CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, December 12, 2017 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the November 14, 2017 meeting

6. **NEW BUSINESS**

   a. Voluntary Annexation - 5450 S US Highway 1

   b. Zoning Atlas Amendment & Planned Development - Jenkins Road KOA - 3180 S. Jenkins Road

   c. Conditional Use with No New Construction - Galleria Parking - 120 N. Depot Drive

   d. Conditional Use - Deese Dwelling Rental - 1011 Boston Avenue

   e. Conditional Use - Arenas Dwelling Rental - 1218 S. 11th Street

   f. Conceptual Development Plan - Southwick Commons - Oleander Avenue

   g. Preliminary Plat - Dollar Tree - 4008 Okeechobee Road

7. **ELECTION OF CHAIR**

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 **5.a.**

Meeting Date: 12/12/2017

Information

REQUESTED ACTION

Minutes from the November 14, 2017 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 11.14.17

Form Review

Form Started By: Alicia Rosenthal Started On: 11/15/2017 05:00 PM

Final Approval Date: 11/27/2017

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, NOVEMBER 14, 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

After roll call Ms. Johnson-Scott introduced herself and told the Board a little bit about herself.

Present:	**John George**; **Michael Broderick**; **Marcia Baker**; **Gloria Johnson-Scott**; **Frank Creyaufmiller**; **Tim O'Connell**; **Bob Burdge**, **Chairman**
Absent:	**Brian Paul**
Staff Present:	Iola Mosley, Senior Assistant City Attorney
	Rebecca Grohall, Planning Director
	Kori Benton, Senior Planner
	Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by John George, and seconded by Tim O'Connell to approve the absence of Mr. Paul.

AYE: Tim O'Connell, Frank Creyaufmiller, Gloria Johnson-Scott, Marcia Baker, Michael Broderick, John George, Bob Burdge, Chairman.

Passed

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

All regular Planning Board members were in attendance.

6. APPROVAL OF MINUTES

Minutes from the September, 28, 2017 Special Planning Board meeting and the October 10, 2017 regular Planning Board meeting.

Mr. Broderick questioned the process of the new Planning Board procedures being approved and adopted. Ms. Mosely stated the procedures need to be brought before the City Commission to become ratified. Discussion ensued between Chairman Burdge and Ms. Mosley on the proper procedure.

Chairman Burdge turned the gavel over to Mr. Creyaufmiller to run the meeting.

Motion was made by Marcia Baker, and seconded by Gloria Johnson-Scott to approve the minutes from the September 28, 2017 Special Planning Board meeting and the October 10, 2017 meeting.

AYE: **Gloria Johnson-Scott, Tim O'Connell, John George, Michael Broderick, Marcia Baker, Frank Creyaufmiller, Chairman**
NAY: **Bob Burdge**

Passed

7. NEW BUSINESS

a. **Hearing of the Local Planning Agency**
Comprehensive Plan Amendment to Future Land Use Map - Jenkins Road KOA - North West Corner of Jenkins Road & Edwards Road

Mr. Benton gave an overview of the application and answered questions from the Board on Boundary Commercial zoning, uses for the property, neighbors concerns, transportation impacts and the duration of stay.

Lee Dobbins, Applicant Representative, provided additional information through a brief presentation.

Brian Bacher, Owner, spoke on the future of the KOA park on North US Highway 1.

Motion was made by Marcia Baker, and seconded by Tim O'Connell to approve the proposed amendment.

AYE: **Marcia Baker, Gloria Johnson-Scott, Bob Burdge, Tim O'Connell, John George, Michael Broderick, Frank Creyaufmiller, Chairman**
Passed

b. **Waiver of Distance - Pelican Seafood Restaurant - 733 North US Highway 1**

Mr. Benton gave an overview of the application and answered questions from the Board on additional parking at Pelican Plaza. No one spoke for or against the project.

Motion was made by John George, and seconded by Marcia Baker to approve with staff's recommendations.

AYE: **Michael Broderick, Marcia Baker, Gloria Johnson-Scott, Bob Burdge, Tim O'Connell, John George, Frank Creyaufmiller, Chairman.**

Passed

8. **ETHICS TRAINING FOR PUBLIC OFFICERS**

Ms. Mosley gave a presentation on Ethics Training and answered questions from the Board.

9. BOARD COMMENTS

The Board discussed having legal representation at all Planning Board meetings and the closing of the catwalk on South Bridge.

10. ADJOURNMENT

Planning Board **6.a.**

Meeting Date: 12/12/2017

Information

REQUESTED ACTION

Voluntary Annexation - 5450 S US Highway 1

LOCATION

Voluntary Annexation - 5450 S US Highway 1

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Aerial & Zoning Map
Application
Site Survey & Property Record Card
Special Warranty Deed

Form Review

Form Started By: Kori Benton Started On: 12/01/2017 05:13 PM

Final Approval Date: 12/04/2017

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: Kori Benton, Senior Planner

RE: **Voluntary Annexation – JAWS Fort Pierce**
5450 South US Highway 1

DATE: December 4, 2017

STAFF REPORT

Owners/Applicant: Jaws Fort Pierce LLC
315 N Federal HWY
Hollywood, FL 33020-4616

Representative: W. Lee Dobbins, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street
Suite 200, Fort Pierce, Florida 34947

Requested Action: Voluntary Annexation of 2.32 acres of land into the City Limits

Location: 5450 S U S Highway 1

Parcel IDs: 3403-502-0292-000-0

Zoning: CG, Commercial General

Future Land Use: COM, Commercial

Surrounding FLU & Zoning:

North	East	South	West
C-3, GC	PUD/RU	CG/COM	C-3, GC

Parcel(s) Size: 2.32 acres

Utilities: Located within the FPUA Water & Waste Water Service Area

Staff Analysis:

The applicant is requesting voluntary annexation of a 2.32 acre parcel of land located at 5450 S US Highway 1. The subject site is located on the east side of US Highway 1, south of Enterprise Rental and across from Sunrise Ford.

This property is currently zoned CG, General Commercial with a COM, Commercial future land use. Once annexed, this property will receive an equivalent General Commercial (C3) and General Commercial (GC) future land use.

It has been confirmed that the property is located within an unincorporated part of St. Lucie County (SLC) and that the parcel is contiguous to the municipal boundary.

Comprehensive Plan
Consistent with Objective 1.11, and Policies 1.11.5 and 1.11.6, of the City Comprehensive Plan the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

The proposed annexation offers the provision of public services at a level equal to or better than that available from the current service providers, assists in eliminating an unincorporated island, and does not adversely impact the ability of the City to provide public services at the City's adopted levels of service.

