAGE 1067
Recorded:03/14/03 15:17

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

This instrument prepared without examination
of title at the request of the parties
by (and return to):
Richard S. Webb, IV, Esq.
Lutz, Webb & Bobo, P.A.
2 North Tamiami Trail, #500
Sarasota, Florida 34236
877-951-1800

Rel.

COPY

DEED TO TRUSTEE

THIS INDENTURE, made this 31st day of January, 2003, by and between ASHTON DePEYSTER (hereinafter referred to as "Grantor") and G. FLASH G.P., INC., a Florida corporation, Trustee, under unrecorded Land Trust Agreement dated December 13, 2002 (hereinafter referred to as "Trustee"), whose post office address is c/o DePeyster, 306 Worth Avenue, Palm Beach, Florida 33480.

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations to it in hand paid by Trustee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, forever that certain real property situated in St. Lucie County, Florida, and more particularly described as follows, to wit:

Exhibit "A" attached hereto and made a part hereof

This conveyance is subject to taxes for 2003 and subsequent years, existing mortgages and all valid and existing easements, restrictions and reservations of record, none of which shall be reimposed hereby.

This conveyance is made for no consideration and is exempt from documentary stamp tax pursuant to the provisions of Rule 12B.4.013(32)(a), Florida Administrative Code, as the Grantor is the sole beneficiary under the Land Trust Agreement referenced above.

COPY

TOGETHER WITH, all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining (all of the foregoing being hereinafter alternatively referred to as the "real estate" or the "property").

TO HAVE AND TO HOLD the above described real estate with the following powers and for the following uses and purposes:

1. The Trustee is vested with full rights of ownership over the above described real estate and any part of it and the Trustee is specifically granted and given the full power and authority (without limiting the foregoing):

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(a) To protect and conserve said real estate or any part of it and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell and convey said real estate, or any part of it for cash or on credit, at public or private sale, to exchange said real estate or any part of it, for other property and grant options to sell said real estate or any part of it, and to determine the price and terms of such sales, exchanges and options;

(c) To execute leases and subleases of said real estate or any part of it for terms as long as 200 years, to subdivide or improve said real estate or any part of it and tear down or alter improvements thereon, to grant easements, licences, charges and other use rights, give consents and make contracts relating to said real estate or any part of it or its use, to release or dedicate any interest in said real estate and to submit said real estate or any part of it to condominium ownership;

(d) To borrow money and to mortgage, pledge or otherwise encumber any part or all of said real estate to secure payment thereof;

COPY

(e) To otherwise manage, control, develop, operate and dispose of said real estate or any part thereof, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, or any part thereof, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes;

(f) To convey to a successor or successors in trust and to grant to such successor or successors all of the title, estate, powers, privileges and authorities vested in the Trustee.

2. The Trustee shall hold said real estate and make distributions of said real estate or the proceeds derived therefrom in accordance with the terms, conditions and provisions of that certain aforementioned unrecorded Land Trust Agreement, collateral hereto, dated December 13, 2002.

COPY

3. In no case shall any party dealing with the Trustee in relation to said real estate, or any part of it, or to whom the real estate, any part of it, or any interests therein shall be conveyed, transferred, assigned, contracted to be sold, leased, mortgaged, or otherwise encumbered by said Trustee, be obligated to see to the application or disposition of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, [or be obliged to inquire into the identification or status of any beneficiary under this Deed, or their heirs or assigns, or any collateral instrument,] [or be obliged to inquire into or ascertain the authority of the Trustee to act within and exercise the powers granted by this Deed,] or said Trust, [or be obliged to inquire into the adequacy or disposition of any consideration, if any, paid to the Trustee,] [or be obliged to inquire into any of the provisions of said unrecorded Trust Agreement, collateral hereto, and any amendments thereto,] and every deed, trust deed, mortgage, lease, easement, license, condominium declaration, or any other instrument executed by said Trustee in relation of said real estate, shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument (a) That at the time of its execution and delivery the trust created by this indenture and by the Trust Agreement was in full force and effect; (b) That such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument was executed in accordance with the trust conditions and limitation contained in this Deed and in the Trust Agreement and is binding upon any and all beneficiaries under such instrument; (c) The said Trustee was duly authorized and empowered to execute and deliver every such conveyance, lease, mortgage, easement, license, condominium declaration, or other instrument; and (d) That if a 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 right, title, estates, powers, authorities, duties and privileges of the predecessor in trust and the trust.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any amendment thereto, collateral hereto, shall be personal property only.

5. The Grantor recites that this conveyance is made pursuant to and in conformance with the provisions of Section 689.071 of the Florida Statutes.

6. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon him binding.

7. Any Trustee named hereunder shall serve without bond.

8. The Trustee hereunder may resign. In the event of the dissolution, resignation or insolvency of the Trustee, the beneficiaries of the Trust may designate a successor trustee by a majority vote of the beneficiaries of the Trust at the time of such resignation, dissolution or insolvency. Upon the resignation, dissolution or insolvency of the Trustee, the recording of an affidavit in the Public Records of St. Lucie County, Florida, by the successor or substitute

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Trustee joined by a majority of the beneficiaries of the Trust reciting that the predecessor Trustee has either resigned, has been dissolved or is insolvent and that the successor trustee has been appointed by a majority vote of the Trust beneficiaries, shall be conclusive evidence in favor of every person dealing with such successor or substitute Trustee in relation to said real estate of such fact, and that such successor or substitute Trustee is fully vested with all the right, title, estates, powers, authorities, duties and privilege of the predecessor Trustee and of the trust.

9. Grantor, does hereby convey all right, title and interest of Grantor.

10. Grantor does hereby warrant the title to said real property and will defend the title against lawful claims of all persons whomsoever; and further warrants that the said real property is free of all encumbrances except taxes for 2003 and subsequent years, existing mortgages, and all valid and existing easements and restrictions and reservations of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the date first above written.

In the presence of:

print name: JENNIFER DELBY

Ashton DePeyster

print name: LISA TOBIN

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 31 day of January, 2003, by Ashton DePeyster,

___ who is personally known to me,
___ who has produced _____ as identification

and who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

NOTARY PUBLIC

Print _____

State of Florida at Large (Seal)
My Commission Expires:

Kari Richardson
MY COMMISSION # CC904533 EXPIRES
May 6, 2004
BONDED THRU TROY FAIN INSURANCE, INC

I:\RSW\DePeyster\deed to trustee.5.wpd

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

(Being a parcel of land lying in Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida, and being desribed as:)

Commencing at the Southwest corner of Section 3, Township 35 South, Range 40 East, thence East 2240 feet; thence North 720 feet; thence North 70 degrees 58 1/2 minutes East, 1200 feet; thence South 19 degrees 01 1/2 minutes East, 85 feet; thence North 70 degrees 16 minutes East, 2009.5 feet to a Point of Reference on the East end of existing State highway bridge across the Indian River at the West shore of Causeway Island, said point being a cross on the deck at the East end of aforesaid bridge (now obliterated).

From said Point of Reference run North 64 degrees 50 minutes East (reference bearing), along the centerline of Seaway Drive (State Road A-1-A), 525.0 feet (said point being South 64 50' West a distance of 3132.32 feet from an iron pipe found at the point of intersection of a 8 00', curve concave to the southeast, as shown on the right-of-way Map for State Road A-1-A as recorded in plat book 22, page 14, of the public records of St. Lucie County, Florida); thence South 25 degrees 09 minutes East, 50 feet to the south right-of-way line of Seaway Drive (State Road A-1-A), and the POINT OF BEGINNING;

From said POINT OF BEGINNING continue South 25 degrees 09 minutes East, along the Easterly line of lands of Fort Pierce Port Authority 1850 feet to a point in the Indian River; thence North 64 degrees 50 minutes East, on a line parallel to and 1900 feet South of the centerline of Seaway Drive (State Road A-1-A), run 1038.16 feet to a point; thence North 25 degrees 10 minutes West, along the Westerly line of lands of Fort Pierce Port and Terminal Company, 1850 feet to the South right-of-way line of Seaway Drive (State Road A-1-A); thence South 64 degrees 50 minutes West, along the South right-of-way line of Seaway Drive (State Road A-1-A), 1037.61 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

A parcel of land in Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Commence at a railroad spike in the center of State Road A-1-A, said spike being 1,955 feet more or less easterly of the westerly bank of Causeway Island; thence run along the baseline of survey of Section 94050-2509 State Road A-1-A, South 62 32'32" West* a distance of 262.59 feet; thence South 25 27'28" East a distance of 41.01 feet to the POINT OF BEGINNING; thence continue South 25 27'28" East a distance of 8.99 feet; thence South 62 33'32" West a distance of 294.42 feet; thence South 18 32'25" West a distance of 50.34 feet; thence South 25 28'43" East a distance of 49.64 feet; thence South 64 31'17" West a distance of 707.41 feet; thence North 25 28'28" West a distance of 104.91 feet to the existing right-of-way line of State Road A-1-A; thence North 64 31'17" East a distance of 1037 (feet) to the POINT OF BEGINNING. All according to right-of-way map of Section 94050-2509, State Road A-1-A.

Containing 42.25 acres more or less.

A&P

* Bearing believed to be a scrivener's error, as the referenced right-of-way map shows South 62 33'32" West.

[Legal description continued on next page]

COPY

OR BOOK 1674 PAGE 1071

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EXHIBIT "A" - Continued
Legal Description

PARCEL II:

A parcel of land located in section 2, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows:

Commencing at a reference point in the east end of south bridge, said point being a cross in the deck of aforesaid bridge (now obliterated); thence run north 64°50'00" east, along the centerline of seaway drive (State Road A-1-A), a distance of 1562.60 feet; the centerline of seaway drive (State Road A-1-A) is assumed to bear north 64°50'00" east and all other bearings referenced herein are relative thereto; said point being south 64°50'00" west, a distance of 2094.72 feet from an iron pipe found at the point of intersection of an 8°00' curve concave to the southeast as shown on the right-of-way map for State Road A-1-A, as recorded in plat book 22, page 14, of the public records of St. Lucie County, Florida; thence south 25°10'00" east, departing said centerline, a distance of 132.54 feet to the point of beginning of the herein described parcel of land; thence north 64°50'00" east, a distance of 12.00 feet; thence south 25°10'00" east, a distance of 500.00 feet; thence south 64°50'00" west, a distance of 12.00 feet; thence north 25°10'00" west, a distance of 500.00 feet to the point of beginning.

Said parcel containing 0.14 acres, more or less.

COPY

		Maximum residential		100%		Minimum residential		80%					
		Maximum non-residential		20%		Minimum non-residential		0%					
	Site Area	FAR	Maximum Density	Percent Residential	Percent Commercial	Maximum Building Area	Maximum Dwelling Units	Residential Area	Average Area Dwelling Unit	Dwelling Units	Commercial Area		
ac													
17.43	759,251	1	8	80.00%	20.00%	759,251	139	607400.64	1500	139	151,850		

Potable Water	
Demand (gpd)	55,121
Wastewater	
Demand (gpd)	51,325
Parks and Recreation	
Regional	2.23
Urban District	8.92
Community	17.84
Neighborhood	32.79

Public Schools (Residential Classification Only)

	Students	K-8	High
Single Family	56.30	39.41	16.89
Multifamily	28.77	20.14	8.63

Solid Waste

20

		Maximum residential		100%		Minimum residential		40%					
		Maximum non-residential		60%		Minimum non-residential		0%					
	Site Area		FAR	Maximum Density	Percent Residential	Percent Commercial	Maximum Building Area	Maximum Dwelling Units	Residential Area	Average Area Dwelling Unit	Dwelling Units	Commercial Area	
ac													
	17.43	759,251	1.5	15	51.40%	48.60%	1,138,876	261	390254.9112	1500	260	368,996	

Potable Water Demand (gpd)	113,724
Wastewater Demand (gpd)	104,500

Parks and Recreation	
Regional	2.25
Urban District	8.98
Community	17.96
Neighborhood	33.02

Public Schools (Residential Classification Only)

	Students	K-8	High
Single Family	105.30	73.71	31.59
Multifamily	53.82	37.67	16.15

Solid Waste
36

A Traffic Impact Analysis of:

Causeway Cove

Located in:

City of Ft. Pierce
St. Lucie County, Florida

Prepared for:

Ashton de Peyster
306 Worth Ave, Suite 4
Palm Beach, FL 33480

Prepared by:

GIANGRANDE
Engineering & Planning
73 SW Flagler Avenue
Stuart FL, 34994
703 999 8972

Prepared:
June 2015

Prepared by:

Leo D. Giangrande, PE
PE Reg #68387
Date: 6-21-15

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APPENDICES

St. Lucie County Traffic Counts

INTRODUCTION

Giangrande Engineering and Planning has been requested to provide traffic impact analysis in support of a rezoning application for the proposed land use of Mixed Use Development (MXD) on an existing site located at 601 Seaway Drive. The rezoning is for approximately 17.43 acres of R-3 (Single-Family Moderate Density) designation which is being proposed to be rezoned to Tourist Commercial (C-5) zoning to match the proposed future development of the Fort Pierce Western Peninsula as described in the Charrette for development of the Western Peninsula and relocation of the wastewater treatment plant..

The analysis performed in this report provides the potential impacts to the County's transportation system brought about by the proposed land use change. The analysis includes existing, background, committed trips, and the projected traffic volumes and the level of service for all affected roadways. Projected traffic volumes are based on the highest density/intensity allowed under the requested future land use designation.

The project development proposes the maximum residential building space of 455,550 sf (square feet) and the maximum commercial building space of 683,326 sf allowed per the Land Development Code, which is 40% residential building coverage. **Figure 1** below shows the location of the parcel in relation to the surrounding roadways.

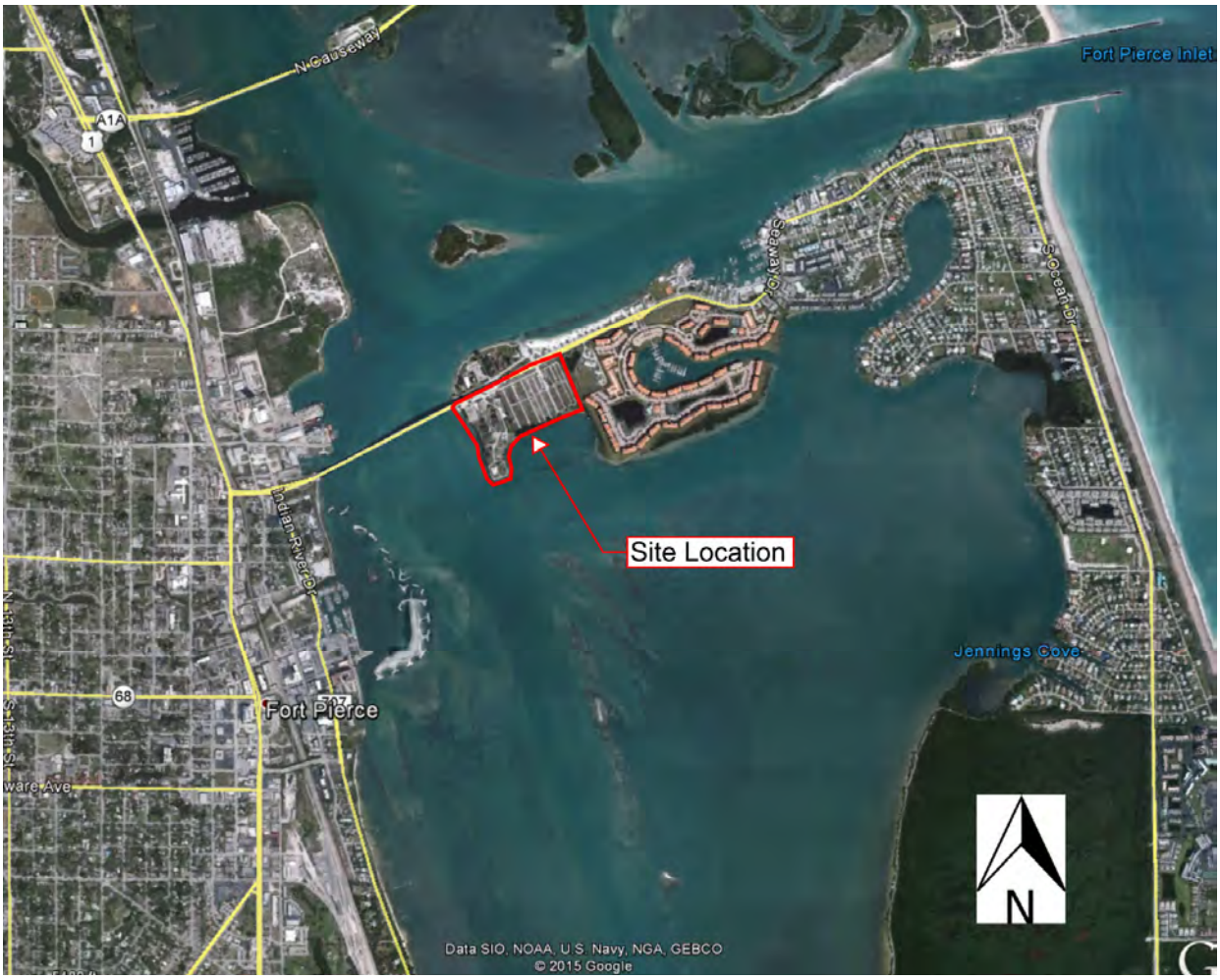

Figure 1 – Site Location

TRIP GENERATION

Trip generation has been based on the maximum allowable building space per the C-5 zoning. This proposed zoning change includes 105 units for the use of single family attached (SFA) luxury townhomes, a 421,966 sf building for the use of a shopping center, and a 174,240 sf building for the use of a hotel. For the analysis, a comparison was performed showing the calculated trips based on the existing zoning compared to the proposed land use change. **Tables 1 & 2** below depict an analysis of the calculated trips for the existing and proposed zoning, respectively. **Table 3** is provided below to illustrate a comparison of the existing land use verses the proposed commercial use. The site is currently zoned for residential development at 8 dwelling units per acre. Therefore a maximum of 8 residential units could be constructed under the current zoning and land use. The peak hour traffic generation for the site was available from the Institute of Transportation Engineers (ITE) ***Trip Generation Manual***, 9th Edition.

Table 1 – Existing Zoning Trip Generation

Causeway Cove Rezone									
Existing Zoning									
9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
233	Luxury Townhome SFA	140 units	17	57	73	53	31	84	1,218
		Total	**17**	**57**	**73**	**53**	**31**	**84**	**1,218**

Table 2 – Proposed Trip Generation

Causeway Cove Rezone									
Proposed Zoning									
9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
233	Luxury Townhome SFA	105 units	14	45	59	36	21	57	914
820	Shopping Center	421,966 SF	229	146	375	755	817	1,572	17,313
310	Hotel	300 rooms	97	62	160	94	83	177	2,312
		Total	**340**	**254**	**594**	**884**	**922**	**1,806**	**20,538**

Table 3 – Existing Verses Proposed Trip Generation

Causeway Cove Rezone									
Existing Verses Proposed Trip Comparison									
9th Edition ITE Generation Rates									
			AM			PM			ADT
	Type	Amount	In	Out	Total	In	Out	Total	Total
1	Existing Use Trips	N/A	17	57	73	53	31	84	1,218
2	Proposed Use Trips	N/A	340	254	594	884	922	1,806	20,538
	Total Increase in Trips		**323**	**197**	**520**	**831**	**891**	**1,722**	**19,320**

The equations utilized in the trip generation shown in **Tables 1 thru 3** are summarized as follows where T is equal to vehicle trips and X is the independent variable:

- **Single-Family Attached Housing – ITE Code 233 (X = # of dwelling units)**
  - AM Peak Hour: $\ln T = 0.76 \ln X + 54$
    - Entrance Split: 0.23
    - Exit Split: 0.77
  - PM Peak Hour: $T = 0.78X - 25.38$
    - Entrance Split: 0.63
    - Exit Split: 0.37

- **Shopping Center – ITE Code 820 (X = 1,000 sq. ft. gross floor area)**
  - AM Peak Hour: $\ln T = 0.61 \ln X + 2.24$
    - Entrance Split: 0.61
    - Exit Split: 0.39
  - PM Peak Hour: $\ln T = 0.67 \ln X + 3.31$
    - Entrance Split: 0.48
    - Exit Split: 0.52

- **Hotel – ITE Code 310 (X = # of rooms)**
  - AM Peak Hour: $\ln T = 1.24 \ln X - 2$
    - Entrance Split: 0.61
    - Exit Split: 0.39
  - PM Peak Hour: $T = 0.59X$
    - Entrance Split: 0.53
    - Exit Split: 0.47

TRIP DISTRIBUTION

A trip distribution was performed to show the traffic impact based on the total trips generated from the proposed project. The trip distribution has 100% of the project trips utilizing the project access from the west (mainland side) and 0% from the east (island side).

The project trips generated as shown in **Table 3** are distributed to the surrounding roadway system based on anticipated vehicular routes used to access and exit the site. Distribution is based on the potential population growth, demographics of the potential clients in the vicinity of the site and other similar uses of the surrounding area. **Figure 2** is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the project vicinity. Project trip distribution can also be viewed in **Table 4.**

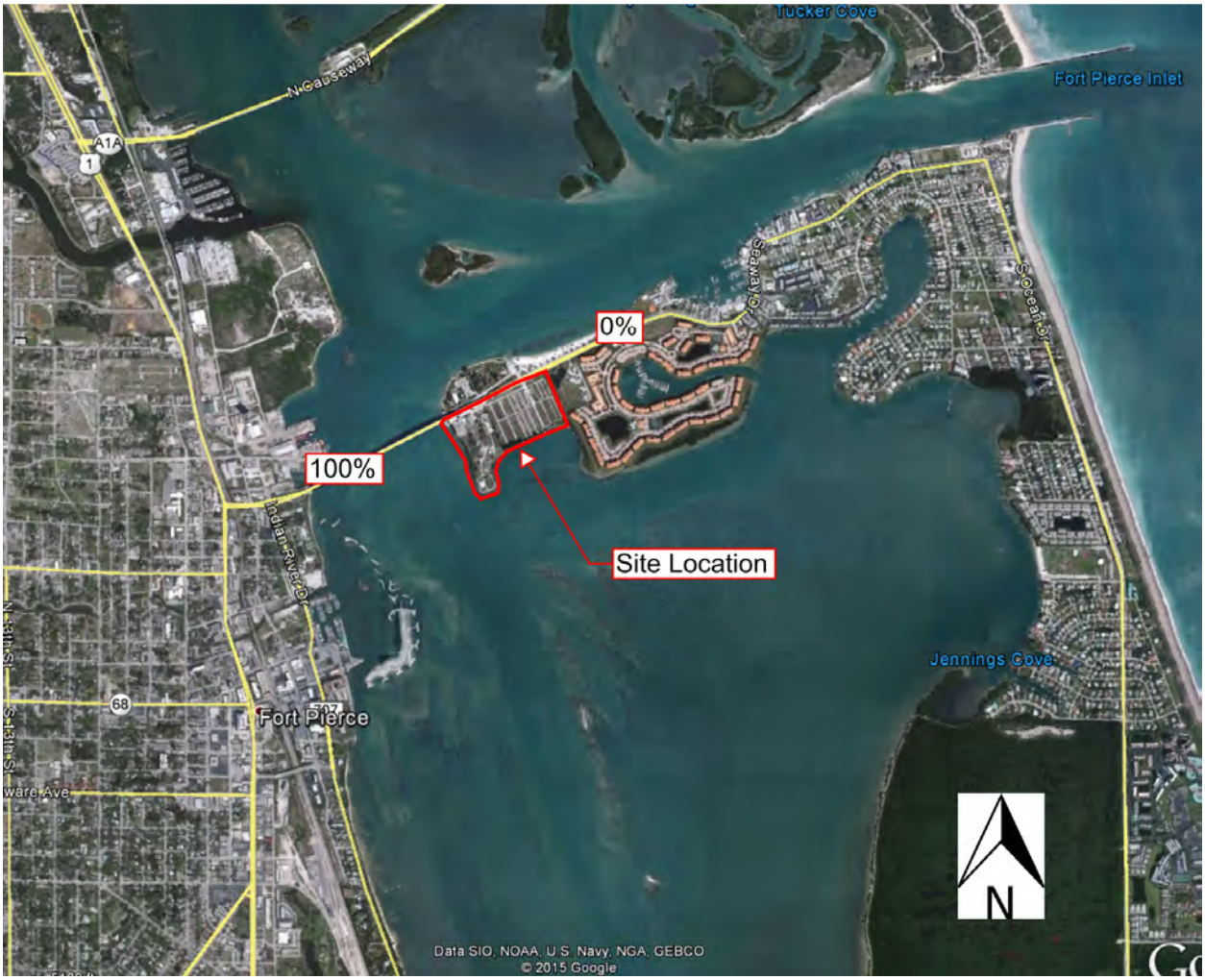

Figure 2 – Trip Distribution

BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2018, have been calculated using the annual growth percentages shown in **Table 4.** Due to the population and economic trends of the Treasure Coast area, many of the roadway links have experienced a negative growth rate recently. Based on this information it has been estimated that an average of a 1.5% growth rate is a conservative approach for the surrounding roadway links.

Table 5 tabulates the expected traffic volumes for the roadway links in the vicinity of the project for the design year compared to the LOS service volume. Based on the build-out traffic for the proposed project, all the links that are expected to be utilized are below the LOS service volume established for that segment.

Table 4 – Build-Out Calculation

Road Name	From	To	Ex. LOS	2014 AADT	AM Peak HR Ex. Volume	Pm Peak HR Ex. Volume	Annual Growth	Project Assign.	AM Project Trips	PM Project Trips	2018 Peak Am Growth	2018 Peak PM Growth	2018 Peak AM Build-out	2018 Peak PM Build-Out
SR A1A South	Binney Dr	S Causeway Park	D	11,338	564	590	1.50%	0%	0	0	599	626	599	626
SR A1A South	S Causeway Park	Indian River Dr	C	9,799	539	487	1.50%	100%	340	922	572	517	912	1,438
SR A1A South	Indian River Dr	US 1	C	9,799	539	487	1.50%	100%	340	922	572	517	912	1,438

Table 5 – LOS Build-Out Link Data

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2016 AM Buildout	2016 PM Buildout	LOS Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-ln	0	0	599	626	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-ln	340	922	912	1,438	1,550	YES
SR A1A South	Indian River Dr	US 1	4-ln	340	922	912	1,438	1,710	YES

LONG RANGE 2035 BUILD-OUT CONDITIONS

A long range traffic analysis was performed to verify that the surrounding roadway network will have the available capacity. The most conservative future analysis was performed utilizing the trip generation rates in **Table 4**. **Table 6** provided below shows that the capacity is available, in the year 2035.

Table 6 – 2035 Analysis

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2035 AM Buildout	2035 PM Buildout	Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-ln	0	0	626	655	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-ln	204	553	802	1,094	1550	YES
SR A1A South	Indian River Dr	US 1	4-ln	340	922	938	1,462	1710	YES

PROJECT ACCESS

The site is located on the south side of State Road A1A, southwest of the Ft. Pierce Inlet, and within the northwest area of Hutchinson Island. Access to the site will be via an existing asphalt drive that intersects the southside of State Road A1A, entering the north portion of the property.

CONCLUSION

Based on this traffic analysis, the proposed zoning change is not anticipated to have detrimental adverse impacts to the surrounding roadway network based on build-out and long range conditions. The projected volumes generated by the anticipated use indicates that the adjacent roadway links will operate at an acceptable Level of Service with no mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is anticipated to generate.

APPENDIX

Appendix – St. Lucie County Traffic Counts
Obtained from: http://www.stlucietpo.org/documents/StLucie_LOS_Report_Fall2014.pdf

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	824	1,030	57	B	0.150	66	B	0.174
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,592	500	116	B	0.725	111	B	0.694
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	12,000	710	726	E	0.955	651	D	0.917
SR A1A NORTH	US 1 to OLD DIXIE HWY	5,607	920	378	C	0.434	379	C	0.436
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	6,400	0	355	C	0.408	333	C	0.383
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	6,876	920	370	C	0.425	406	C	0.467
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	7,055	920	432	C	0.497	387	C	0.445
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,413	660	408	C	0.658	327	C	0.527
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	6,926	560	374	D	0.668	447	D	0.798
SR A1A SOUTH	OCEAN DR to BINNEY DR	11,338	560	564	E	0.940	590	E	0.983
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	11,338	790	564	D	0.714	590	D	0.747
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	9,799	1,550	539	C	0.781	487	C	0.706
SR A1A SOUTH	INDIAN RIVER DR to US 1	9,799	1,710	539	C	0.700	487	C	0.632
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	17,000	1,890	1,254	C	0.697	1,216	C	0.676
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	19,000	1,890	1,518	C	0.843	1,208	C	0.671
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	17,000	1,800	1,254	C	0.729	1,216	C	0.707
ST JAMES DR	TELFORD AVE to MIDWAY RD	21,000	1,890	1,163	C	0.646	1,414	C	0.786
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	4,300	680	318	C	0.964	243	C	0.736
ST LUCIE BLVD	KINGS HWY to KEEN RD	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	KEEN RD to 25TH ST	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	25TH ST to SENECA AVE	3,784	710	194	C	0.554	197	C	0.563
ST LUCIE BLVD	SENECA AVE to US 1	3,784	790	194	C	0.497	197	C	0.505
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	10,500	590	492	C	0.879	506	C	0.904
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	44,000	2,850	2,285	C	0.822	2,125	C	0.764
SUNRISE BLVD	MIDWAY RD to BELL AVE	3,709	510	283	D	0.555	237	C	0.948
SUNRISE BLVD	BELL AVE to EDWARDS RD	4,016	640	254	C	0.794	265	C	0.828

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

Environmental Services, Inc.

ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida

Property Tax ID Number:
2402-312-0001-000-5

Prepared by:

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, Florida 34953
(772)215-3997
Fax: (772)879-4520
Email: danna@dlsenvironmentalservices.com

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FIGURES

Figure 1 Location Map
Figure 2 USDA Soils Map
Figure 3 FLUCFCS Map

APPENDICES

Appendix A Site Photographs

ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 601 Seaway Drive was conducted by DLS Environmental Services, Inc. The project area associated with this parcel totals 17.43 acres which are located on the south side of Seaway Drive in Fort Pierce in Section 2, Township 35 South, Range 40 East (***Figure 1 – Location Map***). Field data was collected on May 21, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida,* March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as ***Figure 2***. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)
This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Palm Beach Fine Sand, 0 to 5 percent slopes (27)
This nearly level to gently sloping soil is excessively drained. It is on high dune-like ridges that are generally parallel to the coast. Slopes are smooth to convex. Included in this mapping layer are small areas of Canaveral soil. This soil does not have a water table within a depth of 80 inches annually and permeability is very rapid. Typical natural vegetative associations include cabbage palms, running oak, saw palmetto, and scrub oak.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

The property does not contain any gopher tortoise habitat. The soils throughout the property consisted of a hard-packed sand/rock/shell mix which does not support burrowing species.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on May 21, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site since the site did not contain any habitat for these species. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians	
Gopher frog (*Rana capito*)	not likely
Reptiles	
American alligator (*Alligator mississipiensis)*	not likely
Eastern indigo snake (*Drymarchon corais couperi*)	not likely
Gopher tortoise (*Gopherus polyphemus*)	not likely
Birds	
Roseate spoonbill (*Ajaia ajaia)*	not likely
Florida scrub jay (*Aphelocoma coerulescens*)	not likely
Limpkin (*Aramus guarauna)*	not likely
Piping plover (*Charadrius melodus*)	likely
Least tern (*Sterna antillarum*)	not likely

Little blue heron (*Egretta caerulea*)	likely
Snowy egret (*Egretta thula*)	likely
Snowy plover (*Charadrius nivosus*)	not likely
Tri-colored heron (*Egretta tricolor*)	likely
White ibis (*Eudocimus albus*)	not likely
Peregrine falcon (*Falco peregrines*)	not likely
Southeastern American kestrel (*Falco sparverius paulus*)	not likely
Florida sandhill crane (*Grus Canadensis protensis*)	not likely
Bald eagle (*Haliaeetus leucocephalus*)	not likely
Wood stork (*Mycteria Americana*)	not likely
Osprey *(Pandion haliaetus*)	likely
Roseate tern (*Sterna dougallii dougallii*)	not likely
Snail kite (*Rostrhamus sociabilis plumbeus*)	not likely
Florida burrowing owl (*Athene cunicularia floridana*)	not likely

Mammals

Florida panther (*Felis concolor coryt*)	not likely
Florida mouse (*Podomys floridana*)	not likely
Sherman's fox squirrel (*Sciurus niger shermani*)	not likely

Vascular plants

Sea lavender (*Argusia gnaphalodes*)	not likely
Curtiss' milkweed (*Asclepias curtissii*)	not likely
Four-petal pawpaw (*Asimina tetramera*)	not likely
Sand-dune spurge (*Chamaesyce cumulicola*)	not likely
Hand fern (*Cheiroglossa palmata*)	not likely
Large-flowered rosemary (*Conradina grandiflora*)	not likely
Florida tree fern (*Ctenitis sloanei*)	not likely
Dollar orchid (*Encyclia boothiana var. erthonioides*)	not likely
Night-scented orchid (*Epidendrum nocturnum*)	not likely
Tropical ironwood (*Eugenia confusa*)	not likely
Coastal vervain (*Glandularia maritime*)	not likely
Beach jacquermontia (*Jacquemontio reclinata*)	not likely
Atlantic Coast Florida lantana (*Lantana depressa var floridana*)	not likely
Nodding pinweed (*Lechea cernua*)	not likely
Pine pinweed (*Lechea divaricata*)	not likely
Carter's large-flowered flax (*Linum carteri var sinallii*)	not likely
Burrowing four o'clock (*Okenia hypogaea*)	not likely
Dancing-lady orchid (*Oncidium bahamense*)	not likely
Terrestrial peperomia (*Peperomia humilis*)	not likely
Blunt-leaved peperomia (*Peperomia obstusifolia*)	not likely
Scrub bay (*Persea humilis*)	not likely
Tiny polygala (*Polygala smallii*)	not likely
Wild coco (*Pteroglossaspis ecristata*)	not likely
Green ladies'-tresses (*Spiranthes polyantha*)	not likely
Banded wild-pine (*Tillandsia flexuosa*)	not likely
Scentless vanilla (*Vanilla mexicana*)	not likely

Rain lily (*Zephyranthes simpsonii*)	not likely
Johnson's seagrass (*Halophila johnsonii*)	likely

Non-Vascular Plants

Perforate reindeer lichen (*Cladonia perforata*)	not likely

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds – none observed

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.2.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS),* January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.2.3 Conclusion

The FLUCFCS map is depicted as ***Figure 3*** and contained the following community designations:

- ***193 – Urban land in transition***
  The property is vacant with asphalt roads and hard-packed soils throughout. It was previously a mobile home park but all mobile homes have been removed however, there is still one building near the center of the property.

- ***540 – Bays and estuaries***
  This property contains privately owned submerged bottoms which are vegetated with various seagrass species. *Halodue wrightii* and *Syringodium filiforme* were noted in the nearshore area and were visible from the shoreline.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, an intermittent strip of area along the shoreline varying in width from 10-feet to 15-feet landward of mean high water did contain wetland vegetation (red mangroves, white mangroves, black mangroves, buttonwood, sea oxeye, and salt grass) however it did not appear to have soils due to the fact that there were extensive areas of concrete rubble along the majority of the shoreline. This area of wetland vegetation was wider on the eastern end of the property but in that location, the soils consisted of the hard-packed sand/gravel/shell mix found throughout the rest of the property which would not be considered a hydric soil.

The state and federal agencies may be inclined to claim this area as wetlands based solely upon the presence of mangroves however based upon a preliminary review, the presence of mangroves and other wetland vegetation would not be sufficient justification for the agencies to claim this area as wetlands. In order to claim an area as wetlands, the state permitting agency (Florida Department of Environmental Protection) needs at least two of the three indicators (vegetation, soils, hydrologic indicators) to be present.

4.0 PREVIOUS IMPACTS

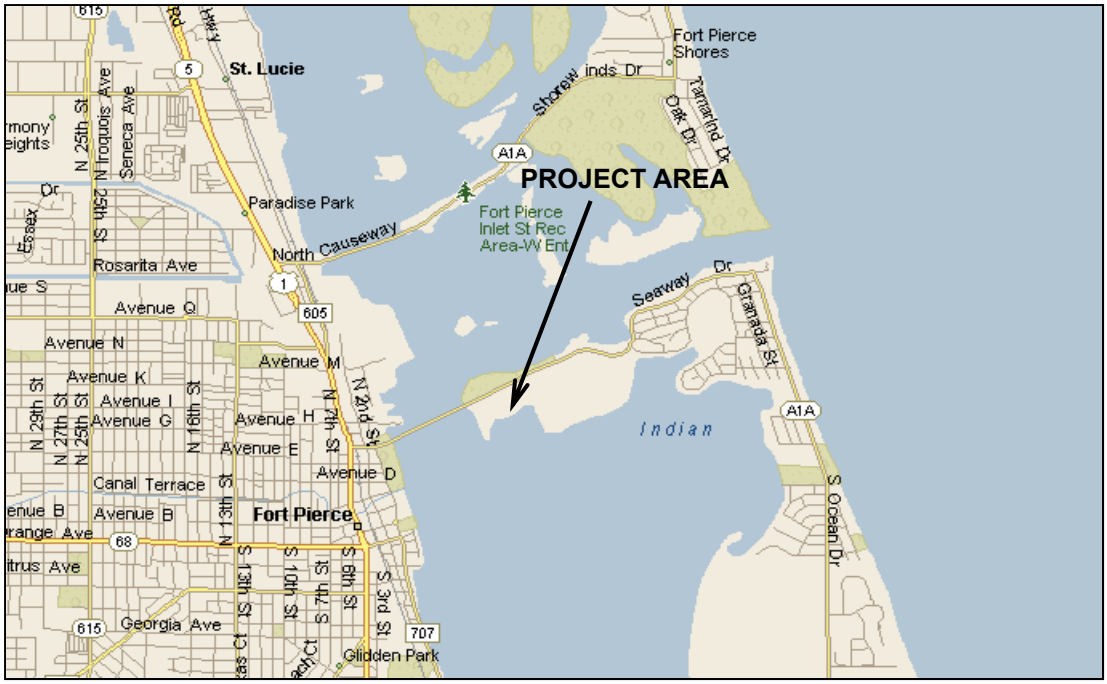
Based upon a review of aerials from 1994 to present, this location was previously a mobile home park. During the hurricanes of 2004, many of the mobile homes were damaged and it appears that all of them were eventually removed by 2009. The property still contains the asphalt roads, a single building, and concrete rubble along the shoreline which were part of the mobile home park.

5.0 OTHER INFORMATION

On September 6, 2012, a permit was issued by the Florida Department of Environmental Protection for a 198-slip docking facility with a wave attenuator and a boat ramp. It is assumed that there is also a U.S. Army Corps permit for this activity. According to the information in this permit, there are spotty areas of seagrass in this location and most of the seagrass is located in the nearshore area. The facility was designed to avoid impacts to the seagrass beds that were identified during the permitting process.

6.0 SUMMARY

Based upon the current conditions of the upland property and the documentation on file for the proposed marina, the proposed zoning change from R-3 (Single-Family Moderate Density) to C-5 (Tourist Commercial Zone) would not result in additional environmental impacts. The upland property contains no native habitat. Areas which contained wetland vegetation would not be considered native habitat due to the concrete rubble and hard-packed soils. There was also an extensive amount of exotic and nuisance vegetation (Australian pines, coin vine, half-flower, scavolea) in that same location. In order to verify if this narrow disturbed strip along the shoreline would meet the criteria of wetlands, the owner could request an informal determination from Florida Department of Environmental Protection. In addition, the marina facility has been designed (and permitted) to avoid impacts to seagrass beds.



N

ST. LUCIE COUNTY

SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Location Map

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:			
N.T.S.		MAY 2015	FIGURE 1

Source: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Viewed on May 27, 2015

SOILS:
ARENTS, 0 TO 5 PERCENT SLOPES (4)
PALM BEACH FINE SAND (27)

DLS Environmental Services, Inc.
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Port Saint Lucie, FL 34953

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Soils Map

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:			
N.T.S.		MAY 2015	FIGURE 2

FLUCFCS CODES:

URBAN LAND IN TRANSITION (193)
BAYS AND ESTUARIES (540)

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FLUCFCS Map

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:			
N.T.S.		MAY 2015	FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS

Photo looking at upland area of property.

Photo looking west along south side of property showing area of exotic vegetation adjacent to shoreline.

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Photos of Site

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:		MAY 2015	

Photo looking west along shoreline showing concrete rubble, coin vine, Australian pine and some mangroves.

Photo looking east along shoreline showing salt grass, exotics and white mangroves.

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www.dlsenvironmentalservices.com

Photos of Site

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:		MAY 2015	

Photo looking at concrete rubble in shoreline area.

Photo looking south into east area of wetland vegetation (salt grass, sea oxeye, dollar weed, etc.). Solis are hard packed sand/shell/gravel and are not considered hydric soils.

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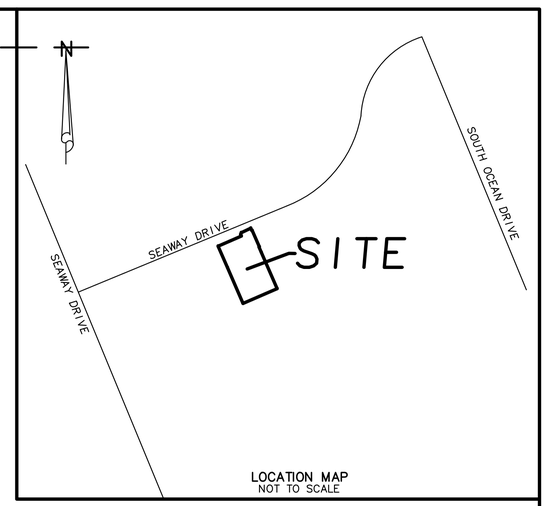
Photos of Site

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:		MAY 2015	

MATCH LINE SEE SHEET 1 OF 2



LOCATION MAP
NOT TO SCALE

N25°28'28"W 1745.00'(C)
N23°09'00"W 1745.00'(D)

1088.65'

1900.00' (TOTAL)

INDIAN RIVER

SUBMERGED LANDS AREA

FLOOD ZONE AE EL 9.0
FLOOD ZONE VE EL 12.0

TOP OF BANK

S25°10'00"E 1267.46'(D)
S25°27'28"E 1269.07'(C)

1108.01'

HERRON ISLE AT HUTCHINSON ISLAND
(PB 43, PGS 31A & 31B)

MEAN HIGH WATER LINE
ELEV= -0.28 NAD 1988
DATED 6-06-14 AT 3:00 PM

SET IRC
"PSM 6330
WITNESS"

180.00'

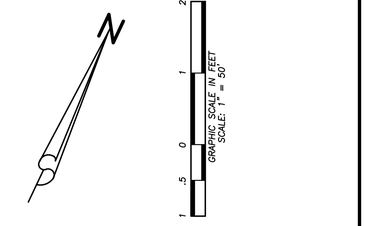
FLOOD ZONE AE EL 9.0
FLOOD ZONE VE EL 12.0

CNS

S64°31'17"W 1037.63'(C)
S64°50'00"W 1038.16'(D)

CNS

INDIAN RIVER



ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
DB	= DEED BOOK
FND	= FOUND
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MHWL	= MEAN HIGH WATER LINE
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT-OF-WAY
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP

SYMBOLS:

● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\\DWG2014\DWG\14-1784.DWG		
REF	K:\		
FLD	CJM / AJP	FB. PG.	JOB 14-1784
OFF	CJM		DATE 6-12-14
CKD	AJP	SHEET 2 OF 2	DWG D-590

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Towards A Destination

A Community's Vision for the Relocation of the Fort Pierce Waste Water Treatment Plant

July, 2012

City of Fort Pierce

Marcela Camblor & Associates, Inc.

CONTENTS

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1 | Executive Summary

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8 | Program

9 | Financial Strategy

10 | What's Next

ACKNOWLEDGEMENTS

The vision for the Fort Pierce Western Peninsula, which includes the proposed relocation of the Fort Pierce Waste Water Treatment Plant, is the result of the hard work of a community and local government who aspired for a unified and cohesive plan for the area, and truly care about the community's future.

Our sincere gratitude to Mayor Bob Benton, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions; County Commissioners Chris Craft, Cris Dzadovsky, Tod Mowery, Paula Lewis and Frannie Hutchinson; the South Beach Association, City Manager David Recor, County Administrator Faye Outlaw, City staff: Matthew Margotta, Leslie Olson, David Carlin, Kori Benton; City Attorney Robert Schwerer; Chief Ron Parish, Bill Thiess, Jon Ward, Chairman Weaver, SLC Planning Director Mark Saterlee; and all those who participated in the public planning process. A special thank you for all those who assisted the design team, especially Carole Mushier, Ashton DePeyster, Ramon Trias, Doris Tillman, Mary Chapman, John Parry and Roy Whitehead

1 EXECUTIVE SUMMARY

Envisioned by residents and businesses working together, the Western Peninsula Master Plan is a collaborative effort, unified vision and business plan for the relocation of Fort Pierce's waterfront Waste Water Treatment Plant. It is also a guide for future growth of the of the island and a strategy to further Economic Prosperity in the City.

The City of Fort Pierce is a model for inspiration and wonder. It is one of the best examples in Florida and throughout the United States of a complete, sustainable community. The graceful character of the City is the result of the application of traditional town planning principles, an interconnected network of streets and blocks, exemplary architecture, remarkable civic spaces and a complete and integrated mix of uses. Like most traditional Towns and Cities, Fort Pierce's great structure allows it to be resilient and easily adapt to change.

Over the past two decades, the City and its residents have worked together to create a vision for their future. Plans have been envisioned and largely implemented. As a result of a continued public involvement, the City boasts one of the best urban environments in the region.

But despite many successfully implemented projects, the City has yet to reach its full potential. Many businesses (particularly retail and restaurants) are struggling. A large percentage of the locals'(residents) shopping occurs outside the City's boundaries, and despite the world class tourist attractions the City has to offer, tourism is not providing the economic engine it could to allow businesses to thrive. The job market is still in need of expansion, and

there is a need for more people to call Fort Pierce "home" year round.

The lands on the western tip of Hutchinson Island – also referred to as the "Western Peninsula", present an opportunity to strengthen the City as a destination and an economically prosper hub for its residents and the region as a whole.

With this in mind, on March 17th, 2012, City and community got together once again to decide the future of the Western Peninsula of Hutchinson Island.

The Waste Water Treatment plant located on the westernmost end of the island announces arrival to the beach and its neighborhoods, "anchors" the City's outstanding amenities (beaches, parks and museums), and lines one of the most diverse and pristine natural environments in the country.

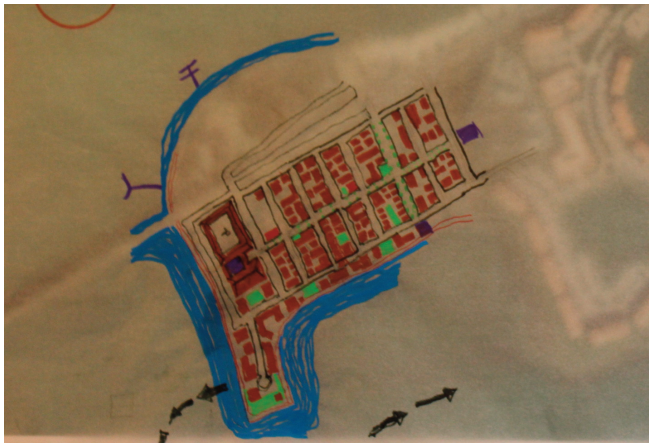
United, City and residents addressed specific planning issues for the Western Peninsula, and requested that the City develop a plan and strategy for the ultimate relocation of the waste water treatment facility. Participants in the effort expressed their desire to create a plan for the area that will not only ensure that growth and inevitable change happen on the community's terms, but also that this generation leaves as worthy a legacy to future generations as the one inherited from past ones.

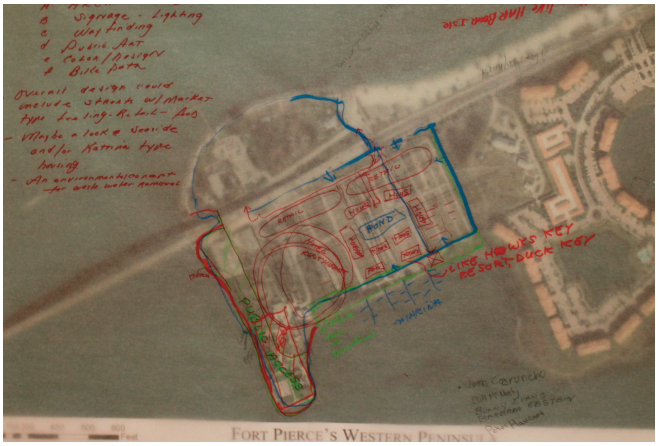
The public workshop was held at the River Walk Center, and was well attended by over 200 residents, property and business owners, representing a good cross section of the community.

During the workshop, citizens, the business community and elected officials, with the assistance of a professional team of consultants, addressed the many challenges affecting the study area, and proposed specific solutions. The overall Master Plan and specific project plans and sketches included in this Report are conceptual in nature, provided to graphically illustrate one possible solution to an identified problem or opportunity. They are not meant to represent the only solution, but to provide a starting point for additional discussion and detailed design.

2 THE PUBLIC PROCESS

Over 200 residents, business and property owners and community leaders participated in the day-long event.





The Citizens' plans.

3 A Basic Choice

If or When?

The Question:

Should the Waste Water Treatment Plant be relocated?

During the charrette, participants were asked to answer this but fundamental question.

The Consensus:

Yes.

Planning for the area should be aimed at the eventual relocation of the Plant.

The Condition:

Not at the community's expense.

Relocation costs should not result in increases taxes or utility fees for residents, property or business owners.

To that extent, this report analyzes and exposes the different alternatives and implications of this community decision, and recommends a process for its implementation.

4 THE GOAL

TO DEVELOP a business strategy and Master Plan for the relocation of the Fort Pierce Waste Water Treatment Plant and surrounding areas that:

a) announces arrival and sets a dignified stage for the island,
b) preserves and enhances surrounding natural resources and compliments surrounding parks and beaches,
c) allows public access to the waterfront,
d) promotes connectivity,
e) defines and enhances the existing greens and open spaces as a greenway system,
f) implements a "blueway",
g) complements and supports the City's existing retail and businesses,
h) preserves and improves the residents'quality of life, and above all,
i) accommodates uses that will further job creation and economic prosperity for the community as a whole,
j) ensures predictability.

5 The Citizens' Master Plan

The citizen's master plan is a community-based effort to create a vision for the North Hutchinson Island Western Peninsula Area that preserves, enhances and complements the surrounding neighborhoods and the City, while balancing the amount of development necessary to ensure that the cost of relocating the Waste Water Treatment Plant is paid overtime by development of the property, and does not become a cost to be absorbed by the community.

The Master Plan aims at Ensuring Predictability not only for investors, but for the citizens and community as a whole. To do this, it sets a series of Goals that seek to:

1) Announce Arrival: Marking the entrance to Hutchinson Island and the Beaches with development and physical improvements worthy of the City and its residents;
2) Compliment The Efforts And Investment In Existing Parks and Beaches: by establishing a system of interconnected public open spaces and public beaches. This is a system of greens, parks, plazas and boardwalks (or Rambla) that connect to, and build upon the existing public park system in place in the area and honors and enhances existing civic and public facilities;
3) Provide Access To The Waterfront: Making the waterfront publicly accessible as is the culture of the City;
4) Establish An Interconnected Network of Streets and Blocks: A system that can accommodate different increments of development and provide flexibility to house all necessary and complimentary uses in a variety of locations and in a manner that can be done over time and incrementally;
5) Define An Interconnected System Of Greens, Parks And Open Spaces: Connecting existing parks, greens, and waterfront paths with new proposed ones to create one of the most extensive and unique public amenities in the region.
6) Implement a "Blue Way": Establishing water connections between the City's special districts (the island, downtown, and the port) that is both a means of transportation and a tool to enhance economic competitiveness.
7) Establish Complimentary Commercial And Retail Uses: Located in a manner that supports those already in place in the City, and in an appropriate scale and direct relation to the location of new and existing development.

These Goals of the Citizens' Master Plan and the physical elements necessary to achieve these goals need to be adopted by the City's leadership, classified, valued and quantified. Achieving these Goals will result in the ultimate reorganization of land use entitlements for the area. This reorganization will provide a framework to modify or increase development rights to enable the relocation of the Waste Water Treatment Plant and fulfill specific community needs and desires, while preserving and enhancing the residents' quality of life.

This classification, value and quantification need to be determined and considered either at the time of reorganizing and changing land use entitlements (preferred), or when a clear set of development regulations (e.g. a form-based code or design regulations) is established to implement the plan. A matrix depicting both a classification and possible quantification is shown on this page.

Increases shall be considered only if necessary to enable the ultimate goal of relocating the Waste Water Treatment Plant, attracting a much desired resort hotel or job generator to the City, or achieving design-specific improvements such as the provision of public waterfront. To that effect, a final matrix with specific quantification (bonuses) needs to be developed.

For the purpose of applying increase bonus factors, design compliance with intended added values and degree of fulfillment of the Citizen's Master Plan Goals will be determined by staff and ultimately approved by the City Commission.

Finally, this plan *suggests increments to existing densities, permitted uses and height*, but only to be awarded as a result of the direct provision of design and implementation of the Goals and physical elements outlined in this report.

VALUE AND BONUS MATRIX

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addt'l 10%	1.75 1.1	Yes, **up to** 1 addtl' story
Parks and Public Open Spaces	- Within fabric - Waterfront	1.1 1.25	No
Resort Hotel	- With public ground level that engages the street	2	Yes TBD
Blueway	- Within fabric - Waterfront	1.5	No
Civic Buildings and Infrastructure	- Within fabric - Waterfront	1.5 1.75	Yes, **up to** 1 addtl' story
Public Parking (shielded)	- Surface - Structured	1.1 1.75	No

NOTE: The bonus factors shown here are merely depicted as examples. Actual bonus factors need to be determined at the time of either amending entitlements (preferred) or creating specific development regulations for this area. Also note that height increases are offered "across the board". Extense of height Increments shall be determined in accordance to the value added.

Other Ideas Proposed Beyond Main Goals

In addition to the Goals of the Citizen's Master Plan are numerous programmatic ideas proposed both during the public event and as part of other reports developed by residents and stakeholders such as "The Big Idea" .

All of these feasible ideas include:

- Marinas (currently undergoing review and approval process)
- Water sports (including a sailing club that could be operative immediately prior agreement of the parties on the privately owned vacant land east of the waste water treatment plan)
- Seaplane landing areas
- Education and research facilities

It is important to highlight that this community plan may be developed incrementally (i.e. the private and public parcels independently, as well as on a block-by-block basis within each parcel) and has built-in flexibility to allow for an extensive program and diverse location and organization of its elements listed on pages 12 and 14 (e.g. proposes two alternate approaches to locate first class resort hotels).

1. Hotel Site
2. Waterfront Market
3. Mixed Use Building
4. Residential
5. Parking (surface and structured)
6. Public Beach

6 A Great Vision. An Even Greater Future.

In the tradition of the City's exceptional architecture and urban design, future development of the site currently occupied by the Waste Water Treatment plant and surrounding parcels shall seek exceptional quality. This development will set the stage to attract a much desired resort hotel and further the aspiration of becoming a com--petitive world-class destination.

The residents envision this area as a place where the best concepts in town planning are applied to create an ideal urban experience in harmony with nature.

The approximately 36 acre site (18.7 WWT +17.5 privately owned) which occupies the last piece of beachfront property on the Treasure Coast Region, offers exceptionally long and uninterrupted views along the intracoastal waterway and just over 25 acres of submerged lands. If designed appropriately, it will enhance a condition unique to this area: the provision of both oceanfront and intracoastal beaches on pristine waters. A situation rarely avai|able in the entire southeast Florida, and a powerful marketing tool for the City.

The site is additionally located adjacent to a 65' tall bridge. And while moderate height may result necessary to achieve unique views where the bridge blocks them, this setting and configuration allow for the denser concentrations and any additional height to be shielded by the bridge itself, and to ensure that in a transect-like manner, less intense development extends towards the neighborhoods, parks and beaches, and the most intense sits by the bridge (ideal) or at the edge of the property (if necessary for second hotel site on vacant land).

Seeking to achieve an overall feeling of calm and simplicity for the town, the Plan accommodates not one, but two sites (*Figures 1 & 2*) where a resort hotel with extensive supporting meeting and conference space and special event facilities. The purpose of identifying two sites is to

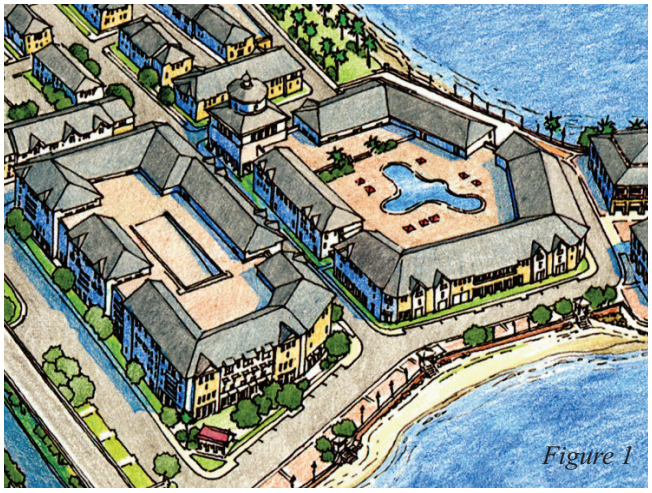
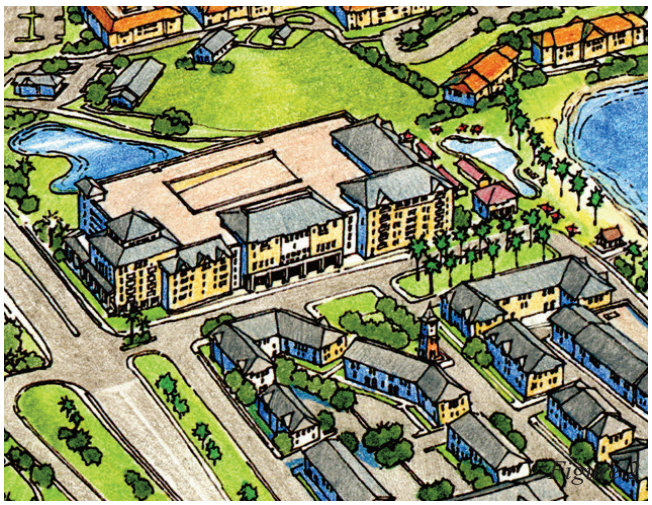


Figure 1



demonstrate how this use can fit on either or even both parcels, providing flexibility in the development process and a more competitive palette of options to attract the ultimate end-user.

Both parcels accommodate waterfront resorts and allow for exceptional views. The Hotel shown on Figure 1 fronts the water in a more urban manner. The hotel depicted on Figure 2 is directly connected to a sandy beach area. In this case, care and consideration to the transition to the property to the east should be taken.

Both hotel sites have been tested against four other first class, urban hotels to determine appropriateness of scale and layout. Proposed hotels respond to first class hotel room size, quantity and amenity requirements.

It is important to note that the direct connection to the beach where development meets the shore without a public road or sidewalk occurs on the edge of the site, so as not to interrupt the flow of public access. If appropriately designed, this condition could be replicated anywhere on site without impeding public access and connectivity.

All interior streets lead to the beach, with views of the water kept clear for as great a distance as possible. Special structures at the end of each street allow public access to the water and allow the public to step down into the lagoon.

An obelisk-type structure is located in a strategic corner, where water views are available in every direction. If this structure is designed in a manner to allow pedestrian access (as do many lighthouses), it would become a highly visited tourist attraction.

Both waterfront streets lead to a waterfront market. This serves as the primary gathering place in the community. As a beach-style urban center unlike any other in the region, the market will be a truly unique feature for the City.

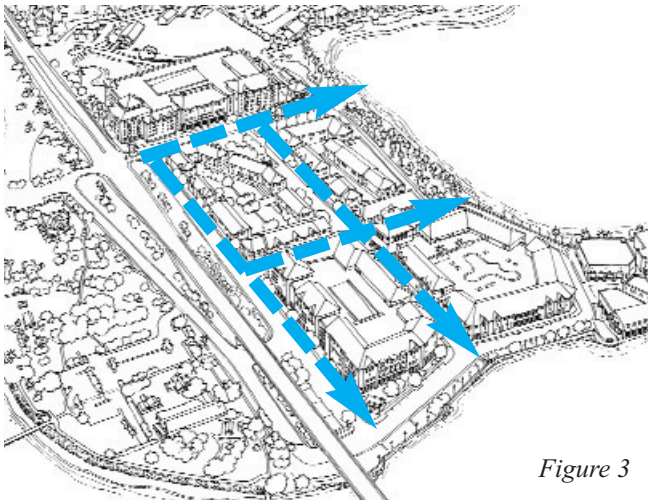


Figure 3

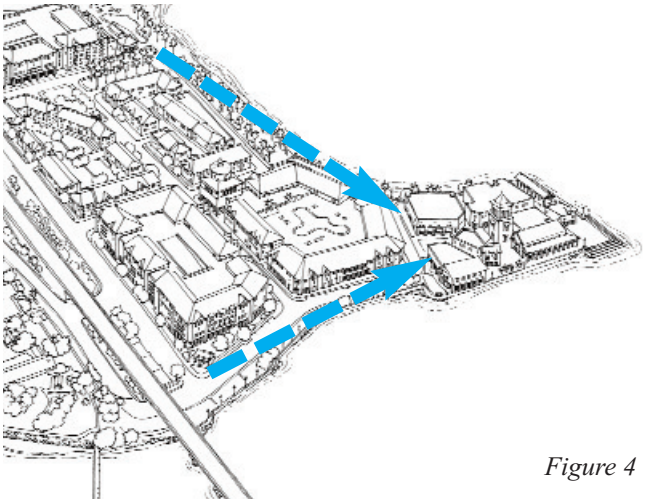


Figure 4

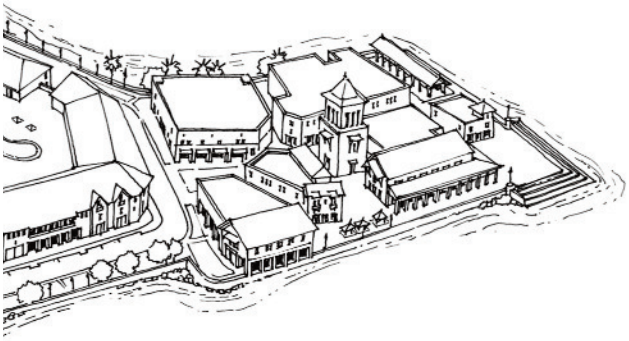


Figure 5

At the tip of the peninsula, wide steps lead down to the pristine emerald and turquoise waters that only Fort Pierce has to offer, and provide an ideal setting to enjoy the sunset over the City.

This architectural style and setting (see example images to the right) are aimed at ensuring the creation of place, which is only accomplished by development an interconnected network of streets lined with buildings, and the creation of safe and comfortable public open spaces.

Arcades, porches, cafes, small cottages acting as retail stores complete the waterfront market.

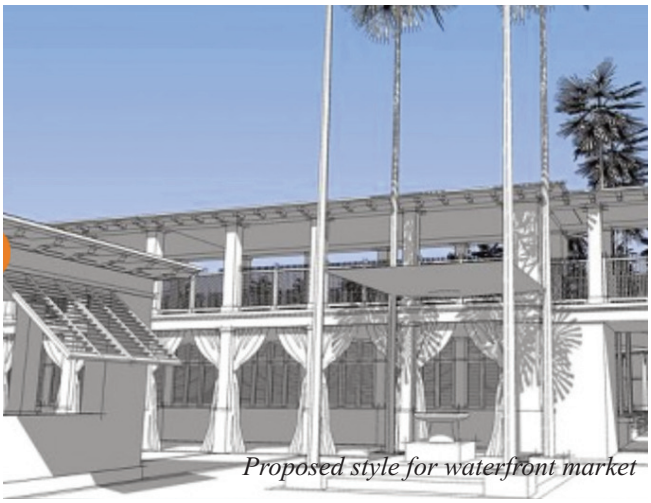
Piers and docks become the setting for an “interconnected blue-way”, with the inclusion of a water taxi or tourist water-based attractions (kayak, canoes and boat rentals, eco-tours, boat excursions, etc.)

Two to three-story (and occasionally up to four-stroy), multi-family residential buildings and attached single-family homes (townhouses) line the remainder of the streets.

The analysis conducted has not identified a need to increase height beyond the four stories currently permitted strictly to accommodate residential uses. If the City chooses to increase height beyond this for residential uses, it should be limited to specific locations, and only allowed if or when the fabric is complete so as to not hinder demand. Height beyond four stories is only proposed for hotel sites.

The City should also employ and require from future developers the best available urban design and architecture techniques to create harmonious relationship between humans and the environment. Combined with the pedestrian friendly, mixed-use plan, these techniques will make Fort Pierce a leader in ecologically sound living in Florida.

Waterfront dining Pavilion with three-story fabric in the back



Proposed style for waterfront market

Proposed waterfront market

Mixed Use Building

Multifamily Building

Examples of vernacular architecture that is beach-appropriate, in multiple story, residential, mixed use and hotel type buildings.

Excellence in design and variety should be a requirement for development.

Mixed Use Building

Multifamily Building

Mixed Use Building

Waterfront Hotel

7 HOTEL STUDIES

Incorporating hotels into a City's plans for the future has historically been one of the most cumbersome components of development and redevelopment. Cities usually have to aggressively compete for first class hotels, and this many times results in attempts to fulfill programmatic needs that contradict a community's vision.

Very few destinations worldwide are so desireable to the tourism industry that they can require national hotel chains to modify typical models to conform to local regulations. Such is the case of Key West, FL. or Charleston, SCI, where first class hotels abide by strict height, parking, placement and design regulations. In Miami Beach, FL., first class hotels will happily remodel historic buildings following strict historic preservation regulations just for the privilege of having a presence at this desireable location. Most others towns and cities, including large international destinations such as downtown West Palm Beach need to compete aggressively for this coveted end user, and this competition usually results in compromises to a community's ultimate vision for the area. It is even harder to enter this competition for places, such as the City of Fort Pierce, which are not yet established as desireable first class or resort hotel markets.

The City of Fort Pierce has a great potential to establish itself as a sought out, unique, desireable destination. Unparalleled natural resources, recreational boating and world-class fishing tournaments, a distinctive built environment, a diversity of civic uses, museums, research facilities, an international port and airport, are just a few of the features the City has to capitalize on to be seri-

Figure 1

Figure 2

Figure 3

ously considered by the tourism and hotel industry.
To accomplish this, the City will need to seek design an aggressive marketing campaign, and seek outside assistance from a qualified hotel broker who understands, believes and can effectively communicate the community's vision, the area's value and the inward investment work that has been ongoing in the City during the past two decades.

It is important to note that the Citizens' Master Plan does not limit hotels in height or size, but does propose specific placement and accessibility. This intentional, "open-ended" intensity is aimed at facilitating the hotel development process and engage the locals in understanding the dynamics of the hotel market and ensuring a process that expeditiously removes obstacles to attracting hotel investment while preserving a community's vision.

The City Commission will additionally have to seek further input from its residents to define how much intensity is acceptable within the community's vision, as this is an issue that was not discussed in depth during the public involvement event.

This report strongly recommends that when seeking the appropriate hotel for the area, this be done by a marketing consultant with experience in traditional development and historic destinations, and that the entire Master Plan and vision be advertised.

How Other's Did It

Three first class hotels that have altered their conventional models in order to have a presence in desireable tourist destinations have been included in this report. The purpose of this inclusion is to showcase areas that have successfully attracted first class resorts and hotels, and have done so without compromising the built environment. These examples compare placement, scale, uses, land impact, and height treatment.

The hotels in this comparison are:

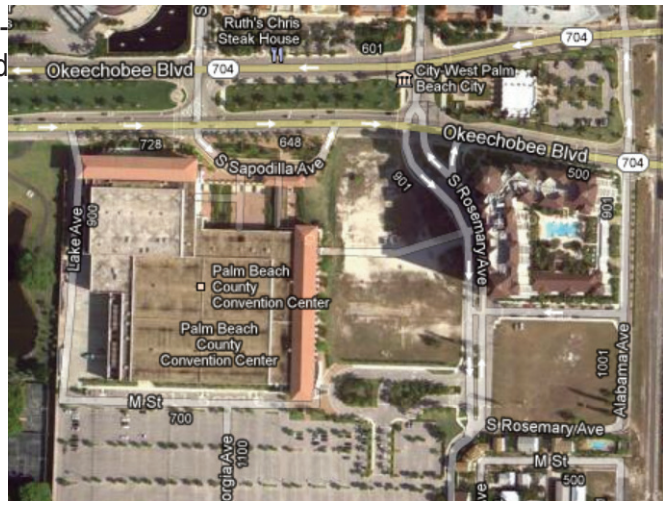
- Ritz Carlton Southbeach (Figure 1)
- Westin Key West (Figure 2)
- Charleston Place (Figure 3)
- St. Augustine Hilton (Figure 4)

Both the Ritz Carlton and the Charleston Place Hotel (Figures 1 & 3), have a 2 to 4 stories high base that match the height of the surrounding fabric, and place additional height in tower elements set back from the street.

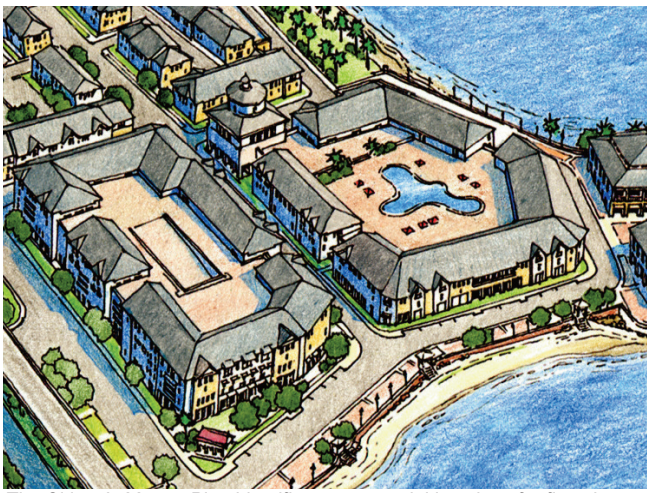
The Key West Westin accumulates room quantity and amenities within the heigh limits established in the City's Code. The St. Augustine Hilton takes the same approach. It is important to note here that these cities not only have strict development codes, but are such desireable tourist destinations that mainstream, first class hotels are amenable to changing their conventional models in order to have a presence in the city. This condition is hard to achieve in places that still need to establish them-

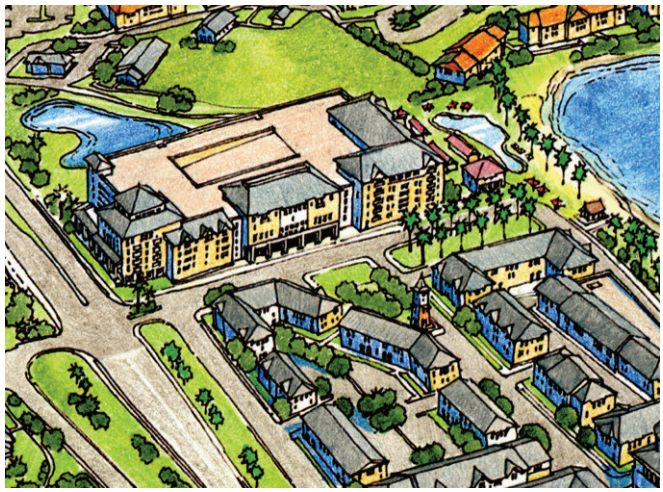
selves as destinations.

The images on pages 24-25 show how resort hotels with extensive program can be carefully embedded within the urban fabric and contribute to the creation of four of the most visited tourist destinations in the world.

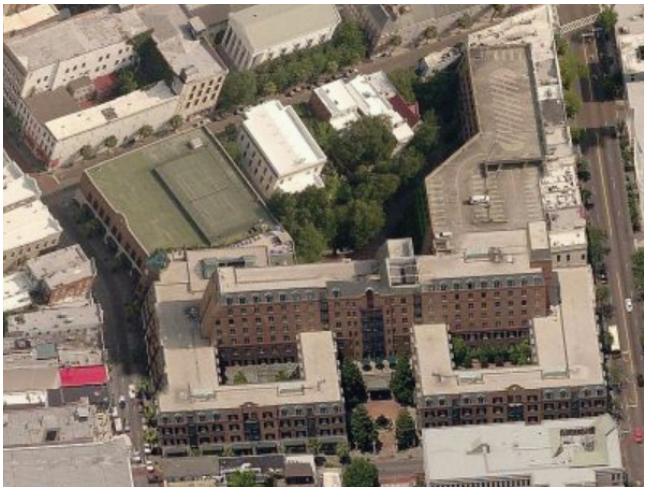


tourist destinations in the world. Attracting first class hotels is challenging. After almost a decade working to attract first class hotels to downtown West Palm Beach, the hotel site next to the convention center still lies vacant. Through an aggressive marketing campaign, the City was able to attract a first class hotel within the downtown's fabric.

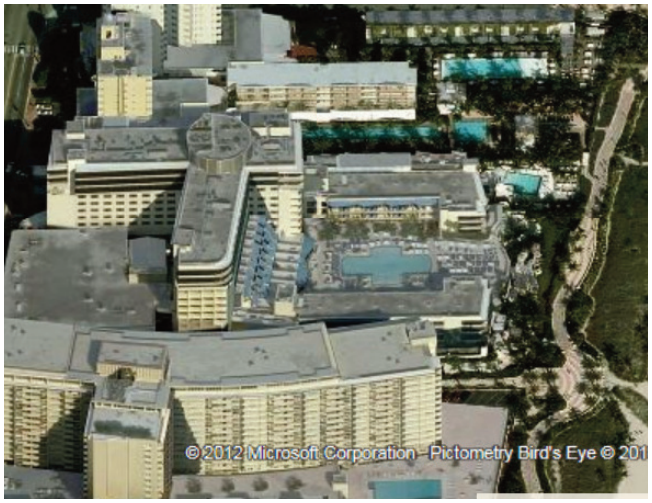




The Citizen's Master Plan identifies two potential locations for first class resort hotel(s).



COLLINS AVE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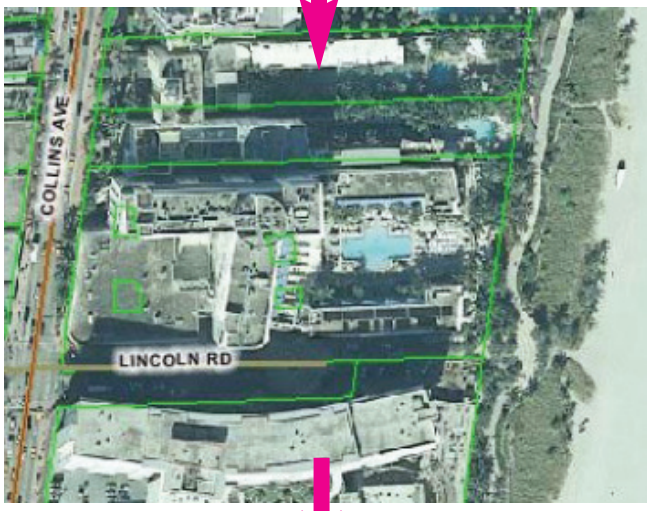
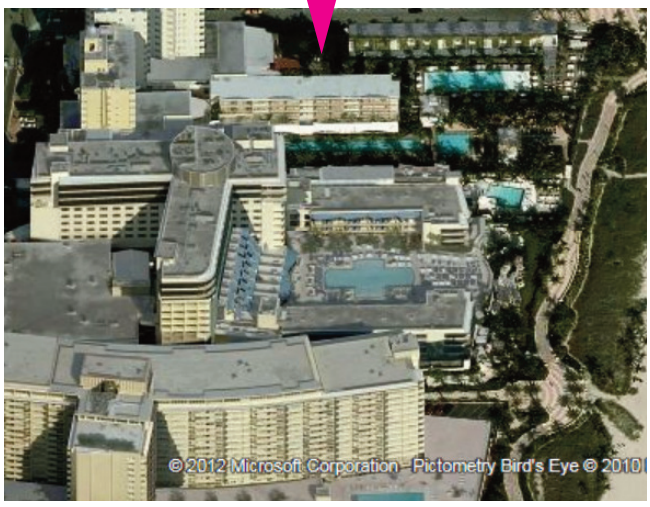

COLLINS AVE
LINCOLN RD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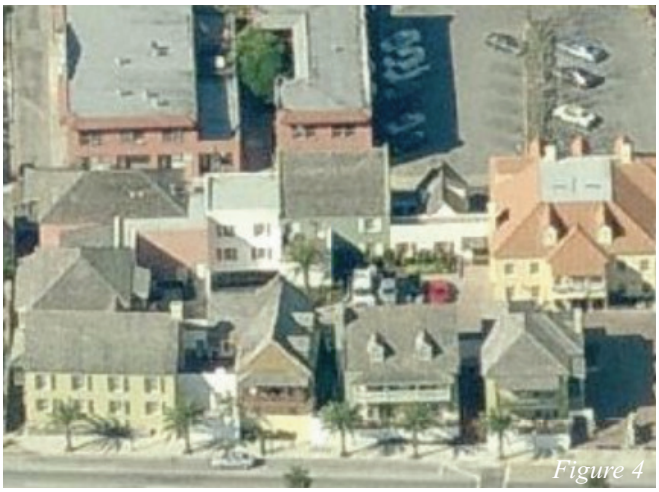
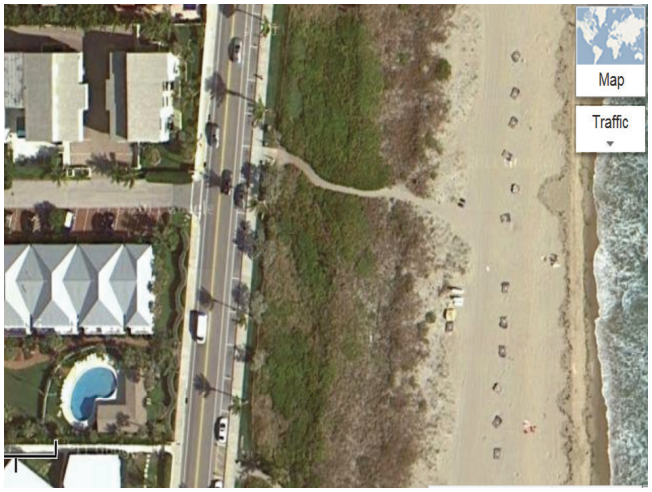


Figure 4

Figure 4

When the destination is very desirable to hotels, they are willing to "break" their conventional type and adapt to the local government's requirement. Such is the case of the St. Augustine Hilton, built in the late 2000's to resemble detached, two and three story mixed use buildings.



Public Access to the waterfront can be achieved whether a hotel fronts a public street that borders the water, or is directly adjacent to the sandy beach, as shown in images above.

8 PROGRAM

IMPLICATIONS OF RELOCATION COST UNDER CURRENT REGULATIONS:

A preliminary analysis of implication of current regulations on relocation costs shows that:

- Under currently allowed density, it is possible to build up to 150 residential units.
- Under currently allowed commercial uses, it is possible to build up to 162,914sf of commercial space (retail/office/hotel/etc., in addition to residential program)
- Under current Floor Area Ratio (FAR), it is possible to build 814,572sf.
- The current FAR allows for each of the 150 residential units in a single-use development as the one to the east, to be up to a maximum average of 4,344sf.
- This density and relocation costs result in a cost incidence per residential unit of $668,500.00. This is not a feasible base incidence.
- 162,914sf of commercial space yield a hotel with meeting rooms, amenities and support program yields roughly 317 rooms. A first class hotel typically has 500 rooms.
- The base cost incidence in this scenario per hotel room is $63,100.00. Developing a hotel with this base cost incidence is unlikely under current market conditions.
- It is possible to build the currently allowed density and intensity without exceeding 3 stories in height.

CURRENT CONDITION ANALYSIS
WASTE WATER TREATMENT PLAN SITE

Total Acreage (WWT)	18.7 acres (814,572sf)
FAR	1
Developable area	814,572sf
Commercial area	20% (162,914sf)
Maximum Height	45’
Density	8du/ac
Projected Relocation Cost	$100,000,000.00
Cost Incidence per acre	$5,347,593.00
Cost incidence per unit	$668,500.00
Cost incidence per hotel room	$63,100
Millage rate (2011)	5.7384

Under current regulations, only 20% of the development may be dedicated to commercial uses (e.g. hotel/resort). This number reflects an 80% residential 20% commercial program split.

CURRENT CONDITION ANALYSIS
PRIVATELY OWNED SITE

Total Acreage	17.43 acres (+ submerged lands)
Developable area	759,250sf
Commercial area	151,850sf (20%)
Maximum Height	45’
Density	8du/ac
Cost Incidence per acre	$ Solely dependent on the cost of land and hard and soft development soft costs.

PRELIMINARY CONCLUSIONS:

• With projected relocation costs ranging between 70 and 110 million dollars, the base incidence for development is such that construction will unlikely be financially feasible even if the maximum development potential under the Future Land Use is allowed.
• A 1st class hotel typically has 500 rooms (although there are successful resorts that have less than 500 rooms). The current commercial allocation does not contemplate this size of facility.
• A 500 room hotel requires a minimum of 256,410sf. plus additional area for supporting uses (outside of those provided by hotel).
• If a hotel is built, under current regulations there would not be sufficient development intensity available to support additional commercial uses (restaurants, retail, etc.) critical to the success of the hotel.
• The allowed FAR is such that it is possible to increase density from 8du/ac to an average of 23du/ac without changing the overall built area currently permitted (i.e. without changing size of buildings allowed). Given the property's FAR of 1, the above figures would allow for 150 residential units at 4,344sf each. A more marketable unit size averaging 1,500sf per unit would yield 434 units.
• If the site is to be developed on its own, (i.e. without any financial assistance, an FAR of 7.5 (equal to half of Manhattan's) and appropriate mix of uses would be necessary to absorb the current land plus Waste Water Treatment plant relocation costs at market rate. *This type of intensity is not inconsistent with the City's character and community's desires, but unlikely to be marketable in the area.*
• *Current projected relocation costs will result in improbable interest on the site due to financial implications.* If the cost of relocating the plant is not addressed independently from development on the site, financial assistance (outlined here and further described in Chapter 9) is necessary.

PROPOSED DEVELOPMENT STRATEGY

There are numerous ways to finance and develop this site. This report outlines a simple option that is based on "removing" the plant relocation cost from the land transactions (sale & development). This is in essence a "land-cost-only" development scenario. As a simple example, when a house is sold, it is generally sold for its actual value, not for the value of the house plus the cost of building a new house elsewhere.

It is important to point out that this option contemplates the relocation cost, but forsees this relocation cost being absorbed by a combination of local, state and federal funds, FPUA bonds, and by the ultimate (and fundamentally) revenue generated by new development on the site overtime.

In this scenario, land value is estimated at a maximum of $21,000,000.00 (most probably 16.5 to 17.5 million in today's market).

Estimated Development Program Under Land-Cost-Only Scenario Consistent with the Community's Vision:

• A balanced mix of uses allowing:
  • Residential uses of up to 23du/ac
  • Four-story height for residential uses
  • Retail/Commercial uses in the form of a Neighborhood Center (per the industry's definition), of up to 45,000sf. This Neighborhood Center contemplates the demand for the entire Master Plan as proposed. This is proposed independently and in addition to hotel uses.
  • Up to two Hotels (limiting form, not intensity or height)

9 Financial Strategy

The decision to relocate the waste water treatment plant has a significant economic impact for the future of the area.

The Citizens' Master Plan for the area is a single, cohesive and integrated plan and its implementation and design are not dependent on financial or partnership arrangements between the two developable sites impacted (i.e. the Waste Water Treatment site and the vacant site to the east of it). This means that independently of the financial agreements or timing of development of either site, the principles embedded in the Citizen's Master Plan shall apply, and the result will be a cohesive and integrated network of streets and blocks as outlined in the Community's Vision.

Financial analysis scenarios conducted indicate that there is great benefit associated with planning and marketing both sites jointly. Combining the parcels as a "packaged proposal" broadens possibilities and increases the City's ability to attract a larger number of qualified developers.

General Conclusions:

Regarding Program and Development:

1) Development can occur on either buildable site independently (i.e. the Waste Water Treatment Plant site can be developed without participation of the adjacent vacant site. Financial studies conducted to prepare this report assume both single-site and combined site development scenarios). It is ideal, but not necessary to combine both sites to allow for the development envisioned for the area to occur). This statement is of ultimate importance as it has direct impact on programmatic allowances, increases relative to the maximum densities and intensities currently allowed, and the process established to determine such potential increases.

2) Development potential on the vacant site may be hindered until the decision to relocate the plant is officially adopted and funds identified; or until relocation efforts effectively commence.

3) A delay in the development of the vacant site could affect financing for the overall proposal and negatively impact the City's ability to attract development or fund improvements.

4) Increases in density and intensity are only necessary as a result of the cost of relocating the Waste Water Treatment Plant.

5) Increases in density and intensity for parcels other than the Waste Water Treatment Plant are proposed solely to: a) attract a use that was indicated as desireable by the community (i.e. a resort hotel); and b) to encourage physical improvements that are important and valuable to the residents of Fort Pierce.

6) Proposed uses, program, density and intensity should be defined within the parameters established in Chapter 8.

7) Increases in densities, intensities and height should only be allowed only in exchange for the implementation of the principles and uses as outlined in the community's vision.

Regarding Relocation Cost:

A number of development scenarios have been tested as part of this effort and are based on relocation costs ranging between **$70,000,000** and $**110,000,000***[1].

8) Cost of relocation expressed above, while accurate, is determined (for the purpose of this report) as a range. The exact relocation cost and will be determined by many factors, not the least of them being the economic environment at the time of construction. More accurate estimates cannot be exacted until an official decision to move the plant is made, a "relocation committee" or similar body is appointed and established, and an independent or public bidding process is entered into.

9) The cost to relocate the Waste Water Treatment Plan cannot be fully absorbed (i.e. recovered) by a simple land-sale transaction.

10) In order for to attract cost-feasible development (whether residential, commercial, or mixed), the land on which the Plant sits needs to be sold at its assessed value based and be based on actual development potential.

11) Based on the different development scenarios and relocation cost estimates, to position the City in a competitive negotiating process, ideal land value should range between 15% and 25% of the total estimated relocation costs (between $16,500,000.00 and $17,500,000.00*[2]). It is recommended that land value in the current market should not exceed $21,000,000.00

11) Cost of relocation will only increase with time (given the particular economic climate at the time this plan is being prepared).

Regarding Funding:

12) Funds identified for the upfront relocation costs include:

- Land sale revenues - 15% to 25% (*[2])
- Bond Financing (FPUA) (up to 60%)
- Regional, State and Federal Funding and Grants
- City/County/FPUA earmarked (current or future) funds
- TIFF funds (CRA)
- Special District and Plan Area Development Impact Fees
- Revenue from utilities
- Cash Reserves (if any)
- TPO funding (general transportation funds)
- EPA grants
- Brownfield funds
- Impact Fees, and
- Public-Private Partnerships
- Drinking Water State Revolving Fund
  http://www.dep.state.fl.us/water/wff/dwsrf/index.htm

1Costs as determined by CMHHILL report minus adjustments to reflect a reduced contingency fee and current land and construction costs.
**2 Land value reflects 2012 sales and construction estimates, and should be adjusted to reflect actual costs at the time of sale.*

- Water Infrastructure Trust Fund legislation (potential source)
- Climate Ready Estuaries Program (potential source)

13) Funds borrowed to relocate the Waste Water Treatment Plan (estimated between 55% and 70% of the projected relocation cost) and interest accrued is anticipated to be recovered over time by revenues derived from the increase in property tax assessments, tourism tax, sales tax, and customer base and demand for the waste water services provided by the new plant.

14) Bond financing will be needed to upfront relocation costs. This type of financing should be limited to prudent levels as determined by the City and FPUA. Given the current millage, at a proposed borrowing bonding level of 60% of the relocation cost, debt could be retired in approximately 17 years.

15) A Waste Water Treatment Relocation Fund and source of funds to be earmarked should be established immediately (ideally as a result, and concurrent with the approval of the Citizens' Master Plan).

16) Increased tax revenues resulting from the appraisal of the property itself due to the removal of the Plant, plus that generated overtime from resulting development shall constitute the main income stream to cover the cost of moving the plant.

17) Private funding is an option at the time of the sale. Developers may be required to finance a percentage of the relocation cost and either receive fee credits or reimbursements for the required advancement of funds.

It is expected that costs (both projected relocation costs, land values and construction costs) will proportionally change over time. It is therefore important to ensure that each funding mechanism proposed include a method for adjusting the amount of funding to reflect current costs at the time of construction.

10 NEXT STEPS

The Next Steps towards the implementation of the Citizens' Master Plan are as follows:

a) Adopt the Citizens' Master Plan

b) Establish a "Plant Relocation Committee"

The proposed Citizens' Master Plan builds in flexibility to allow quick response to changes in market conditions.
In order to properly track and adapt to these changing conditions and make the maximum use of federal, state and regional funding mechanisms, the City, County and FPUA need to establish a "Plant Relocation Committee". This committee shall be appointed by the board, or the City can rely on many of the already formed not-for-profit organizations that do similar work in the area.
This committee or not-for-profit organization needs to be appropriately funded and staffed, and its purpose is to work towards the imminent relocation of the Plant, exploring and pursuing the different funding mechanisms, establishing general financing policies, updating and adjusting relocation costs to the time of sale and implementation, and serving as an additional review board for any proposed development in the area.

c) Hire a retail/marketing/development specialist

The City seek needs to secure the services of a nationally-recognized retail/marketing/development specialist with proven experience and clients. This will contribute to appropriately position the City in a competitive negotiation level and effectively market the area and the Citizens' Master Plan.

d) Secure An Agreement With Adjacent Privately-Owned Parcel

The City must work towards a sale Agreement with the adjacent property owner. This does not imply the a purchase agreement. It is a simple agreement that outlines procedures and compensation if the City or private land owner successfully secure an offer for the purchase and development of both parcels jointly in accordance with the Citizens' Master Plan.

e) Amend Current Regulations As Follows:

• Amend the City's Comprehensive Plan to allow for the increased intensities and densities outlined in this report. This should be possible without the need to amend the Future Land Use Map Hutchinson Island Mixed Use designation if the language is modified to include the proposed matrix tieing increases to specific improvements.
• Create simple, area-specific, form based regulations. An option to creating a new form based code is to adopt and simply calibrate the Smart Code available at http://www.smartcodecentral.org. The Smart Code is available for free to all local governments. Calibration is a simple process done by many qualified town planners.
• Establish architectural design regulations that simply but clearly outline the desired style for the area. It is also possible to adopt basic Design Guidelines created by the Treasure Coast Regional Planning Council (available to local governments in the region for free for every vernacular architectural style), and amend them accordingly to establish as regulations.

It is important to note that given recent changes to Florida

Statutes Chapter 163.3177and Chapter 9J-5.016 of the Florida Administrative Code, it is anticipated that, while the study area is in a Coastal High Hazzard Area, many of the implications resulting from the proposed changes can be addressed at the local level. Additionally:

• Given the combined size and magnitude of the project, the City or developer could apply for a Development of Regional Impact. While potentially costly, there are expedited venues available for proposals consistent with the Regional Planning Council's Strategic Regional Policy Plan.

• No major capital outlays except for the obvious generated by the relocation of the Waste Water Treatment Plant are anticipated.

• No significant changes to Level of Service (LOS) on Seaway Drive is anticipated as this road and bridge have excess capacity today.

• All development and infrastructure (roadways, water, sewer), including proposed boardwalks and other civic and public improvements are designed to be privately funded, in exchange for increased development entitlements.

• The proposed program is such that impact to schools should not be substantive.

One Final Thought

The City of Fort Pierce should commend and be proud of its residents, business community, staff and elected officials. Planning "in the Public" is a lengthy and cumbersome process, but it is also a very rewarding one when a common vision is agreed upon. The predictability resulting from such process is a very powerful development tool that should not be underestimated, especially in difficult economic times. The experience that this City and its residents have creating, adopting, implementing and respecting a clear vision will be the guiding principle that make it possible to overcome the many challenges that moving the Waste Water Treatment Plan will certainly present.

The outcome will be certainly worth the effort, and the resulting built environment will not only be an asset to the residents, but a major component towards a more prosperous and resilient future for the City and the community as a whole.

Towards a Destination

A Community's Vision to Relocate the Fort Pierce Waste Water Treatment Plant

August 1st, 2012

CITY OF FORT PIERCE – MARCELA CAMBLOR & ASSOCIATES

March 2012
Over 200 Participated!

The Study Area

Why Plan for the Future?

The Importance of A Vision:

" A County and its cities need to decide what they want and then tell us. Do they want to grow out, grow up, or not at all? It's too hard, and too inefficient, for us to guess. Instead of defining what they do not want , communities must define what they do want to be."

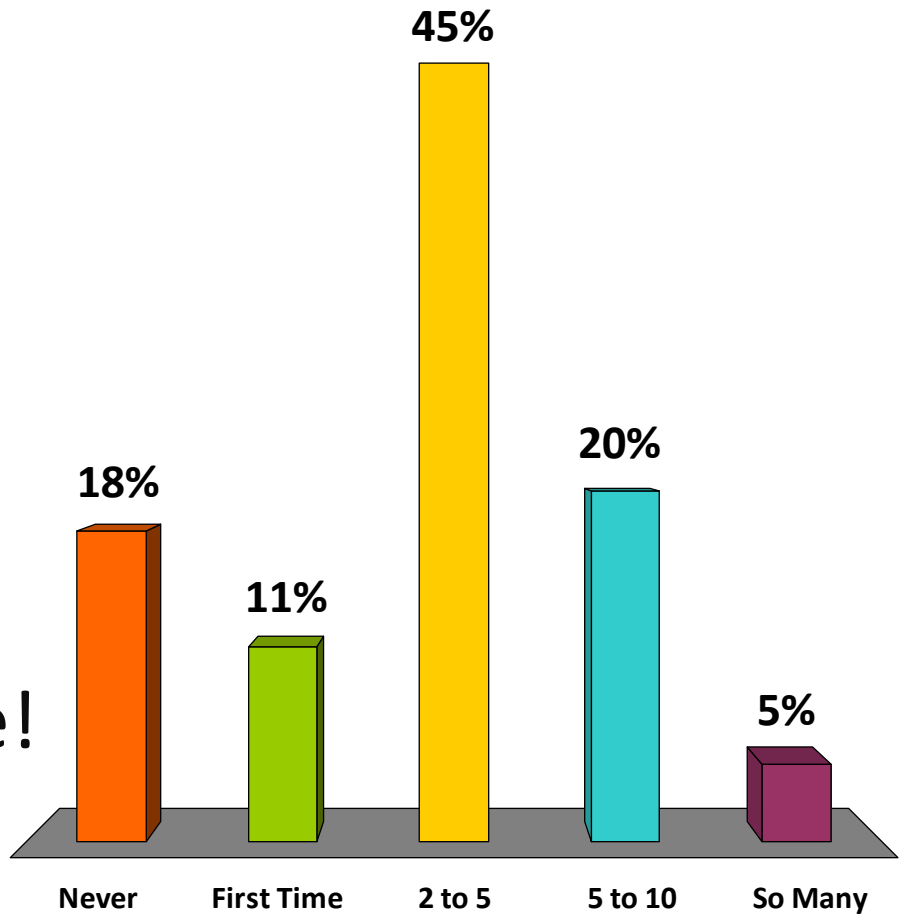
Bill Angelo, Vice President – Real Estate and the Workplace for Sun Microsystems

To Move OR Not To Move…..

Linna + Catherine Lozano
1 When
2 Master Plan in Place
A Architecture
B Signage - Lighting
C Way finding
d Public Art
e Color/Design
f Bike path
- Overall design could include streets w/ Market type feeling - Retail - Bus
- Maybe a look @ Seaside and/or Katrina type housing
- An environmental concept for waste water removal
Nothing like HARBOUR Isle
NO RV Park
RETAIL
HOUS
POND
LIKE HOWKS KEY
RESORT, DUCK KEY
MARINA
PUBLIC ACCESS
Juan Carrucho
Bill McNeely
Bunny Evans
Barbara Eastern
Peter Hansen
FORT PIERCE'S WESTERN PENINSULA
A Community's Vision
March 17th, 2012
MARCELA CAMBLOR &
1. Formal entrance into district
8. Ferry from downtown Ft. Pierce
9. Preserve Museum point park
10 Water feature

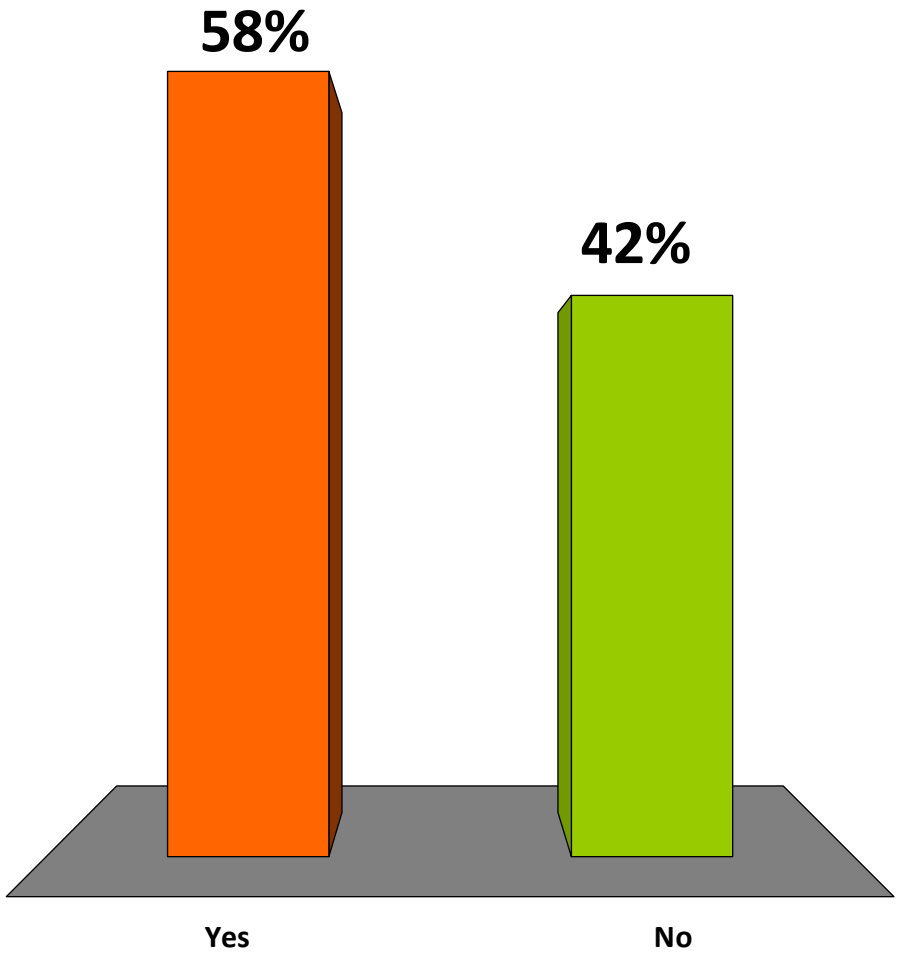
How Many Times Have You Participated In A Charrette?