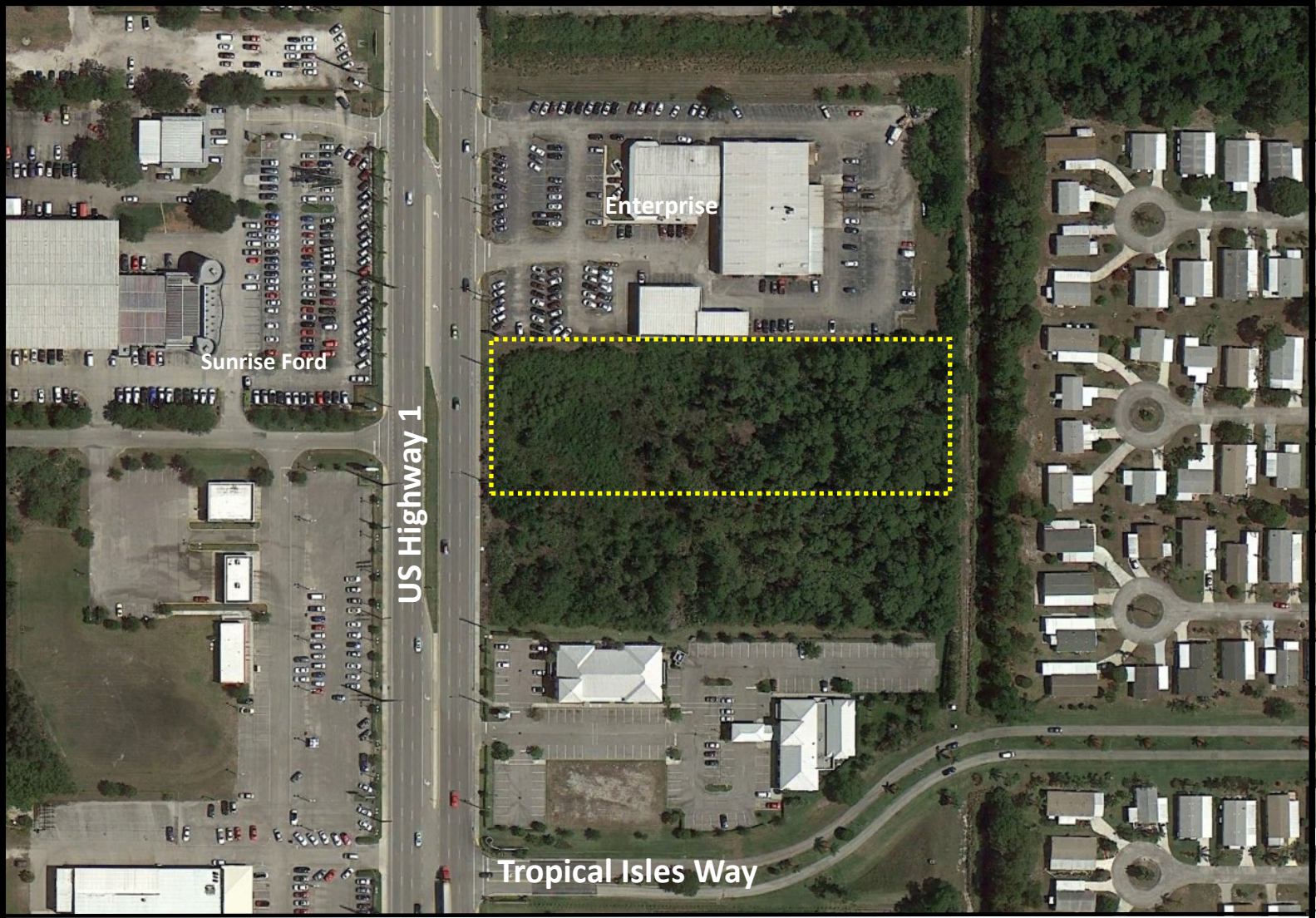
Furthermore, properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification. The equivalent designations are available and will be assigned upon approval of annexation.

Technical Review Committee:

All affected departments have reviewed and approved the application.

Staff Recommendation:

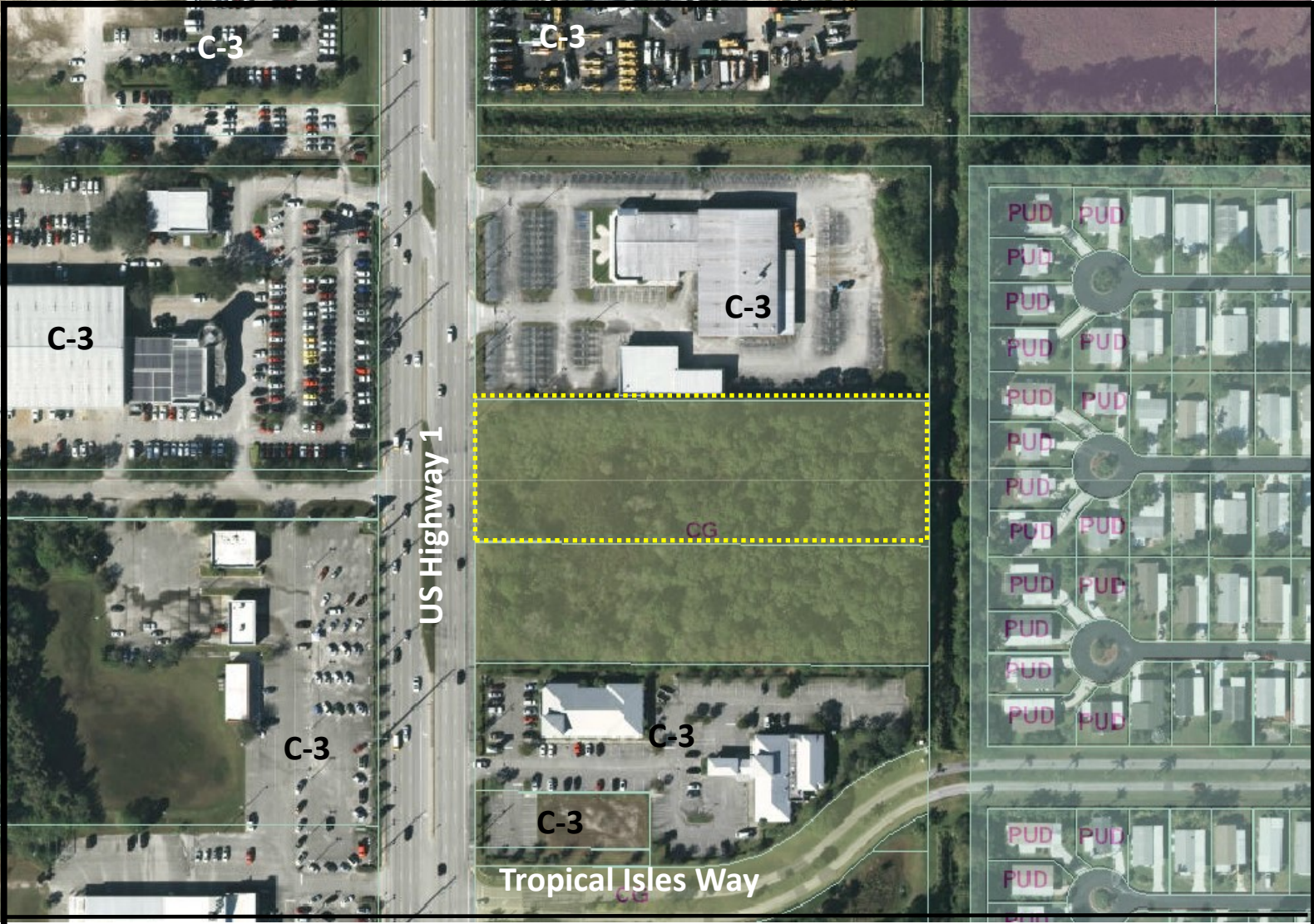
The proposed annexation is consistent with the Comprehensive Plan, therefore Staff recommends that the Planning Board forward a recommendation of **approval.**



THE SUNRISE CITY FORT PIERCE Florida

5450 S US Highway 1

Aerial



THE SUNRISE CITY
FORT PIERCE
Florida

5450 S US Highway 1

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Address: 5450 South U.S. Highway 1
2. Legal description of real property for which annexation is being requested:
   See Attached

   Property Tax ID: 3403-502-0292-0000
3. Size of described property: 3.77 acres
4. Project description: Vacant Land
5. Current St. Lucie County Future Land Use Designation: COM (Commercial)
6. Current St. Lucie County Zoning: CG (Commercial General)
7. Is this a Historic property? No
8. Appraised value: $404,200
9. Name of Owner(s): JAWS FORT PIERCE, LLC

   Signature of Owner(s):
   Mailing Address: 315 N. Federal Highway
   City Hollywood State FL Zip 33020
   Phone 954-458-2828 Fax

10. Name of Representative: W. Lee Dobbins, Dean Mead Vice President

Signature of representative: _____

Mailing Address: 1903 South 25th Street Suite 200

City) Fort Pierce State FL Zip 34947

Phone 772-464-7700 Fax 772-464-7877

E-mail: ldobbins@deanmead.com

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

EXHIBIT "A"

Legal Description

The South half of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Less and except the South 150 feet of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPANO BEACH, FL. 33060

PHONE: (754) 264-2166
FAX: (954) 827-0535

BOUNDARY SURVEY

JOB NO. 09-05-17

PROPERTY ADDRESS: 5450 S. U.S. HIGHWAY NO. 1
FORT PIERCE, FL. 34982

Scale: 1" = 30'

NW CORNER OF LOT 227
& ALSO THE NORTH QUARTER
CORNER OF SECTION 10
TOWNSHIP 36 SOUTH, RANGE 40 EAST

NORTH LINE OF LOT 227 – NORTH LINE OF SECTION 10-36-40

330.95' (C) S00°18'04" E
WEST LINE OF THE NE CORNER OF SEC. 10-36-40
WEST LINE OF LOT 227

NORTH HALF OF LOT 227
(NOT INCLUDED)
5400 S. U.S. HWY NO. 1
PROPERTY ID #340350202910003

COMMERCIAL BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT

CHAINLINK FENCE (HEIGHT VARIES)

1/2" F.I.P.
NO ID.

CONCRETE MEDIAN

N89°54'04"E
80.00'

N89°54'04"E 558.54'

CHAINLINK FENCE (HEIGHT VARIES)

1/2" F.I.P.
NO ID.

2' CONCRETE CURB & GUTTER

CONCRETE SIDEWALK

N00°18'04"W 180.91'

PROPERTY APPRAISER
PROPERTY ID #340350202920000

SOUTHBOUND ROADWAY

GRASS MEDIAN

2' CONCRETE CURB & GUTTER

NORTHBOUND ROADWAY

1/2" F.I.P.
NO ID.

S00°18'04"E
24.97'

S89°41'56"W
2.00'

S00°18'04"E
125.02'

78.00'
N89°52'58"E

S89°52'58"W 558.34'

1/2" F.I.P.
NO ID.

S00°14'12"E
150.00'

1/2" F.I.P.
NO ID.

SOUTH 150' OF LOT 227
(NOT INCLUDED)

5400 S. U.S. HWY NO. 1
PROPERTY ID #3403502029130007

SOUTH LINE OF LOT 227

N89°52'58"E 560.17'

30' CANAL RIGHT-OF-WAY
S00°14'12"E 180.75'

TOP OF BANK

EAST LINE OF LOT 227

U.S. HIGHWAY NO. 1
(STATE ROASD NO. 5)

RIGHT-OF-WAY INFORMATION PER STATE ROAD DEPARTMENT
R/W MAP OF STATE ROAD NO. 5, SECTION NO. 2302B2
SECTION NO. 94010-2500, FDOT DISTRICT 4

SYMBOL

- ELECTRIC BOX
- FIRE HYDRANT
- CATCH BASIN
- WATER METER
- 0.00' EXISTING ELEVATION
- OH OVERHEAD LINE (OH)
- CHAIN LINK FENCE (C.L.F)
- WOOD FENCE (W.F)
- WATER VALVE
- UTILITY POLE
- LIGHT POLE (LP)

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EASTACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDSOF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NE CORNER OF SECTION 10-36-40 AS SHOWN ON THE R/W MAP OF STATE ROAD NO. 5, SECTION 94010-2500 DATED 9/27/2001.
2. BENCHMARK REFERENCE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
3. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
4. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
5. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS

FLOOD ZONE INFORMATION:
FLOOD ZONE: X
MAP #12111C 0277 J
UNICORPORATED ST. LUCIE COUNTY
MAP DATE: 02/16/2012

CERTIFIED TO:
Jaws Fort Pierce, LLC
HARVEY MATTEL, ESQUIRE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPIBLIC NATIONAL TITLE INSURANCE COMPANY NO. 492093, WITH AN EFFECTIVE DATE OF AUGUST 27, 2017 AT 11:00 WAS SUPPLIED AND REVIEWED. THE SURVEY RELATED EXCEPTIONS ARE AS LISTED BELOW.

SURVEY RELATED TITLE EXCEPTIONS:

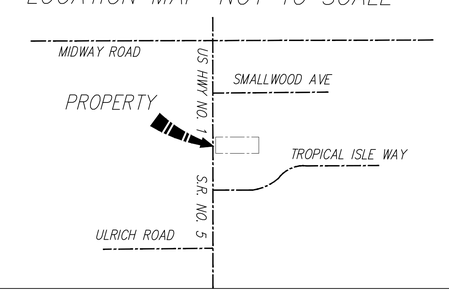
EASEMENT AGREEMENT BETWEEN OWNERS OF SUBJECT PROPERTY AND PROPERTY IMMEDIATELY ADJACENT AND TO THE SOUTH OF SUBJECT PROPERTY FOR THE SHARED USE OF A PROPOSED RETENTION AREA WHICH MAY BE THE PORTION OF THE PROPERTY THAT APPEARS TO BE CLEARED OF TREES BUT THAT CANNOT BE DETERMINED FROM SUPPLIED OR FOUND INFORMATION.
EASEMENT AGREEMENT RECORDED IN O.R.B. 2624, PG. 1823 & O.R.B. 2837, PG. 2406, S.L.C.R.

EASEMENT GIVING FLORIDA POWER AND LIGHT THE RIGHT TO CONSTRUCT AND MAINTAIN POWER POLES AND UTILITY LINES IMMEDIATELY INSIDE AND ADJACENT TO THE COUNTY ROAD
THSI EASEMENT ALSO GIVES RIGHTS TO MAINTAIN AND TRIM ANY TREES SURROUNDING SAID POLES
EASEMENT RECORDED IN D.B. 73, PG. 229, S.L.C.R.

DATE OF SURVEY 9/12/17

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

LOCATION MAP–NOT TO SCALE



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

Property Identification

Site Address: US HWY 1
Sec/Town/Range: 10/36S/40E
Map ID: 34/10N
Zoning: CG

Parcel ID: 3403-502-0292-000-0
Account #: 39282
Use Type: 1000
Jurisdiction: Saint Lucie County

Ownership

Jaws Fort Pierce LLC

315 N Federal HWY
Hollywood, FL 33020-4616



Legal Description

WHITE CITY S/D 10 36 40 N 180.78 FT OF S 1/2 OF LOT 227-LESS US 1 AND LESS CANAL RS/W- (2.32 AC)) (MAP 34/10N) (OR 4057-2575)

Current Values

Just/Market Value:	$404,200
Assessed Value:	$404,200
Exemptions:	$0
Taxable Value:	$404,200

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):	2.32
Land Size (SF):	101,059

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4364572 OR BOOK 4057 PAGE 2575, Recorded 10/26/2017 02:24:36 PM Doc Tax: $2401.00

This instrument prepared by:
LEONARD E. ZEDECK, ESQ.
8870 W. OAKLAND PARK BOULEVARD
SUNRISE, FL 33351

FOLIO NO. 3403-502-0292-000-0

Record & Return To:
HARVEY K. MATTEL, ESQ.
Eighth Floor
633 South Federal Highway
P.O. Box 14723
Ft. Lauderdale, Florida 33302-4723
(954) 763-5095

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 23 day of October, 2017, by **TRANSCAPITAL BANK, a Florida banking corporation,** party of the first part, whose post office address is: 8850 W. Oakland Park Boulevard, Sunrise, FL 33351, hereinafter called the Grantor, **JAWS FORT PIERCE, LLC, a Florida limited liability company**, party of the second part, whose post office address is: 315 N. Federal Highway, Hollywood, FL 33020, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situated in Broward County, Florida, being more particularly described as follows, together with all improvement located on such land (such land and improvements collectively referred to as the "Property"):

The South half of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Less and except the South 150 feet of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Subject to easements, restrictions and reservations of record and to taxes for the year 2017 and subsequent years.