1. Never
2. This Was My First Charrette
3. 2 to 5
4. 5 to 10
5. So Many I Should Be Running This Charrette!



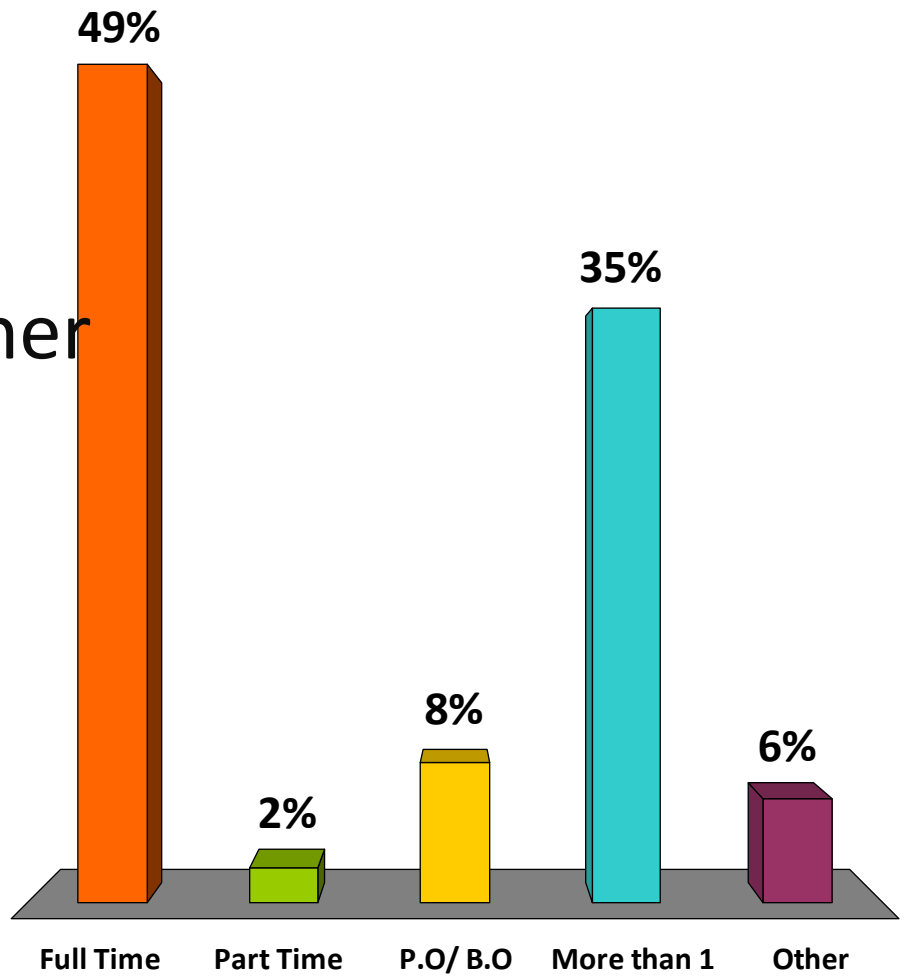
Did you attend/participate in the Charrette for the Waste Water Treatment Plant?

1. Yes
2. No



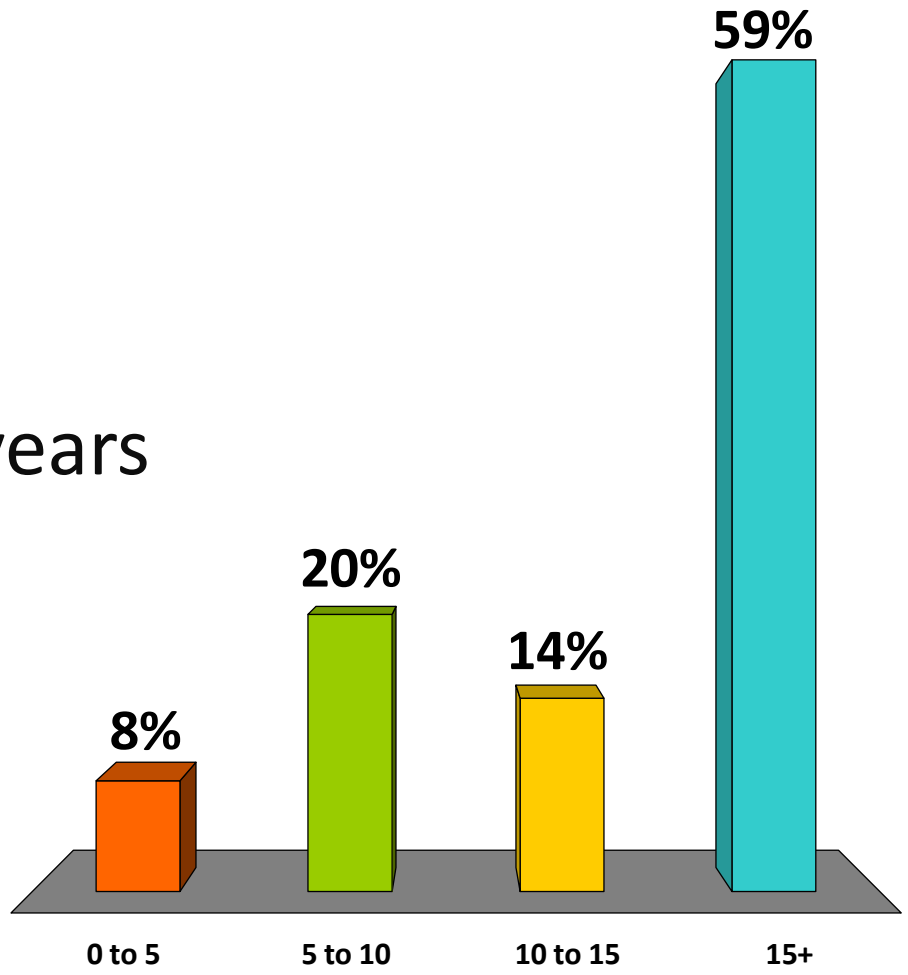
Which Best Describes Your Connection to Fort Pierce?

1. Full Time resident
2. Part Time Resident
3. Property/Business Owner
4. More Than One Option
5. Other

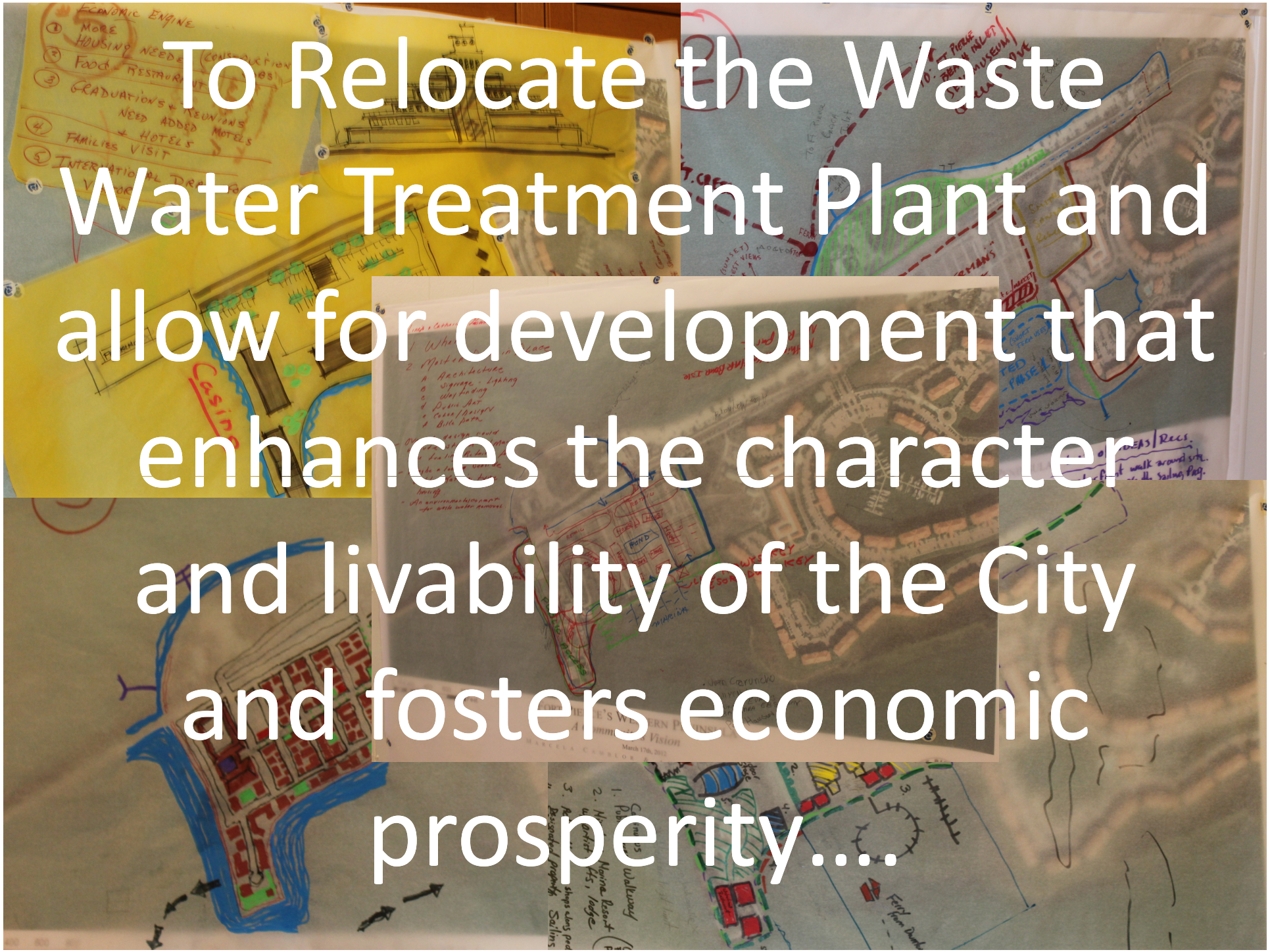


How Long Have You Been "Connected" To Fort Pierce?

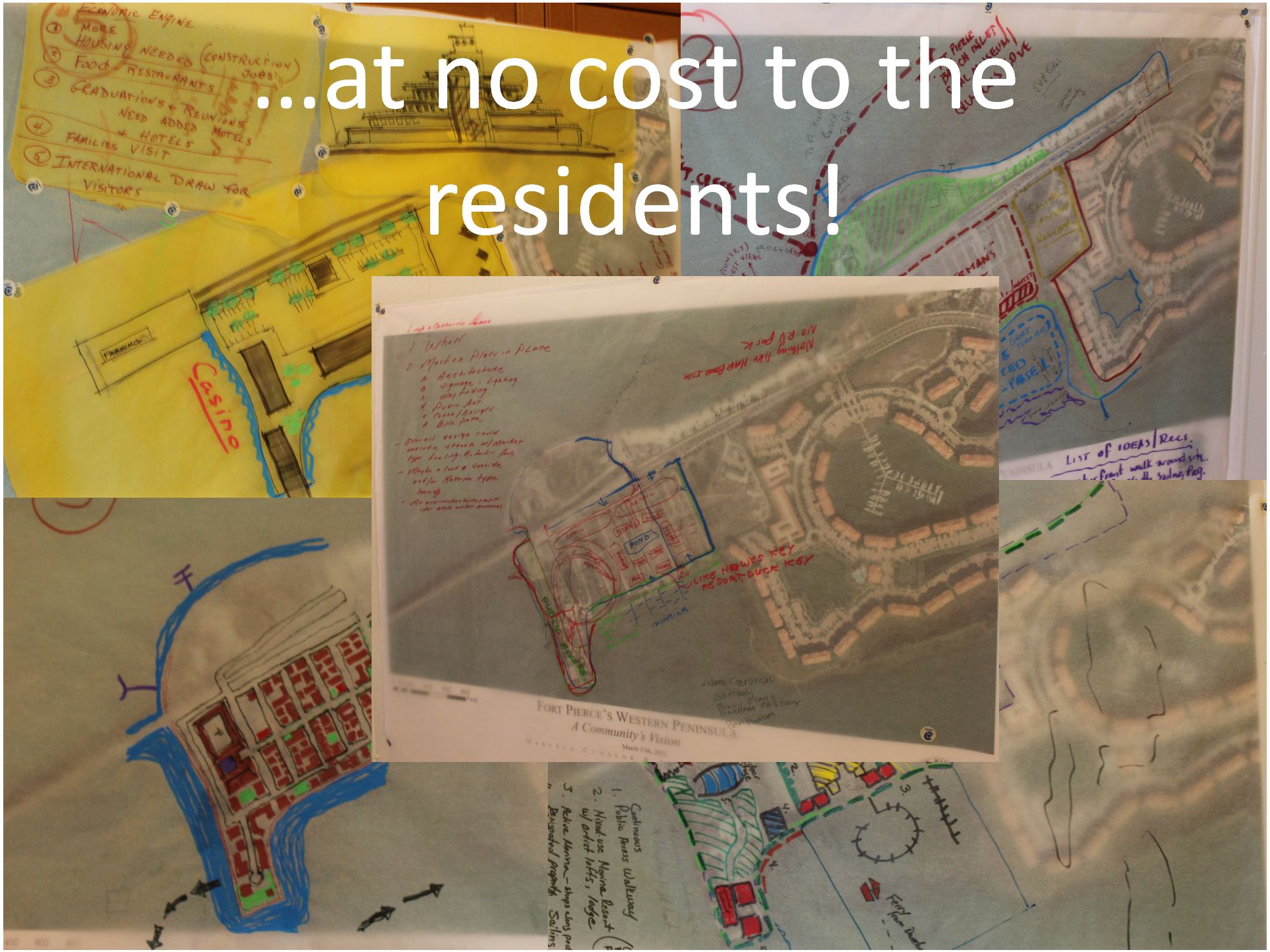
1. 0 to 5 years
2. 5 to 10 years
3. 10 to 15 years
4. More than 15 years

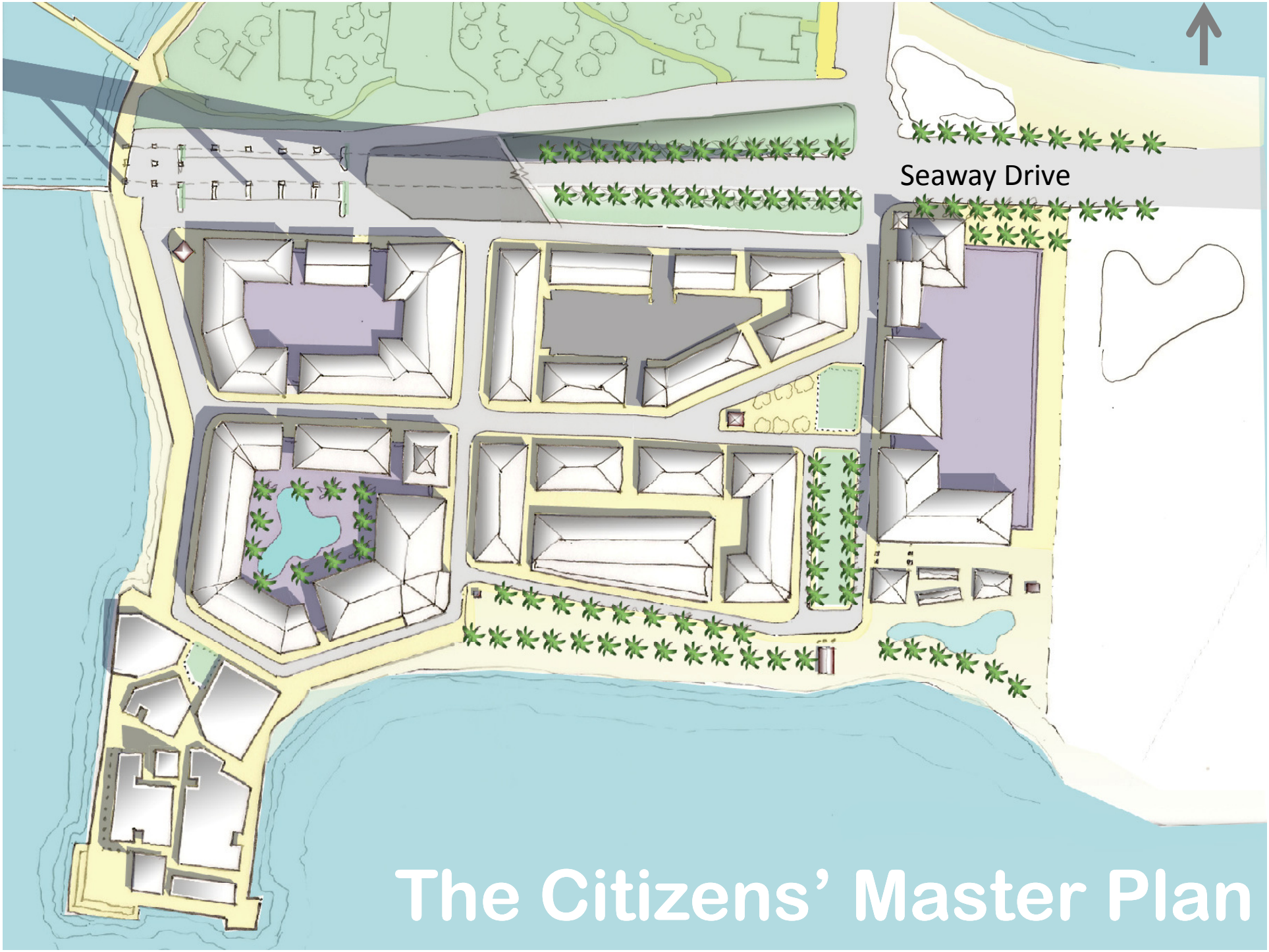


The Community's Vision For the Future:

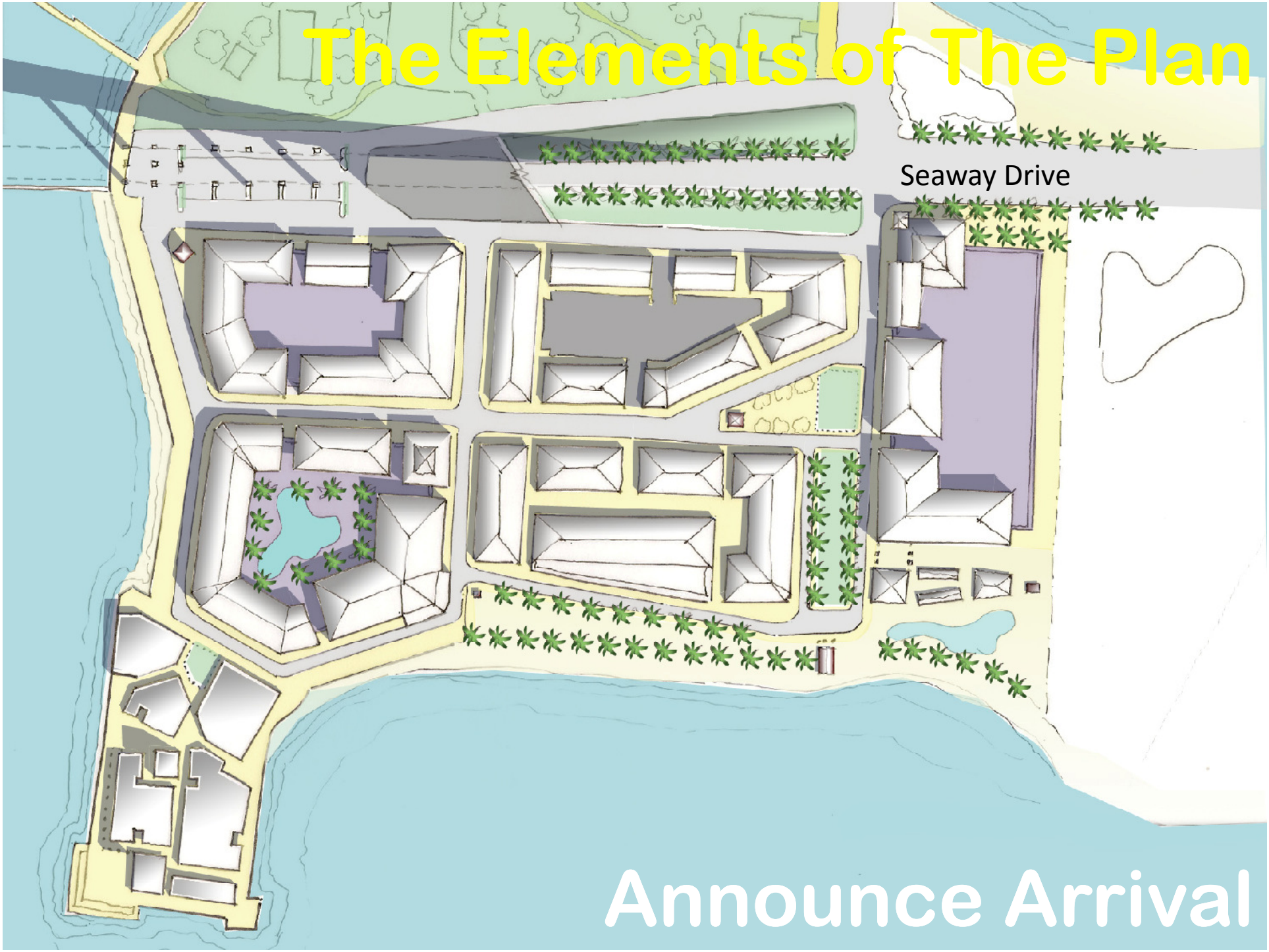

To Relocate the Waste Water Treatment Plant and allow for development that enhances the character and livability of the City and fosters economic prosperity….

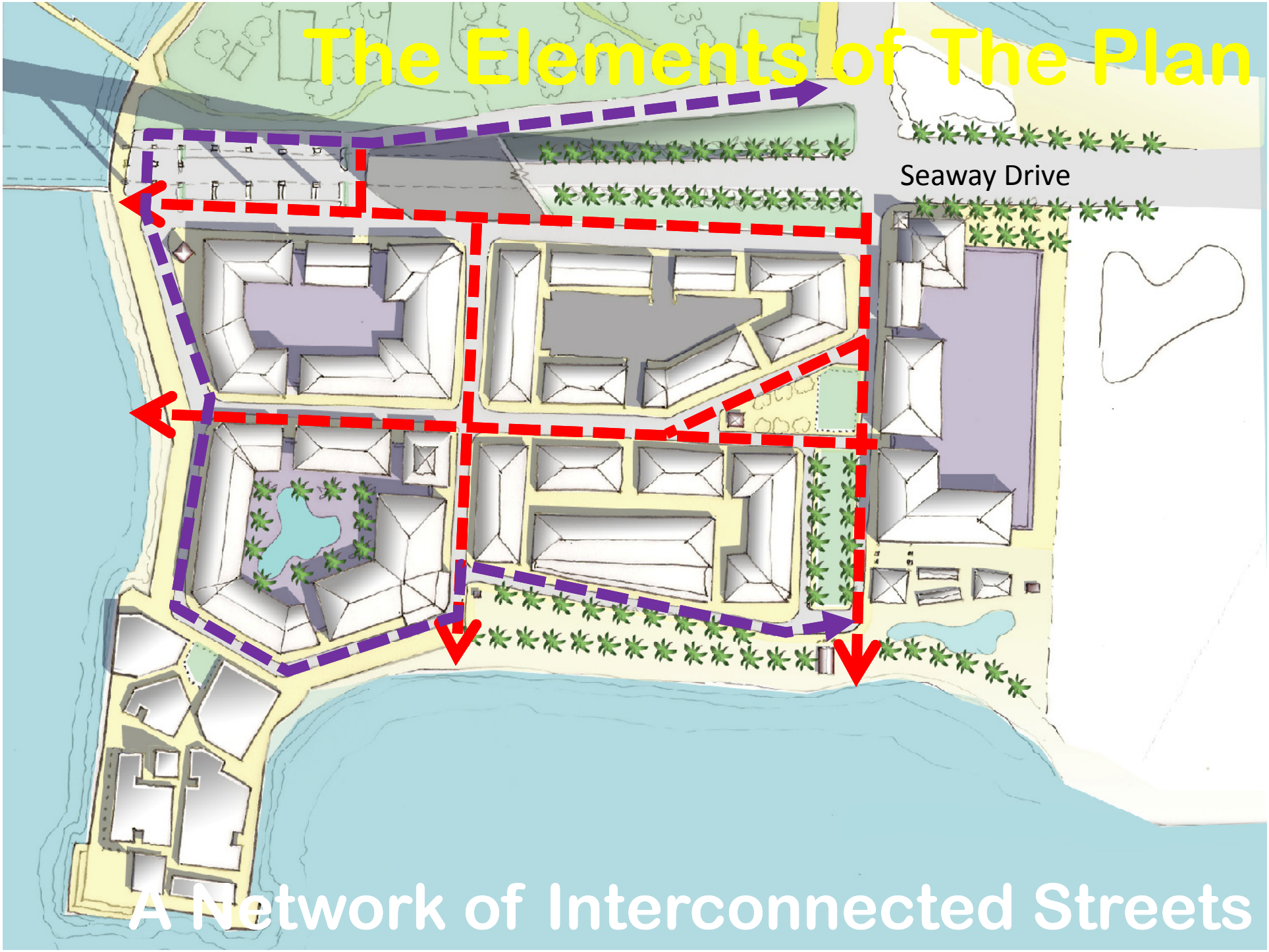
…at no cost to the residents!




Seaway Drive
The Citizens' Master Plan

The Elements of The Plan

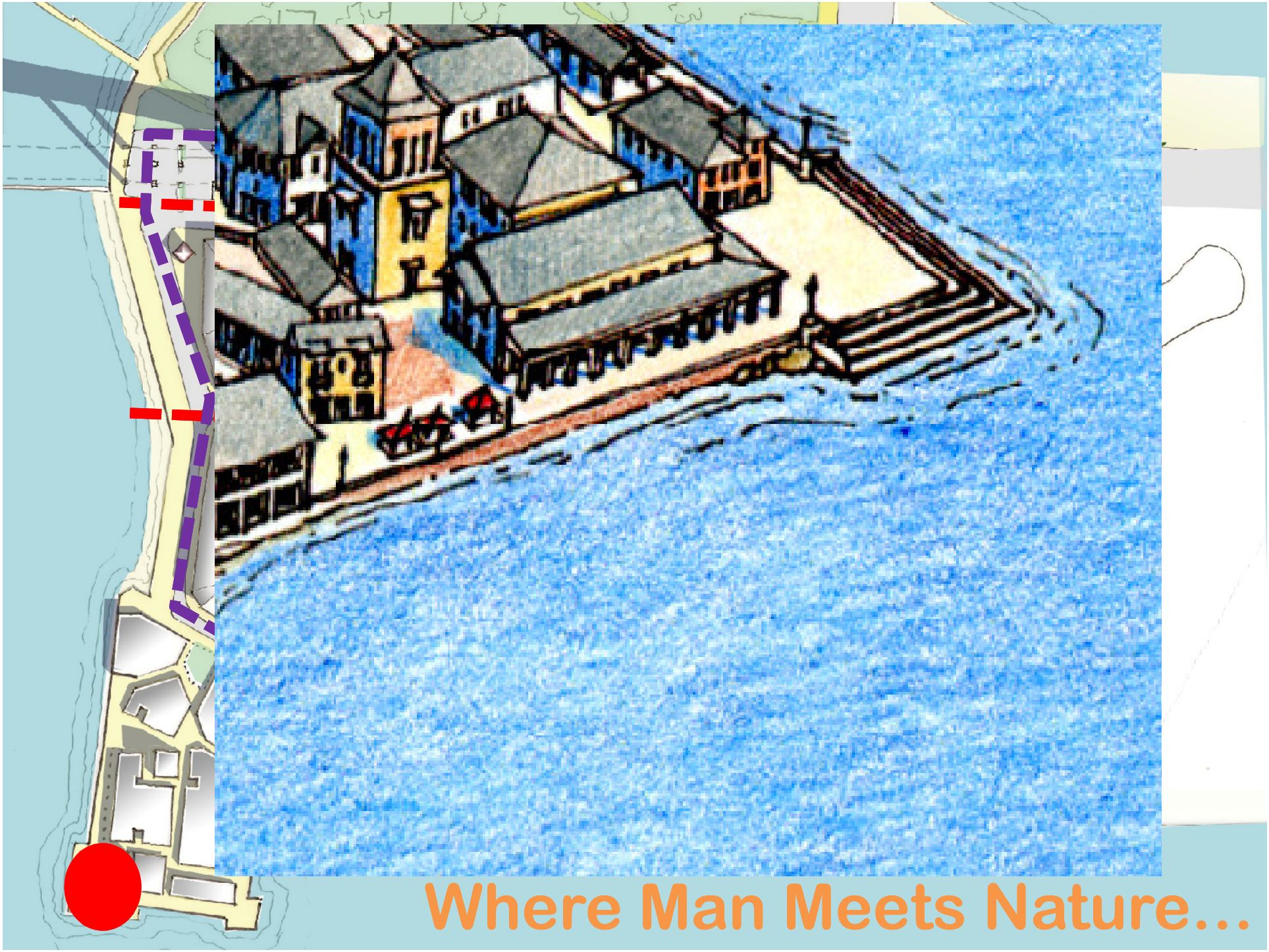



The Elements of The Plan
Seaway Drive
A Network of Interconnected Streets

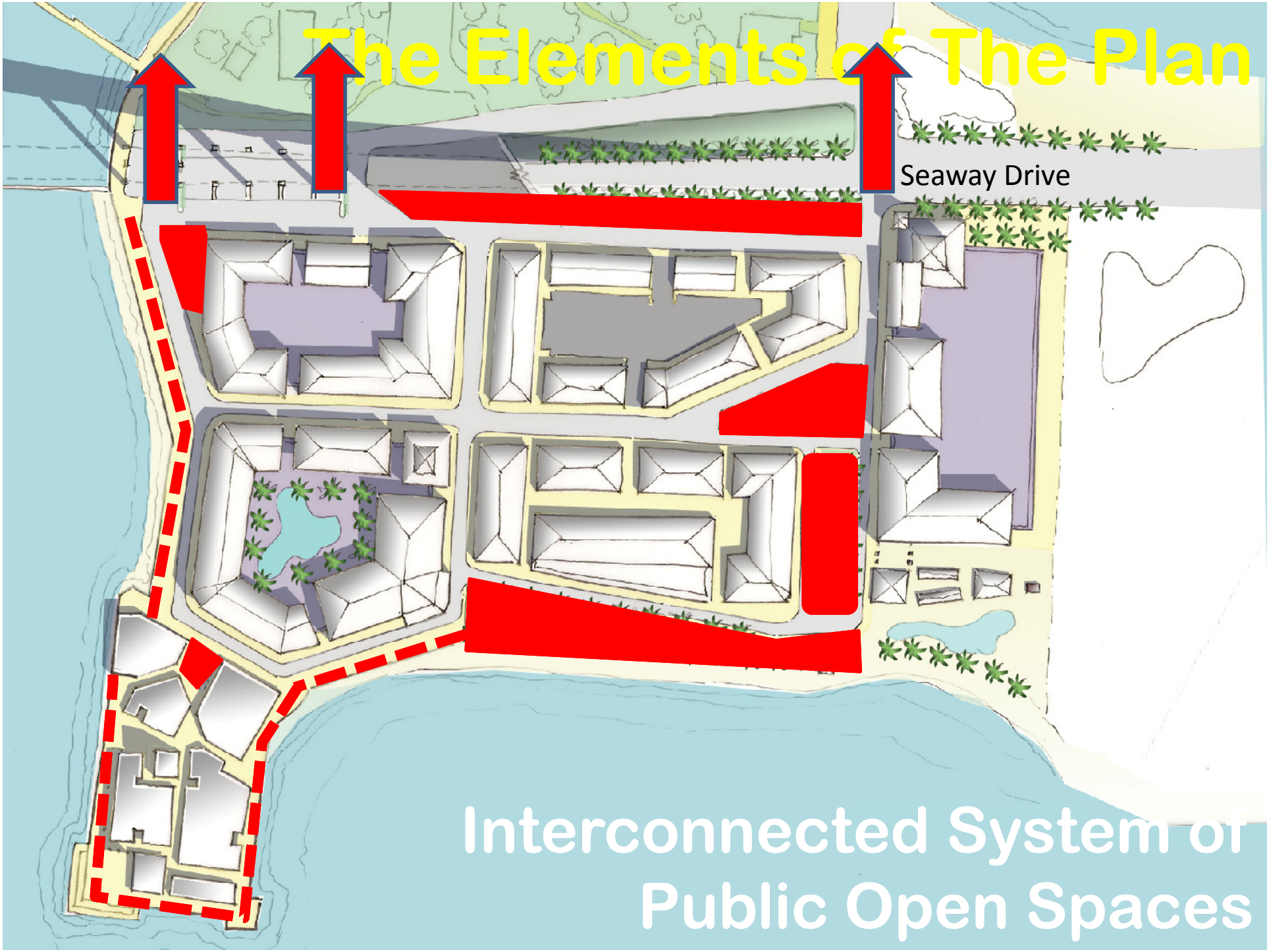
Endless Views

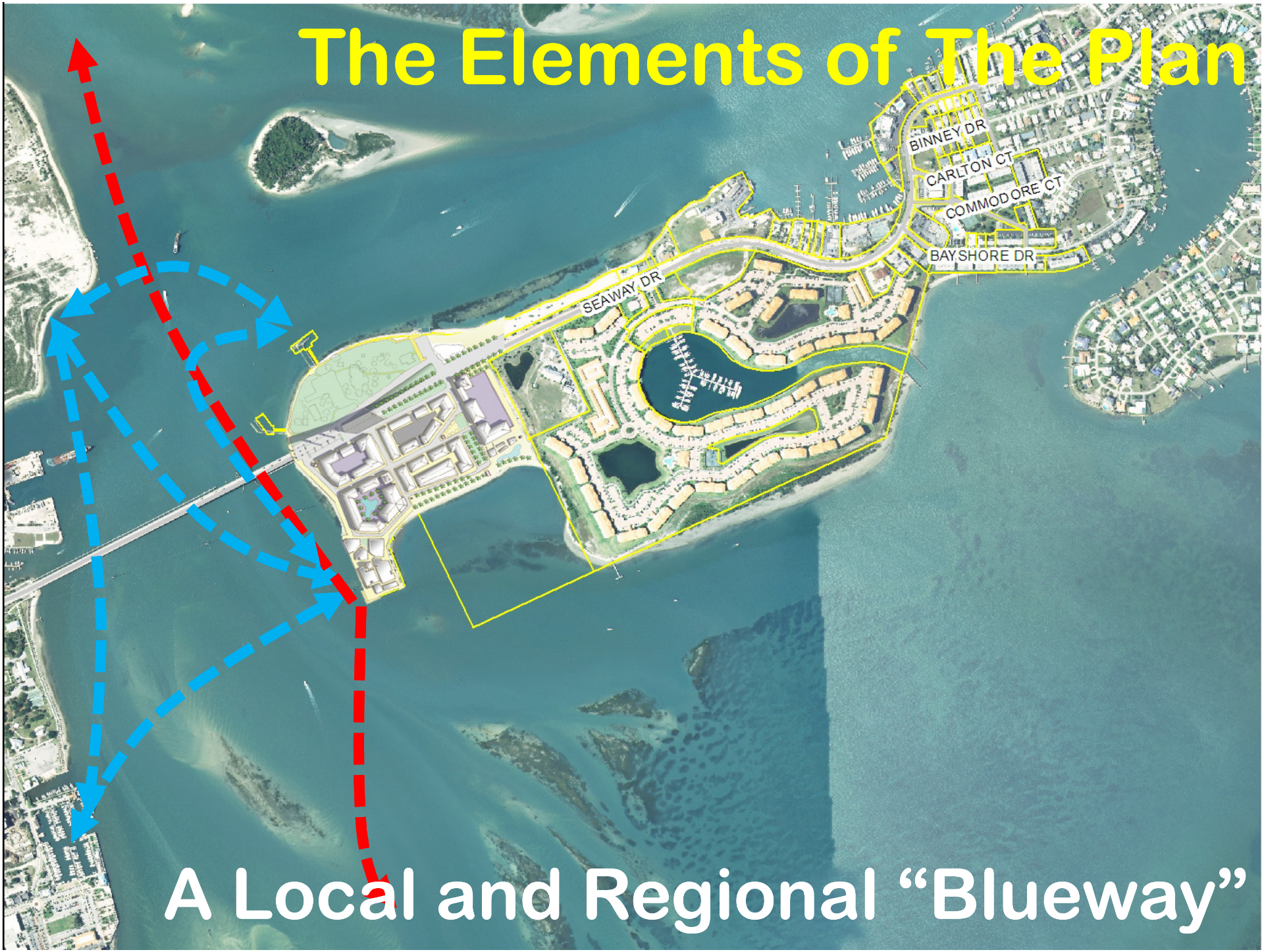
Where Man Meets Nature...

Plan
Where Man Meets Nature...


Where Man Meets Nature...

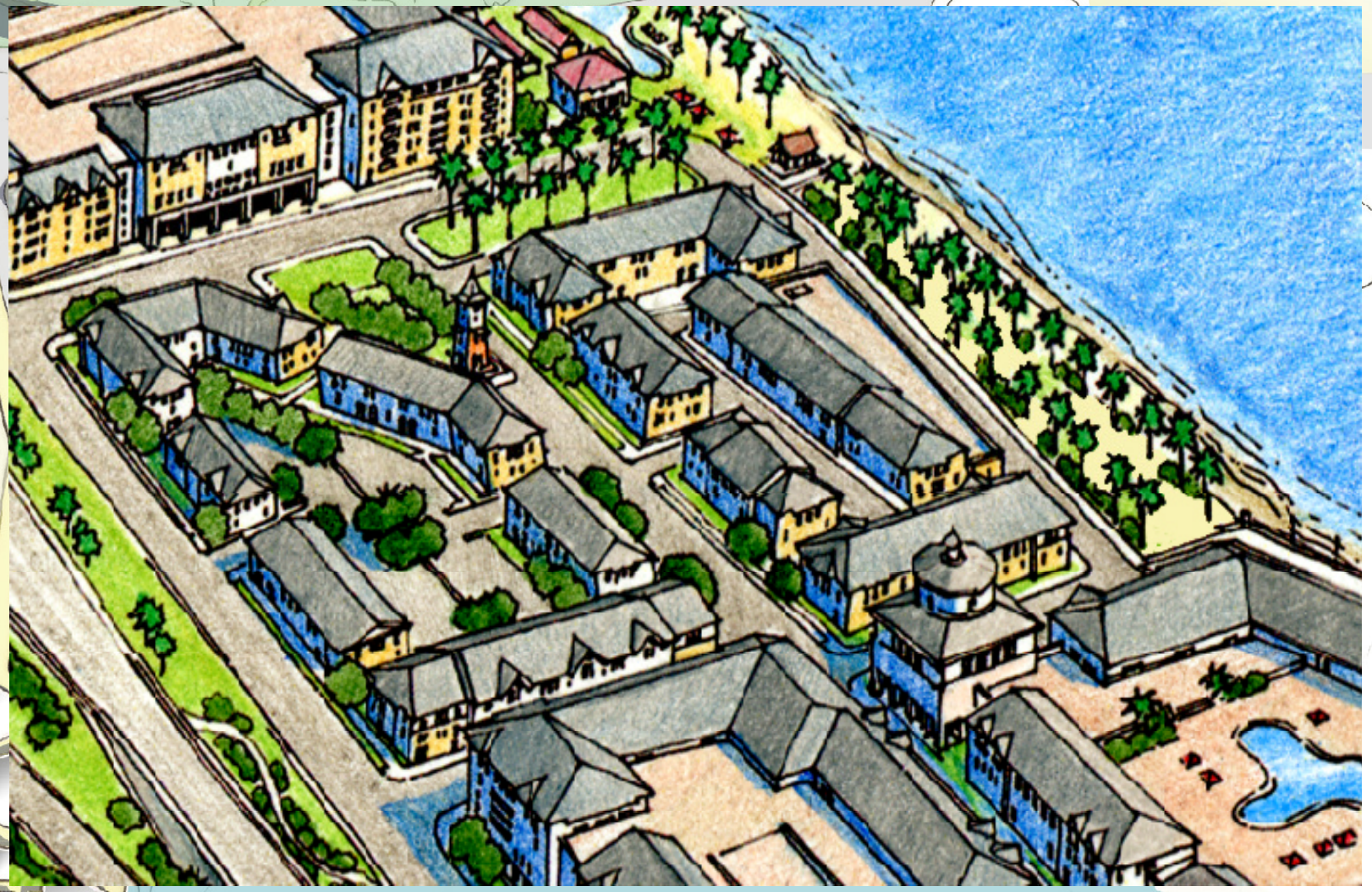
Segelschule Maschsee Nord
75


The Elements of The Plan
Seaway Drive
Interconnected System of
Public Open Spaces


The Elements of The Plan
BINNEY DR
CARLTON CT
COMMODORE CT
BAY SHORE DR
SEAWAY DR
A Local and Regional "Blueway"

Taking Full Advantage of the Water

The Elements of The Plan



A Balanced Mix of Uses

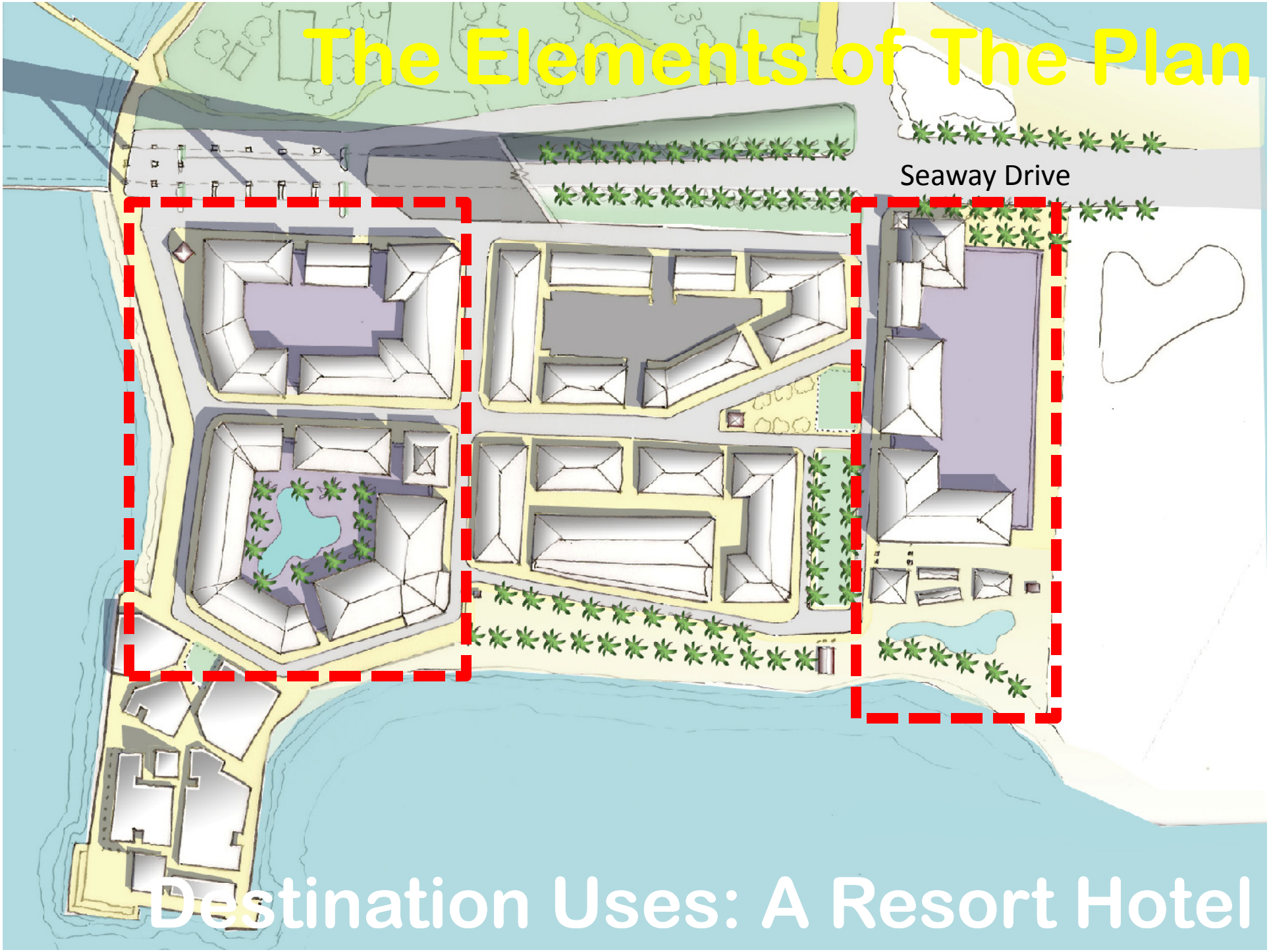
STOP

The Elements of The Plan

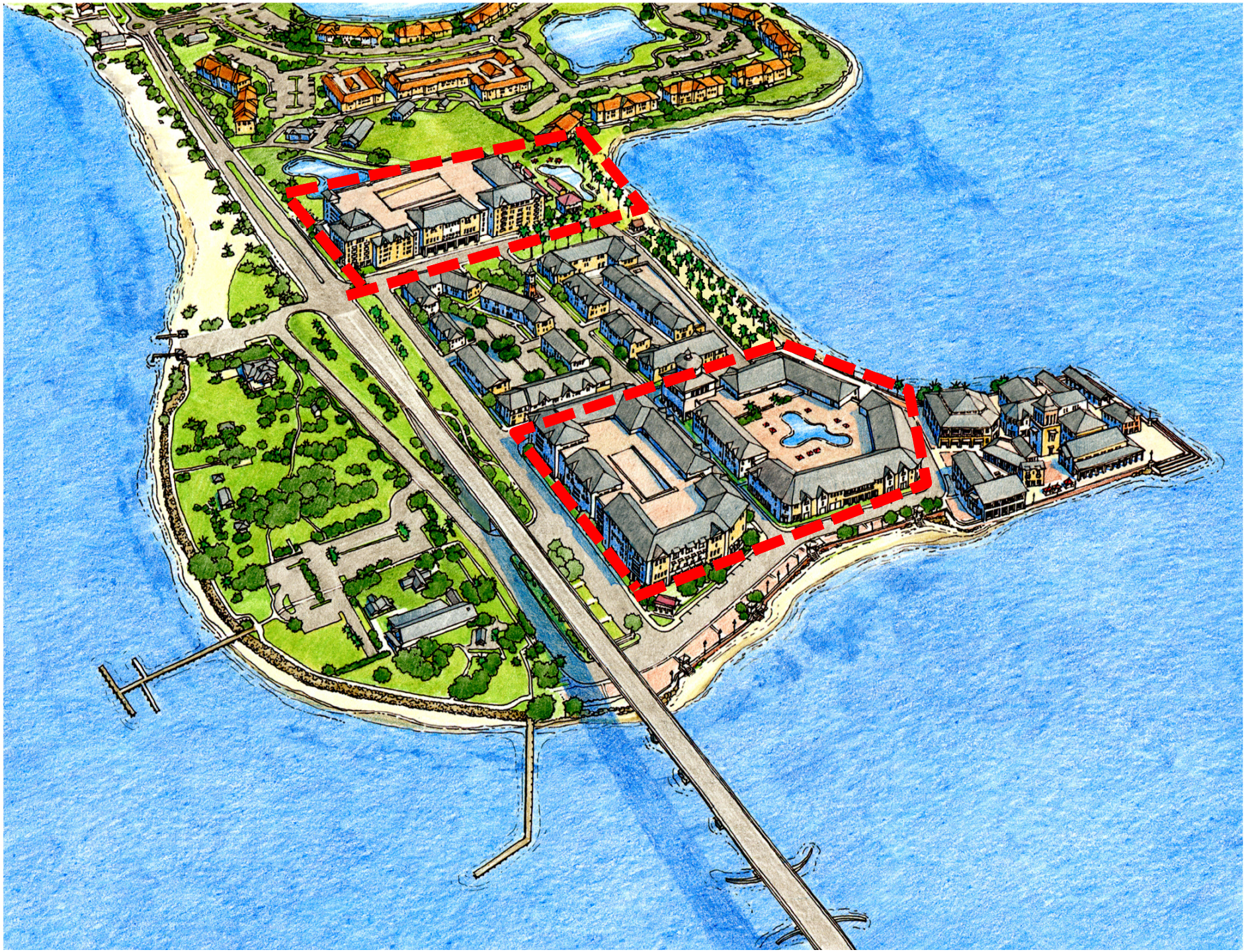
A “Beach Market”:
Complimentary Retail Uses

Insert Master Plan
A “Beach Market”:
Complimentary Retail Uses

The Elements of The Plan



Destination Uses: A Resort Hotel

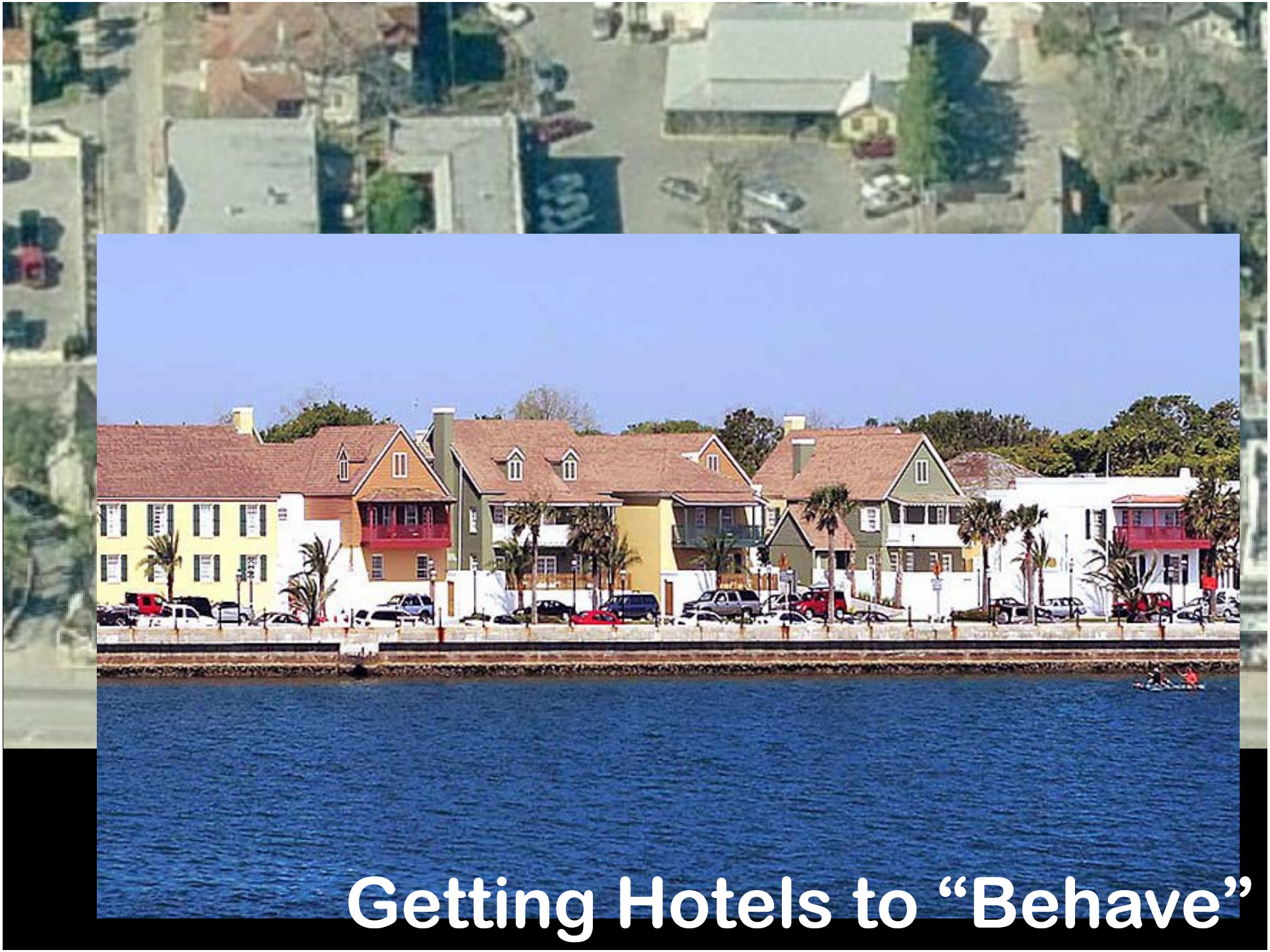


Scale Comparison

Scale Comparison

Getting Hotels to “Behave”

Getting Hotels to “Behave”



Getting Hotels to “Behave”

Research & Education Facilities

2404
3007
Sailing Center

Water Sports

Sea Port (The “Big Idea”)

Choose Your Future

Provide Flexibility to Attract What You Really Want

Fort Pierce is Not YET Established as a Sought After Resort Destination

- Pristine Environment
- Unique Beach and Park Conditions
- Impressive Civic Destinations
- A World-Class *(still untapped)* Downtown
- An Authentic "Beach Town"
- The Best Inlet in the Region
- A Strong Vision
- LEADERSHIP

Value And Bonus Matrix

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addt'l 10%	1.75 1.1	Yes, **up to** 1 addtl' story
Parks and Public Open Spaces	- Within fabric - Waterfront	1.1 1.25	No
Resort Hotel	- With public ground level that engages the street	2	Yes TBD
Blueway	- Within fabric - Waterfront	1.5	No
Civic Buildings and Infrastructure	- Within fabric - Waterfront	1.5 1.75	Yes, **up to** 1 addtl' story
Public Parking (shielded)	- Surface - Structured	1.1 1.75	No

NOTE: The bonus factors shown here are merely depicted as examples. Actual bonus factors need to be determined at the time of either amending entitlements (preferred) or creating specific development regulations for this area. Also note that height increases are offered "across the board". Extense of height increments shall be determined in accordance to the value added.

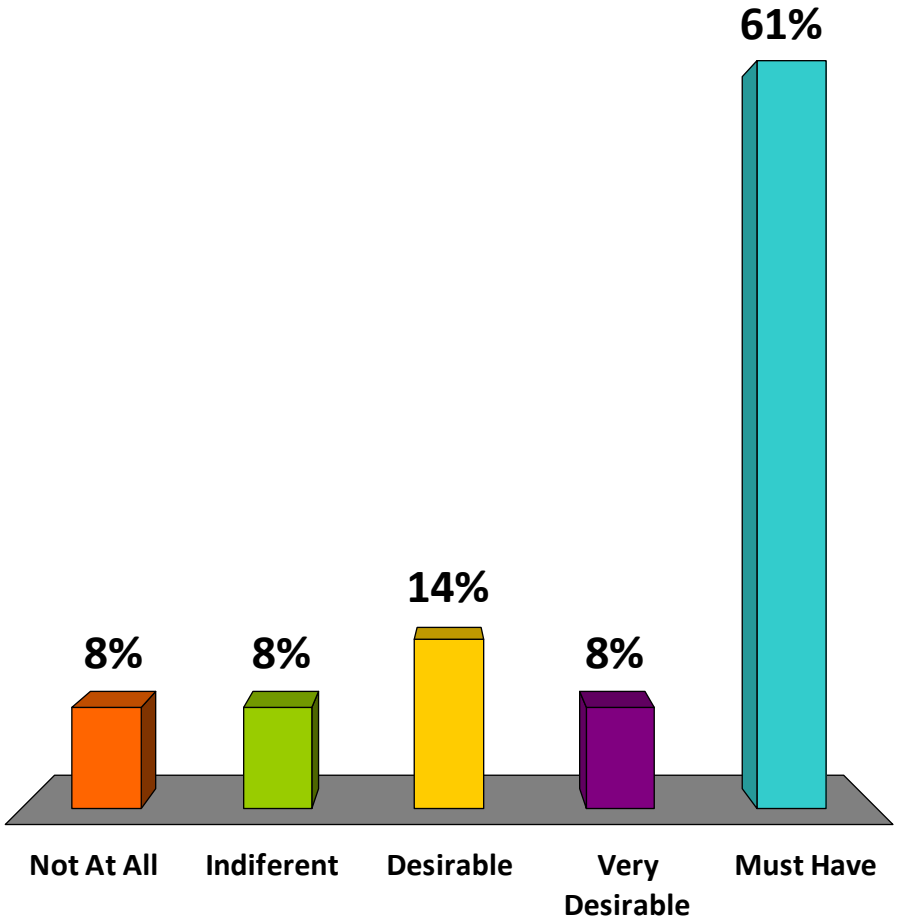
The Vision Cannot Be Implemented Under Today's Regulations

Choosing Your Future

On A Scale of 1 to 5 , with 1 being Not Desirable and 5 being Highly Desirable, Please Rate How Important the Elements of the Plan Are to You

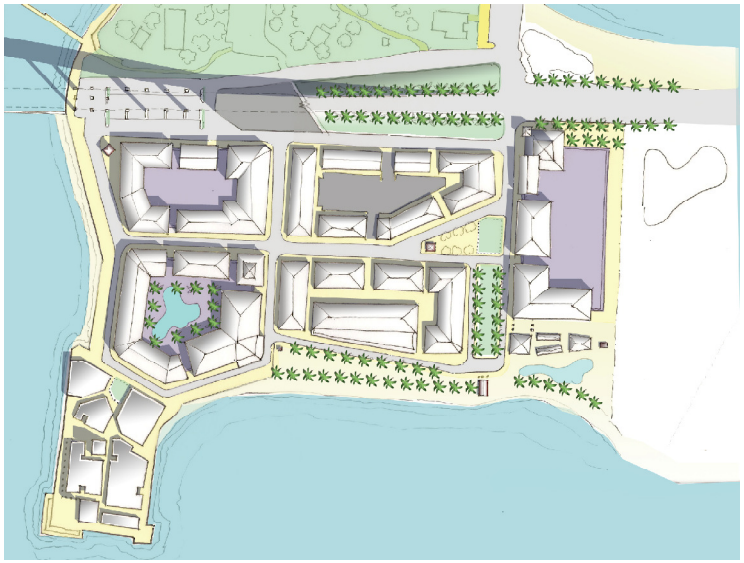
Public Access to the Waterfront

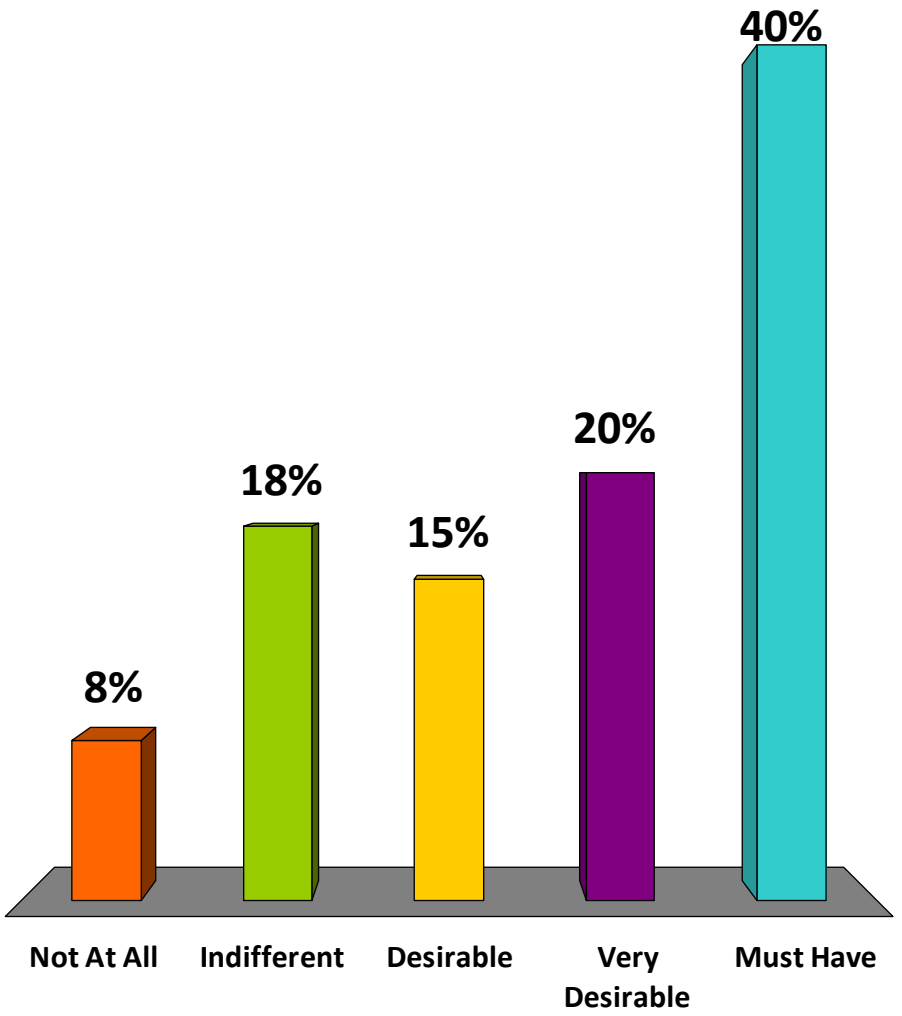
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!



Interconnected, Open Network of Streets

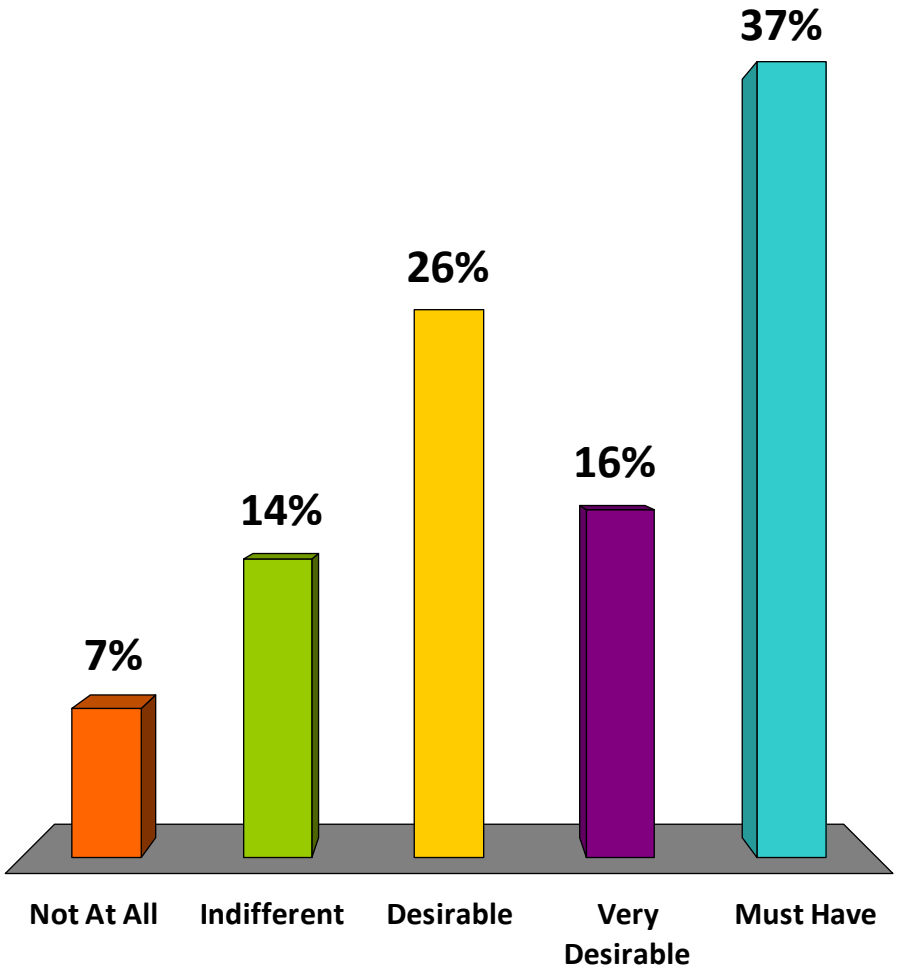
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!





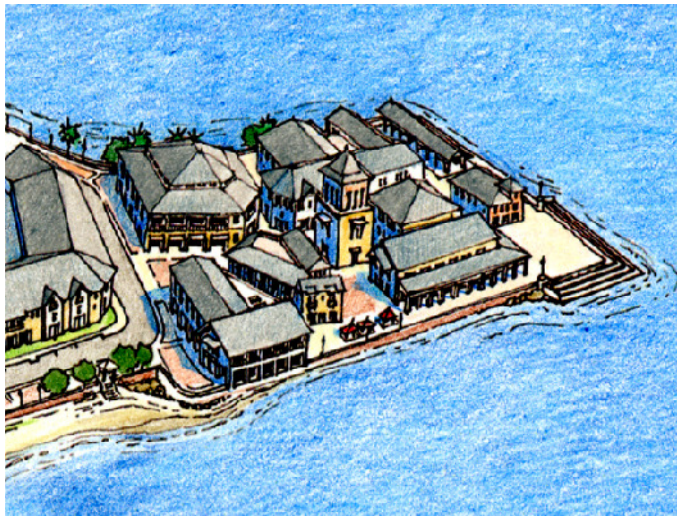
A Local & Regional Blueway

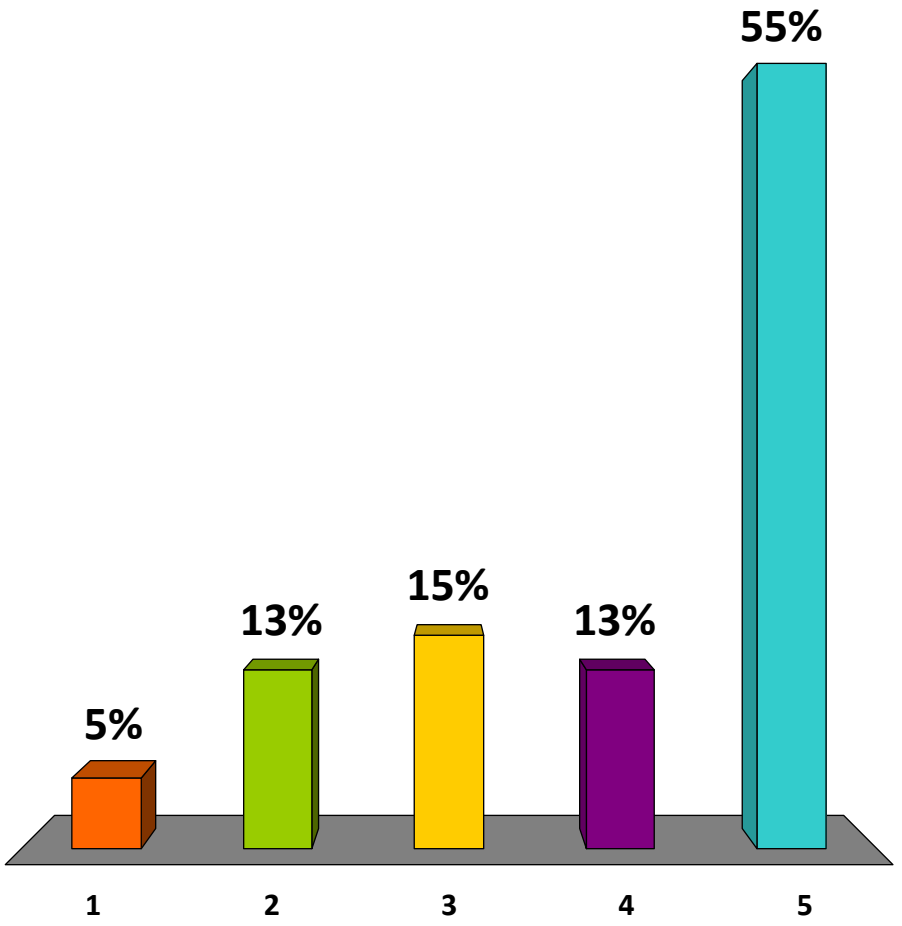
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!



Destination Restaurants & Retail

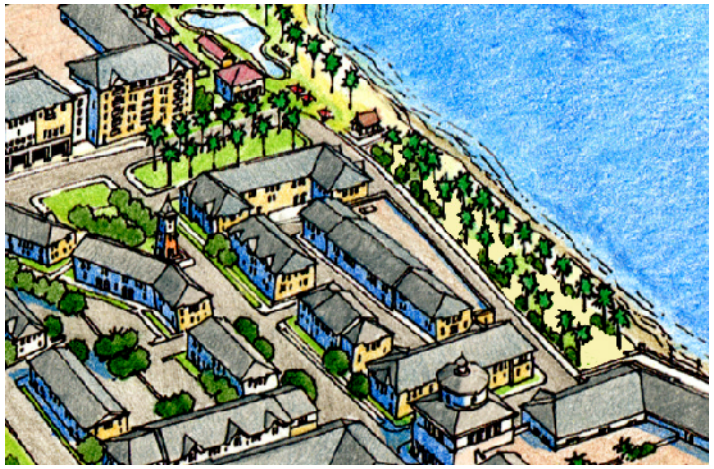
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!

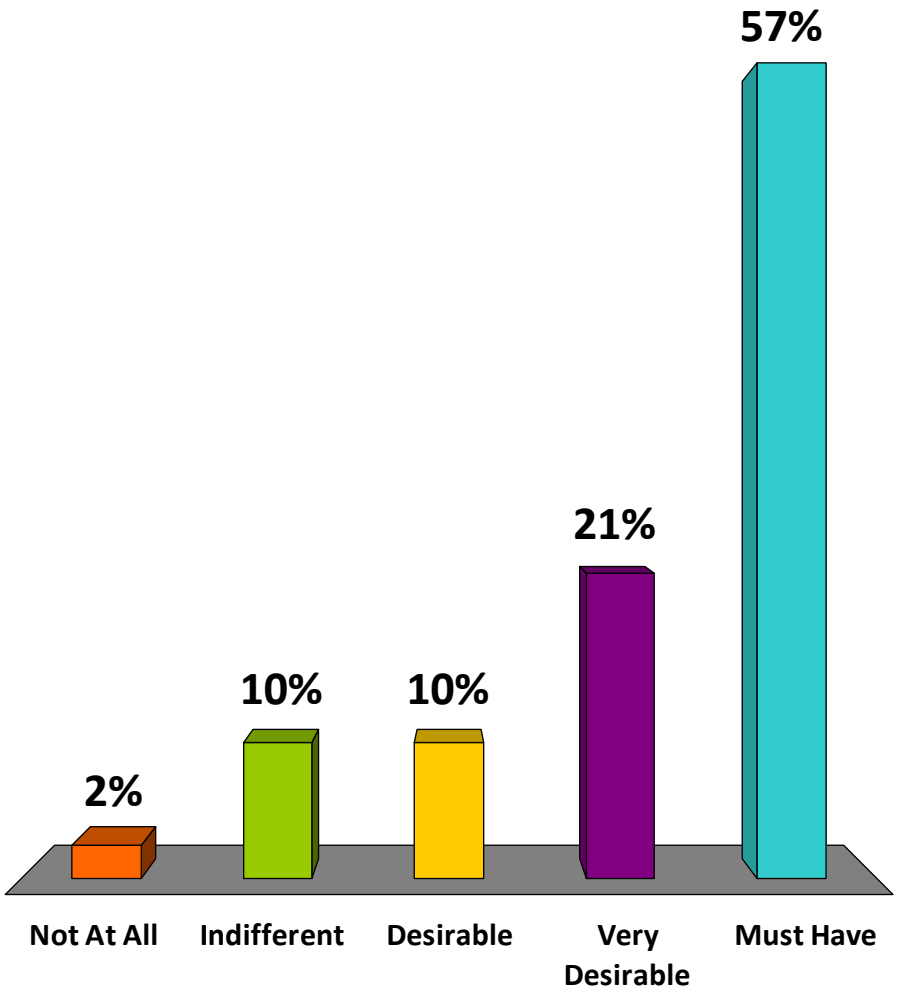




A Balanced Mix of Uses

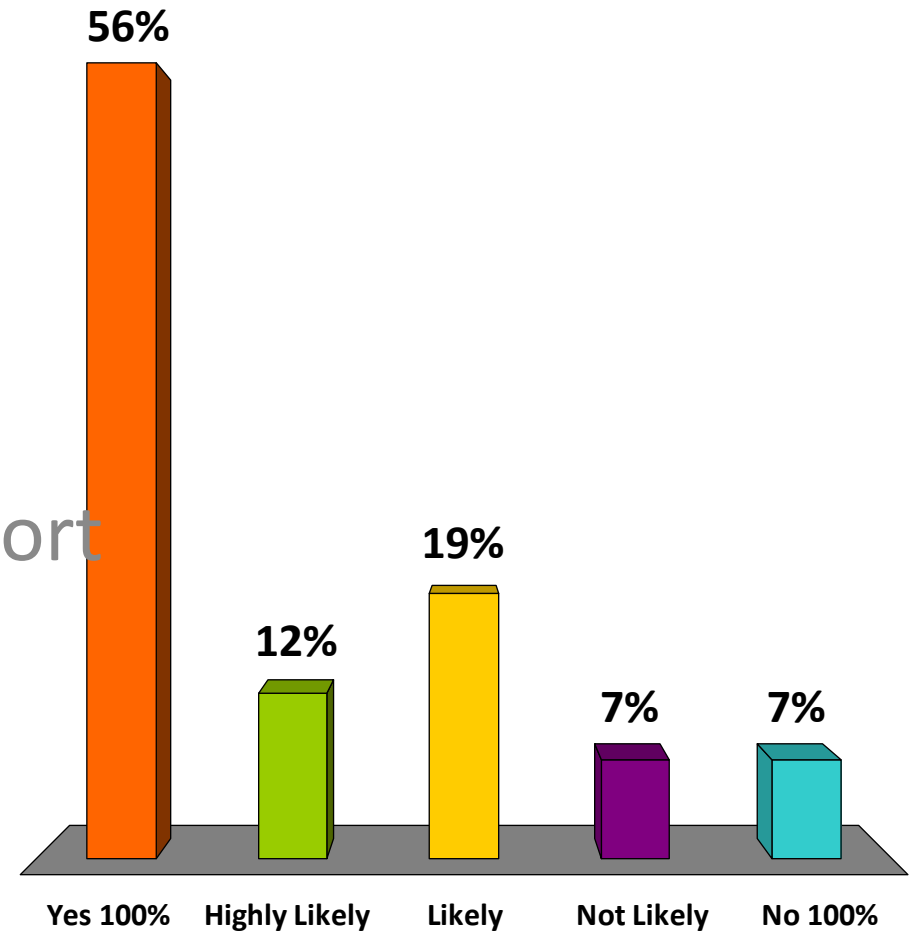
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!





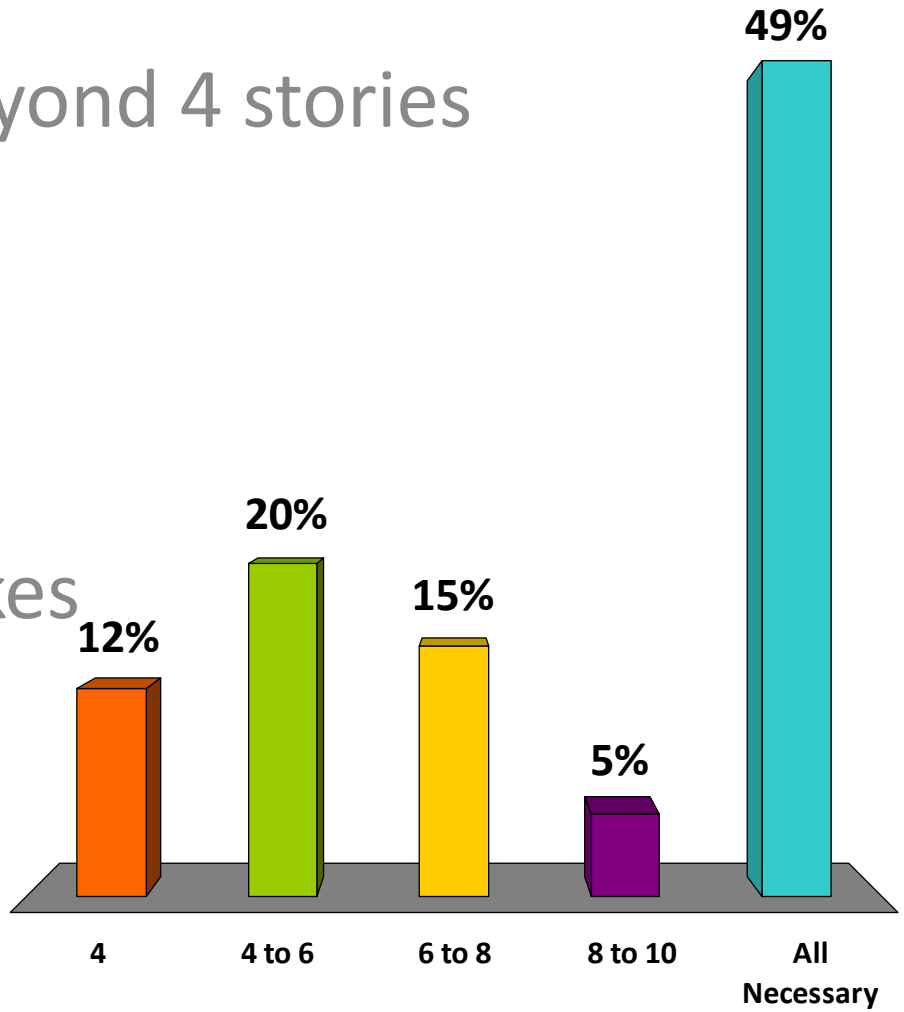
How likely Are You to Support Additional Height to Attract a Resort Hotel?

1. Would Support 100%
2. Highly Likely
3. Likely
4. Not Likely
5. Absolutely Won't Support



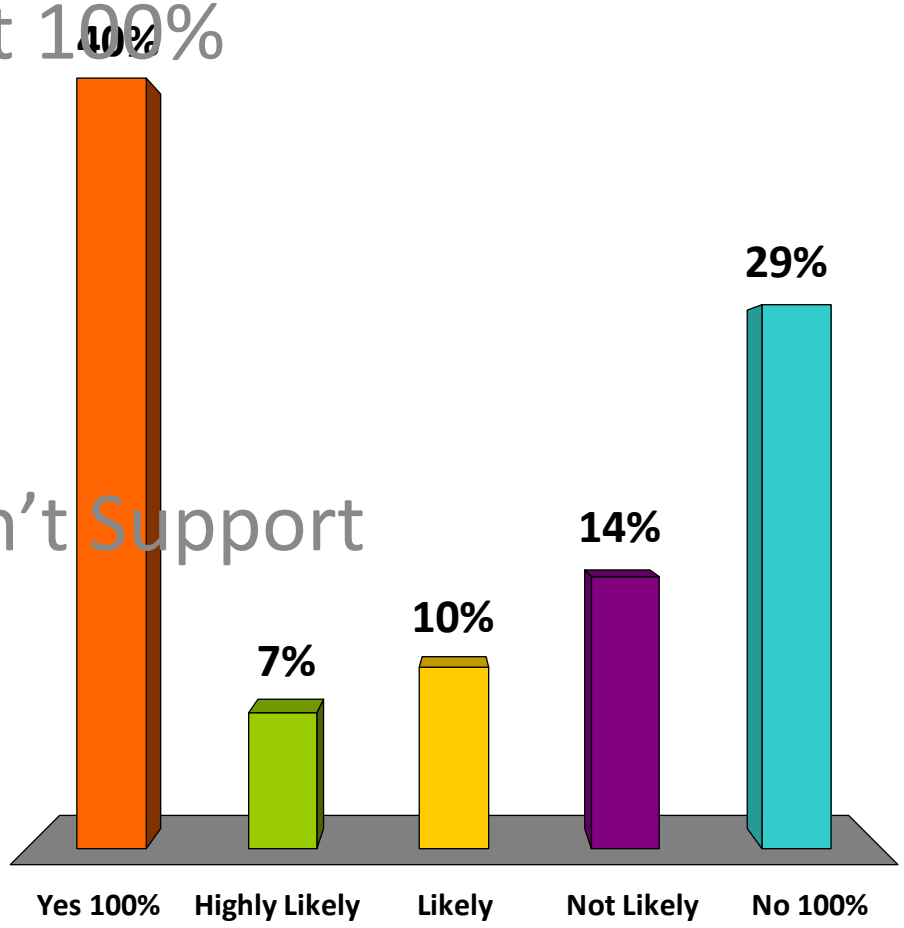
How Much Height Could You "Live" With? (for a Specific Hotel Use)

1. No Increase beyond 4 stories
2. 4 to 6 Stories
3. 6 to 8 Stories
4. 8 to 10 Stories
5. Whatever it takes



How likely Are You to Support Additional Height to Residential Uses?

1. Would Support 100%
2. Highly Likely
3. Likely
4. Not Likely
5. Absolutely Won't Support



About $

Current Condition Analysis
Waste Water Treatment Plan Site

Total Acreage (WWT)	18.7 acres (814,572sf)
FAR	1
Developable area	814,572sf
Commercial area	20% (162,914sf)
Maximum Height	45'
Density	8du/ac
Projected Relocation Cost	$100,000,000.00
Cost Incidence per acre	$5,347,593.00
Cost incidence per unit	$668,500.00
Cost incidence per hotel room	$63,100
Millage rate (2011)	5.7384

Under current regulations, only 20% of the development may be dedicated to commercial uses (e.g. hotel/resort). This number reflects an 80% residential 20% commercial program split.

Current Condition Analysis
Privately Owned Site

Total Acreage	17.43 acres (+ submerged lands)
Developable area	759,250sf
Commercial area	151,850sf (20%)
Maximum Height	45'
Density	8du/ac
Cost Incidence per acre	$ Solely dependent on the cost of land and hard and soft development soft costs.

- Current commercial allocation does not contemplate hotel needs.
- FAR is such that it is possible to increase density from 8du/ac to an average of 23du/ac without changing the overall built area currently permitted (i.e. without changing size of buildings allowed).
- If the site is to be developed on its own, (i.e. without any financial assistance, an FAR of 7.5 (equal to half of Manhattan's) would be necessary.

If the cost of relocating the plant is not addressed independently from development on the site, development will very likely be improbable.

Proposed Development Program (Land-Cost-Only Scenario) Consistent with the Community's Vision:

- Residential uses of up to 23du/ac
- Four-story height for residential uses
- Retail/Commercial uses in the form of a Neighborhood Center (per the industry's definition), of up to 45,000sf. This Neighborhood Center contemplates the demand for the entire Master Plan as proposed. This is proposed independently and in addition to hotel uses.
- Up to two Hotels (limiting form, not intensity or height)

Value And Bonus Matrix

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addt'l 10%	1.75 1.1	Yes, **up to** 1 addtl' story
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Financial Strategy

Relocation cost estimated between
$70,000,000 and $110,000,000*

1) Exact relocation cost will be determined by many factors, (e.g. economic environment at the time of construction). More accurate estimates cannot be exacted until an official decision to move the plant is made, a “relocation committee” or similar body is appointed and established, and an independent or public bidding process is entered into.

2) The cost to relocate the Waste Water Treatment Plan cannot be fully absorbed (i.e. recovered) by a simple land-sale transaction.

3) In order for to attract cost-feasible development (whether residential, commercial, or mixed), the land on which the Plant sits needs to be sold at its assessed value based and be based on actual development potential.

4) Based on the different development scenarios and relocation cost estimates, to position the City in a competitive negotiating process, ideal land value should range between 15% and 25% of the total estimated relocation costs (between $16,500,000.00 and $17,500,000.00). It is recommended that land value in the current market should not exceed $21,000,000.00

5) Cost of relocation will only increase with time (given the particular economic climate at the time this plan is being prepared).

6) The proposed program anticipates recovering relocation costs in 16 to 20 years.

Funding

- Land sale revenues - 15% to 25% (*2)
- Bond Financing (FPUA) (up to 60%)
- Regional, State and Federal Funding and
- Grants
- City/County/FPUA earmarked (current or future) funds
- TIFF funds (CRA)
- Special District and Plan Area Development
- Impact Fees
- Revenue from utilities
- Cash Reserves (if any)
- TPO funding (general transportation funds)
- EPA grants
- Brownfield funds
- Impact Fees, and
- Public-Private Partnerships
- Drinking Water State Revolving Fund, Water Infrastructure Trust Fund Legislation; Climate Ready Estuaries Program

• Adopt The Citizens' Vision
• Establish a "Plant Relocation Committee"
• Hire a Retail/Marketing Specialist
• Amend Current Regulations
• Enter into and Agreement with Adjacent Property Owner
Next Steps

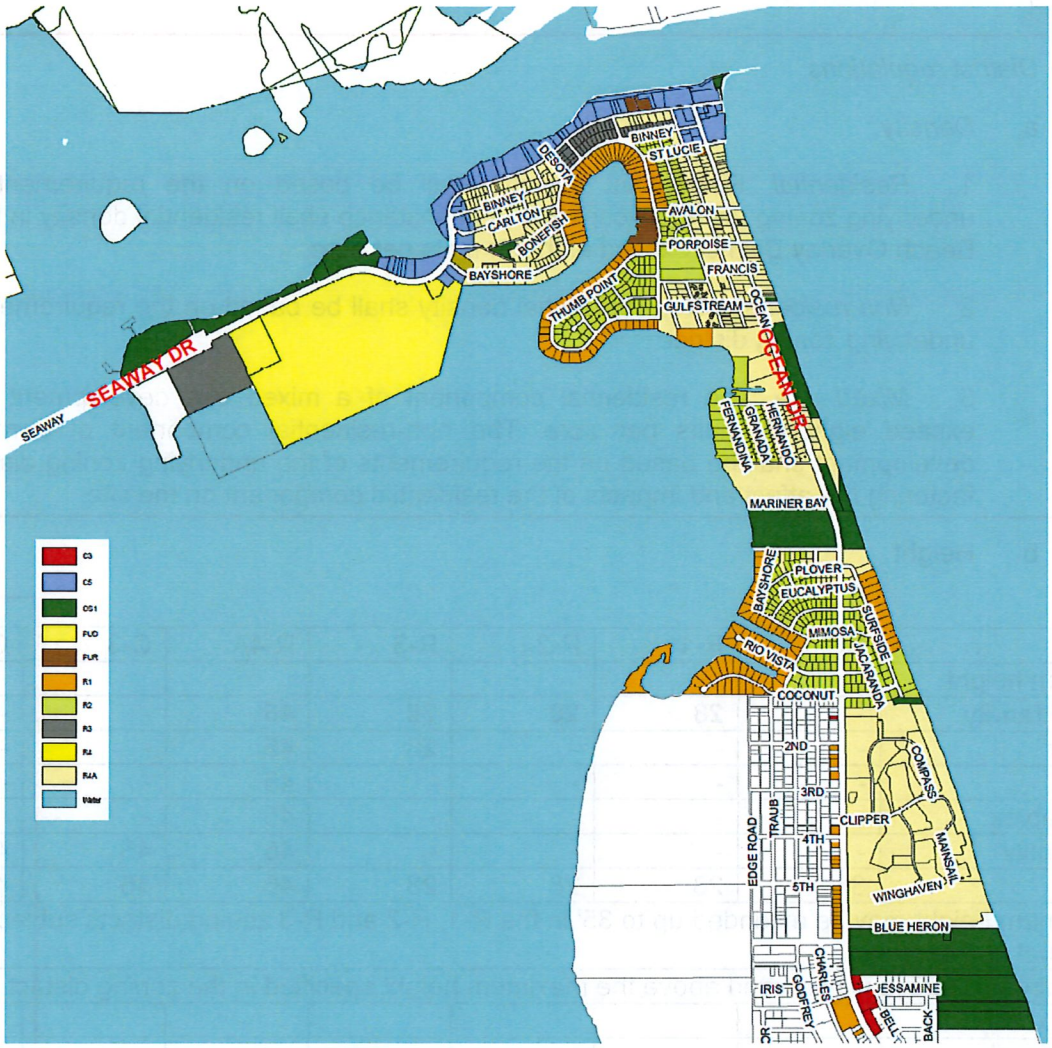
Questions/
Comments

Sec. 22-16. - Designation of overlay districts.

The city's overlay zoning districts stipulate special provisions that, along with the provisions of the basic zoning district and other ordinance regulations, govern the use of property within the city limits.

(a) *South Beach Overlay District.*

(1) *Applicability and purpose.* The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. By way of this overlay district, the city seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district.



SOUTH BEACH OVERLAY DISTRICT

The standards allow for and promote design integration of the man-made improvements to the land with the natural elements of the land. All new development and changes to existing development in the district that require site plan or building permit approval are subject to the overlay district requirements in addition to other applicable regulations in this Code.

Due to ever-accumulating knowledge about the dynamics of a barrier island community, and new and better information about site design, the city's land development regulations will be monitored and reviewed on an on-going basis in order to assess their reasonability and effectiveness in promoting these purposes.

(2) *Delineation of the district.* The South Beach Overlay District includes all parcels designated in the shaded area as indicated in Figure 1. The boundary of the South Beach Overlay District shall be deemed to automatically adjust pursuant to any annexation approval on South Hutchinson Island.

(3) *District regulations.*

a. *Density.*

1. *Residential.* Residential density shall be based on the requirements of the underlying zoning district except that in no instance shall residential density in the South Beach Overlay District exceed eight (8) units per acre.

2. *Non-residential.* Non-residential density shall be based on the requirements of the underlying zoning district.

3. *Mixed use.* The residential component of a mixed use development shall not exceed eight (8) units per acre. The non-residential component of a mixed use development shall be based on the requirements of the underlying zoning district while factoring the affect and impacts of the residential component on the site.

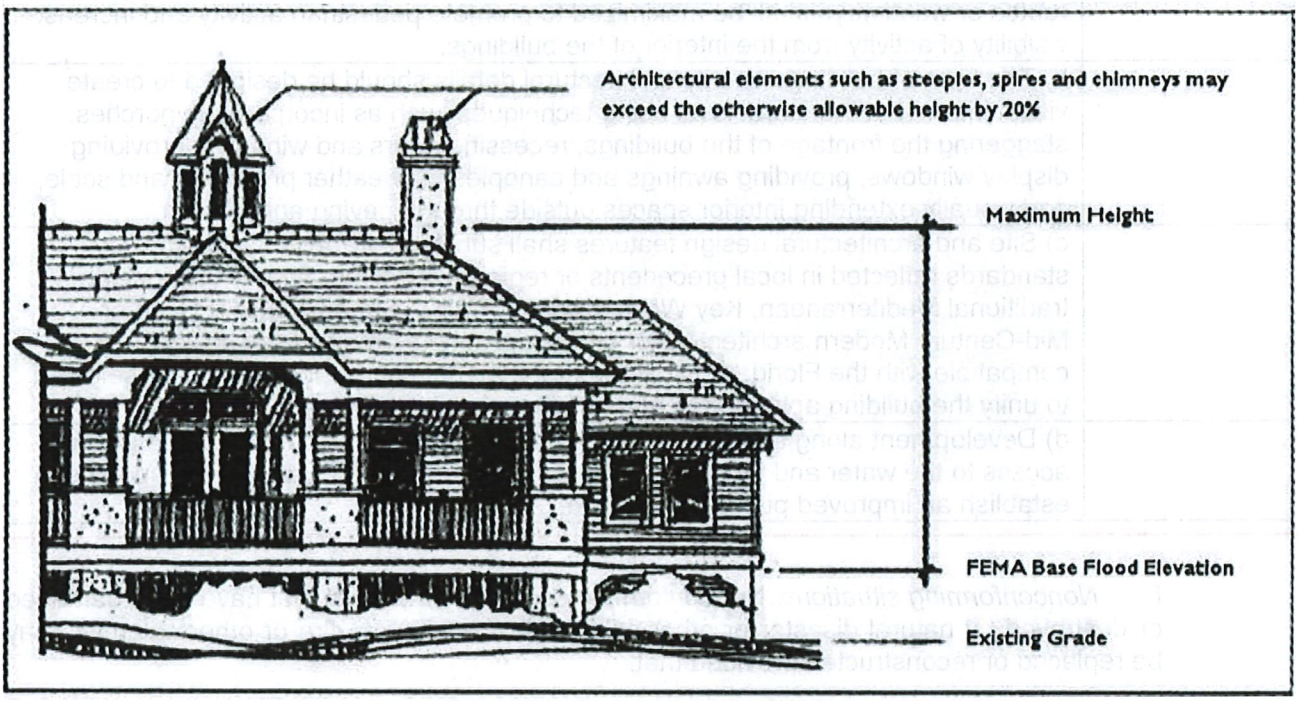
b. Height.

	OS-1	R-1	R-2	R-3	R-4A	C-3	C-5
Maximum height							
- Single family	**-**	**28**	**28**	**28**	**45**	-	-
- Duplex	-	-	-	28	45	-	-
- Triplex	-	-	-	-	45	-	-
- Quadraplex	-	-	-	-	45	-	-
- Multifamily	-	-	-	-	45	45	45
- Other	35	28	28	28	45	45	45
1. Maximum height may be extended up to 35' in the R-1, R-2 and R-3 zoning districts subject to conditional use approval.							
2. No habitable space is permitted above the maximum height specified in the zoning district.							
Not to Exceed							
- Single family	-	-	-	-	-	-	-
- Duplex	-	-	-	-	-	-	-
- Triplex	-	-	-	-	-	-	-
- Quadraplex	-	-	-	-	-	-	-

- Multifamily	-	-	-	-	4 stories	4 stories	4 stories
- Other	-	-	-	-	4 stories	4 stories	4 stories

c. *Calculation of height.*

1. Maximum structure height shall be calculated from the established FEMA Base Flood Elevation to the highest point of the roof excluding non-habitable architectural design elements of the structure.



MAXIMUM STRUCTURE HEIGHT

2. The height of fences shall be measured from preconstruction grade.

d. *Height in excess of maximum.*

1. Equipment including, but not limited to, satellite dishes and heating and air conditioning equipment may be installed on top of buildings provided that the equipment is screened from horizontal view.

2. Non-habitable architectural elements that contribute stylistically to the building including, but not limited to, bulkheads, parapet walls, false fronts, cupolas, steeples, spires, and chimneys may exceed the maximum height requirement by 20 percent.

e. *Design standards.*

	Standards
1. Single-family ~~residential~~	None.
2. Multifamily and non-residential	a) Architectural integrity and compatibility with nearby existing buildings both on- and off-site shall be demonstrated. Architectural considerations shall include building siting, massing, proportion, scale, materials, colors, details, facade treatments, fenestration, parapets, site features, lighting and signage. The openness of ground floor facades and view corridors which face pedestrian utilized roadways, circulation routes or waterways shall be maximized to promote pedestrian activity and increase visibility of activity from the interior of the buildings.
	b) The form of buildings and its architectural details should be designed to create visual interest at the street level using techniques such as incorporating porches, staggering the frontage of the buildings, recessing doors and windows, providing display windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing.
	c) Site and architectural design features shall substantially advance design standards reflected in local precedents or regional buildings. These may include traditional Mediterranean, Key West, Mission, Prairie, Streamlined Art Deco or Mid-Century Modern architecture or other appropriate architectural design compatible with the Florida tropical climate. Materials and colors should be selected to unify the building appearance and fit into the pedestrian realm.
	d) Development along the city's waterfront shall maximize opportunities for public access to the water and facilitate connectivity with adjoining waterfront properties to establish an improved public promenade.

f. *Nonconforming situations.* Nonconforming uses and structures that have been damaged or destroyed by natural disaster or other catastrophic event, i.e., fire or other calamity, may be replaced or reconstructed provided that:

1. The significance of the property owner's hardship is more compelling than, and reasonably overbalances, the public benefit resulting from not allowing the use or structure to be reestablished.

2. Replacement or reconstruction of the use or structure is compatible with the character of the neighborhood and will not jeopardize future development of the area in compliance with the provisions and intent of the city's land development regulations.

3. The value of properties in the vicinity of the replacement or reconstruction will not be adversely affected;

4. No expansion of gross floor area occurs;

5. The degree of nonconformity is not increased;

6. The replacement structure is in compliance with the city's adopted building code, Coastal Construction Control Line and FEMA regulations; and

7. A building permit is issued within twenty-four (24) months after the date of

destruction and the construction is diligently pursued to completion.

g. *Supplemental use regulations.*

1. *Condominium hotels.*

a. *General requirements.*

i. Condo-hotel facilities shall be created, sold and maintained under documentation, including condominium declaration, bylaws, sales brochures, and pre-construction agreements, with form and content approved by the city attorney, which adequately disclose and ensure that the condo-hotel facility will, in all respects, be permanently and exclusively operated as a transient accommodations facility and will not be occupied as a multi-family dwelling.

ii. Condo-hotel facilities must be permanently dedicated in their entirety to the complete control and management of a single hotel or resort hotel operator for operation as a transient accommodations facility.

iii. Condo-hotel facilities shall contain no dwelling units. Only individual sleeping units that are permanently dedicated for rental to the general public for transient occupancy for periods of less than twenty-eight (28) days on a full-time basis by the hotel or resort hotel operator shall be permitted; provided, however, that an owner of an individual sleeping unit in a condo-hotel may be permitted to occupy the owned sleeping unit without rental charge for up to twenty-eight (28) days in any calendar year.

iv. Condo-hotel sleeping units shall not be used for homesteading purposes or home occupational licensing, time share or fractional interests.

v. Condo-hotel facilities shall be licensed by all applicable state and local agencies that license traditional motels, hotels and/or resort hotels prior to the issuance of any certificate of occupancy. All required licenses must be kept current.

vi. Rental of condo-hotel sleeping units shall be subject to all applicable state and local tourist tax collections.

vii. Condo-hotel facilities shall be served by singly metered utility services and with a central telephone system and central cable television system installed in all individual sleeping units.

viii. Individual sleeping units shall not contain any lockable storage closet or cabinet unless access to such closet or cabinet is automatically and uniformly provided to each member of the public who rents the sleeping unit.

ix. Condo-hotel facilities shall provide an internally-oriented lobby/front desk area.

x. Condo-hotel facilities shall utilize a uniform key entry system managed by the hotel or resort hotel operator to receive and disburse keys for each condo-hotel sleeping unit.

xi. All condo-hotel facilities shall offer daily maid service, concierge as well as other customary hospitality services.

xii. The city may require affidavits of compliance with the criteria from the developer, management entity, and/or each condo-hotel sleeping unit purchaser/owner concurrent with annual renewal of any required occupational license.

b. *Conditions of approval.* The city commission may impose limitations on condo-hotel facilities, including but not limited to, the size and number of sleeping units and sleeping areas as well as the types of utility fixtures to ensure the viability of hospitality and transient accommodations and to limit impacts on local services including transportation, potable water, sanitary sewer and hurricane evacuation.

Sec. 22-28. - High Density Residential Zone (R-5).

(a) *Purpose.* This residential category is intended to encourage the development of multifamily dwellings. Maximum gross densities should generally not exceed fifteen (15) units per acre for conventional developments and eighteen (18) units per acre for innovative residential developments. This zone provides for high density residential uses in locations which have suitable utilities and have good access to arterial or collector streets. Single-family homes, townhomes, duplexes, other residential uses, and various nonresidential uses are allowed when parameters and safeguards in this section are satisfied.