Subject to conditions, restrictions, limitations, easements, zoning ordinances and reservations of record, said reference shall not reimpose same.

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

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

AND except as noted above, Grantor hereby specially warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

sign: Pamela S Wideman
print: Pamela S Wideman

sign: Frances Solomon
print: FRANCES SOLOMON

TRANSCAPITAL BANK, a Florida banking corporation

By: _____
WILLIAM E. HIMES, President

STATE OF FLORIDA)
) SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 23rd day of October, 2017, by **WILLIAM E. HIMES**, as **President** of **TRANSCAPITAL BANK, a Florida banking corporation**, on behalf of the company. He is personally known to me and did take an oath.

PAMELA S. WIDEMAN
Commission # FF 220760
Expires May 9, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC:
sign: Pamela S Wideman
print: Pamela S. Wideman
STATE OF FLORIDA AT LARGE

(SEAL)

My Commission Expires: 5/9/2019

Planning Board **6.b.**

Meeting Date: 12/12/2017

Information

REQUESTED ACTION

Zoning Atlas Amendment & Planned Development - Jenkins Road KOA - 3180 S. Jenkins Road

LOCATION

3180 S. Jenkins Road

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions:
1. The development plan accommodates a right-of-way dedication consistent with St. Lucie County's established provisions for Jenkins, Edwards, and McNeil roads, maintaining landscape buffering plans presented;
2. The applicant completes sidewalks, or provides payment-in-lieu of sidewalk construction, pursuant to City Code Section 22-62 or applicable St. Lucie County provisions as abutting roadways are under County jurisdiction.
3. Transportation Level of Service (LOS) analysis and potential suggestions by St. Lucie County are considered by the final development plan, where applicable.

Attachments

Staff Report
Aerial, Land Use, & Zoning Maps
Development Review & Rezoning Applications and Project Narrative
Development Plan Rendering & Phasing Plan
Design Review Packet & Exhibits
Site & Civil Plans
Landscape, Buffering & Tree Preservation Plans
Traffic Impact Report
Environmental Assessment
Arterial Roads Map
Property Card, Survey & Legal Description
Planned Development - Identified Code Exceptions
TRC Response Letter & TRC Comments

Form Review

Form Started By: Kori Benton Started On: 12/01/2017 09:10 AM

Final Approval Date: 12/07/2017

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: **Jenkins Road KOA**
Application for Planned Development (PD) – Zoning Atlas Amendment
3180 South Jenkins Road

DATE: December 5, 2017

STAFF REPORT

Owners:
Ariel Homes of Treasure Coast
4525 Prairie Ave
Miami Beach, FL 33140

Applicant:
S. R. Bacher Enterprises, LLC.
1821 N US Highway 1
Fort Pierce, FL 34946

Representative:
Brian Nolan, AICP, ASLA
Senior Project Manager, Lucido & Associates
701 S.E. Ocean Blvd.
Stuart, Florida 34994

Requested Action:
Approval of Jenkins Road KOA Planned Development (PD), encompassing a Zoning Atlas Amendment from Medium Density Residential (R-4) to Planned Development (PD) and an associated development plan for a 323 site KOA Campground.

Location:
3180 South Jenkins Road.

Parcel IDs:
2430-212-0001-000-5

Current Zoning & Future Land Use:
Medium Density Residential (R-4) & Medium Density Residential (RM)

Proposed Zoning & Future Land Use:
Planned Development (PD) & Boundary Commercial (BC)

Surrounding FLU & Zoning:

North	East	South	West
RM/R-4 & RL/R-1	RL/R-1 & RU/RS-4	RM/R-4 & RL/R-1	GC/C-3 & RL/R-3

Parcel(s) Size:
56.035 acres

Utilities:
Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Planned Development (PD), known as Jenkins Road KOA, encompassing a Zoning Atlas Amendment from Medium Density Residential (R-4) to Planned Development (PD) and an associated development plan for a KOA Campground. The request for a Planned Development is associated with the previous consideration of a Future Land Use amendment, for the site, by the Planning Board.

The subject site is located along the east side of Jenkins Road, immediately north of Edwards Road, and a half mile south of the Okeechobee Road commercial corridor. The site is currently undeveloped with a variety of native and invasive species throughout the property. The site is bordered to the immediate north by North St. Lucie River Water Control District Canal No. 39, to the east lie existing low density single-family residential homes; to the immediate west lies S. Jenkins Road followed by moderate density residential homes and vacant commercial land; and to the immediate south lies Edwards Road trailed by medium density residential uses and vacant land.

Development Plan

The request seeks to amend the zoning designation of the subject property to Planned Development, PD along with assignment of a development plan for a KOA campground to accommodate recreational vehicles with improved vehicle stalls providing power, water and sewer hook-ups; semi-improved camp sites that will allow for tow-behind campers, tents and KOA-provided cabins, each with electrical hook-ups; outdoor storage area for boats, trailers and tow-behind campers along with a manager's quarters. At build-out, the campground would feature 197 pull-through RV lots and 126 Back-in RV Lots, augmented by a 6,000 sq. ft. administration building complete with a convenience store, laundry, storage room, public accessible restrooms and a dining/multipurpose room with commercial kitchen, recreational amenities such as pool, horseshoe Pits, pickleball and shuffleboard courts, kayak launch feature at the proposed 3.95 lake, and other support facilities customary with KOA campgrounds. The typical RV site with feature a landscaped space, patio, and fire pit.

The applicant presents operation and management highlights for the park, inclusive of maximum stays of six months, quiet hours between 10 pm and 7 am, an on-site manager, and use details for the various site types.

Phasing

The project is proposed in three phases, with a complete development timeline of six year, as follows:

Phase 1 – Spring 2018 to Spring 2019.
- · 92 pull-through & 24 back-In Lots
- · Water, Wastewater & Electrical Facilities
- · Project Entrances
- · Administration Building – *Phase 1 of 2*
- · Pool, Pool Fence, Patio, & Parking
- · Retention Lake & Support Drainage
- · On-site Storage Area (guests only)
- · Landscape Buffers
- · Active Play Area

Phase 2 - Spring 2019 to 2021.
- · 80 Back-In Lots
- · Water, Wastewater & Electrical Facilities
- · Second Retention Lake
- · Landscape Buffers
- · Workshop/Restrooms
- · Horseshoe Pits, Pickleball Courts, Shuffleboard Courts

Phase 3 - Spring 2021 to 2023.
- · 105 Pull-Through Lots, 22 Back-In Lots
- · Water, Wastewater & Electrical Facilities
- · Administration Building - *Phase 2 of 2*
- · Restrooms & Workshop
- · Multi-Purpose Field
- · Shuffleboard Courts

*Completion of Manager's quarters, as needed

Design

The overall site design seeks to embrace the expansive size of the property, native vegetation, and maneuvering needs of RVs, while integrating a sizable KOA Campground and park amenities to provide a complete recreational tourist experience.