(b) *Basic use standards.* Uses in an R-5 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.

b. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.

c. The minimum lot area for a duplex shall be seven thousand (7,000) square feet.

d. The minimum lot area for a triplex and quadraplex shall be twenty-five hundred (2,500) square feet per unit.

e. Multifamily housing developments will utilize a lot with a gross density that shall not exceed fifteen (15) units per acre.

f. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments shall be sixty (60) feet.

g. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.

h. The minimum lot width for other uses will be sixty (60) feet.

i. The minimum lot depth for duplexes, triplexes, quadraplexes and multifamily housing developments shall be eighty (80) feet.

j. The minimum lot depth for other uses will be seventy (70) feet.

k. The minimum lot depth for townhome development shall be ninety (90) feet.

(2) *Yards.* The following yard requirements shall apply except when a lot has a building over forty-five (45) feet tall. In such cases, side and rear requirements and the minimum distance between residential buildings located on the same property will be increased by one foot for every foot the tallest building on the lot exceeds forty-five (45) feet in height.

a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.

b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily housing developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.

d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily housing developments.

f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.

g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3) *Lot coverage.*

a. Buildings in multifamily housing developments shall not cover more than fifty (50) per cent of the lot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.

c. Buildings in other developments shall not cover more than forty-five (45) per cent of the lot area.

(4) *Building heights.* No building shall exceed two hundred (200) feet above grade.

(5) *Additional requirements dwelling, townhome.*

a. *Ownership:* One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.

b. *Common area:* Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following: Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).

c. *Parking:* Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.

d. *Access:* When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. *Yards:* Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(c) *Other applicable use standards.*

(1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.

(3) On any lot used for residential purposes, other than a multifamily housing development, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house.

(4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a townhome development shall be sixteen (16) feet.

(5) 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.

(6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(7) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(8) Signs will comply with standards referred to in section 22-55.

(9) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-28, 6-15-81; Ord. No. I-114, §§ 3, 4, 7-1-85; Ord. No. I-222, § 6, 6-1-87; Ord. No. I-461, §§ 3, 4, 6-3-91; Ord. No. J-29, §§ 15—18, 12-7-92; Ord. No. K-24, § 7, 8-21-00; Ord. No. K-148, § 4, 4-15-02; Ord. No. K-464, § 4, 11-18-06; Ord. No. K-495, § 1, 6-18-07; Ord. No. L-82, § 4, 4-20-09; Ord. No. L-295, § 10, 11-4-13)

Sec. 22-33. - Tourist Commercial Zone (C-5).

(a) *Purpose.* The intent of this district is primarily to provide suitable locations for **tourist facilities and certain tourist related establishments.** In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. **Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.**

(b) *Basic use standards.* Uses in a C-5 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

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

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) *Yards.*

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) *Lot coverage.* Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) *Building height.* No building shall exceed a height of forty-five (45) feet above grade, <u>except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.</u>

(c) *Other applicable use standards.*

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

(2) Accessory buildings shall comply with all yard, lot coverage and building 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 applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-33, 6-15-81; Ord. No. I-114, § 5, 7-1-85; Ord. No. K-24, § 12, 8-21-00; Ord. No. K-441, § 3, 1-16-07; Ord. No. L-207, § 1, 1-18-11; Ord. No. L-255, § 1, 5-7-12; Ord. No. L-295, § 15, 11-4-13)

Harbour Isle
Building Height
Aug 31, 2001
N.T.S.

Planning Board **7.b.**

Meeting Date: 10/10/2017

Information

REQUESTED ACTION

Zoning Atlas Map Amendment - TLCD Properties LLC – 3530 S. US Highway 1

LOCATION

3530 S. US 1

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Planning Staff Report
Application for Zoning Atlas Map Amendment
Boundary Survey
Proof of Past Rezoning
Zoning Map
TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 10/03/2017 03:59 PM

Final Approval Date: 10/04/2017

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:	**Zoning Atlas Map Amendment – General Commercial (C-3)** **3530 S. US 1**
DATE:	October 3, 2017

STAFF REPORT

Applicant/Property Owner:	TLCD Properties LLC (Charles Smith) 401 N Peppertree Drive Vero Beach, FL 32963
Representative:	Ian Osking P.O. Box 1270 Fort Pierce, FL 32962
Requested Action:	Recommendation of Approval to the City Commission for a request to rezone the property from PD, Planned Development to C-3, General Commercial.
Site Location:	3530 S. US 1
Parcel ID:	2434-121-0001-000-8
Existing Use:	Vacant
Parcel Size:	4.04 Acres
Current Zoning:	PD, Planned Development
Future Land-Use	GC, General Commercial
Proposed Zoning:	C-3, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	PD	C-3	I1

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Map Amendment (Rezoning), for a 4.04 acre property located at 3530 S. US 1. Currently the property is zoned PD, Planned Development and the applicant would like to rezone the property to C-3, General Commercial. The parcel is currently vacant and shares the south property line with Manatee Mobile Home Park. All remaining abutting parcels to the north and east are also vacant. The eastern abutting parcel is St. Lucie County right-of-way. Currently there are no plans to develop the parcel. The applicant wants to rezone the parcel so that it is marketable to developers and so that it is compatible with its Future Land-Use of GC, General Commercial and compatible with surrounding parcels. The applicant is looking to sell the parcel if the request for rezoning is approved by the City Commission.

History:

The parcel was annexed under Ordinance I-337 into the City of Fort Pierce on August 22, 1989. The parcel was given a C-3, General Commercial Zoning designation and a GC, General Commercial Future Land-Use designation. The parcel was then rezoned under Ordinance I-353 from C-3, General Commercial to PD, Planned Development on November 20, 1989. The property was rezoned to PD to be included in the Plantation Palms residential development. The parcel was to serve as access to the main development site because it offered direct access to US highway 1.

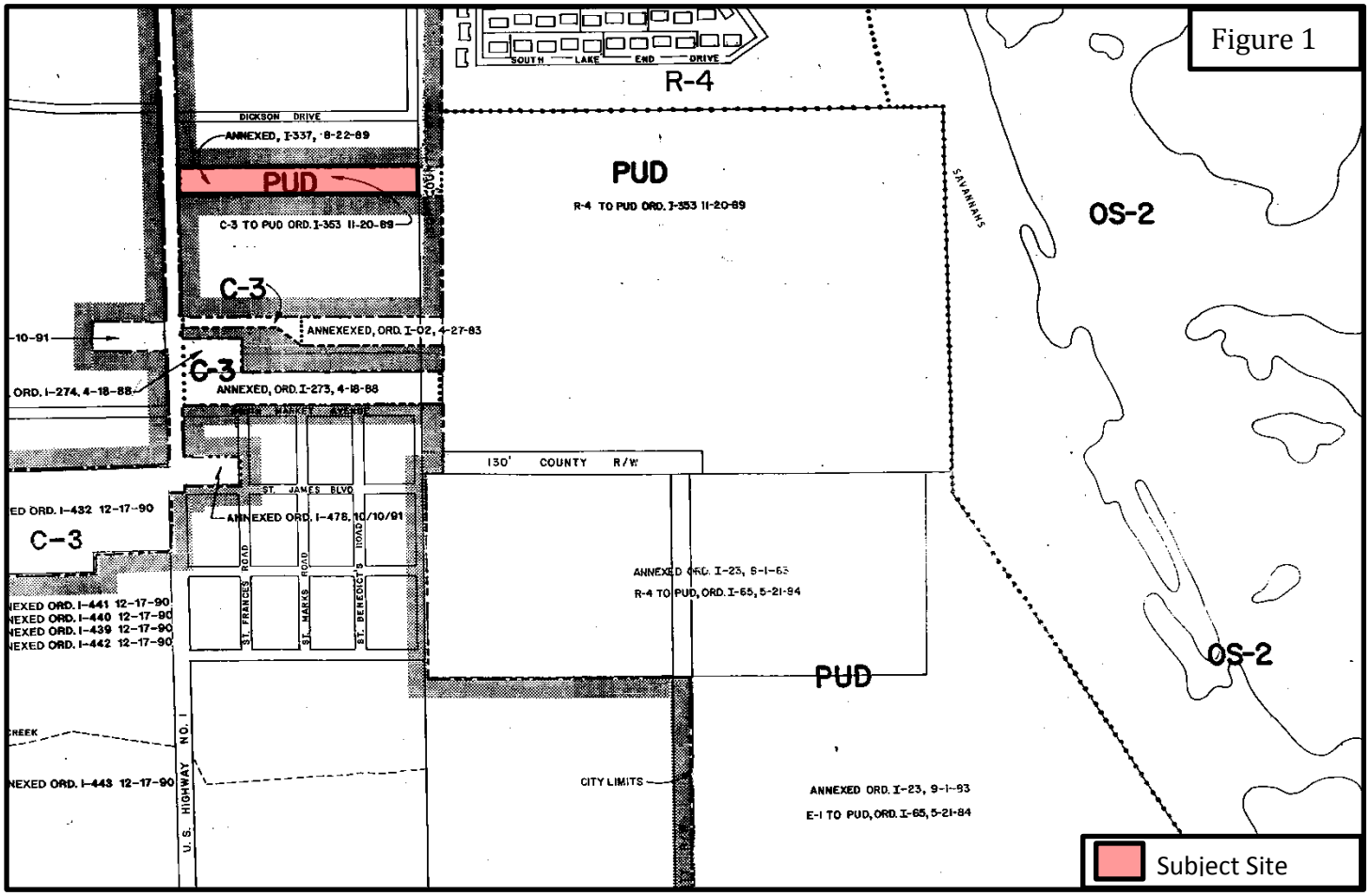


Figure 1 represents sheet number 13 of the City of Fort Pierce Zoning Atlas. This Zoning Atlas shows the Ordinance number and date for when the parcel was annexed into the city. The document also provided an Ordinance number and date for when the parcel was rezoned from C-3, General Commercial to PD, Planned Development.

Proposed Amendments & District Comparison:

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Future Land-Use

	Existing	Proposed
Zoning	PD	C-3
Future Land-Use (FLU)	GC	GC
Non – Residential Maximum Floor Area Ratio (FAR) Permitted	1.0	1.0
Maximum Lot Coverage	Determined by Site Plan in Accordance with the Future Land-Use (Must Maintain at Least 20% Open Space)	60%
Maximum Height	Determined by Site Plan in Accordance with the Future Land-Use	65 ft.
Residential Density Allowance	15 du/ac * Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land-Use designation.	15 du/ac * Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land-Use designation.

As proposed the applicant is requesting to rezone the property to C-3, General Commercial so that it can become compatible with its Future Land-Use of GC, General Commercial. The Future Land-Use will not be changing.

Table 2 demonstrates use type data for the existing and proposed zoning designations for the subject site.

Table 2: Existing and Proposed Site Data

	Existing	Proposed
Zoning	**PD**	**C-3**
Purpose	The PD 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 PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the	The district 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. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and

	same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.	wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.
Permitted Uses in the District	The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts	• Vertical Mixed Use Building • Government Facilities • Park & Open Space • Bus Shelter • Restaurants & Bars • Coffee Shops • Theater • Administrative, Professional, General, & Medical Offices • Medical & Dental Clinics • Television & Radio Stations • Grocery & Liquor Stores • Bed & Breakfast • Hotel & Motels • Art Gallery • Pet Stores • Pawn Shop • Automobile Sales & Rental • Boat Sales & Rental • Vehicle Repair, Limited
Conditional Uses in the District	All PD uses require approval by the Fort Pierce City Commission	• Multi-Dwelling Building • Group Living • Day Care Center • College or University • Elementary, Middle or High School • Hospitals • Nursing Homes • Arcade Amusement Center • Recreational Vehicle Park • Animal Care Facilities & Service • Self-Service Storage • Vehicle Repair – General • Vehicle Storage • Warehouse & Freight

The zoning designation amendment would shift any future proposed development from the PD use, which can include a broad scope of uses with a City Commission approved site plan, to a commercial use that is regulated by City Code 22-22, Allowed Uses, City Code 22-31, General Commercial Zone, and Chapter 1 of the Future Land-Use Element in the Comprehensive Plan. The C-3, General Commercial zoning district allows for some uses to be permitted, where formal applications may not need to be submitted for development. It also provides the opportunity a Conditional Use to be applied for when a use may or may not be compatible with the surrounding uses. Any Conditional Use in the C-3, General Commercial zoning district will require approval by the Fort Pierce City Commission.

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 seeks to bring the property into conformity with its Future Land-Use of GC, General Commercial and with other parcels along the US 1 corridor. The request for the proposed amendment is compatible with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The US 1 Corridor is a major thoroughfare through the city and in that corridor sits many of the major commercial developments in the city. Rezoning this parcel back to C-3, General Commercial would help to continue the commercial growth along that corridor.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Zoning Atlas Map Amendment 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 Application for Zoning Atlas Amendment meets the criteria specified in Section 22-131 of the 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 of approval to the City Commission.

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:

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

1. Property Address/Location: 3530 S US Hwy 1, Fort Pierce, FL 34982
2. Property Tax ID(s): 2434-121-0001-000-8
3. Total Acreage: 4.04
4. Existing Future Land Use Designation: GC General Commercial
5. Existing Zoning Classification: PD Planned Development
6. Proposed Zoning Classification: GC General Commercial
7. Other applications being submitted concurrent with this application, if any: no

8. Describe the existing uses, improvements and structures on the amendment lands: None, the land is vacant.

9. Are there any identified or possible historical structures on the amendment lands? None.

10. The reason for making this request: This request is being made so that the property can be zoned in accordance with the future land use classification and to make the property more marketable.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC, Commercial	C3, General Commercial
South	Mobile Home Park	GC, General Commercial	C3, General Commercial
East	Vacant	RM, Medium Density Resid.	PD, Planned Development
West	Vehicle Sales Facility	I, Industrial	I1, Light Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC General Commercial	PD Planned Development	Not Applicable	4.04	N/A
Proposed	GC General Commercial	GC General Commercial	105,590 SF	4.04	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 0
Proposed Zoning	Total gallons per day 13,199
Change in Demand	**Total gallons per day** 13,199

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 0
Proposed Zoning	Total gallons per day 10,559
Change in Demand	**Total gallons per day** 10,559

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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

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	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning Enrollment Demand	N/A	N/A
Proposed Zoning Enrollment Demand	N/A	N/A
Change in Demand	N/A	N/A

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	0 yards
Proposed Zoning	6 yards
Change in Demand	6 yards

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	The development will require the implementation of a storm water system compliant with City of Ft. Pierce and South Florida Water Management District codes. As such, the development requires retention of the storm water on-site and will not increase storm water impacts over the current conditions.

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	0 VPD	0 VPD
Proposed Zoning	4,509 VPD	101 VPH/392 VPH
Change in Demand	Trips 4,509 VPD	Trips 101 VPH/392 VPH
Impact to Capacity	US 1 2016 AADT= 27,899 (LOS C): Increase for Demand AADT= 32,408 (LOS C) NO IMPACT	

12. Name of Owner(s): TLCD Properties, LLC
Mailing Address: 401 N Peppertree Drive
City Vero Beach State FL Zip 32963
Phone # (772) 563-6074
E-mail: flresolution@aol.com

13. Name of Applicant: Charles Smith
Mailing Address: 4114 Oakmont Ct
City Vero Beach State FL Zip 32967
Phone # (772) 563-6074 Fax #
E-mail: flresolution@aol.com

14. Name of Representative: Ian E. Osking
Mailing Address: P.O. Box 1270
City Fort Pierce State FL Zip 32962
Phone # (772) 464-8200 Fax # (772) 464-2566
E-mail: iosking@neillgriffin.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.

Charles E. Smith 8-29-17
Applicant's Signature Date

4114 Oakmont Ct, Vero Beach	FL	32967
Address	State	Zip

(772) 563-6074		flresolution@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.

Charles Smith,	(772) 563-6074
Property Owner's Name (Please Print)	Phone

401 N Peppertree Drive, Vero Beach	FL	32963
Address	State	Zip

Charles E. Smith 8-29-17

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 29th day of August, 2017, by Charles Smith who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

IAN E. OSKING
Commission # FF 931517
Expires October 27, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Re: Zoning Atlas Map Amendment- Statement of need for proposed future land use map amendment.

To whom it may concern,

As you are aware, TLCD Properties, LLC, through its Manager, Charles Smith (the "Applicant"), has filed has submitted an application for Zoning Atlas Map Amendment (the "Amendment") concerning the property located at 3530 S. US Hwy 1, Fort Pierce, FL 34982 (the "Property").

To be clear, this Amendment will not change the future land use designation of the Property. This Amendment is sought to make the Property conform with the pre-existing land use designation of GC General Commercial.

The approval of this Amendment is needed to bring this Property into conformity with its pre-existing future land use designation and to make the property conform to the Comprehensive Plan. Amending the Zoning Atlas to designate the Property as GC General Commercial will help to complete the City's future land use Goal 1 of maintaining and protecting the City's traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets and nature resources. (See City of Fort Pierce Comprehensive Plan page 1-1). Also, it should be noted that a land use designation of GC General Commercial ("GC") would make the property align with the land use designations of those properties to immediate the North and South. The parcel to the East of the Property is currently vacant and is zoned RM, Medium Density Residential.

Within a ½ mile radius of the Property there are approximately 40 properties that have a future land use designation of GC Commercial. The documents attached hereto as Exhibit "A" include the description, location, and identification of the various property that are located with ½ mile of the Property and have a future land use designation of GC Commercial.

Essentially, the Amendment pertains to a parcel that is located on the US 1 corridor and in an area that is already zoned and has a future land use designation of GC General Commercial. The Applicant is seeking to have the Property zoned to conform to the pre-existing future land use designation and to the Property conform to the neighboring properties. Ultimately, the Applicant wishes to see the Property put to use, but its current zoning designation prevents this from happening. A zoning designation of GC General Commercial will increase the value of this property and thus increase the tax revenue to the City.

Also, the Applicant requests that the requirement of obtaining an Environmental Survey be deferred until the property is developed.

If you have any questions or concerns, please do not hesitate to contact the Applicant's representative, Ian E. Osking Esq., at (772) 464-8200

Very truly yours,

Charles Smith, Manager of TLCD Properties, LLC

Attachments

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4050704 OR BOOK 3726 PAGE 2390, Recorded 03/20/2015 at 08:13 AM
Doc Tax: $1232.00

Recording $
Documentary Stamps $

Prepared by and return to:
Gregg M. Casalino
Attorney at Law
O'HAIRE, QUINN, CANDLER & CASALINO, CHTD.
3111 Cardinal Drive
Vero Beach, FL 32963
772-231-6900
File Number: **4713.25784**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of **March, 2015** between **Savanna Lakes, LLC, a Florida Limited Liability Company,** whose post office address is **106 Renaissance Drive, Palm Beach Gardens, FL 33410,** grantor, and **TLCD Properties, LLC, a Florida Limited Liability Company,** whose post office address is **401 N. Pepper Tree Drive, Vero Beach, FL 32963,** grantee:

(Whenever used herein the terms "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, trusts and trustees)

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

Parcel 1: The North 1/2 of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, less right of way for U.S. Highway One

Parcel Identification Number: 2434-121-0001-000/8

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, 20134.**

DoubleTimee

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

Signed, sealed and delivered in our presence:

Witness Name: Jacqueline L. Flournoy

Witness Name: Heidi Barr

Savanna Lakes, LLC, a Florida Limited Liability Company

By: _____
Richard Bellinger, Manager

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 16th day of March, 2015 by Richard Bellinger, Manager of Savanna Lakes, LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

HEIDI GWEN BARR
Notary Public - State of Florida
My Comm. Expires Apr 24, 2016
Commission # EE 175086
Bonded Through National Notary Assn.

DoubleTime®

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Property Identification

Site Address: 3530 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: PUD

Parcel ID: 2434-121-0001-000-8
Account #: 33240
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

TLCD Properties LLC
401 N Peppertree DR
Vero Beach, FL 32963

Legal Description

34 35 40 N 1/2 OF N 1/2 OF N 1/2OF NW 1/4 OF NE 1/4-LESS RD R/W-(4.81 AC) (OR 3726-2390)

Current Values

Just/Market Value:	$175,100
Assessed Value:	$175,100
Exemptions:	$0
Taxable Value:	$175,100

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.04
Land Size (SF):	175,982.4

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 19, 2015	3726 / 2390	0002	WD	Savanna Lakes LLC	$176,000
Dec 18, 2002	1632 / 0258	XX02	SP	In Town Devlpmt Join Venture,	$1,250,000
Jan 14, 1991	0725 / 1555	XX01	DE	Kenneth M Endelson	$100
Jul 1, 1988	0596 / 2716	XX01	CV		$400,000
Aug 1, 1983	0408 / 2284	XX00	CV		$295,000
Jun 1, 1976	0253 / 2795	XX00	CV		$100,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$175,100
Just/Market:	$175,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$175,100
Exemption(s):	$0
Taxable:	$175,100

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	15.3	Fort Pierce Stormwater Charge	$826.20

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	$175,100	$175,100	$0	$175,100
2015	$372,600	$372,600	$0	$372,600

Permits

Number	Issue Date	Description	Amount	Fee

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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Property Identification

Site Address:
Sec/Town/Range:
Map ID:
Zoning:

Parcel ID:
Account #:
Use Type:
Jurisdiction:

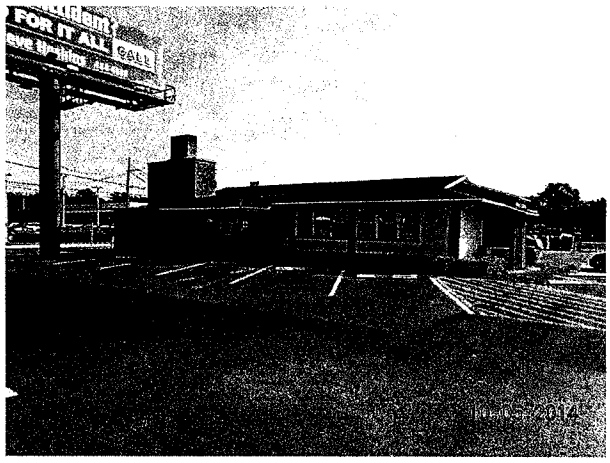
Ownership

Legal Description

Current Values

Just/Market Value:	$317,300
Assessed Value:	$299,090
Exemptions:	$0
Taxable Value:	$299,090

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



Total Areas

Finished/Under Air (SF):	3,027
Gross Area (SF):	3,635
Land Size (acres):	0.82
Land Size (SF):	35,794

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price

Building Information (1 of 1)

Finished Area: 3,027 SF

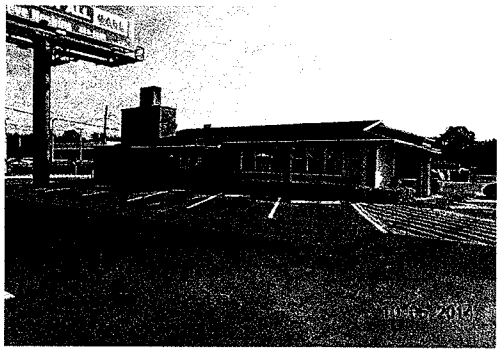
Gross Total Area: 3,635 SF

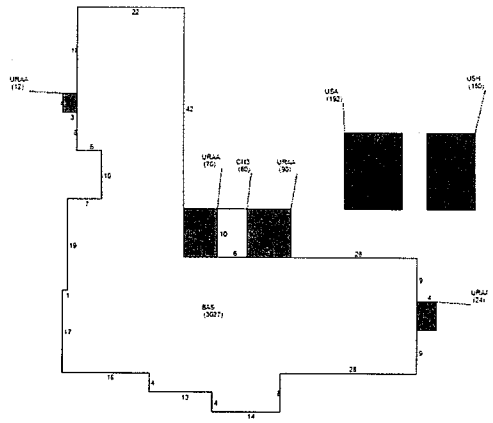
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: REST	Year Built: 1972	Frame:
Grade: Y_C+	Effective Year: 1973	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	3027	3027	324
CN3	CANOPY	60	0	32
URAA	Utility Room Attached Average	196	0	106
USA	Utility Shed Average	192	0	56
USH	Utility Shed High	160	0	52

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	80	1972
BARB WIRE	1	80	1972
CEMENT CURB	1	310	1972
ASP2 LOW	1	1042	1977
SINGLE LIGHT	1	1	1977
ASP2 LOW	1	11958	2014

Current Year Values

Current Values Breakdown

Building:	$167,000
Land:	$150,300
Just/Market:	$317,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$18,210
Assessed:	$299,090
Exemption(s):	$0
Taxable:	$299,090

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	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

2017	$317,300	$299,090	$0	$299,090
2016	$271,900	$271,900	$0	$271,900
2015	$263,200	$249,810	$0	$249,810

Permits

Number	Issue Date	Description	Amount	Fee
F92-001591	Dec 21, 1992	Roof	$1,900	$1,900
F97-000945	Aug 29, 1997	Roof	$2,400	$2,400
F98-000511	Apr 24, 1998	Roof	$2,200	$2,200
F98-000990	Aug 14, 1998	Paving	$3,500	$3,500
F98-00990A	Sep 21, 1998	Fence	$2,057	$2,057
F02-0870	Jun 12, 2002	Roof	$500	$75
CR2002-2	Jul 30, 2002	Alterations/Remodeling	$0	$173
BP14-1455	Jun 20, 2014	Paving	$25,000	$360
BP17-0704	Mar 13, 2017	Air Conditioning Only	$3,250	$0

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

Click the following link to check for additional permit data in Saint Lucie County

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

Site Address: S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-433-0002-000-1
Account #: 166721
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Dickson Commerce Center LLC
12307 Rockledge CIR
Boca Raton, FL 33428

Legal Description

27 35 40 W 250 FT OF S 275 FT OF SW 1/4 OF SE 1/4 LYG E OF E R/W SR 5-LESS N 25 FT FOR RD R/W- (1.455 AC) (OR 1766-166; 2234-1629)

Current Values

Just/Market Value:	$435,700
Assessed Value:	$279,909
Exemptions:	$0
Taxable Value:	$279,909

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.38
Land Size (SF):	60,095

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 3, 2005	2234 / 1629	XX02	WD	Dickson Holdings LLC ,	$1,225,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$435,700
Just/Market:	$435,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$155,791
Assessed:	$279,909
Exemption(s):	$0
Taxable:	$279,909

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Start Year	AssessCode	Units	Description	Amount
2006	0041	3.8	Fort Pierce Stormwater Charge	$205.20

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	$435,700	$279,909	$0	$279,909
2016	$435,700	$254,463	$0	$254,463
2015	$435,700	$231,330	$0	$231,330

Permits

Number	Issue Date	Description	Amount	Fee

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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Property Identification

Site Address: 3540 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

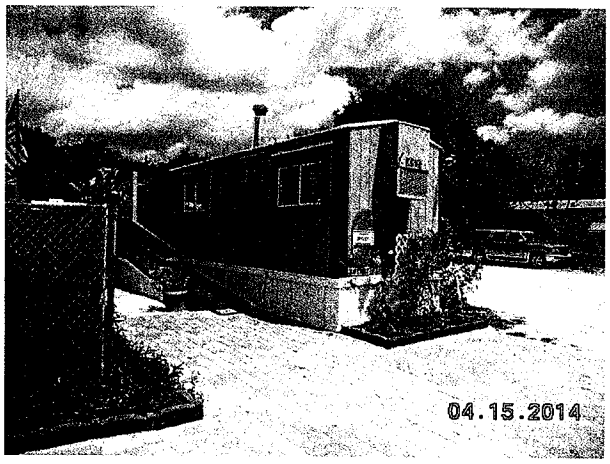
Parcel ID: 2434-121-0002-000-5
Account #: 33241
Use Type: 2800
Jurisdiction: Fort Pierce

Ownership

Manatee Mobile Home Park LLC
49 SW Flagler Ave Ste 201
Stuart, FL 34994

Legal Description

34 35 40 S 1/2 OF N 1/2 OF N 1/2OF NW 1/4 OF NE 1/4-LESS RD R/W-(4.81 AC)(OR 1977-1075)



Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	1
Gross Area (SF):	1
Land Size (acres):	5
Land Size (SF):	217,611

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 21, 2004	1977 / 1075	XX03	WD	Van Dyke LLC,	$2,380,000
Aug 10, 2000	1320 / 2559	XX02	WD	Aultman Mobile Home,	$1,445,000
May 25, 1993	0842 / 0573	XX02	WD	Charles E Aultman	$100
Apr 29, 1993	0838 / 1817	XX02	WD		$527,700

Building Information (1 of 1)

Finished Area: 1 SF

Gross Total Area: 1 SF

Exterior Data

View:
Building Type: MHPK
Grade: Y_C
Story Height: 1 Story

Roof Cover:
Year Built: 1970
Effective Year: 1970
No. Units: 54

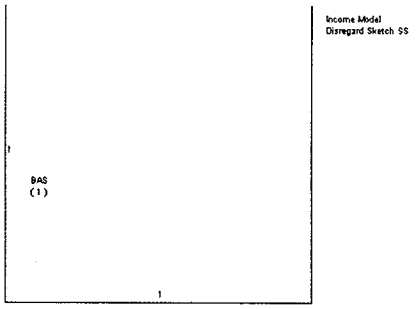
Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

Interior Data

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

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1	1	4

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	2700	1970
CHAINLINK 8'	1	375	1970
ASP2 LOW	1	13092	2000

Current Year Values

Current Values Breakdown

Building:
Land:
Just/Market:
Ag Credit:
Save Our Homes or 10% Cap:
Assessed:
Exemption(s):
Taxable:

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	16.2	Fort Pierce Stormwater Charge	$874.80

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

Permits

Number	Issue Date	Description	Amount	Fee
F00-0001056	Sep 28, 2000	Enclosure	$1,990	$0
F01-000759	Jun 21, 2001	Shed	$2,400	$0
C92-00594	Jan 31, 1992	Demolition	$100	$100
F93-001005	Jul 16, 1993	Roof	$2,400	$2,400
F01-1008	Jul 19, 2001	Shed	$199	$75
F01-1557	Nov 20, 2001		$2,100	$335
F02-0875	Jun 18, 2002	Shed	$375	$75
BP12-1078	Jun 7, 2012	Electric	$700	$109
BP12-1079	Jun 7, 2012	Electric	$700	$109

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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Property Identification

Site Address: 3612 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-123-0002-000-1
Account #: 33245
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

SPS Properties Inc
2575 North Orange Blossom Trl
Kissimmee, FL 34744

Legal Description

34 35 40 FROM NE COR OF NW 1/4 OF NE 1/4, TH S ALG E LI OF 1/4 1/4 SEC LI 775.5 FT TO POB: TH S ALG E LI 49 FT, TH SWLY TO E R/W LI OF US1 PT BEING 0.5 FT S OF A LI 825 FT S OF N LI OF NE 1/4 OF SEC, TH N ALG E R/W LI US1 50 FT, TH NELY TO POB- (1.43 AC) (OR 3453-568)

Current Values

Just/Market Value:	$109,000
Assessed Value:	$109,000
Exemptions:	$0
Taxable Value:	$109,000

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.43
Land Size (SF):	62,272

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 5, 2012	3453 / 0568	0205	WD	Van Dyke LLC,	$50,000
Mar 17, 2003	1677 / 0525	XX02	WD	Curtis,Ronald J	$275,000
Dec 1, 1986	0527 / 1985	XX00	CV		$67,500
Aug 1, 1981	0361 / 2442	XX00	CV		$46,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$109,000
Just/Market:	$109,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$109,000
Exemption(s):	$0
Taxable:	$109,000

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	4.1	Fort Pierce Stormwater Charge	$221.40

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	$109,000	$109,000	$0	$109,000
2016	$109,000	$109,000	$0	$109,000
2015	$109,000	$109,000	$0	$109,000

Permits

Number	Issue Date	Description	Amount	Fee

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

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Property Identification

Site Address: 3610 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-123-0001-000-4
Account #: 33244
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

SPS Properties Inc
2575 North Orange Blossom Trl
Kissimmee, FL 34744

Legal Description

34 35 40 N 1/2 OF S 99 FT OF N 825 FT OF NW 1/4 OF NE 1/4-LESS RD R/W- (1.43 AC) (OR 3453-568)

Current Values

Just/Market Value:	$109,000
Assessed Value:	$109,000
Exemptions:	$0
Taxable Value:	$109,000

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.2
Land Size (SF):	52,272

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 5, 2012	3453 / 0568	0205	WD	Van Dyke LLC,	$50,000
Mar 17, 2003	1677 / 0525	XX02	WD	Curtis,Ronald J	$275,000
May 1, 1985	0466 / 1829	XX02	CV		$250,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$109,000
Just/Market:	$109,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$109,000
Exemption(s):	$0
Taxable:	$109,000

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	3.8	Fort Pierce Stormwater Charge	$205.20

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	$109,000	$109,000	$0	$109,000
2016	$109,000	$109,000	$0	$109,000
2015	$109,000	$109,000	$0	$109,000

Permits

Number	Issue Date	Description	Amount	Fee

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

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Property Identification

Site Address:
Sec/Town/Range:
Map ID:
Zoning:

Parcel ID:
Account #:
Use Type:
Jurisdiction:

Ownership

Legal Description

Current Values

Just/Market Value:	$923,500
Assessed Value:	$923,500
Exemptions:	$0
Taxable Value:	$923,500

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

Total Areas

Finished/Under Air (SF):	27,770
Gross Area (SF):	30,090
Land Size (acres):	4.05
Land Size (SF):	176,418

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price

Building Information (1 of 3)

Finished Area: 9,640 SF

Gross Total Area: 10,460 SF

Exterior Data

View:
Building Type: INDW
Grade: Y_D+
Story Height: 2 Story

Roof Cover: Sheet Metal
Year Built: 1965
Effective Year: 1979
No. Units: 1

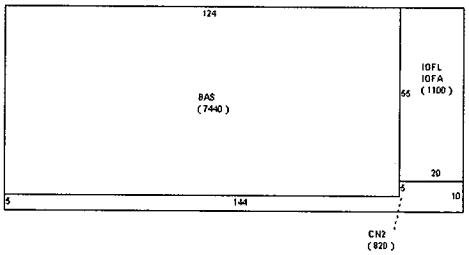
Roof Structure: Steel Rigid
Frame:
Primary Wall: Corr Metal
Secondary Wall: Conc Block

Interior Data

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

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7440	7440	368
CN2	CANOPY	820	0	308
IOFA	INTERIOR OFFICE AVERAGE QUALITY	1100	1100	150
IOFL	INTERIOR OFFICE LOW QUALITY	1100	1100	150

Building Information (2 of 3)

Finished Area: 11,880 SF

Gross Total Area: 11,880 SF

Exterior Data

View:
Building Type: INDW
Grade: Y_D+
Story Height: 10 Ft Ad Ht

Roof Cover: Sheet Metal
Year Built: 1987
Effective Year: 1987
No. Units: 1

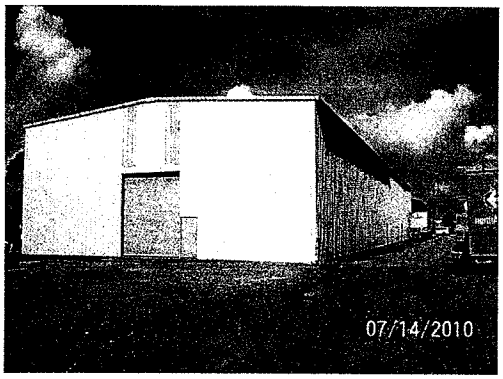
Roof Structure: Steel Rigid
Frame:
Primary Wall: Corr Metal
Secondary Wall:

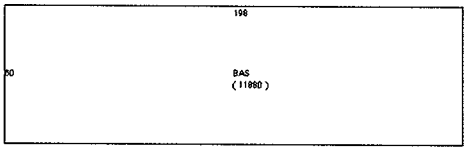
Interior Data

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

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11880	11880	516

Building Information (3 of 3)

Finished Area: 6,250 SF

Gross Total Area: 7,750 SF

Exterior Data

Building Type: INDW
Grade: Y_D+
Story Height: 5 Ft Add Ht

Year Built: 2001
Effective Year: 2001
No. Units: 0

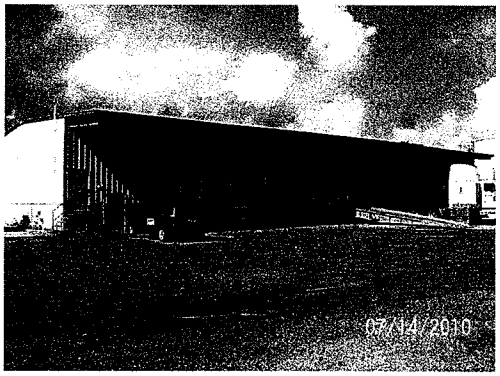
Frame:
Primary Wall: Corr Metal
Secondary Wall: CB Stucco

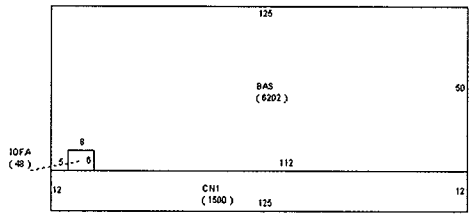
Interior Data

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

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6202	6202	362
CN1	CANOPY	1500	0	274
IOFA	INTERIOR OFFICE AVERAGE QUALITY	48	48	28

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP1 HIGH	1	19300	1977
CHAINLINK 6'	1	830	1977
CONCRET HIGH	1	3180	1977
MEZZANINE	1	1155	1979

Current Year Values

Current Values Breakdown

Building:	$528,300
Land:	$395,200
Just/Market:	$923,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$923,500
Exemption(s):	$0
Taxable:	$923,500

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2002	0041	38	Fort Pierce Stormwater Charge	$2,052.00

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	$923,500	$923,500	$0	$923,500
2016	$858,000	$858,000	$0	$858,000
2015	$849,000	$849,000	$0	$849,000

Permits

Number	Issue Date	Description	Amount	Fee
C00-110257	Jan 22, 2001	Commercial New Construction	$125,000	$0
C20-110257	Jan 22, 2001	Commercial New Construction	$125,000	$0
C92-02726	May 13, 1992	Alterations/Remodeling	$14,000	$14,000
C94-01628	Mar 30, 1994	Commercial New Construction	$118,800	$118,800
FE2003-78	May 2, 2003	Chainlink Fence	$600	$75

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

Click the following link to check for additional permit data in Saint Lucie County

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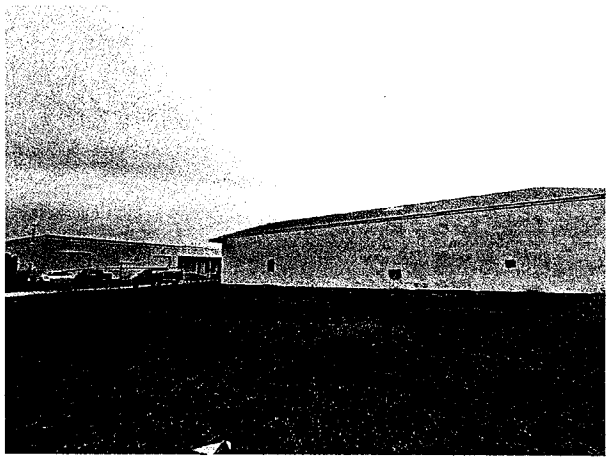
Property Identification

Site Address: 3702 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-123-0006-000-9
Account #: 33249
Use Type: 4800
Jurisdiction: Fort Pierce

Ownership

Nisair Market Street LLC
3700 S US Hwy 1
Fort Pierce, FL 34982



Legal Description

34 35 40 NW 1/4 OF NE 1/4-LESS N1122 FT AND LESS S 30 FT AND LESS RDR/W- (5.28 AC) (OR 2367-741: 2651-2001)

Current Values

Just/Market Value:	$909,800
Assessed Value:	$909,800
Exemptions:	$0
Taxable Value:	$909,800

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

Total Areas

Finished/Under Air (SF):	16,253
Gross Area (SF):	17,124
Land Size (acres):	4.42
Land Size (SF):	192,535.2

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Property Identification

Site Address: 3625 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0026-000-2
Account #: 33435
Use Type: 3900
Jurisdiction: Fort Pierce

Ownership

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

Legal Description

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

Current Values

Just/Market Value:	$587,000
Assessed Value:	$587,000
Exemptions:	$0
Taxable Value:	$587,000

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

Total Areas

Finished/Under Air (SF):	6,535
Gross Area (SF):	8,241
Land Size (acres):	1.51
Land Size (SF):	65,670

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Property Identification

Site Address: 3629 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0034-000-1
Account #: 135914
Use Type: 7500
Jurisdiction: Fort Pierce

Ownership

Salvation Army
PO Box 3349
Fort Pierce, FL 34948

Legal Description

KELLEM'S S/D E 350 FT OF LOT 8-LESS S 12 FT AS IN 82-275 OR 385-765 AND LESS E 42 FT FOR US 1-(2.25 AC) (OR 847-736 :1347-2299)

Current Values

Just/Market Value:	$994,400
Assessed Value:	$994,400
Exemptions:	$994,400
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 25, 1993	0847 / 0736	XX00	WD		$250,000

Building Information (1 of 1)

Finished Area: 14,362 SF

Gross Total Area: 17,762 SF

Exterior Data

View:
Building Type: STRL
Grade: Y_C
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 2008
Effective Year: 2008
No. Units: 1

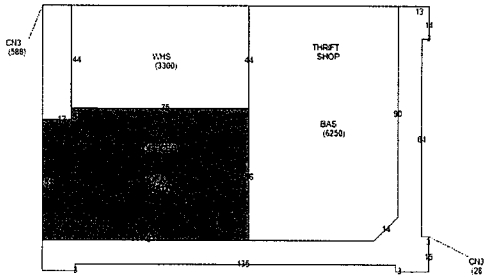
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 50%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 50%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6250	6250	320
CN3	CANOPY	3400	0	680
IOFA	INTERIOR OFFICE AVERAGE QUALITY	4812	4812	286
WHS	BASE AREA/WAREHOUSE	3300	3300	238

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	778	2008
CBSWall6"Blk	1	44	2008
SINGLE LIGHT	1	7	2008
ASP2 LOW	1	31056	2008
CHAINLINK 6'	1	80	2010

Current Year Values

Current Values Breakdown

Building:	$651,400
Land:	$343,000
Just/Market:	$994,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$994,400
Exemption(s):	$994,400
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2017	2009	3600	Church	$994,400

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	23.9	Fort Pierce Stormwater Charge	$1,290.60

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	$994,400	$994,400	$994,400	$0

Permits

Number	Issue Date	Description	Amount	Fee
MPCM200708	Jan 1, 2008		$0	$0
BP09-96	Jan 30, 2009	Alterations/Remodeling	$1,250	$20
BP09-0866	Jul 22, 2009	Fence	$5,998	$135
BP17-0537	Feb 24, 2017	Air Conditioning Only	$11,790	$0

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

Click the following link to check for additional permit data in Saint Lucie County

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Property Identification

Site Address: 341 DIXIELAND DR
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-801-0021-000-9
Account #: 166729
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Daniel B Kinser

3362 S US Highway 1
Fort Pierce, FL 34982

Legal Description

DIXIELAND S/D-AN UNREC PLAT SECTION 27-35-40 BLK 2 LOT 3
(OR 1040-672, 680: 1129-1172)

Current Values

Just/Market Value:	$45,500
Assessed Value:	$45,500
Exemptions:	$0
Taxable Value:	$45,500

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.26
Land Size (SF):	11,250

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Property Identification

Site Address: 341 DIXIELAND DR
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C-3 - FP

Parcel ID: 2427-801-0022-000-6
Account #: 32092
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Daniel B Kinser
3362 S US Highway 1
Fort Pierce, FL 34982

Legal Description

DIXIELAND S/D-AN UNREC PLAT SECTION 27-35-40 BLK 2 LOT 4
(OR 1040-672, 680: 1129-1172)

Current Values

Just/Market Value:	$39,400
Assessed Value:	$39,400
Exemptions:	$0
Taxable Value:	$39,400

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.26
Land Size (SF):	11,250

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Property Identification

Site Address: 333 DIXIELAND DR
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-801-0023-000-3
Account #: 32093
Use Type: 0800
Jurisdiction: Fort Pierce

Ownership

Daniel B Kinser
3362 S US Highway 1
Fort Pierce, FL 34982

Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- SECTION 27-35-40 BLK 2 LOT5 (OR 1040-674 AND 682: 1129-1174)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	600
Gross Area (SF):	624
Land Size (acres):	0.26
Land Size (SF):	11,250

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Property Identification

Site Address: US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-801-0028-000-8
Account #: 32097
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Ft Pierce LLC
1911 NE 172 St
North Miami Beach, FL 33162

Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- ALL OF LOTS 1 THRU 9 BLK 3 LYG IN SECTION 27-35-40 AND A PART OF SEC ALL MPD AS FOLLOWS: FROM S 1/4 COR OF SEC RUN S 89 28 12 E ALG S SEC LI 125.12 FT,TH N 01 58 26 W 600.41 FT TO SW COR OF BLK 3 OF UNRECORDED PLAT OF DIXIELAND S/D (DB 152-403) TO POB;TH N 89 28 12 E 640.22 FT TO SE COR OF BLK 3,TH N 02 42 40 E 120.62 FT TO NE COR,TH N 89 28 12 W 0.08 FT,TH N 02 41 52 E 109.26 FT,TH N 89 28 12 W 163.35 FT,TH S 44 33 27 W 95.41 FT,TH N 45 26 33 W 98.71 FT,TH N 89 28 12 W 405.32 FT,TH S 01 58 26 E 230 FT,TH S 89 28 12 E 47.04 FT,TH N 01 58 26 W 0.07 FT TO POB- (3.57 AC) (OR 2466-1088)

Current Values

Just/Market Value:	$282,700
Assessed Value:	$282,700
Exemptions:	$0
Taxable Value:	$282,700

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	3.57
Land Size (SF):	155,314

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Property Identification

Site Address: 3410 US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-432-0001-000-1
Account #: 31556
Use Type: 2700
Jurisdiction: Fort Pierce

Ownership

MDR FL Realty LLC
2001 S Federal HWY
Delray Beach, FL 33483

Legal Description

27 35 40 THAT PART OF SEC MPDAF: BEG AT PT 125 FT E OF CENTER OF US 1 AND 830.30 FT (AS MEAS ALG E R/W US #1) NLY FROM S LI OF SEC RUN S 89 28 12 E 405.32 FT,TH S 45 26 33 E 98.71 FT,TH N 44 33 27 E 95.41 FT,TH S 89 28 12 E 163.35 FT,TH N 02 41 52 E 390.74 FT,TH WLY 737.93 FT,TH SLY 390.82 FT M/L TO POB- (6.03 AC) (OR 3701-2844)

Current Values

Just/Market Value:	$2,229,400
Assessed Value:	$2,229,400
Exemptions:	$0
Taxable Value:	$2,229,400

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

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: 3306 7th ST
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-601-0040-000-4
Account #: 31599
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Uriel Moreira Jr

1102 SW Elm Grove CT
Palm City, FL 34990

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- LOT 174-LESS S 100 FT AND LESS E 600 FT OF N 100.28 FT AND LESS S 75 FT OF N 200.28 FT OF E600 FT AND LESS US #1 R/W AND LESS W60 FT- (OR 3624-1094)

Current Values

Just/Market Value:	$63,100
Assessed Value:	$63,100
Exemptions:	$0
Taxable Value:	$63,100

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: S 7th ST
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: RM-11 - CO

Parcel ID: 2427-601-0042-000-8
Account #: 31600
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Gray Fox Properties Inc
3361 S US Highway 1
Fort Pierce, FL 34982

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- S 100 FT OF LOT 174-LESS E 600 FT AND LESS W 60 FT-(OR 2143-1854)

Current Values

Just/Market Value:	$91,900
Assessed Value:	$91,900
Exemptions:	$0
Taxable Value:	$91,900

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.23
Land Size (SF):	53,578

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Property Identification

Site Address: 3351 S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: IL

Parcel ID: 2427-601-0042-010-1
Account #: 31601
Use Type: 2700
Jurisdiction: Saint Lucie County

Ownership

Tassilo Close
Patricia Close

18504 Tranquility Base Lane
Port St Lucie, FL 34987

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- W 590 FT OF E 600 FT OF S100 FT LOT 174 (OR 1518-1675)

Current Values

Just/Market Value:	$176,600
Assessed Value:	$176,600
Exemptions:	$0
Taxable Value:	$176,600

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

Total Areas

Finished/Under Air (SF):	400
Gross Area (SF):	2,200
Land Size (acres):	1.35
Land Size (SF):	59,000

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Property Identification

Site Address: 3350 S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C3

Parcel ID: 2427-801-0001-000-3
Account #: 32084
Use Type: 2700
Jurisdiction: Fort Pierce

Ownership

NSS Acquisition Corp
3350 S US Highway 1
Fort Pierce, FL 34982

Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- SECTION 27-35-40 BLK 1 LOTS 1, 2, 3 AND 4 AND E 47 FT OF ABANDONED R/W ADJ TO SD LOTS ON W AND ALL LOTS 5, 6, 7, 8, 9, 10,11,12, 13,14, 15, 16, 17 AND 18 AND 60 FT VAC ST ADJ ON E-LESS E 15 FT OF N 160 FT OF VAC ST- (6.13 AC-266,858 SF) (OR 788-2488: 946-1475: 950-1061: 973-1820:1317-1251: 1365-2529: 1388-114, 120, 122:3580-793: 3587-2215)

Current Values

Just/Market Value:	$4,212,500
Assessed Value:	$4,212,500
Exemptions:	$0
Taxable Value:	$4,212,500

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

Total Areas

Finished/Under Air (SF):	31,671
Gross Area (SF):	43,131
Land Size (acres):	6.13
Land Size (SF):	266,858

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C-3 - FP

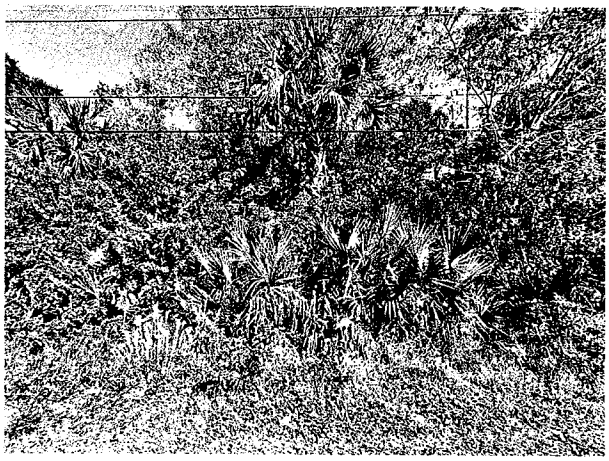
Parcel ID: 2427-421-0001-000-7
Account #: 31555
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

3300 U S 1 LLC
7845 SW Ellipse Way
Stuart, FL 34997

Legal Description

27 35 40 BEG AT PT 125 FT ELY OFC/L US 1 AND N LI OF NW 1/4 OF SE 1/4, TH RUN SLY ALG ELY R/W US 1 851.23 FT, TH ELY TO A PT 1349.5 FT W OF E SEC LI, SD PT BEING ON W LI OF 30 FT ESMT TO ST LUCIE CO, TH NLY ALG W LI 845 FT M/L TON LI OF SE 1/4, TH WLY 1407.14 FTM/L ALG SD N LI TO POB (26.65 AC) (OR 3624-2227)



Current Values

Just/Market Value:	$821,600
Assessed Value:	$821,600
Exemptions:	$0
Taxable Value:	$821,600

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	26.65
Land Size (SF):	1,160,874

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: C-3 - FP

Parcel ID: 2427-601-0043-000-5
Account #: 31602
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

EF Marketing LLC

% Cary Rodriguez, Greenberg, O'Keefe LLP
1395 Brickell Ave Ste 700
Miami, FL 33131

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- N 100 FT OF LOT 175 AND S 150 FT OF LOT 176-LESS W 60 FT TO ST LUCIE CO AND LESS US1 AND LESS THAT PART OF LOT 176 MPDAF: FROM SE COR LOT 176, RUN N ON W SIDE OF HWY 138 FT TO POB, TH RUN W 224.30 FT, TH S 38 FT, TH W 200 FT, TH N 50 FT, TH E 424.30 FT TO W SIDE OF HWY, TH S 12 FT TO POB- (6.02 AC - 262,231 SF) (OR 3309-2464)

Current Values

Just/Market Value:	$688,400
Assessed Value:	$688,400
Exemptions:	$0
Taxable Value:	$688,400

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	6.02
Land Size (SF):	262,231

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Property Identification

Site Address: 3313 S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27S
Zoning: CG - CO

Parcel ID: 2427-601-0047-000-3
Account #: 31622
Use Type: 0800
Jurisdiction: Saint Lucie County

Ownership

Malibu Land Holdings LLC
736 Buoy Rd
North Palm Beach, FL 33408

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- N 47.32 FT OF LOT 176 AND S52.68 FT OF LOT 177-LESS US 1 AND LESS W 60 FT- (OR 905-2192 AND 2193: 965-488: 1485-1734: 2644-1841)

Current Values

Just/Market Value:	$266,100
Assessed Value:	$266,100
Exemptions:	$0
Taxable Value:	$266,100

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

Total Areas

Finished/Under Air (SF):	4,596
Gross Area (SF):	5,590
Land Size (acres):	2.49
Land Size (SF):	108,427

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Property Identification

Site Address: 3800 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-501-0041-000-6
Account #: 33363
Use Type: 1100
Jurisdiction: Fort Pierce

Ownership

Theresa L Wyres
Bonifacio Juarez
Robert Damiano (TR)

1681 SW Victor Ln
Port St Lucie, FL 34984

Legal Description

ST JAMES PARK BLK 3 LOT 7-LESS W45 FT FOR US #1- (OR 1423-1784: 1429-1207 : 1775-642: 3519-2641)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	3,539
Gross Area (SF):	4,705
Land Size (acres):	0.17
Land Size (SF):	7,260

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Property Identification

Site Address: 3810 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-501-0035-000-1
Account #: 33361
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

ABS GAS & GO INC
2061 SE North Blackwell DR
Port St Lucie, FL 34952-7000

Legal Description

ST JAMES PARK BLK 3 LOTS 1, 2, 3, 12, 13 AND 14 - LESS THE W 45 FT US-1 (OR 4014-2374)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: 3821 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0036-010-8
Account #: 33447
Use Type: 2700
Jurisdiction: Fort Pierce

Ownership

SHIFTING NEEDS LLC
1368 SE Huffman RD
Port St Lucie, FL 34952-3354

Legal Description

KELLEM'S S/D BEG AT SE COR LOT 9, TH RUN W 265 FT, TH N 180 FT, THE 265 FT TO W R/W US 1, TH S 180 FT TO POB (1.10 AC) (OR 4010-2627)

Current Values

Just/Market Value:	$416,700
Assessed Value:	$416,700
Exemptions:	$0
Taxable Value:	$416,700

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

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0046-020-4
Account #: 172280
Use Type: 8600
Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia Ave
Fort Pierce, FL 34982

Legal Description

KELLEM`S S/D THAT PART OF LOT 10 MPDAF COMM AT 3/4 FT IRON PIPE LB #4108 AT INT W R/W LINE US 1 AND N LINE OF LOT 10 RUN N 89 57 37 W 120 FT TO POB;TH S 00 02 23 W 48 FT,TH N 89 57 37 W 60 FT,TH N 00 02 23 E 48 FT TO PT ON N LI LOT 10 ,TH S 89 57 37 E 60 FT TO POB (0.07 AC) (OR 2977-498)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.07
Land Size (SF):	2,880

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Property Identification

Site Address: 3855 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0046-000-8
Account #: 33455
Use Type: 8600
Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia Ave
Fort Pierce, FL 34982

Legal Description

KELLEM'S S/D LOT 10-LESS US 1 R/W AND LESS PARCEL AS IN OR 2817-1947- AND BEG AT NE COR LOT 11 RUN W 1250 FT,TH S 230 FT,TH E 850 FT,TH N // TO E LI LOT 11 100 FT,TH E 400 FT,TH N 130 FT TO POB (14.13 AC) (OR 2817-1947, 1949)

Current Values

Just/Market Value:	$3,873,000
Assessed Value:	$3,873,000
Exemptions:	$3,873,000
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	112,729
Gross Area (SF):	114,365
Land Size (acres):	14.12
Land Size (SF):	615,233

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Property Identification

Site Address: 3941 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0051-000-6
Account #: 33457
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

CREG-Fort Pierce LLC
30 Temple St Ste 400
Nashua, NH 03066

Legal Description

KELLEM`S S/D S 100 FT OF LOT 11 AND N 130 FT LOT 12 INCL VAC R/W AS IN OR 20-776-LESS S 50 FT OF E 768 FT OF LOT 11 AND LESS N 130 FT OF E 768 FT OF LOT 12 AND LESS R/W FOR US 1- (3.61 AC) (OR 3273-1903)

Current Values

Just/Market Value:	$385,300
Assessed Value:	$385,300
Exemptions:	$0
Taxable Value:	$385,300

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	3.61
Land Size (SF):	157,252

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0052-000-3
Account #: 142251
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

GGI II Properties LLC
2 S University DR Ste 325
Plantation, FL 33324-3307

Legal Description

KELLEM`S S/D S 50 FT OF E 768 FT OF LOT 11 AND N 130 FT OF E 768 FT OF LOT 12- LESS THAT PART OF S 50 FT OF LOT 11 LYING IN ELY 292 FT OF NW 1/4 AND THAT PART OF N 130 FT OF LOT 12 LYING IN ELY 292 FT OF NW 1/4 OF SEC AND LESS R/W FOR US 1- (1.97 AC - 85,680 SF) (OR 3847-307)

Current Values

Just/Market Value:
Assessed Value:
Exemptions:
Taxable Value:
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.97
Land Size (SF):	85,680

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0052-010-6
Account #: 180775
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

GGI II Properties LLC
2 S University DR Ste 325
Plantation, FL 33324-3307

Legal Description

KELLEM'S S/D THAT PART OF S 50 FT OF LOT 11 LYING IN ELY 292 FT OF NW 1/4 AND THAT PART OF N 130 FT OF LOT 12 LYING IN ELY 292 FT OF NW 1/4 OF SEC - LESS R/W FOR US 1 (1.03 AC - 45,000 SF) (OR 4010-1703)

Current Values

Just/Market Value:	$157,500
Assessed Value:	$157,500
Exemptions:	$0
Taxable Value:	$157,500

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.03
Land Size (SF):	45,000

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Property Identification

Site Address: S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning:

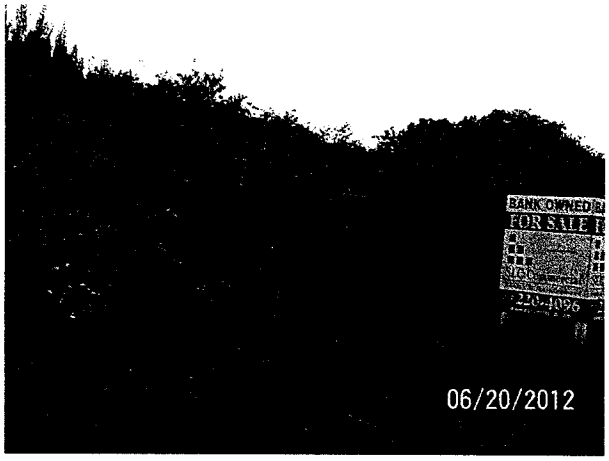
Parcel ID: 2434-601-0055-000-4
Account #: 33459
Use Type: 1000
Jurisdiction: Saint Lucie County

Ownership

CREG-Fort Pierce LLC
30 Temple St Ste 400
Nashua, NH 03060

Legal Description

KELLEM`S S/D LOT 12-LESS N 130 FT AND LESS E 294 FT OF S 200 FT ANDLESS W 60 FT AS IN DB 142-561-(4.31 AC) (OR 3273-1903)



Current Values

Just/Market Value:	$460,000
Assessed Value:	$460,000
Exemptions:	$0
Taxable Value:	$460,000

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.31
Land Size (SF):	187,743.6

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Property Identification

Site Address: 3947 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0054-000-7
Account #: 33458
Use Type: 2900
Jurisdiction: Fort Pierce

Ownership

Carpets By Five-Four South Inc
3947 S US Highway 1
Fort Pierce, FL 34982

Legal Description

KELLEM`S S/D N 150 FT OF S 200 FT OF E 294 FT OF LOT 12-LESS US#1 R/W- (0.88 AC) (OR 971-2638: 975-2584: 1007-1487)

Current Values

Just/Market Value:	$265,700
Assessed Value:	$265,700
Exemptions:	$0
Taxable Value:	$265,700

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

Total Areas

Finished/Under Air (SF):	3,600
Gross Area (SF):	3,600
Land Size (acres):	0.87
Land Size (SF):	37,800

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Property Identification

Site Address: 3953 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-601-0054-010-0
Account #: 137004
Use Type: 2700
Jurisdiction: Fort Pierce

Ownership

Tovar Corp
262 NW Ferris Dr
Port St Lucie, FL 34983

Legal Description

KELLEM'S S/D S 50 FT OF E 294 FTOF LOT 12 AND S 15 FT OF E 294 FT OF NW 1/4 OF SEC 34-35-40 AND N 36FT OF E 294 FT OF NE 1/4 OF OF NE 1/4 OF SW 1/4 OF SEC 34-35-40-LESS US #1 R/W- (.49 AC) (OR 3589-118)

Current Values

Just/Market Value:	$150,800
Assessed Value:	$150,800
Exemptions:	$0
Taxable Value:	$150,800

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

Total Areas

Finished/Under Air (SF):	2,358
Gross Area (SF):	4,122
Land Size (acres):	0.5
Land Size (SF):	21,672

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Property Identification

Site Address: 3955 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34S
Zoning: CG - CO

Parcel ID: 2434-311-0002-000-8
Account #: 33254
Use Type: 1200
Jurisdiction: Fort Pierce

Ownership

CREG-Fort Pierce LLC

% Melissa Hardy
30 Temple St Ste 400
Nashua, NH 03060

Legal Description

34 35 40 NE 1/4 OF NE 1/4 OF SW 1/4 N OF PLATTS CREEK-LESS N 36 FT OF E 294 FT AND LESS S 97 FT OFN 226 FT OF E 294 FT AND LESS S 100 FT OF N 326 FT OF E 334 FT ANDLESS E 42 FT FOR US 1-(OR 3273-1903)

Current Values

Just/Market Value:	$1,037,600
Assessed Value:	$1,037,600
Exemptions:	$0
Taxable Value:	$1,037,600

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	4,484
Gross Area (SF):	5,069
Land Size (acres):	6.36
Land Size (SF):	277,144

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Property Identification

Site Address: 4051 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34S
Zoning: C-3 - FP

Parcel ID: 2434-311-0010-000-7
Account #: 33258
Use Type: 1100
Jurisdiction: Fort Pierce

Ownership

Ciferri Properties LLC
4249 SW High Meadows Ave
Palm City, FL 34990

Legal Description

34 35 40 FROM SE COR OF NE 1/4 OF NE 1/4 OF SW 1/4 RUN W 48 FT TO W R/W US 1 FOR POB, TH N ALG R/W 163.95 FT, TH ON AN ANG OF 96DEG 55 MIN 15 SEC AS MEAS FROM STO W RUN NWLY 261.89 FT, TH S // WITH W R/W US 1 198.42 FT TO S LI OF NE 1/4 OF NE 1/4 OF NW 1/4, TH E ON SD S LI 260 FT TO POB (1.08 AC) (OR 3546-1277)

Current Values

Just/Market Value:	$808,700
Assessed Value:	$808,700
Exemptions:	$0
Taxable Value:	$808,700

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

Total Areas

Finished/Under Air (SF):
Gross Area (SF):
Land Size (acres):
Land Size (SF):

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Property Identification

Site Address: 4000 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34S
Zoning: C3

Parcel ID: 2434-801-0005-010-6
Account #: 33534
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

KAS Land LLC

6303 Blue Lagoon DR Ste 350
Miami, FL 33126

Legal Description

FLA COAST LINE CANAL AND TRANS CO`S S/D LOT 4-LESS THAT PART OFLOT 4 LYG NLY AND ELY OF FOL DESC LI: FROM NW COR OF LOT 4 RUN S 89DEG 41 MIN 37 SEC E 78 FT TO POB, TH S 00 DEG 20 MIN 07 SEC W 197.27 FT, TH S 89 DEG 41 MIN 37 SEC E 10 FT, TH S 00 DEG 20 MIN 07 SEC W 37.73 FT, TH S 89 DEG 41MIN 37 SEC E TO E LI OF LOT 4 AND END OF SPEC DESC LI AND LESS RD AND DRAINAGE RS/W- (5.78 AC) (OR 3392-586)

Current Values

Just/Market Value:	$431,100
Assessed Value:	$431,100
Exemptions:	$0
Taxable Value:	$431,100

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	5.78
Land Size (SF):	251,776.8

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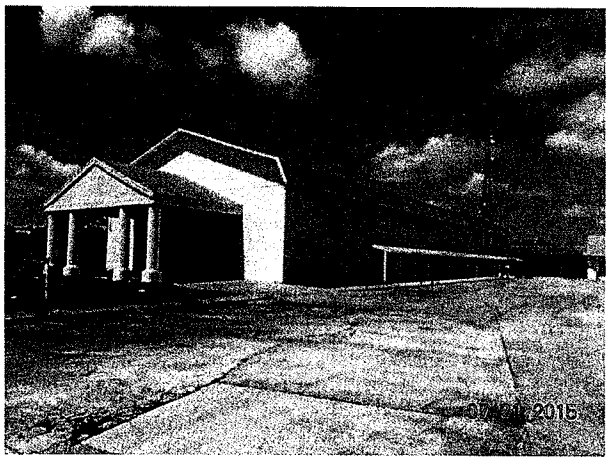
Property Identification

Site Address: 3607 OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: C3

Parcel ID: 2433-114-0003-000-7
Account #: 33026
Use Type: 7100
Jurisdiction: Fort Pierce

Ownership

House of Believers Inc
805 Virginia AVE Ste 16
Fort Pierce, FL 34982



Legal Description

33 35 40 SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 330 FT LYG N OF S 485FT- (7.90 AC) (OR 3976-456: 3979-1306)

Current Values

Just/Market Value:	$896,000
Assessed Value:	$896,000
Exemptions:	$0
Taxable Value:	$896,000

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

Total Areas

Finished/Under Air (SF):	49,400
Gross Area (SF):	53,126
Land Size (acres):	7.9
Land Size (SF):	344,124

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Property Identification

Site Address: 3731 OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: C3

Parcel ID: 2433-141-0001-010-0
Account #: 130530
Use Type: 4800
Jurisdiction: Fort Pierce

Ownership

Maxiplex LLC
341 Charroux DR
Palm Beach Gardens, FL 33410

Legal Description

33 35 40 FROM NE COR OF SE 1/4 OF NE 1/4 RUN N 88 09 16 W 212.34 FT TO POB,TH CONT N 88 09 16 W 479.69 FT,TH S 00 22 55 W // WITH E SEC LI 224.50 FT,TH S 88 09 16 E 479.69 FT,TH N 00 22 55 E 224.50 FT TO POB (2.47 AC) (OR 3817-2612)

Current Values

Just/Market Value:	$699,400
Assessed Value:	$699,400
Exemptions:	$0
Taxable Value:	$699,400

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

Total Areas

Finished/Under Air (SF):	18,165
Gross Area (SF):	19,700
Land Size (acres):	2.47
Land Size (SF):	107,690

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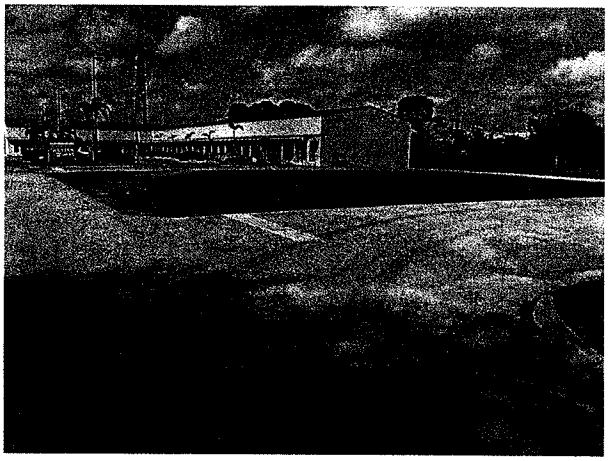
Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: C3

Parcel ID: 2433-141-0001-000-7
Account #: 174815
Use Type: 4000
Jurisdiction: Fort Pierce

Ownership

Maxiplex LLC
341 Charroux DR
Palm Beach Gardens, FL 33410



Legal Description

33 35 40 FROM NE COR OF SE 1/4 OF NE 1/4 RUN N 88 09 16 W 60.03 FT TO POB,TH CONT NWLY 152.31 FT,TH S 00 22 55 W // WITH E SEC LI 224.50 FT,TH S 88 09 16 E 152.31 FT TO W LI OLEANDER AVE RD R/W,TH N 00 22 55 E ALG SD RD R/W 224.50 FT TO POB (0.78 AC) (OR 3817-2612)

Current Values

Just/Market Value:	$85,500
Assessed Value:	$85,500
Exemptions:	$0
Taxable Value:	$85,500

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.78
Land Size (SF):	34,194

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Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: RM-9

Parcel ID: 2433-144-0001-000-6
Account #: 33036
Use Type: 4000
Jurisdiction: Fort Pierce

Ownership

MJT Holdings Inc
1910 Cypress AVE
Fort Pierce, FL 34949-3407

Legal Description

33 35 40 SE 1/4 OF SE 1/4 OF NE 1/4-LESS RD AND CANAL RS/W-AND E 1/2OF NE 1/4 OF SE 1/4-LESS S 630 FT AND LESS RD AND CANAL RS/W- (18.16 AC) (OR 3988-1547; 3994-1479: 3995-2451)

Current Values

Just/Market Value:	$1,265,700
Assessed Value:	$1,265,700
Exemptions:	$1,265,700
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	18.16
Land Size (SF):	791,049.6

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Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Map ID: 24/33N
Zoning: RM-9

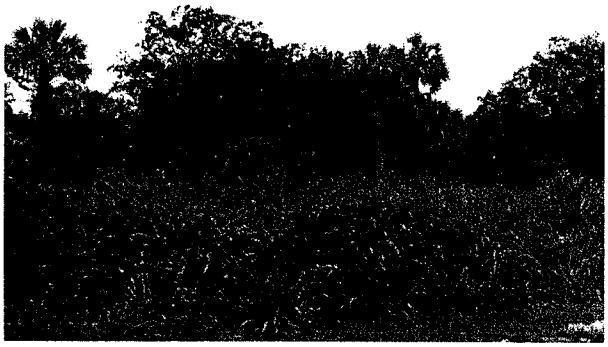
Parcel ID: 2433-144-0001-000-6
Account #: 33036
Use Type: 4000
Jurisdiction: Fort Pierce

Ownership

MJT Holdings Inc
1910 Cypress AVE
Fort Pierce, FL 34949-3407

Legal Description

33 35 40 SE 1/4 OF SE 1/4 OF NE 1/4-LESS RD AND CANAL RS/W-AND E 1/2OF NE 1/4 OF SE 1/4-LESS S 630 FT AND LESS RD AND CANAL RS/W- (18.16 AC) (OR 3988-1547; 3994-1479; 3995-2451)



Current Values

Just/Market Value:	$1,265,700
Assessed Value:	$1,265,700
Exemptions:	$1,265,700
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	18.16
Land Size (SF):	791,049.6

This information is believed to be correct at this time but it is subject to change and is not warranted.
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC, General Commercial	C3, General Commercial
South	Mobile Home Park	GC, General Commercial	C3, General Commercial
East	Vacant	RM, Medium Density Resid.	PD, Planned Development
West	Vehicle Sales Facility	I, Industrial	I1, Light Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC General Commercial	PD Planned Development	Not Applicable	4.04	N/A
****Proposed**	GC General Commercial	GC General Commercial	105,590 SF	4.04	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 = 0
**Proposed Zoning/FLU	Total gallons per day = 13,199
**Change in Demand	Total gallons per day = 13, 199

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 = 0
**Proposed Zoning/FLU	Total gallons per day = 10,559
**Change in Demand	Total gallons per day = 10,559

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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

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	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	0	0

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
Current Zoning/FLU	0 yards
****Proposed Zoning/FLU**	6 yards
***Change in Demand**	6 yards

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	The development will require the implementation of a stormwater system compliant with City of Ft. Pierce and South Florida water managment District codes. As such, the development require retention of the stormwater on-site and will not increase stormwater impacts over the current conditions

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 Based upon ITE Code 820 Shopping Center		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	0 VPD	0 VPD
****Proposed Zoning/FLU**	4,509 VPD	101 VPH/392 VPH
***Change in Demand**	Trips 4,509 VPD	Trips 101 VPH/ 392 VPH
Impact to Capacity	US 1 2016 AADT = 27,899 (LOS C): Increase for Demand AADT = 32,408 (LOS C) NO IMPACT	

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): 105,590 SF			
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)					

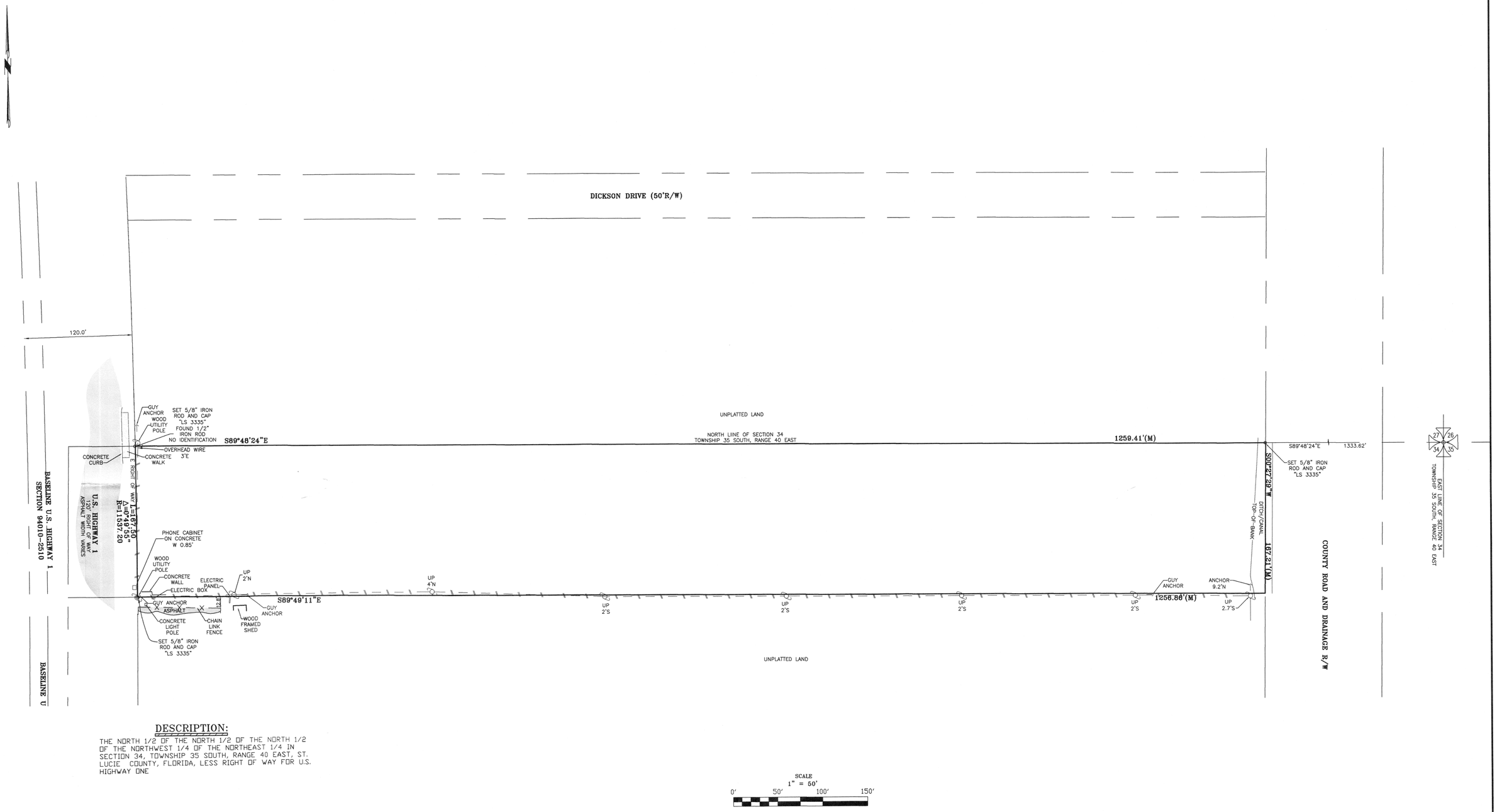
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Commercial Use	1 - Total	105,590	4.04	TBD	TBD

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



DESCRIPTION:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR U.S. HIGHWAY ONE

SCALE
1" = 50'
0' 50' 100' 150'

MAP OF BOUNDARY SURVEY

SURVEY REPORT

1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3.) ONLY VISIBLE ENCROACHMENTS AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
4.) DESCRIPTION FURNISHED BY CLIENT.
5.) PARCEL SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY.
6.) ALL LOT DIMENSIONS ARE PLAT AND MEASURED, UNLESS OTHERWISE NOTED
7.) PROPOSED SITE PLAN SUBJECT TO APPROVAL BY GOVERNING AGENCIES.
8.) PARCEL CONTAINS: 210,513 SQUARE FEET OR 4.83 ACRES MORE OR LESS.
9.) STREET ADDRESS: 3530 S US HIGHWAY 1
10.) PARCEL GRAPHICALLY LOCATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONE X, COMMUNITY PANEL No. 12111C0189J.
12.) THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE. ALL FIELD MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
13.) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S89°48'24"E ALONG THE NORTH LINE OF SECTION 34
14.) THIS SURVEY REMAINS THE PROPERTY OF MIXON LAND SURVEYING, INC.
15.) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

CERTIFIED TO:

TLCD PROPERTIES LLC

REVISIONS:	BY:	REVISIONS:	BY:

LEGEND:

UP = WOOD UTILITY POLE
⏚ = GUY ANCHOR
—//— = OVERHEAD UTILITY
—X— = FENCELINE
TV = CABLE RISER
FH = FIRE HYDRANT
PH = PHONE
SS = SEWER SERVICE
WM = WATER METER
W = WELL
WV = WATER VALVE
(PR) = PRO-RATED
(D) = DEED
(P) = PLAT
(M) = MEASURED
(C) = CALCULATED
ELEV.= ELEVATION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
ORB = OFFICIAL RECORD BOOK
R = RADIUS
L = ARC LENGTH
Δ = DELTA ANGLE
C/L = CENTERLINE
R/W = RIGHT OF WAY
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
+0.0 = EXISTING ELEVATION
+0.0 = PROPOSED ELEVATION
TOB = TOP OF BANK
EOW = EDGE OF WATER
CB = CATCH BASIN
MES = MITERED END SECTION
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
SMH = SEWER MANHOLE
DMH = DRAINAGE MANHOLE

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE FLORIDA 34972
863 763 0990
STATE OF FLORIDA CERTIFICATE NO. "L.B. 4199"

RICHARD A. MIXON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. "L.S. 3335"

JOB NO. 17-040
CADD FILE:
BY:JEK/RAM
SURVEY DATE: 4-13-17
SHEET 1 OF 1

S US 1 FT-POINT

MATCH SHEET 12

SEC 28 / T35S / R40E

SEC 27 / T35S / R40E

SEC 26 / T35S / R40E

SEC 28 / T35S / R40E

SEC 26 / T35S / R40E

MATCH SHEET (N.A.)

SEC 33 / T35S / R40E

SEE INSET "A"

SEC 34 / T35S / R40E

SEC 4 / T36S / R40E

SEC 3 / T36S / R40E

SEC 2 / T36S / R40E

SEC 1 / T36S / R40E

FARMERS MARKET ROAD

BELL AVENUE

DICKSON DRIVE

ANNEXED, I-337, 8-22-89

PUD

C-3 TO PUD ORD. I-353 11-20-89

C-3

ANNEXED, ORD. I-477, 10-10-91

ANNEXED, ORD. I-274, 4-18-88

ANNEXED, ORD. I-02, 4-27-83

C-3

ANNEXED, ORD. I-273, 4-18-88

SOUTH MARKET AVENUE

ANNEXED ORD. I-432 12-17-90

C-3

ANNEXED ORD. I-478, 10/10/91

ST. JAMES BLVD.

ANNEXED ORD. I-438 12-17-90

ANNEXED ORD. I-436 12-17-90

ANNEXED ORD. I-433 12-17-90

I-1

ANNEXED ORD. I-434 12-17-90

ANNEXED ORD. I-435 12-17-90

ANNEXED ORD. I-441 12-17-90

ANNEXED ORD. I-440 12-17-90

ANNEXED ORD. I-439 12-17-90

ANNEXED ORD. I-442 12-17-90

WILDWOOD AVE.

R-1

ANNEXED ORD. I-437 12-17-90

PLATT'S LA.

ROYAL PALM AVE.

OAK AVE.

AUSTRALIAN AVE.

OLEANDER AVENUE

PLATT'S CREEK

R-4

ANNEXED ORD. I-443 12-17-90

U.S. HIGHWAY NO. 1

TUMBLIN' KLING ROAD

R-4

ANNEXED ORD. I-444 12-17-90

ROSE LANE

EGRET AVENUE

HERON AVENUE

IBIS AVENUE

SUNRISE BOULEVARD

WEATHERBEE ROAD

ST. FRANCES ROAD

ST. MARKS ROAD

ST. BENEDICT'S ROAD

PLEASANT RUN DRIVE

SOUTH LAKE END DRIVE

R-4

PUD

R-4 TO PUD ORD. I-353 11-20-89

SAVANNAHS

OS-2

Subject Site

130' COUNTY R/W

ANNEXED ORD. I-23, 9-1-83

R-4 TO PUD, ORD. I-65, 5-21-84

PUD

CITY LIMITS

ANNEXED ORD. I-23, 9-1-83

E-1 TO PUD, ORD. I-65, 5-21-84

OS-2

TUMBLIN' KLING ROAD

PLUMOSA LA.

JEFFREY LANE

PRESSLER LANE

AREGA PALM DR.

100' A.R.T.

WEATHERBEE ROAD

CITY LIMITS

MIDWAY (WHITE CITY) ROAD

MATCH SHEET (N.A.)

R&H

©1990 REYNOLDS, SMITH AND HILLS, INC.

ATTEST: CITY CLERK Suzy S. Lowery

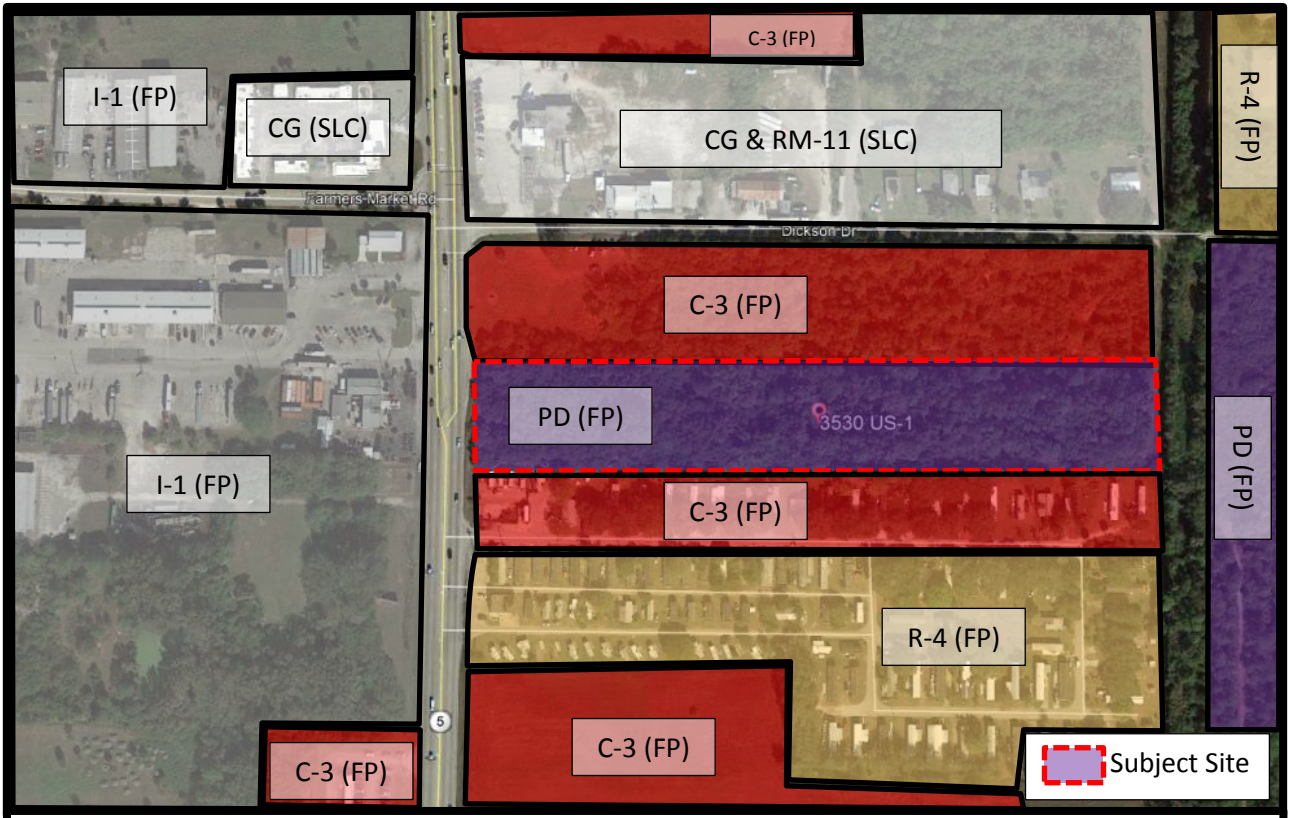
DATE June 22, 1991

North

CITY OF FT. PIERCE, FL.

1"-400'

SHEET NUMBER 13



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
3530 S. US 1
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : TLCD Properties – 3530 US Highway 1
Zoning Atlas Map Amendment
TRC No. 17-06000003

DATE : September 19, 2017

This is to advise you that we have completed the review of the following documents as received by this office on September 13, 2017:

- [x] Zoning Atlas Amendment
- [ ] 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] Zoning Atlas Amendment
- [ ] 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

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Project: 3530 South US 1

Subject: Review Comments
To: Brandon Creagan
From: Rod Reed, County Surveyor
PW-Engineering Division
Date September 14, 2017

SURVEY:

1) Please add to the report. All measurements are in accordance with the United States standard, in feet."
2) Please add to the report. The last date of field work.
3) Please add to the 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.
4) Please indicate the monumentation used for the bearing base.
5) Per the standards of practice, Curved lines with circular curves shall show the radii, arc distances and central angles, or radii, arc distances, chord distances and chord bearings. Please include the missing parts.
6) Please indicate the location of the north/south quarter section line and dimension the distance from the west property line to the quarter section line.
7) At the SE corner of the property please set a monument or add the text as to what was found.
8) There is a line located east of the east property line. What does this line represent?
9) Did you find a monument at the NE corner of Section 34?
10) When fixed improvements are not located or do not exist, a note to this effect shall be shown upon the map.
11) Please indicate the location of the north/south property line located approximately 250' east of the NE corner of the property.
12) There is some sort of shading that you are showing on US No. 1. What does this represent?
13) The concrete walk you are showing at the NW corner is actually a concrete pad for the bus stop. Please indicate as such.
14) Please indicate that the County Road and Drainage R/W is not open or improved.
15) There is a 15' easement located on the east property line. Please indicate.

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.c.**

Meeting Date: 10/10/2017

Information

REQUESTED ACTION

Conditional Use with No New Construction - Crownman FL LLC Residence - 515 S. Indian River Drive

LOCATION

515 S. Indian River Drive

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The requested Conditional Use with No New Construction 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*** with the following **conditions**:

1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. **Please provide the lighting plan and the parking plan.**

2) Demonstrate compliance with Florida regulations for bed and breakfasts. **Identify the meal services being provided and hours of operation**. For example, if the establishment conducts food handling or preparation beyond the scope of prepackaged food products, fresh whole fruits, cereal in individual packages, or bulk milk, juice or coffee, the facility must also meet the minimum requirements for a public food service establishment and be separately licensed for this activity.

3) The applicant identifies the maximum occupancy of the building, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units.

4) Registration of the property manager(s) accessible at all times, to resolve complaints or violations of City Code;

5) Provide a guide booklets for renters regarding local rules and public service resources to minimize conflicts;, these are available from the Code Enforcement department of the City.

6) The applicant files for and obtains a City of Fort Pierce, County, and State Business Tax Licenses within fourteen (14) days of Conditional Use approval.

Attachments

Staff Report
Aerial & Zoning Maps
Application & Property Record Card
Survey
Proposed Floor Plans
Parking Site Plan
TRC Comments

Form Review

Form Started By: Vennis Gilmore
Started On: 10/02/2017 11:17 AM
Final Approval Date: 10/05/2017

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: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use with No New Construction**
Crownman FL LLC Residence
515 S. Indian River Drive

DATE: October 2, 2017

STAFF REPORT

Owner(s): Crownman FL LLC
10380 SW Village Center Drive #310
Port St. Lucie, FL. 34987

Applicant: Kris Einstein
207 ½ Orange Avenue, Suite K
Fort Pierce, FL. 34950

Applicant's Request: Approval of a Conditional Use with No New Construction for a Bed and Breakfast

Location: 515 S. Indian River Drive

Parcel ID: 2410-810-0001-000-9

Current Zoning: Office Commercial Zone (C-1)

Future Land Use: Central Business District (CBD)

Surrounding Zoning:

North	East	South	West
C-1	River/A-2	C-1	C-1

Site Size: .54 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for a Bed and Breakfast. The applicant is seeking to convert the main building to a Bed and Breakfast with four (4) bedrooms and one bathroom. There is a second building on that property that was originally built for storage and to be ancillary to the office that occupied the main building. The applicant has indicated that structure now contains a living room, dining room, kitchen, two bedrooms and one & half bathrooms. None of these renovations were legally done through a building permit, and as such, there is no authorization for human occupancy within the smaller building.

The subject property is zoned Office Commercial Zone (C-1) with a future land use of Central Business District (CBD).

The property is located east of S. 2nd Street, just north of Easter Avenue off of Indian River Drive. The subject property is surrounded by single- family and multi-family residences to the south, vacant land to the north and west and the Indian River to the east. The property features a driveway entrance and parking in the rear from S. 2nd Street and a pedestrian sidewalk connection from Indian River Drive. The site currently has seven (7) existing parking spaces that will need to be re-striped. * Motels, hotels, and resort hotels; such as bed and breakfasts are required 1.1 parking spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 50 per cent of the requirements for such uses as provided in subsections thereof.

a) Please install one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;
b) Please install a bicycle rack for guests per City Code Section 22-60 Off-Street Parking and Loading;
c) Please re-stripe the existing seven (7) provided parking spaces to meet City Code required dimensions of at least nine- and one-half (9 ½) 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.
d) 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.
e) Please provide vertical accessibility and a handicapped accessible route to Indian River Drive.
f) Off-street Parking for commercial uses are required lighting with a minimum average of two (2) foot-candles; Please provide verification of two (2) foot-candles.

The dock is located within the adjacent parcel to the north; in which the applicant also owns. The owner would be required to do a unity of title of both properties to utilize the aforementioned dock as part of this application. This property recently applied for and received a conditional use approval as a single family residence but has not yet actively sought permits to restore this building into a residential unit.

The subject property is also within the River's Edge District; a City of Fort Pierce Historic District. This designation may require the applicant to go before the Historic Preservation Board for a Certificate of Appropriateness; if exterior renovations are needed for ADA Compliance.

Zoning & Land Use

The subject site is located within the Office Commercial Zone (C-1) district which is primarily intended for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts. The site has a land use designation of Central Business District (CBD).

The CBD designation provides for mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation. The applicant has not as of yet demonstrated how they will comply with this comprehensive plan requirement.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features residential aspects that are generally appropriate for single-family, neighborhood commercial, and low-density environments.

The authorization of a Conditional Use with No New Construction for a Bed and Breakfast at 515 S. Indian River Dr. will provide an opportunity for consistency with current surrounding property uses as the use does not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Section 22-22. – Allowed Uses. City Code Section 22-22 *Allowed Uses subsections (c) and (e)* state that the use of Bed and Breakfast may be permitted as a conditional use if approved in a public hearing by the city commission.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with No New Construction with regards requirements of the City Code. 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 requested Conditional Use with No New Construction 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*** with the following **conditions**:

1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. **Please provide the lighting plan and the parking plan.**

2) Demonstrate compliance with Florida regulations for bed and breakfasts. **Identify the meal services being provided and hours of operation**. For example, if the establishment conducts food handling or preparation beyond the scope of prepackaged food products, fresh whole fruits, cereal in individual packages, or bulk milk, juice or coffee, the facility must also meet the minimum requirements for a public food service establishment and be separately licensed for this activity.

3) The applicant identifies the maximum occupancy of the building, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units.

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5) Provide a guide booklets for renters regarding local rules and public service resources to minimize conflicts;, these are available from the Code Enforcement department of the City.

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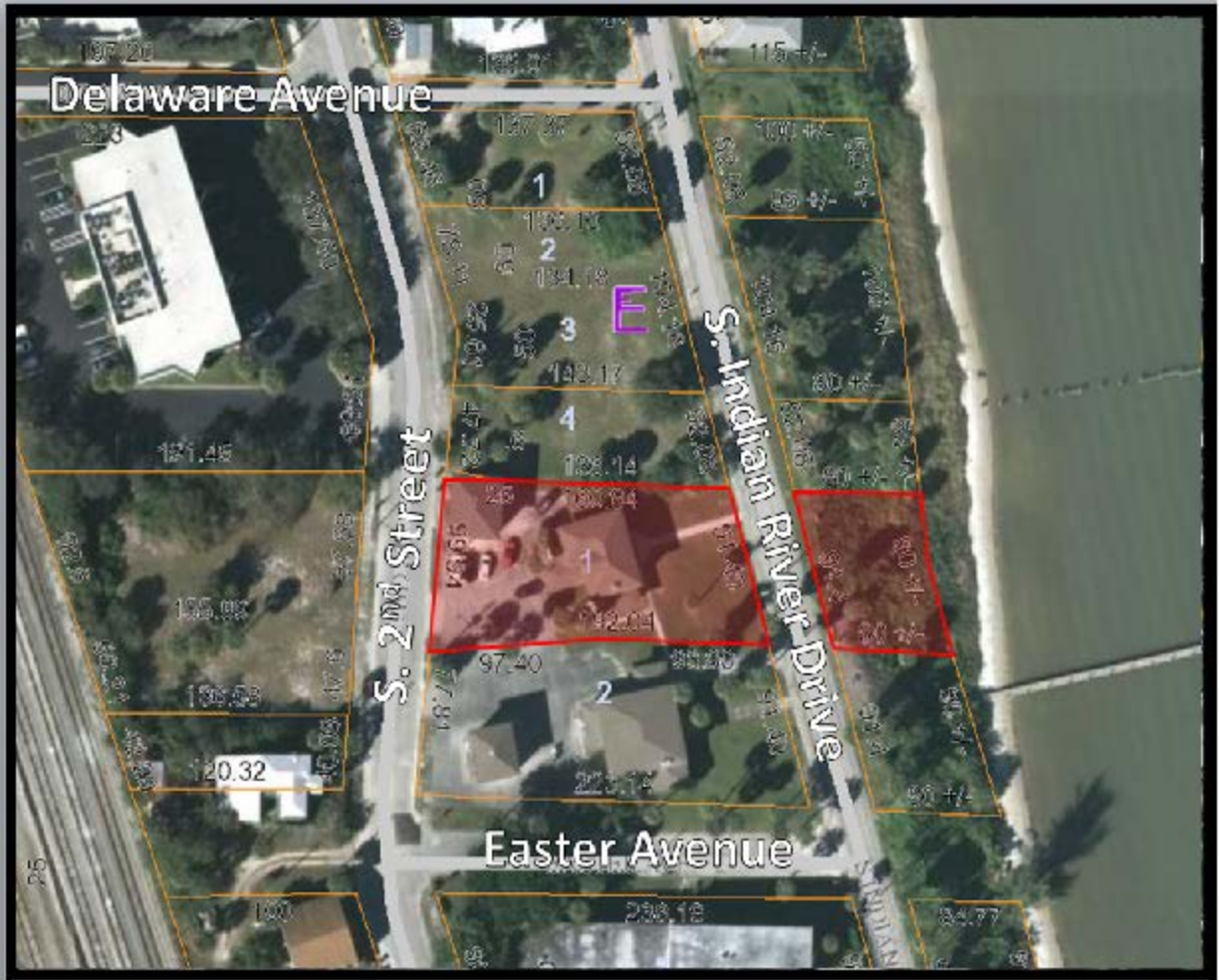


N

W E

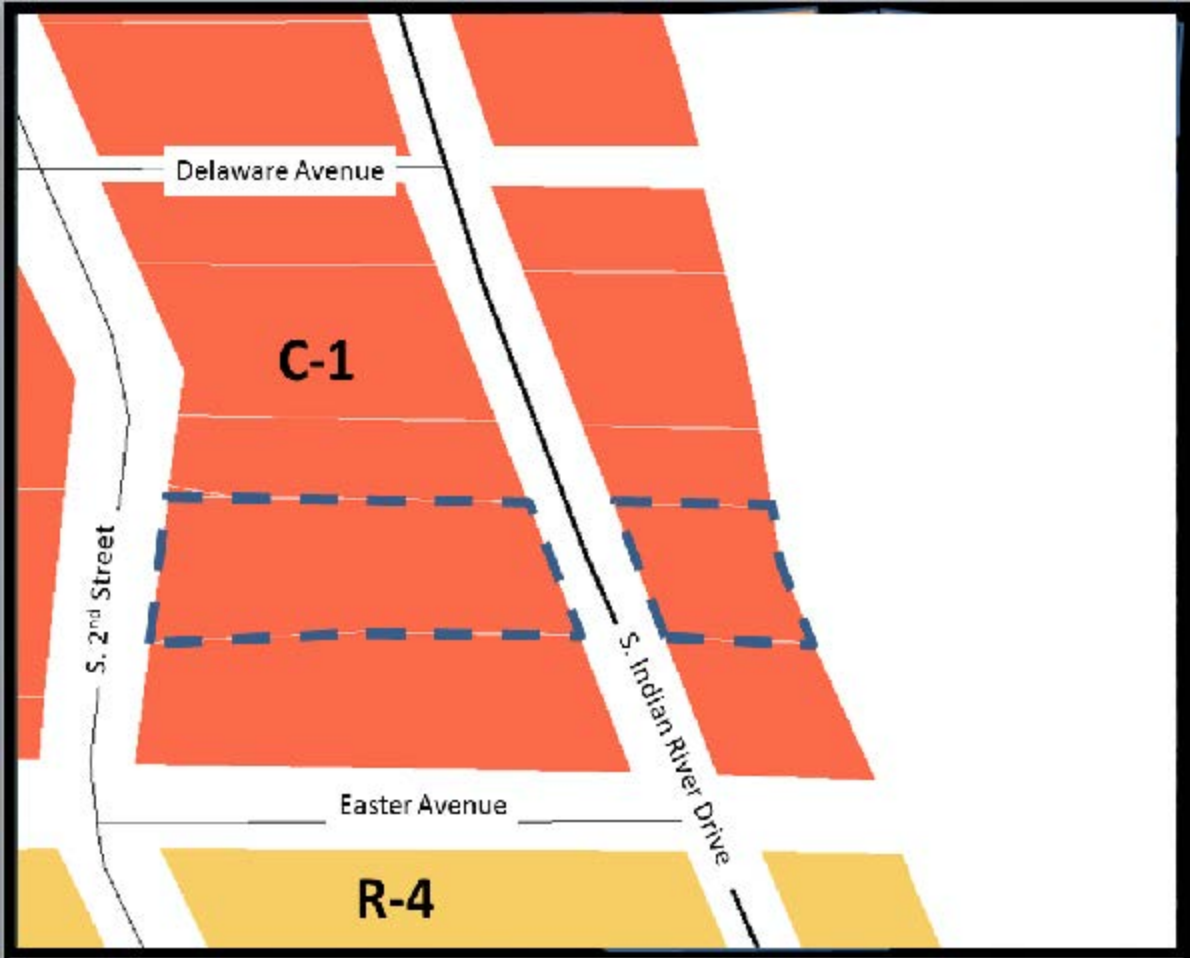
S

Crownman FL LLC Residence

Conditional Use w/ No New Construction

515 South Indian River Drive

THE SUNRISE CITY FORT PIERCE Florida



N
W E
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Crownman FL LLC Residence

Conditional Use w/ No New Construction

515 S. Indian River Drive

THE SUNRISE CITY FORT PIERCE Florida

C-1 = **R-4** =

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
AUG 29 2017
CITY OF FORT PIERCE

Conditional Use – No New Construction

Property address or Location 515 S Indin River Drive, Fort Pierce, FL 34950 & 512 South Second Street, Fort Pierce, FL 34950

Parcel ID #(s) 2410-810-0001-0009

Project description Change use from Single Family Long Term Rental to Bed & Brekfast

Crownmn FL LLC	Kris Einstein
Property Owner(s)	Applicant/Representative, Title, Company
10380 SW Village Center Drive	207 1/2 Orange Ave, Suite K
Street Address	Street Address
Port St Lucie FL 34987	Fort Pierce FL 34950
City State Zip	City State Zip
302-228-9929	404-502-0086
Phone Number	Phone Number
kettlekat@aol.com	kris@entertainair.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.*

Walter Brett Cheryl Brett

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21 day of August, 2017, by Walter Brett & Cheryl Brett who is personally known to me or has produced _____ as identification.

Signature of Notary

(Seal)

CHRISTOPHER D. GARDNER
Commission # FF 207895
Expires May 8, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

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 4,383 sq ft Parking Spaces: Approx. 6

Bldg. #1 = 2,877 sq ft. Bldg. #2 - 1,506 sq ft.

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

North	South	East	West
Vacant	Single Family	Sullivan River	Vacant

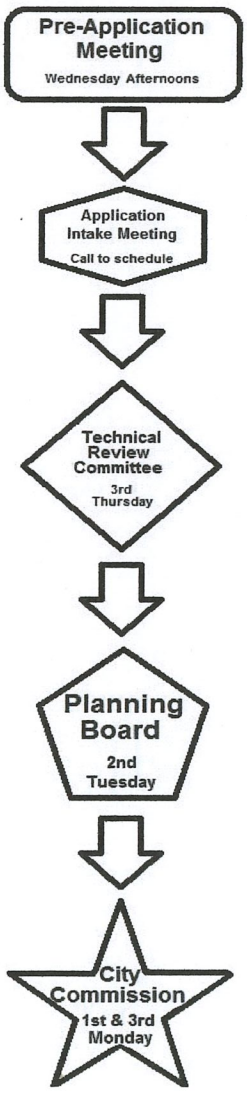
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

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

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



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

Property Identification

Site Address:	515 S INDIAN RIVER DR
Parcel ID:	2410-810-0001-000-9
Account #:	23903
Map ID:	24/10H
Use Type:	1700
Zoning:	C1
City/County:	Fort Pierce

Ownership

CROWNMAN FL LLC
10380 SW Village Center DR # 310
Port St Lucie, FL 34987-1931

Legal Description

ANDREWS AND RICHARDS S/D THAT PARTOF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LIOF LOT 2, RUN NELY 95.7 FT TO SD N LI, TH W ALG SD N LI TO E LI OFS 2 ST, TH S TO POB (MAP 24/10H) (1) (OR 3943-2583)

Current Values

Just/Market Value:	$291,300
Assessed Value:	$15,400
Exemptions:	$0
Taxable Value:	$15,400

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

Total Areas

Finished/Under Air (SF):	4,304
Gross Area (SF):	4,383
Land Size (acres):	0.54
Land Size (SF):	23,490

Sale History

Date:	Dec 14, 2016
Book/Page:	3943 / 2583
Sale Code:	0205
Deed:	WD
Grantor:	Kraaz and Kraaz Finance LLC
Price:	$800,000
Date:	Sep 4, 2014
Book/Page:	3669 / 0906
Sale Code:	0205
Deed:	WD
Grantor:	Weaver,Steven M
Price:	$320,000
Date:	Jul 19, 2013
Book/Page:	3546 / 2272
Sale Code:	0205
Deed:	WD
Grantor:	MMG Holdings LLC,
Price:	$200,000
Date:	Nov 17, 2003
Book/Page:	1848 / 0865
Sale Code:	XX00
Deed:	WD
Grantor:	Brennan (TR),John T
Price:	$370,000
Date:	Dec 31, 2001
Book/Page:	1474 / 0684
Sale Code:	XX03
Deed:	WD
Grantor:	Brennan,John T
Price:	$370,000
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 2)

Finished Area: 2,816 SF

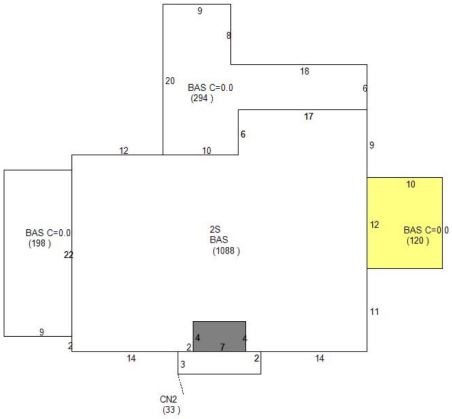
Gross Total Area: 2,877 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: LROF	Year Built: 1900	Frame:
Grade: Y_C-	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 2 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: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Building Information (2 of 2)

Finished Area: 1,488 SF

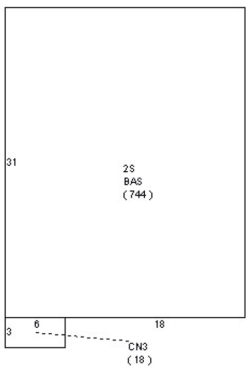
Gross Total Area: 1,506 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: LROF	Year Built: 1920	Frame:
Grade: Y_D	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 0	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: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$76,700
Land:	$214,600
Just/Market:	$291,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$275,900
Assessed:	$15,400
Exemption(s):	$0
Taxable:	$15,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

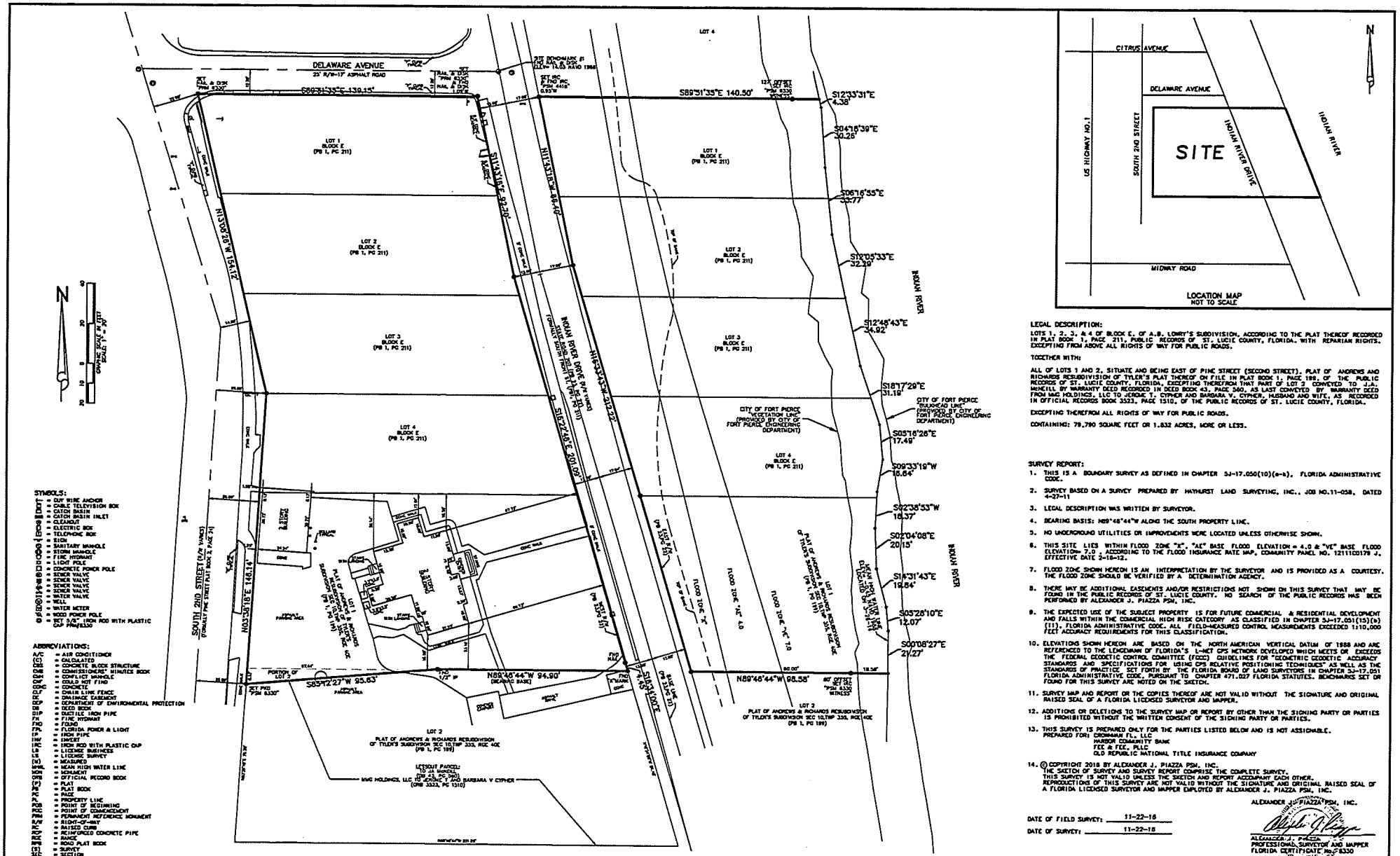
Start Year	AssessCode	Units	Description	Amount
2006	0041	4.6	Fort Pierce Stormwater Charge	$248.40

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

Permits

Number:	F00-000394
Issue Date:	Mar 27, 2000
Description:	Roof
Amount:	$8,700
Fee:	$0
Number:	F94-000209
Issue Date:	Mar 1, 1994
Description:	Alterations/Remodeling
Amount:	$60,000
Fee:	$60,000
Number:	F94-00209A
Issue Date:	Mar 22, 1994
Description:	Heat and Air Conditioning
Amount:	$4,800
Fee:	$4,800
Number:	MC2004198
Issue Date:	Jul 12, 2004
Description:	Air Conditioning Only
Amount:	$1,461
Fee:	$75
Number:	DK20057
Issue Date:	Jan 14, 2005
Description:	Dock
Amount:	$20,000
Fee:	$325
Number:	BP13-1899
Issue Date:	May 16, 2013
Description:	Alterations/Remodeling
Amount:	$1,500
Fee:	$329
Number:	BP13-2100
Issue Date:	Jun 18, 2013
Description:	Roof
Amount:	$1,400
Fee:	$79
Number:	BP13-3052
Issue Date:	Oct 14, 2013
Description:	Patio
Amount:	$200
Fee:	$79
Number:	BP13-1899
Issue Date:	Jan 23, 2014
Description:	Alterations/Remodeling
Amount:	$1,800
Fee:	$129
Number:	BP13-2100
Issue Date:	Jan 27, 2014
Description:	Re Roof Permit
Amount:	$1,400
Fee:	$129
Number:	BP14-0608
Issue Date:	Mar 10, 2014
Description:	Alterations/Remodeling
Amount:	$1,900
Fee:	$80
Number:	BP14-2597
Issue Date:	Oct 14, 2014
Description:	Electric
Amount:	$500
Fee:	$155
Number:	BP15-0257
Issue Date:	Feb 12, 2015
Description:	Plumbing
Amount:	$1,800
Fee:	$162
Number:	BP14-2597
Issue Date:	Dec 14, 2016
Description:	Electric
Amount:	$500



SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- = SEWER VALVE
- = SEWER VALVE
- = SEWER VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PRM#6330

ABBREVIATIONS:

- A/C = AIR CONDITIONER
- (C) = CALCULATED
- CBS = CONCRETE BLOCK STRUCTURE
- COMM'S MIN BK = COMMISSIONERS' MINUTE BOOK
- CM = CONFLICT MONUMENT
- CNF = COULD NOT FIND
- CONC = CONCRETE
- CLF = CHAIN LINK FENCE
- DE = DRAINAGE EASEMENT
- DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
- DB = DEED BOOK
- DIP = DUCTILE IRON PIPE
- FH = FIRE HYDRANT
- (F) = FOUND
- FP&L = FLORIDA POWER & LIGHT
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD WITH PLASTIC CAP
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- (M) = MEASURED
- MHWL = MEAN HIGH WATER LINE
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PLAT = PLAT
- PB = PLAT BOOK
- PG = PAGE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- RC = RAISED CURB
- RCP = REINFORCED CONCRETE PIPE
- RNG = RANGE
- RPB = ROAD PLAT BOOK
- SURV = SURVEY
- SEC = SECTION
- SLP = STOP LIGHT POLE
- SMH = SANITARY MANHOLE
- SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
- STMH = STORM MANHOLE
- TB = TRAFFIC BOX
- TLP = TRAFFIC LIGHT POLE
- TV = TELEVISION
- TWP = TOWNSHIP
- UE = UTILITY EASEMENT
- WP = WOOD POLE

LEGAL DESCRIPTION:

LOTS 1, 2, 3, & 4 OF BLOCK E, OF A.B. LORRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. WITH REPARIAN RIGHTS. EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH:

ALL OF LOTS 1 AND 2, SITUATE AND BEING EAST OF PINE STREET (SECOND STREET), PLAT OF ANDREWS AND RICHARDS RESUBDIVISION OF TYLER'S PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM THAT PART OF LOT 2 CONVEYED TO J.A. McNEILL BY WARRANTY DEED RECORDED IN DEED BOOK 43, PAGE 560, AS LAST CONVEYED BY WARRANTY DEED FROM MMC HOLDINGS, LLC TO JEROME T. CYPHER AND BARBARA V. CYPHER, HUSBAND AND WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 3523, PAGE 1310, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING: 79,790 SQUARE FEET OR 1.832 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON A SURVEY PREPARED BY HAYHURST LAND SURVEYING, INC., JOB NO.11-058, DATED 4-27-11
3. LEGAL DESCRIPTION WAS WRITTEN BY SURVEYOR.
4. BEARING BASIS: N89°48'44"W ALONG THE SOUTH PROPERTY LINE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", "AE" BASE FLOOD ELEVATION = 4.0 & "VE" BASE FLOOD ELEVATION= 7.0 ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J, EFFECTIVE DATE 2-18-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE COMMERCIAL & RESIDENTIAL DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(13)(b)(1), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LEICA/NAVD 88 FLORIDA'S L-NET CPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING CPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: CROWNMAN FL, LLC
    HARBOR COMMUNITY BANK
    FEC & FEC, PLLC
    OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
14. © COPYRIGHT 2018 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 11-22-16

DATE OF SURVEY: 11-22-16

ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY

500, 507, 509 & 515 SOUTH INDIAN RIVER DRIVE

AS PREPARED FOR

CROWNMAN FL, LLC

CAD	K:\REALTIME\IRDRIVE\DWG\16-2730.DWG				
REF	K:\				
FLD	CJM / AJP	FB.	PG.	JOB	16-2730
DFT	CJM			DATE	11-22-16
CKD	AJP	SHEET 1 OF 1		DWG	D-742

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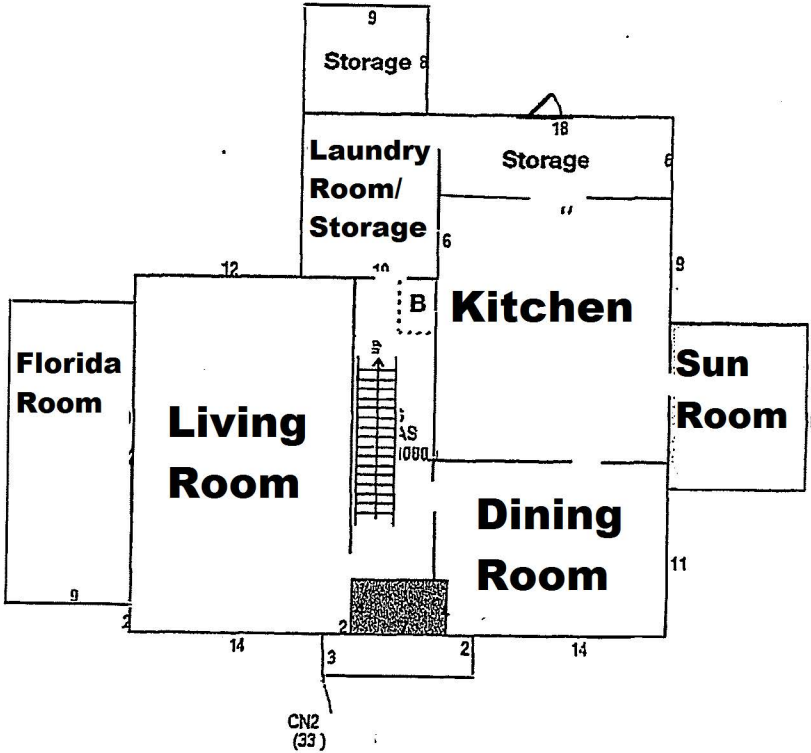
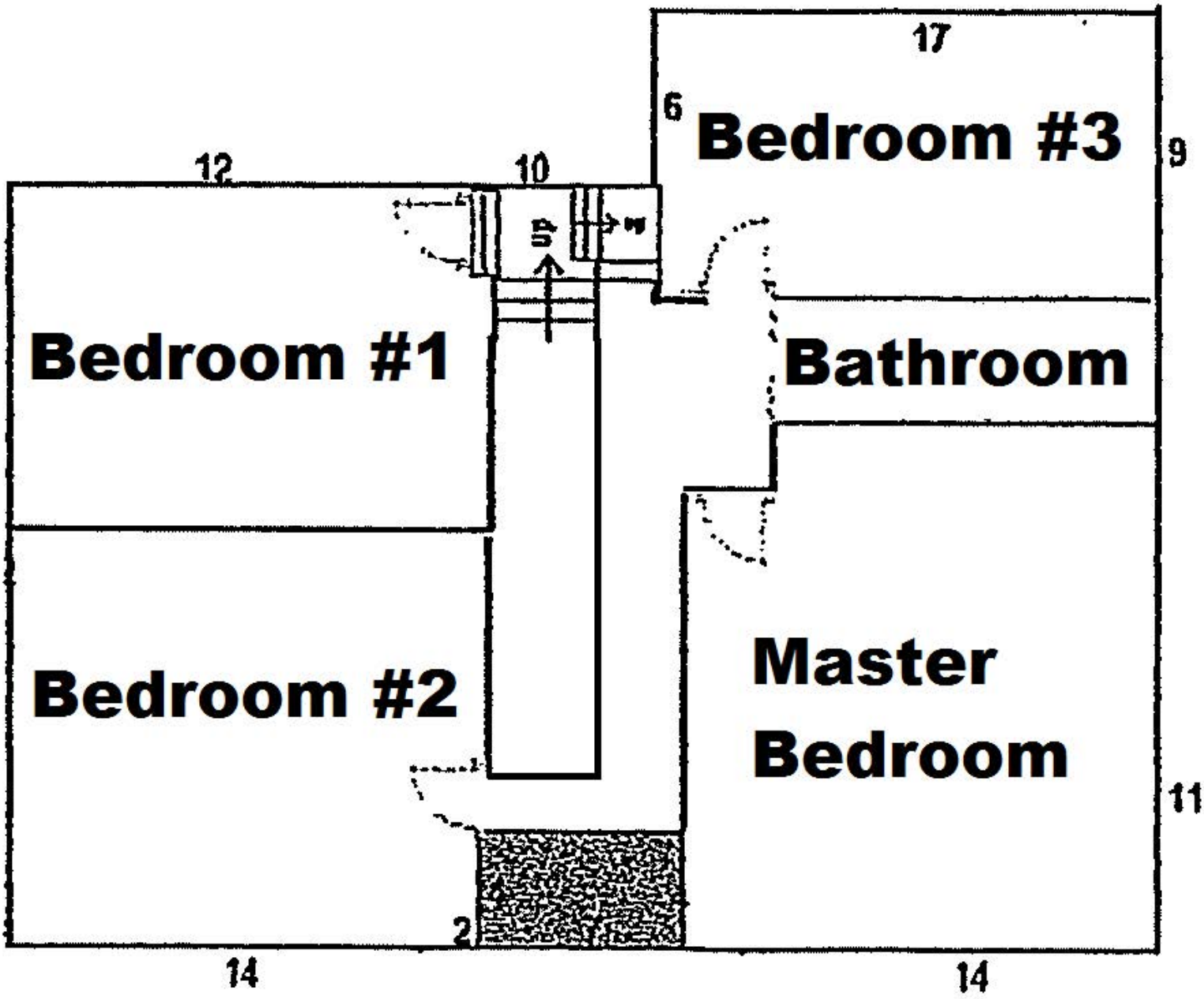


Building #1

1st Floor

(Facing S. Indian River Dr.)

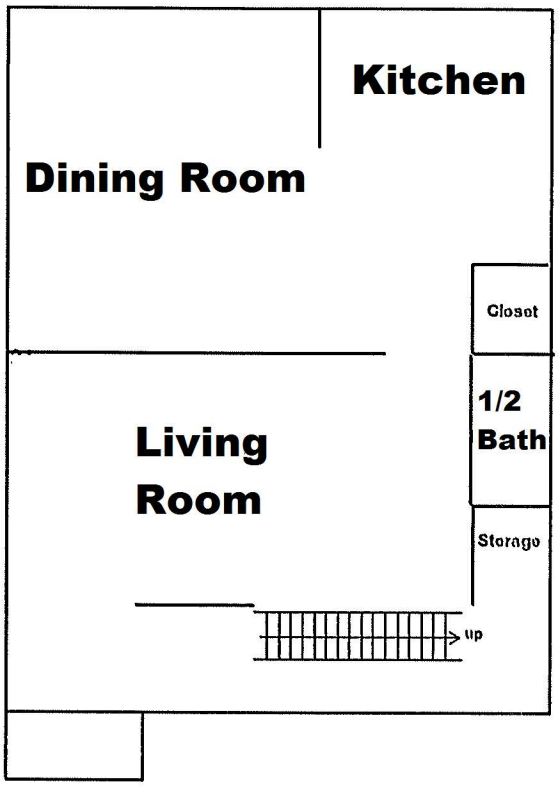


Building #1

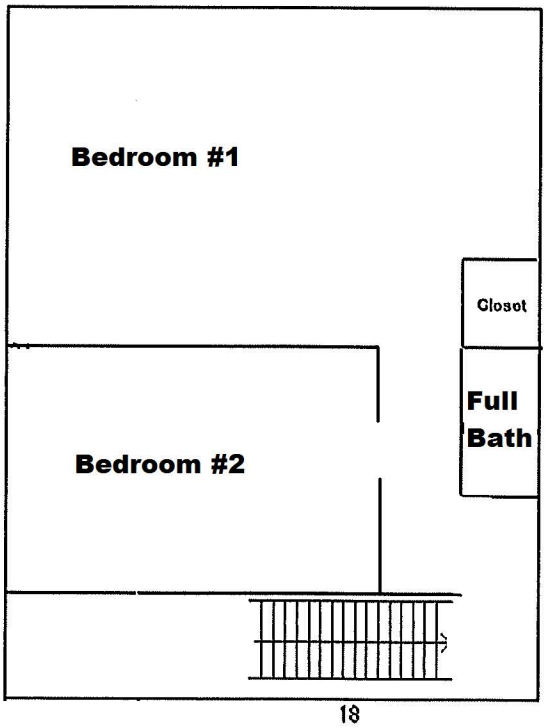
2nd Floor

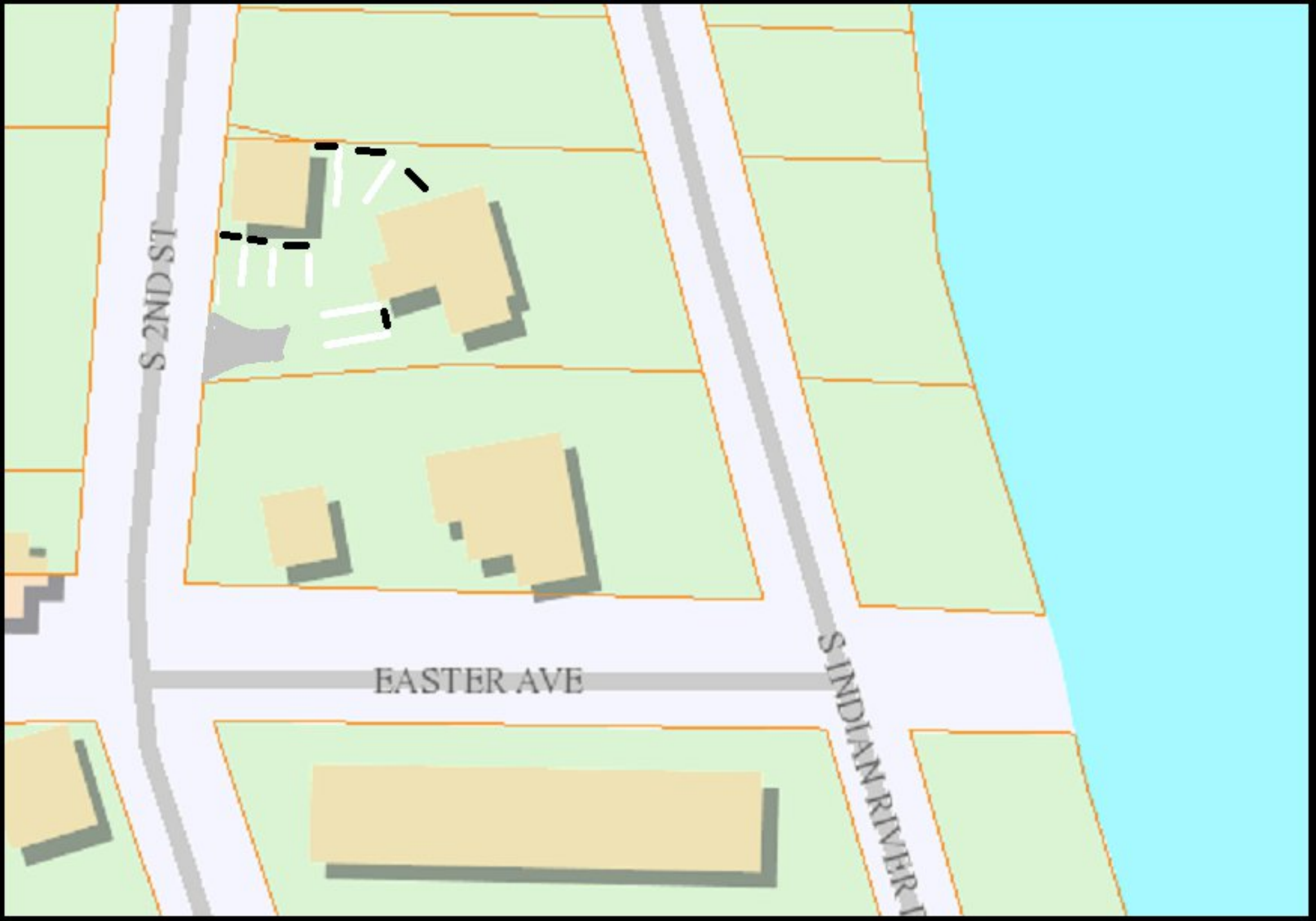
(Facing S. Indian River Dr.)

Back Building
1st floor



Back Building
2nd floor





N
W E
S

515 S. Indian Rive Drive
Conditional Use with No New Construction

Parking Site Plan

(7) Spaces

FORT PIERCE, FL
THE SUNRISE CITY

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Kris Einstein
207 Orange Avenue, Suite K
Fort Pierce, FL. 34950

Re: Brett Residence – Conditional Use (Bed & Breakfast)

Dear Ms. Kris Einstein,

The following are comments from the Planning Department's review of the application for a Conditional Use application for a Bed and Breakfast in the C-1, Office Commercial Zone (Please Provide a Written Response to all responsible Departments):

1) Per City Code Section 22-62. Sidewalks (b)

Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when the following event occurs:

(4)

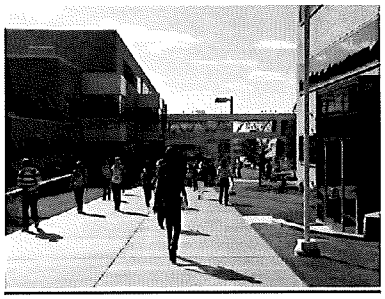
Plans submitted for site plan, conditional use, PD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

(d) *Where required:* Sidewalks and sidewalk linkages shall be installed in the following areas:

Example of sidewalks along property boundaries

(2)

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.

		
Example of connectivity to parking lot	Example of connectivity to the street	Example of connectivity between buildings

As stated by City Code Section 22-62; Sidewalks linkages are required. Please provide clarification of the timeline for installation.

Please provide a response with information for the proposed Sidewalk Linkages that are required.

2) Per City Code Section 22-60. Off-street Parking and Loading (d) Commercial Uses

(b) Motels, hotels, and resort hotels; such as bed and breakfasts are required 1.1 *parking* spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street *parking* shall be provided for those accessory uses at the rate of 50 per cent of the requirements for such uses as provided in subsections thereof.

Please install one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading;

Please install a bicycle rack (two (2) - space minimum) for guests per City Code Section 22-60 Off-Street Parking and Loading;

Please provide the proper documentation stating the available and/or not available parking spaces and square footage for all bed and breakfast units.

Please provide a parking layout of where all parking spaces; including handicap accessible spaces.

3) The applicant identifies the maximum occupancy of the unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;

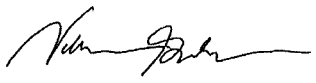
4) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

5) Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;

6) The applicant files for and obtains a City of Fort Pierce Business Tax License within fourteen (14) days of Conditional Use approval.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,



Vennis Gilmore
Planning Analyst

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official

RE : 515 S. Indian River Drive – Brett Residence CU with No New Constr.

DATE : September 21, 2017

The proposed may trigger the following requirements:

1. ADA Parking accessibility
2. Accessible route to Indian River Drive
3. Vertical Accessibility
4. Fire sprinklers and alarms
5. Possible Historic Designation

PT/km

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planning Analyst

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

RE : Brett Residence Conditional Use
515 South Indian River Drive
TRC No. 17-04000008

DATE : September 21, 2017

This is to advise you that we have completed the review of the following documents as received by this office on September 13, 2017:

- [x] Conditional Use 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
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Conditional Use
- [ ] 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 conditions of approval

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\B\Brett Residence\Conditional Use\Submittal #2\CU Approval Memo - 092117.docx

Planning Board **7.d.**

Meeting Date: 10/10/2017

Information

REQUESTED ACTION

Conditional Use with New Construction - Dockside View Marina - 1136-1172 Seaway Drive

LOCATION

1136-1172 Seaway Drive

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions to be completed prior to occupancy of the new dock facilities:
1) The Conditional Use plan incorporates landscaping improvements to center parking lot consistent with City Code Sections 22-187 (4),(6), & (7);
2) Parking lot lighting is provided consistent with City Code Sections 22-59 and 22-60(j);
3) Sidewalk connections are completed pursuant to City Code Section 22-62. (b) & (d) (2);
4) The applicant complete a parcel combination, or provide documentation securing provisions for shared parking, access, etc. for parcels 2401-501-0304-000-6, 2401-501-0303-000-9, containing the temporary support parking area central to the campus;
5) The development incorporates short-term bicycle parking consistent with City Code Section 22-60 (f), or accommodation of seven (7) bicycles; and
6) The conditional use plan integrates a refuse collection area and appropriate screening, to be approved by the Solid Waste Division.

Attachments

Staff Report

Development Review Application Packet

Zoning Map & Aerial

Dock Plans & Parking Exhibit

Application Updates & Responses to TRC Comments

TRC Comment Compilation

Form Review

Form Started By: Kori Benton Started On: 10/03/2017 01:17 PM

Final Approval Date: 10/03/2017

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 New Construction**
Dockside View Marina
1136-1172 Seaway Drive

DATE: October 2, 2017

STAFF REPORT

Owner/Applicant:
Dockside View LLC.
2751 NE 48th ST
Lighthouse Point, FL 33064-7113

Representatives:
Robert. V. Schwerer, Esq.
Hayskar, Walker, Schwerer, Dundas & McCain P.A.
130 South Indian River Drive - Suite 304
Fort Pierce, FL 34950

Requested Action:
Recommendation for approval of a Conditional Use with New Construction to complete a fifty-eight (58) slip marina at the subject hotel and restaurant facility.

Location:
1136-1172 Seaway Drive

Parcel IDs:
2401-501-0307-000-7, 2401-501-0306-000-0, 2401-501-0304-000-6, 2401-501-0303-000-9, 2401-501-0302-000-2, 2401-501-0286-000-3

Current Zoning:
Tourist Commercial (C-5) & Aquatic Development Zone (A-2).

Future Land Use:
General Commercial (GC)

Surrounding Zoning:

North	East	South	West
A-2	C-5	R-4A	C-5

Site Size:
2.37* acres

Utilities:
Located within the FPUA Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-33, 22-39, and 22-76 of the City Code, the applicant is requesting the review and recommendation for approval of a Conditional Use with New Construction to complete a fifty-eight (58) slip marina at the subject hotel and restaurant facility. The uplands of the subject site(s) is approximately 2.37 acres in size and is located within the Tourist Commercial (C-5) zoning district, whereas the marina reconstruction and expansion proposed is located within the Aquatic Development (A-2) zone. The property is additionally located within the South Beach Overlay District.

Project Detail

The subject campus currently supports On the Edge, a 1,953 sq. ft. restaurant facility, and Dockside Inn which offers lodging via thirty-six (36) rooms. The facility previously provided seventy-two (72) rooms prior to the central portion of the complex being removed in 2010. The site also features two (2) pools, tiki structure, pavilion, observation deck, and five (5) dock extensions which provide capacity of forty-three (43) boat slips. The applicant holds three (3) parcels on the south side of Seaway Drive, adjacent to the tourist commercial campus.

The existing dock facilities have been in existence for decades with the last notable renovation following Hurricanes of 2004 and 2005. The culmination of deterioration, damage incurred via storm events, and the opportunity to enhance facilities available to guests has prompted the subject application. The proposal encompasses removal of the existing docks, and complete reconstruction to include improvements to the water side walkways and seawall. The proposed design extends three (3) docks, spanning the six (6) waterfront parcels to provide fifty-eight (58) slips, a net increase overall of thirteen (13) mooring slips. The new design further expands capacity for larger vessels to occupy the marina.

The applicant has secured permits for the new dockage from the Florida Department of Environmental Protection (FDEP) and the Army Corp. of Engineers, with the state submerged land lease active at this time.

Parking, Landscaping, & Lighting

The uplands campus, north of Seaway Drive, currently features thirty-four (34) improved vehicular parking spaces, of which three (3) are handicap accessible, and forty-seven (47) unimproved parking spaces. The improved parking areas primary serve the principal Dockside Inn motel complex at 1160 Seaway Drive and On the Edge Restaurant at 1132 Seaway Drive. Collectively, eighty-one (81) parking spaces are presented within the commercial campus.

Forty-two (42) of the unimproved parking spaces are provided in the center of the campus, adjacent to the proposed dock facilities, where a notable portion of the Dockside Inn previous rested prior to its removal. These parking spaces were implemented during the reconstruction of State Road A1A (Seaway Drive), in the absence of permitting, and have been maintained for use by guests of the motel, restaurant, and docks. This parking area has improved access from Seaway Drive via two driveway aprons, presumably featuring a one-way interior traffic pattern, with both ninety degree and angle parking stalls. The Conditional Use plan demonstrates areas for interior vehicular use area landscape islands, however does not reflect the required landscape buffers of City Code Sections 22-187 (4) & (6) to screen the vehicular use area from the right-of-way and adjacent property. In order to facilitate the required landscape buffer along Seaway Drive, seven parking spaces may need to be eliminated or the parking areas shifted to the north to ensure compliance of minimum parking lot dimensions. The action of eliminating said spaces would preserve seventy-four (74) vehicular parking spaces, and two (2) motorcycle parking spaces.

Pursuant to City Code Section 22-60 Off-street parking and loading (a) (6) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the separate uses computed separately. The Dockside campus encompasses a variety of uses and parking demands, as demonstrated in Table 1 below:

Motel/Hotel	Restaurant	Marina/Accessory Docks
1.1 parking spaces for each unit less than 500 square feet. *If there are accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 50 per cent of the requirements for such uses as provided in subsections thereof.	One space for each 100 square feet of gross floor area	Planning Board recommended parking assignment of one (1) space per two (2) dock slips. ***or ******
36 rooms @ 1.1 = 39.6 / **40 Parking Spaces**	753* sq. ft. @ 1/100 sq. ft. = 7.53/ **8 Parking Spaces.** *(1,953 sq. ft. minus 1,200 sq. ft. small business exemption)	58 slips @ 1/2 = **29 slips if a standalone use,** ***or*** 40 spaces for the motel @50%= **20 Parking Spaces as the use is accessory to the motel**

Table 1: Parking Demand Analysis for Dockside View

The applicant demonstrates the dock slips as predominantly accessory to the motel and restaurant, therefore consideration of use as accessory would necessitate additional off-street at the rate of 50 per cent of the requirements for the motel, or an additional 20 spaces. This parking assessment determines demand for the campus at sixty-eight (68) spaces, of which three (3) shall be handicap accessible, whereas the conditional use plan accommodates approximately seventy-four (74) to eighty-one (81) parking spaces.

The applicant further presents the anticipation that vessels visiting the facility, for enjoyment of the on-site restaurant and other facilities, will lessen the demand for traditional vehicle parking.

The applicant has been advised that all parking areas shall comply with City Code Section 22-60 (j) (1) by providing a minimum average of two (2) foot-candles of lighting, and the development shall incorporate short-term bicycle parking consistent with City Code Section 22-60 (f). Additionally, the integration of a refuse collection area and appropriate screening is sought during the completion of improvements.

Potential Traffic Impacts

The anticipated traffic impacts from the completion of 15 additional slips within the marina, based upon the Institute of Transportation Engineers – 9th Edition, are approximately 45 average daily trips (ADT), of which 1.2 are assigned during AM Peak Hour and 2.85 during PM Peak Hour. The applicant believes these projected impacts to be de minimis.

Marina – ITE Code 420 *(X = # of Boat Slips)* ***(15 additional slips)***

- *ADT: T = X * 2.96 trips*
  - *AM Peak Hour: T = X * 0.08*
  - *PM Peak Hour: T = X * 0.19*

South Beach Overlay & Comprehensive Plan

The South Beach Overlay District Design standards, Section 22-16 (a)(3), guide development along the city's waterfront to maximize opportunities for public access to the water and facilitate connectivity with adjoining waterfront properties to establish an improved public promenade. The design plans for the marina incorporate a 6ft. wide boardwalk which extends 459 ft. along the seawall of the upland campus. Connection to the Pelican Yacht club property to west is not presented in part due to the private nature of their facility. It appears extension of the boardwalk further to the east towards the Hutchinson Island Plaza hotel is absent due to the existence of seagrasses identified in the application exhibits. The applicant is encouraged to consider provision of an uplands connection to adjoining the waterfront property to the east.

The proposed boardwalk, and presented extension to the east, are consistent with policies of the City's Comprehensive Plan presented below, with acknowledgement that an easement to the public within a submerged land lease is not feasible. The applicant's design through the incorporation of gated access to moored vessels, in a location north of the boardwalk, seeks to affirm intentions of access to the public.

5.3.1 Policy:

When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the Land Development Regulations as follows:

2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;

7.4.3 Policy:

The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

The applicant is required to provide, or reconnect a safe and efficient sidewalk linkage between building entrances and parking areas, adjacent portions of the development, and adjacent rights-of-way as required by City Code Section 22-62. - Sidewalks. (b) & (d) (2). A minor section of sidewalk is missing between On the Edge and the Seaway Drive right-of- way in order to make such connection. Once completed, interconnection of the site (s), marina, and public right-of-way seem to be achieved.

Technical Review Committee

All affected departments have reviewed and conditionally approved the Conditional Use with New Construction based on compliance with the requirements of the City Code, with the incorporated conditions.

Staff Recommendation:

The proposed Conditional Use with New Construction plan generally meets the requirements of the City Code, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** with the following conditions, *to be completed prior to occupancy of the new dock facilities*:

1) The Conditional Use plan incorporates landscaping improvements to center parking lot consistent with City Code Sections 22-187 (4),(6), & (7);
2) Parking lot lighting is provided consistent with City Code Sections 22-59 and 22-60(j);
3) Sidewalk connections are completed pursuant to City Code Section 22-62. (b) & (d) (2);
4) The applicant complete a parcel combination, or provide documentation securing provisions for shared parking, access, etc. for parcels 2401-501-0304-000-6, 2401-501-0303-000-9, containing the temporary support parking area central to the campus;
5) The development incorporates short-term bicycle parking consistent with City Code Section 22-60 (f), or accommodation of seven (7) bicycles; and

6) The conditional use plan integrates a refuse collection area and appropriate screening, to be approved by the Solid Waste Division.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 1136 through 1172 Seaway Drive, Fort Pierce, FL

Parcel ID #(s) Multiple Parcels - See Attached

Project description Renovation and Reconstruction of Existing Dockage Facility (With Addition of 13 New Slips). See Project Description Attached

Dockside View, LLC	Hayskar, Walker, Schwerer, Dundas & McCain, P.A.
Property Owner(s)	**Applicant/Representative, Title, Company**
2751 NE 48th Street	130 S. Indian River Dr., Suite 304
Street Address	Street Address
Lighthouse Point, FL 33064	Fort Pierce FL 34950
City State Zip	City State Zip
631-495-8452	772-461-2310
Phone Number	Phone Number
jonathanR1droid@gmail.com	schwererlaw@aol.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.*

Property Owner(s) Signature(s) Jonathan W. Wilfinger, Manager

STATE OF FLORIDA -- COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 31st day of August, 2017, by Jonathan W. Wilfinger, Mgr., who is personally known to me or has produced Fla. DL license as identification.

Signature of Notary

DEBRA A. MCCAIN
Commission # FF 143771
Expires November 20, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
❑ Site Plan	☑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

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

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

North	South	East	West

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)

THE CITY OF FORT PIERCE
PLANNING DEPARTMENT

In Re:

Application of **DOCKSIDE VIEW, LLC**
For Reconstruction and Expansion of Dockage

_____/

STATEMENT OF OWNERSHIP AND CONTROL OF PROPOSED DEVELOPMENT, INCLUDING CHARACTER AND INTENDED USE

DOCKETSIDE VIEW, LLC, submits this statement on its application for renovation of existing dockage, with addition of thirteen (13) new slips, to immediately adjoin the six (6) contiguous littoral parcels, each of which is owned by the applicant (see attached map):

2401-501-0307-000-7
2401-501-0306-000-0
2401-501-0304-000-6
2401-501-0303-000-9
2401-501-0302-000-2
2401-501-0286-000-3

The dockage or moorage in question is an existing facility. There is need to renovate and reconstruct existing dockage due to deterioration and non-functionality and to also provide safer passage for boat traffic entering and exiting the facility. The proposed dockage provides no significant land side services for vessels, nor does it provide a solid breakwater.

The existing dockage has been in existence for decades, the last substantial renovation occurring following Hurricanes of 2004-2005. Although neither the existing or proposed dockage technically falls within the definition of a "Marina" operation per Fort Pierce Code Section 22-3, the facility has been and is licensed for marina operations. See, e.g., copies of current licenses attached.

The six (6) riparian parcels immediately served by such dockage, on the north side of Seaway Drive, are part of a group of nine (9) contiguous parcels all owned by applicant, including three (3) parcels on the south side of Seaway Drive (collectively known as the "property"). Such property comprises a motel complex known as Dockside Inn and a restaurant operation.

The project in question involves renovation of the existing dockage facility. Presently there are four (4) discreet docks with forty-three (43) boat slips. The docks will be reconstructed or renovated with such reconstruction to include improvements to the walkways and seawall. See attached. They will be reduced in number from four (4) docks to three (3) with a total of fifty-eight (58) slips, providing for a net increase overall of thirteen (13) mooring slips. Permits for the new dockage are in hand from the Florida Department of Environmental Protection (FDEP) and the Army Corp. of Engineers. A state submerged land lease is issued. Such submerged land lease authorizes construction and operation of the three (3) docking structures, the slips, and an observation platform, together with a connecting boardwalk. The proposed dockage does not include fueling facilities. There is an option for a sewage pump out station in compliance with regulatory requirements of the FDEP.

The six (6) littoral parcels are zoned C-5, while the three (3) upland lots are zoned R-4A. The dock project itself is located within the A-2 aquatic zone.

Any parking incident to guest use of the dockage is currently provided for. A parking inventory is attached. It reflects a total of 124 existing parking spaces which exceed code requirements for the three (3) current and proposed uses of the property, to-wit: (1) Dockside Inn motel comprising thirty-six (36) units, each of which is under 500 square feet; (2) Dockage Facility proposed for fifty-eight (58) slips; and (3) On The Edge restaurant facility. Neither Fort

Pierce nor St. Lucie County have minimum parking requirements for similar dockage facilities. Reference is therefore made to adjoining jurisdictions. For commercial "marinas", Martin County currently requires one parking spot per five (5) slips, and the City of Stuart also requires one parking spot per five (5) slips. Applying these code equivalents, your applicant believes the property has excess parking.

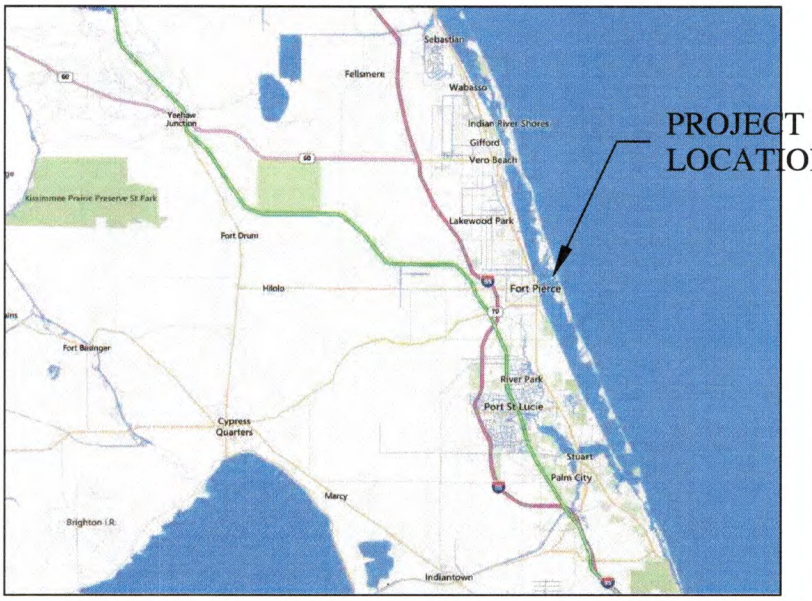
The foregoing is intended as brief statement regarding the proposed project. **DOCKSIDE VIEW, LLC,** is happy to provide any further information that may be necessary to facilitate administrative review. Formal construction plans are currently being drawn and will be submitted to the building department for view once this application is approved.

Respectfully submitted,

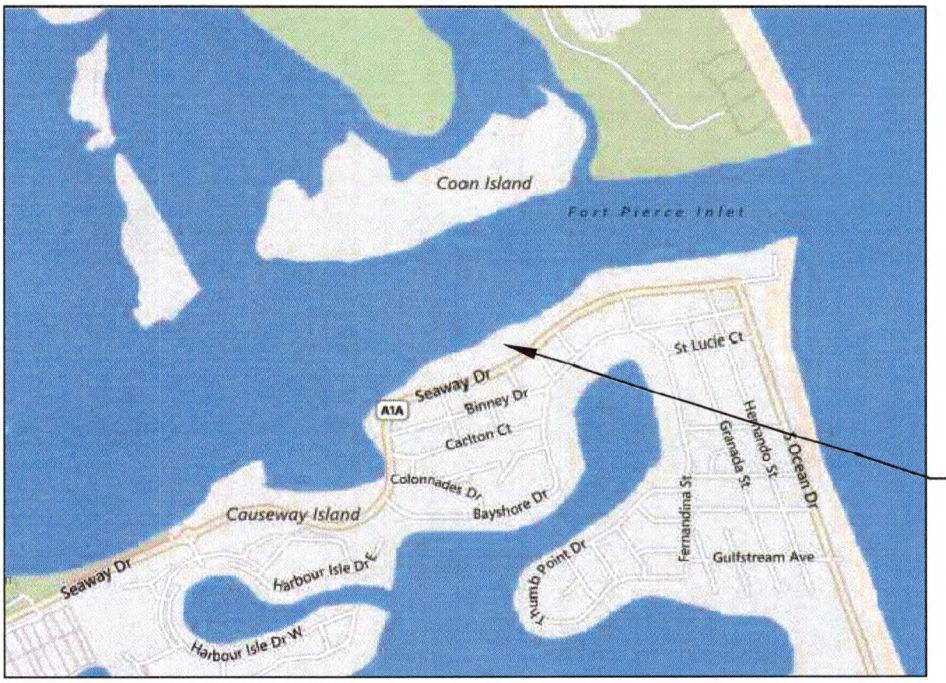
Jonathan Wilfinger MGR

JONATHAN WILFINGER, Manager

DATED: 8/31/2017



ST. LUCIE COUNTY N.T.S.



PROJECT
LOCATION

LOCATION MAP N.T.S.

SECTIONS 1 & 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

LOCATION MAP	Scale NTS
DOCKSIDE VIEW DOCK FORT PIERCE, FL SHEET 1 OF 6	Designed By DLS Drawn By JKW Date 11/19/14

0 100' 200'

N

SCALE: 1" = 100'

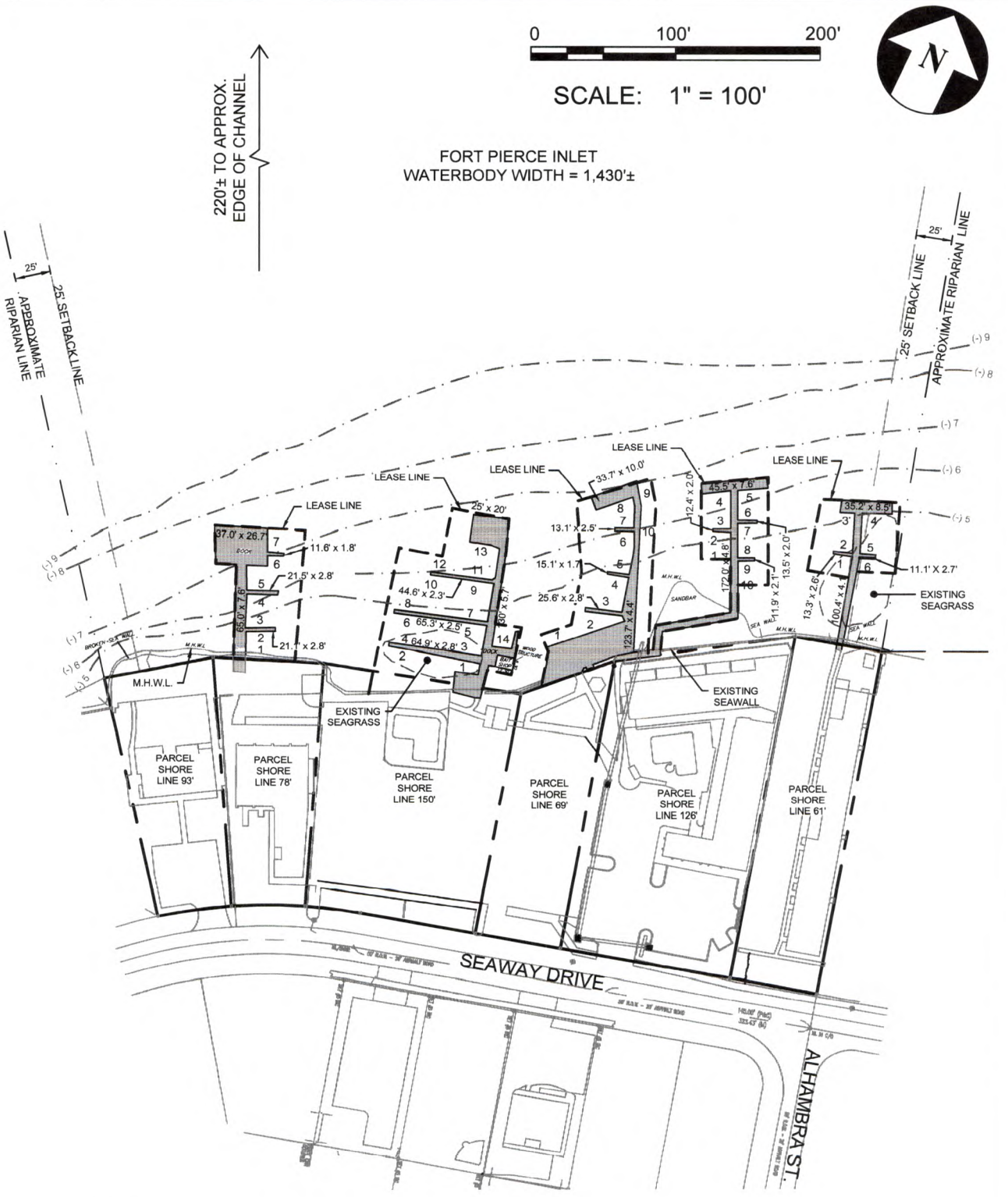
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ELEVATIONS AND LOCATIONS ARE APPROXIMATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

AERIAL PHOTOGRAPH

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 2 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



NOTES:

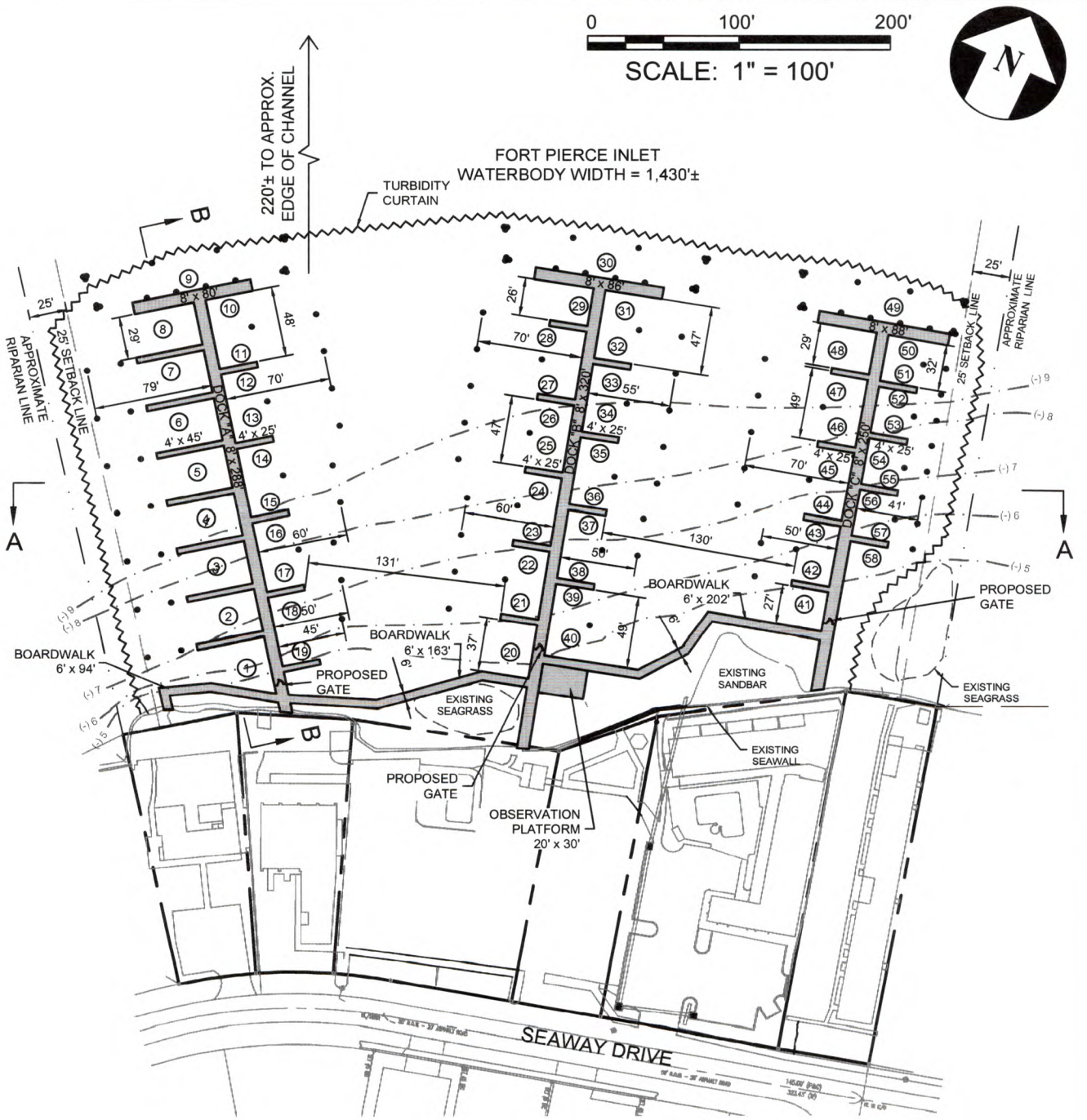
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. EXISTING DOCK STRUCTURES: 8,141 SF ±
3. EXISTING TOTAL SHORE LINE = 577 LF ±
4. RESOURCE SURVEY PERFORMED ON 8/25/14 BY DLS ENVIRONMENTAL SERVICES, INC.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

EXISTING STRUCTURES

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 3 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



SLIP TABLE:

BOAT SIZE	SLIP NUMBERS	QTY
80' - 100'	9, 30, 49	3
65' - 80'	1 - 8, 29, 48	10
50' - 60'	10 - 13, 25 - 28, 44 - 47	12
40' - 50'	14 - 17, 21 - 24, 31 - 36	14
30' - 45	18 - 20, 37, 38, 41 - 43	8
30' - 40'	50 - 58	9
20' - 30'	39, 40	2

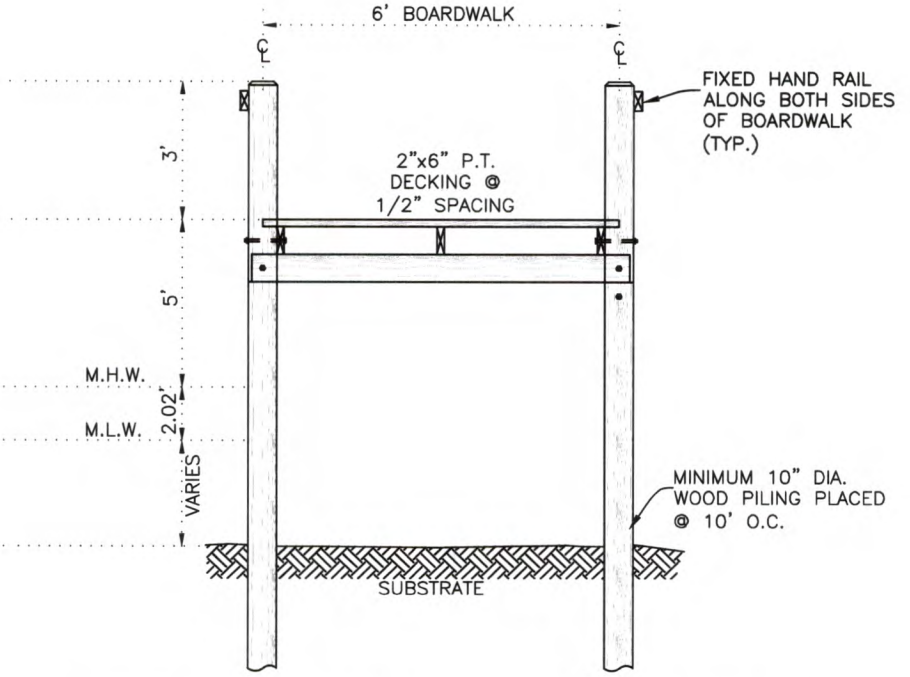
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. PROPOSED DOCK STRUCTURES TOTAL 15,713 SF
3. RESOURCE SURVEY PERFORMED ON 8/25/14 BY DLS ENVIRONMENTAL SERVICES, INC.
4. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL 1' ABOVE MHW TO 1' BELOW SUBSTRATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

PROPOSED STRUCTURES

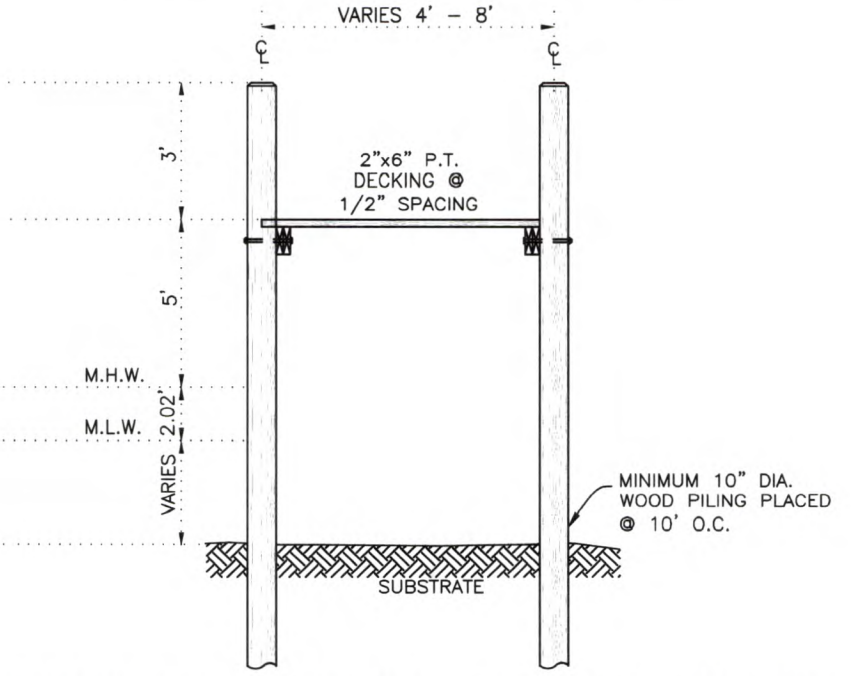
DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 4 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



TYPICAL 6' BOARDWALK CROSS SECTION

N.T.S.



DOCK ACCESS & FINGER PIER CROSS SECTION

N.T.S.

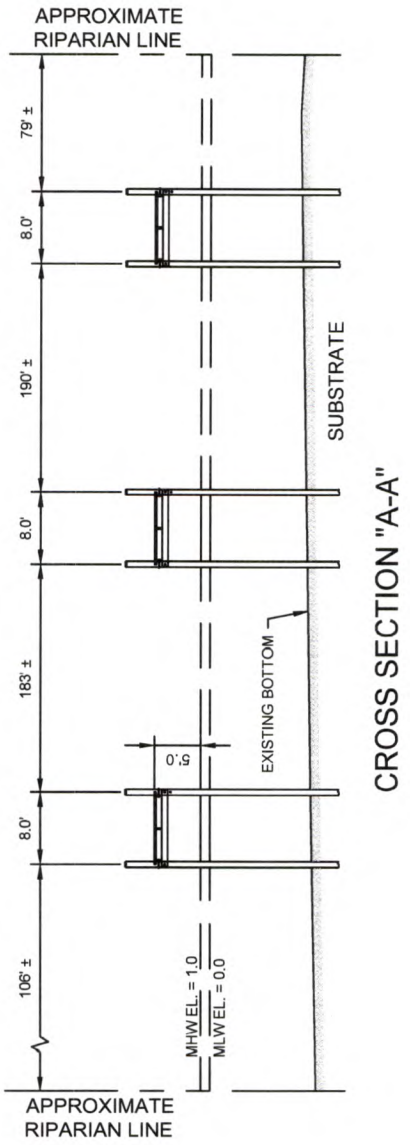
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL 1' ABOVE MHW TO 1' BELOW SUBSTRATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

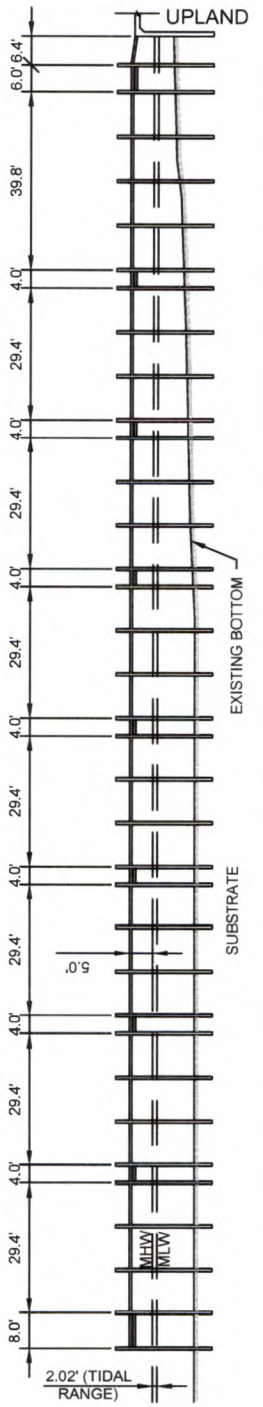
CROSS SECTIONS

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 5 OF 6

Scale	N.T.S.
Designed By	DLS
Drawn By	JKW
Date	11/19/14



CROSS SECTION "A-A"



CROSS SECTION "B-B"

NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL 1' ABOVE MHW TO 1' BELOW SUBSTRATE.
3. ALL DECKING TO BE 2"x6" WITH 1/2" SPACING.

Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

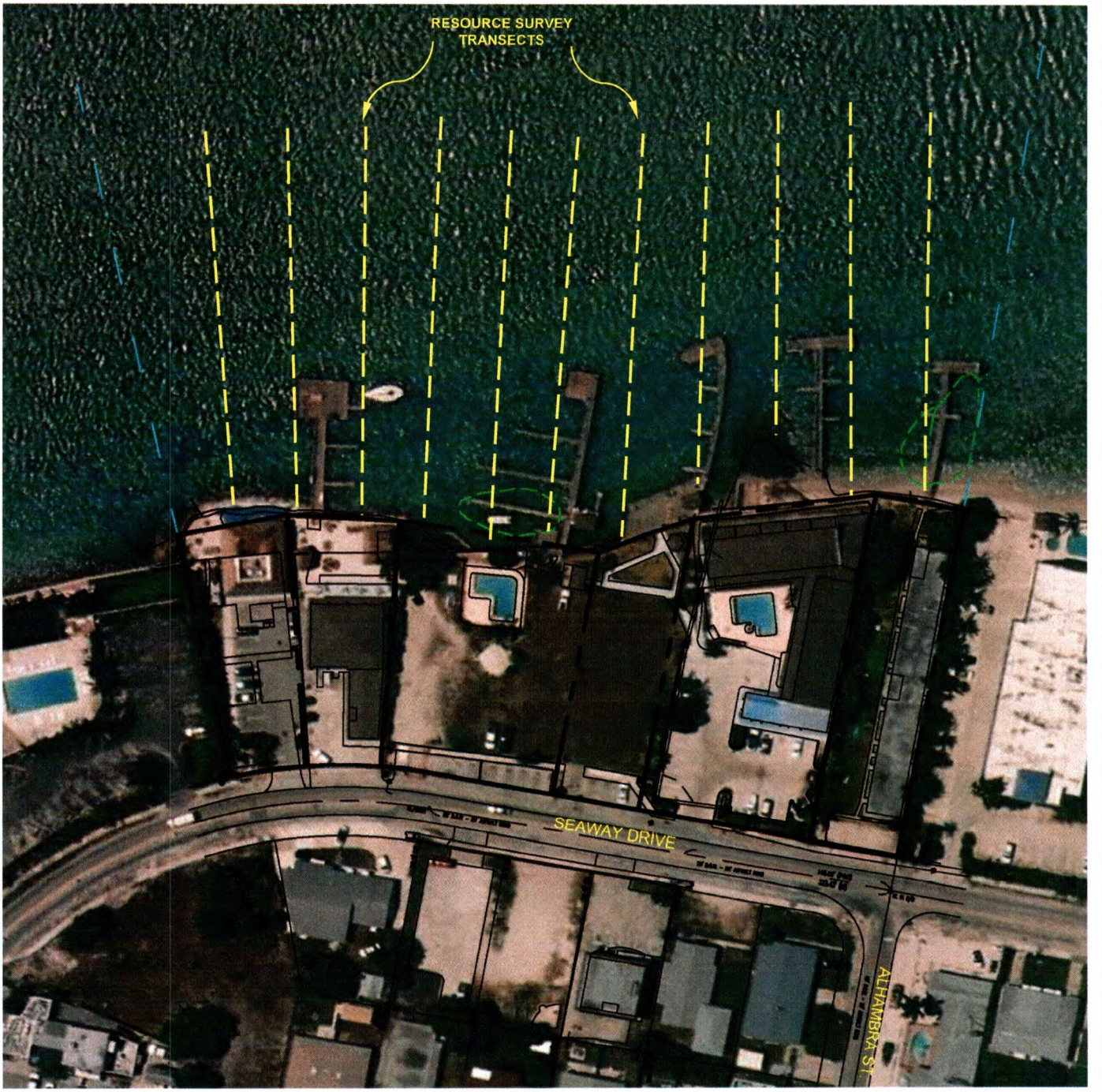
CROSS SECTIONS

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 6 OF 6

Scale	N.T.S.
Designed By	DLS
Drawn By	JKW
Date	11/19/14

0 60' 120' 240'

SCALE: 1" = 120'



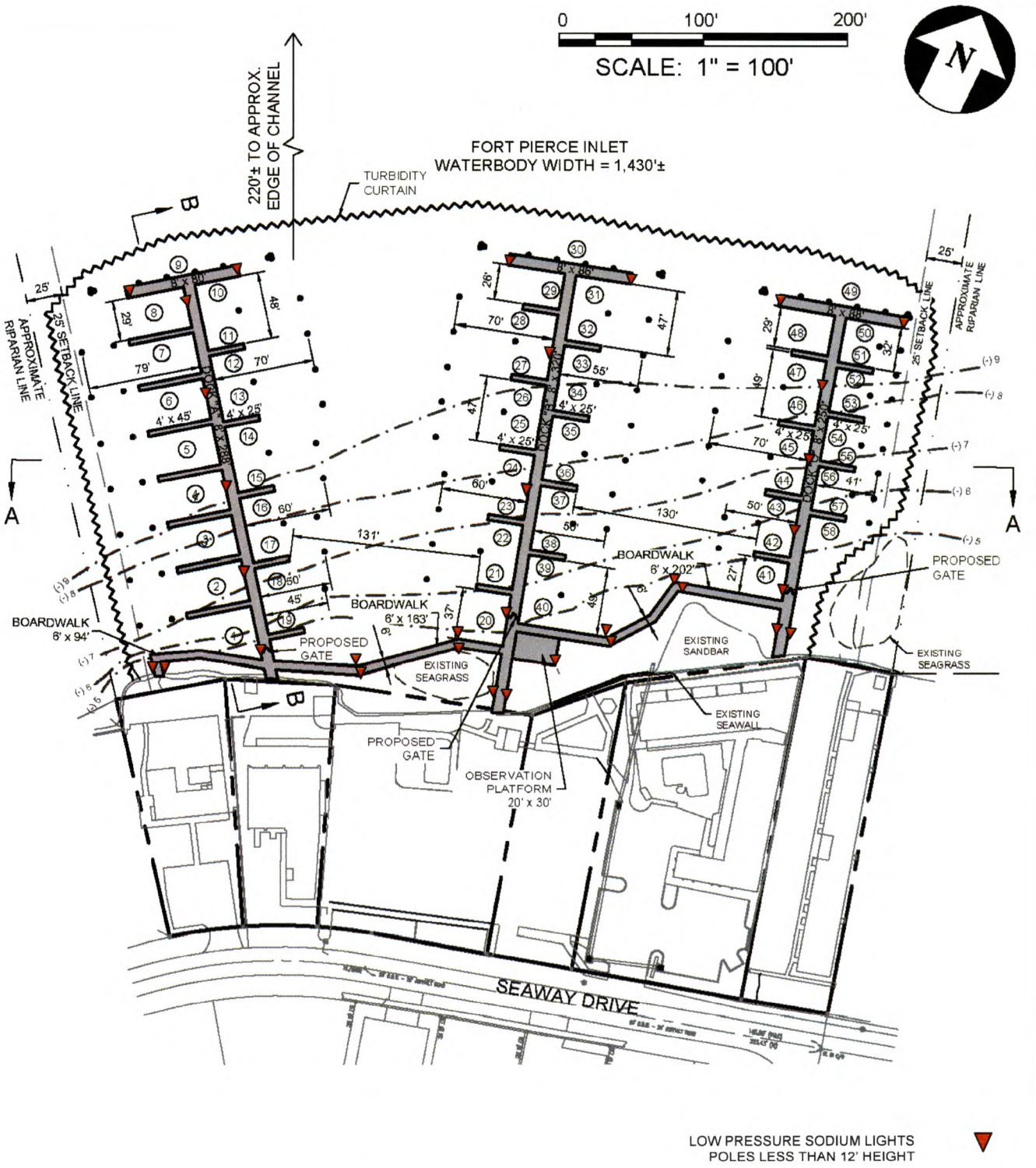
NOTES:
1. RESOURCE SURVEY PERFORMED 8/25/14 BY DLS ENVIROMENTAL SERVICES.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

EXHIBIT 1

DOCKSIDE VIEW DOCK
FORT PIERCE, FL

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14

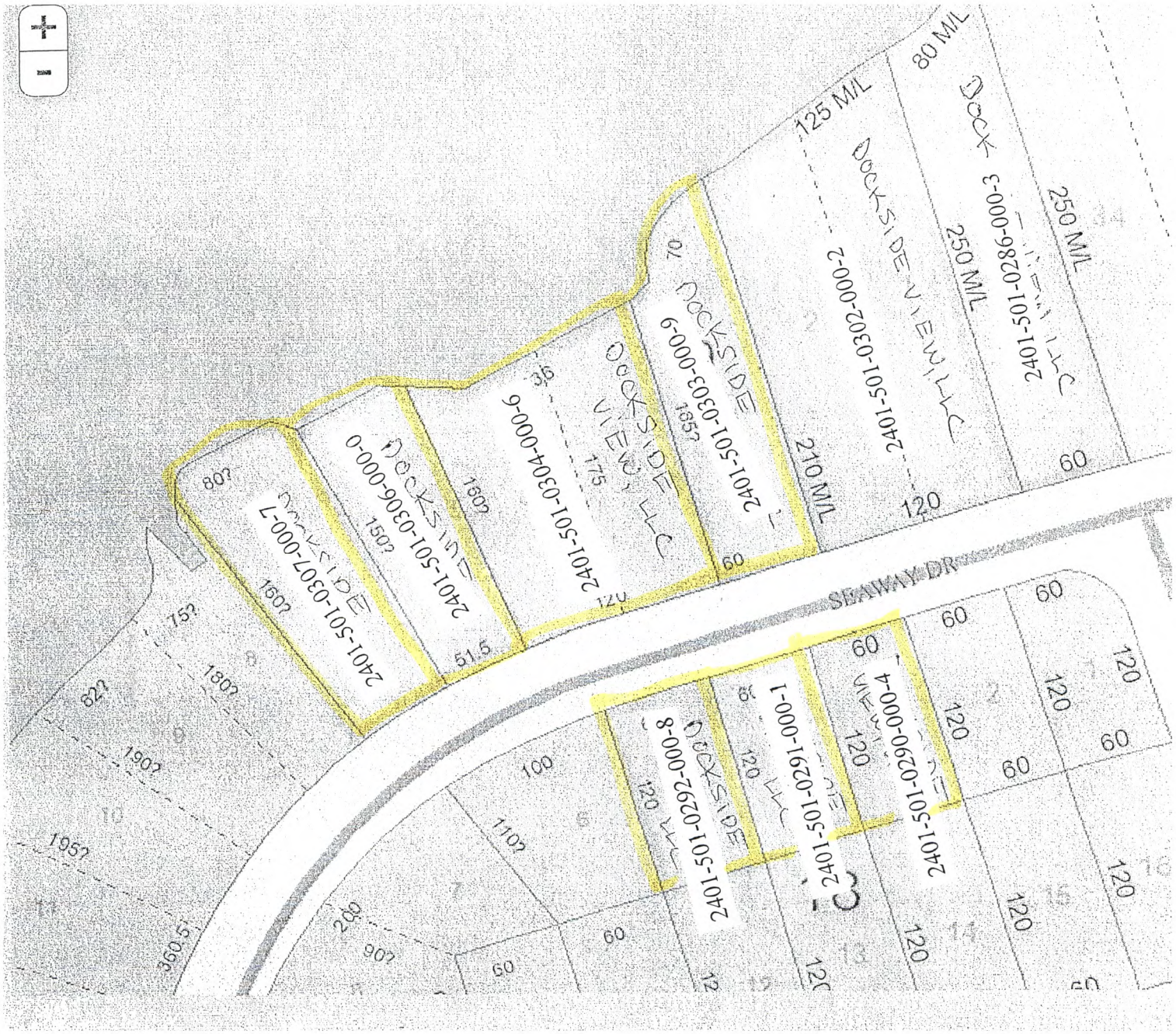


DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Proposed Marina Lighting

Dockside View Dock
Fort Pierce, Florida

SCALE: 1" = 100'		NOV 2015	EXHIBIT II



SEAWAY DR
DOCKSIDE VIEW LLC
2401-501-0307-000-7
2401-501-0306-000-0
2401-501-0304-000-6
2401-501-0303-000-9
2401-501-0302-000-2
2401-501-0286-000-3
2401-501-0292-000-8
2401-501-0291-000-1
2401-501-0290-000-4
125 M/L
80 M/L
250 M/L
210 M/L

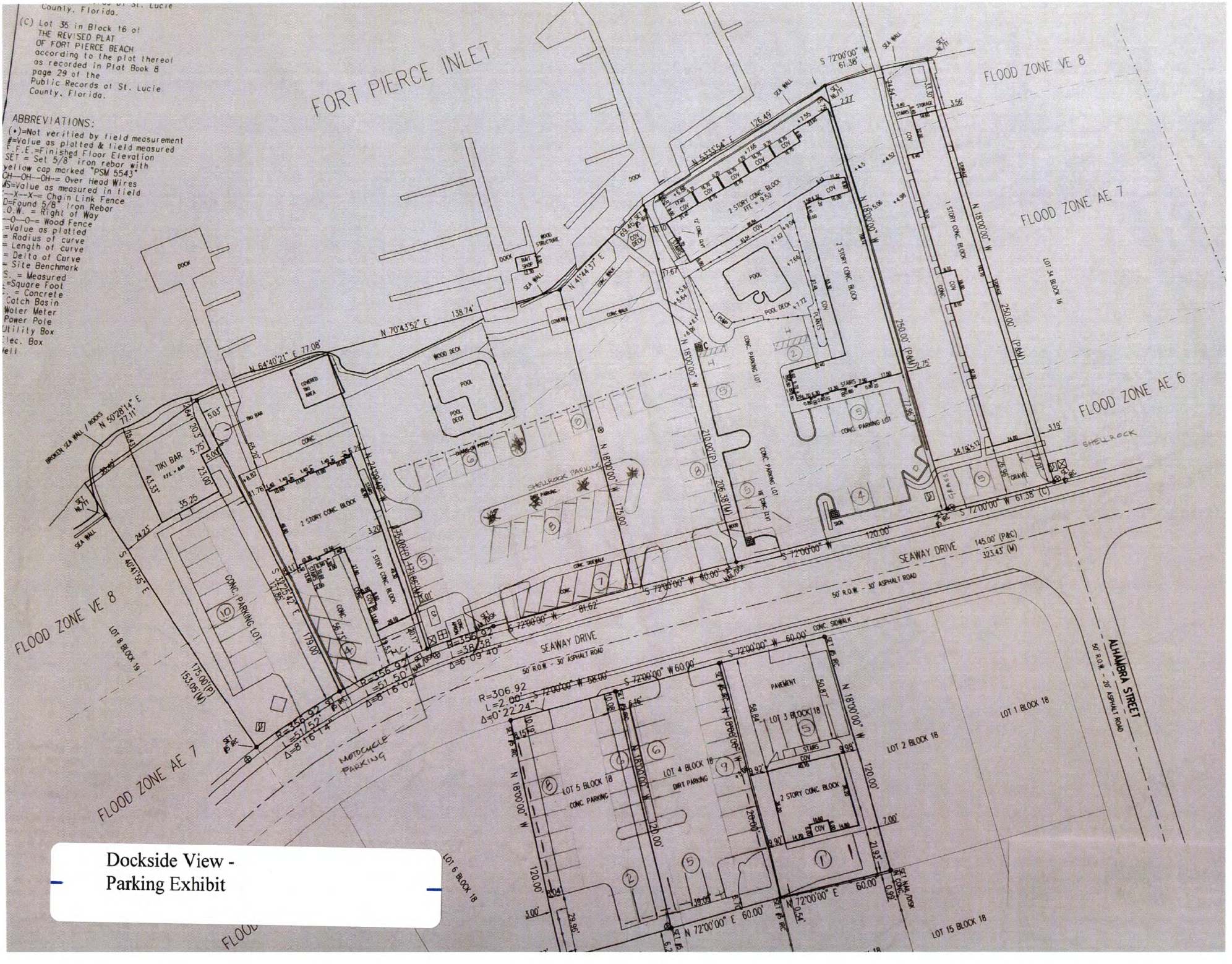
STATEMENT OF PARKING INVENTORY

DOCKSIDE VIEW, LLC, submits the attached Parking Exhibit documenting its existing Parking Inventory. The property has a total of 124 parking spaces for use by the Dockside Inn, Dockage Facility, and On The Edge restaurant facility.

Your applicant calculates minimum parking requirements per Code after the dockage expansion to be:

Dockside Inn – 36 units requiring 1.1 parking spaces per unit.	40 Spaces
Dockage Facility – 58 wet slips requiring 1 space per 5 slips.	12 Spaces
On The Edge Restaurant – Calculated per square foot of Building Area with Small Business provision.	10 Spaces
TOTAL	62 Spaces

The attached Parking Exhibit is a copy of a Survey of the property with parking spaces as noted.



Dockside View -
Parking Exhibit

B. It shall be the responsibility of an applicant for shared parking approval to provide a description of the uses, plan document or civil plan as appropriate, trip generation report, parking study and other information necessary to permit a finding by the city development director regarding a request for shared parking.
(Ord. No. 2077-06, § 2, 7-10-06)

C. Upon a finding by the city development director that shared parking is appropriate, the director may require that an agreement for shared parking be made between or among the appropriate parties in the form of a shared parking agreement with easement(s) in recordable form acceptable to the city attorney. Such document shall be filed with the city development department and shall be recorded in the public records of Martin County, Florida.
(Ord. No. 2077-06, § 2, 7-10-06)

Sec. 6.01.13. Off-street parking schedule.

Off-street parking spaces shall be provided in accordance with the minimum standards contained in the following schedule.

Land Use Type	Number of Spaces Required
Residential Uses:	
Single-family dwelling unit	2 per unit; garages count towards required off-street parking
Duplex dwelling unit	2 per unit; garages count towards required off-street parking
Multi-family dwelling units (studios or 1 bedroom)	1.5 per unit; garages count towards required off-street parking
Multi-family dwelling units (2 or more bedrooms)	2 per unit; garages count towards required off-street parking
Residential units combined with non-residential uses	2 per unit plus the applicable parking requirements for the non-residential use; garages count towards required off-street parking
Assisted Living Facility (ACLF)	1 per 4 living units, plus 1 space per employee during maximum shift
Adult Day Care Center	1 space for each 200 square feet of floor area. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation
Bed and Breakfast Inn	1 per room or unit, plus 2 spaces for owner/manager

Catering Shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Cold Storage	1 per employee on largest shift
Commercial nursery or tree farm	1 per 250 square feet for enclosed retail floor area and outdoor display area open to the public.
Boat Storage, dry;	1 per 10 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.
Dry Cleaning Establishment	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Dry Cleaning Plant	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Flea Market	1 per 200 square feet of sales area or outdoor display area
Health Club or Health Spa	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Funeral Home	1 per 4 seats of chapel capacity, plus 1 per 3 employees
Gasoline or Other Motor Fuel Service Station, with or without bulk storage	1 per 250 square feet, plus 2 spaces per service bay, plus 1 space per vacuum. Pump locations are not to be included as a parking space. Gas stations with car washes shall also provide 1 parking space per wash unit or bay.
Kennel	1 per 1,000 square feet, plus 1 per employee
Laundry Establishment (Self Service)	1 per 250 square feet
Marina	1 per 5 boat slips, plus 1 space per employee
Massage therapy establishment:	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 250 square feet for tasting, tap room, and gift shops.
Newspaper or publishing plant	3.5 per 1,000 square feet
Office – Business or Professional	1 per 300 square feet
Office – Medical, Dental, Eye, Veterinary and Other Health- Related Uses	1 per 200 square feet
Office – Low Intensity Medical	1 per 300 square feet
Pain Management Clinic	1 per 200 square feet (also refer to Sec.

Sec. 4.624. - Parking rates.

Off-street parking spaces shall be provided in accordance with the standards contained in the following Table 4.14.1. Land uses shall be as defined in section 3.3 of Article 3, Zoning Districts of the Martin County Land Development Regulations (LDR).

Table 4.14.1
Parking Rates

Land Use	Rate
Public and Institutional Uses	
Administrative services, not-for-profit	1 space/150 sf gross floor area
Cemetery/crematory operations and columbaria	1 space/3 seats in chapel plus 1 space/300 sf all other areas
Club or lodge	1 space/100 sf gross floor area
Correctional facility	1 space/employee plus 1 space/25 inmates
Day care, commercial	1 space/employee (largest shift) plus 1 space/10 people plus adequate drop off/pickup areas
Protective and emergency services	1 space/500 sf of gross floor area
Hospital	1 space/4 beds plus 1 space/doctor plus 1 space/2 employees
Library, public	1 space/300 sf gross building area
Nursing home	1 space/4 beds plus 1 space/2 employees

Hotel or motel	1 space/unit plus 1 space/3 seats for accessory restaurant or lounge plus 1 space/3 employees
Mobile home	2 spaces/unit
Amusement, Commercial and General	
Bar or cocktail lounge	1 space/100 sf gross floor area
Bowling alley	5 spaces/lane plus required parking for any other on-site use
Financial institutions	1 space/200 sf gross building area
Flea market	1 space/200 sf of sales area or outdoor display area
Golf course	3 spaces/green
Golf course driving range	1.3 spaces/tee
Golf course, miniature	2 spaces/hole plus required parking for additional uses
Health and fitness center	1 space/200 sf building area without outdoor facilities 1 space/300 sf building area with outdoor facilities
Marina, commercial	1 space/5 wet or dry slips plus 1 space/employee
Racquetball and tennis courts	3 spaces/court (public) 2 spaces/court (private)

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

***This business tax receipt is valid at this location only.**

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

The business stated above may be engaged in the following business, profession or occupation at the location above-described.

BTR #	Classification	Restrictions
17-00029002	MOTELS	MOT6600024 EXP 04/01/2018

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

***This business tax receipt is valid at this location only.**

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

The business stated above may be engaged in the following business, profession or occupation at the location above-described.

BTR #	Classification	Restrictions
17-00029001	MARINA SALES AND SERVICE	DOCKAGE

CONSTRUCTION PLANS
FOR

DOCKSIDE VIEW DOCK

CITY OF FORT PIERCE, FL

LOCATION MAP
NOT TO SCALE

VICINITY MAP
NTS

SHEET INDEX:

SHEET D-1	COVER SHEET
SHEET D-2	OVERALL PLAN VIEW
SHEET D-3	DOCK DETAILS

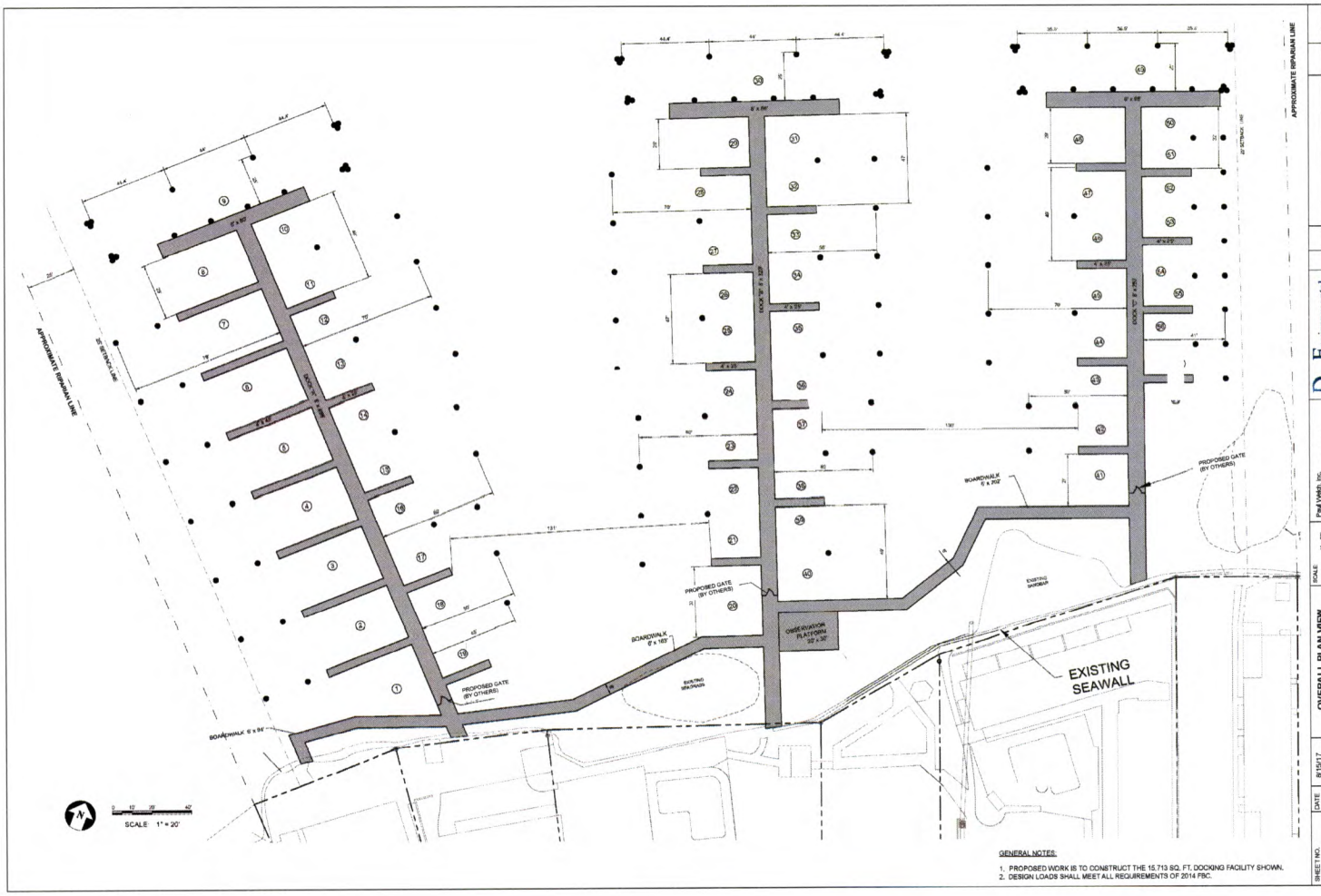
DOCKSIDE VIEW, LLC
1136, 1142, 1143, 1151, 1152, 1156, 1160, 1161, AND 1172 SEAWAY DRIVE
CITY OF FORT PIERCE, FL

Environmental Services, Inc.
1501 SW Villarreal Avenue
Port Saint Lucie, FL 34983
Phone 772-215-3997 Fax 772-879-4920
www.dsenvironmentalservices.com

Paul Welch, Inc.
1984 SW Biltmore Street #114
Port St. Lucie, FL 34984

Paul Welch, PE No. 29945

NO.
D - 1



GENERAL NOTES:

1. PROPOSED WORK IS TO CONSTRUCT THE 15,713 SQ. FT. DOCKING FACILITY SHOWN.
2. DESIGN LOADS SHALL MEET ALL REQUIREMENTS OF 2014 FBC.

No.	REVISIONS	DATE	BY

Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4620
www.dlsenvironmentalservices.com

Paul Welch, Inc.
1964 SW Biltmore Street #114
Port St. Lucie, FL 34984

Paul Welch, PE No. 29945

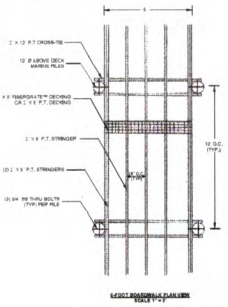
SCALE: 1" = 20'
DESIGNED BY: DLS
DRAWN BY: DLS
CHECKED BY: PW

OVERALL PLAN VIEW

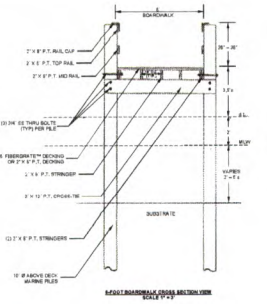
DOCKSIDE VIEW DOCK
SEAWAY DRIVE
FORT PIERCE, FL

DATE 8/15/17

SHEET NO. D - 2



6-FOOT BOARDWALK PLAN VIEW
SCALE 1" = 3'



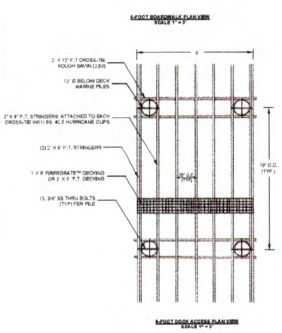
6-FOOT BOARDWALK CROSS SECTION VIEW
SCALE 1" = 3'

DOCK CONSTRUCTION NOTES:

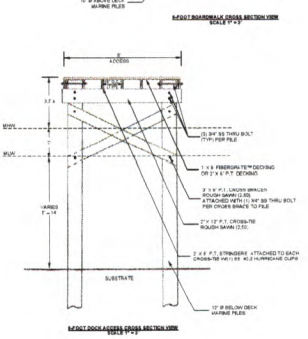
GENERAL:
1. DECK DESIGN LOADS SHALL MEET 2014 FBC:
   WIND LOAD AS PER ANSI/ASCE 7-10 SPEED = 170 MPH
   EXPOSURE = D
   IMPORTANCE FACTOR = 1.0

STRUCTURAL NOTES:
1. ALL 12"Ø MARINE DOCK PILES FOR BOARDWALK AND OBSERVATION PLATFORM – MIN. PENETRATION 10' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
2. ALL 12"Ø MARINE DOCK PILES FOR ACCESS, FINGER PIERS AND PLATFORMS – MIN. PENETRATION 12 INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
3. ALL MOORING PILES 12"Ø MIN. – MIN. PENETRATION 15' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
4. ALL PILE SPACING TO BE 10' O.C. MAX.
5. 1' X 8' OR 1' X 6' FIBERGRATE™ DECKING NOT ALL SHOWN FOR CLARITY (WHERE APPLICABLE).
6. 2" X 6" P.T. DECKING NOT ALL SHOWN FOR CLARITY (WHERE APPLICABLE).
7. DECKING WILL BE ATTACHED WITH #10 SS DECK SCREW X 3".
8. CROSS BRACES AND CROSS-TIES ON ACCESS, FINGER PIERS AND PLATFORMS TO BE ROUGH SAWN MARINE LUMBER (2,50 CCA).
9. ALL HARDWARE ON THE DECK AND BELOW TO BE SS (GRADE 304 OR BETTER).
10. ALL WOOD TO BE P.T.
11. HAND RAILS TO BE INSTALLED ALONG BOTH SIDES OF BOARD WALK AND PORTIONS OF DOCK ACCESS WHICH ARE LANDWARD OF BOARDWALK

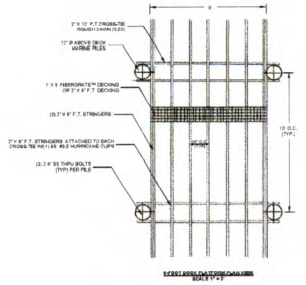
DETAIL NOTES:
1. ALL PILES TO BE WRAPPED WITH HDPE FROM 12" ABOVE MHW TO 12' BELOW THE SUBSTRATE.
2. ONE SAFETY LADDER TO BE INSTALLED PER ACCESS PIER – LOCATION TO BE DETERMINED.



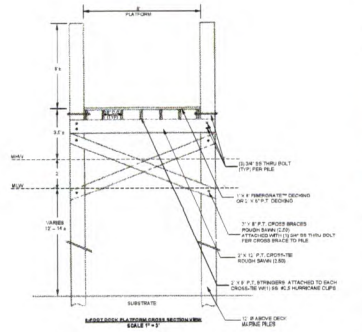
8-FOOT DOCK ACCESS PLAN VIEW
SCALE 1" = 3'



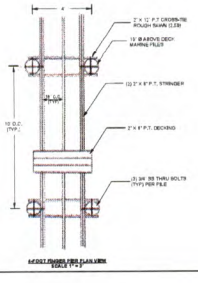
8-FOOT DOCK ACCESS CROSS SECTION VIEW
SCALE 1" = 3'



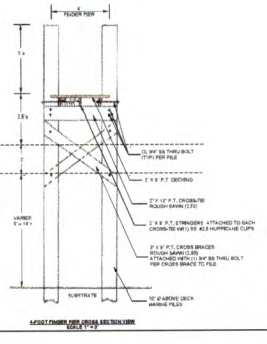
8-FOOT PIER PLATFORM PLAN VIEW
SCALE 1" = 3'



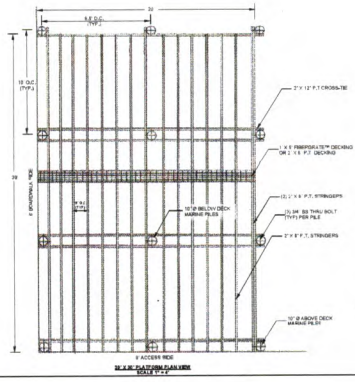
8-FOOT DOCK PLATFORM CROSS SECTION VIEW
SCALE 1" = 3'



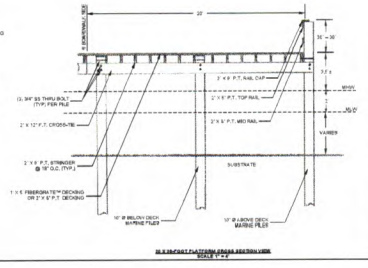
6-FOOT FINGER PIER PLAN VIEW
SCALE 1" = 3'



6-FOOT FINGER PIER CROSS SECTION VIEW
SCALE 1" = 3'



32' X 30' PLATFORM PLAN VIEW
SCALE 1" = 4'



32' X 30' PLATFORM CROSS SECTION VIEW
SCALE 1" = 4'

			BY
			DATE
			REVISIONS
			No.