The Jenkins Road boundary is highlighted with a 30 ft. landscape buffer that frames the site's primary entrance, and separates activities within the park from Jenkins Road, and existing residences further to the west. Upon arrival into the site, guests are welcomed by a KOA administration building, parking area and furnished park amenities.

The 6,000 sq. ft. administration building, or clubhouse, is characterized by a Florida vernacular, reminiscent of Florida Cracker and Key West styles, presenting a defined entry and metal roof. The facility will offer a convenience store, laundry, storage room, restrooms and a dining/multipurpose room with commercial kitchen to guests. A manager's office is proposed on a mezzanine level.

Transportation & Sidewalks

Access to the development is proposed via a primary two-way driveway on S. Jenkins Road, along with a secondary/emergency access via Edwards Road. A southbound turn lane is proposed on S. Jenkins Road to support the primary entry. Both S. Jenkins Road and Edwards Road are two-lane County-maintained transportation links, featuring drainage swales on both sides of each road.

The applicant is proposing a payment in-lieu of constructing sidewalks along site boundaries of Jenkins, Edwards, and McNeil roads as no sidewalks currently adjacent to the site. Coupled with the limited pedestrian facilities adjacent, the applicant cites the hindrance of roadside swales and overhead utility poles along both S. Jenkins Road and Edwards Road in completing such improvements. As St. Lucie County maintains the abutting roadways, therefore consideration of this request is deferred to their jurisdiction.

Internal sidewalks are planned around the administration and amenity complex, with consideration of unpaved paths and trails within the campground as site operations develop. Guests are provided the ability to traverse the site via golf carts and bicycles.

Landscaping, Stormwater Retention, and Lighting

The presented landscape plan emphasizes the provision of parameter buffers along the boundaries of the site, and preservation of native trees concentrated on undisturbed sections of the site. The landscape plan demonstrates efforts made to preserve native vegetation were feasible, designing RV sites in a manner that minimizes tree impacts.

Landscape buffers of consisting of existing native vegetation are proposed along all property lines and will vary from 20' to 30' in width. Typical landscape buffer sections, along each boundary of the site are provided within the landscape plan package. RV or campground sites will feature individual landscape design to accent the pad, and integrate vegetation throughout the grounds. Furthermore, the plan integrates numerous interior vehicular use area landscape islands, many of which are designed to encompass preservation of the existing oak, pine, and palm trees.

The applicant is encouraged to integrate variable hedge plant species and height along the abutting right-of-ways to formulate a layered buffer for noise dampening and visual enhancement.

The development plan proposes two stormwater maintenance ponds, of 3.95 and 1.45 acres, central to the campground activities. Littoral plantings will be provided to accent, promote stabilized habitat, and process nutrients within these ponds.

Proposed landscaping will be comprised of Florida native species well suited for the climate zone, many of which are drought tolerant. All minimum standards of the City's landscape requirements are demonstrated to be met or exceeded. Irrigation will be provided either via an on-site irrigation well or via municipal reuse water main.

Traffic

The traffic analysis filed reviewed the proposed development, originally assuming 399 campground sites. The formal filing by the applicant encompasses 323 sites, therefore the traffic generation figures have been prorated accordingly.

The project will generate approximately 1,020 daily trips, of which 49 are projected as AM peak hour trips and as 87 PM peak hour trips. Of these anticipated trips, at complete build-out, 75% are anticipated for assignment to Jenkins Road, and 25% are assumed for Edwards Road.

South Jenkins Roads and west Edwards Road are presently two lane, undivided roadways which operate at a Level of Service of C, with further expansion capacity. The intersection of Jenkins Road and Okeechobee Road recently underwent significant expansion as part of a Florida Department of Transportation (FDOT) and St. Lucie County initiative to enhance this Strategic Intermodal System (SIS) corridor. Previously considered and approved residential developments along West Edwards and South Jenkins Road have expired, however may provide demand to revisit further expansion of capacity along these minor arterial roadways. St. Lucie County has engaged a consulting traffic engineer to review the transportation impacts of the project with anticipation that any justified improvements, beyond the proposed turn lane on Jenkins, will be integrated into the final development order. Findings of the review will be presented to the Planning Board at the public meeting.

Right-of-way

St. Lucie County maintains all three abutting roadways, with both Jenkins and Edwards emphasized in the County's right-of-way (ROW) protection plan. St. Lucie County has indicated their request for 40ft. of ROW along Jenkins, based upon a 180' ROW in the ROW Protection Plan; 27ft. along Edwards due to constraints and the plan for a 120' ROW, and approximately 7ft. along McNeil based upon an 80' ROW plan. The applicant has been provided the scope of these requests for review and incorporation into the plan. Additional dialogue between the applicant and St. Lucie County may derive adjusted figures, pending consideration of other right-of-way limitations adjacent. Recent development activities along Jenkins Road accounted for a 25ft. dedication, whereas the current request is 40ft.

Comprehensive Plan & Compatibility

The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, *tourist/entertainment facilities,* hotels/motels, *parks and recreation*, along with *compatible* public, quasi-public, and *special uses*. This land use designation allows a maximum FAR of 1.0.

The use presents a blend of tourist and recreational facilities to accommodate short-term and seasonal visitors. This use, based upon design and integration to the established character of adjacent development and uses, seeks to assimilate with this corridor adjacent to the interstate interchange, and the future commercial and residential development along Jenkins Road. The applicant may seek to integrate specific provisions pertaining to temporary residence of guests, as the development is not intended provide long-term residential accommodations.

The proposed amendment has been reviewed with regards to the established Goals, Objectives and Policies of the City's Comprehensive Plan, with emphasis on potential impacts to the surrounding neighborhoods to the west, south, and east, as well as long range development of commercial centers to the west, north west, and north of the site, potential transportation impacts, and demand on infrastructure. The proposed zoning atlas amendment and coupled development plan are generally consistent with the goals, objectives and policies of the Comprehensive Plan as it promotes tourist lodging, entertainment facilities, parks and recreation, and special uses which benefit from proximity to Interstate 95 and the Florida Turnpike, and the commercial hub along Okeechobee Road. The development plan integrates the use within this large land tract with emphasis on preservation of native trees to provide natural buffers and a site layout that minimizes impacts to surrounding users.

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 subject property is currently zoned R4 – Medium Density Residential, with a Future Land Use of RM –Residential Medium. The proposed use is not consistent with the existing Zoning and Future Land Use, there the Future Land Use Map Amendment to Boundary Commercial (BC) has been authorized, by the City Commission, for transmittal to the State for review.

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

The proposed development plan incorporates a transition from the proposed commercial designation, desired along an arterial roadway such as Jenkins, to reduced development intensity towards established residential development, to the east.