Environmental Services, Inc.
1801 SW Vetterandt Avenue
Port Saint Lucie, FL 34983
Phone: 772-370-3997 Fax: 772-879-4200
www.environmentalservicesinc.com

Prail Velekh, Inc.
1564 SW Bittern Street, #114
Port St. Lucie, FL 34984

Prail Velekh, PE No. 29945

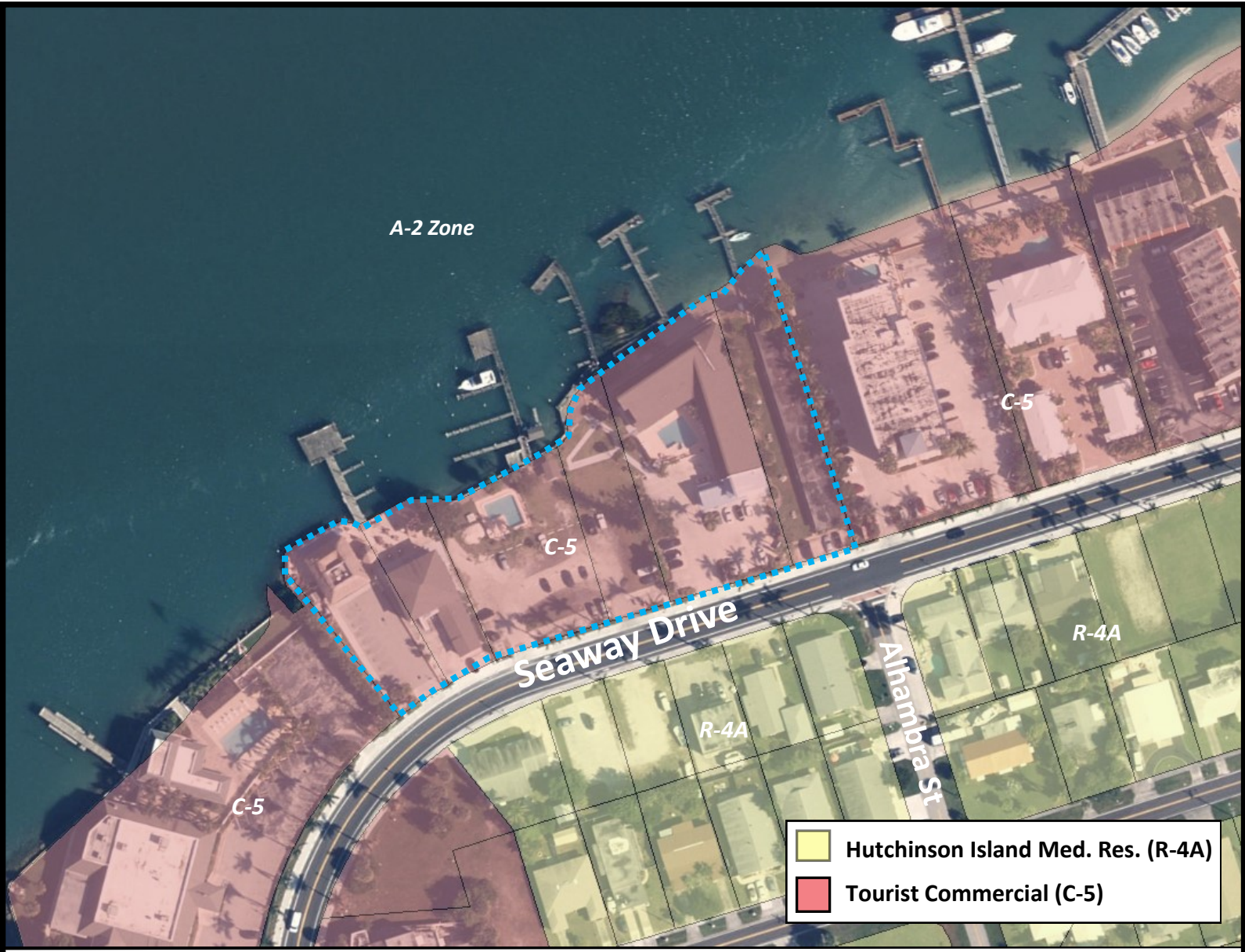
SCALE:	AS NOTED
DESIGNED BY:	CLS
DRAWN BY:	CLS
CHECKED BY:	PV

DOCKSIDE VIEW DOCK DETAILS

DOCKSIDE VIEW DOCK
SEAWAY DRIVE
FORT PIERCE, FL

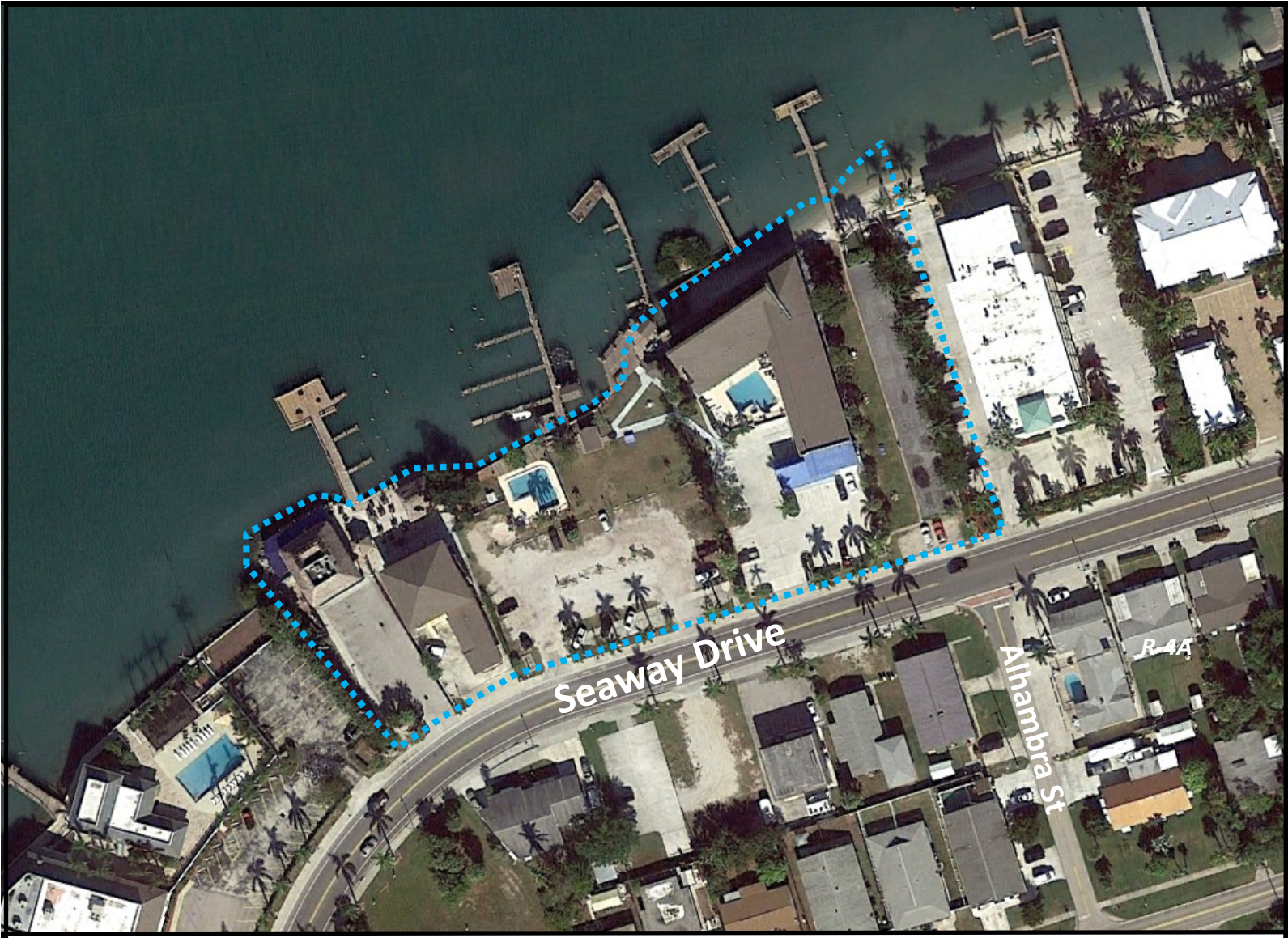
DATE: 8/15/17

SHEET NO.: D - 3



THE SUNRISE CITY FORT PIERCE Florida

Dockside View Campus - Zoning Map



THE SUNRISE CITY
FORT PIERCE
Florida

Dockside View Campus - Aerial

GENERAL NOTES:

1. PROPOSED WORK IS TO CONSTRUCT THE 15,713 SQ. FT. DOCKING FACILITY SHOWN.
2. DESIGN LOADS SHALL MEET ALL REQUIREMENTS OF 2014 FBC.

No.	REVISIONS	DATE	BY

Environmental Services, Inc.
1901 SW Villabella Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4620
www.dlsenvironmentalservices.com

Paul Welch, Inc.
1964 SW Biltmore Street, #114
Port St. Lucie, FL 34984

Paul Welch, PE No. 29945

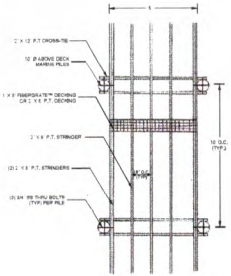
SCALE: 1" = 20'
DESIGNED BY: DLS
DRAWN BY: DLS
CHECKED BY: PW

OVERALL PLAN VIEW

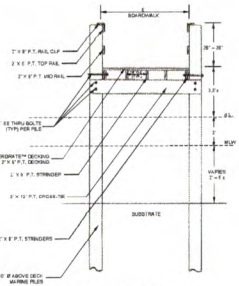
DOCKSIDE VIEW DOCK
SEAWAY DRIVE
FORT PIERCE, FL

DATE 8/15/17

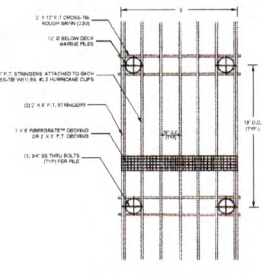
SHEET NO. D - 2



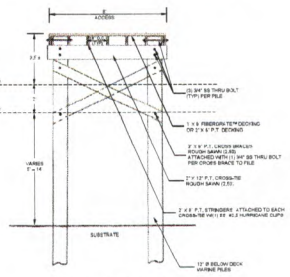
6-FOOT BOARDWALK PLAN VIEW
SCALE 1" = 3'



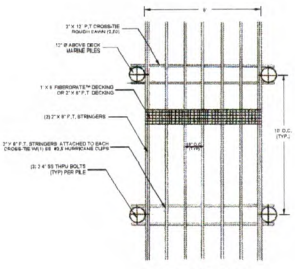
6-FOOT BOARDWALK CROSS SECTION VIEW
SCALE 1" = 3'



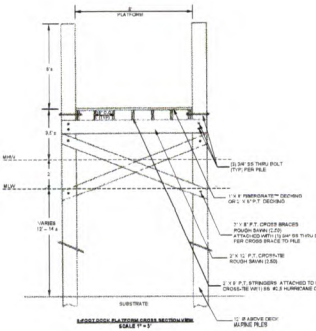
6-FOOT DOCK ACCESS PLAN VIEW
SCALE 1" = 3'



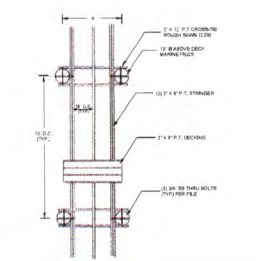
6-FOOT DOCK ACCESS CROSS SECTION VIEW
SCALE 1" = 3'



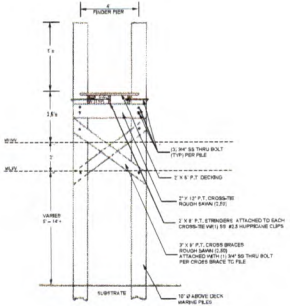
9'-0" (6'-0" PLATFORM) PLAN VIEW
SCALE 1" = 3'



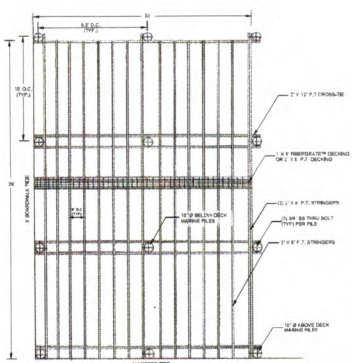
9'-0" (6'-0" PLATFORM) CROSS SECTION VIEW
SCALE 1" = 3'



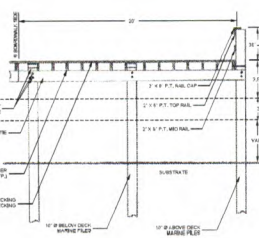
6-FOOT FINGER PIER PLAN VIEW
SCALE 1" = 3'



6-FOOT FINGER PIER CROSS SECTION VIEW
SCALE 1" = 3'



30' X 9' PLATFORM PLAN VIEW
SCALE 1" = 3'



20' X 6' FINGER PLATFORM CROSS SECTION VIEW
SCALE 1" = 3'

DOCK CONSTRUCTION NOTES:

GENERAL:
1. DOCK DESIGN LOADS SHALL MEET 2014 FBC:
   WIND LOAD AS PER ANSI/ASCE 7-10 SPEED = 170 MPH
   EXPOSURE = D
   IMPORTANCE FACTOR = 1.0

STRUCTURAL NOTES:
1. ALL 12"Ø MARINE DOCK PILES FOR BOARDWALK AND OBSERVATION PLATFORM – MIN. PENETRATION 10' BITO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
2. ALL 12"Ø MARINE DOCK PILES FOR ACCESS, FINGER PIERS AND PLATFORMS – MIN. PENETRATION 12' BITO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
3. ALL MOORING PILES 12"Ø MIN. – MIN. PENETRATION 16' BITO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY.
4. ALL PILE SPACING TO BE 10' O.C. MAX.
5. 1" X 6" OR 1" X 6" FIBERGRATE™ DECKING NOT ALL SHOWN FOR CLARITY (WHERE APPLICABLE).
6. 2" X 6" P.T. DECKING NOT ALL SHOWN FOR CLARITY (WHERE APPLICABLE).
7. DECKING WILL BE ATTACHED WITH #10 SS DECK SCREW X 3".
8. CROSS BRACES AND CROSS-TIES ON ACCESS, FINGER PIERS AND PLATFORMS TO BE ROUGH SAWN MARINE LUMBER (2.50 CCA).
9. ALL HARDWARE ON THE DECK AND BELOW TO BE SS (GRADE 304 OR BETTER).
10. ALL WOOD TO BE P.T.
11. HAND RAILS TO BE INSTALLED ALONG BOTH SIDES OF BOARD WALK AND PORTIONS OF DOCK ACCESS WHICH ARE LANDWARD OF BOARDWALK

DETAIL NOTES:
1. ALL PILES TO BE WRAPPED WITH HDPE FROM 12" ABOVE MHW TO 12' BELOW THE SUBSTRATE.
2. ONE SAFETY LADDER TO BE INSTALLED PER ACCESS PIER – LOCATION TO BE DETERMINED.

No.	REVISIONS	DATE	BY

Environmental Services, Inc.
Post Office Box 1676
Port Saint Lucie FL 34983
Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Pearl Welch, Inc.
1984 SW Biltmore Street, #114
Port St. Lucie, FL 34984

Pearl Welch, PE No. 39945

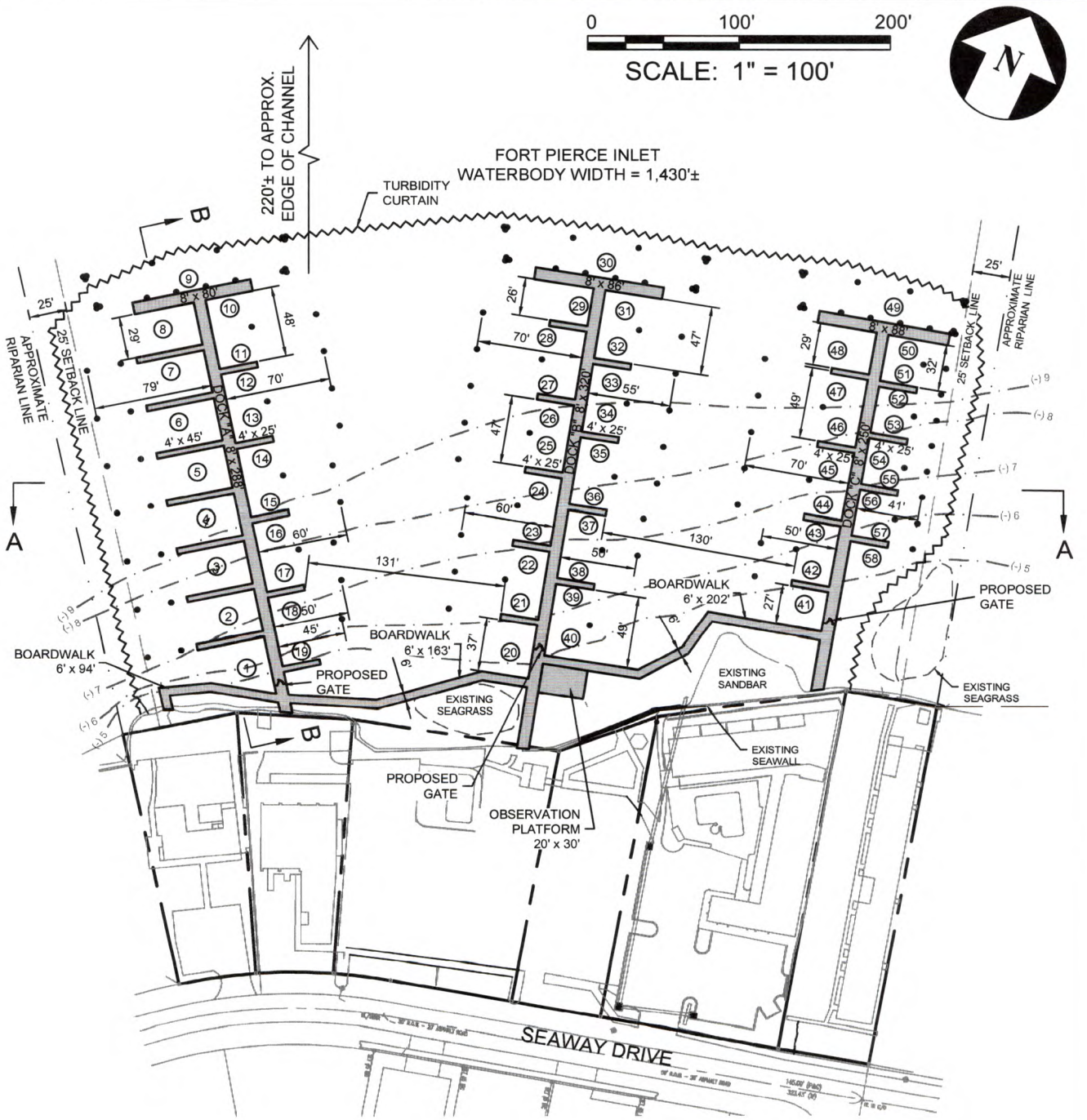
SCALE:	AS NOTED
DESIGNED BY:	GLS
DRAWN BY:	GLS
CHECKED BY:	PW

DOCKSIDE VIEW DOCK DETAILS

DOCKSIDE VIEW DOCK
SEAWAY DRIVE
FORT PIERCE, FL

DATE	8/13/2017

SHEET NO.
D - 3



SLIP TABLE:

BOAT SIZE	SLIP NUMBERS	QTY
80' - 100'	9, 30, 49	3
65' - 80'	1 - 8, 29, 48	10
50' - 60'	10 - 13, 25 - 28, 44 - 47	12
40' - 50'	14 - 17, 21 - 24, 31 - 36	14
30' - 45	18 - 20, 37, 38, 41 - 43	8
30' - 40'	50 - 58	9
20' - 30'	39, 40	2

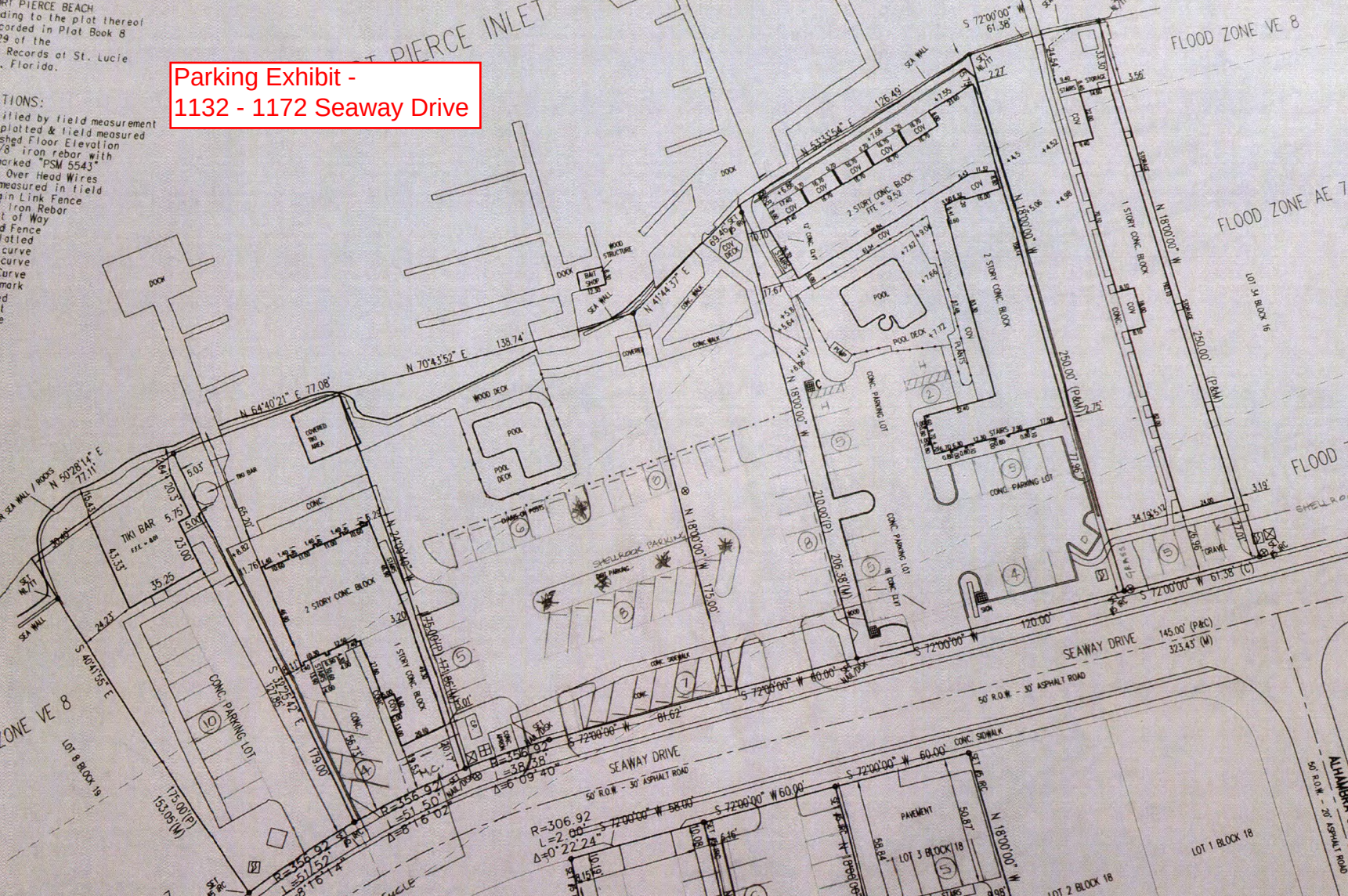
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. PROPOSED DOCK STRUCTURES TOTAL 15,713 SF
3. RESOURCE SURVEY PERFORMED ON 8/25/14 BY DLS ENVIRONMENTAL SERVICES, INC.
4. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL 1' ABOVE MHW TO 1' BELOW SUBSTRATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

PROPOSED STRUCTURES

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 4 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14


Parking Exhibit -
1132 - 1172 Seaway Drive
PIERCE INLET
FLOOD ZONE VE 8
FLOOD ZONE AE 7
SEAWAY DRIVE
50' R.O.W. - 30' ASPHALT ROAD
2 STORY CONC. BLOCK
1 STORY CONC. BLOCK
CONC. PARKING LOT
POOL
POOL DECK
WOOD DECK
DOCK
TIKI BAR
SHELLROCK PARKING
LOT 1 BLOCK 18
LOT 2 BLOCK 18
LOT 3 BLOCK 18
LOT 8 BLOCK 19
LOT 34 BLOCK 16
ALHAMBRA
50' R.O.W. - 20' ASPHALT ROAD
PAVEMENT
CONC. SIDEWALK
SEA WALL
N 70°43'52" E 138.74'
N 64°40'21" E 77.08'
N 41°44'37" E
N 53°33'54" E 126.49'
S 72°00'00" W 61.38'
S 72°00'00" W 120.00'
S 72°00'00" W 60.00'
S 72°00'00" W 81.62'
S 72°00'00" W 58.00'
S 72°00'00" W 60.00'
N 18°00'00" W 175.00'
N 18°00'00" W 210.00'(P)
N 18°00'00" W 250.00' (P&M)
S 40°41'55" E
S 32°25'42" E
R=306.92
L=2.00'
Δ=0°22'24"
R=356.92
L=58.38'
Δ=9°09'40"
R=356.92
L=51.50'
Δ=8°16'02"
R=356.92
L=51.52'
Δ=8°16'14"
145.00' (P&C)
323.43' (M)
250.00' (P&M)
175.00'(P)
153.05'(M)
206.38'(M)
179.00'

THE CITY OF FORT PIERCE
PLANNING DEPARTMENT

In Re:

Application of **DOCKSIDE VIEW, LLC**
For Reconstruction and Expansion of Dockage

_____/

RESPONSE TO STAFF'S COMMENTS AND FURTHER CLARIFICATION AND INFORMATION OF PROPOSED PROJECT

DOCKSIDE VIEW, LLC, submits this statement in response to City staff's comments and additionally offers the following clarification and information in reference to the proposed project:

1. **Project Overview**. This project involves the reconstruction of existing dockage. Dockside View's existing dockage is currently permitted as a 43 wet slip facility. Although neither the existing or proposed dockage technically falls within the definition of a "marina" operation per Fort Pierce Code Section 22-3, the facility has been in existence for decades and is licensed for marina operations, has all necessary permits for 43 slips from the Florida Department of Environmental Protection (FDEP), the Army Corps of Engineers, and enjoys a Sovereignty Submerged Land Lease issued for same by FDEP.

Dockside View proposes no change in upland facilities nor does it seek permits for site development. It seeks conditional use approval based solely on its application to increase the existing dockage from 43 slips to a total of 58 slips, a net increase of 15. The proposed dockage provides no significant land side services for vessels, nor does it provide a solid break water. There is no upland structural site construction contemplated and all dockage reconstruction

activities will occur seaward of the mean high water line and on state sovereignty submerged lands.

Dockside View has received all approvals from the State and Federal authorities for the new dockage facility and has been issued a Sovereignty Submerged Land Lease by FDEP for 58 wet slips. It is also currently paying increased rent for the 15 additional slips to the State of Florida. Funds are appropriated to commence construction of the new dockage upon issuance of a building permit.

2. **Traffic Impacts and Parking**. Staff requested additional information regarding traffic impacts and parking demands resulting from the increase in proposed slips. The applicant believes these will be de minimis at best. Parking for the proposed 15 slip increase will not impact or cause a need to increase existing parking. Dockside View's concept for its project is to operate as a water born destination resort.

Its site currently operates as a 36 room hotel/motel facility offering transient lodging accommodations to the general public, associated dockage, various amenities, and an on-site restaurant. Parking demands for the additional 15 slips is reduced by shared parking with the hotel/motel facility and the restaurant. Vessels entering the facility for overnight dockage are expected to rent a minimum of one of the hotel/motel rooms. The applicant anticipates many of the vessels will also be coming to the facility for the on-site restaurant and other transient useage.

Dockside View's existing parking facilities were legitimized by the City and FDOT, having been granted curb cuts and other access improvements during the total reconstruction of Seaway Drive. Existing parking is believed to be more than sufficient for both the existing facilities and the proposed 15 wet slip increase.

The applicant acknowledges that the parking facility in the center of the upland project site is constructed of gravel. Discussions have occurred with City staff to make certain improvements to this parking area, including the installation of landscape buffers, signage, landscaped isles, traffic signage, and temporary lighting. The applicant is amenable to considering the installation of such improvements concurrent with the reconstruction of the dockage.

3. **Construction Timetable**. It is critical to the success of this project that timely permits be issued for the reconstruction of the deteriorated and non-functional dockage. The applicant expects costs for this reconstruction project will easily exceed $2.5 million based on current proposals. With the passing of Hurricane Irma through the entire State of Florida, marina and dockage materials and the scarcity of labor may prove detrimental and cause the project to be shelved if there are permitting delays.

4. **Survey**. The applicant will provide a signed and sealed Boundary Survey. It is believed City staff has agreed to eliminate any requirement of a Topographic Survey as there are no permanent improvements proposed for the upland site. Technical site plan details required by Sections 17-27, 17-28, and 17-29 addressing parking lot standards are also eliminated.

5. **Unity of Title**. All six (6) parcels comprising Dockside View's main resort project located north of Seaway Drive are under a single ownership and already share cross-access and parking. Additionally, under the terms of the FDEP lease, the dockage facility and any associated upland parcel cannot be divided. Therefore, this eliminates the need for discussion of a unity of title or similar title vehicle.

6. **Motorcycle and Bicycle Parking**. Current parking facilities include motorcycle parking spaces. The applicant will address the feasibility of bicycle parking per Section 22-60(f) if sufficient space and a proper location can be identified.

7. **Site Lighting**. The new dockage facility must meet certain lighting requirements with due consideration to specifications complying with turtle regulations. This will be included within the plans and specifications submitted to the Building Department. As discussed above, temporary lighting concurrent with any improvements to the gravel parking area will also be addressed with City staff.

8. **Attachments**. An aerial photograph with any overlay of the new dockage as well as a schematic of the proposed dockage structures is attached for ease of reference. A copy of the Business Tax Receipts issued by the City to Dockside View for the existing motel and dockage facility are also attached.

The foregoing is intended to supplement the applicant's initial submittal and to address City staff comments received to date. The applicant and its technical development team are available to provide any further information that may be necessary to facilitate the review and approval of Dockside View's reconstruction project.

Respectfully submitted,

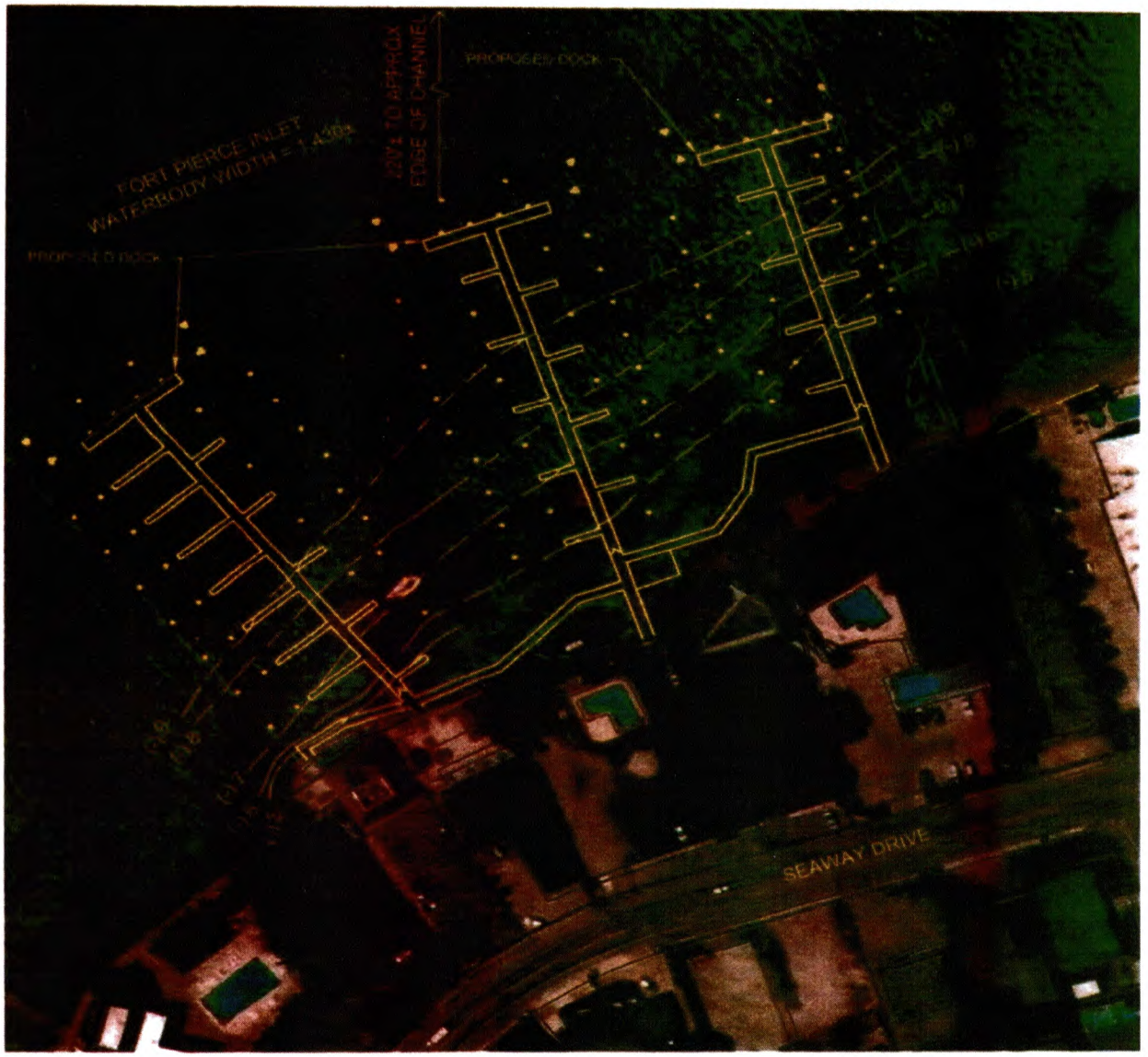
JONATHAN WILFINGER, Manager

DATED: 10/02/2017

0 100' 200'

N

SCALE: 1" = 100'



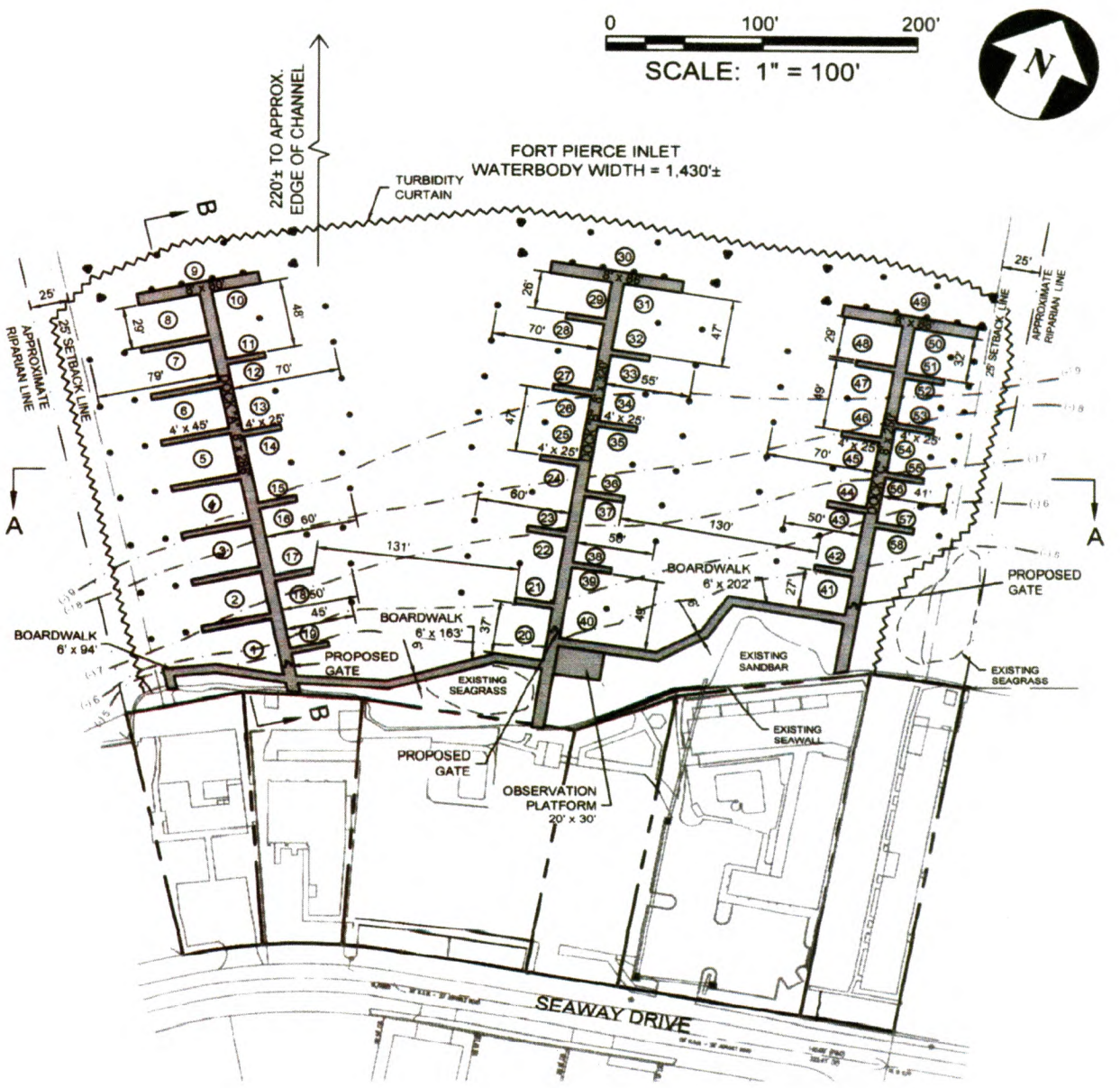
NOTES:
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ELEVATIONS AND LOCATIONS ARE APPROXIMATE.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

AERIAL PHOTOGRAPH

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 2 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



SLIP TABLE:

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DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

PROPOSED STRUCTURES

DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 4 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

***This business tax receipt is valid at this location only.**

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

The business stated above may be engaged in the following business, profession or occupation at the location above-described.

BTR #	Classification	Restrictions
17-00029002	MOTELS	MOT6600024 EXP 04/01/2018

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

***This business tax receipt is valid at this location only.**

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

The business stated above may be engaged in the following business, profession or occupation at the location above-described.

BTR #	Classification	Restrictions
17-00029001	MARINA SALES AND SERVICE	DOCKAGE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

September 20, 2017

Robert. V. Schwerer, Esq.
Managing Shareholder
Hayskar, Walker, Schwerer, Dundas & McCain P.A.
130 South Indian River Drive - Suite 304
Fort Pierce, FL 34950

SUBJECT: **Conditional Use with New Construction**
Dockside View Dock/Moorage Facility
1136-1172 Seaway Drive

Dear Mr. Schwerer, Esq.,

The following are advisory comments from the Planning Department's review of the application for **Conditional Use with New Construction** to reconstruct and expand Docks and the Moorage Facilities at 1136-1172 Seaway Drive:

1) The application shall include a signed & sealed survey of the sites included in the application.

2) Please update the request and use narrative to reflect greater detail of the use and operational scope of the proposed docks, i.e. hotel guests, visitors of On the Edge, transient boaters, live-aboard, etc. The traffic impacts and parking demands for the proposed slips are correlated to these provisions.

3) The proposed new construction extends across six (6) parcels of land, which are commonly held, but may be independently sold under the current parcel arrangement. Further, the proposed Conditional Use seeks to utilize parking, access, and support upland facilities across the same parcels, however there's no verification of cross access, shared parking, or similar agreements which secure required parking for the proposed new construction. Please provide guidance as to proposed parcel combinations, unity of title, or agreements to ensure the proposed facilities will adequately maintain the required parking, lighting, landscaping, drainage, or similar support facilities as applicable by City Code.

4) Pursuant to City Code Section 22-187 (4), between street rights-of-way and vehicular use areas, there shall be a landscaped strip of land at least ten (10) feet wide except where driveways are located, which 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 application should reflect the integration of the required landscape buffer within primary parking area at 1152 & 1156 Seaway Drive. Additionally, the other areas of the plan allocated for "Vehicular Use Areas" should be landscaped per the minimum standards of City Code Section 22-187 (7).

5) The site improvement plan shall denote all Handicap Parking spaces provided for the existing and proposed commercial facilities, ensuring required pedestrian access from the right-of-way and parking areas to the business entrances/docks is provided (City Code Section 22-60 & 22-62 (b) & (d).

6) The parking exhibit filed does not include a scale, or dimensions, to verify compliance with the minimum aisle and stall dimensions. Please update this exhibit, or provide a signed and sealed survey, to display said dimensions. The parking area should feature applicable directional arrows, stop signs, stop bars, etc. to provide safe and efficient traffic flow on-site and in interacting with the adjacent roadway.

7) Per Section 22-60(a)(3) of the City Code, "Off-street parking requirements not specifically listed in subsection (d) and off-street loading requirements not specifically listed in subsection (e) shall be determined by the development director based upon the requirements for comparable uses listed. Where the director concludes that there are no comparable uses, the determination will be made by the city planning board." It was concluded by the Director of Development that there were no comparable uses in the City Code, therefore the Planning Board in 2011 considered the matter and per the land development code is ultimately responsible for determining an appropriate parking requirement for the proposed docking facility. At their meeting held July 12, 2011, the Planning Board determined that a parking ratio of one (1) parking space per two (2) boat slips would be an appropriate requirement.

    - Since this 2011 decision, Chapter 22-60 has been amended to provide capacity for the Director of Development ((a)(3)b. to apply the parking ration that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the planning department.
    - The municipality (Stuart) and county (Martin) parking ratios presented require 1 space per 5 slips, in addition to 1 space per employee. Additionally, in reviewing Martin County's parking requirements, restaurants deemed to be accessory to a hotel are required to provide 1 space per 3 seat, which would require 18 parking spaces for On the Edge, above that of the hotel rooms. The applicant is encouraged to provide greater detail of the dock and moorage slip use and operational scope, and additionally industrial standards to present a parking ratio which is more appropriate to the Dockside Inn campus, accounting for the various uses and respective parking demands, as per City Code Section 22-60 (a) (6) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the separate uses computed.
        - Dockside Inn: 36 Units @ 1.1 spaces = 40 Spaces
        - On the Edge: 10 Spaces* Small Business Exemption
        - Proposed Dock/Moorage Facilities: 58 slips @ 2/slip (PB assigned calculation, until data and justification is presented to Director) = 29 Spaces
            - ***79 Parking Spaces required,*** in the absence of formal request and approval of a revised parking calculation for dock slips accessory to a hotel / restaurant use.

8) Pursuant to City Code Section 22-60 (f)*Bicycle parking.* Short-term bicycle parking shall be provided on site at a ratio of 1 space per 10 required vehicular parking spaces.

9) *Pursuant to City Code Section 22-60 (j)* (1) a minimum average of two (2) footcandles of lighting shall be provide for off-street parking associated with commercial uses.

10) Pursuant to City Code Section 22-60 (c) (4) Access. Off-street parking for commercial uses shall be so arranged that no automobile shall have to back into any street. Parking areas provided at 1142 & 1172 Seaway Drive should be reviewed to mitigate safety hazards with ingress/egress to the State roadway.

11) Pursuant to City Code Section Sec. 22-214 and the application submittal requirements, please provide traffic or trip generation data for the proposed increase in dock slips.

12) Please incorporate a refuse collection area and appropriate screening within site improvement/layout plan.

General Advisory Notes:

Marina Parking Requirements: The previous decision by the Planning Board was based upon the following Parking Requirement Research for Marinas:

Other Municipalities Parking Requirements for Marinas / Docking Facilities

City of Melbourne – Section 9.72(a)(36): Marinas (Commercial)—One (1) space for each two (2) slips in wet storage, one (1) space for each four (4) spaces in dry storage, and one (1) space for each three hundred (300) square feet of sales area.

City of Fort Lauderdale – Section 47-20.2C. Table 1: Marina = 1 per 2 boat slips

City of Destin – Section 8.06.10 – Table 8-6:

713930 Marinas	In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip housing non-fare-carrying vessels.

Miami – Dade County – 33-124(k)(6) & (7): (6) Live-aboard marinas shall be provided one (1) parking space per boat slip. (7) Non-live-aboard marinas shall be provided one (1) parking space for each two (2) boat slips.

- It's noted that these calculations presented, and previously referred to by the Planning Board, do not factor in unique arrangements as present with Dockside Inn which integrates A hotel, restaurant, and moorage facility. The applicant is encouraged to present industrial data and justification for parking levels appropriate to the various uses, and availability of slips to the range of customers.

Unpermitted Parking Area: It's acknowledged that the subject parking area was implemented without a site work permit, and shall be appropriately permitted. The area may be presented as a temporary commercial parking lot, to be considered for a definitive time period as redevelopment options for the uplands progress:

The presented review is specific to Planning Department's review of the proposed conditional use with new construction. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com. Requested responses or updates to the application documents should be filed as soon as possible to allow staff the opportunity to re-review the application, in order to advance the application to the Planning Board.

Sincerely,

Kori Benton
Senior Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

John Wagner Rdo

To : Kori Benton, Senior Planner

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

Re : Dockside Inn Conditional Use – 1136-1172 Seaway Drive
TRC No. 17-04000011

Date : September 20, 2017

This is to advise you that we have completed the review of the following documents as received by this office on September 13, 2017:

- ☑ Conditional Use w/ New Construction
- ☐ 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

- ☐ Recommend
- ☑ Do Not Recommend

- ☑ Approval of Conditional Use
- ☐ 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.

- ☑ See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. Provide a signed and sealed Boundary and Topographic Survey as executed by a Florida Licensed Land Surveyor and Mapper, refer to City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. Provide a full sized, scalable site plan designating all proposed improvements in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27. This site plan shall also identify the required parking for the development.
3. The project is currently comprised of several separate lots that will be required to be combined prior to issuance of a certificate of occupancy.
4. The project indicates use of an existing, non-permitted, shellrock parking lot. This parking lot is not a valid parking lot as the construction of the lot was conducted without any site development permits. The parking lot has no provisions for addressing water quality/quantity requirements, and does not meet the minimum construction standards as specified in the City of Fort Pierce Code of Ordinances Sections 17-28(a), 17-28(e), and 17-29.
5. It appears some of the parking areas do not provide adequate landscape buffers; please revise the plan accordingly.
6. The plans shall identify the location of the required site lighting in accordance with the City of Fort Pierce Code of Ordinances Section 22-60(g)(1).
7. Advisory Comment: Prior to any issuance of construction permits, the applicant will be required to obtain an FDOT Permit as the property is adjacent to a State of Florida owned roadway.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official

RE : 1136-1172 Seaway Drive – Dockside Inn/On the Edge Marina - CU with New Construction

DATE : September 21, 2017

The proposal will trigger the following requirements:

1. An accessible route to Seaway Dr.
2. A permit for the shell rock parking area.
3. Provide handicap parking spaces
4. Permit auxiliary parking on South side of Seaway Drive.

PT/km

a. Zoning Text Amendment - Causeway Cove - 601 Seaway Drive (Kori Benton)

- W/WW Engineering: No comment
- Electric & Gas Engineering: No comment

b. Planned Development and Future Land Use Map Amendment - Jenkins Road KOA - S.

Jenkins and Edwards Road (Kori Benton)

- W/WW Engineering: Approved as noted.
  All on site water is to be private. DDC and Meter at both Right 0f Way locations. Sanitary sewer service configuration may need to be adjusted. Lift station does not currently exist at the southerly property.
  Please contact James Carnes, P.E. at (772)466-1600 x 3472 if you have any questions.
- Electric & Gas Engineering: Approved

d. Conditional Use with No New Construction - Slimane Adult Congregate Living Facility - 614

N. 7th Street (Kori Benton)

- W/WW Engineering: Conceptual Approval - Final approval will be based on the detailed review of a complete utility construction plan submittal to FPUA W/WW Engineering. Based on the properties existing water and wastewater service configuration, substantial changes to the water and wastewater services will be required. For example, with the first floor having multiple retails units, each unit will require its own individual meter and as such, these retail spots will require plumbing modifications to accommodate this requirement. For the Assisted Living Facility proposed on floors two and three, this use will require the installation of an individual meter and a Fire Suppression Device to achieve the fire protection service needed. There is currently a grease interceptor onsite that may be used for the Assisted Living Facilities commercial kitchen and laundry services, however it must be inspected, modified or replaced depending on the condition and overall intended use of this property. If you have any further questions of comment please contact James Carnes at 466-1600 x 3472.
- Electric & Gas Engineering: No comment

e. Conditional Use with New Construction - Dockside Inn/On the Edge Marina Construction and
Expansion - 1136 -1172 Seaway Drive (Kori Benton)

- W/WW Engineering: Approved as noted.
  If any water or wastewater services are needed, please contact James Carnes, P.E. with Fort Pierce Utilities Authority Water/Wastewater Engineering Department at (772)466-1600 x 3472
- Electric & Gas Engineering: No objection - If additional electrical services will be constructed, FPUA will require a copy of the electrical plan and a copy of the AutoCAD file (Site, utility, and landscape). A utility easement will be required, if pad mounted transformer(s) and underground primary lines are to be placed

within the property (on land). Easement sketch to be prepared by the customer's consultant/surveyor. Current point of service available is at parcel 2401-501-0302-000-2 (FPI #18612 – 150KVA, 120/208V).

g. Resubmittal of Site Plan & Design Review - Dollar Tree - 4008 Okeechobee Road (Kori Benton)

- W/WW Engineering: Approved
- Electric & Gas Engineering: Approved

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Dockside Inn Marina Expansion

REVIEW DATE: 9/18/17

PLANNER: KORI BENTON

REVIEWED BY: Capt Debbie Knupp

Site Plan Approved: _____

Site Plan Approved with conditions: ___X_____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line athttp://www.slcfd.com/permits.htm**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. ~~**Please provide an electronic copy of the Site Plan (pdf format)**~~ **RECEIVED 9/18/17**
4. **Standpipe system shall be provided where the hose lay distance from the fire apparatus exceeds 150'.**
5. **Show water mains and sizes, plus all fire hydrants within 1000'**

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

6. **Shall provide gate access to all docks.**

7. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

Planning Board **7.e.**

Meeting Date: 10/10/2017

Information

REQUESTED ACTION

Conditional Use with No New Construction - Slimane Adult Congregate Living Facility (ACLF) - 614 N. 7th Street

LOCATION

614 N 7th Street

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions:
1) The floor plan is adjusted or the two (2) eastern most bedrooms are eliminated to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way as restricted by City Code Section 22-87;
2) The site improvements include a safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way, pursuant to City Code Section 22-62 (b) & (d)(2) . This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
3) The applicant integrate designated outdoor space for occupants on-site;
4) The applicant permits and completes a crosswalk at the 6th Street side of the establishment to provide safe pedestrian connectively from the site to the adjacent McDonald's café and restaurant to the east;
5) A signed and sealed survey is provided with any site work permits to complete the improvements proposed; and
6) The applicant establishes a emergency management plan, consistent with Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs Rule 59AER17-1, to include protocols for the facility and patients which includes the acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and a contract for services necessary to maintain and test the equipment and its functions to ensure the safe and sufficient operation of the generator system.

Attachments

Staff Report

Aerial & Zoning Map

Application & Project Narrative

Site Improvement Plan - Slimane
Floor Plans - Existing & Proposed
Applicant Response to TRC Comments & Overview of Plan Updates
Governor Scott's Letter, Rule 916 by AHCA, Rule by DEA

Form Review

Form Started By: Kori Benton Started On: 10/02/2017 03:48 PM
Final Approval Date: 10/03/2017

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**
Slimane Adult Congregate Living Facility (ACLF)
614 N 7th Street

DATE: October 2, 2017

STAFF REPORT

Owner/Applicant: Hamid Slimane
614 N 7th St
Fort Pierce, FL 34950

Representative: Michael Seal
Architectonic Inc.
806 Delaware Avenue
Fort Pierce FL 34950

Requested Action: Approval of a Conditional Use with no new construction to establish a thirty-three (33) bed Adult Congregate Living Facility (ACLF) for non-transient elderly care.

Location: 614 N 7th Street

Parcel IDs: 2403-712-0005-000-4

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

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

Site Size: .56 acres

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-31, 22-76, and 22-87 of the City Code, the applicant is requesting the review and approval of Conditional Use with no new construction to establish a thirty-three (33) bed Adult Congregate Living Facility (ACLF) for non-transient elderly care at 614 N 7th Street. The subject property is .56 acres in size and is located within the General Commercial (C-3) zoning district.

History

The subject commercial complex was completed in 1989, after site plan approval as Slimane Retail Stores & Laundry. The development features a two-story, 13,902 sq. ft. commercial building, with basement, which contained a retail store, laundry, and manager's apartment. The laundromat closed in 2012, whereas a portion of the retail space remains occupied.

Proposed Reuse

The applicant proposes conversion of the existing mixed-use structure into an Assisted Living Facility for non-transient elderly care, or Adult Congregate Living Facility (ACLF) as outlined in Chapter 22-Zoning.

The proposed ACLF encompasses care for up to thirty-three (33) guests, via seventeen (17) bedrooms, full service kitchen, living, dining and activities areas with river views. Support partitions include a nurses' station and laundry facilities. The basement, or bottom floor, which faces 6th Street is proposed to retain commercial space, and a manager's quarters to support the ACLF.

The site improvement plan provides for twenty-two (22) vehicle parking spaces, of which two are handicap accessible. The parking lot to the west will be refreshed with new striping, signs, and landscaping, whereas the eastern parking area is proposed for retrofit to provide a designated location for the dumpster enclosure, a loading zone, and additional parking.

The renovations would entail overhaul of the top two floors in order to revamp plumbing, electrical, air conditioning, while installing new stairs, an elevator, Fire Alarm and Sprinkler System.

The proposal identifies interior activity space, however the site does not provide any access to recreational amenities, or provide any exterior green space for occupants, therefore the applicant is encouraged to consider safety and access protocols which incorporate the existing balcony or other designated outdoor space for occupants. Additionally, the applicant should prioritize a crosswalk at 6th Street to provide safe pedestrian connectively from the site to the adjacent McDonald's café and restaurant to the east.

Pursuant to City Code Section 22-87. - Adult congregate living facilities. (3) No building shall be located closer than twenty (20) feet to any street or street right-of-way. The subject complex features a non-original addition which is located within twenty (20) feet of the right-of-way. The presented redevelopment plans present use of this wing for two bedrooms, or occupancy for 3-4 individuals. In order to comply with the guidelines established by City Code Section 22-87, these bedrooms should be eliminated or the floor plan adjusted to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way. This provision seeks to minimize disturbances to occupants by noise from adjacent traffic, limited privacy, etc.

Emergency Management

The State of Florida, at the direction of Governor Rick Scott, has mandated the emergency rules for the Florida Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs in an effort to keep Floridians safe in health care facilities during emergencies. The emergency action requires all existing and new all assisted living facilities (ALFs) and nursing homes to establish an approved emergency management plan to include protocols for the facility and patients which include: 1)The acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, 2) Storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and 3) A contract, or acceptable arrangement, for services necessary to maintain and test the equipment and its functions to ensure the safe and sufficient operation of the generator system. The proposed facility must demonstrate compliance with these rules.

Compatibility

The Fort Pierce Housing Authority provides housing and assisted living in the former Fort Pierce Memorial Hospital to the west, whereas the surrounding uses to the north, south, and east include a variety of commercial uses ranging from offices to a fast food restaurant. Site improvements presented by the applicant, and recommended facility features presented by staff, support assimilation of this facility along the 7th Street corridor.

Technical Review Committee

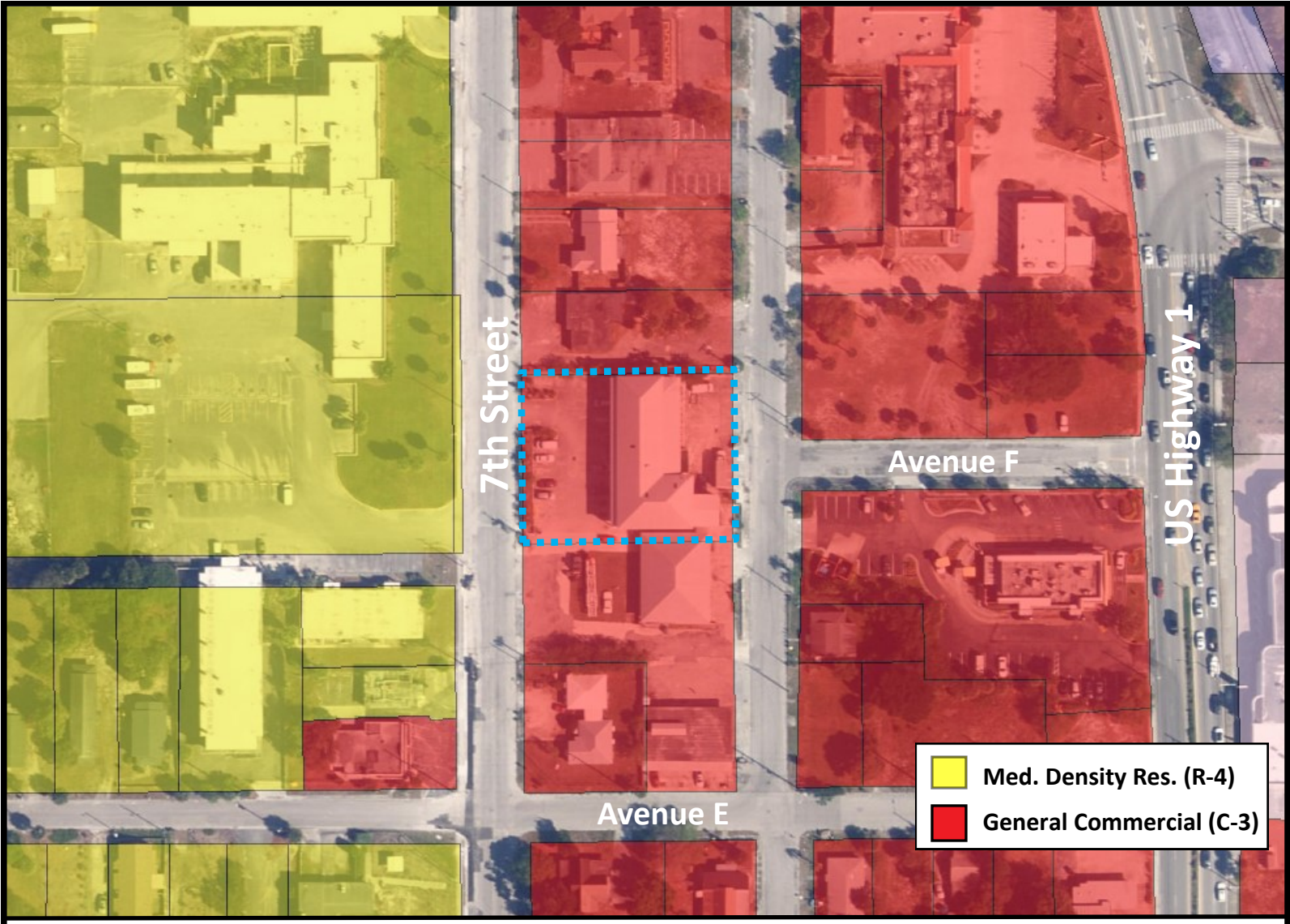
All affected Departments have reviewed and conditionally approved the proposed Conditional Use, emphasizing the exterior alterations proposed in the site improvement plan for compliance with City Code, and interior renovations to ensure compliance with Building & Fire code pertaining to the use.

Staff Recommendation:

The proposed Conditional Use generally meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** with the following conditions:

1) The floor plan is adjusted or the two (2) eastern most bedrooms are eliminated to ensure the ACLF use does not occupy a portion of the building located within twenty (20) feet of the right-of-way as restricted by City Code Section 22-87;
2) The site improvements include a safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way, pursuant to City Code Section 22-62 (b) & (d)(2) . This shall include at least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way;
3) The applicant integrate designated outdoor space for occupants on-site;
4) The applicant permits and completes a crosswalk at the 6th Street side of the establishment to provide safe pedestrian connectively from the site to the adjacent McDonald's café and restaurant to the east;
5) A signed and sealed survey is provided with any site work permits to complete the improvements proposed; and
6) The applicant establishes a emergency management plan, consistent with Agency for Health Care Administration (AHCA) and Florida Department of Elder Affairs Rule 59AER17-1, to include protocols for the facility and patients which includes the acquisition and installation of a sufficient generator equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power, storage and safe maintenance of sufficient fuel to operate said generator(s) is provided, and a contract for services necessary to maintain

and test the equipment and its functions to ensure the safe and sufficient operation of the generator system.



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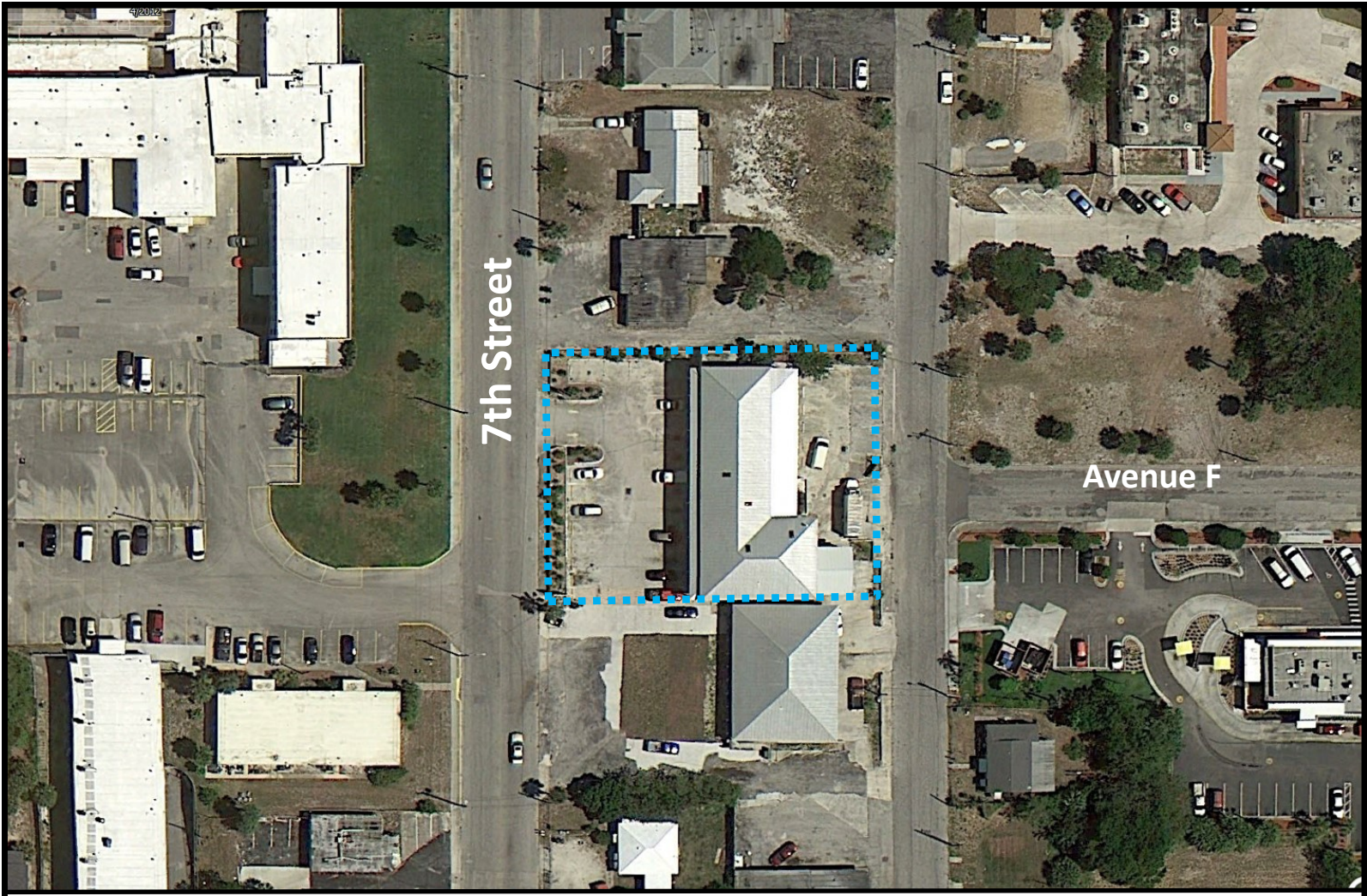
FORT PIERCE
Florida

614 N 7th Street - Zoning Map



THE SUNRISE CITY FORT PIERCE Florida

614 N 7th Street - Aerial

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 614 N 7th Street Fort Pierce, FL 34950

Parcel ID #(s) 2403-712-0005-000-4

Project description Adult Congregate Living Facility

Hamid Slimane
Property Owner(s)
614 N 7th Street
Street Address
Fort Piece FL 34950
City State Zip
772-332-9374
Phone Number
Hamid Slimane Hamid@Hotmail.com
Email Address

Hamid Slimane
Applicant/Representative, Title, Company
614 N 7th Street
Street Address
Fort Pierce, FL 34950
City State Zip
772-332-9374
Phone Number
Hamid Slimane Hamid@hotmail.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23 day of August, 2017, by Hamid Slimane who is personally known to me or has produced Florida Driver License Classe as identification.

Samantha Clarke
Signature of Notary (seal)

SAMANTHA CLARKE NOTARY My Comm. Expires April 13, 2021 GG 94081 STATE OF FLORIDA

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 #_____ BI Permit #_____

SAMANTHA CLARKE NOTARY My Comm. Expires April 13, 2021 No. GG 94081 PUBLIC STATE OF FLORIDA

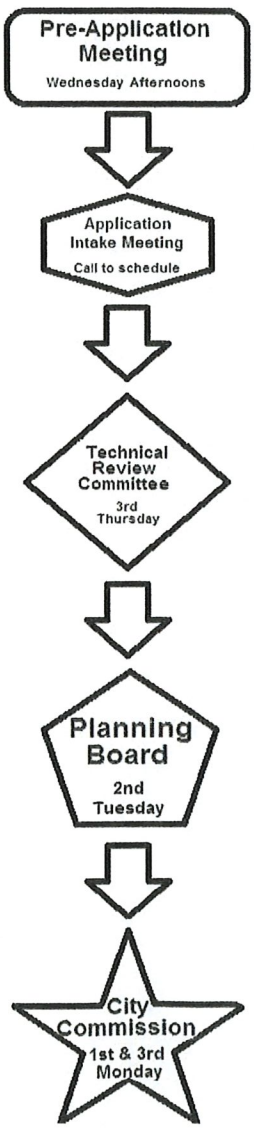
Intake Date stamp

☐ 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 Outlook



Application Type:

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

Site Information:

Building Size 13,902 Parking Spaces:_____

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

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

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.

Architectonic Inc

August 25, 2017
City of Ft. Pierce
Fort Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

RE: 7th Street Assisted Living Facility Conditional Use

To Whom it may concern:

We are proposing the conversion of the existing Mixed Use facility which currently contains a Single Family Residence on the top level, and Retail on the bottom two floors to become an Assisted Living Facility for non-transient elderly care.

The use of an Assisted Living facility is compatible with the surrounding neighborhood which consists of Single Family Residential, Multi-family Residential, and Commercial Uses including the House Authority, Retail and Childcare Facilities.

The proposed Assisted Living Facility will consist of 33 beds, full service kitchen, living, dining and activities areas with river views, along with nurses station and laundry facilities on the top two floors and maintaining retail on the bottom floor. By changing the use of the top two floors of the existing Mixed Use Retail and Residential Use to Assisted Living Facility will not affect the traffic or the required parking.

The renovations will consist of gutting the top two floors as required to redo plumbing, electrical, air conditioning, adding stairs, adding an elevator, installation of Fire Alarm and Sprinkler System per proposed preliminary layout.

Respectfully Submitted,

Michael Seal
Architectonic Inc.

806 Delaware Ave
Ft. Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg. # AA26003348

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

Property Identification

Site Address: 614 N 7th ST
Sec/Town/Range: 03/35S/40E
Map ID: 24/03S
Zoning: C3

Parcel ID: 2403-712-0005-000-4
Account #: 16167
Use Type: 1200
Jurisdiction: Fort Pierce

Ownership

Hamid Slimane

614 N 7th St
Fort Pierce, FL 34950

Legal Description

ENGLAR`S RIVERVIEW HEIGHTS LOTS 5 AND 6 (MAP 24/03S) (OR 576-1752)

Current Values

Just/Market Value:	$493,500
Assessed Value:	$491,555
Exemptions:	$50,000
Taxable Value:	$441,555

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

Total Areas

Finished/Under Air (SF):	13,902
Gross Area (SF):	22,249
Land Size (acres):	0.56
Land Size (SF):	24,500

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

Existing First Floor Plan

Existing Second & Third Floor

Architectonic Inc

October 2, 2017
City Of Ft. Pierce Planning Department
100 N. US # 1 Ft. Pierce, FL

Re: Slimane ALCF Conditional Use
Ft. Pierce , Florida

To: Whom it may concern:
Please be advised the following items are in response to TRC Comments for the above referenced project.

Planning Department:

1. The existing site conditions shall be modified as required to bring the landscaping and parking in compliance as indicated on the plan.
2. Handicap parking spaces and access isles to be redone per plan.
3. Off street loading zone to be provided per plan.
4. The retail space is a hair and beauty supply which is open to the public and also provides the residences beauty supplies as well as hair cuts like other Assisted Living Facilities and will not exceed the allowable area of 1600 square feet.
5. Bicycle rack is to be provided per plan.
6. A site lighting photometric plan will be provided at time of permitting and the site lighting will be brought up to have a minimum of 2 foot candles per ordinance.
7. The dumpster and enclosure shall be relocated per plan with new enclosure.
8. The existing site is to be reworked and landscaped as required to match the original approved site plan as well as the proposed site plan.
9. Sidewalks to be repaired as required and an ADA accessible route is to be installed per site plan.

Engineering Department:

1. The current condition site plan has been removed due to having a current survey showing current conditions, and the proposed site plan shows removing of items from the right of way.
2. Concrete block knee wall removed from public right of way per plan.
3. Dumpster relocated from public right of way per plan.
4. Landscaping to be removed from public right of way and all new landscaping installed shall be per plan and not in the public right of way.

Respectfully Submitted,

Michael Seal
Architectonic Inc.

806 Delaware Ave
Ft. Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg. # AA26003348

GOV. SCOTT: I AM AGGRESSIVELY FIGHTING TO KEEP VULNERABLE FLORIDIANS SAFE DURING EMERGENCIES

Governor Scott provided the following statements and directives regarding Assisted Living Facilities and Nursing homes: **"Assisted living facilities and nursing homes serve our elderly and Florida's most vulnerable residents, and so many families rely on the health care professionals at these facilities to care for their loved ones. I am outraged over the deaths of eight Floridians at the Rehabilitation Center at Hollywood Hills in Broward County and I am demanding answers as we furiously investigate this terrible loss of life. We must understand why this facility delayed calling 911 and evacuating patients and their decision to keep their patients in danger. During emergencies, health care facilities must be fully prepared to ensure the health, safety and wellbeing of those in their care and there is absolutely no excuse not to protect life. The inability for this nursing home in Broward County to protect life has shined the light on the need for emergency action. Failure to comply will result in penalties, including fines up to $1,000 per day and the possible revocation of a facility's license.**

"As ANY health care provider knows to do, if their patients are in danger – they MUST call 911. Around our state, thousands of nurses and health care professionals are rising to the challenge that Irma has presented to Florida. These individuals are heroes to the countless Floridians they serve and I am so proud of their work. Our state agencies, community partners and health care associations are also working together to shift resources in real-time to and from facilities with power to those without as power restoration continues. However, we must absolutely make sure there are laws in place to keep all vulnerable Floridians safe. I will stop at nothing to protect Floridians."

59AER17-1 Nursing Home Emergency Power Plan

(1) Procedures Regarding Emergency Environmental Control for Nursing Homes. Nursing homes shall, within forty-five (45) days of the effective date of this emergency rule, provide in writing, to the Agency for Health Care Administration and to the local emergency management agency for review and approval, a detailed plan which includes the following criteria:

(a) The acquisition of a sufficient generator or sufficient generators to ensure that current licensees of nursing homes will be equipped to ensure ambient temperatures will be maintained at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power.

(b) The acquisition and safe maintenance of sufficient fuel to ensure that in an emergency situation the generators can function to maintain ambient temperatures at 80 degrees or less for a period of a minimum of ninety-six (96) hours in the event of the loss of electrical power.

(c) The acquisition of services necessary to install, maintain, and test the equipment and its functions to ensure the safe and sufficient operation of the generator system installed in the nursing home

(2) Each nursing home shall, within sixty (60) days of the effective date of this rule, have implemented the plan required under this rule.

(3) If the facility's initial submission of the plan is denied, then the local emergency management agency shall report the denial to the Florida Division of Emergency Management and the facility within forty-eight (48) hours of the date of denial.

(4) Within ten (10) business days of the date of the local county emergency management agency's notice of denial, the facility shall resubmit their plan.

(5) The county shall post all approved facility emergency management plans to their website within ten (10) days of the plan's approval.

(6) Within forty-eight (48) hours of the approval of the plan from the local emergency management agency, the facility shall submit in writing proof of approval to the Agency for Health Care Administration.

(7) The State Fire Marshall shall conduct inspections to ensure compliance with this rule within fifteen (15) days of installation.

(8) Each nursing home facility shall develop and implement written policies and procedures to ensure that the facility can effectively and immediately activate, operate and maintain the generators and alternate fuel required for the operation of the generators.

(9) The Agency for Health Care Administration may revoke the nursing home's license for failure to comply with this rule.

(10) In addition to other remedies provided by law, violation of this rule shall result in a fine or sanction of $1,000 per day.

(11) The facility shall implement policies and procedures to ensure that the health care facility can effectively and immediately activate and maintain the generators and alternate fuel required for the operation of the generators.

Rulemaking Authority 400.23, 408.819, 408.821(4) FS. Law Implemented 400.23, 408.819, 408.821(4) FS. History – New 9/

AGENCY FOR HEALTH CARE ADMINISTRATION

RULE TITLE:	**RULE NO:**
Nursing Home Emergency Power Plan	59AER17-1

SPECIFIC REASONS FOR FINDING AN IMMEDIATE DANGER TO THE PUBLIC HEALTH, SAFETY OR WELFARE:

The State has experienced extreme shortages of electrical power that have jeopardized, and continue to jeopardize, the health, safety, and welfare of residents in Florida's nursing homes. According to the United States Census Bureau, Florida has the largest percentage of residents age 65 and older in the nation. According to the Centers for Disease Control and Prevention, people age 65 years or older are more prone to heal-related health problems. An incompetent response by a nursing facility to a loss of air conditioning after Hurricane Irma resulted in the tragic loss of eight senior citizens at the Rehabilitation Center at Hollywood Hills. Thousands of frail seniors reside in nursing homes in Florida. Ensuring that nursing homes maintain sufficient resources to provide alternative power sources during emergency situations mitigates the concerns related to the health, safety, and welfare of residents in those nursing homes that experience loss of electrical power. This emergency rule establishes a process for certain nursing homes to obtain sufficient equipment and resources to ensure that the ambient temperature of the nursing homes will be maintained at 80 degrees or less within the facilities for a minimum of ninety-six (96) hours in the event of the loss of electrical power. Prompt implementation of this rule is necessary to ensure continuity of care and to ensure the health, safety, and welfare of residents of Florida's nursing homes.

REASON FOR CONCLUDING THAT THE PROCEDURE IS FAIR UNDER THE CIRCUMSTANCES:

The procedure used to adopt this emergency rule is fair, as the State of Florida is under a declaration of emergency due to the massive destruction caused by Hurricane Irma, and it is essential to ensure as soon as possible that temperatures in nursing homes are maintained at a level providing for the safety of the residents residing therein; provides at least the procedural protection given by other statutes, the State Constitution, or the United States Constitution; and takes only the action necessary to protect the public interest under the emergency procedure.

SUMMARY: This emergency rule establishes a process for the Agency for Health Care Administration to ensure that licensees of nursing homes develop and implement plans that ensure ambient temperatures will be maintained at 80

degrees or less for a minimum of ninety-six (96) hours in the event of the loss of electrical power to a health care facility.

THE PERSON TO BE CONTACTED REGARDING THE EMERGENCY RULE IS: Kimberly Stewart, Agency for Health Care Administration, Division of Health Quality Assurance, Bureau of Health Facility Regulation, 2727 Mahan Drive, MS# 28A, Tallahassee, FL 32308.

Notice of Emergency Rule

DEPARTMENT OF ELDER AFFAIRS
Federal Aging Programs
RULE NO.: RULE TITLE:
58AER17-1 Procedures Regarding Emergency Environmental Control for Assisted Living Facilities

SPECIFIC REASONS FOR FINDING AN IMMEDIATE DANGER TO THE PUBLIC HEALTH, SAFETY OR WELFARE: The State has experienced extreme shortages of electrical power that have jeopardized, and continue to jeopardize, the health, safety and welfare of residents in Florida's assisted living facilities. According to the United States Census Bureau, Florida has the largest percentage of residents age 65 and older in the nation. According to the Centers for Disease Control and Prevention, people age 65 years or older are more prone to heat-related health problems. An incompetent response by a nursing facility to a loss of air conditioning after Hurricane Irma resulted in the tragic loss of eight senior citizens at the Rehabilitation Center at Hollywood Hills. Thousands of frail seniors reside in assisted living facilities in Florida. Ensuring assisted living facilities maintain sufficient resources to provide alternative power sources during emergency situations mitigates the concerns related to the health, safety and welfare of residents in those assisted living facilities that experience loss of electrical power. This emergency rule establishes a process by which assisted living facilities shall obtain sufficient equipment and resources to ensure that the ambient temperature of assisted living facilities will be maintained at or below 80 degrees Fahrenheit within the facilities for a minimum of ninety-six (96) hours in the event of the loss of electrical power. Prompt implementation of this rule is necessary to ensure continuity of care and to ensure the health, safety and welfare of residents of Florida's assisted living facilities.

REASONS FOR CONCLUDING THAT THE PROCEDURE USED IS FAIR UNDER THE CIRCUMSTANCES: The procedure used to adopt this emergency rule is fair as the State of Florida is under a declaration of emergency due to the massive destruction caused by Hurricane Irma, and it is essential to ensure as soon as possible that temperatures in assisted living facilities are maintained at a level providing for the safety of the residents residing therein; provides at least the procedural protection given by other statutes, the State Constitution, or the United States Constitution; and takes only that action necessary to protect the public interest under the emergency procedure.

SUMMARY OF THE RULE: This emergency rule establishes a process for the Department of Elder Affairs to ensure that licensees of assisted living facilities develop and implement plans that ensure ambient temperatures will be maintained at or below 80 degrees Fahrenheit or less for a minimum of ninety-six (96) hours in the event of the loss of electrical power to an assisted living facility.

THE PERSON TO BE CONTACTED REGARDING THE EMERGENCY RULE IS: Jeanne Curtin, Senior Attorney, Department of Elder Affairs, Office of the General Counsel, curtinj@elderaffairs.org, (850)414-2096, 4040 Esplanade Way, Tallahassee, FL 32399-7000.

58AER17-1 Procedures Regarding Emergency Environmental Control for Assisted Living Facilities

(1) Assisted living facilities shall, within forty-five (45) days of the effective date of this emergency rule provide, in writing, to the Department of Elder Affairs at ALFEMP@elderaffairs.org and to the local emergency management agency for review and approval, a detailed plan which includes the following criteria:

(a) The acquisition of a sufficient generator or sufficient generators to ensure that current licensees of assisted living facilities will be equipped to ensure ambient temperatures will be maintained at or below 80 degrees Fahrenheit for a minimum of ninety-six (96) hours in the event of the loss of electrical power.

(b) The acquisition and safe maintenance of sufficient fuel to ensure that in the event of the loss of electrical power the generators will maintain ambient temperatures at or below 80 degrees Fahrenheit for a minimum of ninety-six (96) hours after the loss of electrical power.

(c) The acquisition of services necessary to install, maintain, and test the equipment and its functions to ensure the safe and sufficient operation of the generator system installed in the assisted living facility.

(2) Each assisted living facility shall, within sixty (60) days of the effective date of this rule, have implemented the plan required under this rule.

(3) If the facility's initial submission of the plan is denied, then the local emergency management agency shall report the denial to the Florida Division of Emergency Management and the facility within forty-eight (48) hours of the date of the denial.

(4) Within ten (10) business days of the date of the local county emergency management agency's notice of denial, the facility shall resubmit their plan.

(5) The county shall post all approved facility emergency management plans to their website within ten (10) days of the plan's approval.

(6) Within forty-eight (48) hours of the approval of the plan from local emergency management agency, the facility shall submit in writing proof of approval to the Agency for Health Care Administration and the Department of Elder Affairs.

(7) The State Fire Marshall shall conduct inspections to ensure compliance with this rule within fifteen (15) days of installation.

(8) Each assisted living facility shall develop and implement written policies and procedures to ensure that the facility can effectively and immediately activate, operate and maintain the generators and alternate fuel required for the operation of the generators.

(9) The Agency for Health Care Administration may revoke the assisted living facility's license for failure to comply with this rule.

(10) In addition to other remedies provided by law, violation of this rule shall result in a fine or sanction as provided in Section 429.19, F.S. of $1,000 per day.

Rulemaking Authority 429.41, FS. Law Implemented 429.19, 429.28, 429.41, FS. History – New 9-16-17.

THIS RULE TAKES EFFECT UPON BEING FILED WITH THE DEPARTMENT OF STATE UNLESS A LATER TIME AND DATE IS SPECIFIED IN THE RULE.

EFFECTIVE DATE: 9/16/2017

Planning Board **7.f.**

Meeting Date: 10/10/2017

Information

REQUESTED ACTION

Site Plan & Design Review - Dollar Tree - 4008 Okeechobee Road

LOCATION

4008 Okeechobee Road

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions:
1) The trees proposed within the eastern landscape buffer are installed within twelve (12) months of a Certificate of Occupancy (CO) issued for Dollar Tree.
2) The applicant incorporates an additional 2-4 trees, or appropriate vegetation in scale with the façade, along the western elevation to ensure compliance with Chapter 22-59 – Design Review.
3) The final ground sign design is in compliance with City Code Section 22-59 (g) signs.
4) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).

Attachments

Staff Report
Aerial & Zoning Map
Application & Support Documents
Site Plan with Drainage, Utility, Landscape, and Lighting Plans
Color Elevations, Sign Plan, Floor Plan, and Design Review Documents
Traffic Analysis
TRC Comments & Responses

Form Review

Form Started By: Kori Benton Started On: 10/02/2017 02:00 PM
Final Approval Date: 10/03/2017

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**
Dollar Tree
4008 Okeechobee Road

DATE: October 2, 2017

STAFF REPORT

Owner/Applicant:
Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454

Representative:
Jason M. Gunther, P.E.
Thomas Engineering Group
125 West Indiantown Road, Suite 206
Jupiter, FL 33458

Requested Action:
Approval of a Site Plan & associated Design Review to construct a 9,977 sq. ft. discount retail store.

Location:
4008 Okeechobee Road

Parcel IDs:
2417-332-0009-000-9 & 2417-333-0001-000-6

Current Zoning:
General Commercial (C-3)

Future Land Use:
General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Site Size:
3.17 acres

Utilities:
Located within the FPUA Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-30, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan & Design Review construct a 9,977 sq. ft. discount retail store. The subject property is 3.17 acres in size and is located within the General Commercial (C-3) zoning district.

Project Detail

The proposed Site Plan includes a 9,977 sq. ft. Dollar Tree retail store, support parking, lighting, landscaping, storm water, and pedestrian improvements.

The application includes 2 parcels of land totaling 3.17acres in size. The proposed Dollar Tree is proposed adjacent to Hartman Road, occupying approximately 1.67 acres of the site, allocating the remaining 1.31 acres to the east for subdivision and lot will future commercial development.

Design

The proposed retrial store represents a streamlined contemporary concept featuring vertically articulated parapets and horizontal façade schemes. The structure reaches a peak height of thirty feet and two and one-half inches (30'-2 ½"), at the main entrance, which is articulated with a double door entry, transom windows, canopy, and accentuated façade. Architectural enhancements are concentrated on the south and west elevations to enhance facades fronting Okeechobee and Hartman Roads. The building style is characterized by use of subtle building materials such as smooth stucco and traditional brick to follow similar building concepts in the surrounding area.

Site & Landscape Plan

Vehicular access to the site is provided via full-access two-way driveway located on Hartman Road, opposite the existing driveway to the Orange Blossom Business Center approximately 360 feet north of the nearest edge of pavement on Okeechobee Road, and a right-in/right-out driveway on Okeechobee Road. The presence of the raised median on Okeechobee Road will physically prevent left turn movements at the Okeechobee Rd. driveway.

A total of fifty (50) parking spaces (two of which are handicapped-accessible), and a bicycle rack will be provided. Share access is planned between the Dollar Tree and future development on the eastern parcel, however the applicant has not provided a conceptual connection to Moonswiners further to the east. Staff recommends at the time of development on the eastern parcel said connection is coordinated between the property owners and completed pursuant to Comprehensive Plan *Objective 2.7* & Policy 2.7.2 which guides provision of cross access with adjacent properties.

Right-of-way (R.O.W.) sections for along Hartman Road Thirty-five (35) ft. and fifteen (15) ft. sections of right-of-way (R.O.W.) along Hartman Road are presented for dedication to St. Lucie County. A six (6) ft. wide sidewalk is proposed along the Hartman and Okeechobee Road, with an addition of benches to improve the streetscape and pedestrian corridor.

The presented site and landscape plan couples the preservation of several existing oak trees with landscaping and required shrubs for screening and buffering in accordance with Section 22-187 of the City Code. A total of 61 new trees and nearly 1,000 shrub plants will be planted to enhance the site. The applicant seeks to defer the installation of the easternmost landscape buffer, adjacent to Moonswiners, until the development of the eastern "out" parcel. Staff

encourages the planting and establishment of the required trees, with deferment of the property shrubs until future development.

Stormwater pretreatment will be provided in the form of a dry retention area located at the northern portion of the property. Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

Traffic

The traffic impact study provided by the applicant determined that a total of 422 additional daily trips will be generated by the proposed project. Of these trips, 38 AM peak hour and 68 PM peak hour trips will be dispersed onto the surrounding roadway network. All of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips. The traffic engineer for the project has noted that traffic projections for the anticipated buildout of the Dollar Tree, and future development of the eastern parcel do not warrant exclusive left or right turn lanes at either of the proposed site access driveways. Staff anticipates further review and analysis at the time of site plan application for the east parcel to account for the future use, additional development, and the anticipated connection to Moonswiners BBQ.

Technical Review Committee

All affected departments have reviewed and conditionally approved the Site Plan based on compliance with the requirements of the City Code.

Staff Recommendation:

The proposed Site Plan and Design Review filing generally meet the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** with the following conditions:

1) The trees proposed within the eastern landscape buffer are installed within twelve (12) months of a Certificate of Occupancy (CO) issued for Dollar Tree.
2) The applicant incorporates an additional 2-4 trees, or appropriate landscaping in scale with the façade, to frame the western elevation in compliance with Chapter 22-59 – Design Review.
3) The final ground sign design is in compliance with City Code Section 22-59 (g) signs.
4) Future Development of the eastern parcel accommodates cross access to 3900 Okeechobee Road (Moonswiners BBQ).

THE SUNRISE CITY
FORT PIERCE
Florida

4008 Okeechobee Road - Site Aerial

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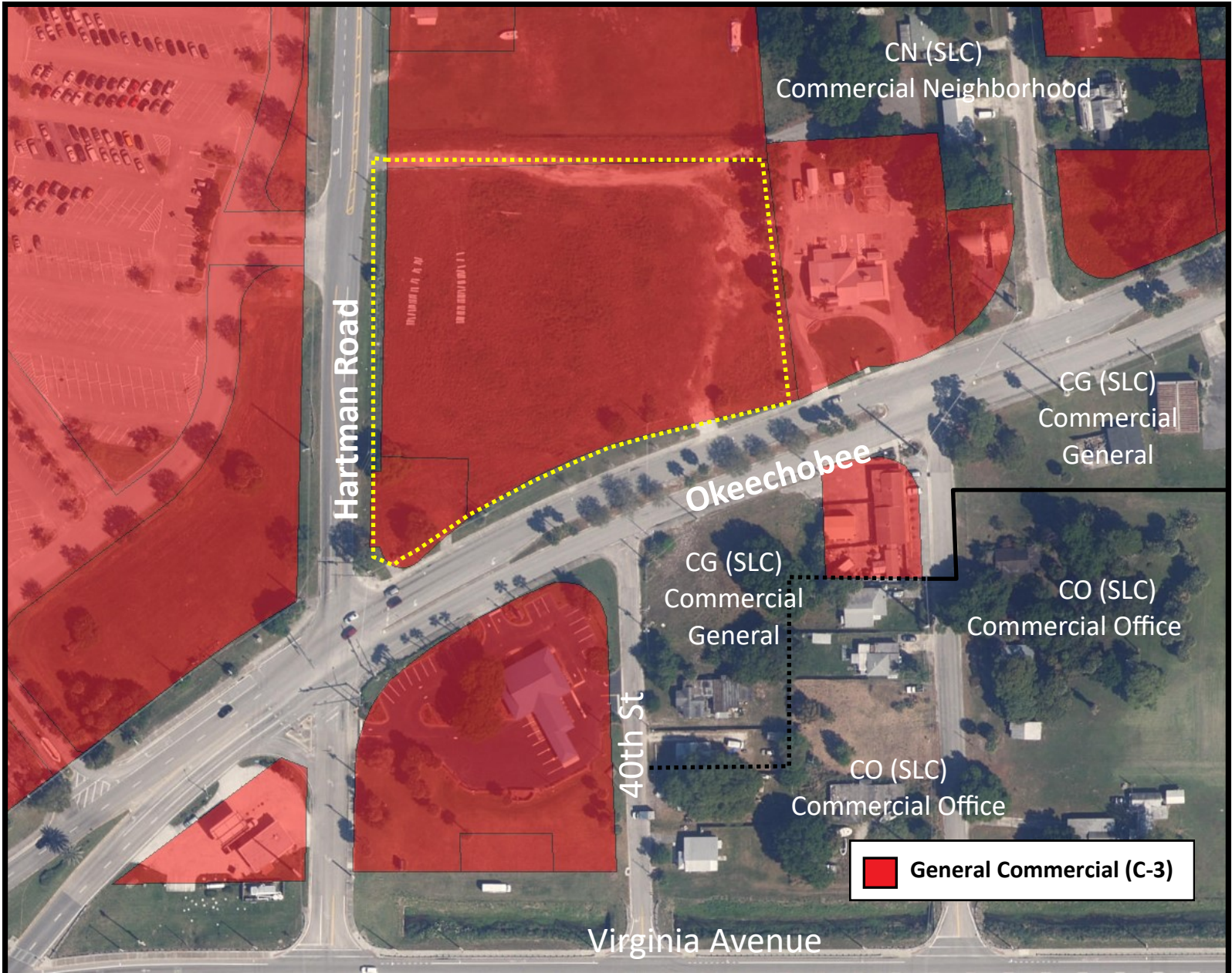


THE SUNRISE CITY FORT PIERCE Florida

4008 Okeechobee Road—Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUL 01 2017
CITY OF FORT PIERCE
PLANNING DEPARTMENT

DEVELOPMENT REVIEW

Property address or Location TBD, Okeechobee Road

Parcel ID #(s) 2417-332-0009-000-9

Project description Proposed 9,977 SF Dollar Tree store on vacant parcel at the NEC of Okeechobee & Hartman.

Smigiel Partners XIX, Ltd.	Thomas Engineering Group - Darren Eyre, PE
Property Owner(s)	**Applicant/Representative, Title, Company**
PO Box 540669	4950 W. Kennedy Blvd.
Street Address	Street Address
Lake Worth FL 33454	Tampa FL 33609
City State Zip	City State Zip
561-968-3605 x 204	813 379-4100
Phone Number	Phone Number
gsmfi@aol.com ; smigieloffice@gmail.com	deyre@thomaseg.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 22 day of June, 20 17, by Gary Smigiel who is personally known to me or has produced _____ as identification.

Miranda Morales Seuss
Signature of Notary

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # GG 096191
My Comm. Expires May 30, 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_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

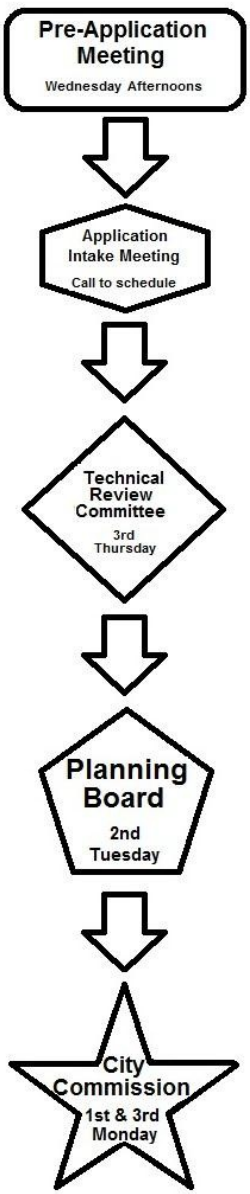
Site Information:

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

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

North	South	East	West

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)

June 29, 2017

Dollar Tree – NEC of Hartman Road and Okeechobee Road

Statement of Intended Use

The property included in this application is currently 2 parcels of land totaling 3.17acres in size. It is proposed to develop a Dollar Tree in the proposed lot (property will be platted into two lots) adjacent to Hartman Road. This lot is approximately 1.67 acres in size. The remaining 1.31 ac eastern lot will remain undeveloped and is anticipated to be developed with a commercial use in the future. Please note, the discrepancy in the acreages above is due to a proposed right-of-way dedication to St. Lucie County to expand Hartman Road, this dedication varies in width along the frontage from 15 feet to 35 feet with an additional 20 foot chord at the intersection with Okeechobee Road.

The Dollar will be a 9,977sf store, consistent with typical retail design considerations, it is crucial for the storefront to face the highest travelled road (Okeechobee Road) and have parking positioned in close proximity to the store front for function and convenience; i.e. in front of the store. An access "loop is proposed from a right-in / right-out driveway along Okeechobee Road to a full access opening on Hartman Road. This configuration provides convenient and efficient access to the site from all directions. Parking requirements are met on site for customer, employee, ADA and bicycle uses. Convenient pedestrian access is proposed from both streets to the front door. 0In addition a proposed 6' concrete sidewalk will be installed along the frontage with Hartman Road where currently no sidewalk exists. Delivery and "back-of-house" type operations will be conducted in the rear (north) of the store which will limit visual impacts from the public right-of-ways to the greatest extent possible. Refuse will be kept out of view by dumpster enclosures also located in the northern portion of the site.

The northern portion of the lot will provide storm water retention via a dry retention pond. Consistent with city requirements this retention area is located in the rear of the site to allow landscape design considerations along the parking lot perimeters of Both Hartman and Okeechobee Roads.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2449661 OR BOOK 2029 PAGE 449
Recorded:07/28/04 13:55

This Document Prepared By and Return to:
Stephen Navaretta, Esq.
Navaretta & Navaretta, P.A.
1100 SW St. Lucie West Blvd.
Port St. Lucie, FL 34986

* Doc Assump: $ 0.00
* Doc.Tax 2003 : $ 5,110.00
* Int Tax : $ 0.00

Parcel ID Number: 2417-333-0001-000/6 &

Warranty Deed

This Indenture, Made this 22nd day of July , 2004 A.D., **Between** Charles N. Parisi, Individually and as Trustee under Declaration of Trust dated December 13, 1995 of the County of MARTIN State of Florida , **grantor,** and SMIGIEL PARTNERS XIX, LTD., a partnership existing under the laws of the State of Florida whose address is: 6534 Rock Creek Drive, Lake Worth, FL 33467

of the County of Palm Beach , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

See Exhibit "A" attached hereto.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2003.

Said property is not the homestead of Grantor who resides in Tequesta, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Charles N. Parisi, Individually and as Trustee under Declaration of Trust dated December 13, 1995

Laure Mosher
Printed Name: Laure Mosher
Witness

By: Charles N Parisi (Seal)
P.O. Address: 50 Beach Road, Ste. 201, Tequesta, Florida 33469

Noemi Golcher
Printed Name: Noemi Golcher
Witness

By: Charles N Parisi (Seal)
P.O. Address: 50 Beach Road, Ste. 201, Tequesta, Florida 33469

STATE OF Florida
COUNTY OF ~~MARTIN~~ Palm Beach

The foregoing instrument was acknowledged before me this 22nd day of July , 2004 by on behalf of said Florida trust by Charles N. Parisi

he is personally known to me or he has produced his Florida driver's license as identification.

Christina Scaglia
Printed Name: Christina Scaglia
Notary Public
My Commission Expires: My Commission DD092836 Expires May 14, 2006

PARISI

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLWD-1

Exhibit "A"

Parcel 1

From the Southwest corner of Section 17, Township 35 South, Range 40 East, run North along the west side of said Section 17, 321.7 feet; thence North 51°16' East, 32.1 feet, to point of beginning; thence continue North 51° 16' East, along the Northwest right of way of Okeechobee Road (State Road No. 8), a distance of 128.07 feet to a stake; thence North 47.6 feet; thence South 88°34' West, 100 feet to a stake; thence South 125 feet to the Point of Beginning. St. Lucie County, Florida, LESS AND EXCEPT the rights of way for Okeechobee Road and Hartman Road, as they currently exist.

Parcel 2

From the intersection of the East right-of-way line of Hartman Road, said right-of-way line being 25 feet East of the West line of the SW 1/4 of SW 1/4 of Section 17, Township 35 South, Range 40 East, and the North right -of-way of State Road #8, said right-of-way line being 33 feet from the center line of said road measured at right angle thereto; run North along the East right-of-way line of Hartman Road 125 feet to Point of Beginning; thence continue North 347.1 feet; thence East parallel with the North line of said SW 1/4 of SW 1/4 of Section 17, 414.3 feet; thence South parallel with Totten Road 267.4 feet to the North right-of-way line of said road #8; thence Westerly along said right-of-way line a distance of 374.0 feet; thence North 47.6 feet; thence West 100.0 feet to Beginning.
LESS AND EXCEPTING THEREFROM the East 20 feet of the West 45 feet of the South 347.1 feet of the North 849.7 feet of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East of the above described property for Hartman Road right-of-way as per Deed recorded in Official Records Book 40, page 560, of the of the Public Records of St. Lucie County, Florida.
ALSO LESS AND EXCEPTING THEREFROM all rights of way for public roads.

2016 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

SAINT LUCIE COUNTY TAXING AUTHORITIES

2016 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES

Parcel ID 2417-332-0009-000-9

Parcel ID

Owners Name
Owners Address
Owners City, State, Zip

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454-0669

DO NOT PAY - THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

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Account Number: 26514
Tax Code: 0022 Fort Pierce
Location: OKEECHOBEE RD
Legal Desc: 17 35 40 BEG 502.6 FT S AND 45 FT E OF NW COR OF SW 1/4 OF SW 1/4, TH E 394.3 FT, TH S 267.4 FT, TH WLY ON RD 374 FT, TH N

Account Number:
Tax Code: Municipality
Location: Site address
Legal Desc:

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held: (Date and Time, Location, Contact Number)
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.1273	1,898.97	3.8814	1,785.83	4.1077	1,889.95	September 8, 2016 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail,Law Enf	3.2699	1,504.48	3.0752	1,414.90	3.2838	1,510.88	
Erosion Dist E	0.0925	42.56	0.0868	39.94	0.0925	42.56	
Mosquito Control	0.2413	111.02	0.2265	104.21	0.2164	99.57	
County Parks	0.2313	106.42	0.2172	99.93	0.2313	106.42	
County Transit	0.1269	58.39	0.1191	54.80	0.1269	58.39	
PUBLIC SCHOOLS							
By State Law	5.0350	2,316.60	4.6408	2,135.23	4.6790	2,152.81	September 13, 2016 5:05 PM 4204 Okeechobee Rd, Fort Pierce (772) 429-3970
By Local Board	2.2480	1,034.30	2.0720	953.33	2.2480	1,034.30	
MUNICIPALITY							
Fort Pierce	6.9000	3,174.69	6.5867	3,030.54	6.9000	3,174.69	September 6, 2016 6:30 PM 100 North US Hwy 1, Fort Pierce (772) 467-1073
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.1459	67.13	0.1359	62.53	0.1359	62.53	September 8, 2016 5:15 PM 3301 Gun Club Rd, W Palm Beach (561) 686-8800
SFWMD-Okee Basin	0.1586	72.97	0.1477	67.96	0.1477	67.96	
Everglades Project	0.0506	23.28	0.0471	21.67	0.0471	21.67	
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	1,380.30	2.8190	1,297.02	3.0000	1,380.30	September 7, 2016 5:01 PM 5160 NW Milner Dr, Port Saint Lucie (772) 621-3400
VOTER APPROVED DEBT SERVICE							
FL Inland Nav Dist	0.0320	14.72	0.0299	13.76	0.0320	14.72	September 8, 2016 5:30 PM 340 Ocean Dr, Juno Beach (561) 627-3386
Children`s Services	0.4765	219.24	0.4478	206.03	0.4765	219.24	September 7, 2016 5:15 PM 546 NW University Blvd 1st Fl, PSL (772) 408-6100
VOTER APPROVED DEBT SERVICE							
SLC Port Bond	0.0154	7.09	0.0000	0.00	0.0000	0.00	September 8, 2016 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Total Property Taxes		$12,032.16		$11,287.68		$11,835.99	

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held: (Date and Time, Location, Contact Number)
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
Total Property Taxes							

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT (Purpose and Contact Number)	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	8.70000	54.000	469.80
N Saint Lucie Wtr Mgmt	Drainage 772-461-5050, Minimum $25.00	3.02000	12.500	37.75
Total Non-Ad Valorem Assessment				
Total Non-Ad Valorem Assessment				$507.55

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

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Page 1

DO NOT PAY - THIS IS NOT A BILL

Ken Pruitt, Property Appraiser

Parcel ID: 2417-332-0009-000-9

Tax Code: 0022 Fort Pierce
Location: OKEECHOBEE RD

Account Number: 26514
Legal Desc: 17 35 40 BEG 502.6 FT S AND 45 FT E OF NW COR OF SW 1/4 OF SW 1/4, TH E 394.3 FT, TH S 267.4 FT, TH WLY ON RD 374 FT, TH N

Property Valuation

Market Value	Last Year	This Year
Market Value	460,100	460,100

Taxing Authority	Assessed Value Last Year	Assessed Value This Year	Exemptions Last Year	Exemptions This Year	Taxable Value Last Year	Taxable Value This Year
County	460,100	460,100	0	0	460,100	460,100
Public Schools	460,100	460,100	0	0	460,100	460,100
Municipality	460,100	460,100	0	0	460,100	460,100
Water Management	460,100	460,100	0	0	460,100	460,100
Independent Districts	460,100	460,100	0	0	460,100	460,100
Voter Approved Debt Service	460,100	460,100	0	0	460,100	460,100

Assessment Reductions	Applies to	Value

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value or exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
or (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at www.paslc.org and must be filed
ON OR BEFORE
September 13, 2016
(Date)

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:
Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

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2016 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

SAINT LUCIE COUNTY, TAXING AUTHORITIES

2016 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY, TAXING AUTHORITIES

Parcel ID 24-37-35S-500200-0

Parcel ID

Owners Name
Owners Address
Owners City, State, Zip

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454

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Account Number: 26521
Tax Code: 0022 Fort Pierce
Location: 4008 OKEECHOBEE RD
Legal Desc: 17 35 40 FROM SW COR SEC RUN N 321.7 FT, TH NELY 97.13 FT FOR POB, TH NELY ALG OKEE RD 63.04 FT, TH N 47.6 FT, TH SWLY 100

Account Number:
Tax Code: Municipality
Location: Site address
Legal Desc:

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.1273	125.88	3.8814	118.38	4.1077	125.28	September 8, 2016 6:00 PM
Jail,Law Enf	3.2699	99.73	3.0752	93.79	3.2838	100.16	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.0925	2.82	0.0868	2.65	0.0925	2.82	(772) 462-1670
Mosquito Control	0.2413	7.36	0.2265	6.91	0.2164	6.60	
County Parks	0.2313	7.06	0.2172	6.62	0.2313	7.05	
County Transit	0.1269	3.87	0.1191	3.63	0.1269	3.87	
PUBLIC SCHOOLS							
By State Law	5.0350	153.57	4.6408	141.54	4.6790	142.71	September 13, 2016 5:05 PM
By Local Board	2.2480	68.56	2.0720	63.20	2.2480	68.56	4204 Okeechobee Rd, Fort Pierce
MUNICIPALITY							(772) 429-3970
Fort Pierce	6.9000	210.45	6.5867	200.89	6.9000	210.45	September 6, 2016 6:30 PM
WATER MANAGEMENT							100 North US Hwy 1, Fort Pierce
S FL Wtr Mgmt Dist	0.1459	4.45	0.1359	4.14	0.1359	4.14	(772) 467-3073
SFWMD-Okee Basin	0.1586	4.84	0.1477	4.50	0.1477	4.50	September 8, 2016 5:15 PM
Everglades Project	0.0506	1.54	0.0471	1.44	0.0471	1.44	3301 Gun Club Rd, W Palm Beach
INDEPENDENT DISTRICTS							(561) 686-8800
SLC Fire Dist	3.0000	91.50	2.8190	85.98	3.0000	91.50	September 7, 2016 5:01 PM
VOTER APPROVED DEBT SERVICE							5160 NW Milner Dr, Port Saint Lucie
FL Inland Nav Dist	0.0320	0.98	0.0299	0.91	0.0320	0.98	(772) 621-3400
							September 8, 2016 5:30 PM
Children`s Services	0.4765	14.53	0.4478	13.66	0.4765	14.53	340 Ocean Dr, Juno Beach
							(561) 627-8386
VOTER APPROVED DEBT SERVICE							September 7, 2016 5:15 PM
SLC Port Bond	0.0154	0.47	0.0000	0.00	0.0000	0.00	546 NW University Blvd 1st Fl, PSL
							(772) 408-7100
Total Property Taxes	$797.60		$748.24		$784.59		September 8, 2016 6:00 PM
							2300 Virginia Ave 3rd Floor, Fort Pierce
							(772) 462-1670

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
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Jail,Law Enf	3.2699	99.73	3.0752	93.79	3.2838	100.16	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.0925	2.82	0.0868	2.65	0.0925	2.82	(772) 462-1670
Mosquito Control	0.2413	7.36	0.2265	6.91	0.2164	6.60	
County Parks	0.2313	7.06	0.2172	6.62	0.2313	7.05	
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By State Law	5.0350	153.57	4.6408	141.54	4.6790	142.71	September 13, 2016 5:05 PM
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MUNICIPALITY							(772) 429-3970
Fort Pierce	6.9000	210.45	6.5867	200.89	6.9000	210.45	September 6, 2016 6:30 PM
WATER MANAGEMENT							100 North US Hwy 1, Fort Pierce
S FL Wtr Mgmt Dist	0.1459	4.45	0.1359	4.14	0.1359	4.14	(772) 467-3073
SFWMD-Okee Basin	0.1586	4.84	0.1477	4.50	0.1477	4.50	September 8, 2016 5:15 PM
Everglades Project	0.0506	1.54	0.0471	1.44	0.0471	1.44	3301 Gun Club Rd, W Palm Beach
INDEPENDENT DISTRICTS							(561) 686-8800
SLC Fire Dist	3.0000	91.50	2.8190	85.98	3.0000	91.50	September 7, 2016 5:01 PM
VOTER APPROVED DEBT SERVICE							5160 NW Milner Dr, Port Saint Lucie
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VOTER APPROVED DEBT SERVICE							September 7, 2016 5:15 PM
SLC Port Bond	0.0154	0.47	0.0000	0.00	0.0000	0.00	546 NW University Blvd 1st Fl, PSL
							(772) 408-7100
Total Property Taxes	$797.60		$748.24		$784.59		September 8, 2016 6:00 PM
							2300 Virginia Ave 3rd Floor, Fort Pierce
							(772) 462-1670

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
	Purpose and Contact Number			
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	1.00000	54.000	54.00
N Saint Lucie Wtr Mgmt	Drainage 772-461-5050, Minimum $25.00	0.20000	12.500	25.00
Total Non-Ad Valorem Assessment				
Total Non-Ad Valorem Assessment				$79.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	1.00000	54.000	54.00
N Saint Lucie Wtr Mgmt	Drainage 772-461-5050, Minimum $25.00	0.20000	12.500	25.00
Total Non-Ad Valorem Assessment				
Total Non-Ad Valorem Assessment				$79.00

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

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Page 1

DO NOT PAY - THIS IS NOT A BILL

Ken Pruitt, Property Appraiser

Parcel ID: 2417-333-0001-000-6

Tax Code: 0022 Fort Pierce
Location: 4008 OKEECHOBEE RD

Account Number: 26521
Legal Desc: 17 35 40 FROM SW COR SEC RUN N 321.7 FT, TH NELY 97.13 FT FOR POB, TH NELY ALG OKEE RD 63.04 FT, TH N 47.6 FT, TH SWLY 100

Property Valuation

Market Value	Last Year	This Year
Market Value	30,500	30,500

Taxing Authority	Assessed Value Last Year	Assessed Value This Year	Exemptions Last Year	Exemptions This Year	Taxable Value Last Year	Taxable Value This Year
County	30,500	30,500	0	0	30,500	30,500
Public Schools	30,500	30,500	0	0	30,500	30,500
Municipality	30,500	30,500	0	0	30,500	30,500
Water Management	30,500	30,500	0	0	30,500	30,500
Independent Districts	30,500	30,500	0	0	30,500	30,500
Voter Approved Debt Service	30,500	30,500	0	0	30,500	30,500

Assessment Reductions	Applies to	Value

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value or exemption will be indicated

*Where more than one value exists, county value or exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
or (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at www.paslc.org and must be filed
ON OR BEFORE
September 13, 2016
(Date)

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:
Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

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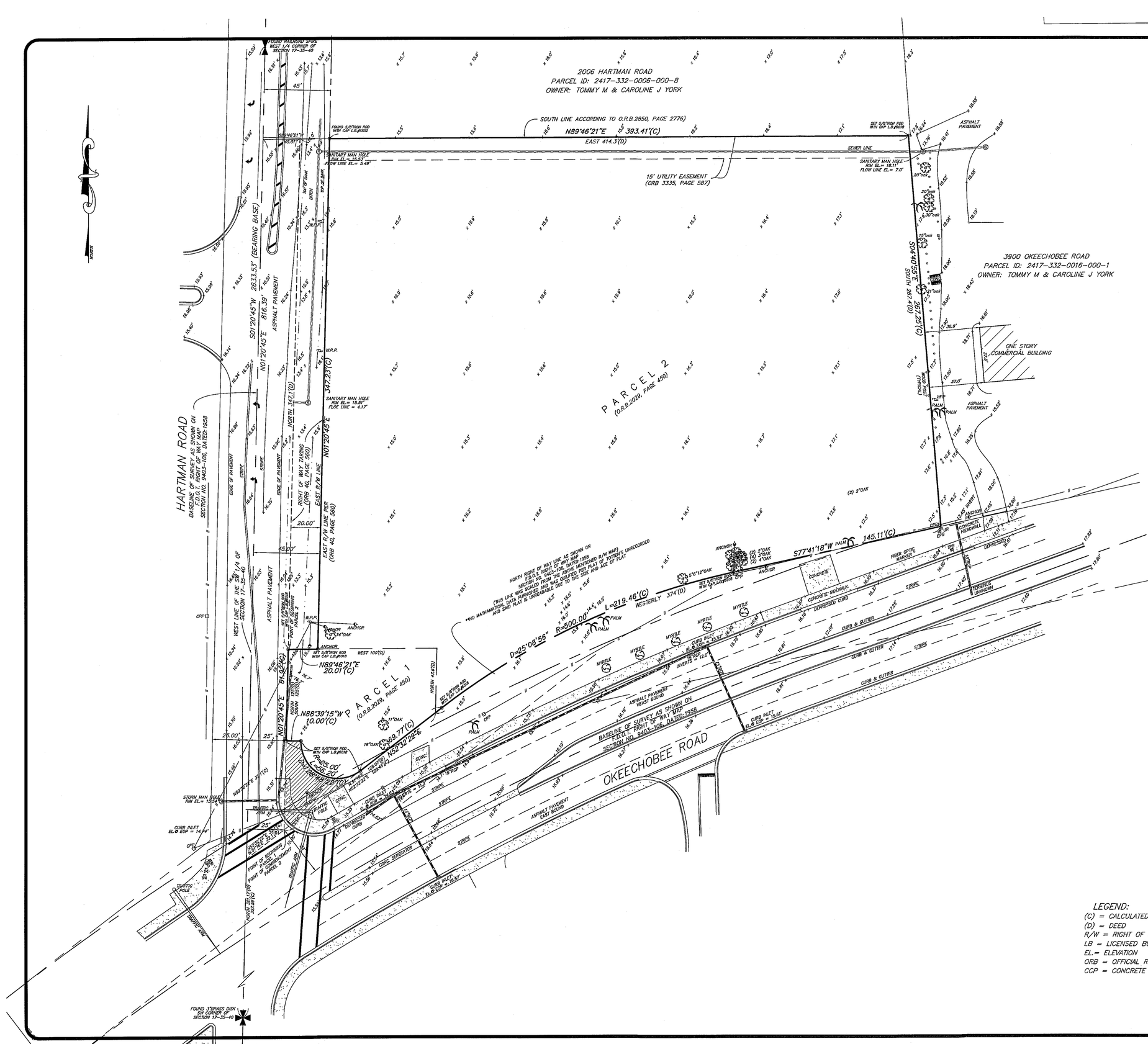
BOUNDARY/TOPOGRAPHIC SURVEY
SECTION 17
TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST LUCIE COUNTY, FLORIDA.



LEGAL DESCRIPTION:

PARCEL 1:
FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTH ALONG THE WEST SIDE OF SAID SECTION 17, A DISTANCE OF 321.17 FEET; THENCE RUN NORTH 51°16' EAST, A DISTANCE OF 32.1 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°16' EAST, ALONG THE NORTHWEST RIGHT-OF-WAY OF OKEECHOBEE ROAD (STATE ROAD NO. 8), A DISTANCE OF 128.07 FEET TO A STAKE; THENCE NORTH 47.6 FEET; THENCE SOUTH 88°34' WEST, 100 FEET TO A STAKE; THENCE SOUTH 125 FEET TO THE POINT OF BEGINNING, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHTS OF WAY FOR OKEECHOBEE ROAD AND HARTMAN ROAD, AS THEY CURRENTLY EXIST.

PARCEL 2:
FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HARTMAN ROAD, SAID RIGHT-OF-WAY LINE BEING 25 FEET EAST OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE NORTH RIGHT-OF-WAY OF STATE ROAD NO. 8, SAID RIGHT-OF-WAY LINE BEING 33 FEET FROM THE CENTER LINE OF SAID ROAD MEASURED AT RIGHT ANGLE THERETO; RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF HARTMAN ROAD 125 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 347.1 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SOUTHWEST ONE-QUARTER OF SECTION 17, 414.3 FEET; THENCE SOUTH PARALLEL WITH TOTTEN ROAD 267.4 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 8; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 374.0 FEET; THENCE NORTH 47.6 FEET; THEINCE WEST 100.0 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THE EAST 20 FEET OF THE WEST 45 FEET OF THE SOUTH 347.1 FEET OF THE NORTH 849.7 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF THE ABOVE DESCRIBED PROPERTY FOR HARTMAN ROAD RIGHT-OF-WAY AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 40, PAGE 560, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
ALSO LESS AND EXCEPTING THEREFROM ALL RIGHTS-OF-WAY FOR PUBLIC ROADS.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION

2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.

3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 17-12830, DATED: FEBRUARY 07, 2017 @ 8:00 A.M.
SCHEDULE B -- SECTION II
EXCEPTION #9 ORB 1736, PAGE 1781 - AFFECTS PROPERTY, UNPLOTTABLE
EXCEPTION #10 ORB 3335, PAGE 587 - AFFECTS PROPERTY, AS SHOWN ON SKETCH

4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.01°20'45"W. ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 17-35-41

5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
BENCHMARK USED: ST LUCIE COUNTY "VIR 3-22 HARRY" ELEVATIONS = 15.843

6. LEGAL DESCRIPTION FURNISHED BY CLIENT.

7. SITE AREA: 138,008.45 SQUARE FEET OR 3.17 ACRES MORE OR LESS.

8. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12111C0186J, DATED: 2-16-2012

9. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE SHOWN.

12. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.

13. THE EXPECTED USE OF THE SURVEY AND MAP ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD.

SURVEYOR'S CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

LEGEND:

(C) = CALCULATED
(D) = DEED
R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
EL.= ELEVATION
ORB = OFFICIAL RECORDS BOOK
CCP = CONCRETE POWER POLE

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
L.B. #6018

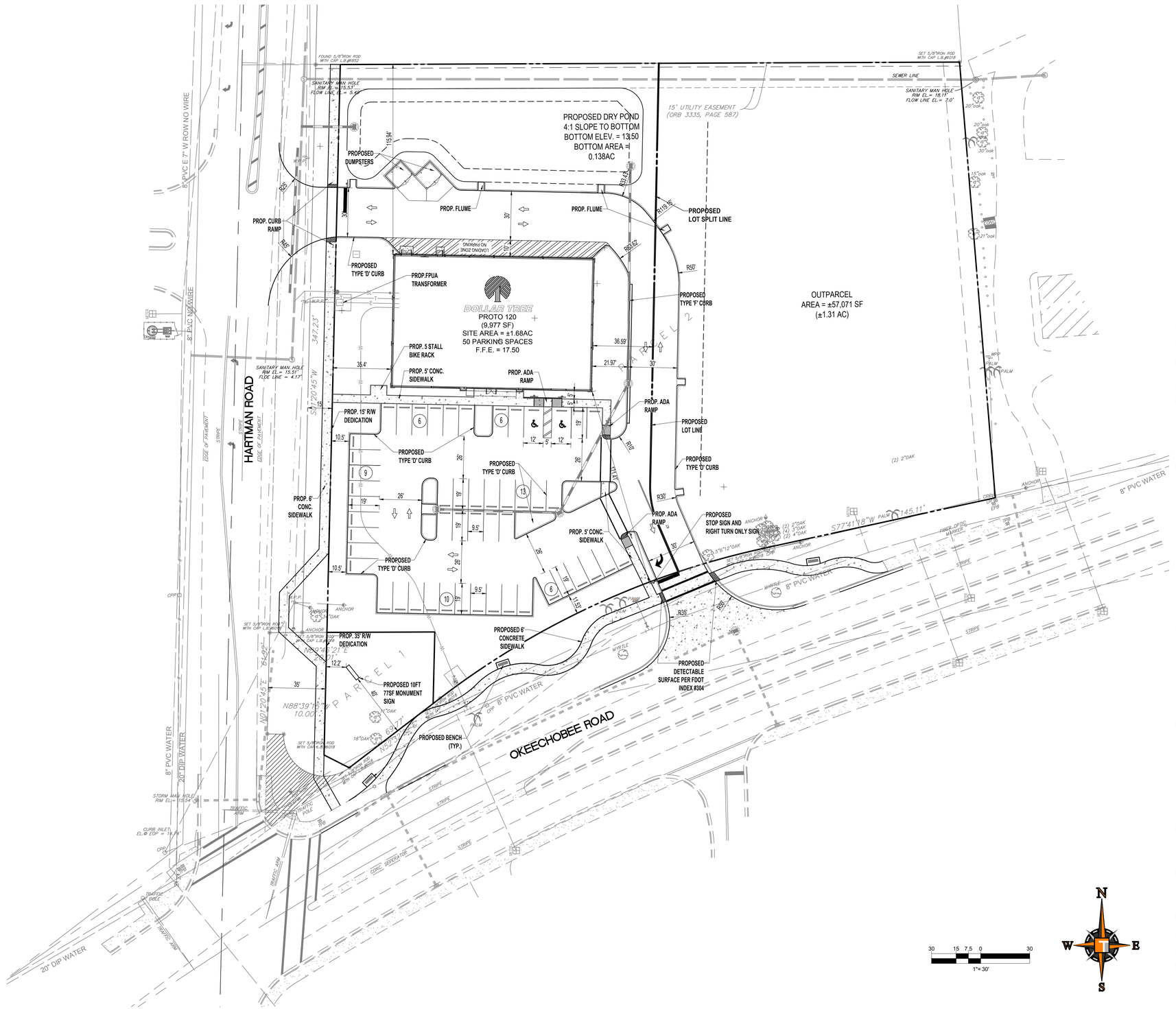
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET	1 OF 1
DRAWN BY:	CDW
SCALE:	1" = 30'
FIELD WORK COMPLETED:	4-10-2017
FIELD BOOK:	SKETCH
JOB NO.	13982

REVISIONS

DATE:	DESCRIPTION:	BY:

PREPARED FOR: DOLLAR TREE
XXXX OKEECHOBEE ROAD
FT PIERCE, ST LUCIE COUNTY, FLORIDA



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LOCATION MAP

NTS

DISTRICT REQUIREMENTS & GENERAL NOTES

APPLICANT/OWNER: DOLLAR TREE

PARCEL NO. 2417-332-0009-000-9

FEMA FLOOD ZONE: ZONE X PER FLOOD PANEL 12111C-0186-J, DATED FEB. 16, 2012

LAND USE INFORMATION:

CURRENT USE:	VACANT
PROPOSED USE:	RETAIL
FUTURE LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	C3 - GENERAL COMMERCIAL

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
MIN. LOT AREA DOLLAR TREE (S.F.)	10,000	72,942
MIN. LOT AREA OUTPARCEL (S.F.)	10,000	57,071
MIN. LOT FRONTAGE (FEET):	50	675.11
MIN. LOT DEPTH (FEET):	90	314.16 MIN. SET BACKS:
FRONT - (FEET):	25	121.41
SIDE - WETLAND AREA (FEET):	15	36.59
SIDE - HARTMAN RD (FEET):	15	35.40
REAR - (FEET):	15	115.94
MAX. HEIGHT (FEET):	65'	<65'
MAX. FAR (RATIO):	0.60	0.14
MIN. PERVIOUS AREA (%)	20	42.40
MIN. OPEN SPACE (RATIO):	25	44%

SITE AREA:

	EXISTING			PROPOSED		
IMPERVIOUS:	S.F.	ACRES	%	S.F.	ACRES	%
BUILDING	0	0.00	0.0%	9,977	0.23	13.68%
PAVEMENT / WALKS	0	0.00	0.0%	32,037	0.70	43.92%
TOTAL	0	0.00	0.0%	42,014	0.93	57.60%
PERVIOUS:	73,059	1.68	100%	30,928	0.71	42.40%

PARKING DATA

REQUIRED:

USE	AREA	RATIO	AMOUNT
RETAIL	9,977 S.F.	1 SPACE/ 200 S.F.	50 SPACES

PROVIDED:	SPACES	
STANDARD SPACES (MIN. 9.5' X 19')	48	(9.5' X 19')
ACCESSIBLE SPACES (MIN. 12' X 19')	2	(12' X 19')
TOTAL SPACES	50	

LOADING ZONE:

REQUIRED:

GROSS FLOOR AREA 9,977 S.F. - 0 REQUIRED

BICYCLE PARKING:

REQUIRED: 1 SPACE PER 10 MOTOR VEHICLE SPACES; 2 MINIMUM - 5 REQUIRED

PROVIDED: 5 SPACES

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. ALL TRUNCATED DETECTABLE SURFACE SHALL BE CAST IN PLACE (ADHESIVE NOT PERMITTED) AND BE BRICK RED IN COLOR. ALL RAMPS AND FLUSH CONNECTIONS WITHIN PUBLIC RIGHT-OF-WAY OR ROAD EASEMENTS SHALL INCLUDE TRUNCATED DETECTABLE SURFACE 24" IN DEPTH CONSISTENT WITH FDOT INDEX #304.

30 15 7.5 0 30
1"= 30'

N W E S

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

REV.	DATE	DRN	CHK	DESCRIPTION
				DOCUMENT CONTROL

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
August 28, 2017
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

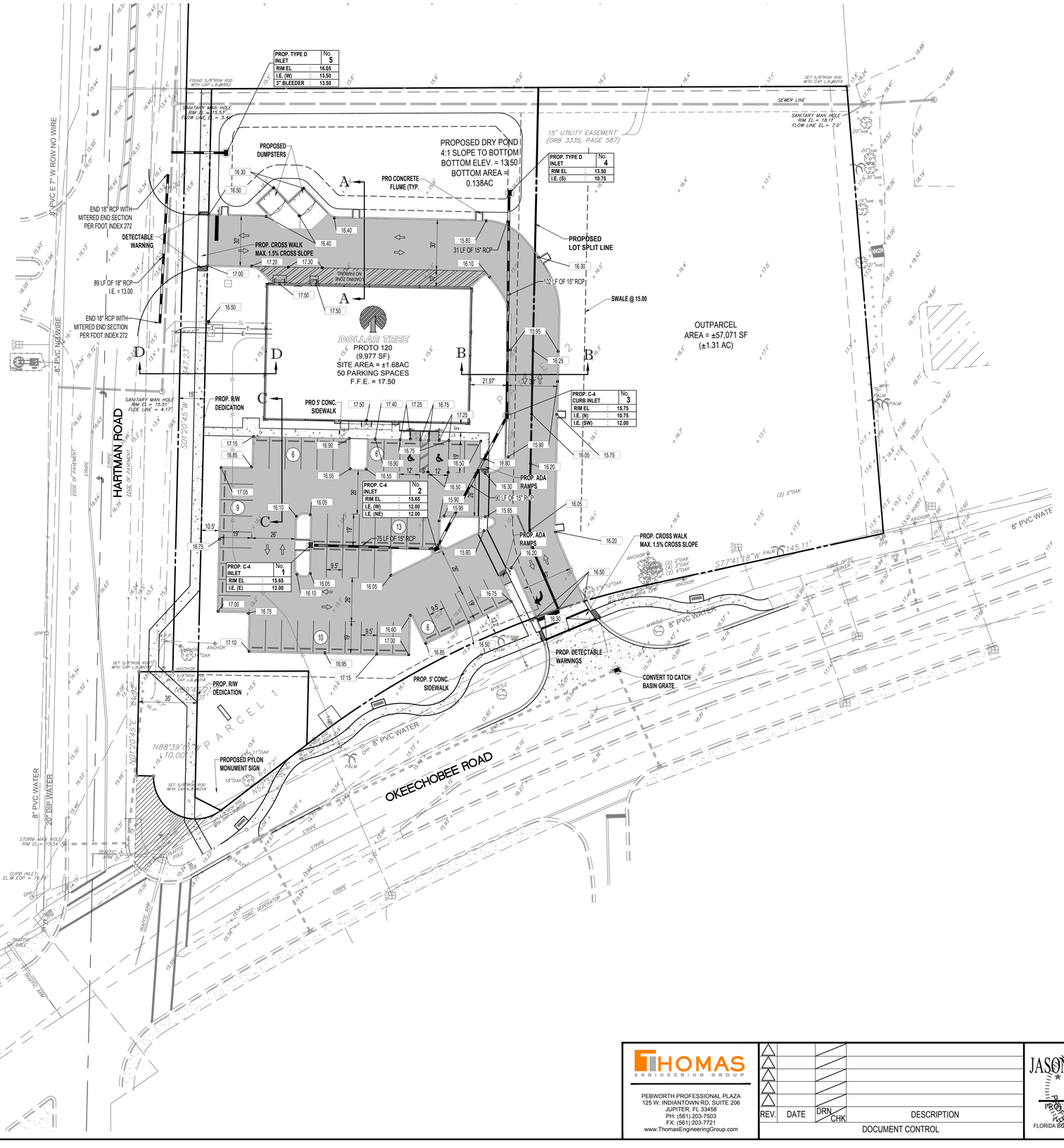
DOLLAR TREE

SITE PLAN

PROJ. NO.

DWG. NO. C-05

Printed on Monday, August 28, 2017, 1:15 PM by Jason Gunther



PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYP.)CAL NOTE TEXT	PROPOSED
W	UNDERGROUND WATER LINE	W
	STORM SEWER	
S	SANITARY SEWER MAIN	S
S	SANITARY SEWER LATERAL	S
	CATCH BASIN	
	MANHOLE	
16.00	GRADE SPOT SHOT	XXX
	FIRE HYDRANT	
	DECORATIVE LIGHTING	
	RIGHT OF WAY	
	PROPERTY LINE	
	UTILITY EASEMENT	
	FPL TRANSFORMER	T

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. ELEVATIONS ARE NAVD 88 DATUM.
18. FEMA FLOOD ZONE X.

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROP. CONC. S/W
- DECORATIVE PAVERS

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REV.	DATE	DRN.	CHK	DESCRIPTION
				DOCUMENT CONTROL

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
August 28, 2017
FLORIDA LICENSE NO. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTH. No. 27528

DOLLAR TREE

PAVING, GRADING & DRAINAGE PLAN

PROJ. NO.

DWG. NO. **C-08**

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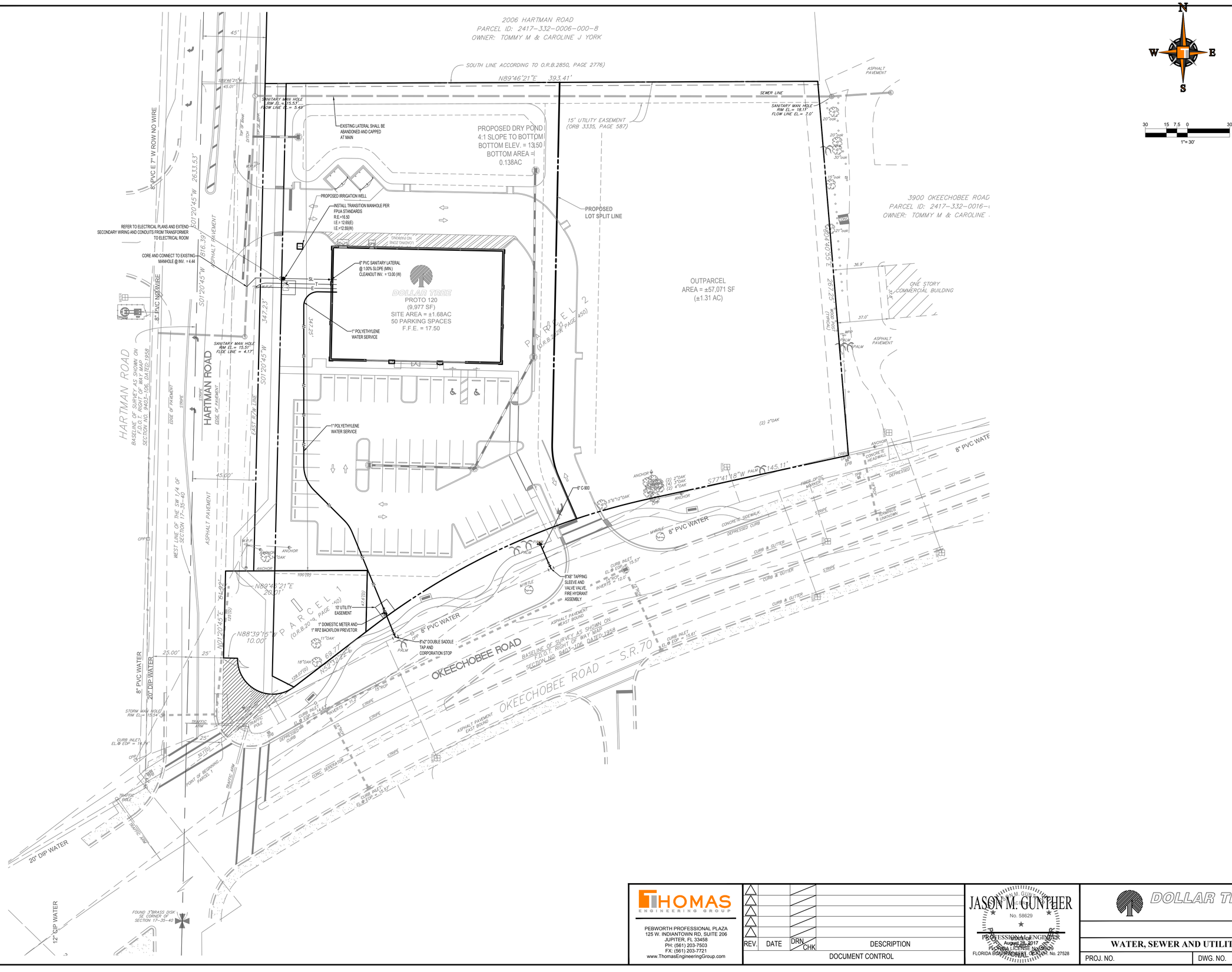

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August 28, 2017
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FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERT. OF AUTH. No. 27528

DOLLAR TREE

WATER, SEWER AND UTILITIES PLAN

PROJ. NO.

DWG. NO. C-11

Printed on Monday, August 28, 2017, 1:16 PM by Jason Gunther

ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS

ALL EXISTING TREE TO REMAIN SHALL BE STRUCTURALLY PRUNED AND TRIMMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

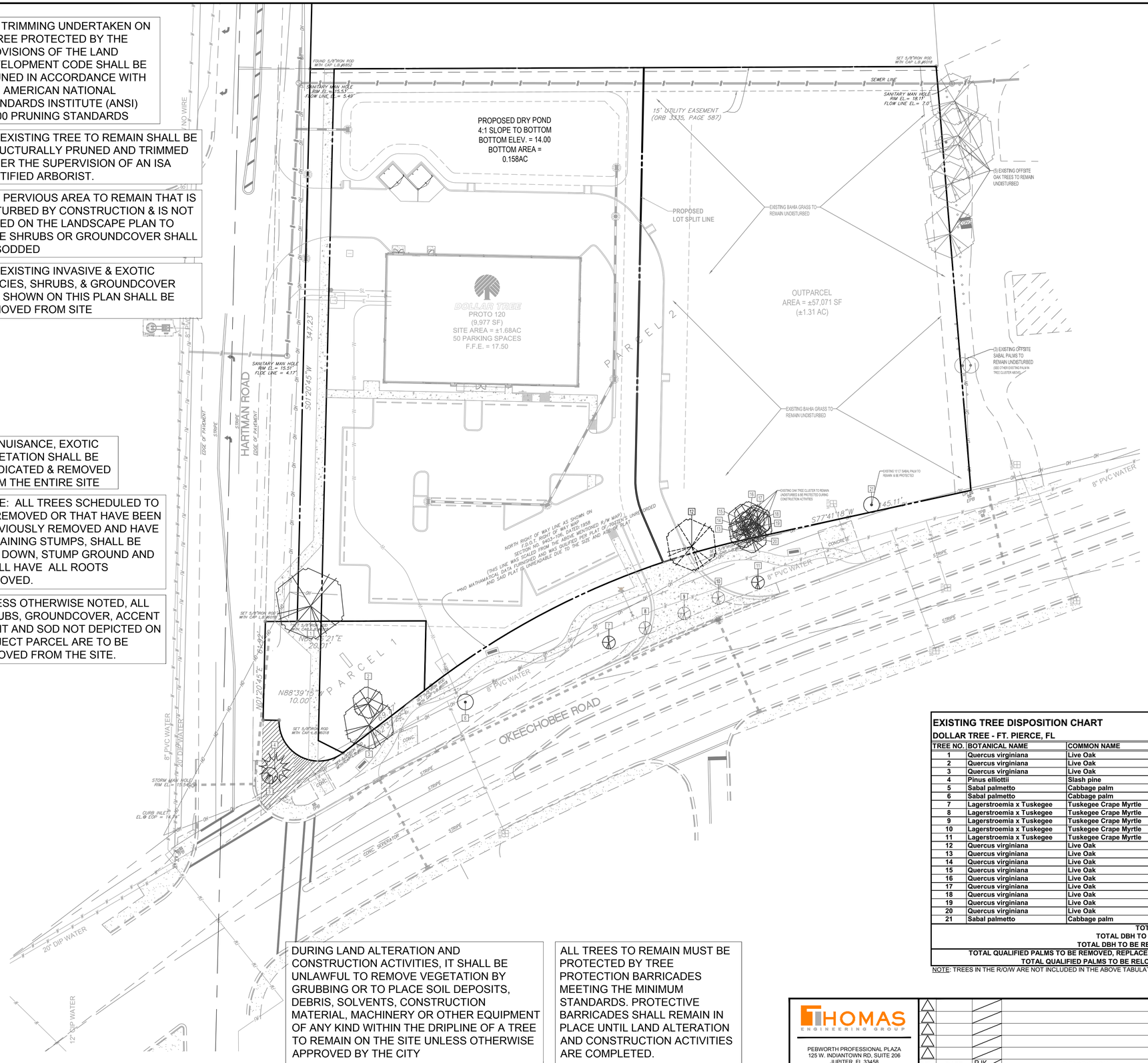
ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED BY CONSTRUCTION & IS NOT NOTED ON THE LANDSCAPE PLAN TO HAVE SHRUBS OR GROUNDCOVER SHALL BE SODDED

ALL EXISTING INVASIVE & EXOTIC SPECIES, SHRUBS, & GROUNDCOVER NOT SHOWN ON THIS PLAN SHALL BE REMOVED FROM SITE

ALL NUISANCE, EXOTIC VEGETATION SHALL BE ERADICATED & REMOVED FROM THE ENTIRE SITE

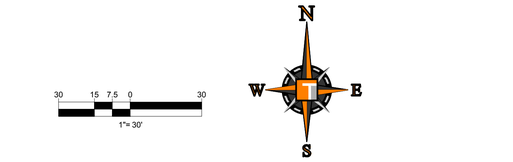
NOTE: ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED AND HAVE REMAINING STUMPS, SHALL BE CUT DOWN, STUMP GROUND AND SHALL HAVE ALL ROOTS REMOVED.

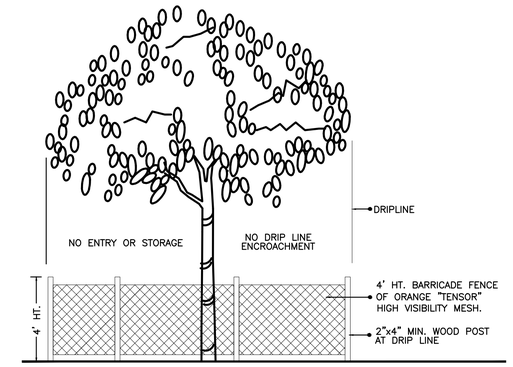
UNLESS OTHERWISE NOTED, ALL SHRUBS, GROUNDCOVER, ACCENT PLANT AND SOD NOT DEPICTED ON SUBJECT PARCEL ARE TO BE REMOVED FROM THE SITE.



DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY

ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM STANDARDS. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.





TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

EXISTING TREE NOTES:

1. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

2. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

3. Contractor shall be responsible for providing final grading of all associated planting areas.

4. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

5. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.

6. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

7. Root-prune all trees a minimum of (10) weeks prior to planting.

8. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

9. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.

EXISTING TREE DISPOSITION CHART

DOLLAR TREE - FT. PIERCE, FL

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	HT.	CONDITION	DISPOSITION	COMMENTS	PROTECTED
1	Quercus virginiana	Live Oak	34	40.0	70	REMAIN	Construction	YES
2	Quercus virginiana	Live Oak	11	25.0	70	REMAIN		NO
3	Quercus virginiana	Live Oak	18	30.0	70	REMAIN		YES
4	Pinus elliottii	Slash pine	30	50.0	70	REMAIN	R/O/W	YES
5	Sabal palmetto	Cabbage palm		5' ct.	70	REMAIN	R/O/W; Scrub palm	NO
6	Sabal palmetto	Cabbage palm		10' ct.	70	REMAIN	R/O/W	YES
7	Lagerstroemia x Tuskegee	Tuskegee Crape Myrtle		15.0	70	REMAIN	R/O/W	NO
8	Lagerstroemia x Tuskegee	Tuskegee Crape Myrtle		10.0	70	Relocate	R/O/W	NO
9	Lagerstroemia x Tuskegee	Tuskegee Crape Myrtle		10.0	70	Relocate	R/O/W	NO
10	Lagerstroemia x Tuskegee	Tuskegee Crape Myrtle		10.0	70	Relocate	R/O/W	NO
11	Lagerstroemia x Tuskegee	Tuskegee Crape Myrtle		10.0	70	REMAIN	R/O/W	NO
12	Quercus virginiana	Live Oak	23	25.0	70	remove	Multi; East Outparcel	YES
13	Quercus virginiana	Live Oak	2		70	REMAIN	East Outparcel	NO
14	Quercus virginiana	Live Oak	2		70	REMAIN	East Outparcel	NO
15	Quercus virginiana	Live Oak	3		70	REMAIN	East Outparcel	NO
16	Quercus virginiana	Live Oak	3		70	REMAIN	East Outparcel	NO
17	Quercus virginiana	Live Oak	3		70	REMAIN	East Outparcel	NO
18	Quercus virginiana	Live Oak	3		70	REMAIN	East Outparcel	NO
19	Quercus virginiana	Live Oak	4		70	REMAIN	East Outparcel	NO
20	Quercus virginiana	Live Oak	4		70	REMAIN	East Outparcel	NO
21	Sabal palmetto	Cabbage palm		10' ct.	70	REMAIN	East Outparcel	YES

TOTAL DBH:	140.0
TOTAL DBH TO REMAIN:	117.0
TOTAL DBH TO BE REMOVED:	23
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1 :	0
TOTAL QUALIFIED PALMS TO BE RELOCATED :	0

NOTE: NATIVE TREES WITH A DBH OF 14" OR GREATER ARE REQUIRED TO BE MITIGATED @ INCH:INCH; ONLY PALMS WITH A MIN. 10' OF CLEAR TRUNK ARE PROTECTED PER SEC. 22-194.(B); FURTHERMORE, PROTECTED/RELOCATED PALMS WILL COUNT TOWARDS ANY REQUIRED PALM TREE MITIGATION AT A RATE OF ONE PALM PRESERVED/PROTECTED = ONE PALM REMOVED PER SEC. 22-194.(D).2

NOTE: TREES IN THE R/O/W ARE NOT INCLUDED IN THE ABOVE TABULATIONS

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www.ThomasEngineeringGroup.com

REV.	DATE		DESCRIPTION
		RJK	DOCUMENT CONTROL

RYAN J. KING EBRAHIMIAN
REGISTERED LANDSCAPE ARCHITECT
August 28, 2017
FLORIDA LICENSE No. 6667324
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

DOLLAR TREE

□ISP□SITI□N PLAN

PROJ. NO.

DWG. NO. L-□

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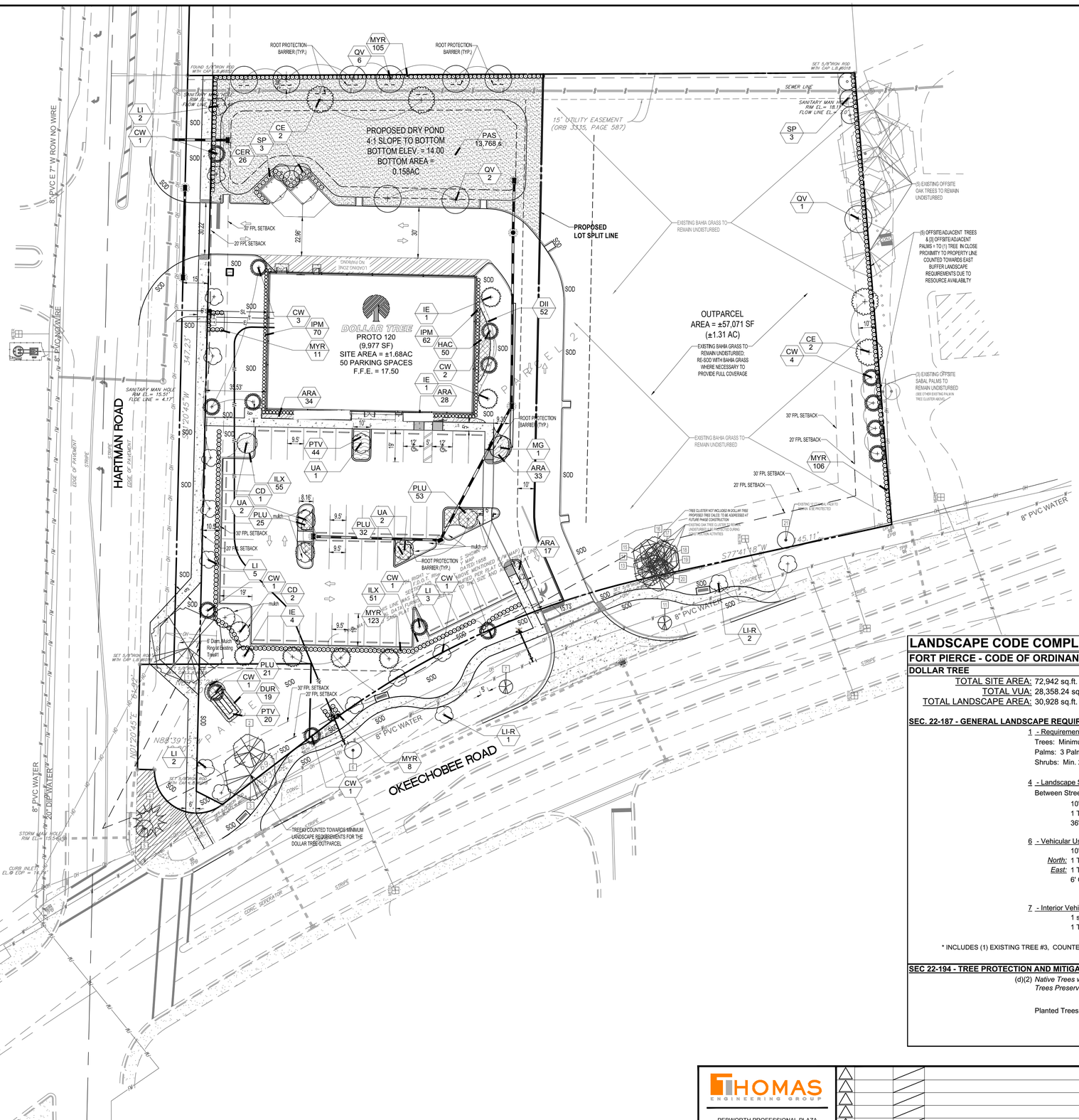

30 15 7.5 0 30
1"= 30'

N
W E
S

ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSTER ENCLOSURES, A/C UNITS, ETC., SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.

ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED BY CONSTRUCTION & IS NOT NOTED ON THE LANDSCAPE PLAN TO HAVE SHRUBS OR GROUNDCOVER SHALL BE SODDED

ALL TREES AND PALMS PLANTED SHALL BE SECURELY GUYED, BRACED, AND/OR STAKED AT THE TIME OF PLANTING UNTIL ESTABLISHMENT. ALL STABILIZATION SYSTEMS SHALL BE CLEARLY MARKED (FLAGGING, PAINTED, ETC.) TO PREVENT HAZARDS.

ALL EXISTING INVASIVE & EXOTIC SPECIES, SHRUBS, & GROUNDCOVER NOT SHOWN ON THIS PLAN SHALL BE REMOVED FROM SITE

LANDSCAPE CODE COMPLIANCE CHART

FORT PIERCE - CODE OF ORDINANCES; CH. 22; ART XII

DOLLAR TREE

TOTAL SITE AREA: 72,942 sq.ft.
TOTAL VUA: 28,358.24 sq.ft.
TOTAL LANDSCAPE AREA: 30,928 sq.ft. (0.71 AC.) (42.4%)

SEC. 22-187 - GENERAL LANDSCAPE REQUIREMENTS

1 - Requirements for Plant Materials
Trees: Minimum 12' height x 5' width, 5' clear trunk, 2.5" dbh
Palms: 3 Palms = 1 Tree (50% MAX)
Shrubs: Min. 24" height at time of Installation

4 - Landscape Strips

Between Street R/O/W and VUA Use, Building and/or Retention Areas	REQUIRED	PROVIDED
10' width minimum Landscape Strip	10'	**15'**
1 Tree/300 sq.ft. (629.22 lf x 10' = 6,292.2 sq.ft.)	21 TREES	**21 TREES**
36" ht. Continuous Visual Screen		
6 - Vehicular Use, Building, Retention/Detention Areas Adjacent to Other Property		
10' width minimum Landscape Strip		
North: 1 Tree/200 sq.ft. (194.66 lf x 10' = 1,946.6 sq.ft.)	10 TREES	**10 TREES**
East: 1 Tree/200 sq.ft. (267.25 lf x 10' = 2672.5 sq.ft.)	14 TREES	**14 TREES**
6' Continuous Visual Screen if abutting residentially zoned property, shall be planted to form a 3' or higher screen w/in 1 yr max.		***HEDGE***
7 - Interior Vehicular Use Areas		
1 sq.ft. of Interior Landscape Area/15 sq.ft. of VUA	1890.55 sq.ft.	***EXCEEDS***
1 Tree/100 sq.ft. of Required Interior Landscape Area	19 TREES	**19 TREES**
TOTAL	**64 TREES**	**64 TREES***

* INCLUDES (1) EXISTING TREE #3, COUNTED TOWARDS MIN. LANDSCAPE REQUIREMENTS FOR THE DOLLAR TREE SITE, (5) EXISTING OFFSITE/ADJACENT TREES & [3] EXISTING OFFSITE/ADJACENT PALMS EQ. TO (1) TREE IN CLOSE PROXIMITY TO PROPERTY LINES

SEC 22-194 - TREE PROTECTION AND MITIGATION: OVERALL SITE

(d)(2) *Native Trees with a DBH of 14" or greater Shall be Mitigated Inch:Inch*	**23" Removed**
Trees Preserved on-site, which exceed minimum code, count towards mitigation	**99" Preserved**
Deficit Inches:	**0"**
Planted Trees in Excess of Code Count at 50% towards mitigation:	
Trees Over Code Minimum:	**0**
Total DBH over Code Minimum:	**0"**
Total Mitigation Required:	**0**

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FLORIDA BUSINESS CERT. OF AUTH. No. 27528

DOLLAR TREE

LAN□SCAPE PLAN

PROJ. NO.

DWG. NO. L-□

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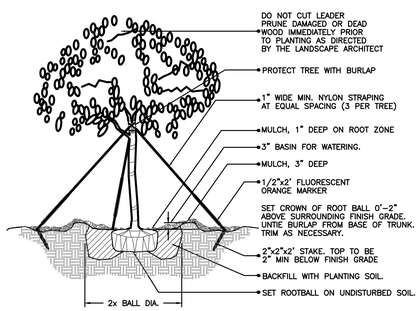
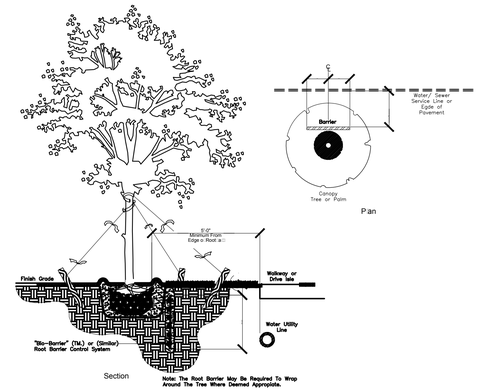
PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
+	CD	3	Pigeon P□um	Coco□□a di□ersi□o□a	45 ga□	2.5" DBH	12□Ht	5□	Yes	High	5□CT
+	CE	4	Green Buttonwood	Conocarpus erectus	B & B	2.5" DBH	12□Ht	5-6□	Yes	High	5□CT
+	CW	15	Anacahuita	Cordia □oissieri □White Geiger□	30 ga□	2.5" DBH	12□Ht	3-4□	Yes	High	
+	IE	6	Eag□eston Ho□□	I□e□□attenuata □Eag□eston□	B & B	2.5"Ca□	12□Ht	5-6□	Yes	High	6□CT
+	LI	12	Crape M□rt□e	Lagerstroemia indica □Tus□egee□	45 ga□	2.5"	12□Ht	6□	No	High	5□CT
+	MG	1	Magno□ia "B□anchard"	Magno□ia grandi□ora	B & B	2.5" DBH	12□Ht	5-6□	Yes	High	6□CT
+	QV	9	Southern Li□e Oa□	Quercus □irginiana	45 ga□	2.5" DBH	12□Ht	5-6□	Yes	High	5.5□CT
+	UA	5	Winged E□m	U□mus a□ata	B & B	2.5" DBH	12□Ht	5□	Yes	High	6□CT
PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
◦	SP	6	Ca□□age Pa□metto	Sa□a□pa□metto	B & B		18-22□oa	10□	Yes	High	
RELOCATED TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
+	LI-R	3	Crape M□rt□e	Lagerstroemia indica □Tus□egee□	NA	mu□ti-trun□	□aries	□aries	No	High	Tree# 8 & 9; See sheet L-1
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
⊙	CER	26	Buttonwood	Conocarpus erectus	NA	30"	36"	24-30"	Yes	High	
◦	IPM	132	Anise	I□icium par□i□orum	3 ga□	24"	24"	24"	Yes	High	□u□to □ase
⊙	MYR	353	Compact Simpson□s Stopper	M□rcianthes □agrans □compacta□	NA	30"	24"	24"	Yes	High	□u□to □ase;
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	ARA	112	Perennia□Peanut	Arachis g□a□rata	n/a	24"	16-18"	16-18"	Yes	High	
	DUR	19	S□□F□ower	Duranta repens □Dwar□Go□den□	n/a	18"	16-18"	16-18"	Yes	High	Fu□□
	HAC	50	Dwar□Scar□et Bush	Hame□ia patens □Compacta□	n/a	24"	18-24"	18-24"	Yes	High	Fu□□to □ase
	PLU	131	P□um□ago	P□um□ago auricu□ata	n/a	24"	18"	18"	No	Medium	So□t □ue □owers
	PTV	64	Variegated Moc□Orange	Pittosporum to□ira □Variegata□	3 ga□	24"	18"	20"	No	High	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	DII	52	White A□rican Iris	Dietes iridioides	1 ga□	18"	12-14"	8-10"	No	Medium	
	ILX	106	Dwar□Schi□lings Ho□□	I□□□omitoria □Schi□lings Dwar□□	3 ga□	18"	12-14"	12-14"	Yes	High	
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	PAS	13,768 s□	Bahia Grass	Paspa□um notatum	sod				Yes		Bahia Sod



(2" cal. and over) LARGE TREE PLANTING DETAIL

N.T.S.



TYPICAL ROOT BARRIER APPLICATION DETAIL

N.T.S.

"Bio-Barrier" Is Manufactured By:

"Reema□□Inc." - 70 □d Hic□or□B□d□ - P.O.Bo□511 O□d Hic□or□, TN 37138 - Phone: 1-800-25-ROOTS

Applicable Use of Root Barriers;

I□a Canop□Tree and/ or Palm Is To Be Insta□ad Within Less Than (10') Ten Feet Separation From A Water Main (or Ser□ice) and/ or Sewer Main (or Ser□ice). The Landscape Contractor Sha□Insta□a Root Barrier Para□e□To The Uti□t□As Re□uired and as per This Detai□. The Contractor Sha□Maintain A (5') Fi□e Feet Minimum Hori□ontal Distance From Outside Edge o□Root a□To The Uti□t□or an□Pa□ed or Concrete Sur□ace.

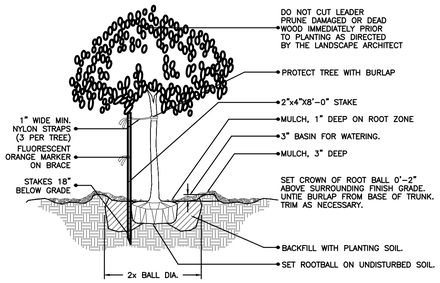
The Landscape Contractor Sha□Ver□□The E□isting Locations o□The App□ica□a□Water Uti□ities, In The Fie□d, Prior To An□Tree Insta□ations Re□uiring A Root Barrier.

Suggested Installation Method:

Dig A Vertica□Trench Between The Root Source o□The Tree and The Sur□ace and/or Uti□t□Line To Be Protected. The Trench Must Be At Least 6'-0" In Length (Centered On Tree) and Must Be at Least 4'-0" In Depth Para□e□To The App□ica□e Sur□ace, Ser□ice and/or Uti□t□. Note: For New Tree insta□ations, Trench Ma□Be Dug At The Same Time as The Ho□e For The App□ica□e Tree and/ or Pa□m.

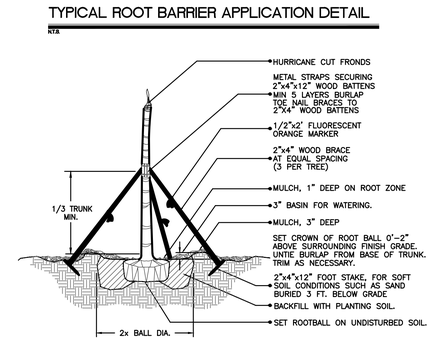
Using Imper□ious Ga□es, Ro□Out "Bio-Barrier" and Trim To Fit The Speci□ic App□ication. Insert The Barrier Vertica□□nto The Trench, With The Top Edge o□The Barrier (6") Si□ Inches Be□ow The Soi□ Sur□ace.

Tamp Bac□□Firm□□nto Trench With "Bio-Barrier" Contained, E□iminating Air Poc□ets or Soi□Voids According□□Disso□□e The Coating and Acti□ate The Product B□Saturating The Bac□□and "Bio-Barrier" With Water. A ter Comp□eted, Smooth The Soi□ Sur□ace To Finish Grade, A□owing E□cess Materia□ For Soi□Setting.



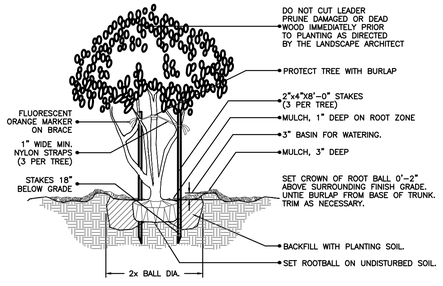
(2" cal. and under) SMALL TREE PLANTING DETAIL

N.T.S.



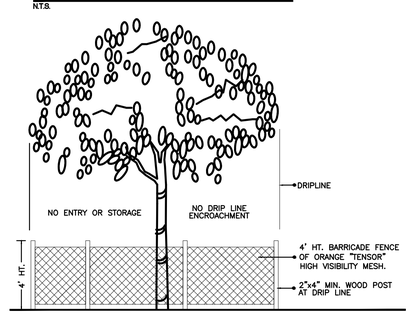
CIGARED SABAL PALM PLANTING DETAIL

N.T.S.



MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL

N.T.S.



TREE PRESERVATION BARRICADE FENCING DETAIL

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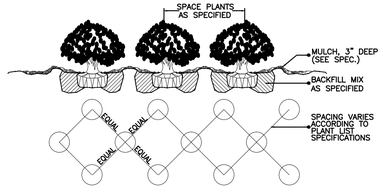
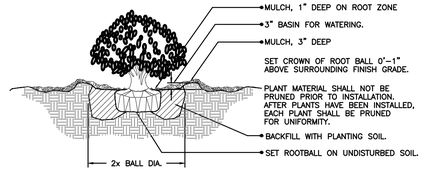


SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

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DOLLAR TREE

LAN□SCAPE SC□E□□LE □ □ETAILS

PROJ. NO.

DWG. NO. L-□

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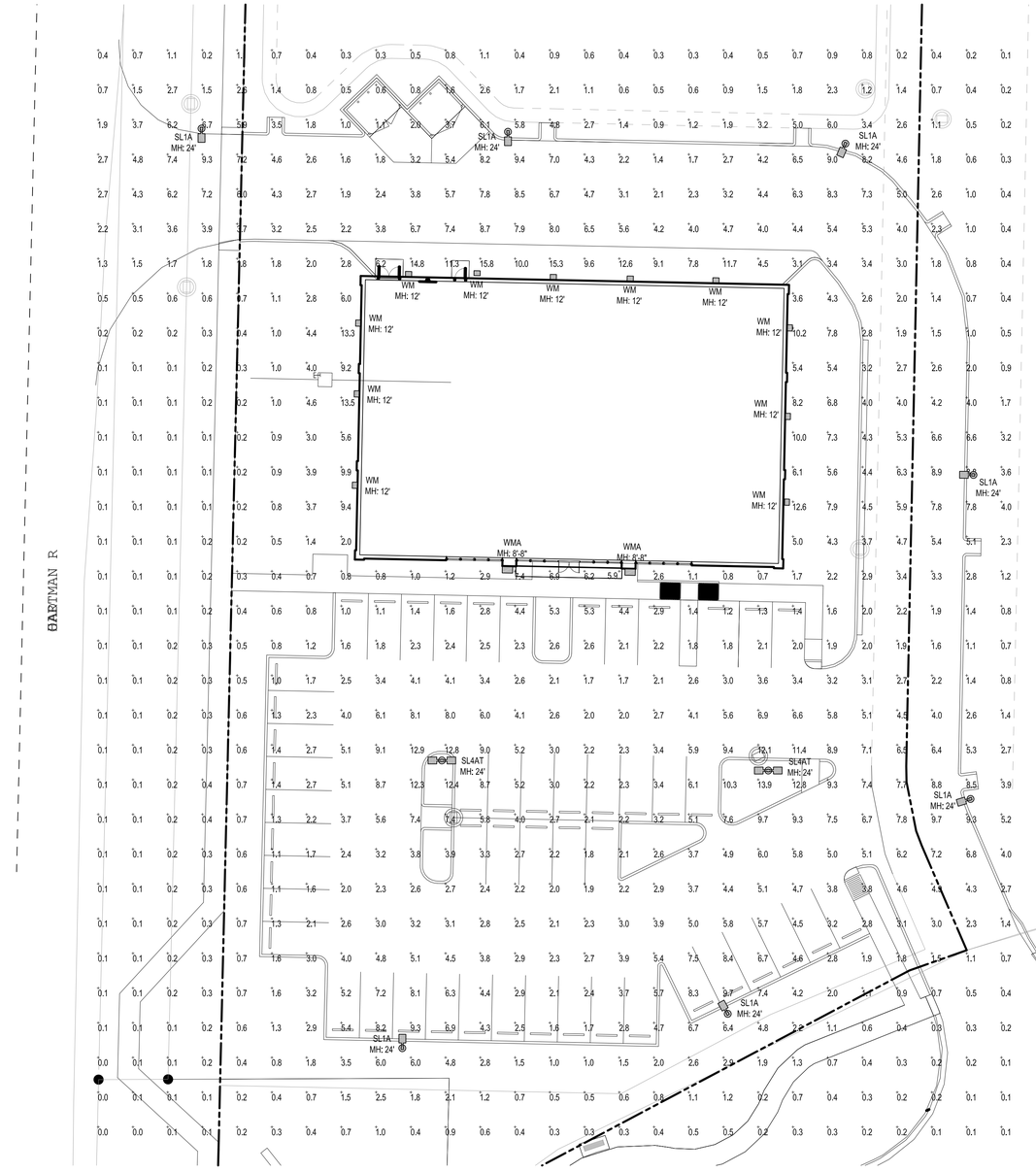
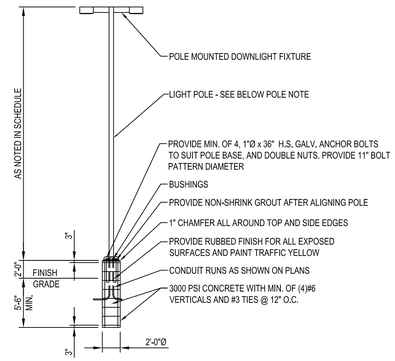


TYPE PL1 & PL2 & PL3

Type WP1

Type WP2



PAINTING NOTE:
ALL POLE BASES SHALL BE PAINTED TRAFFIC YELLOW.

POLE NOTE:
22' STEEL ROUND TAPERED POLE - 5" TAPER WITH BRONZE COLOR. POLE SHALL BE RATED TO 130 MPH

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AT GRADE_Planar	Illuminance	Fc	3.01	15.8	0.0	N.A.	N.A.
PARKING LOT SUMMARY	Illuminance	Fc	4.40	13.9	1.0	4.40	13.90

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Arr. Watts
	11	WM	SINGLE	4383.8	0.950	NEL-WPI40	41.2
	2	WMA	SINGLE	N.A.	0.950	XPWS3-FT-LED-28-350-NW-UE	34
	2	SL4AT	BACK-BACK	18587	0.950	NEL-AL150 T4 TWIN 180 W/22' POLE AND 2' BAS	308.2
	7	SL1A	SINGLE	20069	0.950	NEL-AL150 T3 W/22' POLE AND 2' BASE	152.93

GENERAL NOTE:
ALL FIXTURES & POLES ARE PROVIDED BY DOLLAR TREE FOR INSTALLATION BY CONTRACTOR. ANY SONOTUBES, CONDUIT, ETC, ARE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE & INSTALL. SEE LEGEND FOR MOUNTING HEIGHTS. CONTRACTOR SHALL CONTACT NATIONAL ENERGY & LIGHT AS SOON AS NOTICE TO PROCEED IS ISSUED FOR ORDERING DOLLAR TREE SUPPLIED SITE LIGHTING.

PETER COLON - PROJECT MANAGER
617-510-7540
peterc@nelcompany.com

JIM SCHMIDT
603-759-5561
jschmidt@nelcompany.com

3901 SPRING HILL AVENUE
MOBILE, ALABAMA 36608
(251) 344-7073 / FAX (251) 343-9179

REV.	DATE	DRN	DESCRIPTION
			DOCUMENT CONTROL
▲	X-X-X-	RAD TEL CHK	

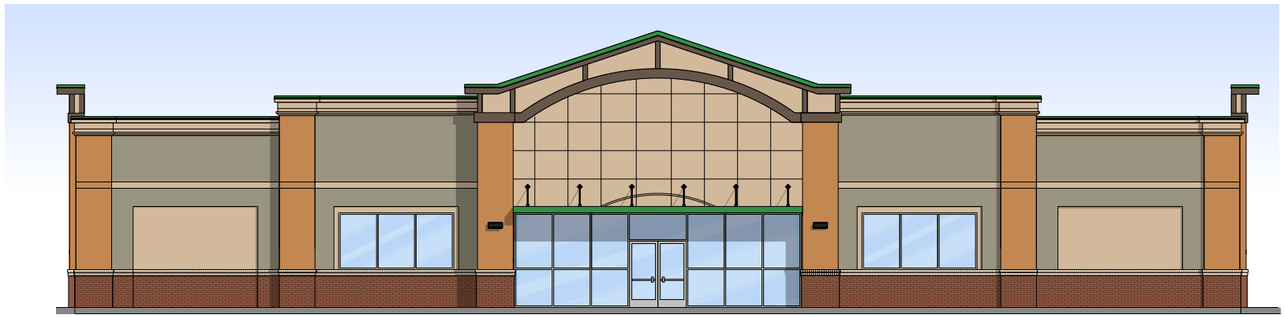
X-X-X-

DOLLAR TREE

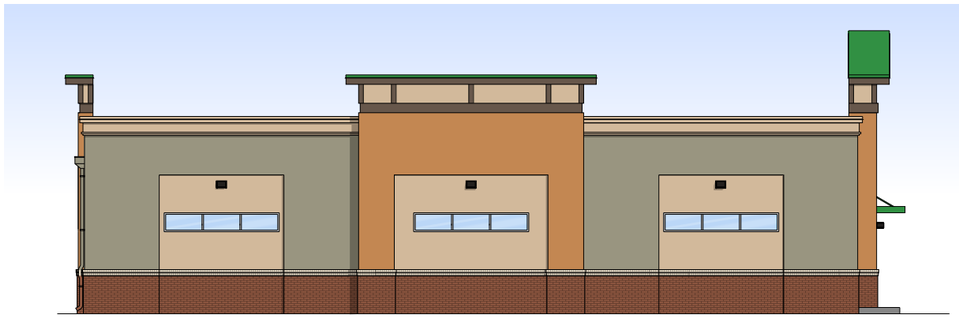
FORT PIERCE, FL.

SITE LIGHTING & PHOTOMETRICS PLAN

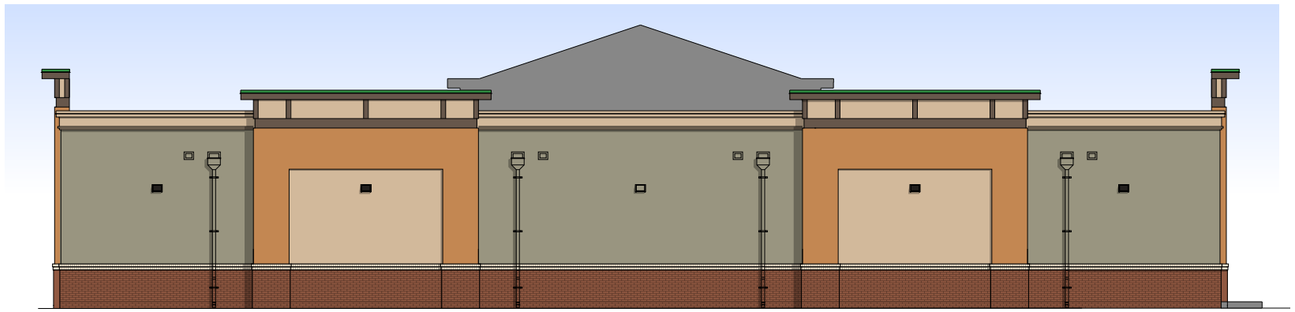
PROJ. NO. 1605-79 | DWG. NO. C-4.1



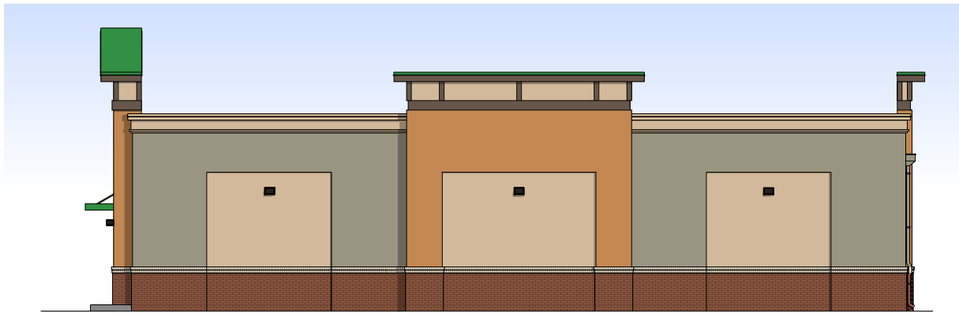
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

FORT PIERCE , FL

Dollar Tree - Okeechobee Rd Hartman (Fee Dev)

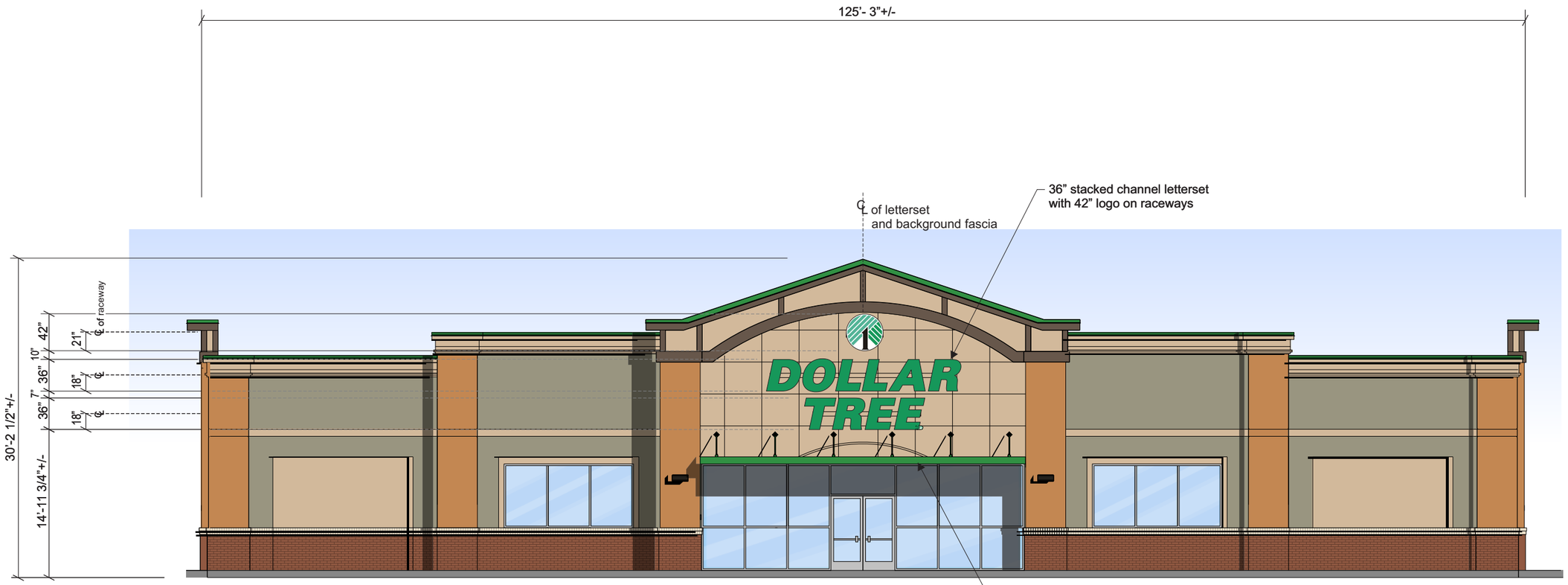
0' 4' 8' 16'

RRMM ARCHITECTS

Building Elevations

Allowable Square Footage for this Elevation: 526.05 sq ft
Square Footage of Proposed Sign: 185.00 sq ft

SIGNAGE ALLOWED



PROPOSED FRONT ELEVATION

Scale: 3/32"= 1'-0"

DOLLAR TREE

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise &Resubmit

Name

Title Date

Declaration

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Date / Description

07/06/17		Issue Date
07/08/17	1	Up Date
08/25/17	2	Up Date
08/25/17	3	Up Date
08/28/17	4	Up Date

Project Information

Client **Dollar Tree DT-C.323**
2591 McNeil Road
Fort Pierce, FL 34947
File **Fort Pierce, FL DT-C.323 R4**
Sales Design **MJ** PM **SD**

Allen Industries
Corporate Identity Programs
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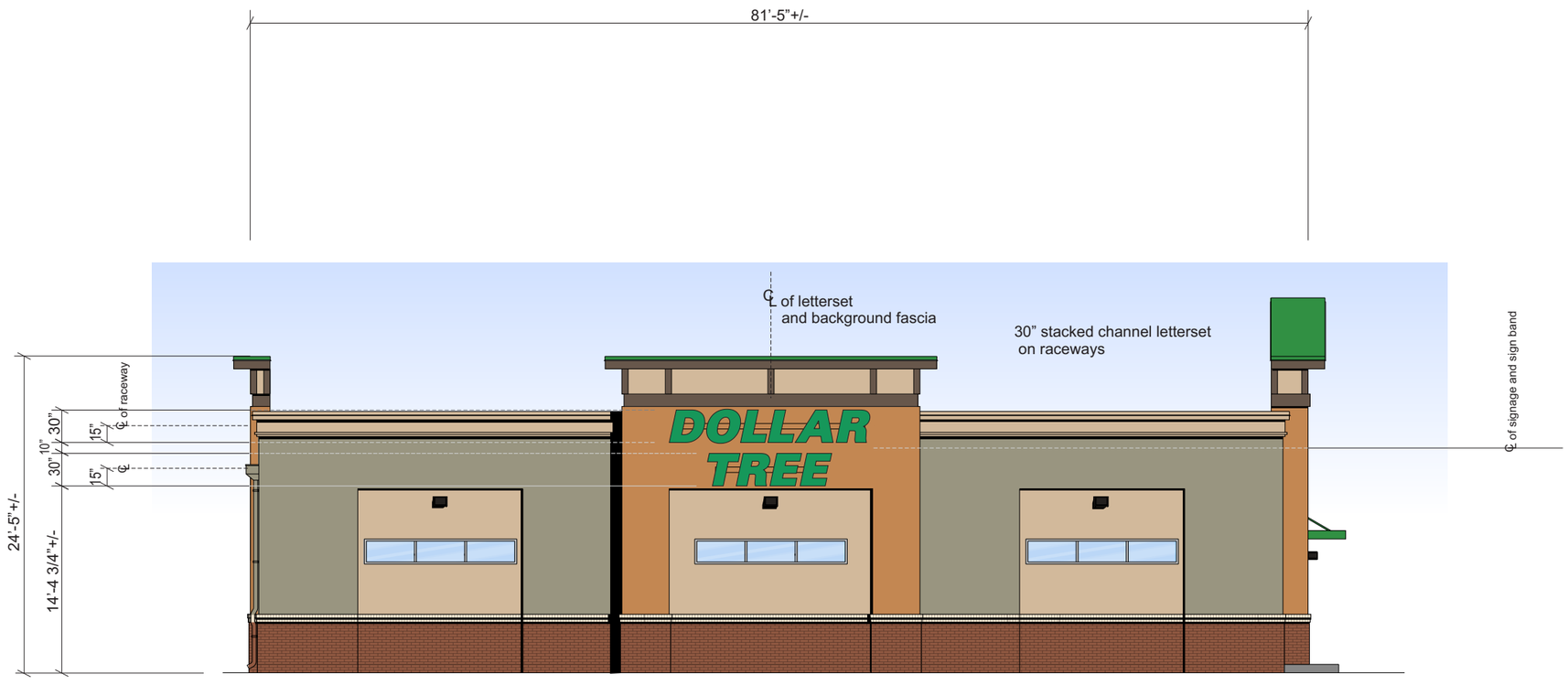
Building Elevations

Allowable Square Footage for this Elevation:	397.99 sq ft
Square Footage of Proposed Sign:	89.93 sq ft

SIGNAGE ALLOWED



PROPOSED LEFT ELEVATION

Scale: 3/32"= 1'-0"

DOLLAR TREE

Client Review Status

Allen Industries, Inc. requires that an "☑ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise &Resubmit

Name

Title Date

Declaration

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Date / Description

07/06/17		Issue Date
07/08/17	1	Up Date
08/25/17	2	Up Date
08/25/17	3	Up Date
08/28/17	4	Up Date

Project Information

Client **Dollar Tree DT-C.323**
2591 McNeil Road
Fort Pierce, FL 34947
File **Fort Pierce, FL DT-C.323 R4**
Sales Design **MJ** PM **SD**

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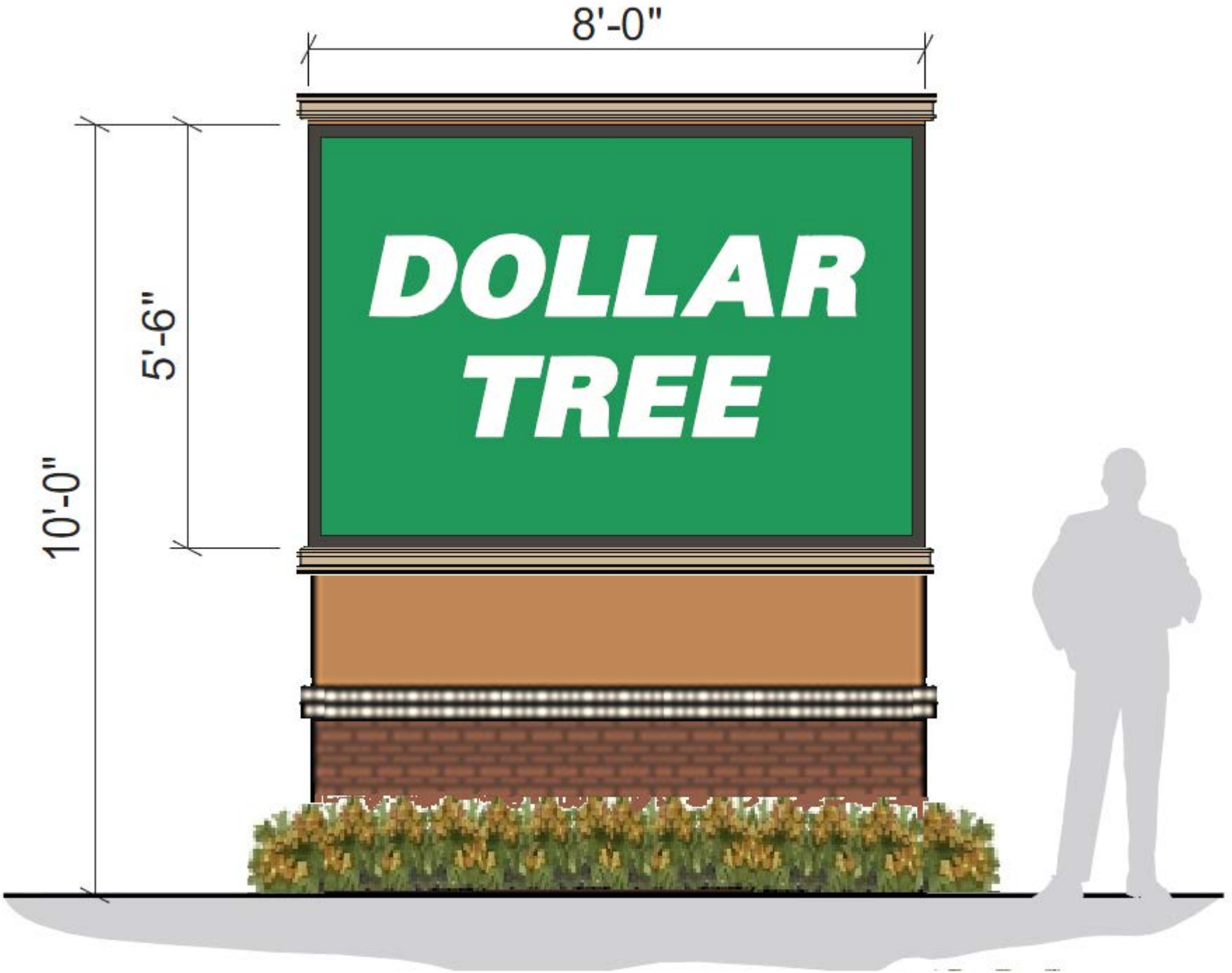
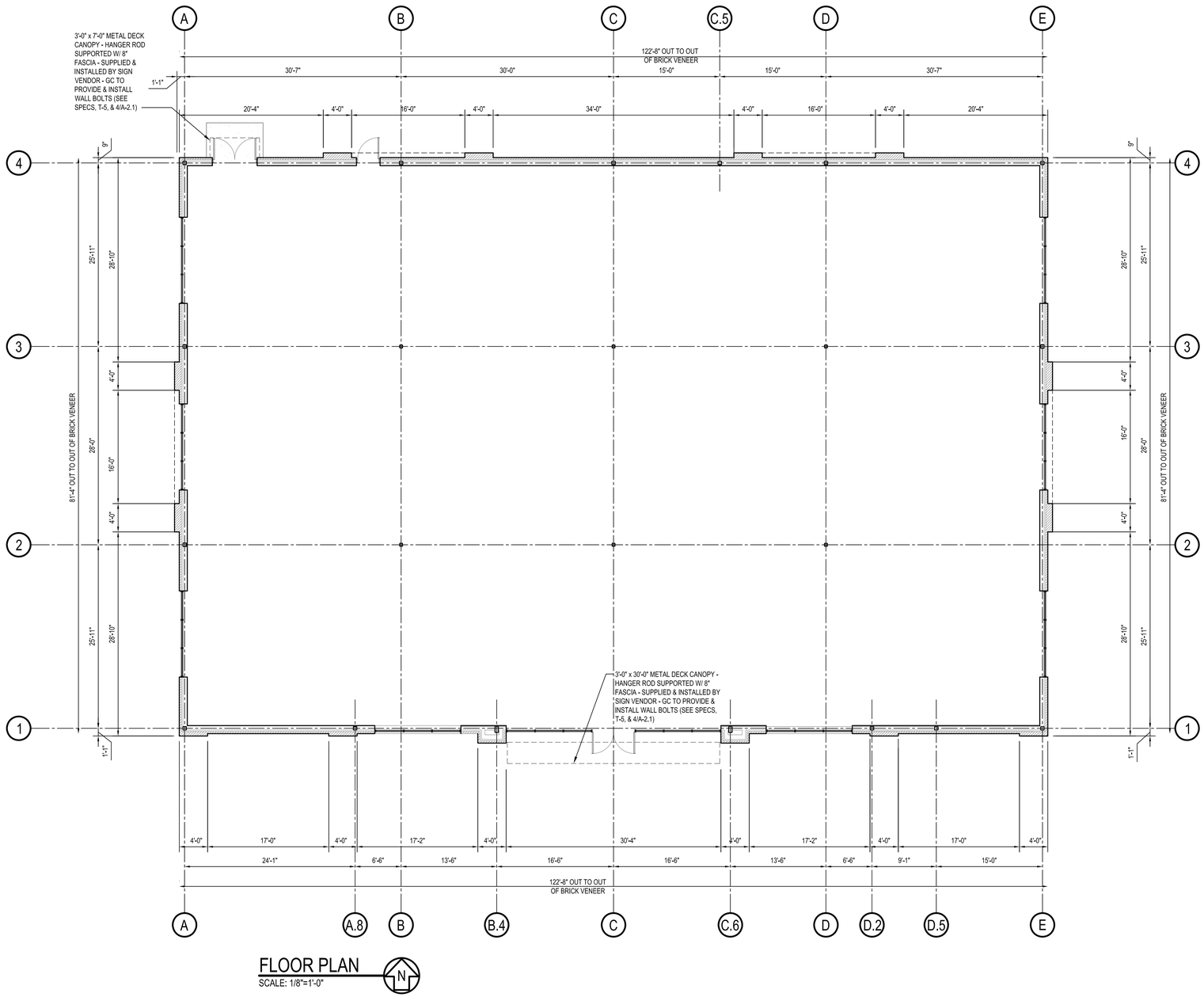


*Conceptual Monument Sign Style - Coordinated with Staff



FLOOR PLAN

SCALE: 1/8"=1'-0"

3901 SPRING HILL AVENUE
MOBILE, ALABAMA 36608
(251) 344-7073 / FAX (251) 343-9179

REV.	DATE	DRN.	CHK	DESCRIPTION
▲	X-X-X-	LGS		DOCUMENT CONTROL

X-X-X-

DOLLAR TREE

FORT PIERCE, FL.

FLOOR PLAN

PROJ. NO. 1605-79 | DWG. NO. A-1.0

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location: TBD, Okeechobee Road
Parcel ID #(s): 2417-332-0009-000-9
Project Description: Proposed 9,977 SF Dollar Tree Store on Vacant parcel at the NEC of Okeechobee and Hartman

Smigiel Partners XIX LTD	Thomas Engineering Group, LLC
Property Owner(s)	Applicant/Representative, Title, Company
Street Address: PO Box 540669	125 W Indiantown Rd Suite 206
City: Lake Worth	Street Address: Jupiter FL 33458
State Zip: FL 33454	City State Zip
Phone Number: 561-968-3605 X 2014	Phone Number: 561-203-7503
Email Address: gsmfi@aol.com	jgunther@thomaseg

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 Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 7th day of July, 2017 by Gary Smigiel who is personally known to me or has produced _____ as identification.

Miranda Morales Seuss
Signature of Notary

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # GG 096191
My Comm. Expires May 30, 2021
Bonded through National Notary Assn.

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned
Approved _____ Date
Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

MAXIMUS

MAXIMUS

DaVita

DaVita

HARBOR
COMMUNITY BANK

HARBOR
COMMUNITY BANK

TRAFFIC STUDY

Dollar Tree Development

Okeechobee Road at Hartman Road (NEC)
City of Fort Pierce, Florida

Prepared for:
CDA Holdings, LLC

Prepared By:
TRUCKIN TRAFFIC, LLC

Submitted To:
City of Fort Pierce

9/25/2017

September 25, 2017

Jane A. Caldera, P.E.
P.E. # 53116

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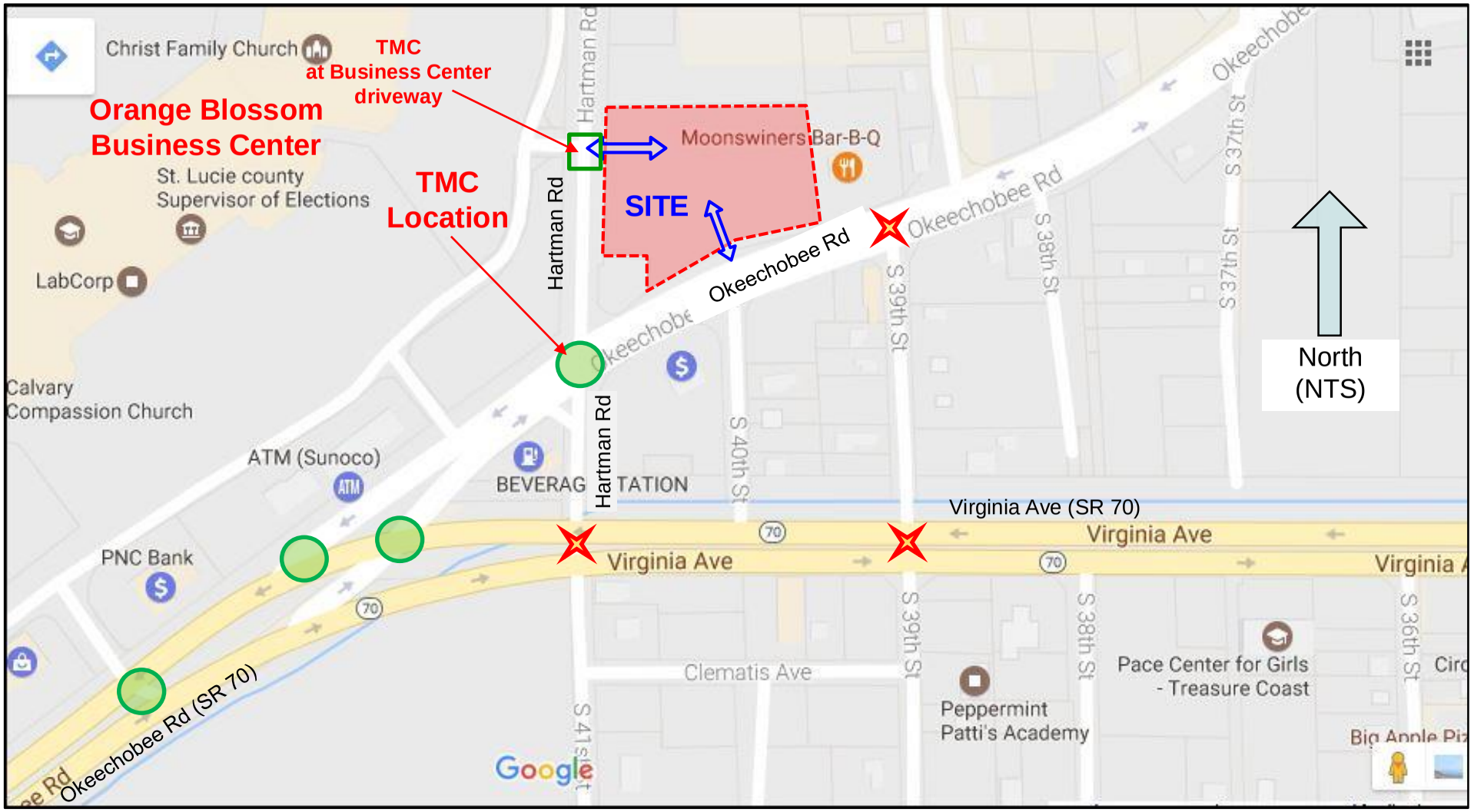
APPENDIX **20**

1. PROJECT LOCATION/DESCRIPTION

This Traffic Study has been prepared to support the Dollar Tree Development site plan approval. The site is located on the northeast corner of Okeechobee Road at Hartman Road. The Dollar Tree Store will have 9,977 SF of gross floor area on will be on a +/- 1.68 acre parcel. Adjacent parcel is +/- 1.31 acres and is planned to be developed in the future by a separate entity. For the purpose evaluating the turn lane requirements at the two site access driveways, a future outparcel development (Phase 2) will be assumed for the 1.31 acres outparcel. Since the future outparcel will be required to provide its' own stormwater retention area and its own parking, the same floor area ratio, as the Dollar Tree Store, will be used to estimate the size of the retail/commercial building on the future outparcel.

The site location and area roadway system is shown on Figure 1.

The methodology for this traffic study was reviewed and approved by City of Fort Pierce Planning Department. A copy of the approved methodology letter is contained in the Appendix.



Legend

- Signalized Intersection
- Full Median Opening
- Proposed Site Driveway

Figure 1
Site Location Map

Dollar Tree – Okeechobee Road at Hartman Road (NEC)

TRUCKIN TRAFFIC, LLC

2. PROJECT TRIP CHARACTERISTICS

Trip Generation

The Daily, AM and PM peak-hour trip generation estimates are based on the trip rates contained in the 9th Edition of the Institute of Transportation of Engineers (ITE) Trip Generation Manual. The ITE Trip Generation Handbook, 3rd Edition was used to estimate pass-by capture trips. Tables 1, 2, and 3 below contain the detailed trip generation calculations for the Daily, AM, and PM time periods.

TABLE 1
Daily Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	64.03	9,977	639	34%	217	109	109	422	211	211

TABLE 2
AM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	3.81	9,977	38	34%	13	8	5	25	16	10

TABLE 3
PM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	6.82	9,977	68	34%	23	11	12	45	22	23

Based on trip rates contained in the 9th Edition of the ITE Trip Generation Manual, the proposed development is anticipated to generate approximately 38 two-way trips and 68 two way trips during the AM and PM peak hours, respectively.

Site Access Plan

The site (both parcels) has approximately 370 feet of frontage along Okeechobee Road. A 22 foot concrete driveway apron exists, approximately 90 feet of the eastern property line. This driveway will be closed in connection with the development of the Dollar Tree Site. This site has approximately 347 feet of frontage along Hartman Road. No driveways exist along the site frontage on Hartman Road.

This development project is requesting two driveway connections, one to Okeechobee Road and one to Hartman Road. The requested driveways will provide access to both parcels. The requested driveway connections are described below:

DW # 1 on Okeechobee Road

This driveway connection will be located on Okeechobee Road approximately, 290 feet east of the nearest edge of pavement on Hartman Road. The existing concrete driveway apron to the east of the new driveway will be closed. This driveway is planned to operate as a right in/out driveway. The presence of the raised median on Okeechobee Road will physically prevent left turn movements at this driveway.

DW # 2 on Hartman Road

This driveway connection will be located on Hartman Road, approximately 360 feet north of the nearest edge of pavement on Okeechobee Road. This driveway will align opposite the existing driveway to the Orange Blossom Business Center. This driveway is planned to operate as a full access driveway.

The Site Access and Traffic Circulation Plan is shown on Figure 2.

Project Trip Distribution

The site traffic distribution was determined based on the existing travel patterns, the area roadway network and the location of the major employment hubs. The site traffic distribution for this project is displayed graphical on Figure 3.

The AM and PM peak hour site traffic assignment at the site access driveways and adjacent signalized intersection are shown graphically on Figure 4 and 5, respectively.