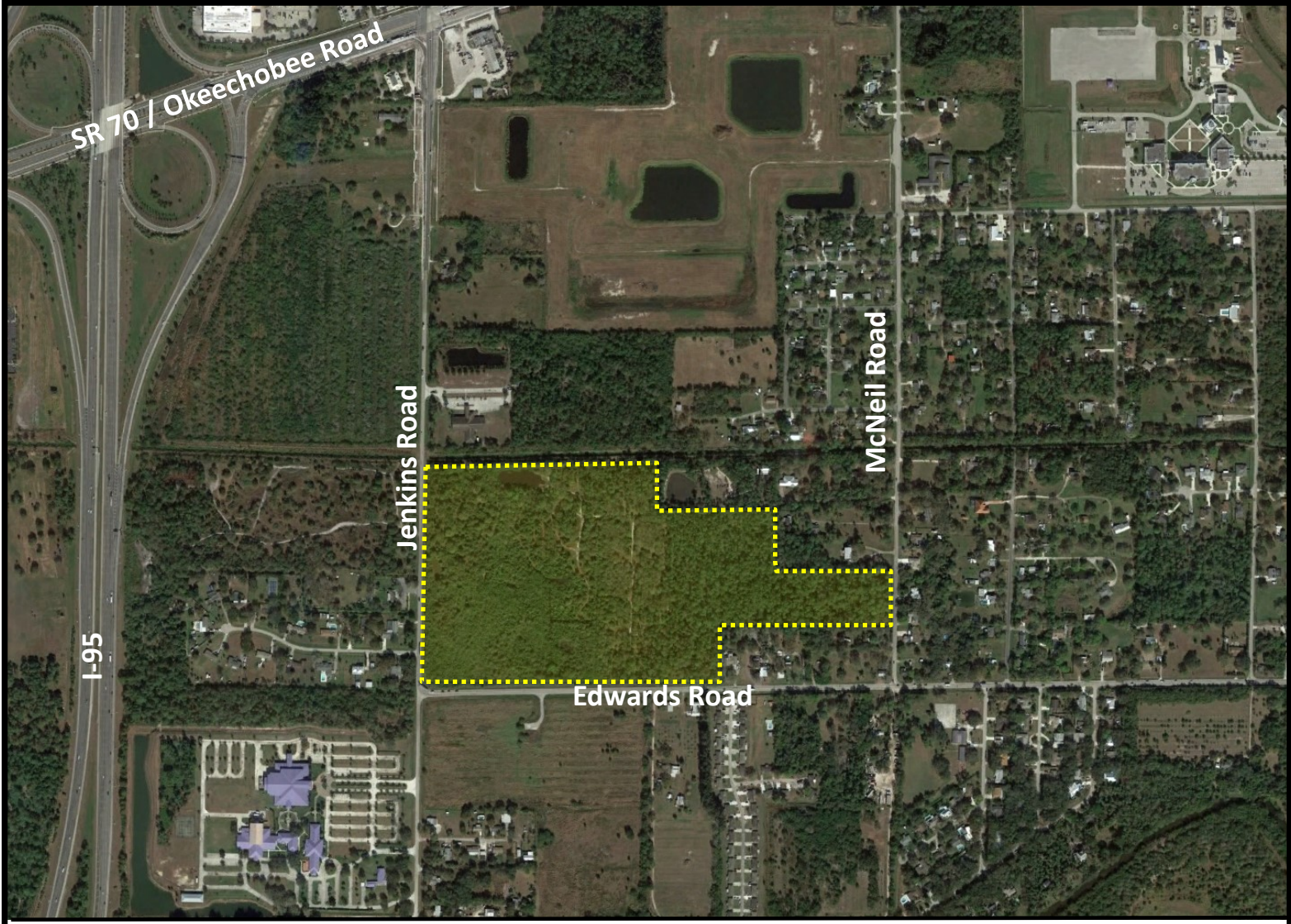
Technical Review Committee:

All affected departments have reviewed and approved the applications. No significant impacts to public facilities are immediately expected by the proposed amendment. Traffic impacts have been further assessed with the applicant's pending development application to determine any demand for transportation improvements to abutting roadways and intersections.

Staff Recommendation:

The proposed amendment and associated Development Plan meet the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends the Planning Board forward a recommendation to **approve** the proposal upon the following conditions:

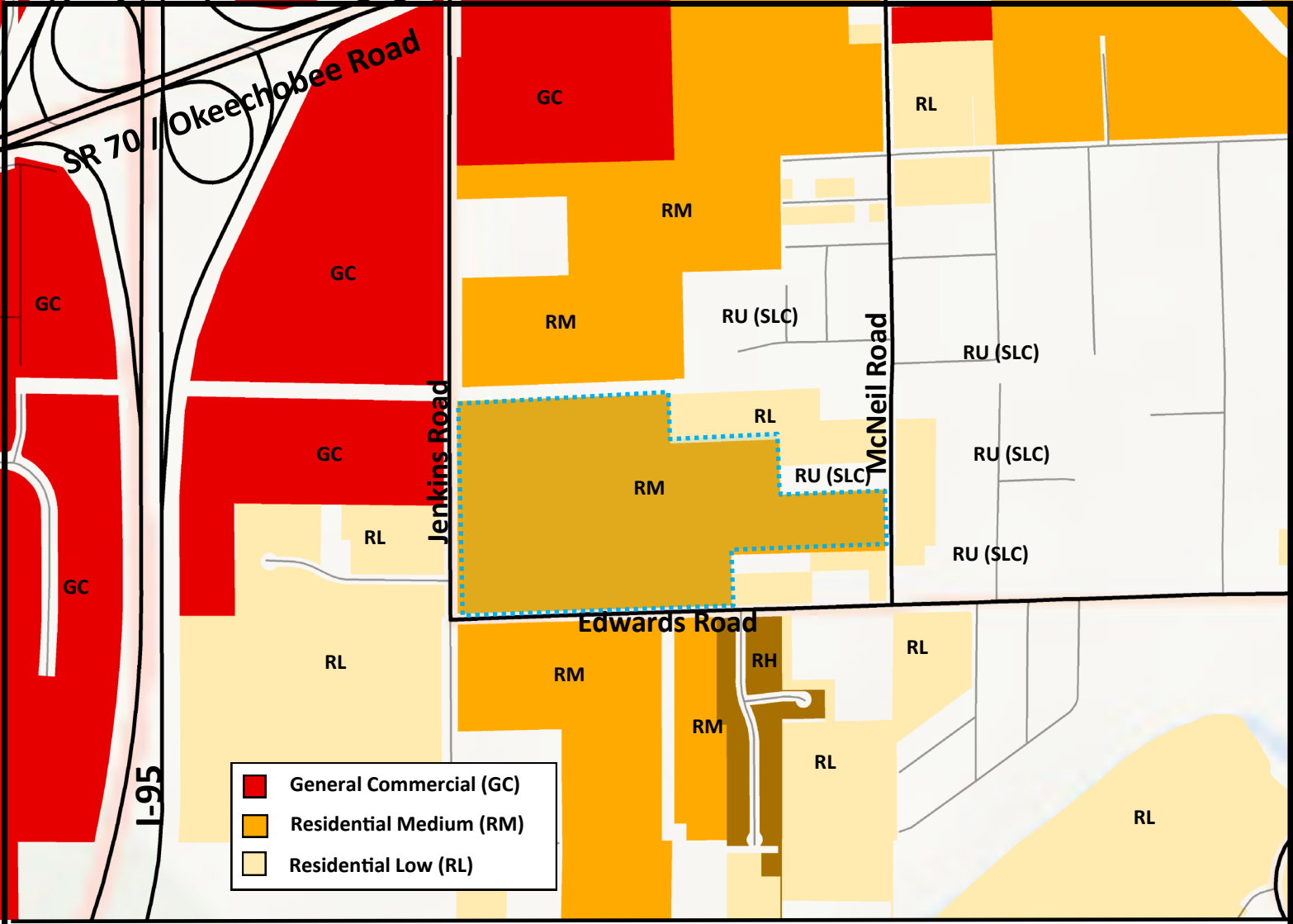
1. The development plan accommodates a right-of-way dedication consistent with St. Lucie County's established provisions for Jenkins, Edwards, and McNeil roads, maintaining landscape buffering plans presented;
2. The applicant completes sidewalks, or provides payment-in-lieu of sidewalk construction, pursuant to City Code Section 22-62 or applicable St. Lucie County provisions as abutting roadways are under County jurisdiction.
3. Transportation Level of Service (LOS) analysis and potential suggestions by St. Lucie County are considered by the final development plan, where applicable.