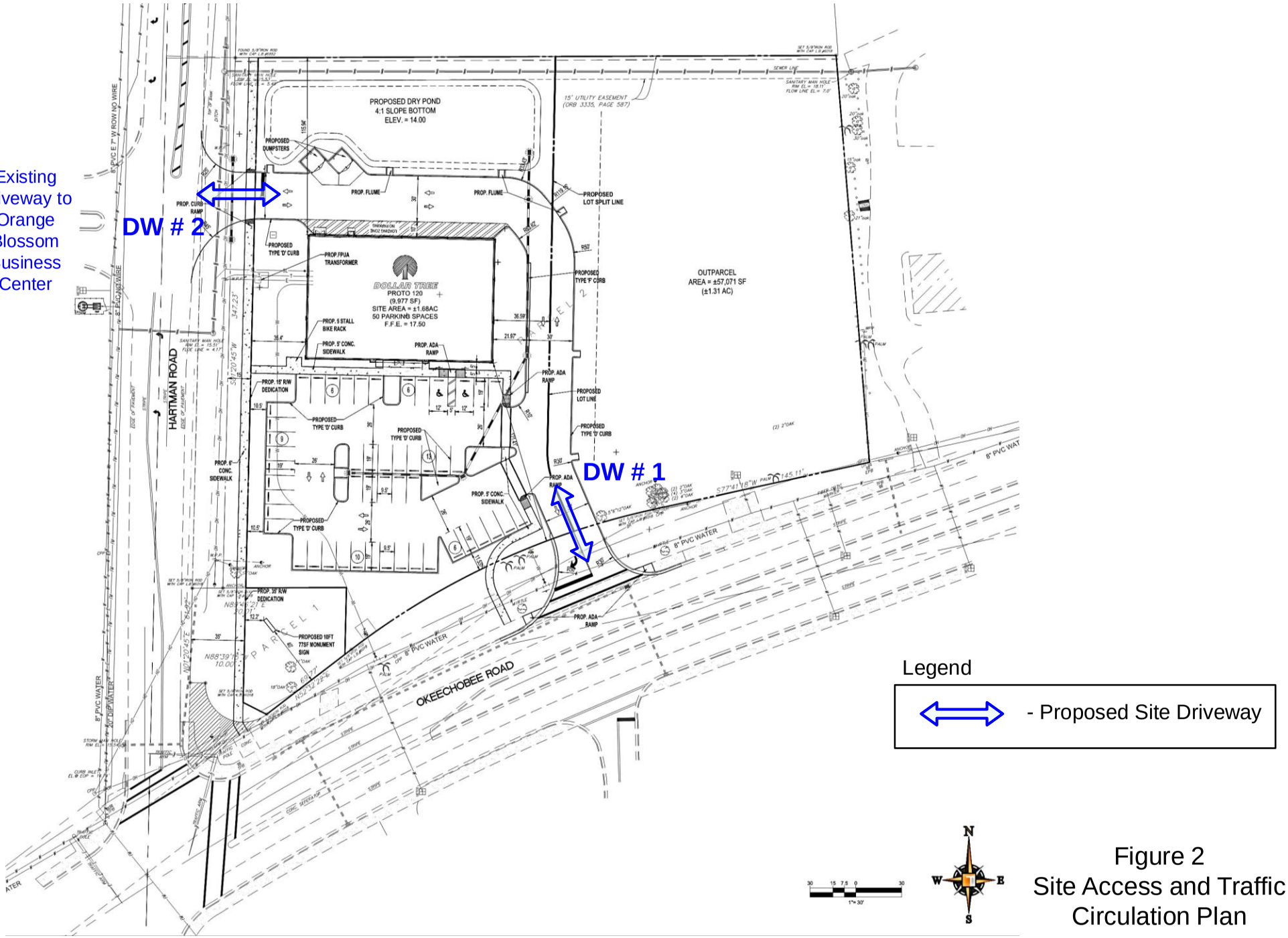
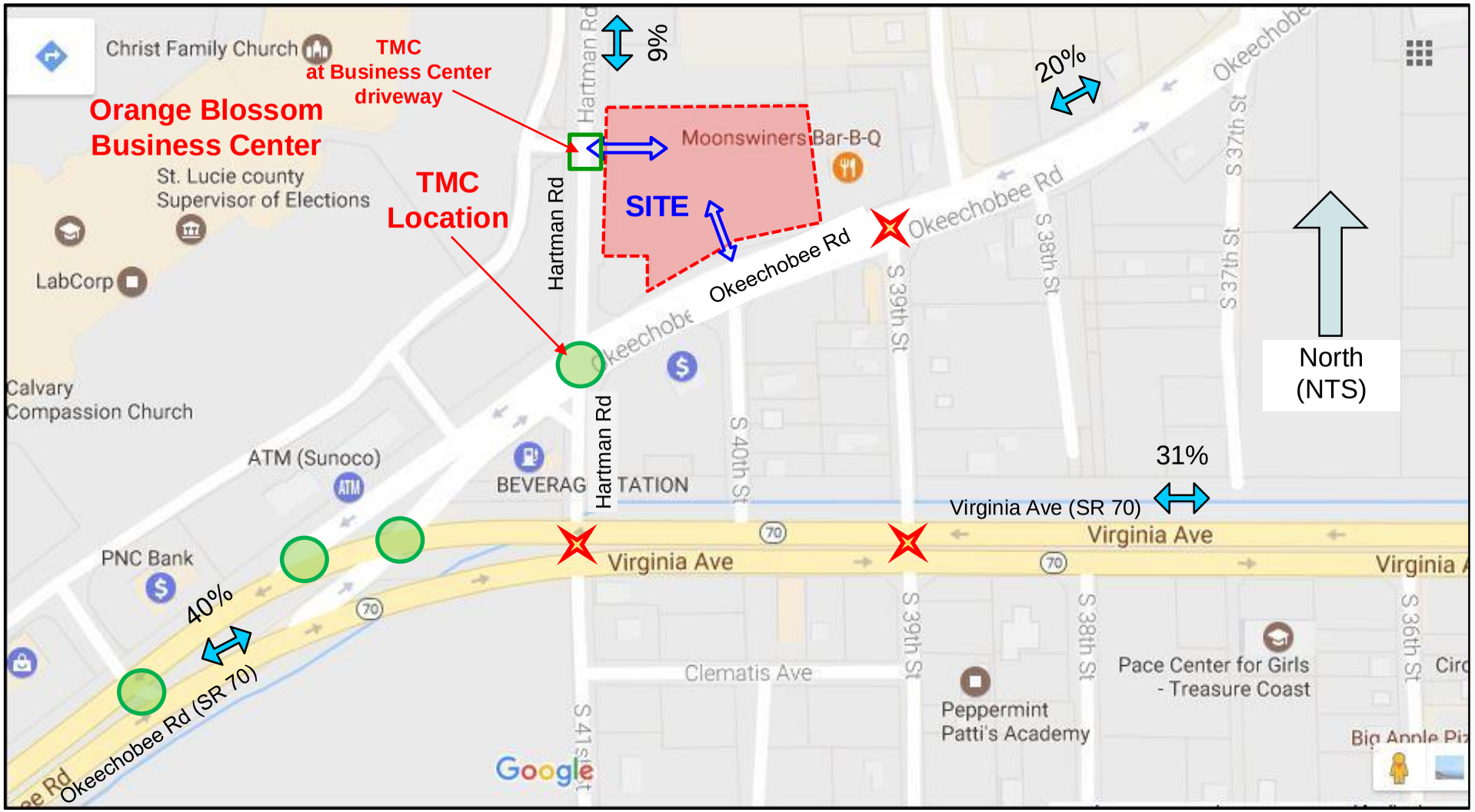


Figure 2
Site Access and Traffic Circulation Plan

Dollar Tree – Okeechobee Road at Hartman Road (NEC)

TRUCKIN TRAFFIC, LLC



Legend

- Signalized Intersection
- XX% - Percent Site Traffic (net-net)
- Full Median Opening
- Proposed Site Driveway

Figure 3
Site Traffic Distribution

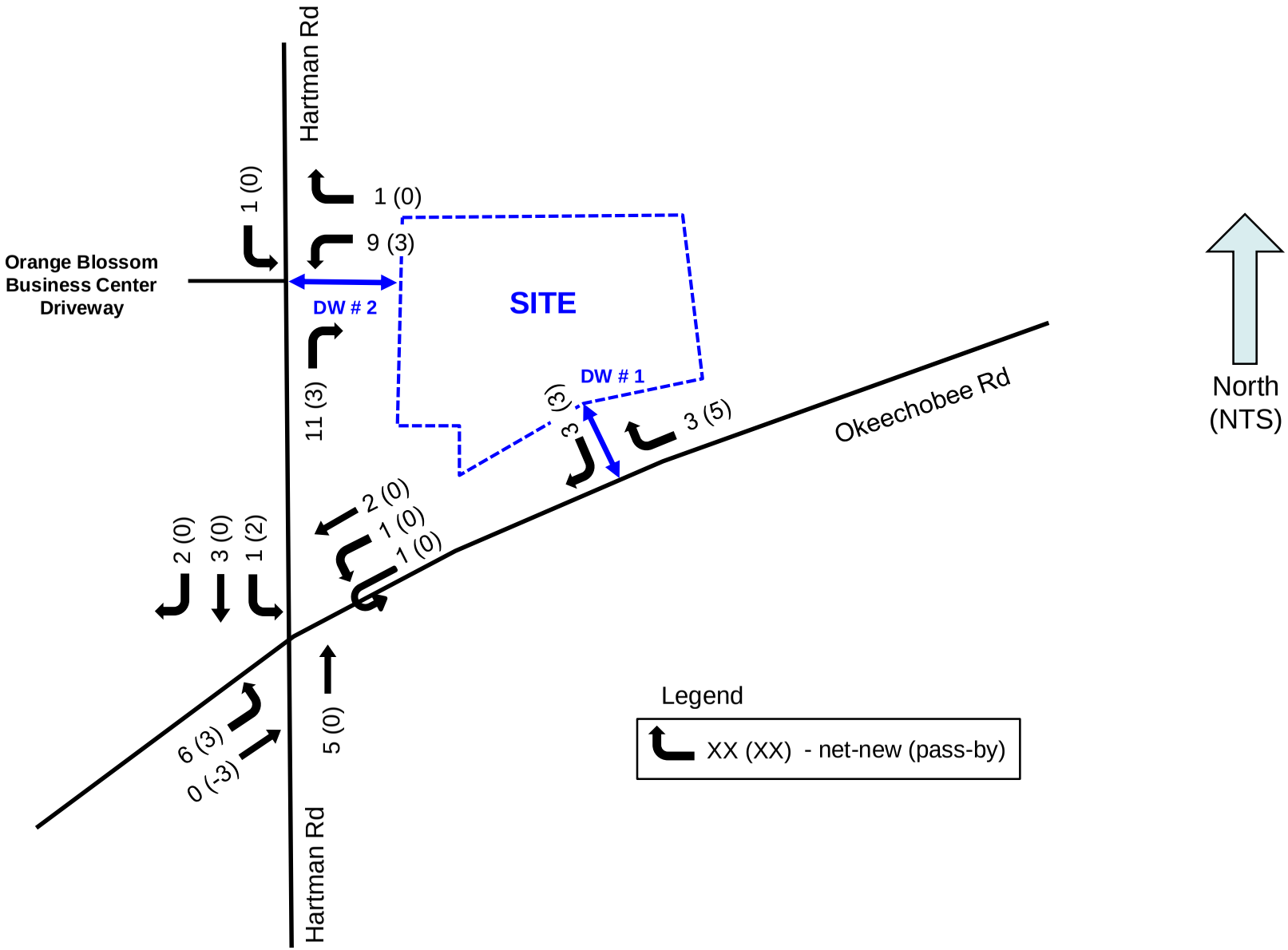


Figure 4
Site Traffic Assignment
(AM Peak-Hour)

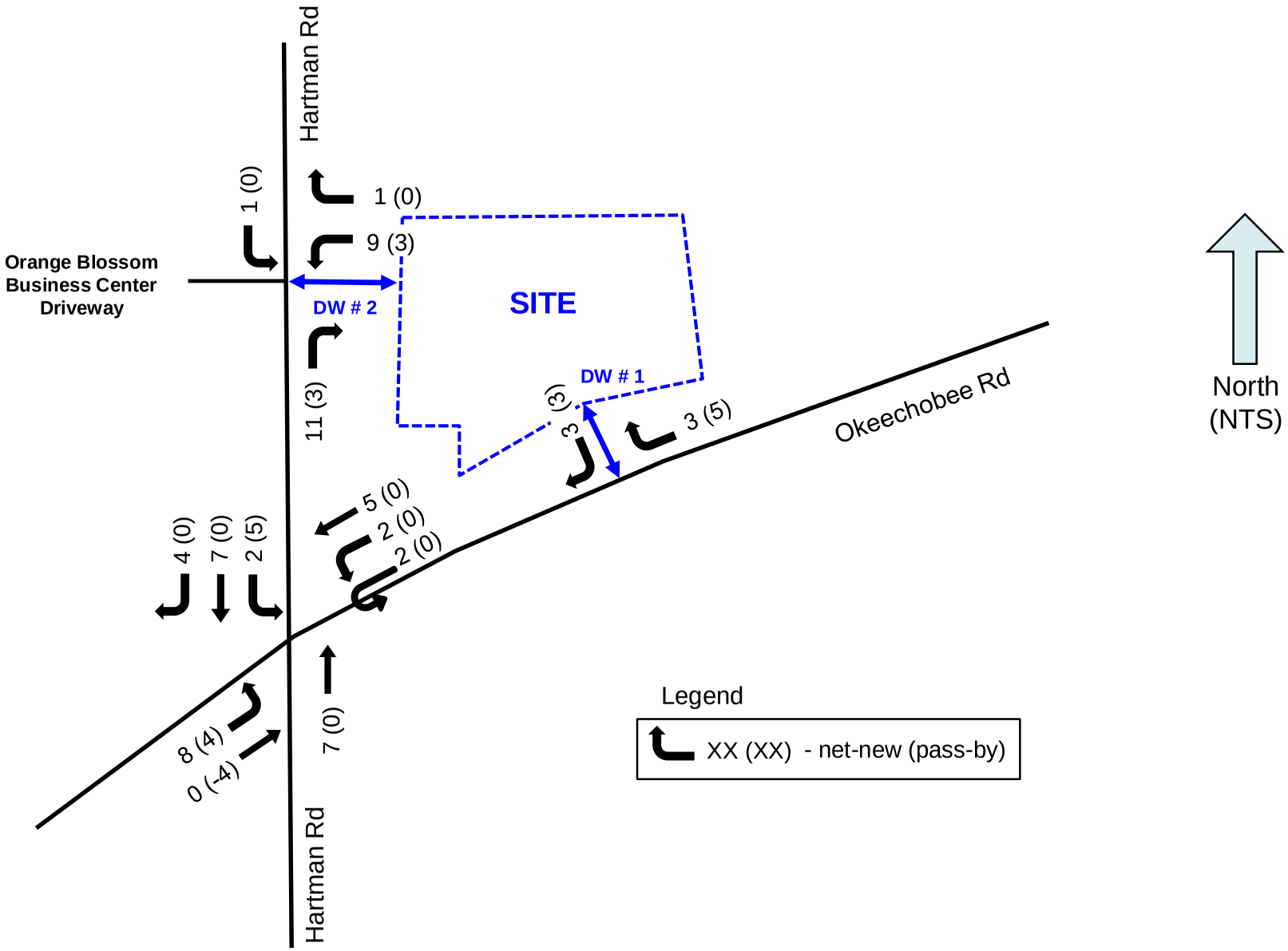


Figure 5
Site Traffic Assignment
(PM Peak-Hour)

3. EXISTING TRAFFIC CONDITIONS

New AM and PM peak period intersection turning movement counts (TMC) were conducted at the intersection of Okeechobee Road and Hartman Road and the intersection of Hartman Road at the driveway to the Orange Blossom Business Center. A copy of the new TMC's can be found in the Appendix.

The new peak hour TMC's were adjusted by factor of 1.12 to represent peak season conditions. The peak season factor was obtained from the Florida Department of Transportation (FDOT) 2016 Peak Season Factor Report for St Lucie. Figure 6 displays the AM and PM peak-hour, peak season, existing traffic volumes.

Table 4 below contains the roadway data used to evaluate the roadway level of service.

TABLE 4 - EXISTING ROADWAY LEVEL OF SERVICE (PM Peak-Hour)

Road Name	Limits	Station ID	Functional Class (1)	No. of Lanes	Speed Limit (MPH)	LOS STD (2)	2-Way PK-HR Capacity MSV (3)	2-Way PK-HR Volume (raw data)	2-Way PK-HR Volume (peak-season)	V/C Ratio at LOS Std
Okeechobee Road	Hartman Rd to Site DW # 1	689	Urban Minor Arterial	4D	35	D	2,628	908	1,017	0.39
Okeechobee Road	Site DW # 1 to 35th Street	689	Urban Minor Arterial	4D	35	D	2,628	908	1,017	0.39
Hartman Road	Okeechobee Rd to Site DW # 2	670	*roadway not listed*	2LU	35	D	1,197	426	477	0.40
Hartman Road	Site DW # 2 to Peterson Rd	670	*roadway not listed*	2LU	35	D	1,197	434	486	0.41

(1) St Lucie County Comprehensive Plan, Transportation Element, Map TRN-3

(2) St Lucie County Comprehensive Plan, Transportation Element, Table 2-4

(3) FDOT Generalized Peak-Hour Two-Way Maximum Service Volumes, Table 4 (2012) - with 10% reduction of non-state roadway

(4) Based on the new peak hour TMC's with an adjustment factor of 1.12 to represent peak season conditions.

As indicated in Table 4 above, the adjacent roadway links are currently operating at an acceptable level of service.

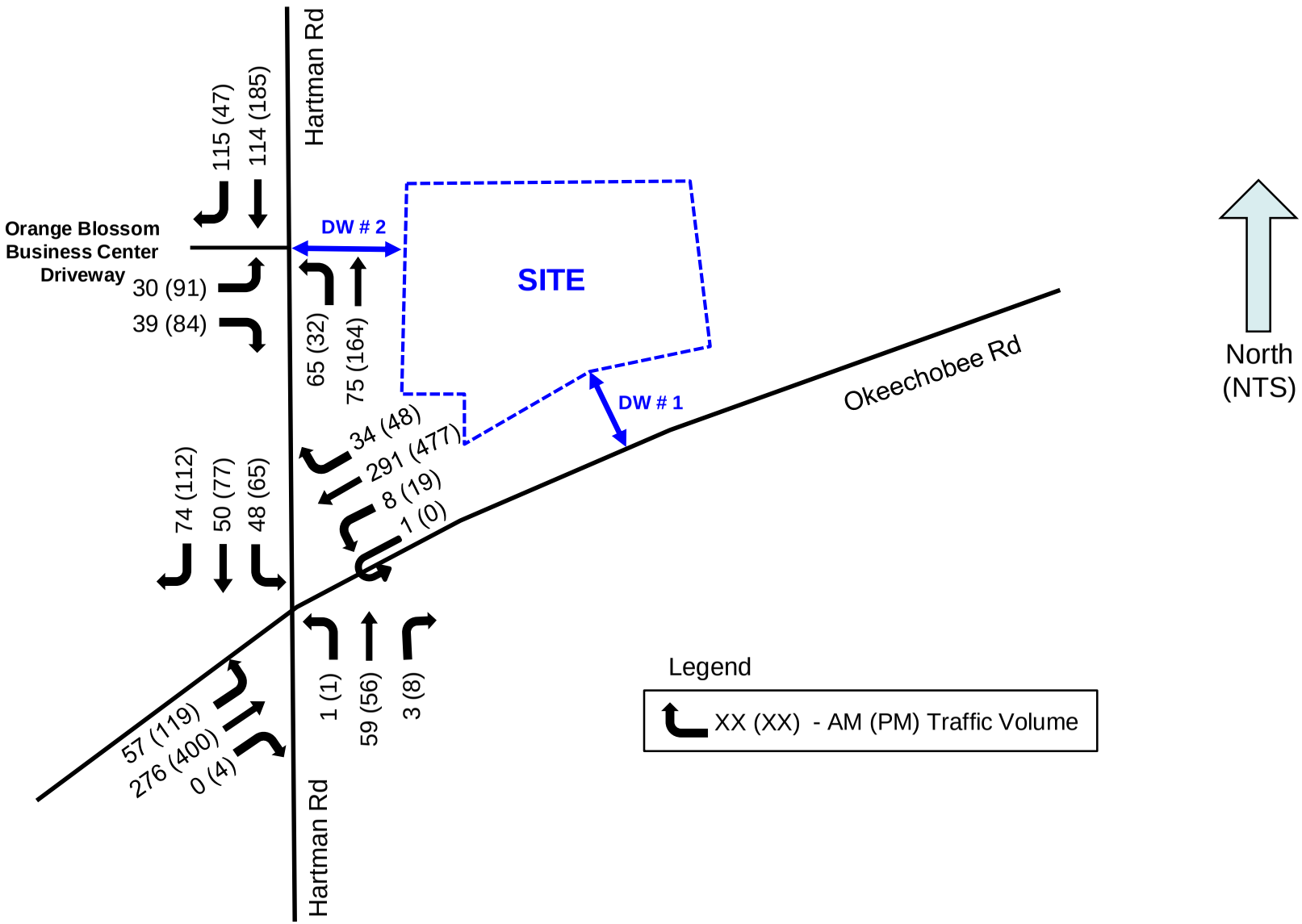


Figure 6
Existing Traffic Volumes
(Peak-Season)

The Highway Capacity Manual software was used to determine the existing Level of Service (LOS) for the two study intersections. The results of the intersection capacity analyses is summarized in Table 5.

Table 5
INTERSECTION CAPACITY ANALYSIS RESULTS (EXISTING CONDITIONS, PM PEAK-HOUR)

Unsignalized Intersection	Delay (secs./veh.)/ LOS NB LEFT	Delay (secs./veh.)/ LOS EB LEFT/RIGHT
Hartman Rd at Orange Blossom Business Ctr Driveway	1.3/A	13.4/B
Signalized Intersection	**Overal Delay (secs./veh.)**	**Overal LOS**
Okeechobee Rd at Hartman Rd	16.8	B

As indicated in Table 5 above, the two study intersection are currently operating at an acceptable level of service. The HCS reports are contained in the Appendix.

4. POST DEVELOPMENT CONDITIONS

The future traffic projections were developed by adding the site traffic to the existing peak-season traffic volumes. Figures 7 displays the PM peak-hour, peak season, Post Development Traffic Projections for the site access driveways and the adjacent signalized intersection. The detailed assigned spreadsheets for the two site driveways and adjacent signalized intersection are contained in the Appendix.

Table 6 below indicates that the adjacent roadway segments have adequate available capacity to accommodate the site traffic.

TABLE 6 - POST DEVELOPMENT ROADWAY LEVEL OF SERVICE (PM Peak-Hour, 2-way)

Road Name	Limits	Station ID	Functional Class (1)	No. of Lanes	Speed Limit (MPH)	LOS STD (2)	PK-HR Capacity MSV (3)	Ext Volume (peak-season)	Site Traffic Dist.	Net New Trips	Post Dev Volume (peak-season)	Post Dev. V/C Ratio
Okeechobee Road	Hartman Rd to Site DW # 1	689	Urban Minor Arterial	4D	35	D	2,628	1,017	27%	12	1,029	0.39
Okeechobee Road	Site DW # 1 to 35th Street	689	Urban Minor Arterial	4D	35	D	2,628	1,017	20%	9	1,026	0.39
Hartman Road	Okeechobee Rd to Site DW # 2	670	*roadway not listed*	2LU	35	D	1,197	477	62%	28	505	0.42
Hartman Road	Site DW # 2 to Peterson Rd	670	*roadway not listed*	2LU	35	D	1,197	486	9%	4	490	0.41

(1) St Lucie County Comprehensive Plan, Transportation Element, Map TRN-3

2-Way, Net-Net, PM Peak-Hour Trips = 45

(2) St Lucie County Comprehensive Plan, Transportation Element, Table 2-4

(3) FDOT Generalized Peak-Hour Two-Way Maximum Service Volumes, Table 4 (2012) - with 10% reduction of non-state roadway

(4) Based on the new peak hour TMC's with an adjustment factor of 1.12 to represent peak season conditions.

The Highway Capacity Manual software was used to determine the post development Level of Service (LOS) for the two site driveways and the adjacent signalized intersection. The results of the intersection capacity analyses is summarized in Table 7.

Table 7
INTERSECTION CAPACITY ANALYSIS RESULTS (POST DEVELOPMENT CONDITIONS, PM PEAK-HOUR)

Unsignalized Intersection	**Delay (secs./veh.)/ LOS NB LEFT**	**Delay (secs./veh.)/ LOS EB LEFT/RIGHT**	**Delay (secs./veh.)/ LOS SB LEFT/TH**	**Delay (secs./veh.)/ LOS WB LEFT/RIGHT**
Hartman Rd at Orange Blossom Business Ctr Driveway/DW # 2	1.2/A	13.9/B	0.1/A	9.9/B
Unsignalized Intersection	**Delay (secs./veh.)/ LOS SB RIGHT**	---	---	---
Okeechobee Rd at DW # 1	10.4/B	---	---	---
Signalized Intersection	**Overal Delay (secs./veh.)**	**Overal LOS**		
Okeechobee Rd at Hartman Rd	17.1	B		

As indicated in Table 7 above, the two site driveways and the adjacent signalized intersection are anticipated to continue to operate at an acceptable level of service. The HCS summary reports for the post development conditions are contained in the Appendix.

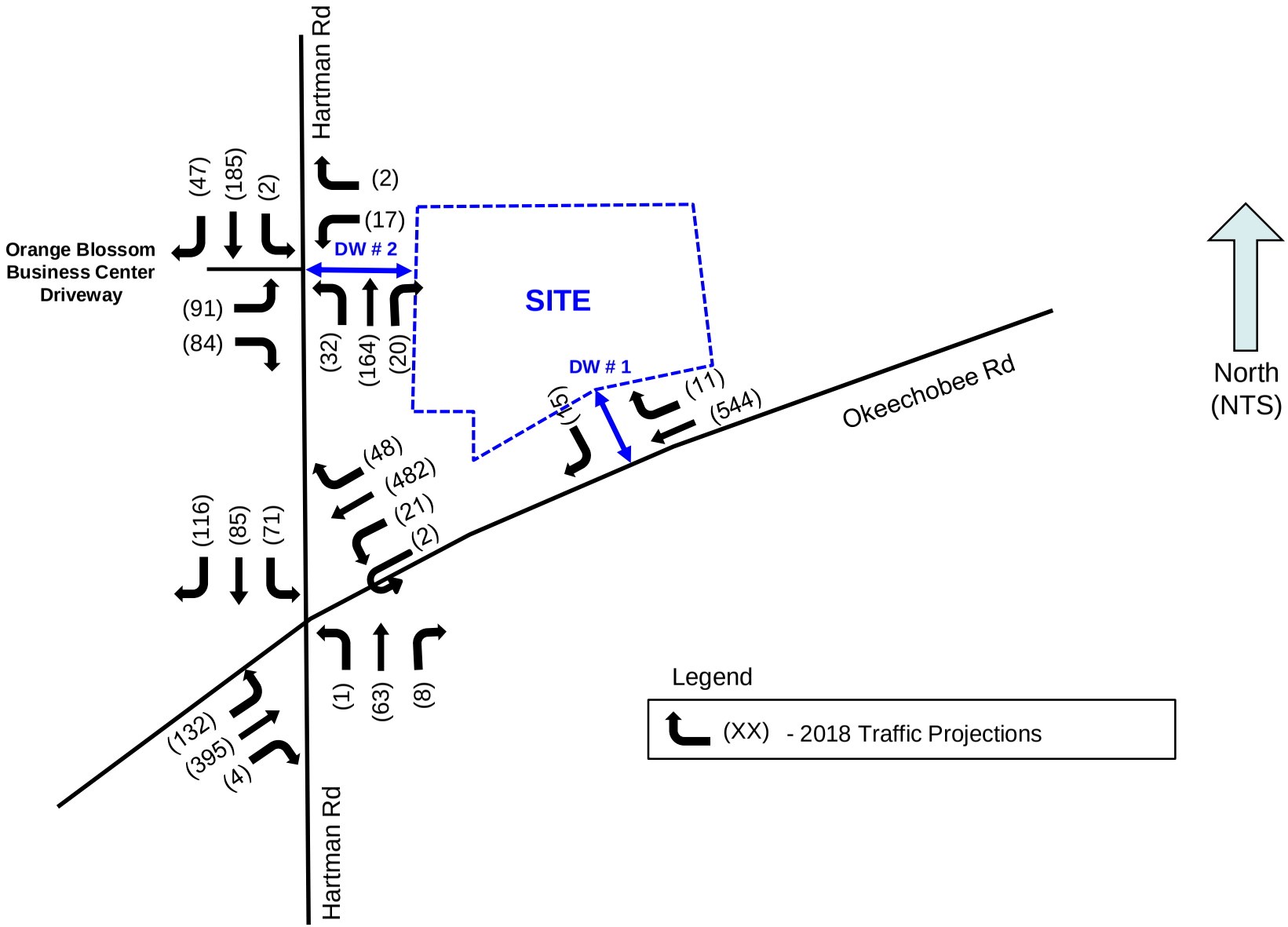


Figure 7
2018 Post Development Traffic Projections
(PM Peak-Hour, Peak-Season)

Turn Lane Evaluation at Site Access Driveways

In addition to the operational analyses at the site access driveways, the site access connections were evaluated to determine if turn lanes are required.

The Florida Department of Transportation's Driveway Handbook (March 2005), was utilized to determine the need for right turn lane(s) at the site access driveways. The National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide, was utilized to determine the need for left turn lane(s) at the site access driveways. If required, the deceleration length shall be based on Index 301 of FDOT's Design Standards. The storage length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.

For the purpose evaluating the turn lane requirements at the two site access driveways, a future outparcel development (Phase 2) will be assumed for the 1.31 acres outparcel. The adjacent parcel is planned to be developed in the future by a separate entity. Since the future outparcel will be required to provide its' own stormwater retention area and its own parking, the same floor area ratio, as the Dollar Tree Store, will be used to estimate the size of the retail/commercial building on the future outparcel.

Tables 8 and 9 below contained the AM and PM peak-hour trip generation estimates for the both parcels.

TABLE 8
AM Peak Hour Trip Generation Estimates (Site Buildout)

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USES												
Variety Store	814	SF	3.81	9,977	38	34%	13	8	5	25	16	10
Fast-Food Restarunt with DT (future)	934	SF	45.42	4,000	182	50%	91	46	45	91	46	45
				Sub Total:	**220**		**104**	**54**	**49**	**116**	**62**	**54**

TABLE 9
PM Peak Hour Trip Generation Estimates (Site Buildout)

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USES												
Variety Store	814	SF	6.82	9,977	68	34%	23	11	12	45	22	23
Fast-Food Restarunt with DT (future)	934	SF	32.65	4,000	131	50%	66	34	31	66	34	31
				Sub Total:	**199**		**89**	**45**	**43**	**110**	**56**	**55**

The detailed assigned spreadsheets for the two site driveways based on the development (buildout) of both parcels are contained in the Appendix.

Right Turn Lane Evaluation

Based on the buildout traffic projections for both parcels, right turn lanes are not warranted at either site driveways. Tables 10 and 11 below provide the pertinent information uses for the right turn lane evaluations.

TABLE 10 - RIGHT TURN LANE EVALUATION (Site Driveway # 1 on Okeechobee Road)

Recommended Guidelines for Exclusive Right Turn Lanes to Unsignalized Driveway		
	Number of Right Turns per Hour (1)	
Westbound Right Turn Warrant Criteria	Low Range	High Range
Posted speed limit 45 mph or less	80	125
Posted speed limit over 45 mph	35	55
Posted Speed Limit (mph)	**35**	
Projected peak hour right turning movement (AM/PM)	**46 / 39**	
Major roadway vehicles per hour per lane	**167 / 272**	
Number of through lanes (WB)	**2**	
Entry Radius Size 50 feet or greater	**YES**	
Right Turn Lane Warranted?	**No**	

(1) FDOT Warrant Criteria per FDOT Driveway Information Guide, 2008, Exhibit 44

TABLE 11 - RIGHT TURN LANE EVALUATION (Site Driveway # 2 on Hartman Rd)

Recommended Guidelines for Exclusive Right Turn Lanes to Unsignalized Driveway		
	Number of Right Turns per Hour (1)	
Westbound Right Turn Warrant Criteria	Low Range	High Range
Posted speed limit 45 mph or less	80	125
Posted speed limit over 45 mph	35	55
Posted Speed Limit (mph)	**35**	
Projected peak hour right turning movement (AM/PM)	**65 / 57**	
Major roadway vehicles per hour per lane	**75 / 164**	
Number of through lanes (NB)	**1**	
Entry Radius Size 50 feet or greater	**YES**	
Right Turn Lane Warranted?	**No**	

(1) FDOT Warrant Criteria per FDOT Driveway Information Guide, 2008, Exhibit 44

The relevant pages from the FDOT Driveway Handbook (March 2005) are contained in the Appendix.

Left Turn Lane Warrant Evaluation

The site traffic volumes projected to make a left turn at the proposed site driveway on Hartman Road are shown below:

Hartman Rd at Site DW # 2
SB Left - 6 vph (AM)
SB Left - 5 vph (PM)

The Left Turn Lane Installation Guidelines report (*prepared by Kay Fitzpatrick a Research Engineer from the Texas Transportation Institute, which was present at the 2nd Urban Street Symposium Sponsored by Transportation Research Board, July, 2003*) recommends use of the interactive spreadsheet from the National Corporative Highway Research Program (NCHRP) Report 457. Specifically, Figure 2.5, A Guideline for Determining the Need for a Major-Road Left Turn Bay at a Two-Way Stop Controlled Intersection.

The interactive spreadsheet (Figure 2.5) contained in the Appendix of the NCHRP 457 Report allows the assumptions to be changed to match those at the intersection of interest or to reflect more recent research findings on critical gap, time to make left turn, and a time to clear (i.e. calibration constraint variables).

The input variables in Figure 2.5 from the NCHRP Report 457, were changed to match the anticipated traffic volumes for the site access driveway on Hartman Road. The calibration constraint variables in the interactive spreadsheet were left as is.

Exhibits 1 and 2 on the following pages show the results of left turn lane warrant evaluation based on the NCHRP Report 457, Figure 2.5.

As indicated in the charts contained within Exhibits 1 and 2, the $V_{(L)}$, $V_{(O)}$ and $V_{(A)}$ for this development falls into the no left turn treatment required section of the chart. Based on the NCHRP Guidelines, a left turn lane is not warranted at site driveway on Hartman Road.

Exhibit 1 — Hartman Rd at Site DW # 2 SB Left Turn Check (AM PEAK HOUR)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	3%
Advancing volume (V_A), veh/h:	235
Opposing volume (V_O), veh/h:	140

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	980
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

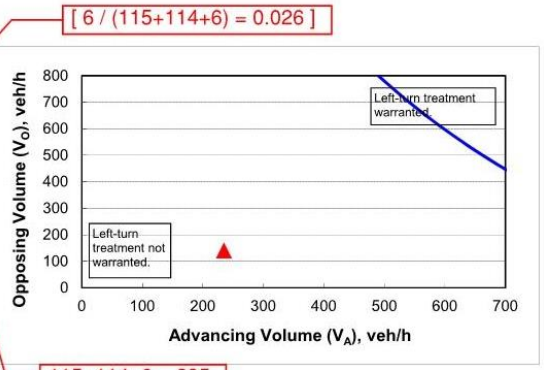


Exhibit 2 — Hartman Rd at Site DW # 2 SB Left Turn Check (PM PEAK HOUR)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2-lane roadway (English)

INPUT

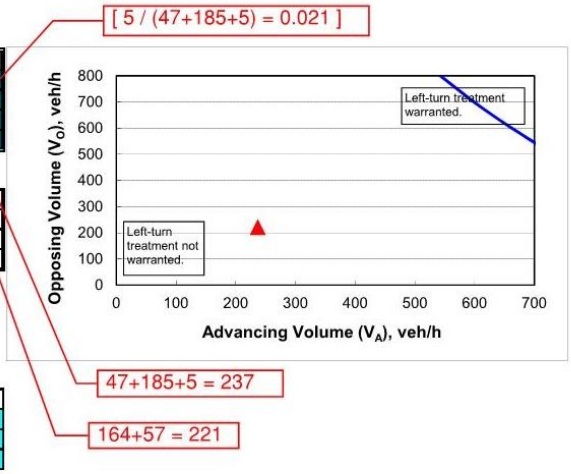
Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	237
Opposing volume (V_O), veh/h:	221

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	990
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9



5. CONCLUSIONS

- The proposed development is anticipated to generate approximately 38 two-way trips during the AM peak hour and 68 two-way trips during the PM peak hour.

- The adjacent roadway segments have adequate available capacity to accommodate the site traffic.

- The future traffic conditions (post development) at the site access driveways are anticipated to operate at an acceptable level of service during the PM peak hour.

- The future traffic conditions (post development) at the adjacent signalized intersection are anticipated to operate at an acceptable level of service during the PM peak hour.

- The traffic projections for the anticipated buildout of the both parcels do not warrant exclusive left or right turn lanes at either of the proposed site access driveways.

- No safety or operational issues are anticipated to occur as a result of this development.

APPENDIX

TRUCKIN TRAFFIC, LLC
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196

August 11, 2017

Kori Benton, MPA
Senior Planner - Planning Department
Economic Development Team
City of Fort Pierce
100 N. U.S. Highway 1
Fort Pierce, Florida 34950

Reference: Dollar Tree Development
Okeechobee Road at Hartman Road (NEC)
Traffic Study Methodology Letter

Dear Kori,

This Traffic Impact Study Methodology letter has been prepared to document the procedures and assumptions for the Dollar Tree Development that is planned to be located on the northeast corner of Okeechobee Road and Hartman Road, in the City of Fort Pierce.

INTRODUCTION

The Dollar Tree Store will be located on the hard corner of the signalized intersection of Okeechobee Road and Hartman Road. The Dollar Tree Store will have 9,977 SF of gross floor area on will be on a +/- 1.68 acre parcel. Adjacent parcel is +/- 1.31 acres and is planned to be developed in the future by a separate entity. For the purpose evaluating the turn lane requirements at the two site access driveways, a future outparcel development (Phase 2) will be assumed for the 1.31 acres outparcel. Since the future outparcel will be required to provide its' own stormwater retention area and its own parking, the same floor area ratio, as the Dollar Tree Store, will be used to estaime the future size of the retail/commercial building on the future outparcel.

Figure 1 displays the site location and the area roadways.

ANALYSIS PERIOD/BUILDOUT YEAR

This study will include analysis of the PM peak-hour conditions. A one year buildout is proposed for the Dollar Tree Store, therefore the buildout year will be Year 2018 and no growth rate will be applied.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition will be utilized to determine the trip generation for the proposed land-use(s). The ITE Trip Generation Handbook, 3rd Edition will used to estimate pass-by capture trips for each land-use(s). Tables 1, 2 and 3 show the detailed trip generation calculations for Daily, AM and PM peak-hours, respectively.

TABLE 1
Daily Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	64.03	9,977	639	34%	217	109	109	422	211	211

TABLE 2
AM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	3.81	9,977	38	34%	13	8	5	25	16	10

TABLE 3
PM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land-Use (Code)	Indep. Var,	ITE Rate or Equation	Size	Total Trips	Pass-By Capture Rate	PASS-BY TRIPS			NET-NEW TRIPS		
							2-WAY	IN	OUT	2-WAY	IN	OUT
PROPOSED LAND-USE												
Variety Store	814	SF	6.82	9,977	68	34%	23	11	12	45	22	23

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 9th Edition.
(2) The Pass-By Capture Rate was based on the recommended rates for shopping centers, per ITE Trip Generation Handbook, 3rd Edition.

The pass-by capture threshold of 10 of the total background traffic is shown below.

pass by 10% check	
14314	*2016 ADT Okeechobee, east of Hartman*
5859	*2016 ADT Hartman, north of Okee*
20,173	Adjacent Street ADT Total
2,017	10% of Adjacent Street ADT
217	daily 2-way pass by trips at 34%
ok 217 vpd is less than 2,017 vpd	

SITE ACCESS PLAN

The site (both parcels) has approximately 370 feet of frontage along Okeechobee Road. A 22 foot concrete driveway apron exists, approximately 90 feet of the eastern property line. This driveway will be closed in connection with the development of the Dollar Tree Site. This site has approximately 347 feet of frontage along Hartman Road. No driveways exist along the site frontage on Hartman Road.

This development project is requesting two driveway connections, one to Okeechobee Road and one to Hartman Road. The requested driveways will provide access to both parcels. The requested driveway connections are described below:

DW # 1 on Okeechobee Road
This driveway connection will be located on Okeechobee Road approximately, 290 feet east of the nearest edge of pavement on Hartman Road. The existing concrete driveway apron to the east of the new driveway will be closed. This driveway is planned to operate as a right in/out driveway. The presence of the raised median on Okeechobee Road will physically prevent left turn movements at this driveway.

DW # 2 on Hartman Road
This driveway connection will be located on Hartman Road, approximately 360 feet north of the nearest edge of pavement on Okeechobee Road. This driveway will align opposite the existing driveway to the Orange Blossom Business Center. This driveway is planned to operate as a full access driveway.

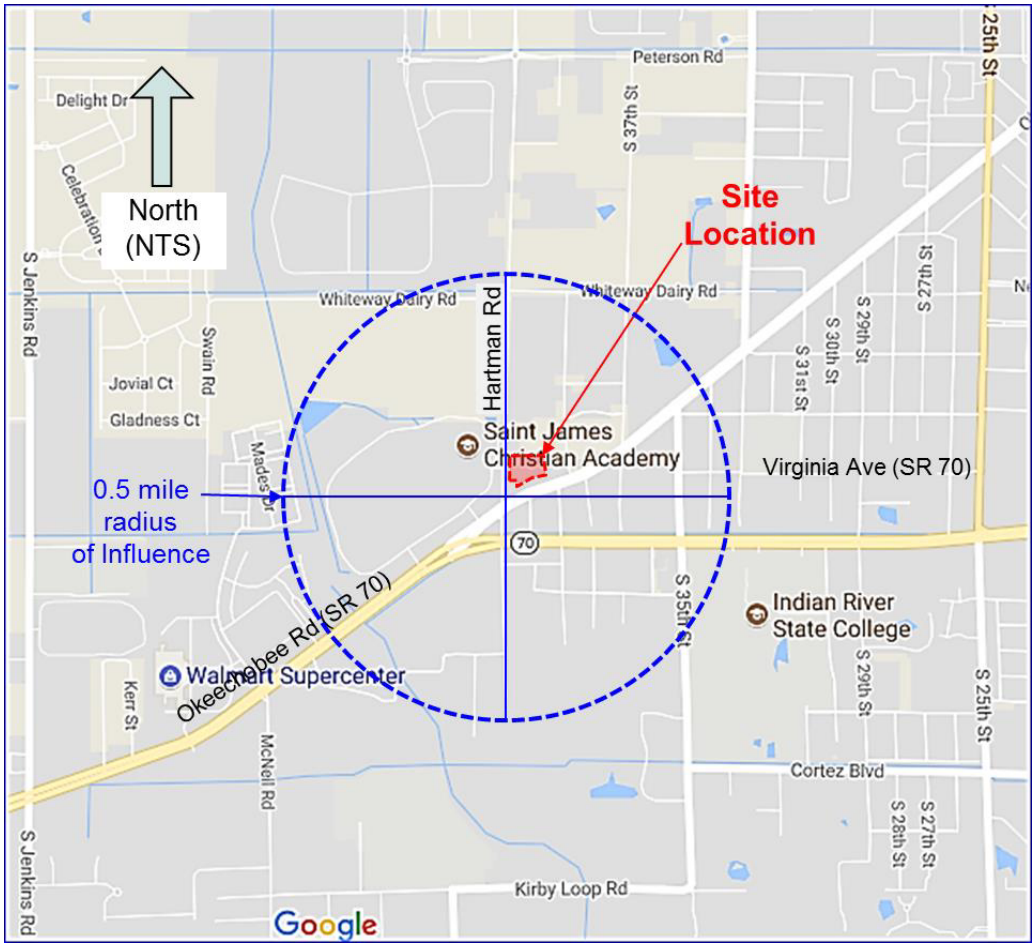
The Site Access and Traffic Circulation Plan is on Figure 2.

TRIP DISTRIBUTION AND ASSIGNMENT

The site traffic distribution was determined based on the existing travel patterns, the area roadway network and the location of the major employment hubs. The site traffic distribution for this project is displayed graphical on Figure 3.

DETERMINATION OF STUDY AREA

The St Lucie TPO Standardized Traffic Impact Study Methodology and Guidelines base the Area of Influence on the net-net daily trip generated by the development. The new-new daily trip estimate for the Dollar Tree development is 422 vpd, which requires a radius of influence 0.5 miles. The 0.5 miles radius of influence is shown on the street map below.



The percentage of PM peak-hour (two-way) net-newt site traffic, with respect to the maximum service volumes (MSV) of the area roadways within the 0.5 mile radius if influence, were evaluated to determine the study area. The table below shows the net-new two-way PM peak-hour site traffic as a percentage of two-way peak hour MVS at Level of Service "D".

DETERMINATION OF STUDY AREA (SEGMENTS WITH 0.5 MILE RADIUS OF INFLUENCE)

Road Name	Limits	Station ID	Functional Class (1)	No. of Lanes	Speed Limit (MPH)	LOS STD (2)	2-Way PK-HR Capacity MSV (3)	Site Traffic Dist.	Net New Trips (2-way)	Site Traffic as % of MSV at LOS STD	Significant Impact Threshold	Significant Impact
Okeechobee Rd/SR 70	McNeil Rd to Virginia Ave	940742	Urban Principal Arterial	6D	45	D	5,390	40%	18	0.3%	>= 5%	no
Okeechobee Road	Virginia Ave to Hartman Rd	688	Urban Minor Arterial	4D	35	D	2,628	40%	18	0.7%	>= 5%	no
Okeechobee Road	Hartman Rd to Site DW # 1	689	Urban Minor Arterial	4D	35	D	2,628	27%	12	0.5%	>= 1%	no
Okeechobee Road	Site DW # 1 to 35th Street	689	Urban Minor Arterial	4D	35	D	2,628	20%	9	0.3%	>= 1%	no
Hartman Road	Virginia Ave to Okeechobee Rd	670	*roadway not listed*	2LU	35	D	1,197	36%	16	1.3%	>= 5%	no
Hartman Road	**Okeechobee Rd to Site DW # 2**	**670**	***roadway not listed***	**2LU**	**35**	**D**	**1,197**	**62%**	**28**	**2.3%**	**>= 1%**	**yes**
Hartman Road	Site DW # 2 to Peterson Rd	670	*roadway not listed*	2LU	35	D	1,197	9%	4	0.3%	>= 1%	no
Virginia Ave/SR 70	Okeechobee Rd to Hartman Rd	940030	Urban Principal Arterial	6D	45	D	5,390	0%	0	0.0%	>= 5%	no
Virginia Ave/SR 70	Hartman Rd to 35th Street	940030	Urban Principal Arterial	6D	45	D	5,390	31%	14	0.3%	>= 5%	no

2-Way, Net-Net, PM Peak-Hour Trips = 45

(1) St Lucie County Comprehensive Plan, Transportation Element, Map TRN-3
(2) St Lucie County Comprehensive Plan, Transportation Element, Table 2-4
(3) FDOT Generalized Peak-Hour Two-Way Maximum Service Volumes, Table 4 (2012) - with 10% reduction of non-state roadway

As indicated in the table above, only one roadway segment within the radius of influence is significantly impacted by the proposed Dollar Tree development. The adjacent roadway segment of Hartman Road (between Okeechobee Road and Site DW # 2/Orange Blossom Business Center) exceeds the 1% threshold test for significant impact. Therefore, the intersections on each end of the impacted roadway segment will be included in the study area.

The study area will include the following intersections and roadway segments:

Study Intersections
1. Hartman Road at Okeechobee Road (signalized)
2. Hartman Road at Site DW # 2/Orange Blossom Business Center (unsignalized)
3. Okeechobee Road at Site DW # 1 (unsignalized)

Study Roadway Segments
4. Okeechobee Road ((Hartman Rd to 35th Street) ID # 689
5. Hartman Road (Okeechobee Rd to Peterson Road) ID # 670

EXISTING TRAFFIC CONDITIONS

New PM peak-hour turning movement counts will be conducted at the study intersections listed above. The latest FDOT peak season factor will be applied to the raw traffic data adjust to peak season conditions. The truck percent utilized in the intersection capacity analyses will be two percent.

Signalized intersection capacity analysis will be conducted for the adjacent signalized intersection and the two site access driveways based on the procedures contained in the Highway Capacity Manual. Roadway link volume to capacity analysis capacity (PM peak-hour, two-way) will be preformed of the 2 roadway segments identified above. The link analysis will be based on the results of the new PM peak-hour traffic counts and the latest version of the FDOT Generalized MSV Tables.

POST DEVELOPMENT TRAFFIC CONDITIONS

The post development future traffic projections will be determine by adding the site traffic to the existing peak-season traffic volumes. Signalized intersection capacity analysis will be conducted for the adjacent signalized intersection and the two site access driveways based on the procedures contained in the Highway Capacity Manual. Roadway link volume to capacity analysis capacity (PM peak-hour, two-way) will be preformed of the 2 roadway segments identified above. The link analysis will be based on the results of the new PM peak-hour traffic counts and the latest version of the FDOT Generalized MSV Tables.

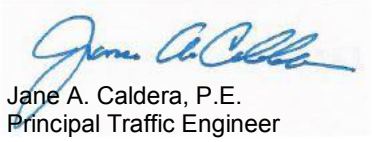
TURN LANE NEED AND LENGTH DETERMINATION

As mentioned in the Introduction section of this methodology letter, the traffic from the future outparcel development will be used to determine the need for exclusive turn lanes at the site access driveways.

The Florida Department of Transportation's Driveway Handbook (March 2005), will be utilized to determine the need for right turn lane(s) at the site access driveways. The National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide, will be utilized to determine the need for left turn lane(s) at the site access driveways. If required, the deceleration length shall be based on Index 301 of FDOT's Design Standards. The storage length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.

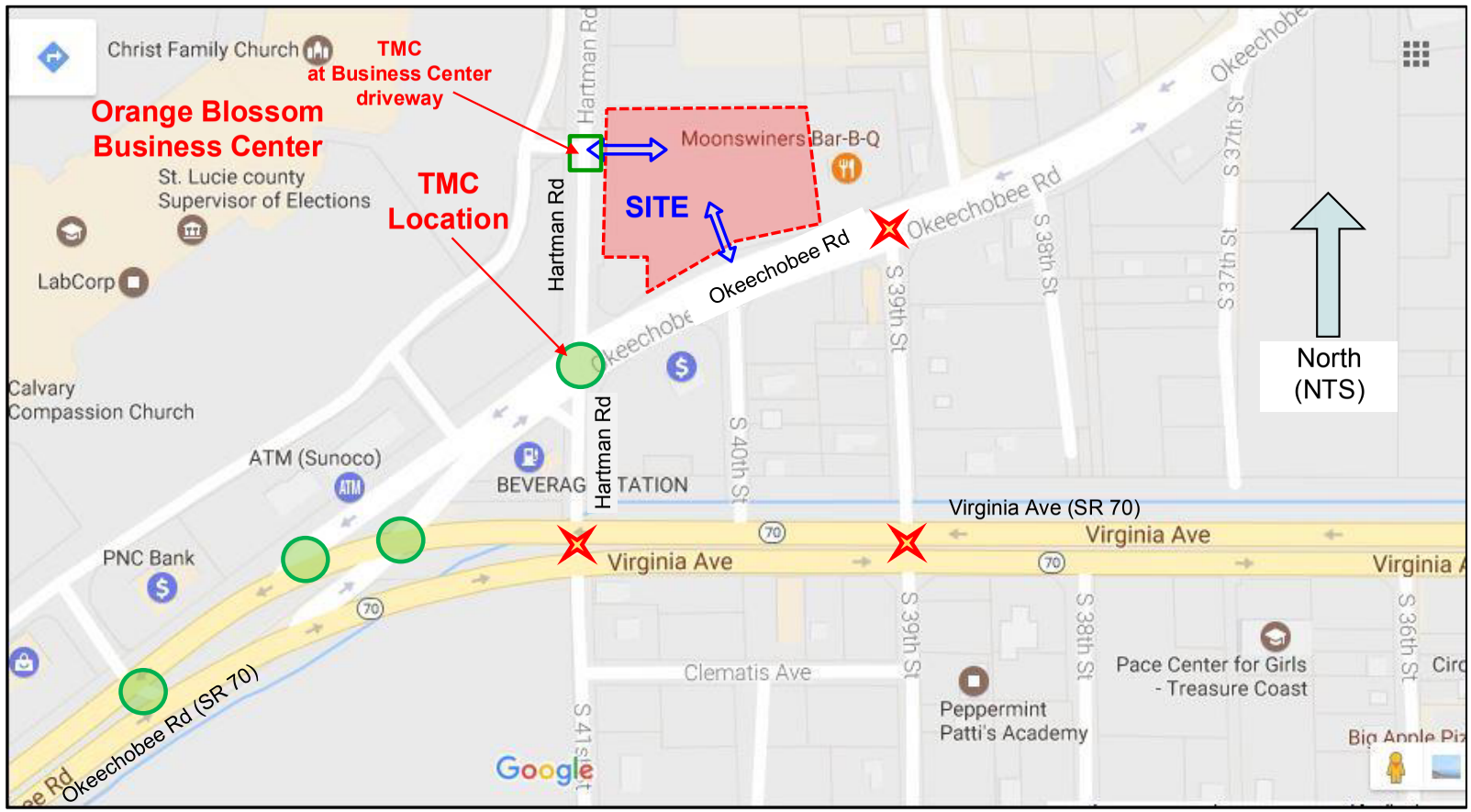
Please contact me if you have questions or comments regarding this letter.

Sincerely,
TRUCKIN TRAFFIC, LLC



Jane A. Caldera, P.E.
Principal Traffic Engineer

CC: Jason Gunther - Thomas Engineering Group
Richard Bushey - CDA Holdings, LLC



Legend

- Signalized Intersection
- Full Median Opening
- Proposed Site Driveway

Figure 1
Site Location Map

Dollar Tree – Okeechobee Road at Hartman Road (NEC)

TRUCKIN TRAFFIC, LLC

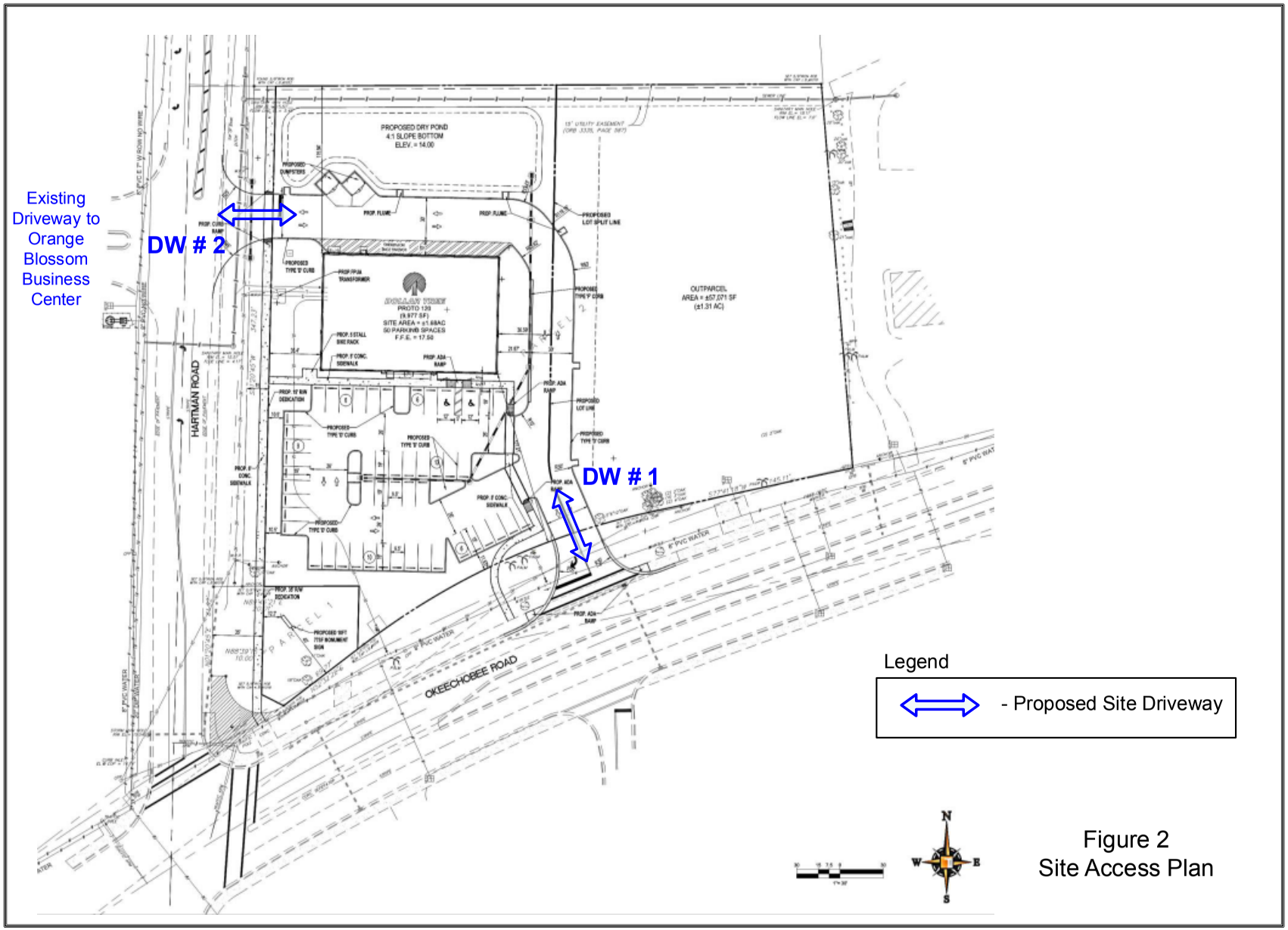
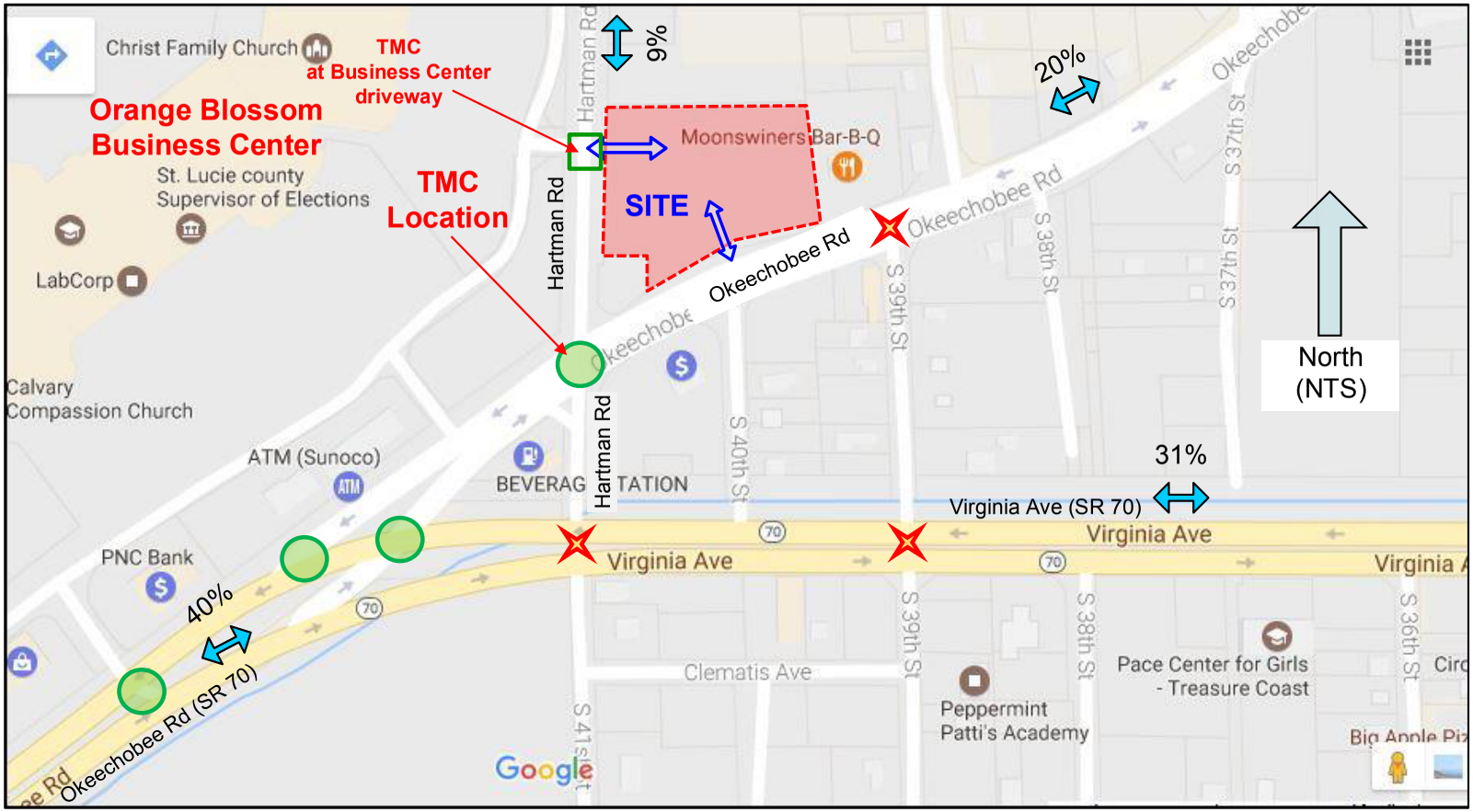


Figure 2
Site Access Plan

Dollar Tree – Okeechobee Road at Hartman Road (NEC)

TRUCKIN TRAFFIC, LLC



Legend

- Signalized Intersection
- Full Median Opening
- XX% - Percent Site Traffic (net-net)
- Proposed Site Driveway

Figure 3
Site Traffic Directional Distribution

Jane Caldera

From: Kori Benton <KBenton@City-FtPierce.Com>
Sent: Monday, August 21, 2017 8:56 AM
To: Jane Caldera
Subject: RE: Dollar Tree - Traffic Study (Methodology Letter)
Attachments: Okee at Hartman_new TMC.pdf; Hartman at Business Ctr Driveway_new TMC.pdf; FDOT peak season factor report St Lucie County 2016.pdf

Good morning,

Thank you for your patience. There's been no presented concern with use of the attached methodology for the proposed Traffic Analysis.

Thank you for your coordination with our team.

Best,
Kori

Kori Benton, MPA| Senior Planner | Planning Department
Economic Development Team
Phone: 772.467.3739 • Fax: 772.467.5808 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

From: "Jane Caldera" <janecaldera07@gmail.com>
To: "'Kori Benton'" <KBenton@City-FtPierce.Com>
Date: 08/14/2017 02:43 PM
Subject: RE: Dollar Tree - Traffic Study (Methodology Letter)

Kori,

I forgot that I had the new TMC's performed last month (on 7/8/17). I was trying to have the traffic study ready for Thomas's 1st submittal. I would like to use these TMC's and increase them by 1.12estaime peak season traffic conditions.

I have attached the new TMC's and the 2016 FDOT 2016 peak season factor category report for the this area for you review and consideration.

Please let me know if this is acceptable to the City.

Thanks, Jane

Regards,
Jane A. Caldera, P.E.
Truckin Traffic, LLC
Traffic Engineering / Transportation Planning
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196
Janecaldera07@gmail.com

From: Kori Benton [mailto:KBenton@City-FtPierce.Com]
Sent: Monday, August 14, 2017 1:15 PM
To: Jane Caldera <janecaldera07@gmail.com>
Cc: 'Eddie McDonald' <emcdonald@Thomaseg.com>; 'Jason M. Gunther' <jgunther@thomaseg.com>
Subject: RE: Dollar Tree - Traffic Study (Methodology Letter)

Good afternoon,

Thank you very much for the preparation and transmittal over to our team. We'll review and provide guidance accordingly. I hope to have a response by Thursday, or Friday at the latest.

Best,
Kori

Kori Benton, MPA| Senior Planner | Planning Department
Economic Development Team
Phone: 772.467.3739 • Fax: 772.467.5808 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

From: "Jane Caldera" <janecaldera07@gmail.com>
To: "'Kori Benton'" <KBenton@City-FtPierce.Com>
Cc: "'Jason M. Gunther'" <jgunther@thomaseg.com>, "'Eddie McDonald'" <emcdonald@Thomaseg.com>
Date: 08/14/2017 12:07 PM
Subject: RE: Dollar Tree - Traffic Study (Methodology Letter)

Kori,

Attached please find my methodology letter for the traffic study.
I am sending this letter to you directly, in hopes that I can get the methodology letter approved this week, so that I can get the required new traffic counts conducted next week.

A copy of the this letter will also be included the formal resubmittal that you will be receiving from Thomas Engineering.

Thanks, Jane

Regards,
Jane A. Caldera, P.E.
Truckin Traffic, LLC
Traffic Engineering / Transportation Planning
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196
Janecaldera07@gmail.com

From: Jane Caldera [mailto:janecaldera07@gmail.com]
Sent: Thursday, August 03, 2017 11:31 AM
To: 'Kori Benton' <KBenton@City-FtPierce.Com>
Cc: Jason M. Gunther <jgunther@thomaseg.com>; Eddie McDonald <emcdonald@Thomaseg.com>
Subject: RE: Dollar Tree - Traffic Study

Kori,

Thanks for sparking with me this morning regarding the traffic study.

Because there is a K-12 school located in the Orange Blossom Business Center (St James Christian Academy), which begins their new school year on August 21st, we will wait until August 22, 23, or 24 to perform the new traffic counts.

As we discussed, we will include the detailed traffic study methodology statement with our resubmit package. Then I will follow up with the completed traffic study the 1stweek in Sept.

The traffic study will look at the traffic impacts for both parcels (Dollar Tree + future outparcel).

I speak with Jason at Thomas about FDOT comments.

Please let me know if you have any questions.

Thanks, Jane

Regards,
Jane A. Caldera, P.E.
Truckin Traffic, LLC
Traffic Engineering / Transportation Planning
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196
Janecaldera07@gmail.com

From: Kori Benton [mailto:KBenton@City-FtPierce.Com]
Sent: Thursday, August 03, 2017 11:00 AM
To: JaneCaldera07@gmail.com
Subject: Dollar Tree

Larry:

I would recommend requiring the cross access agreement with the outparcel for the joint use driveway and most important closing all existing driveways along the entire frontage of the site on Okeechobee Road. The site plan shows the existing driveways but does not show the curb being restored. The outparcel driveway should be closed, it is too close to the main driveway. Also, I would ask why the driveway's outbound radius is so large.

Thank you,

Dalila Fernandez, PE

District Traffic Access Manager
Marlin Engineering, FDOT District 4
3400 West Commercial Blvd
Fort Lauderdale, FL 33309-3421
(954) 777-4363

Kori Benton, MPA| Senior Planner | Planning Department
Economic Development Team
Phone: 772.467.3739 • Fax: 772.467.5808 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

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ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

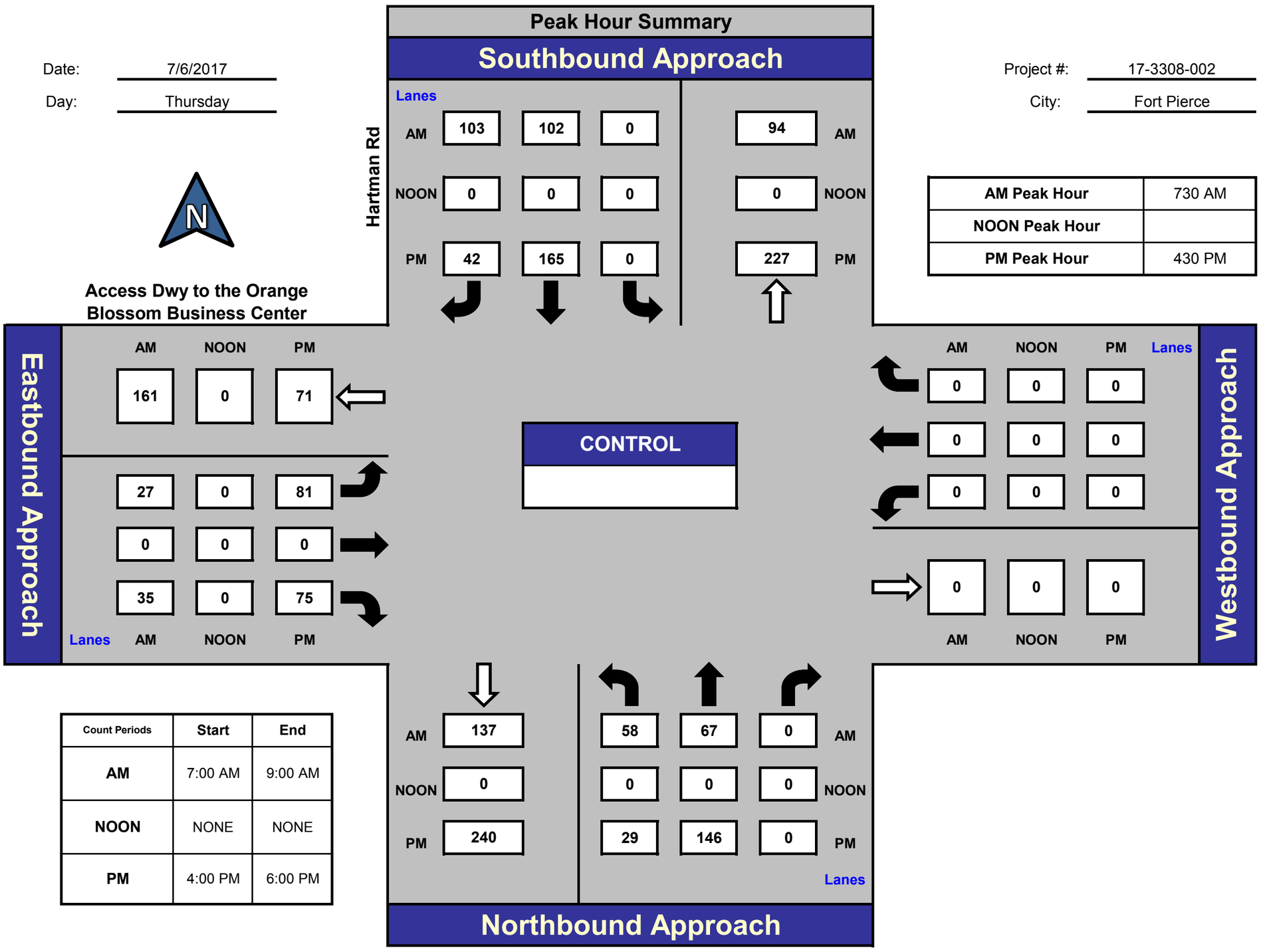
Hartman Rd and Access Dwy to the Orange Blossom Business Center , Fort Pierce

Date: 7/6/2017

Day: Thursday

Project #: 17-3308-002

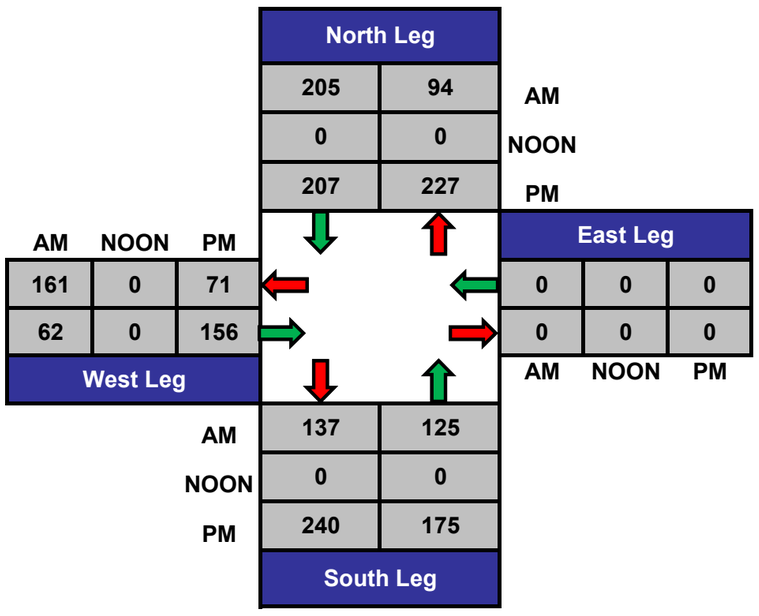
City: Fort Pierce



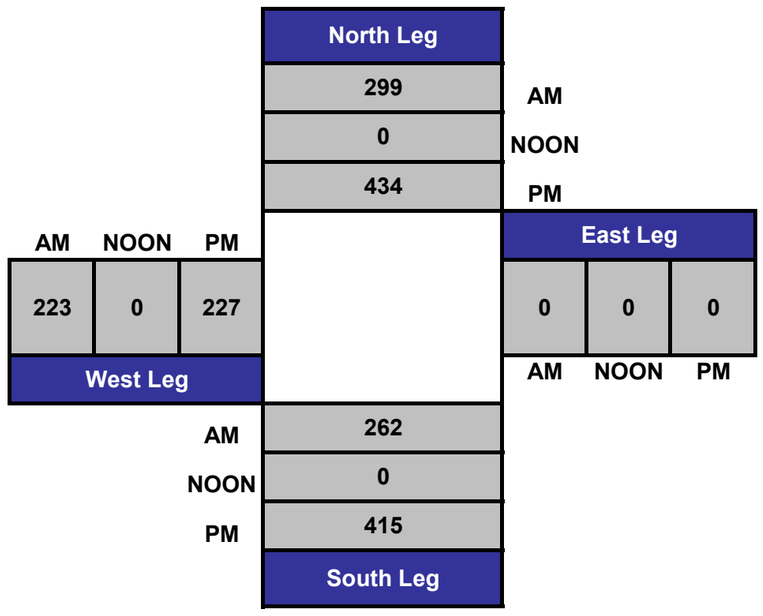
Count Periods	Start	End
AM	7:00 AM	9:00 AM
NOON	NONE	NONE
PM	4:00 PM	6:00 PM

AM Peak Hour	730 AM
NOON Peak Hour	
PM Peak Hour	430 PM

Total Ins & Outs



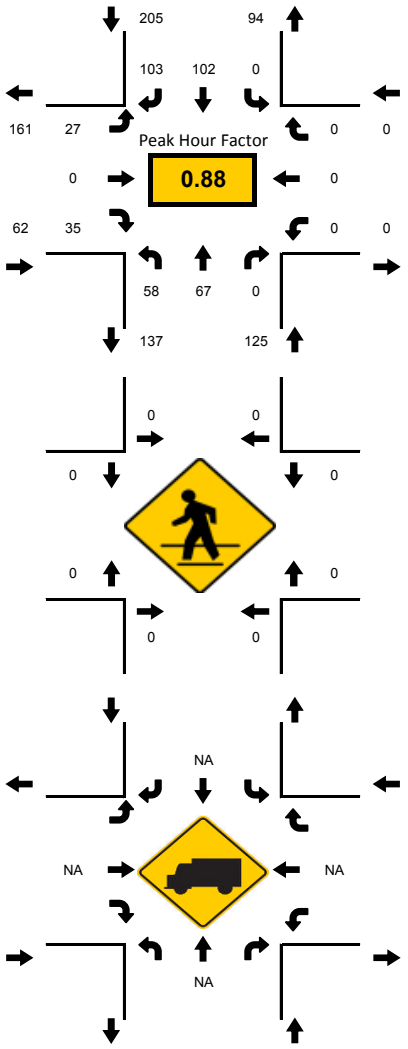
Total Volume Per Leg



LOCATION: Hartman Rd & Access Dwy to the Orange Blossom Business Center
CITY/STATE: Fort Pierce

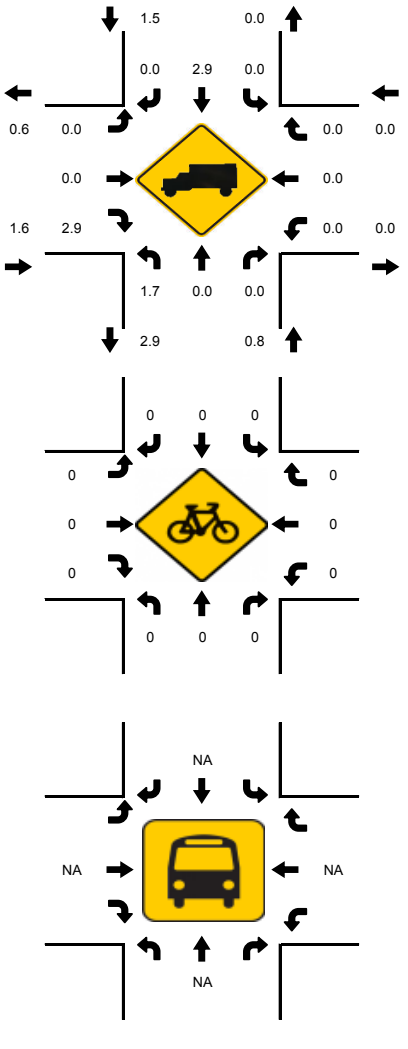
PROJECT ID: 17-3308-002
DATE: Thu, Jul 06, 2017

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



National Data & Surveying Services

IMAGE PLACEHOLDER



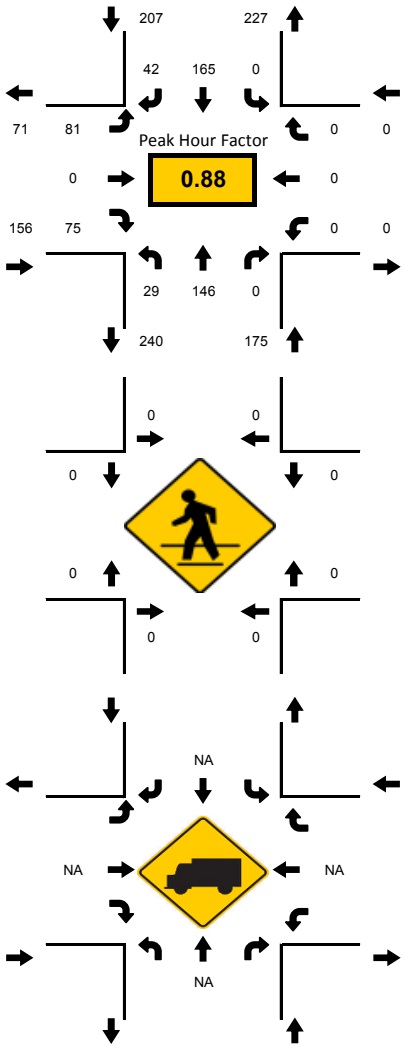
15-Min Count Period Beginning At	Hartman Rd Northbound					Hartman Rd Southbound					vy to the Orange Blossom Busin Eastbound					vy to the Orange Blossom Busin Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	7	19	0	0		0	21	10	0		2	0	3	0		0	0	0	0		62	338
07:15 AM	17	13	0	0		0	18	13	0		4	0	6	0		0	0	0	0		71	368
07:30 AM	14	13	0	0		0	23	25	0		9	0	10	0		0	0	0	0		94	392
07:45 AM	17	19	0	0		0	27	35	0		8	0	5	0		0	0	0	0		111	390
08:00 AM	12	21	0	0		0	22	21	0		6	0	10	0		0	0	0	0		92	389
08:15 AM	15	14	0	0		0	30	22	0		4	0	10	0		0	0	0	0		95	297
08:30 AM	14	21	0	0		0	23	16	0		7	0	11	0		0	0	0	0		92	202
08:45 AM	19	16	0	0		0	33	18	0		10	0	14	0		0	0	0	0		110	110

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	68	84	0	0		0	120	140	0		36	0	40	0		0	0	0	0		**488**
Heavy Trucks	4	0	0			0	8	0			0	0	4			0	0	0			**16**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			**0**
Railroad Stopped Buses																					

LOCATION: Hartman Rd & Access Dwy to the Orange Blossom Business Center
CITY/STATE: Fort Pierce

PROJECT ID: 17-3308-002
DATE: Thu, Jul 06, 2017

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



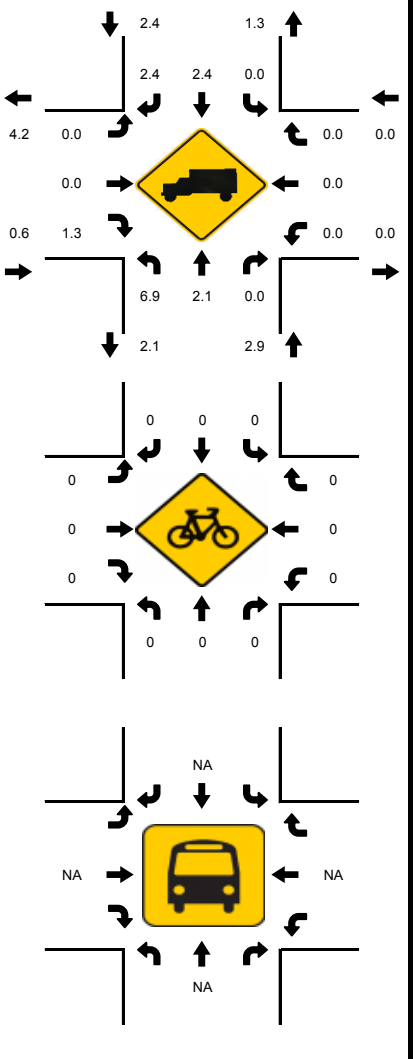


IMAGE PLACEHOLDER

15-Min Count Period Beginning At	Hartman Rd Northbound					Hartman Rd Southbound					vy to the Orange Blossom Busin Eastbound					vy to the Orange Blossom Busin Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	42	0	0		0	34	9	0		18	0	17	0		0	0	0	0		120	495
04:15 PM	3	42	0	0		0	36	7	0		12	0	6	0		0	0	0	0		106	528
04:30 PM	6	34	0	0		0	40	15	0		31	0	23	0		0	0	0	0		149	538
04:45 PM	7	39	0	0		0	34	10	0		10	0	20	0		0	0	0	0		120	530
05:00 PM	9	40	0	0		0	46	8	0		28	0	22	0		0	0	0	0		153	526
05:15 PM	7	33	0	0		0	45	9	0		12	0	10	0		0	0	0	0		116	373
05:30 PM	10	53	0	0		0	35	15	0		13	0	15	0		0	0	0	0		141	257
05:45 PM	4	47	0	0		0	35	7	0		12	0	11	0		0	0	0	0		116	116

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	36	160	0	0		0	184	60	0		124	0	92	0		0	0	0	0		**656**
Heavy Trucks	8	4	0			0	8	4			0	0	4			0	0	0			**28**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			**0**
Railroad Stopped Buses																					

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

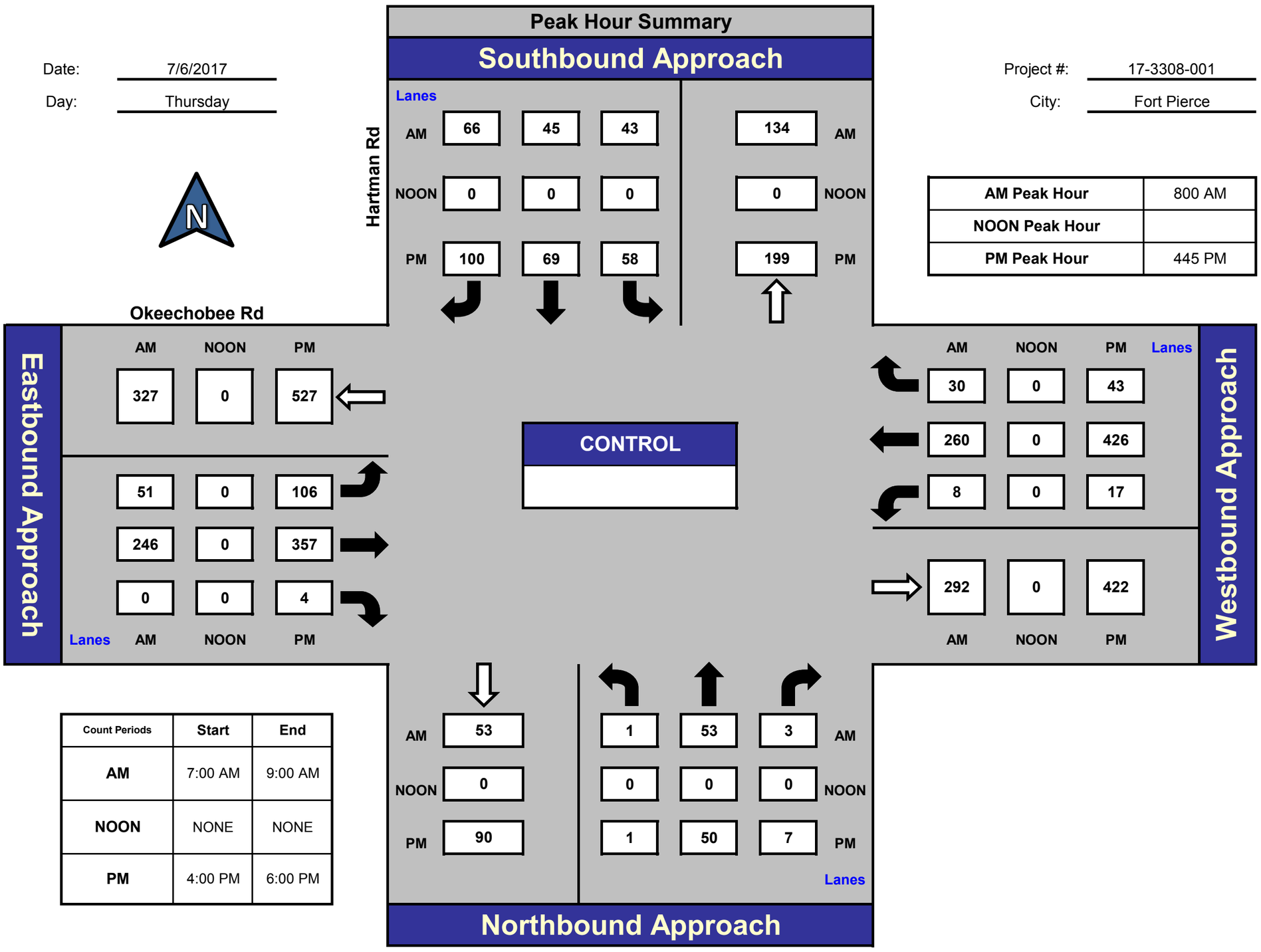
Hartman Rd and Okeechobee Rd , Fort Pierce

Date: 7/6/2017

Day: Thursday

Project #: 17-3308-001

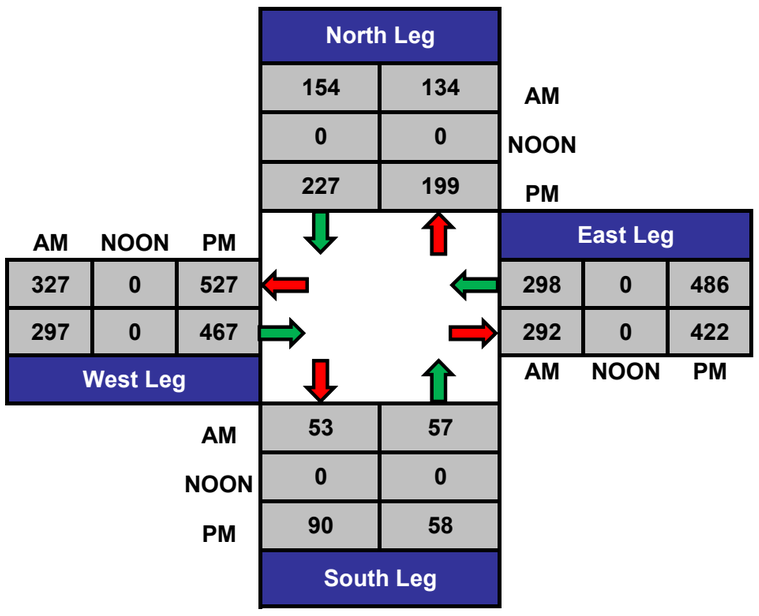
City: Fort Pierce



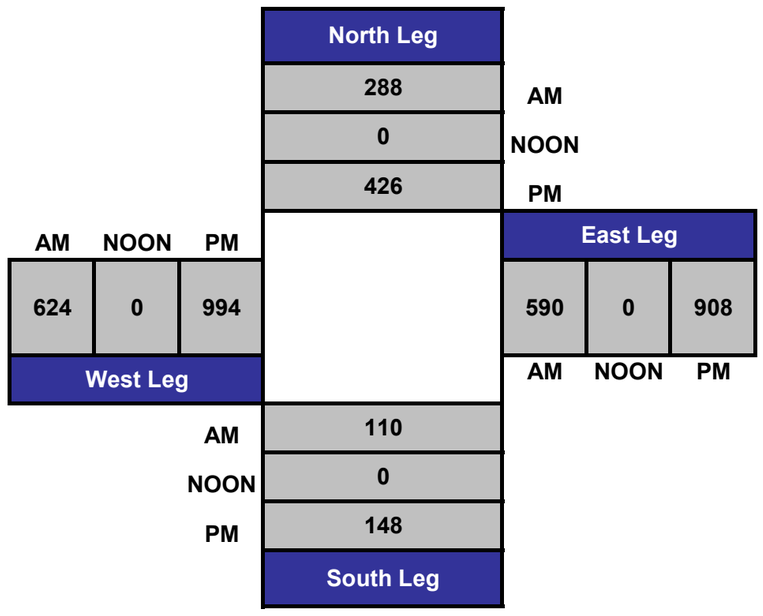
AM Peak Hour	800 AM
NOON Peak Hour	
PM Peak Hour	445 PM

Count Periods	Start	End
AM	7:00 AM	9:00 AM
NOON	NONE	NONE
PM	4:00 PM	6:00 PM

Total Ins & Outs



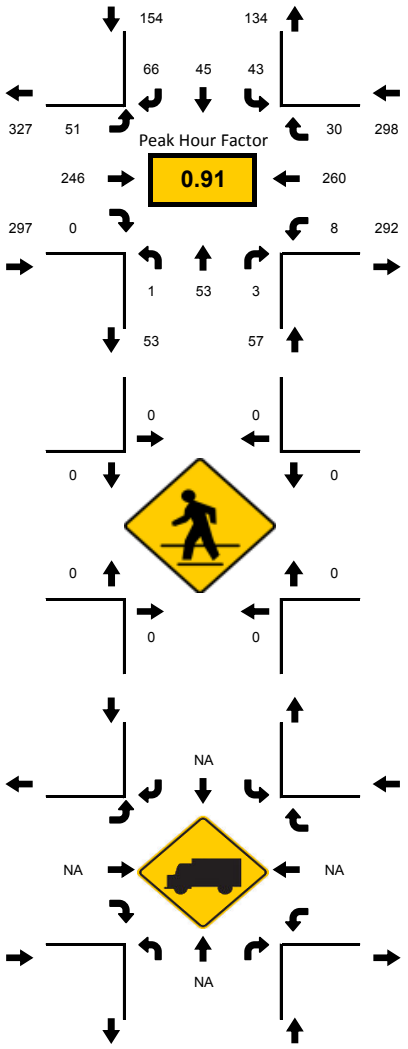
Total Volume Per Leg



LOCATION: Hartman Rd & Okeechobee Rd
CITY/STATE: Fort Pierce

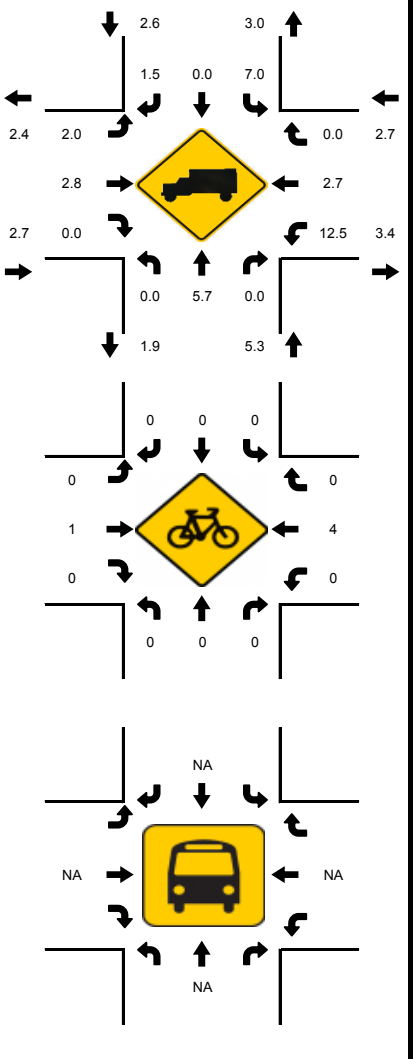
PROJECT ID: 17-3308-001
DATE: Thu, Jul 06, 2017

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services

IMAGE PLACEHOLDER

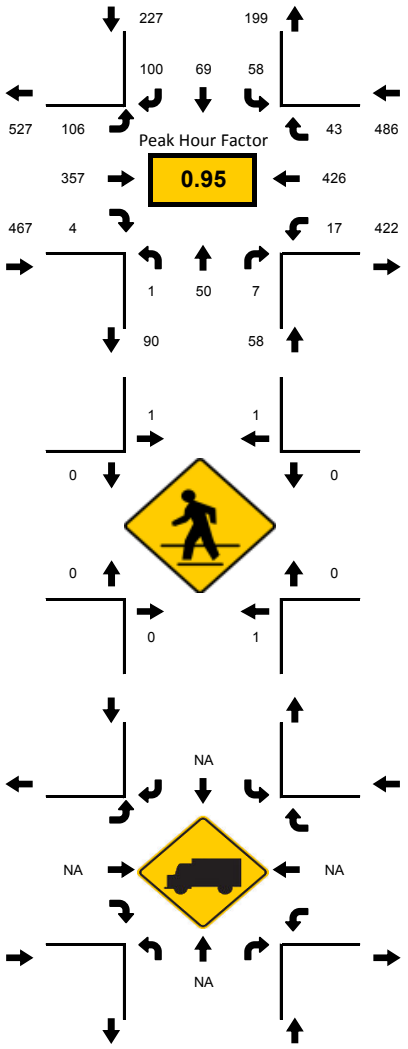


15-Min Count Period Beginning At	Hartman Rd Northbound					Hartman Rd Southbound					Okeechobee Rd Eastbound					Okeechobee Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	8	1	0		0	11	14	0		8	26	0	0		4	36	9	0		117	656
07:15 AM	0	12	0	0		4	13	8	0		12	61	0	0		3	51	7	0		171	720
07:30 AM	0	6	1	0		8	12	10	0		11	59	0	1		0	51	10	0		168	747
07:45 AM	3	18	0	0		12	9	13	0		9	69	0	0		1	57	9	0		200	785
08:00 AM	0	18	1	0		8	12	13	0		10	56	0	0		1	57	5	0		181	806
08:15 AM	0	12	0	0		8	9	21	0		10	74	0	0		1	55	8	0		198	625
08:30 AM	0	8	2	0		15	9	12	0		17	62	0	0		3	69	9	1		206	427
08:45 AM	1	15	0	0		12	15	20	0		14	54	0	0		3	79	8	0		221	221

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	4	72	8	0		60	60	84	0		68	296	0	0		12	316	36	4		**1016**
Heavy Trucks	0	8	0			8	0	4			4	12	0			4	16	0			**56**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0			0	0	0			0	4	0			0	8	0			**12**
Railroad Stopped Buses																					

LOCATION: Hartman Rd & Okeechobee Rd
CITY/STATE: Fort Pierce

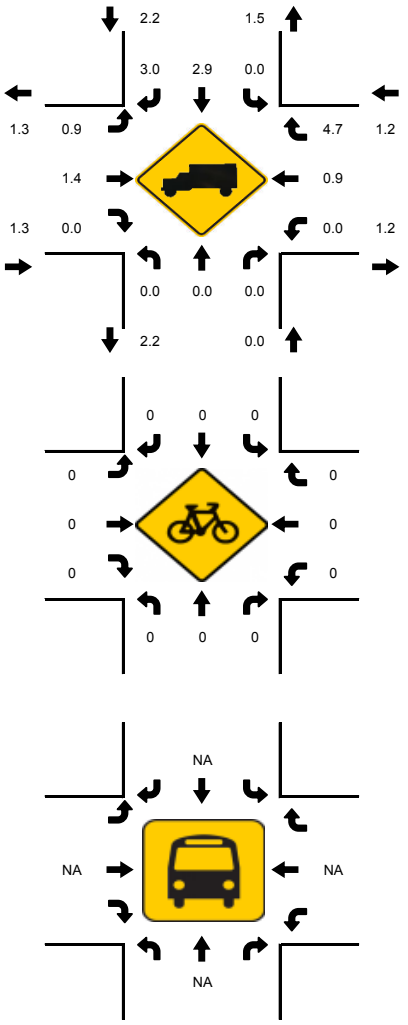
PROJECT ID: 17-3308-001
DATE: Thu, Jul 06, 2017



Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:15 PM - 05:30 PM

National Data & Surveying Services

IMAGE PLACEHOLDER



15-Min Count Period Beginning At	Hartman Rd Northbound					Hartman Rd Southbound					Okeechobee Rd Eastbound					Okeechobee Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	5	0	0		14	17	19	0		34	69	0	0		0	102	6	0		266	1137
04:15 PM	0	8	1	0		7	13	23	0		30	103	0	0		4	82	8	1		279	1181
04:30 PM	2	13	3	0		21	10	31	0		19	67	1	1		9	105	4	2		285	1227
04:45 PM	0	7	2	0		15	14	24	0		30	92	1	0		6	106	10	0		307	1238
05:00 PM	0	14	2	0		19	22	25	0		24	77	2	0		7	109	9	0		310	1198
05:15 PM	1	12	2	0		12	18	30	0		22	102	1	0		2	113	10	0		325	888
05:30 PM	0	17	1	0		12	15	21	0		30	86	0	0		2	98	14	0		296	563
05:45 PM	0	13	0	0		15	14	15	0		34	88	0	0		3	78	7	1		267	267

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	4	68	8	0		76	88	120	0		120	408	8	0		28	452	56	0		**1436**
Heavy Trucks	0	0	0			0	4	4			4	8	0			0	8	4			**32**
Pedestrians		4					4					0					0				**8**
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			**0**
Railroad Stopped Buses																					

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2016 - 01/02/2016	0.97	1.02
2	01/03/2016 - 01/09/2016	0.99	1.04
3	01/10/2016 - 01/16/2016	1.00	1.05
4	01/17/2016 - 01/23/2016	0.99	1.04
* 5	01/24/2016 - 01/30/2016	0.97	1.02
* 6	01/31/2016 - 02/06/2016	0.96	1.01
* 7	02/07/2016 - 02/13/2016	0.94	0.99
* 8	02/14/2016 - 02/20/2016	0.93	0.98
* 9	02/21/2016 - 02/27/2016	0.93	0.98
*10	02/28/2016 - 03/05/2016	0.94	0.99
*11	03/06/2016 - 03/12/2016	0.94	0.99
*12	03/13/2016 - 03/19/2016	0.94	0.99
*13	03/20/2016 - 03/26/2016	0.95	1.00
*14	03/27/2016 - 04/02/2016	0.96	1.01
*15	04/03/2016 - 04/09/2016	0.96	1.01
*16	04/10/2016 - 04/16/2016	0.97	1.02
*17	04/17/2016 - 04/23/2016	0.98	1.03
18	04/24/2016 - 04/30/2016	1.00	1.05
19	05/01/2016 - 05/07/2016	1.01	1.06
20	05/08/2016 - 05/14/2016	1.03	1.08
21	05/15/2016 - 05/21/2016	1.04	1.09
22	05/22/2016 - 05/28/2016	1.04	1.09
23	05/29/2016 - 06/04/2016	1.05	1.11
24	06/05/2016 - 06/11/2016	1.05	1.11
25	06/12/2016 - 06/18/2016	1.05	1.11
26	06/19/2016 - 06/25/2016	1.05	1.11
27	06/26/2016 - 07/02/2016	1.06	1.12
28	07/03/2016 - 07/09/2016	1.06	1.12
29	07/10/2016 - 07/16/2016	1.06	1.12
30	07/17/2016 - 07/23/2016	1.06	1.12
31	07/24/2016 - 07/30/2016	1.05	1.11
32	07/31/2016 - 08/06/2016	1.05	1.11
33	08/07/2016 - 08/13/2016	1.04	1.09
34	08/14/2016 - 08/20/2016	1.04	1.09
35	08/21/2016 - 08/27/2016	1.04	1.09
36	08/28/2016 - 09/03/2016	1.05	1.11
37	09/04/2016 - 09/10/2016	1.05	1.11
38	09/11/2016 - 09/17/2016	1.05	1.11
39	09/18/2016 - 09/24/2016	1.04	1.09
40	09/25/2016 - 10/01/2016	1.02	1.07
41	10/02/2016 - 10/08/2016	1.01	1.06
42	10/09/2016 - 10/15/2016	0.99	1.04
43	10/16/2016 - 10/22/2016	0.99	1.04
44	10/23/2016 - 10/29/2016	0.99	1.04
45	10/30/2016 - 11/05/2016	1.00	1.05
46	11/06/2016 - 11/12/2016	1.00	1.05
47	11/13/2016 - 11/19/2016	1.00	1.05
48	11/20/2016 - 11/26/2016	0.99	1.04
49	11/27/2016 - 12/03/2016	0.99	1.04
50	12/04/2016 - 12/10/2016	0.98	1.03
51	12/11/2016 - 12/17/2016	0.97	1.02
52	12/18/2016 - 12/24/2016	0.99	1.04
53	12/25/2016 - 12/31/2016	1.00	1.05

peak season adjustment factor for Okeechobee Rd at Hartman Rd (Dollar Tree project)

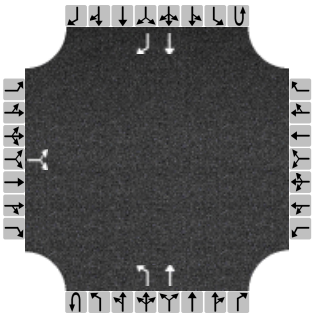
* PEAK SEASON

21-FEB-2017 10:54:35 830UPD 4_9401_PKSEASON.TXT

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	JAC	Intersection	Hartman Rd
Agency/Co.	Truckin Traffic, LLC	Jurisdiction	Fort Pierce
Date Performed	9/25/17	East/West Street	Orange Blossom Bus Ctr
Analysis Year	2017	North/South Street	Hartman Rd
Time Analyzed	EXISTING PM PEAK HOUR	Peak Hour Factor	0.88
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Dollar Tree Development		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	1	1	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume (veh/h)		84		91						32	164				185	47
Percent Heavy Vehicles		2		2						2						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			198							36						
Capacity			626							1300						
v/c Ratio			0.32							0.03						
95% Queue Length			1.4							0.1						
Control Delay (s/veh)			13.4							7.8						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.4								1.3							
Approach LOS	B								A							

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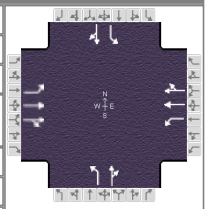
HCS 2010 Signalized Intersection Results Summary

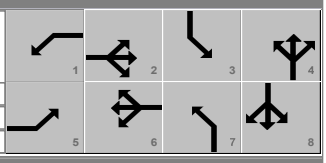
General Information				Intersection Information	
Agency	Truckin Traffic LLC			Duration, h	1.00
Analyst	JAC	Analysis Date	Sep 25, 2017	Area Type	Other
Jurisdiction	Fort Pierce	Time Period	PM PK-HR PK-SEASON	PHF	1.00
Urban Street	Okeechobee Road	Analysis Year	2017	Analysis Period	1> 7:00
Intersection	Hartman Road	File Name	Okee Hart EXT PM.xus		
Project Description	Dollar Tree Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	119	400	4	19	477	48	1	56	8	65	77	112

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	9.0	50.0	8.0	29.0	0.0	0.0						
Yellow	4.0	4.0	4.0	4.0	0.0	0.0						
Red	2.0	2.0	2.0	2.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	15.0	56.0	15.0	56.0	14.0	35.0	14.0	35.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	5.1		1.6		1.0	4.2	4.0	8.8
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.4	0.0	0.3
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.38		0.00		0.00	0.00	0.27	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	119	202	202	19	265	260	1	64		65	144	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1896	1810	1900	1862	1810	1874		1810	1807	
Queue Service Time (g_s), s	4.1	4.5	4.5	0.6	6.3	6.4	0.0	3.2		3.0	7.8	
Cycle Queue Clearance Time (g_c), s	4.1	4.5	4.5	0.6	6.3	6.4	0.0	3.2		3.0	7.8	
Green Ratio (*g/C*)	0.51	0.42	0.42	0.51	0.42	0.42	0.32	0.25		0.32	0.25	
Capacity (*c*), veh/h	557	808	806	610	808	791	439	469		507	452	
Volume-to-Capacity Ratio (*X*)	0.213	0.250	0.251	0.031	0.328	0.329	0.002	0.137		0.128	0.319	
Available Capacity (c_a), veh/h	557	808	806	610	808	791	439	469		507	452	
Back of Queue (*Q*), veh/ln (50 th percentile)	1.6	1.9	1.9	0.2	2.6	2.5	0.0	1.5		1.3	3.4	
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00	0.00	0.02	0.06	0.06	0.00	0.15		0.17	0.25	
Uniform Delay (d_1), s/veh	14.9	10.9	10.7	13.9	11.1	11.0	27.8	34.9		28.5	36.7	
Incremental Delay (d_2), s/veh	0.1	0.7	0.7	0.0	1.1	1.1	0.0	0.0		0.0	0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	15.0	11.6	11.5	13.9	12.2	12.1	27.8	35.0		28.5	36.8	
Level of Service (LOS)	B	B	B	B	B	B	C	C		C	D	
Approach Delay, s/veh / LOS	12.3	B		12.2	B		34.9	C		34.2	C	
Intersection Delay, s/veh / LOS	16.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.8	C	2.8	C
Bicycle LOS Score / LOS	0.9	A	0.9	A	0.6	A	0.8	A

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AM PEAK HOUR

Movement	Okeechobee Road at Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	66	45	43	0	154	30	260	7	1	298	3	53	1	0	57	0	246	51	0	297	806
2017 AM Peak Season	74	50	48	0	172	34	291	8	1	334	3	59	1	0	64	0	276	57	0	333	903

Percent Distribution																					
Net-New	19%	out	31%	out	7%	out	0%		0%	20%	out	7%	out	7%	out	0%	31%	in	0%	0%		0%	0%	39%	in	0%		
Pass-By	0%		0%		40%	out	0%		0%	0%		0%		0%		0%	0%		0%	0%		0%	-40%	in	40%	in	0%		
Project Trips																					
Net-New	2		3		1		0		0	2		1		1			0	5	0	0		0	0	6		0		20
Pass-by	0		0		2		0		0	0		0		0			0	0	0	0		0	(3)	3		0		2
Total Post Dev. Traffic	76		53		51		0	180	34	293		9		2		337	3	64	1	0	69	0	272	66		0	339	924

Trip Generation		
Site Traffic	AM IN	AM OUT	TOT
Net-New	16	10	25
Pass-By	8	5	13

Peak Season Factor = 1.12

APPENDIX

PM PEAK HOUR

Movement	Okeechobee Road at Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	100	69	58	0	227	43	426	17	0	486	7	50	1	0	58	4	357	106	0	467	1,238
2017 PM Peak Season	112	77	65	0	254	48	477	19	0	544	8	56	1	0	65	4	400	119	0	523	1,387
Percent Distribution																					
Net-New	19% out	31% out	7% out	0%		0%	20% out	7% out	7% out		0%	31% in	0%	0%		0%	0%	39% in	0%		
Pass-By	0%	0%	40% out	0%		0%	0%	0%	0%		0%	0%	0%	0%		0%	-40% in	40% in	0%		
Project Trips																					
Net-New	4	7	2	0		0	5	2	2		0	7	0	0		0	0	8	0		36
Pass-by	0	0	5	0		0	0	0	0		0	0	0	0		0	(4)	4	0		5
Total Post Dev. Traffic	116	85	71	0	272	48	482	21	2	552	8	63	1	0	72	4	395	132	0	531	1,428
Trip Generation																					
Site Traffic						PM IN	PM OUT	TOT													
Net-New						22	23	45													
Pass-By						11	12	23													
Peak Season Factor = 1.12																					

APPENDIX

AM PEAK HOUR

Movement	DW # 1 at Okeechobee Rd Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	0	0	0	0	0	0	298	0	0	298	0	0	0	0	0	0	292	0	0	292	590
2017 AM Peak Season	0	0	0	0	0	0	334	0	0	334	0	0	0	0	0	0	327	0	0	327	661

Percent Distribution																					
Net-New	34% out	0%	0%	0%		21% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Pass-By	60% out	0%	0%	0%		60% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Project Trips																					
Net-New	3	0	0	0		3	0	0	0		0	0	0	0		0	0	0	0		7
Pass-by	3	0	0	0		5	0	0	0		0	0	0	0		0	0	0	0		8
Total Post Dev. Traffic	6	0	0	0	6	8	334	0	0	342	0	0	0	0	0	0	327	0	0	327	675
Trip Generation																					
Site Traffic						AM IN	AM OUT	TOT													
Net-New						16	10	25													
Pass-By						8	5	13													

Peak Season Factor = 1.12

PM PEAK HOUR

Movement	DW # 1 at Okeechobee Rd Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	0	0	0	0	0	0	486	0	0	486	0	0	0	0	0	0	422	0	0	422	908
2017 PM Peak Season	0	0	0	0	0	0	544	0	0	544	0	0	0	0	0	0	473	0	0	473	1,017

Percent Distribution																					
Net-New	34% out	0%	0%	0%		21% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Pass-By	60% out	0%	0%	0%		60% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Project Trips																					
Net-New	8	0	0	0		5	0	0	0		0	0	0	0		0	0	0	0		12
Pass-by	7	0	0	0		7	0	0	0		0	0	0	0		0	0	0	0		14
Total Post Dev. Traffic	15	0	0	0	15	11	544	0	0	556	0	0	0	0	0	0	473	0	0	473	1,043
Trip Generation																					
Site Traffic						PM IN	PM OUT	TOT													
Net-New						22	23	45													
Pass-By						11	12	23													

Peak Season Factor = 1.12

APPENDIX

AM PEAK HOUR

Movement	DW # 2 / Orange Blossom Bus. Ctr / Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	103	102	0	0	205	0	0	0	0	0	0	67	58	0	125	35	0	27	0	62	392
2017 AM Peak Season	115	114	0	0	230	0	0	0	0	0	0	75	65	0	140	39	0	30	0	69	439

Percent Distribution																					
Net-New	0%	0%	9%	in	0%	9%	out	0%	57%	out	0%	70%	in	0%	0%	0%	0%	0%	0%	0%	
Pass-By	0%	0%	0%		0%	0%		0%	40%	out	0%	40%	in	0%	0%	0%	0%	0%	0%	0%	
Project Trips																					
Net-New	0	0	1		0	1		0	9		0	11		0	0	0	0	0	0	0	22
Pass-by	0	0	0		0	0		0	3		0	3		0	0	0	0	0	0	0	6
Total Post Dev. Traffic	115	114	1		0	231	1		0	12	0	13	14		75	65	0	154	39	0	30	0	69	467
Trip Generation																					
Site Traffic							AM IN		AM OUT		TOT										
Net-New							16		10		25										
Pass-By							8		5		13										

Peak Season Factor = 1.12

APPENDIX

PM PEAK HOUR

Movement	DW # 2 / Orange Blossom Bus. Ctr / Hartman Road																			
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	42	165	0	0	207	0	0	0	0	0	0	146	29	0	175	75	0	81	0	156	538
2017 PM Peak Season	47	185	0	0	232	0	0	0	0	0	0	164	32	0	196	84	0	91	0	175	603

Percent Distribution																					
Net-New	0%	0%	9%	in	0%		9%	out	0%	57%	out	0%		70%	in	0%	0%	0%		0%	0%	0%	0%		
Pass-By	0%	0%	0%		0%		0%		0%	40%	out	0%		40%	in	0%	0%	0%		0%	0%	0%	0%		
Project Trips																					
Net-New	0	0	2		0		2		0	12		0		15		0	0	0		0	0	0	0		31
Pass-by	0	0	0		0		0		0	4		0		4		0	0	0		0	0	0	0		9
Total Post Dev. Traffic	47	185	2		0	234	2		0	17		0	19	20		164	32	0	216	84	0	91	0	175	643
Trip Generation																					
Site Traffic							PM IN		PM OUT	TOT											
Net-New							22		23	45											
Pass-By							11		12	23											

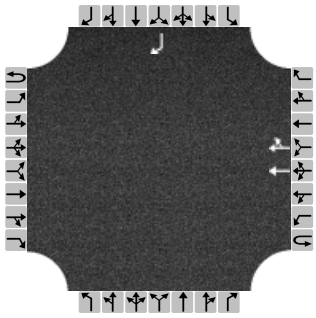
Peak Season Factor = 1.12

APPENDIX

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	JAC	Intersection	Okeechobee Rd
Agency/Co.	Truckin Traffic, LLC	Jurisdiction	Fort Pierce
Date Performed	9/25/17	East/West Street	Okeechobee Rd
Analysis Year	2018	North/South Street	Site DW # 1
Time Analyzed	POST DEV PROJ - PM PK HR	Peak Hour Factor	0.88
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Dollar Tree Development		

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	0		0	0	0		0	0	1
Configuration							T	TR								R
Volume (veh/h)							544	11								15
Percent Heavy Vehicles																3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)																17
Capacity																678
v/c Ratio																0.03
95% Queue Length																0.1
Control Delay (s/veh)																10.4
Level of Service (LOS)																B
Approach Delay (s/veh)													10.4			
Approach LOS													B			

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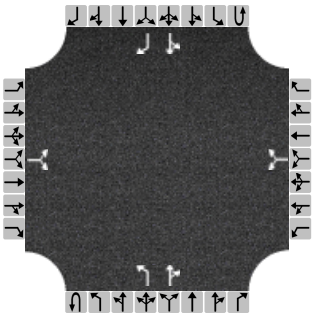
HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	JAC	Intersection	Hartman Rd
Agency/Co.	Truckin Traffic, LLC	Jurisdiction	Fort Pierce
Date Performed	9/25/17	East/West Street	Orange Blossom Bus Ctr
Analysis Year	2018	North/South Street	Hartman Rd
Time Analyzed	POST DEV PROJ - PM PK HR	Peak Hour Factor	0.88
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Dollar Tree Development		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	1	1	0	0	0	1	1
Configuration			LR				LR			L		TR		LT		R
Volume (veh/h)		084		91		2		17		32	164	20		2	185	47
Percent Heavy Vehicles		2		2		2		2		2				1		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			198				21			36				212		
Capacity			603				759			1300				1367		
v/c Ratio			0.33				0.03			0.03				0.16		
95% Queue Length			1.4				0.1			0.1				0.0		
Control Delay (s/veh)			13.9				9.9			7.8				7.6		
Level of Service (LOS)			B				A			A				A		
Approach Delay (s/veh)	13.9				9.9				1.2				0.1			
Approach LOS	B				A				A				A			

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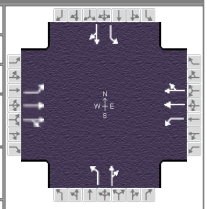
HCS 2010 Signalized Intersection Results Summary

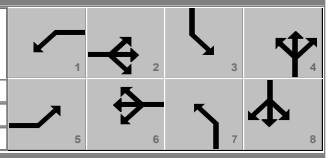
General Information				Intersection Information	
Agency	Truckin Traffic LLC			Duration, h	1.00
Analyst	JAC	Analysis Date	Sep 25, 2017	Area Type	Other
Jurisdiction	Fort Pierce	Time Period	PM PK-HR PK-SEASON	PHF	1.00
Urban Street	Okeechobee Road	Analysis Year	2018 Post Dev Projections	Analysis Period	1> 7:00
Intersection	Hartman Road	File Name	Okee Hart post PM.xus		
Project Description	Dollar Tree Development				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	132	395	4	23	482	48	1	63	8	71	85	116

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	9.0	50.0	8.0	29.0	0.0	0.0						
Yellow	4.0	4.0	4.0	4.0	0.0	0.0						
Red	2.0	2.0	2.0	2.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	15.0	56.0	15.0	56.0	14.0	35.0	14.0	35.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	5.6		1.7		1.0	4.5	4.3	9.5
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.4	0.0	0.4
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.72		0.00		0.00	0.00	0.43	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	132	200	199	23	267	263	1	71		71	156	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1896	1810	1900	1863	1810	1877		1810	1809	
Queue Service Time (g_s), s	4.6	4.5	4.5	0.7	6.4	6.5	0.0	3.5		3.3	8.5	
Cycle Queue Clearance Time (g_c), s	4.6	4.5	4.5	0.7	6.4	6.5	0.0	3.5		3.3	8.5	
Green Ratio (*g/C*)	0.51	0.42	0.42	0.51	0.42	0.42	0.32	0.25		0.32	0.25	
Capacity (*c*), veh/h	555	808	806	612	808	792	429	469		501	452	
Volume-to-Capacity Ratio (*X*)	0.238	0.247	0.247	0.038	0.331	0.332	0.002	0.151		0.142	0.345	
Available Capacity (c_a), veh/h	555	808	806	612	808	792	429	469		501	452	
Back of Queue (*Q*), veh/ln (50 th percentile)	1.8	1.9	1.9	0.3	2.6	2.6	0.0	1.6		1.4	3.8	
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00	0.00	0.03	0.07	0.06	0.00	0.16		0.18	0.27	
Uniform Delay (d_1), s/veh	15.0	10.9	10.7	14.0	11.2	11.0	27.8	35.1		28.6	36.9	
Incremental Delay (d_2), s/veh	0.1	0.7	0.7	0.0	1.1	1.1	0.0	0.1		0.0	0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	15.1	11.6	11.4	14.0	12.3	12.1	27.8	35.1		28.6	37.1	
Level of Service (LOS)	B	B	B	B	B	B	C	D		C	D	
Approach Delay, s/veh / LOS	12.4	B		12.3	B		35.0	D		34.5	C	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.8	C	2.8	C
Bicycle LOS Score / LOS	0.9	A	0.9	A	0.6	A	0.9	A

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AM PEAK HOUR

Movement	DW # 1 at Okeechobee Rd Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	0	0	0	0	0	0	298	0	0	298	0	0	0	0	0	0	292	0	0	292	590
2017 AM Peak Season	0	0	0	0	0	0	334	0	0	334	0	0	0	0	0	0	327	0	0	327	661

Percent Distribution																					
Net-New	34% out	0%	0%	0%		21% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Pass-By	60% out	0%	0%	0%		60% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Project Trips																					
Net-New	18	0	0	0		13	0	0	0		0	0	0	0		0	0	0	0		31
Pass-by	30	0	0	0		33	0	0	0		0	0	0	0		0	0	0	0		62
Total Post Dev. Traffic	48	0	0	0	48	46	334	0	0	379	0	0	0	0	0	0	327	0	0	327	755
Trip Generation																					
Site Traffic						AM IN	AM OUT	TOT													
Net-New						62	54	116	TRIP GEN for BOTH PARCELS												
Pass-By						54	49	104													
Peak Season Factor = 1.12																					

APPENDIX

PM PEAK HOUR

Movement	DW # 1 at Okeechobee Rd Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	0	0	0	0	0	0	486	0	0	486	0	0	0	0	0	0	422	0	0	422	908
2017 PM Peak Season	0	0	0	0	0	0	544	0	0	544	0	0	0	0	0	0	473	0	0	473	1,017

Percent Distribution																					
Net-New	34% out	0%	0%	0%		21% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Pass-By	60% out	0%	0%	0%		60% in	0%	0%	0%		0%	0%	0%	0%		0%	0%	0%	0%		
Project Trips																					
Net-New	19	0	0	0		12	0	0	0		0	0	0	0		0	0	0	0		30
Pass-by	26	0	0	0		27	0	0	0		0	0	0	0		0	0	0	0		53
Total Post Dev. Traffic	45	0	0	0	45	39	544	0	0	583	0	0	0	0	0	0	473	0	0	473	1,100
Trip Generation																					
Site Traffic						PM IN	PM OUT	TOT													
Net-New						56	55	110	TRIP GEN for BOTH PARCELS												
Pass-By						45	43	89													

Peak Season Factor = 1.12

APPENDIX

AM PEAK HOUR

Movement	DW # 2 / Orange Blossom Bus. Ctr / Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 AM PK - (Raw Data)	103	102	0	0	205	0	0	0	0	0	0	67	58	0	125	35	0	27	0	62	392
2017 AM Peak Season	115	114	0	0	230	0	0	0	0	0	0	75	65	0	140	39	0	30	0	69	439

Percent Distribution																					
Net-New	0%	0%	9%	in	0%	9%	out	0%	57%	out	0%	70%	in	0%	0%	0%	0%	0%	0%	0%	
Pass-By	0%	0%	0%		0%	0%		0%	40%	out	0%	40%	in	0%	0%	0%	0%	0%	0%	0%	
Project Trips																					
Net-New	0	0	6		0	5		0	35		0	43		0	0	0	0	0	0	0	89
Pass-by	0	0	0		0	0		0	22		0	22		0	0	0	0	0	0	0	44
Total Post Dev. Traffic	115	114	6		0	235	5	0	57		0	62	65	75	65	0	205	39	0	30	0	69	572
Trip Generation																					
Site Traffic							AM IN		AM OUT		TOT										
Net-New							62		54		116										
Pass-By							54		49		104										

TRIP GEN for BOTH PARCELS

Peak Season Factor = 1.12

APPENDIX

PM PEAK HOUR

Movement	DW # 2 / Orange Blossom Bus. Ctr / Hartman Road																				
	SB Rt	SB Th	SB Lt	SB UT	SB Tot.	WB Rt	WB Th	WB Lt	WB UT	WB Tot.	NB Rt	NB Th	NB Lt	NB UT	NB Tot.	EB Rt	EB Th	EB Lt	EB UT	EB Tot.	Int. Total
2017 PM PK - (Raw Data)	42	165	0	0	207	0	0	0	0	0	0	146	29	0	175	75	0	81	0	156	538
2017 PM Peak Season	47	185	0	0	232	0	0	0	0	0	0	164	32	0	196	84	0	91	0	175	603

Percent Distribution																					
Net-New	0%	0%	9%	in	0%	9%	out	0%	57%	out	0%	70%	in	0%	0%	0%	0%	0%	0%	0%	
Pass-By	0%	0%	0%		0%	0%		0%	40%	out	0%	40%	in	0%	0%	0%	0%	0%	0%	0%	
Project Trips																					
Net-New	0	0	5		0	5		0	32		0	39		0	0	0	0	0	0	0	81
Pass-by	0	0	0		0	0		0	18		0	18		0	0	0	0	0	0	0	36
Total Post Dev. Traffic	47	185	5		0	237	5		0	50	0	55	57	164	32	0	253	84	0	91	0	175	719
Trip Generation																					
Site Traffic							PM IN		PM OUT	TOT											
Net-New							56		55	110											
Pass-By							45		43	89											

TRIP GEN for BOTH PARCELS

Peak Season Factor = 1.12

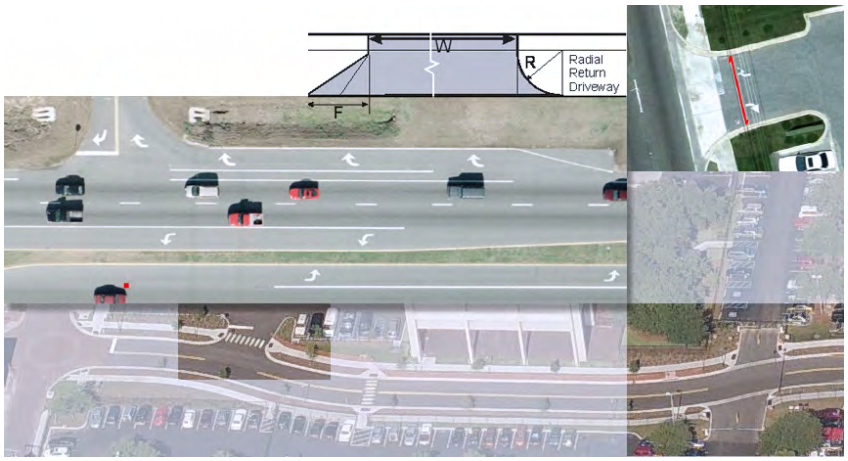
APPENDIX

Driveway Information Guide

FLORIDA DEPARTMENT OF TRANSPORTATION 2008

The purpose of this document is to guide the professional through the existing rules, standards and current accepted practice. The background behind the guidelines is also provided.

Unless stated otherwise or referenced, this is not a set of Department Standards but is a comprehensive guide to assist the professional in making better decisions for driveway placement and design.



Florida Department of Transportation
Systems Planning Office
605 Suwannee St. - Station 19
Tallahassee, Florida 32399
850-414-4900

www.dot.state.fl.us/planning

7.2

WHEN SHOULD WE BUILD RIGHT TURN LANES?

Exhibit 44
Recommended Guidelines for Exclusive Right Turn Lanes to Unsignalized* Driveway

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	**80-125** (see note 1)
Over 45 mph	**35-55** (see note 2)

*May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

1. The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).

2. The lower threshold of 35 right turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).

***Note*:** A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.

Note on Traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.

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July 31, 2017

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

Attention: Staff

Project Name: Site Plan & Design Review
Dollar Tree
4008 Okeechobee Road

Dear Staff,

The following is a response to staff comments dated: July 18, 2017 below are the comments along with our responses in bold:

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:

   (3) A (signed & sealed) survey prepared by a Florida registered land surveyor certifying the gross acreage within the property, excluding aquatic areas.

   Response: These are included with Re-Submittal.

   (8) A lighting plan which shows illumination of all interior and immediately adjoining streets (Additionally meeting the requirements of zz-6o (j). (Please identify the provision of site and adjacent roadway lighting)

   Response: A Lighting Plan is now included with the Re-Submittal.

   (9) A design review plan which meets the requirements of Section 22-59. (The design shall meet the requirements of 22-59, (See notes regarding 22-59 below)

   Response: The Design Review application is included with this Re-Submittal.

2. Pursuant to City Code Section 22-59 (c) Submission requirements, please provide the following:

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c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.

Response: This narrative is included with the Design Review application.

d. context photographs of neighboring uses and architectural styles.

Response: Photographs are included with the Design Review Application

e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.

Response:

3. Pursuant to City Code Section 22-59 - Design Review, the following standards should be integrated into the design proposed:

g. Design guidelines:

(2) Entrances

b. -To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity**, the inside line of the front yard (setback) shall be considered a frontage line.** Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.

Response: We believe the site layout is appropriate for the property shape, location and retail use to maximize convenience of customers access to the store both in vehicle and on foot.

(3) Windows.

e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited (Hartman Road Elevation). Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided. The west elevation of the structure is not consistent with our design review guidelines. Further, as the applicant has selected Hartman Road as the "main street" for the frontage line, further articulation of this façade is required.

Response: This façade has been revised to incorporate embellishments to enhance the view from the street.

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(4)Elevations.

k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

Response: Walls have been broken up with pilasters, recessed areas, raised sections with parapets and change in building materials / color.

(5) Streetscape improvement guidelines. Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to **decorative light fixtures**, fountains, sculpture and other civic art, **benches** and tables, **planters**, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, **bollards** and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

-The applicant should integrate various streetscape components to enhance the site development. A few noted components are easily integrated to contribute to the design proposed.

Response: The configuration of the right-of-way along Okeechobee Road provides an opportunity to enhance the streetscape by replacement of the existing sidewalk with a meandering sidewalk with benches and shade trees which we believe exceeds the expectations of this requirement.

(6)Lighting.

b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. - **Please provide lighting fixture detail.**

Response: A Lighting Plan and fixture cut-sheets are now included with this Re-Submittal.

(9) Signs.

b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

- Please provide preliminary exhibits of proposed signs for the façade(s), ground, and/or directional signs.

Response: A Signage Plan is included with Re-Submittal.

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4) Pursuant to City Code Section 22-i.94. - 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. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

- **The 34 inch oak tree located within the proposed right-of-way area shall be preserved via design of the Pedestrian sidewalk to accommodate its retention, and provide the applicable easement fort his small section of sidewalk if the sidewalk routes to the east.**

Response: There is ample room for this sidewalk to shift west and maintain proper distance from the roadway. Shifting east involves conflicts with utility guy wires.

5. **Tree Preservation / Disposition Plan Proposed: "83 inches to Remain 157 Inches to be Removed"**

- The development site includes two parcels of land previously cleared, with "Parcel 1" previously developed with two single family homes which places the property as previously disturbed or developed, therefore the trees remaining may have previously been utilized for tree credits.

Response: Acknowledged; While trees to remain may have previously been utilized for tree credits, only Existing Tree #3 is being utilized as part of this new development's landscape calculations for minimum tree requirements, while other existing trees to remain on site are utilized towards mitigation requirements, or are not counted at all towards on-site requirements at this time (as in the case of tree cluster to East of driveway off of Okeechobee Road).

- Further, the plan seeks to utilize a cluster of oak trees with DBH ranges from 2-4 inches, however the trees are located in a tight cluster therefore several of the sought for preservation do not meet the requirement of City Code Section 22-194 (d) (3), as the eight (8) trees as there's not the capacity to appropriately grow and develop due to their close proximity to each other, pursuant to City Code *Section 22-194 (3) The replanting design shall provide adequate space for root and crown development;*. There's currently no considerations to attempt to relocate or replant these oaks elsewhere on site.

Response: Tree cluster East of driveway off of Okeechobee Road is not being affected by construction, & there is no current plan for development at the East outparcel, therefore said tree cluster shall remain preserved & protected. Since the future disposition of this tree cluster is yet to be determined (as they may be removed at a later time for second Outparcel development), none of trees in cluster are counted towards the minimum landscape requirements for this site at this time.

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- The plans call to remove a 23" live oak which exists along the proposed driveway. Staff encourages further review to determine if feasible to construct along or around this oak. without significant damage to the tree, while allowing for pruning to provide appropriate vehicle entry/clearance into the site.

Response: Upon further review, it has been determined by the Landscape Architect that 23" dbh Live Oak Tree # 12 cannot be preserved due to its location along proposed parcel lines that impedes the construction of a central drive aisle which is critical to the development of this dual-parcel site. An oak this size possesses a 23' Critical Root Zone radius from the center of the trunk, in which any construction within this area could potentially jeopardize the survival & structure of this tree. To ensure functional use of this property, Tree #12 is to be removed & mitigated accordingly. See sheet L-1 Disposition Plan.

- Based upon review of proposed removal/preservation of trees on-site, it appears that the plan calls to remove 57 inches (and 1 palm) and preserve 53 inches.

Response: Current Disposition Plan, sheet L-1, proposes the removal of 23" of Live Oak dbh & preserves 117" of dbh, including Tree#3 counted towards on-site landscape requirements. No palms are proposed for removal at this time. 99" of Preserved Tree dbh on-site exceed code minimum & count towards the mitigation requirement for this submittal.

6) Pursuant to City Code Section 22-187. - General landscaping requirements. (6) a. & b., in the absence of a formal subdivision of the "outparcel", a 10 ft. Landscape strip is required along much of the eastern property line, between the retention area & vehicular use area, and the adjacent property as follows:

(6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

a. **Where a vehicular use area** does not abut a street right-of-way **but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide.** When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required

Response: This Landscape Buffer has been added to the Site Plan.

b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (zoo) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.

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Response: Landscape buffer for eastern perimeter of East outparcel shown on sheet L-2 for reference/informational purposes only at this time; We request the ability to install this buffer in the future with the development of the eastern parcel. Planting now will create difficulty with irrigation sourcing and maintenance. Until the eastern parcel is developed, the property further west enjoys an effective buffer of the full width of the eastern parcel.

7) Please review the proposed landscape plan, particularly tree species selection to ensure compliance with the following requirements:

> **Sec. 22-187. - General landscaping requirements. (1) Trees:** b. Trees used to meet the requirements of this section shall also be species which in the county normally grow in a manner such that **at maturity they will have a minimum crown spread of fifteen (15) feet and a minimum height of fifteen (15) feet.** Trees which can meet the height requirement at maturity but not the crown requirements may be grouped to form a wider crown, but will be counted as one tree. Three palms may be substituted for one tree provided that fifty (50) per cent of requirement shall be trees.

Response: Acknowledged; Tree species revised accordingly. See sheet L-3 landscape Schedules & Details for revised species selection.

- **The plan incorporates 11 Bahama Cassias, which typically grow no taller than 10-12 feet, and do not meet the spread requirement. If/where the tree is sought as a "supplement" or for incorporation as a non-required tree, please disregard this comment.**

Response: Acknowledged; Bahama Cassia changed to White Geiger. See sheet L-3 landscape Schedules & Details for revised species selection.

8) Concurrency/Traffic impact Analysis: Hartman Road, between Okeechobee Road and Peterson Road currently operates at a Level of Service D. The submitted application provides basic traffic generation data for this new development project. The applicant shall provide a traffic analysis or statement consistent with the St. Lucie County/Fort Pierce adopted traffic methodology in order to complete review impacts of the project to adjacent roadways and intersections. (Attached Documents for Completing & Filing)
Further consideration of turn lanes on Hartman Road will be explored upon receipt.

Response: Traffic Study will be provided.

General Advisory Notes:
Please ensure the backflow preventer is screened with landscaping. Additionally, the applicant is encouraged to screen the pad mounted transformer, where possible without interference, or consider placement of public art or camouflage of this device.

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

Response: Adjacent zoning has been added to the Site Plan. Landscape screening around utility equipment is proposed as applicable. Also, a note on sheet L-2 Landscape Plan states that *"ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSTER ENCLOSURES, A/C UNITS, ETC., SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS"* should any appurtenances not shown require further screening.

a. Site Plan and Design Review - Dollar Tree - 4008 Okeechobee Road (Kori Benton)
   - WWW Engineering: Approved as noted. A sanitary transition manhole is required for all commercial properties. The sanitary sewer service in the northern easement will need to be abandoned at the main. lf you have any questions, please contact James Carnes, P.E. with Fort Pierce Utilities Authority Water /Wastewater Department at (772) 466- 1600 x 3472.
   - Electric and Gas Engineering: Approved

Response: A transition manhole has been added to the Water and Sewer Plan. Also, a note has been added indicating the existing sanitary lateral shall be capped at main.

SURVEY:

1. Please provide a signed and sealed copy of the survey.

Response: These are included with Re-Submittal. (3 sets)

2. Please identify the POC and POB for Parcel 2.

Response: Survey has been revised accordingly.

3. Please indicate line work and all bearings and distances for Parcel 2.

Response: There are no bearings for Parcel 2, just general direction – see survey for calculated bearings.

4. Please identify and label RW for Hartman Road per ORB 40 Page 560.

Response: Survey has been revised accordingly.

5. Please identify the first dashed line located south of the north property line. It is not labeled.

Response: Line has been removed from the survey.

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6. Please identify the monumentation used for the bearing base.

Response: Shown as found 3" brass disk at section corner and rail road spike at west quarter corner.

7. Please identify the originating benchmark used for the establishment of the elevations.

Response: See surveyor's note 5.

8. Please add a space in note 7 between "1 38,008.45 square feet."

Response: See surveyor's note 7.

9. Please add to the notes. "The expected use of the survey and map" and 'All measurements are in accordance with the United States standard, in feet."

Response: See surveyor's note 13.

NETWORK RIGHT-OF WAY PROTECTION PLAN: Hartman Road is identified on the Network Right of Way Protection Plan as a four lane arterial/collector roadway. The total right of way width required for a four lane arterial/collector roadway is 160'. An additional 35'will need to be dedicated for Parcel 1 and an additional 15'will need to be dedicated for Parcel 2 to St. Lucie County. A phase 2 audit will need to be performed and a sketch of legal description of the additional right of way will need to be prepared by a surveyor licensed in the State of Florida. Please contact Ms. JoAnn Riley in property acquisitions for detailed information that will be required. (772) 462-2825. Also, the County prefers that the dedication be as a separate document and not part of a plat.

Response: We will submit donation documents to Ms. Riley upon receipt.

ROAD-IMPOVEMENT AGREEMENT: Prior to the issuance of a St. Lucie County right of way permit, the applicant shall execute a Road improvement Agreement with St. Lucie County for the public improvements to be constructed within County road right of way. The applicant is required to submit a surety for the proposed public improvements. The amount of survey shall be 115% of the engineer's estimate of probable cost. The amount of surety shall be approved by the County Engineer and the form of surety shall be approved by the County Attorney. This agreement can be approved at the administration level, therefore it does not have to go before the Board of County Commissioners. No construction will be allowed to commence until this agreement is in place. Please contact Rod Reed, County Surveyor at 462-1721 for additional information.

Response: Noted.

RIGHT OF WAY PERMIT: Please be advised that a right of way permit shall be required for the construction activities within the County road right of way. A right of way permit will not be issued until the

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Road improvement Agreement is in place. Please contact Selena Griffett, P.E. at 462-2153 for additional information.

Response: Noted.

URBAN SERVICE BOUNDARY: The site is located within the Urban Service Boundary. All residential developments required to obtain site plan approval located within the Urban Service Boundary and all non-residential development above 6,000 square feet located within the unincorporated area of St. Lucie County and within the Urban Service Boundary are required to design and construct sidewalks 6' wide within the right-of-way of all streets and roadways that abut or lie within the perimeter of the property.

Response: Noted, sidewalks are proposed, 6 feet in width.

Engineering Comments:

1. Provide a signed and sealed Boundary and Topographic Survey as executed by a Florida Licensed Land Surveyor and Mapper.

Response: These are included with Re-Submittal. (3 sets)

2. The project is currently comprised of two separate lots that will be required to be combined prior to issuance of a certificate of occupancy. The final plan does show that the project proposes the creation of an out-parcel; will this be accomplished by a plat? If so, the combination of the land can be handled under the platting of the land.

Response: Platting will occur to create these lots.

3. Okeechobee Road is a designated Saint Lucie County roadway. However, there is a valid Interlocal Agreement between the County and the City for this section of roadway which delegates permitting of utilities and driveways through the City. Therefore, the driveway access proposed for Okeechobee Road shall be constructed of concrete as per the requirements set forth in Section 17-8(b) of the City of Fort Pierce Code of Ordinances; please revise the plans accordingly.

Response: This driveway is now indicated as concrete.

Code Enforcement

1. This property is routinely cited for failure to maintain landscaping / lot clearing notice. Please maintain this property on a regular basis so code enforcement action is not needed. The list of recent activity is attached for your review.

Response: Maintaining this property will now be prioritized as this expectation is shared by the city, Dollar Tree and any other future tenant.

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Should you have any questions or require any additional information please do not hesitate to contact me at (561)-203-7503. Thank you for your time and kind consideration with regards to this matter.

Sincerely,
THOMAS ENGINEERING GROUP, LLC

Jason Gunther, P.E

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Kori Benton, Senior Planner

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

RE : Dollar Tree Site Plan – 4008 Okeechobee Road
TRC No. 17-07000003

DATE : July 7, 2017

RECEIVED
JUL 07 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 6, 2017:

- ☑ Site Plan
- ☐ 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

- ☐ Recommend
- ☑ Do Not Recommend

- ☑ Approval of Site Plan
- ☐ 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.

☑ See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

ENGINEERING COMMENTS:

1. Provide a signed and sealed Boundary and Topographic Survey as executed by a Florida Licensed Land Surveyor and Mapper.
2. The project is currently comprised of two separate lots that will be required to be combined prior to issuance of a certificate of occupancy. The final plan does show that the project proposes the creation of an out-parcel; will this be accomplished by a plat? If so, the combination of the land can be handled under the platting of the land.
3. Okeechobee Road is a designated Saint Lucie County roadway. However, there is a valid Interlocal Agreement between the County and the City for this section of roadway which delegates permitting of utilities and driveways through the City. Therefore, the driveway access proposed for Okeechobee Road shall be constructed of concrete as per the requirements set forth in Section 17-8(b) of the City of Fort Pierce Code of Ordinances; please revise the plans accordingly.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : **Kori Benton, Senior Planner**

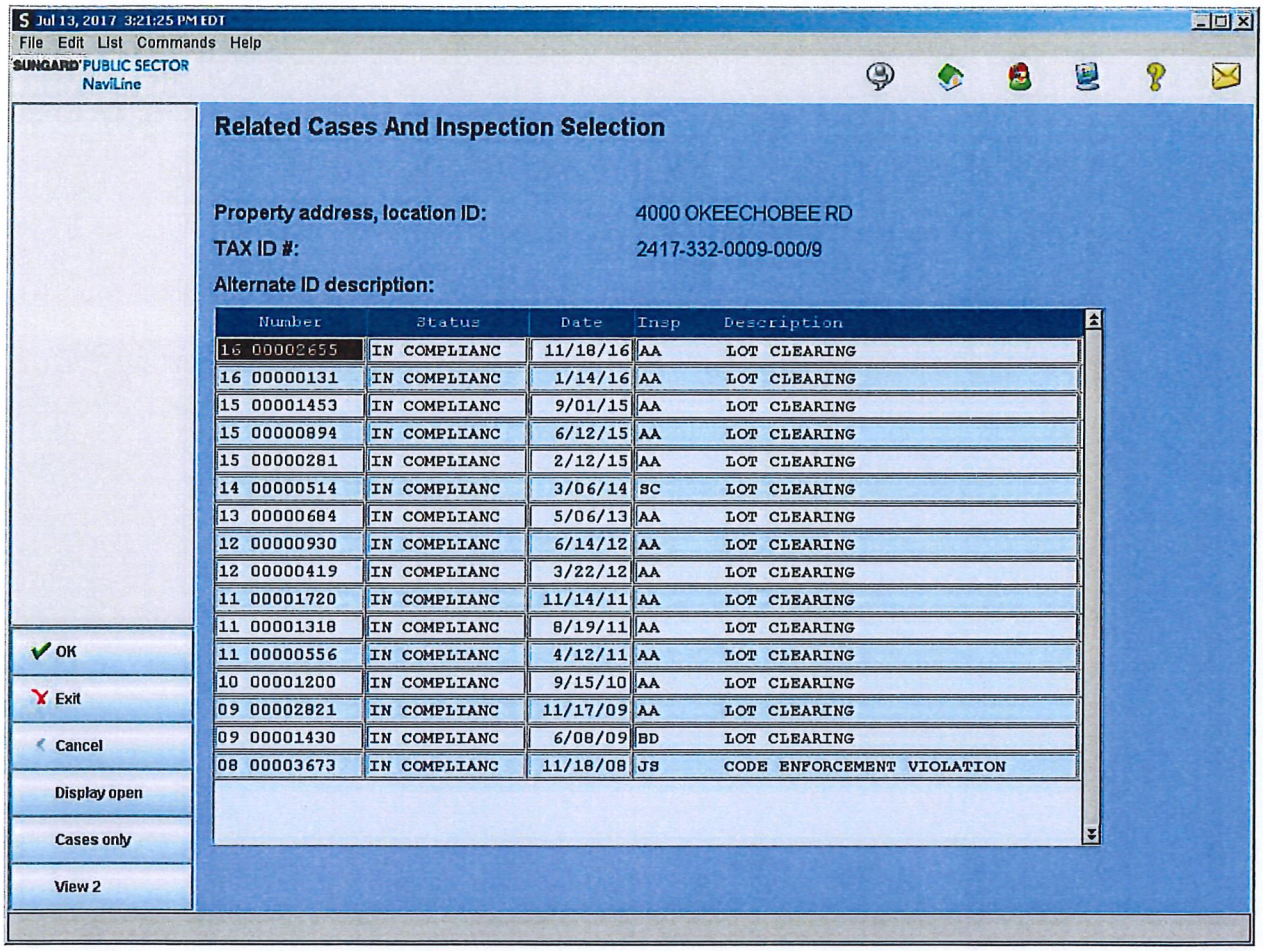
FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 17-07000003 – 4008 Okeechobee Rd**

DATE : **July 13, 2017**

Code Enforcement has the following comments:

This property is routinely cited for failure to maintain landscaping / lot clearing notice. Please maintain this property on a regular basis so code enforcement action is not needed. The list of recent activity is attached for your review.



Number	Status	Date	Insp	Description
16 00002655	IN COMPLIANC	11/18/16	AA	LOT CLEARING
16 00000131	IN COMPLIANC	1/14/16	AA	LOT CLEARING
15 00001453	IN COMPLIANC	9/01/15	AA	LOT CLEARING
15 00000894	IN COMPLIANC	6/12/15	AA	LOT CLEARING
15 00000281	IN COMPLIANC	2/12/15	AA	LOT CLEARING
14 00000514	IN COMPLIANC	3/06/14	SC	LOT CLEARING
13 00000684	IN COMPLIANC	5/06/13	AA	LOT CLEARING
12 00000930	IN COMPLIANC	6/14/12	AA	LOT CLEARING
12 00000419	IN COMPLIANC	3/22/12	AA	LOT CLEARING
11 00001720	IN COMPLIANC	11/14/11	AA	LOT CLEARING
11 00001318	IN COMPLIANC	8/19/11	AA	LOT CLEARING
11 00000556	IN COMPLIANC	4/12/11	AA	LOT CLEARING
10 00001200	IN COMPLIANC	9/15/10	AA	LOT CLEARING
09 00002821	IN COMPLIANC	11/17/09	AA	LOT CLEARING
09 00001430	IN COMPLIANC	6/08/09	BD	LOT CLEARING
08 00003673	IN COMPLIANC	11/18/08	JS	CODE ENFORCEMENT VIOLATION

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

JULY 18, 2017

Jason Gunther
THOMAS ENGINEERING GROUP
125 West Indiantown Road, Suite 206
Jupiter, FL 33458

SUBJECT: Site Plan & Design Review
Dollar Tree
4008 Okeechobee Road

Dear Mr. Gunther, PE,

The following are advisory comments from the Planning Department's review of the application for **Site Plan & Design Review** to construct a retail store at 4008 Okeechobee Road.

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:

(3) A **(signed & sealed)** survey prepared by a Florida registered land surveyor certifying the gross acreage within the property, excluding aquatic areas.

(8) A lighting plan which shows illumination of all interior and immediately adjoining streets (Additionally meeting the requirements of 22-60 (j) .**(Please identify the provision of site and adjacent roadway lighting)**

(9) A design review plan which meets the requirements of Section 22-59. (The design shall meet the requirements of 22-59, **(See notes regarding 22-59 below)**

2) Pursuant to City Code Section 22-59 (c) Submission requirements, please provide the following:

c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.

3) Pursuant to City Code Section 22-59 - Design Review, the following standards should be integrated into the design proposed:

g. Design guidelines:
(2) Entrances.
b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, **the inside line of the front yard (setback) shall be considered a frontage line.** Exceptions to

this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.

(3)Windows.

e. **Large expanses of wall without windows or detail that face the public right-of-way are prohibited (Hartman Road Elevation).** Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

The west elevation of the structure is not consistent with our design review guidelines. Further, as the applicant has selected Hartman Road as the "main street" for the frontage line, further articulation of this façade is required.

(4) Elevations.

k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

(5)Streetscape improvement guidelines. Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to **decorative light fixtures,** fountains, sculpture and other civic art, **benches** and tables, **planters,** retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, **bollards** and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

-The applicant should integrate various streetscape components to enhance the site development. A few noted components are easily integrated to contribute to the design proposed.

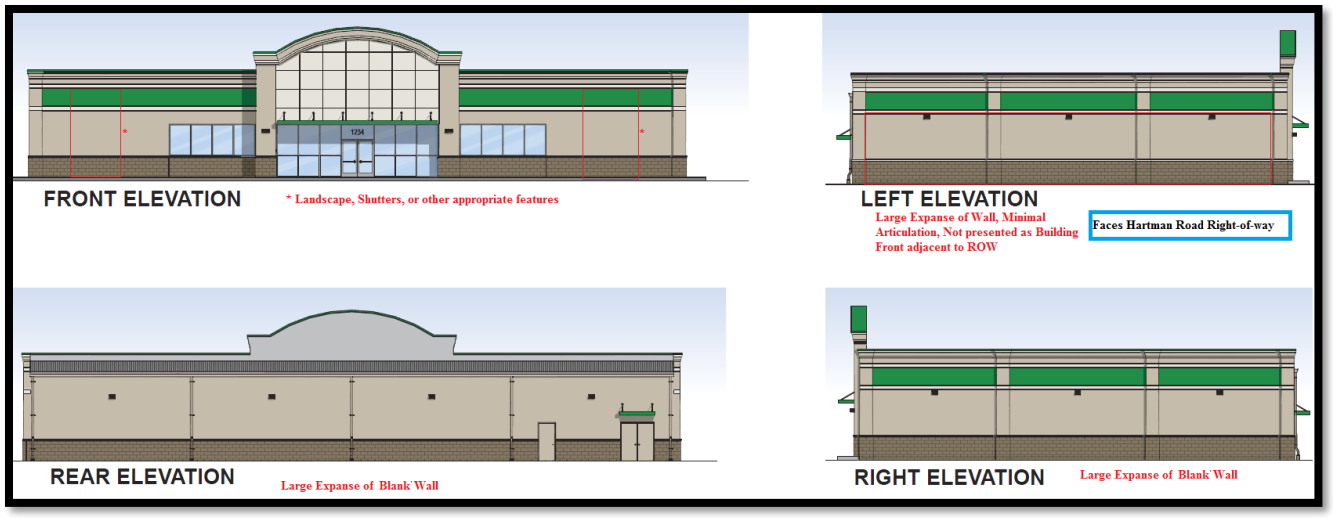
(6) Lighting.

b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. – **Please provide lighting fixture detail.**

(9) Signs.

b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

- Please provide preliminary exhibits of proposed signs for the façade(s), ground, and/or directional signs.



4) 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. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

- **The 34 inch oak tree located within the proposed right-of-way area shall be preserved via design of the pedestrian sidewalk to accommodate its retention, and provide the applicable easement for this small section of sidewalk if the sidewalk routes to the east.**

5) **Tree Preservation / Disposition Plan Proposed: "83 Inches to Remain / 57 Inches to be Removed"**

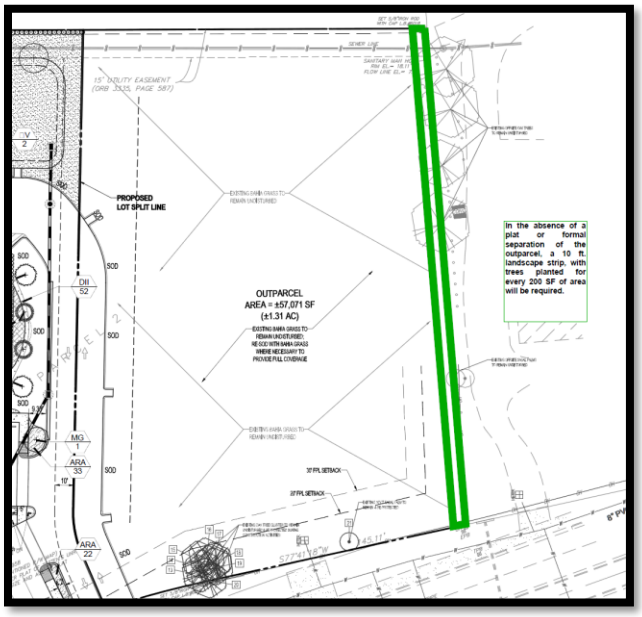
- The development site includes two parcels of land previously cleared, with "Parcel 1" previously developed with two single family homes which places the property as previously disturbed or developed, therefore the trees remaining may have previously been utilized for tree credits.
- Further, the plan seeks to utilize a cluster of oak trees with DBH ranges from 2 -4 inches, however the trees are located in a tight cluster therefore several of the sought for preservation do not meet the requirement of City Code Section 22-194 (d) (3), as the eight (8) trees as there's not the capacity to appropriately grow and develop due to their close proximity to each other, pursuant to City Code *Section 22-194 (3) The replanting design shall provide adequate space for root and crown development;*. There's currently no considerations to attempt to relocate or replant these oaks elsewhere on site.
- The plans call to remove a 23" live oak which exists along the proposed driveway. Staff encourages further review to determine if feasible to construct along or around this oak without significant damage to the tree, while allowing for pruning to provide appropriate vehicle entry/clearance into the site.
- Based upon review of proposed removal/preservation of trees on-site, it appears that the plan calls to remove 57 inches (and 1 palm) and preserve 53 Inches.

6) Pursuant to City Code Section 22-187. - General landscaping requirements. (6) a. & b., in the absence of a formal subdivision of the "outparcel", a 10ft. landscape strip is required along much of the eastern property line, between the retention area & vehicular use area, and the adjacent property as follows:

(6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

a. **Where a vehicular use area** does not abut a street right-of-way **but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide.** When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.



7) Please review the proposed landscape plan, particularly tree species selection to ensure compliance with the following requirements:

Sec. 22-187. - General landscaping requirements. (1) *Trees:* b. Trees used to meet the requirements of this section shall also be species which in the county normally grow in a manner such that ***at maturity they will have a minimum crown spread of fifteen (15) feet and a minimum height of fifteen (15) feet.*** Trees which can meet the height requirement at maturity but not the crown requirements may be grouped to form a wider crown, but will be counted as one tree. Three palms may be substituted for one tree provided that fifty (50) per cent of requirement shall be trees.

- The plan incorporates 11 Bahama Cassias, which typically grow no taller than 10-12 feet, and do not meet the spread requirement**. If/where the tree is sought as a "supplement" or for incorporation as a non-required tree, please disregard this comment.**

8) **Concurrency/Traffic Impact Analysis**: Hartman Road, between Okeechobee Road and Peterson Road currently operates at a Level of Service D. The submitted application provides basic traffic generation data for this new development project. The applicant shall provide a traffic analysis or statement consistent with the St. Lucie County/Fort Pierce adopted traffic methodology in order to complete review impacts of

the project to adjacent roadways and intersections. (Attached Documents for Completion & Filing). Further consideration of turn lanes on Hartman Road will be explored upon receipt.

General Advisory Notes:

Please ensure the backflow preventer is screened with landscaping. Additionally, the applicant is encouraged to screen the pad mounted transformer, where possible without interference, or consider placement of public art or camouflage of this device.

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

The presented review is specific to Planning Department's review of the proposed site plan and design review. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,

Kori Benton
Senior Planner

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2016

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	13TH ST to 7TH ST	1,979	600	129	C	0.430	137	C	0.457
GEORGIA AVE	7TH ST to US 1	1,896	600	137	C	0.457	127	C	0.423
GILSON RD	MARTIN C.L. to BECKER RD	10,289	710	902	F	1.187	880	F	1.158
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	2,300	1,070	193	B	0.508	214	B	0.563
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	4,500	1,070	416	C	0.547	416	C	0.547
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	2,600	920	197	C	0.226	180	C	0.207
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	10,500	790	655	D	0.829	629	D	0.796
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	7,700	830	489	C	0.627	470	C	0.603
GRAHAM RD	KINGS HWY to JENKINS RD	3,967	630	274	C	0.457	238	C	0.397
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	4,145	1,070	313	B	0.824	313	B	0.824
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	6,633	750	486	D	0.648	420	D	0.560
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	478	670	28	B	0.127	27	B	0.123
HILLMOOR DR	US 1 to LENNARD RD	7,200	790	410	D	0.519	351	C	0.900
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	73,287	4,580	3,753	C	0.819	3,390	C	0.740
I-95	ST LUCIE WEST BLVD to MIDWAY RD	57,884	4,580	3,255	B	0.969	2,807	B	0.835
I-95	MIDWAY RD to OKEECHOBEE RD	68,954	4,580	4,162	C	0.909	3,380	C	0.738
I-95	OKEECHOBEE RD to ORANGE AVE	45,500	7,320	1,822	B	0.405	1,894	B	0.421
I-95	ORANGE AVE to INDRIO RD	42,768	7,320	2,057	B	0.457	1,893	B	0.421
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,826	750	287	C	0.776	328	C	0.886
INDIAN RIVER DR	ORANGE AVE to AVENUE A	5,515	750	322	C	0.870	314	C	0.849
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,622	790	328	C	0.841	387	C	0.992
INDRIO RD	PRIVATE RD to I-95 W RAMP	905	1,080	66	B	0.161	71	B	0.173
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	9,712	3,240	555	B	0.307	584	B	0.323
INDRIO RD	SEMINOLE RD to KINGS HWY	9,567	790	576	D	0.729	485	D	0.614

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

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2016

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	12,500	2,100	686	C	0.341	686	C	0.341
OKEECHOBEE RD	35TH ST to 33RD ST	14,500	1,630	802	D	0.492	806	D	0.494
OKEECHOBEE RD	25TH ST to GEORGIA AVE	12,500	1,630	743	D	0.456	698	C	0.956
OLD DIXIE HWY	US 1 to SR A1A NORTH	4,433	790	332	C	0.851	335	C	0.859
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	1,850	750	0	B	0.000	0	B	0.000
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	2,300	790	169	C	0.433	131	C	0.336
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	1,175	870	0	B	0.000	0	B	0.000
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,533	540	131	C	0.485	163	C	0.604
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	6,701	750	488	D	0.651	439	D	0.585
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	8,200	750	466	D	0.621	462	D	0.616
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	12,500	750	653	D	0.871	623	D	0.831
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	10,500	790	681	D	0.862	626	D	0.792
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	4,257	600	243	C	0.810	241	C	0.803
ORANGE AVE	SHINN RD to CAMPBELL RD	2,411	380	0	B	0.000	0	B	0.000
ORANGE AVE	KINGS HWY to I-95	17,189	0	740	C	0.368	746	C	0.371
ORANGE AVE	I-95 to JENKINS RD	13,277	0	912	C	0.454	858	C	0.427
ORANGE AVE	JENKINS RD to HARTMAN RD	13,327	0	717	C	0.357	667	C	0.332
ORANGE AVE	ANGLE RD to 25TH ST	11,651	1,710	918	D	0.537	1,068	D	0.625
ORANGE AVE	17TH ST to 13TH ST	12,960	1,710	678	C	0.881	743	C	0.965
ORANGE AVE	10TH ST to 7TH ST	7,829	300	396	D	0.660	455	D	0.758
ORANGE AVE	7TH ST to US 1	6,721	300	429	D	0.715	381	D	0.635
ORANGE AVE	US 1 to 2ND ST	3,274	300	208	C	0.693	204	C	0.680
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	2,600	700	191	C	0.289	168	C	0.255
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	2,600	700	191	C	0.289	168	C	0.255

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

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St. Lucie TPO Standardized

TRAFFIC IMPACT STUDIES (TIS) METHODOLOGY AND PROCEDURES

- **ST. LUCIE COUNTY**
- **CITY OF FORT PIERCE**
- **CITY OF PORT SAINT LUCIE**

January 23, 2014

TRAFFIC IMPACT STUDIES METHODOLOGY AND PROCEDURES

(DRAFT)

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Appendices

Appendix A – Definitions

Appendix B – Alternative Study Network Identification Methodology

Appendix C – Analysis Requirements

Appendix D – Example of Passer-By Capture

Appendix E – Traffic Counts

Appendix F – Annual Traffic Growth Rate Determination

Appendix G – Turn Lane Need and Length Determination

Appendix H – Mitigation of Impact

1. PURPOSE AND APPLICABILITY

The purpose is to provide a generally uniform methodology for identifying potential traffic impacts of new development and redevelopment on the transportation system and developing mitigation strategies to offset those impacts. However, the need to perform a Traffic Impact Study (TIS) will be determined in accordance with the applicable local government requirements and provisions.

The TIS is to be signed and sealed by a registered professional engineer licensed to practice in Florida.

Any reference to the "Local Government" in these guidelines shall mean the City of Ft. Pierce, City of Port St. Lucie, St. Lucie County, their consultants, sub-consultants, contractors, or employees, as applicable. Any reference to the "Applicant" in these guidelines shall mean the person or party making application to the Local Government, to include the Applicant's consultants, sub-consultants, and contractors.

Unless otherwise agreed to in an approved Methodology Statement, the procedures of this unified methodology document will be followed.

2. METHODOLOGY STATEMENT

Prior to conducting any study, a Methodology Statement shall be prepared by the Applicant and submitted to the Local Government for review and approval. The purpose of the Methodology Statement is to establish agreed upon methodologies and assumptions prior to the start of the study. The methodology shall address the following minimum elements:

- Description of land uses, site location, build-out schedule, and phasing
- Preliminary site plan
- Trip Generation
- Internal Capture
- Background Traffic Growth Procedure
- Distribution and Assignment
- Committed Network

It shall be the Applicant's responsibility to ensure that a traffic study is not prepared or submitted without an approved Methodology Statement signed by the Local Government.

3. IMPACTED ROADWAYS/INTERSECTIONS

At a minimum, the following impacted roadway segments and intersections shall be analyzed in the TIS:

a. Any Road Segment to which development traffic makes its first connection to the Major Road Network, provided the development traffic consumes one percent or more of the existing or committed two-way peak-hour service capacity,

b. Major Road Segment on which the two-way peak-hour project traffic consumes 5 (five) percent or more of the existing or committed two-way peak-hour service capacity,

c. Site driveway connections to public roads. In addition, if the development has no direct connection to the Major Road Network, the intersections of the local/non-major roads (that provides access to the development) with the Major Road Network shall be analyzed, and

d. Major Intersections that are part of the impacted roadways.

To determine whether peak-hour development traffic consumes one percent or five percent or more of the existing service capacity of a road, the generalized roadway service volumes from the latest version of the Generalized Service Volumes tables of the Florida Department of Transportation (FDOT) shall be used. Roadway functional classification shall be based on the St. Lucie TPO's Federal Functional Classification Map and, for roads that are not contained on the map, it shall be based on the Local Government's Comprehensive Plan.

An alternative study network identification methodology can be followed by the Applicant; this methodology is described in Appendix B. Agreement on the use of the alternative study network methodology shall be reached during the methodology phase and its use acceptance is at the Local Government's discretion.

4. ANALYSIS SCENARIOS

The Applicant shall be required to provide an analysis of the following scenarios:

e. **Existing scenario** is defined as the analysis of existing traffic on the Existing Network.

f. **Background scenario** is defined as the analysis of existing traffic plus background traffic on the committed network.

g. **Background scenario with mitigation** is defined as the analysis of existing traffic plus background traffic on the committed network with the inclusion of any other improvements that are required to restore a facility to its adopted level of service standard.

h. **Future scenario** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network.

i. **Future Scenario with mitigation** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network with the inclusion of any other improvements (if needed) that are required to restore a facility to its adopted level of service standard.

A detailed definition of the analysis scenarios is included in Appendix A.

5. GENERAL ANALYSIS REQUIREMENTS

A Level of Service (LOS) analysis shall be undertaken for all impacted roadways and intersections (as listed in Section 3 of this document) in accordance with the procedures below:

a. For the facility on the Major Road Network to which the development has direct access:

   - Detailed capacity and turn-lane length analyses shall be undertaken for site driveway connections to that facility and/or of the local street providing site traffic access to that Major Road facility.

   - Turn-lane length analysis shall only be required for the first impacted signalized or major unsignalized intersections along the directly accessed facility.

b. For analysis of roadways outside of the area as described in Sub-section 5.a above, the latest version of FDOT's generalized tables shall be used as an initial screening tool. If failure is estimated, more detailed analysis is required using the procedures described below.

   i. Road segment limits shall be as defined in the Annual Level of Service Report prepared by the St. Lucie TPO. Adjustments, if appropriate, shall be proposed in the Methodology Statement and be developed based on acceptable engineering and planning practices as set forth in the *Highway Capacity Manual*.

   ii. All analyses undertaken shall be adjusted to the average of the peak season using FDOT's Peak Season Conversion Factors (PSCF). Other time periods or a.m. analysis may be required if requested during the methodology meeting or during the first review round.

c. All signalized intersections and major unsignalized intersections within the study area shall be analyzed.

d. When the FDOT generalized roadway service volume tables are used, the following information shall be provided for each facility in a separate table:

   - Class of roadway (interrupted or uninterrupted)
   - Maintenance jurisdiction (city, county, or state-maintained)
   - Area type
   - Posted speed
   - LOS standard

e. Other parameters that govern the roadway/intersection capacity analysis shall be based on the parameters described in the latest version of the *Highway Capacity Manual*.

f. Where driveway movements are restricted (e.g. right-in/right-out driveways), the necessary U-turn movements and project traffic added at the upstream and

downstream median openings or intersections should be identified and analyzed.

In addition to the requirements of Sub-sections (a) through (f) above, the Local Government may require the inclusion of proposed or anticipated traffic signals in the future year condition that may not exist in the "existing condition", including signals at development entrances.

6. SOFTWARE

Use of analysis software shall be discussed and agreed to during the Methodology phase. The Applicant shall provide an electronic copy of the analysis files as well as a hard copy of the summary sheets, unless an electronic from is requested by the Local Government. Preferred analysis softwares are listed below:

a. For unsignalized intersections, the Highway Capacity Software (HCS) is the preferred software for analyzing delay and LOS.

b. For signalized intersections, the use of the Highway Capacity Software is considered acceptable; however, the latest version of Synchro software using the latest HCM methodology is preferred.

c. For interrupted flow road segment (i.e. signalized roadways) analysis, the preferred software is the latest version of Synchro.

d. For uninterrupted flow roads (those with more than two-mile signal spacing) the latest version of the FDOT's HighPlan software is recommended.

e. Other analysis software may be required by the Local Government to address situations not addressed by the above provisions, or if requested by the Applicant and approved by the Local Government during the Methodology Statement in Section 2 of this guideline.

For additional information regarding analysis requirements and software please refer to Appendix C.

7. TRIP GENERATION

Trips from/to the site shall be estimated using the latest Institute of Transportation Engineers (ITE) *Trip Generation Manual*, including separate trip generation estimates for interim traffic-generating uses. Other trip rates may be required by the Local Government or may be used if requested by the Applicant and approved by the Local Government during the Methodology Statement process (Section 2 of this document).

To encourage redevelopment of previously developed sites, a credit for any previously existing land uses may be given for the replacement of any traffic-generating building or structure that previously existed on the site. The applicability and/or magnitude of the credit shall be discussed with the Local Government during the Methodology Statement process. If the site was dormant during the time when collection of the traffic count data was conducted, then the "prior vested" portion of the development traffic must be added as "background" traffic. For purposes of access management

analysis, the total trips (prior vested plus additional, new trips) should be analyzed at site access and connection points to the Major Road network.

8. INTERNAL CAPTURE

Internal capture estimates shall be based on acceptable methodologies contained in the most current *ITE Handbook*, or, where the ITE data is not applicable, professional judgment should be applied.

9. PASSER-BY CAPTURE

The total gross external trips of the project traffic may be reduced by a passer-by factor to account for traffic that is already traveling on the adjacent roadway and once the project is constructed it will stop by the project on their way from an origin to a primary destination. Such factor shall be based on ITE acceptable methodologies and percentages.

In no event shall the total number of passer-by trips (i.e. entering plus exiting the site) exceed 10 percent of the total background traffic on the adjacent roadway. In analysis of the site-access intersections with major roads, the passer-by trips shall be included and separately identified.

In cases where median controls limit left-in/left-out access to the site, traffic on the "far side" of the road can be considered in assessing the upper limit of captured trips; however, the effects of that traffic in the associated necessary U-turns and added flow at the upstream and downstream median openings or intersections should be identified as development traffic at those locations.

In accordance with the Florida Traffic Impact Handbook, the passer-by capture percentage shall be computed as the total number of trips entering and exiting the site that is claimed as captured divided by the number of background trips passing by the site on major roads directly abutting or passing through the site. An example of this computation is provided in Appendix D.

10. DISTRIBUTION AND ASSIGNMENT

Manual trip distribution and assignment is acceptable for use as long as they are reviewed and accepted by the Local Government and logically replicates the existing and future travel patterns.

The latest adopted Greater Treasure Coast Regional Planning Model (GTCRPM) is also acceptable in determining the trip distribution percentages and trip assignments, especially when TIS is being performed for sizable developments and for multi-land use developments. The results of the model will be reviewed by the Local Government for reasonableness and to ensure that existing and future travel patterns are correctly simulated.

11. TRAFFIC COUNTS

All counts shall be conducted based on acceptable professional engineering standards. Raw-turning movement counts (minimum 2 hours) and daily tube counts (minimum 48 hours) shall be provided for all the intersections and road segments that are being analyzed. The raw counts shall be adjusted to the average of the peak season using FDOT's Peak Season Conversion Factors. The Local Government may request other peak-season adjustment factors or adjustment methodologies that may result in different peak-season adjustment factors; however, this request shall be evaluated during the development of the Methodology Statement. Please refer to Appendix E for additional information regarding traffic counts requirements.

12. BACKGROUND TRAFFIC GROWTH/FUTURE TRAFFIC

Existing traffic counts shall be increased by a growth factor up to the project's build-out date, which shall be reasonably specified, to account for increases in existing traffic due to other approved or Pending Developments. The development build-out date shall be no less than three years and no more than ten years from the date of the initial transportation methodology submittal.

For acceptable techniques to estimate annual traffic growth rates please refer to Appendix F.

13. LEVEL OF SERVICE STANDARDS

a. The adopted LOS standards for all major road segments shall be consistent with the standards per the Local Government's latest adopted Comprehensive Plan.

b. The overall intersection LOS standard shall be the same standard as that of the segment (facility) within which the intersection is located. Where different LOS standards apply to different legs of an intersection, the overall intersection LOS standard will be the same as the leg with the least restrictive LOS (e.g. one road LOS Standard "D" and the other road LOS Standard "E", then intersection LOS Standard is "E").

c. The delay for individual turning-movements and through-movements may exceed the segment standard by one letter grade provided that the volume/capacity (V/C) ratio for the subject movement remains less than or equal to one. Average delays of up to 100 seconds are acceptable for individual turning movements where the V/C ratio is less than 0.8.

d. For site access driveways and local street connections serving site access traffic, delays of up to 100 seconds will be considered acceptable.

14. INVENTORY OF EXISTING AND FUTURE CONDITIONS

At minimum, the following additional information shall be provided:

a. The geometry, speed limit, and the adopted LOS standard of all the existing roadways and intersections, based on the Local Government's adopted

Comprehensive Plan, and committed intersection and roadway improvement projects within the impacted area,

b. Existing vehicle counts and data supporting heavy vehicle factors for capacity analysis,

c. Graphic representation (stick diagrams) of the project's proposed access locations, types, and internal roads with connections to public roadways. The graphic shall also cover the area immediately adjacent to the project and this graphic should include:
   - All external, major roadways,
   - Existing or future access points, and
   - Types of developments surrounding the project,

d. Pavement marking plans/concept plans of roadways that provide direct access to the project and that have been completed or are undergoing design or route study phase, if available,

e. Graphic representation of project traffic (volume and percent distribution), existing traffic volumes, future background volumes, and future total volumes, and

f. Inventory of existing or committed traffic-control devices (i.e. traffic signals and stop signs).

15. SITE ACCESS

Driveway location(s) shall meet the Local Government's and/or FDOT's minimum standards regarding location, corner clearance, minimum distance between driveways, number of driveways serving a site, minimum sight distances, median openings, and U-turn restrictions, as or where applicable. Appendix G documents the procedures to determine the need for turn lanes and corresponding turn lane lengths.

16. MULTIMODAL CONSIDERATIONS

When designing the site, the following multimodal recommendations should be taken into consideration, and their applicability should be discussed with the Local Government during the Methodology Statement process in Section 2 of this document.

a. For pedestrians:

1) Provide connectivity from the building structures to existing sidewalks adjacent to the site,
2) Internal circulation and connections to existing sidewalks should be provided so that pedestrians do not need to walk significantly "out of the way". In other words, pedestrian connections should be direct and reasonable, minimizing the

distance that pedestrians need to walk to go from one place to another,
3) New external and internal crosswalks and any associated traffic control devices (if required),
4) To the extent possible, minimize pedestrian-vehicle conflicts,
5) Specify minimum cross-walk widths, and
6) Depending on the hours of operation of the site, consideration should be given to the need for illuminated sidewalks and crosswalks.

b. For transit vehicles/users:

1) If there is a transit stop adjacent to the site or within walking distance of the site, adequate pedestrian connections need to be provided not only between the site and the bus stop but also between the main entrance of the building and the bus stop,
2) Relocation of an existing bus stop or creation of a new stop, in coordination with the Local Government Transit Manager and/or Community Transit, as applicable, to provide for safe or better access to the building and site, and
3) Appropriate design of relocated or a new bus stop to address amenities (bench, shelter, etc.).

c. For bicycles:

1) If internal bike facilities are proposed, adequate connections to existing bike lanes should be provided, and
2) Provision of bike racks.

17. MITIGATION OF IMPACTS

Acceptable mitigation options are:

1) **Restore to adopted standard**

2) **Proportionate Share Mitigation**

For general guidance about mitigation and further detail about identification of adequate mitigation, please refer to Appendix H.

APPENDICES

APPENDIX A

DEFINITIONS

For purposes of this document, the following definitions shall apply:

a. **Committed Network** – Existing Network plus transportation system improvements included in the adopted work programs of the County, the FDOT, or other agencies with authority and responsibility for providing transportation system capacity, or other improvements that are guaranteed by a security instrument acceptable to the Local Government that ensures construction will begin in the current fiscal year of such work programs.

b. **Background Traffic:** Existing traffic plus growth in existing traffic between the existing conditions and the future conditions. Please refer to Appendix F for acceptable techniques to estimate future background traffic volumes.

c. **Existing Network** – Major Roads which are currently in use by the public.

d. **Existing Scenario** - Analysis of existing traffic on the Existing Network.

e. **Background Scenario** – Analysis of existing traffic, plus background traffic on the committed network.

f. **Background Scenario with Mitigation** – Analysis of existing traffic, plus background traffic on the committed network. For locations which are estimated to fail under background conditions, the Applicant shall identify improvements need to restore the adopted level of service standard.

g. **Future Scenario** – Analysis of existing traffic, plus background traffic, plus the project's traffic on the committed network. For locations which are estimated to fail, the Applicant shall identify when each failure is expected to occur as a fraction of the development trips, associated on-site land use quantities, and estimated year. These parameters may be estimated by interpolating between the "Existing Scenario" analysis and the "Future Scenario" (without mitigation) analysis. If new corridors that shift travel patterns are proposed as the solution, the interpolation should be based on an analysis that does not consider the new corridor. In the case of large Mixed Use Planned Unit Developments (MPUDs), the Local Government reserves the right to modify timing of failure estimates to reflect or incorporate other pending or approved developments that are presented or become effective between the time the methodology is approved and the time when the list of improvements to cure identified deficiencies at build-out are finalized by the Local Government.

h. **Future Scenario with Mitigation** – Analysis of existing traffic, plus background traffic, plus project traffic on the committed network with the inclusion of any other improvements that are required to restore the adopted level of service standard. This analysis scenario will be required only if mitigation is required as the result of the future scenario analysis. For purposes of analyzing site access requirements

only, the Local Government may allow consideration of improvements scheduled in the first five years of the Capital Improvement Program. For large MPUDs, the Local Government may require an additional five, ten, and/or fifteen year analysis of the financial feasibility of the improvements that are required to restore the adopted level of service standard.

i. **Heavy Vehicle** – Vehicles that have more than four tires touching the pavement, including trucks, buses, and recreational vehicles (RVs). Trucks cover a wide range of vehicles, from lightly loaded vans and panel trucks to the most heavily loaded coal, timber and gravel haulers. RVs also include a broad range, including campers, both self-propelled and towed; motor homes; and passenger cars or small trucks towing a variety of recreational equipment, such as boats, snowmobiles, and motorcycle trailers.

j. **Major Intersections** - All signalized intersections and/or unsignalized intersections with other major roadways.

k. **Major Roadway, Major Road Network, or Regulated Road** – Shall include all collector and above-classified roadways per the latest St. Lucie TPO's Federal Functional Classification Map.

l. **Pending Development** – Is a development for which a complete application has been filed for (a) a Traffic Impact Study, (b) an Initial or Final Certificate of Capacity, or (c) an Initial or Final Certificate of Capacity Development Order.

m. **Road Segment** – In an interrupted flow facility, a road segment is the piece of road from one traffic signal to the next traffic signal and is usually considered to include the traffic signal at the "downstream" end of the segment. "Road Facilities" are usually composed of several contiguous road segments.

APPENDIX B

ALTERNATIVE STUDY NETWORK IDENTIFICATION METHODOLOGY

Area of Influence Based

a. The area to be studied will be based on the New External Trip Generation of the proposed development. The table below shall determine the development's area of influence.

New External Daily Trip Generation	Radius of Area of Influence
0 – 200	Only segments directly accessed by the proposed development
201 – 500	0.5 miles
501 – 1,000	1.0 miles
1,001 – 5,000	2.0 miles
5,001 – 10,000	3.0 miles
10,001 – 20,000	4.0 miles
Over 20,000	5.0 miles

b. The radius of influence shall be measured from each connection of the project to the Major Road Network.

c. All major signalized and unsignalized intersections on the roadway segments within the area of influence shall be studied.

d. If the study radius ends between intersections identified in c above, the study area shall extend to the next major intersection.

APPENDIX C

ANALYSIS REQUIREMENTS

(1) If any analysis software is used as an alternative to the FDOT's generalized tables, a detailed LOS analysis of all Major Intersections within the facility is required.

(2) The input data to the software shall be field verified and provided in the report including, but not limited to:
- Geometry, including lane widths and turn-lane lengths
- Heavy vehicle factor
- Directional factor (D Factor, not to be less than 0.52 for the future conditions analysis)
- Peak-hour factor (PHF, not to exceed 0.95 for the future conditions analysis)
- Values of the above parameters should be estimated in the future conditions analysis to reflect unconstrained demand conditions
- Existing signal timing and phasing can be obtained from the traffic signal maintaining agency. The existing signal timing, including its maximum and minimum settings, shall be used for the initial analysis of future conditions. Any timing change outside of the existing minimum and maximum setting may be presented for Local Government approval as part of the mitigation strategy
- Segment lengths

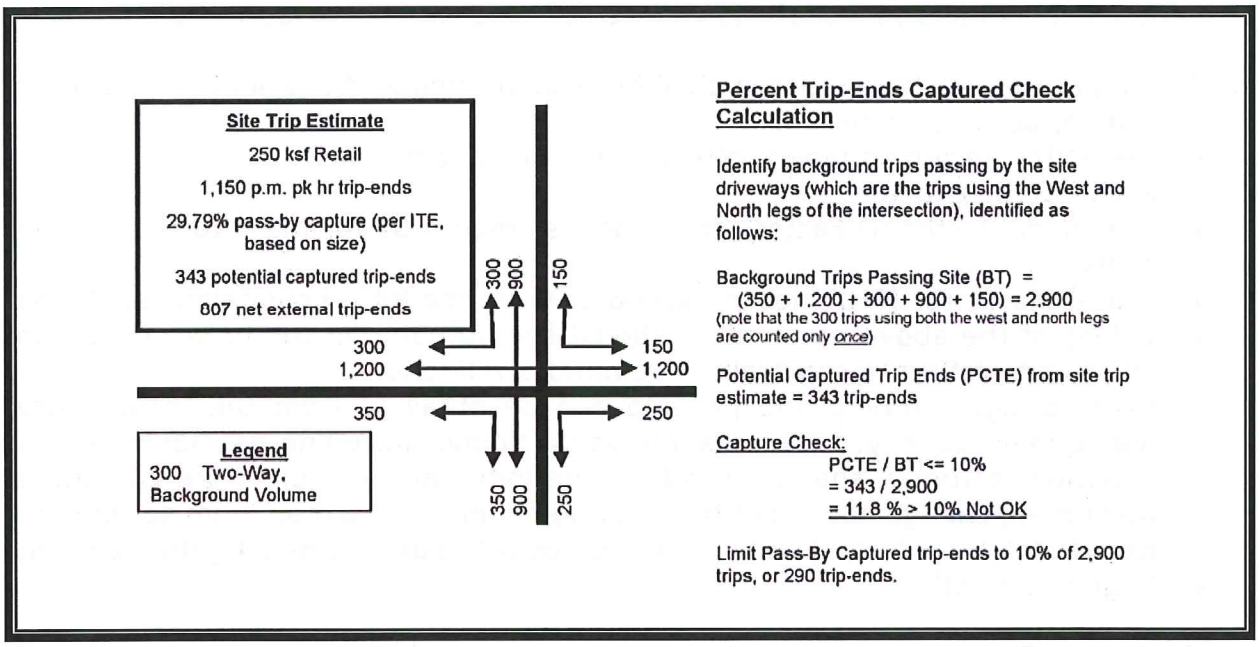
(3) If the FDOT generalized roadway service volume tables are used, the following information shall be provided in a separate table:
- Class of roadway (interrupted or uninterrupted)
- Maintenance jurisdiction (city, county, or state-maintained)
- Area type
- Posted speed
- LOS standard

(4) Other parameters that govern the roadway/intersection capacity analysis shall be based on the parameters described in the latest version of the Highway Capacity Manual.

(5) The Local Government may require the inclusion of proposed or anticipated traffic signals in the future year condition that may not exist in the "existing condition", including signals at development entrances.

APPENDIX D
EXAMPLE OF PASSER-BY CAPTURE

The graphic below depicts an example of how passer-by capture may be computed.



APPENDIX E

TRAFFIC COUNTS

a. Weekday traffic counts shall be collected during typical weekdays (Tuesdays, Wednesdays, or Thursdays) and not immediately before, during, or immediately after a holiday or special event.

b. For saturated intersections, the FDOT methodology shall be followed to estimate the turning movement counts by multiplying the average annual daily traffic (AADT) tube count at appropriate locations by field verified "D" and minimum K100 factors and by applying the percentage turns obtained from the field turning-movement counts.

c. In no event, however, shall the estimated, turning-movement counts be less than the existing field counts.

d. Tube counts at appropriate locations shall be provided for segment analysis using the FDOT procedures. The segment tube counts at mid-block locations shall be checked against turning-movement counts at near intersections. In general, the mid-block counts and turning-movement counts shall not be significantly different unless the difference can logically be explained.

e. Approved FDOT or St. Lucie TPO maintained counts may be used if they are less than two years old. However, new counts may be requested if there are recent impacts or improvements to the transportation system that cause significant changes in traffic patterns. Counts more than two years old will not be acceptable unless otherwise approved by the Local Government during the Methodology Statement.

APPENDIX F

ANNUAL TRAFFIC GROWTH RATE DETERMINATION

Background traffic growth rates and background traffic volume estimates to be used in the TIS shall be based on techniques approved in the Methodology Statement (Section 2 of this document). Any combination of the following techniques is considered acceptable:

a. Historical growth rates (minimum of the past three years) may be used in areas where the expected growth is representative of the past growth.

b. Traffic from approved and pending developments may be required in areas where the historical trend is determined by the Local Government to be inappropriate. This may be accomplished through application of the latest adopted GTCRPM.

c. To determine future traffic on roads that currently do not exist, the use of the GTCRPM (the latest, adopted model) is recommended.

   The socioeconomic data shall reasonably represent, if appropriate, the approved or pending developments in the vicinity of the project as approved in the Methodology Statement. Minimum annual growth rates in all cases shall be one percent, unless otherwise approved in the Methodology Statement.

   The assumed growth rate for each impacted roadway segment analyzed shall be presented in tabular form. The background traffic growth estimates will be reviewed by the Local Government to ensure growth reasonably reflects recent and expected growth trends. The connections of surrounding traffic analysis zones in the model should be reviewed to reflect other approved and pending developments and to ensure appropriate network loading.

APPENDIX G

TURN LANE NEED AND LENGTH DETERMINATION

a. Right Turn Lanes

The potential need for right-turn lanes at the site access connections shall be evaluated based on guidelines provided in the Florida Department of Transportation's Driveway Handbook (March 2005). These guidelines are essentially based on roadway speed and type.

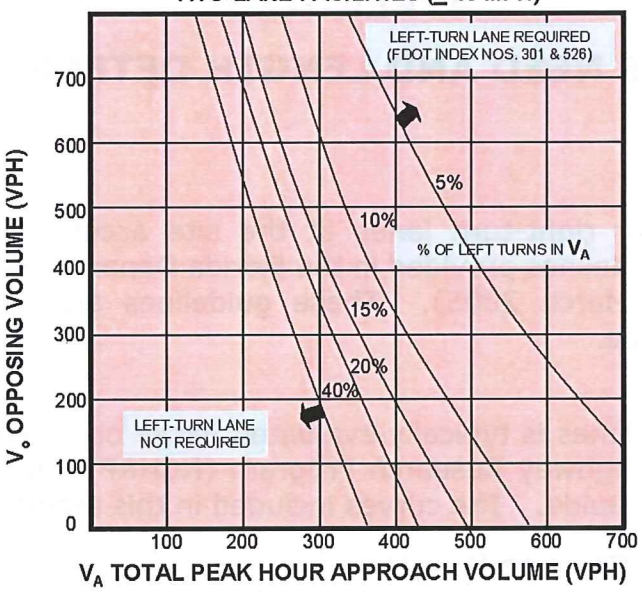
b. Left Turn Lanes

The need for left-turn lanes is typically evaluated based on research documented in National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide. The curves included in this report are included below.

c. Deceleration and Storage Lengths

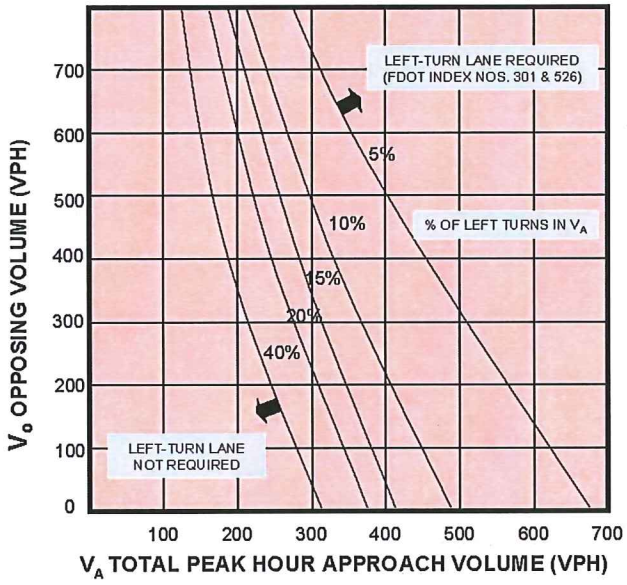
1) Deceleration length shall be based on Index 301 of FDOT's *Design Standards*.
2) Storage Length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.
3) The provision of deceleration and storage lengths may be modified or waived by the Local Government's Engineer or his/her designee if it is determined that due to site specific constraints, the implementation will not be feasible or practical.

GRAPH 2A. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (≤ 40 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

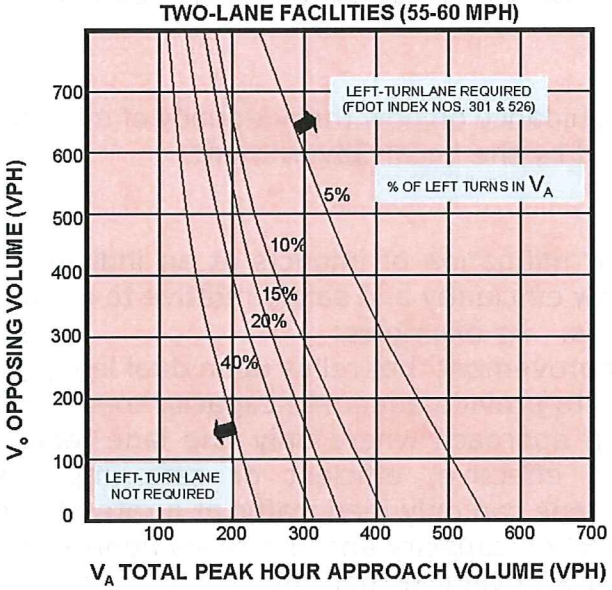
GRAPH 2B. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (45-50 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

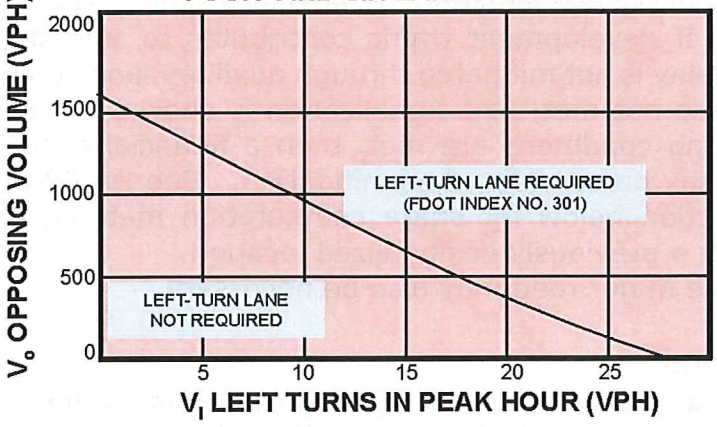
Graph 2A & 2B – Source: Derived from National Cooperative Highway Research Program Report #279.

GRAPH 2C. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (55-60 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

GRAPH 2D. LEFT-TURN LANE WARRANTS – FOUR- AND SIX-LANE FACILITIES



Note: When V_O < 400 VPH, a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as left-turning traffic exceeds 400 VPH. (V_A > 400 VPH).

Graph 2C & 2D – Source: Derived from National Cooperative Highway Research Program Report #279.

APPENDIX H

MITIGATION OF IMPACTS

This Appendix provides guidance on how the adequacy of mitigation will be technically determined and reviewed by the Local Government.

a. General Guidance

1) Improvements for mitigation of impacts at an individual location must work effectively and flow efficiently and safely relative to upstream and downstream roadway conditions. As examples:
   - A proposed improvement that relies upon dual lefts, three thru lanes, and a right turn lane to provide adequate capacity to serve the traffic demand at an intersection approach where only one lane feeds traffic might not be considered an effective, efficient or safe improvement because (for example) one lane can only feed traffic at a rate of 1,850 vehicles per hour but the intersection capacity analysis relies upon approach lane capacity in excess of the 1,850 vehicles per hour.
   - A proposed improvement that cannot achieve effective lane utilization due to downstream conditions would not be considered an effective improvement. For example, provision of a second through lane with a receiving lane on the far side of an intersection of only 300 feet in length would not be effective
   - Analyses of improvements to closely-spaced intersections should include evaluations of the traffic flow interaction and signal timings of the two intersections to ensure that the proposed improvements will achieve the intended result.
2) For unsignalized intersections, below-standard conditions should be mitigated by first considering the addition of auxiliary lanes, then consideration of signalization. If development traffic contributes to side-street volumes but the deficient delay is not mitigated through auxiliary lane addition, warrants for signalization are not met, and signalization is shown to be a viable solution when warranting conditions are met, then a financial contribution to future signalization may be considered as mitigation. See the "Proportionate Share Mitigation" section below for share computation methodology for adding a traffic signal at a previously unsignalized location.
3) Widening of the major road may also be necessary.

b. Mitigation Options

1. **Restore to adopted standard** – Identify an improvement at an impacted location that restores level of service to the adopted standard for the "future year with development traffic" condition, as defined in the Analysis Scenarios section of these Guidelines.

2. **Proportionate Share Mitigation** – The proportionate share payment shall be calculated as follows:

a. Identify all the needed improvements to bring all deficient locations in the study network back to the adopted LOS standard,
b. Submit a cost estimate of the required improvements.
c. Calculate the proportionate-share cost of those improvements per the following formula:

i) For road segments:

Proportionate share cost = Total cost of improvement triggered by the project x Project traffic / Increase in capacity created by the improvement. The increase in facility capacity shall be based on the generalized service volume table provided in the "Impacted Roadways/Intersections" section of this document. The above values shall be in units of peak hour, two-way values.

ii) For signalized and unsignalized intersections (where signalization is not needed):

Proportionate share cost = Total cost of improvement triggered by the project x Project traffic / Increase in capacity created by the improvement.

Where: Project traffic is the development traffic in all movements at the intersection increase in capacity is the sum of the changes in physical capacity of all of the movements at the intersection

iii) For installation of signals at unsignalized locations:

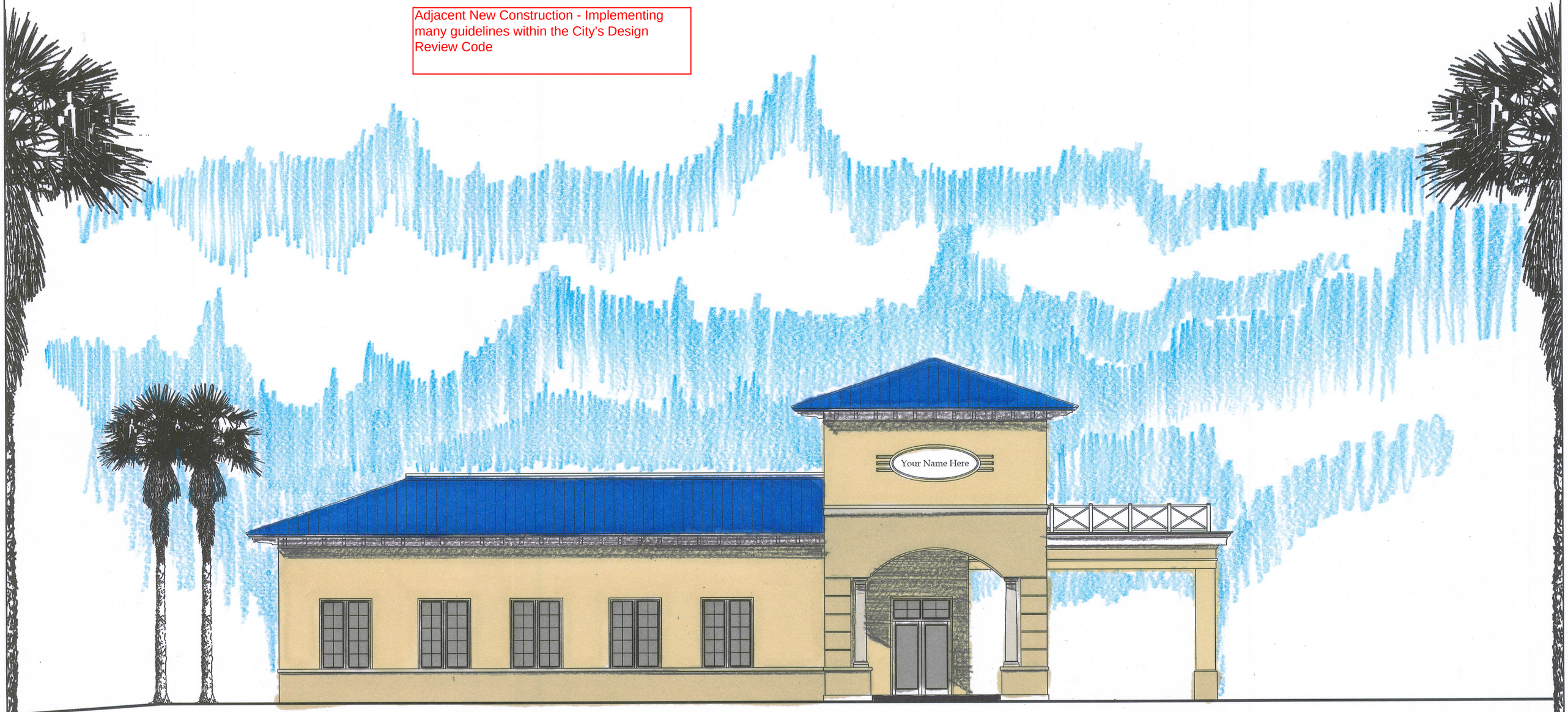
Proportionate share cost = Total cost of improvement x Project traffic / Increase in capacity created by the improvement,

Where: Project traffic is the development traffic in *all* movements at the intersection Increase in capacity is the sum of the changes in physical capacity for the *minor-street movements only* at the intersection

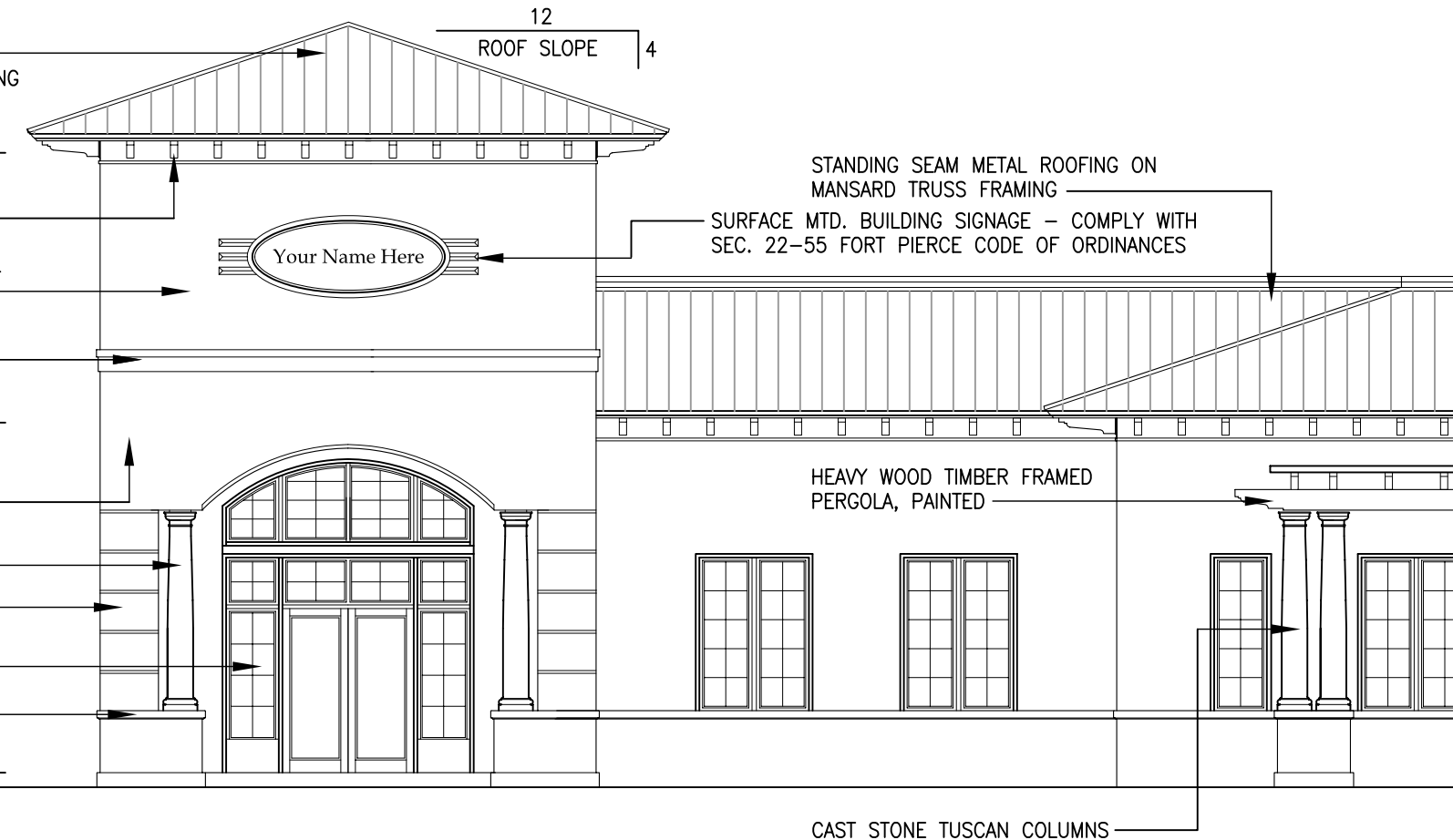
If other unforeseen situations arise, they will be dealt with on a case-by--case basis.

d. Cost values shall include route study costs, design, right-of-way, construction, construction engineering/inspection costs, and contingency costs.
e. Where an improvement to an alternate road (which draws background traffic away from an existing road that has been estimated to fail) is identified as a solution to congestion and where development traffic is assigned to both the existing road as well as the alternate road, the proportionate share computation will include the total development traffic on the existing road and the new road.

Adjacent New Construction - Implementing many guidelines within the City's Design Review Code



Hartman Road Elevation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