THE SUNRISE CITY
FORT PIERCE
Florida

3180 South Jenkins Road

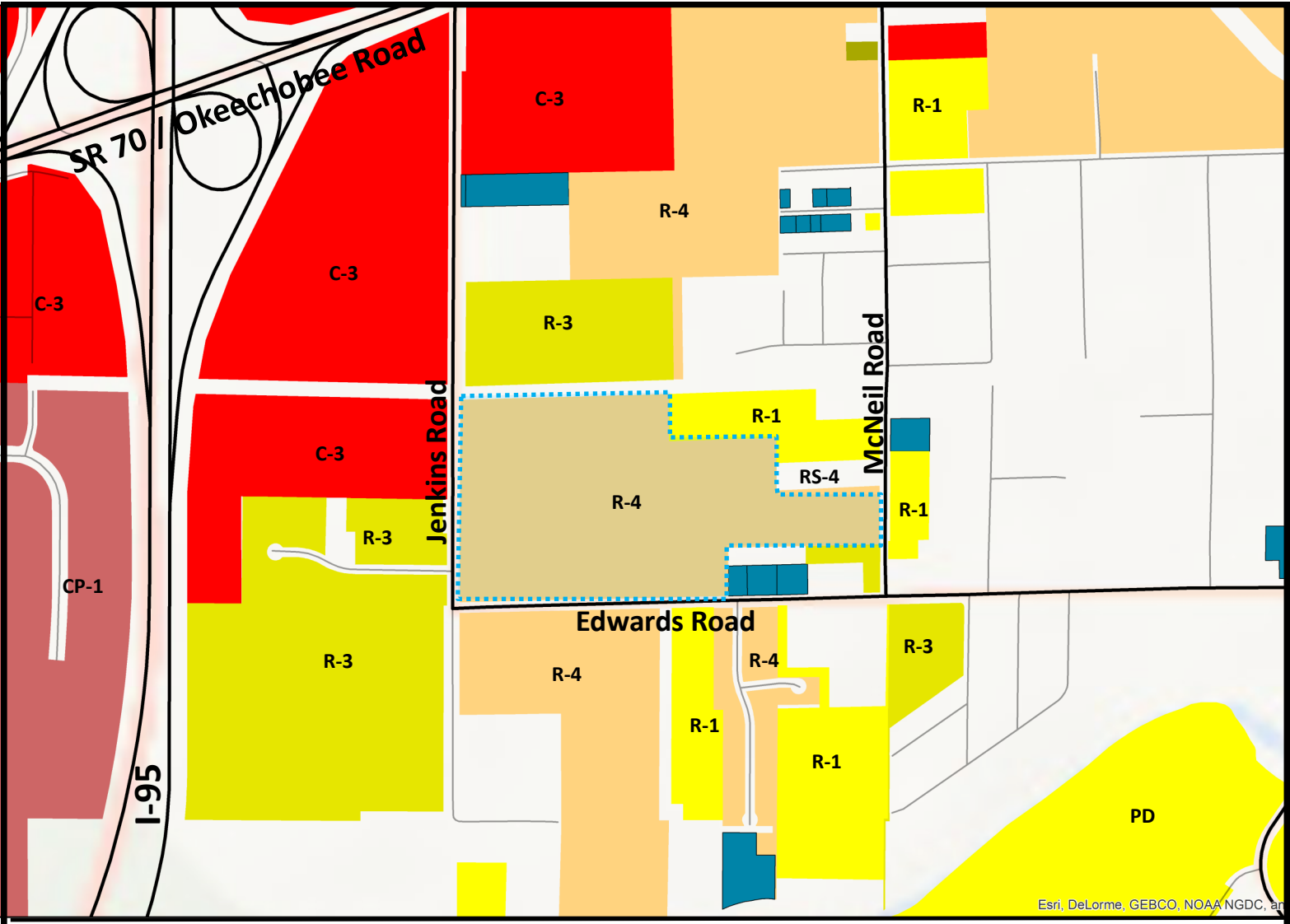
Aerial



THE SUNRISE CITY
FORT PIERCE
Florida

3180 South Jenkins Road

Future Land Use Map



THE SUNRISE CITY FORT PIERCE Florida

3180 South Jenkins Road

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location: NE corner of S. Jenkins Road and Edwards Road

Parcel ID #(s): 243021200010005

Project description: Proposed KOA Campground

S. R. Bacher Enterprises, LLC	Brian Nolan, AICP, ASLA; Sr. PM; Lucido & Assoc. (Representative)
Property Owner(s)	**Applicant/Representative, Title, Company**
1821 N. US Hwy 1	701 SE Ocean Blvd.
Street Address	Street Address
Fort Pierce FL 34946	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
bbacker83@gmail.com	bnolan@lucidodesign.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)

See attached Owner Authorization

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of August, 2017, by

Brian Bacher who is personally known to me or has produced

FL DL B260-070-83-345-0 as identification.

Shannon D. Garrett

Signature of Notary

SHANNON D. GARRETT
MY COMMISSION EXPIRES
May 18, 2020
#FF 951803
Bonded thru Notary Public Underwriters
NOTARY PUBLIC 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 #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

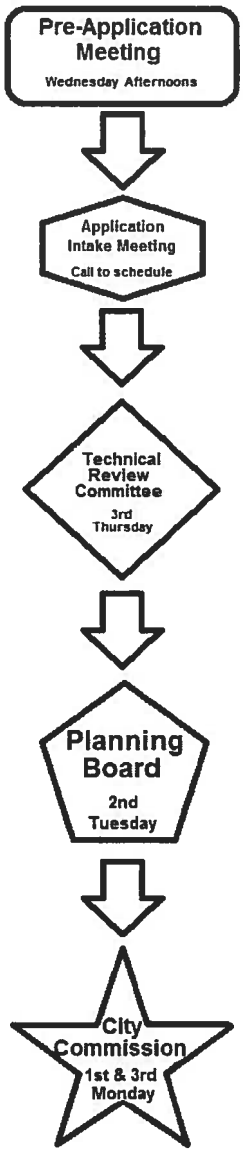
Site Information:

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

lucido&associates

August 30, 2017

Ms. Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Project Narrative
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Ms. Grohal:

On behalf of Scott Bacher of S.R. Bacher Enterprises, LLC, Lucido & Associates is pleased to present to you the proposed KOA campground to be located at the NE corner of S. Jenkins Road and Edwards Road in the City of Fort Pierce. The subject is comprised of one parcel of land, totaling approximately 56.035 ac. in area and is currently vacant. The subject is bordered to the immediate north by North St. Lucie River Water Control District Canal No. 39, followed by St. Peter Evangelical Lutheran Church; to the east lie existing low density single-family residential homes; to the immediate west lies S. Jenkins Road followed by medium density residential homes and vacant commercially-zoned land; to the immediate south lies Edwards Road followed by medium density residential uses and vacant land.

The proposed use of the subject is a KOA campground that will accommodate recreational vehicles with improved vehicle stalls providing power, water and sewer hook-ups; semi-improved camp sites that will allow for tow-behind campers, tents and KOA-provided cabins, each with electrical hook-ups; outdoor storage area for boats, trailers and tow-behind campers along with a manager's quarters. Up to a total of 399 sites will be provided for within the proposed development. Additionally, a welcome center is proposed that will house day-to-day business operations and provide recreational amenities such as a pool and patio, shuffleboard courts, mini golf, pickleball courts and other recreational activities. The facility will be open year-round and while it will see peak occupancy in the winter months, it is anticipated that the facility will stay relatively full throughout the year, drawing summertime patrons from inland Florida seeking to recreate closer to the coast; lengths of stay will range from overnight to seasonal with occasional longer-term accommodations.

The subject is currently zoned R4 – Medium Density Residential, with a Future Land Use of RM – Residential Medium. The proposed use is not consistent with the existing Zoning and Future Land Use, thus, a Future Land Use Map Amendment will be applied for to change the Future Land Use from RM to BC – Boundary Commercial, and a rezoning request will be applied for to rezone the subject from R4 to PD – Planned Development along with accompanying PD development plan.

Ingress and egress to the subject will be provided for on S. Jenkins Road and Edwards Road. S. Jenkins Road exists as an improved County facility with a right-of-way width along the project's west frontage of 80'. Edwards Road exists as an improved County facility with a right-of-way width of 60' along the project's south frontage. Primary ingress and egress for the subject will be provided on S. Jenkins Road; this access point will serve as the main access to and from the subject with all new arrivals being required to utilize this access point. A secondary, controlled access point will be provided on Edwards Road; this will serve as a secondary access for emergency services and serve as ingress and egress for longer-term patrons of the campground.

Water and waste water service will be provided via existing infrastructure along S. Jenkins Road; said utilities will be provided by Fort Pierce Utility Authority and adequate utility capacity exists to serve the proposed use. Electric service will be provided by either FP&L or FPUA; both entities have sufficient capacity to serve the proposed use. Emergency services will be provided by the St. Lucie County Fire District and the City of Fort Pierce Police Department.

Mr. Bacher is the current franchisee of the existing KOA campground on US 1, just north of the north causeway, and is looking forward to expanding his business ventures in the City of Fort Pierce. Mr. Bacher is also the franchisee of several other KOA campgrounds from the northeastern U.S., west to New Mexico. Mr. Bacher's experience coupled with KOA's long history of providing high quality campground accommodations throughout the United States will undoubtedly serve to ensure another successful business in the Sunrise City.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location: NE corner of S. Jenkins Road and Edwards Road

Parcel ID #(s): 243021200010005

Project Description: KOA Campground

S. R. Bacher Enterprises, LLC	Brian Nolan, AICP, ASLA; Sr. PM, Lucido & Assoc. (Representative)
Property Owner(s)	Applicant/Representative, Title, Company
1821 N. US Hwy 1	701 SE Ocean Blvd.
Street Address	Street Address
Fort Pierce FL 34946	Stuart FL 34994
City State Zip	City State Zip
	772.201.2200
Phone Number	Phone Number
bbacher83@gmail.com	bnolan@lucidodesign.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 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)

See attached Owner Authorization

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of August, 2017, by

Brian Bacher who is personally known to me or has produced

FL DL - B260-070-83-3650 as identification.

Shannon D. Garrett

Signature of Notary

SHANNON D. GARRETT
MY COMMISSION EXPIRES
May 18, 2020
#FF 951803
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA
(Seal)

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

lucido&associates

August 30, 2017

Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce, 100 N. US1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Design Review Narrative
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Ms. Grohal:

On behalf of Scott Bacher of S.R. Bacher Enterprises, it is our pleasure to present to you the following information regarding the proposed KOA facility to be located at the NE corner of S. Jenkins Road and Edwards Road in the City of Fort Pierce.

A. Introduction:

Overview:
S.R. Bacher Enterprises, Inc. is the contract purchaser of a parcel of land containing 56.05 acres, lying at the NE corner of S. Jenkins Road and Edwards Road. The proposed KOA, as currently designed, will accommodate up to 323 campsites comprised of pull-through RV sites, back-in RV sites and back-in RV/camping sites. Each pull-through RV site will be equipped with an electrical connection and water and waste water connections. Each back-in RV site will be provided with an electrical hook-up and water and waste water stubs to allow for future connection points should the market dictate such infrastructure be provided. Additionally, there will be a 6,000 sf. administration building, which will house day-to-day operations including guest services and outdoor recreational amenities (basketball, pickleball, bocce ball, pool and patio, mini-golf, active plan kids structure and two horseshoe pits); other program elements include an outdoor storage area with workshop and restrooms, manager's quarters, dog park and stormwater management areas.

B. Site Analysis:

Topography:
The subject is generally flat with a few depression areas; elevations within the subject range from approximately 15' to 16'and lies within FEMA Flood Zone X.

Vegetation:
Of the 56.035 ac. total site area, the western 24 acres is primarily covered by Disturbed Lands and Brazilian Pepper; approximately 10 ac. of land in the central portion of the site chiefly consists of Upland Scrub, Pines and Hardwoods, while the eastern 20 ac. consists primarily of Pine Flatwoods. As evident on the Site and Tree Mitigation plans, efforts were made to preserve as much native vegetation as practicable, to the extent that several pull-through RV stalls were removed and back-in camping stalls were carefully arranged so as to minimize tree impacts.

See attached Environmental Analysis provided herewith this submittal.

Access and Views:
The subject is boarded by S. Jenkins Road to the west, Edwards Road to the south and McNeil Road to the east with NSLRWMD Canal No. 39 lying immediately north of the subject. Primary access to the site will occur on S. Jenkins Road with a planned secondary/emergency access on Edwards Road; at this time, McNeil Road is not proposed to be accessed.

As sidewalks currently do not exist along S. Jenkins Road nor Edwards Road, views into the site are generally limited due to the dense vegetation and travel speed of passing motorists. Views out of the site will be generally screened due to planned vegetation buffers along all property lines.

Wetlands, Buffers and Setbacks:
Two small man-made ponds totaling 0.7 ac. exist on the subject and are inundated with invasive exotic species and offer little foraging habitat. A jurisdictional determination will be requested of the South Florida Water Management District and the City will be kept apprised of any findings. Due to the poor environmental quality of the man-made ponds, at this time they are proposed to be filled; as such, no buffering or setbacks will be provided. It is anticipated that should the South Florida Water Management District claim jurisdiction, required mitigation measures, if any, will be fulfilled via littoral zone plantings within the proposed on-site stormwater ponds. Please refer to attached Environmental Assessment for additional information.

Current Built Environment:
Currently, the built environment consists of large-lot single-family homes to the east and west of the subject. A church lies to the north of the subject and the parcel immediately south of Edwards Road is currently vacant.

Numerous retail, commercial and restaurant uses exist in the area of the intersection of S.R. 70 and S. Jenkins Road, which lies approximately 0.5 miles from the subject; said uses include a Walmart Supercenter, The Home Depot, Tractor Supply Co., Walgreens, Sonic Drive-In, Racetrack gas station, Cowboy's BBQ and Golden Corral, among others.

Future Built Environment:
At this time, it is understood that a multi-family development, Mariner Cove, is proposed at the SE corner of S. Jenkins Road and Edwards Road; said development is proposing approximately 216 dwelling units. At this time no other future development is known.

C. Design Narrative:

Overview:
A +/- 6,000 square foot building, including a convenience store, laundry, storage room, public accessible restrooms and a dining/multipurpose room with commercial kitchen; a manager's office is proposed on a mezzanine level. Florida Vernacular, reminiscent of the Florida Cracker or Key West styles, shall serve as the primary design inspiration of the exterior elevations and roof lines.

Pedestrian and Vehicular Access:
Primary access to the site will be via S. Jenkins Road with a secondary/emergency access via Edwards Road. Both S. Jenkins Road and Edwards road exist as improved two-lane County-maintained facilities with swale drainage on both sides of each road.

As no sidewalks currently exist along either S. Jenkins Road nor Edwards Road, pedestrian connectivity will be limited. Additionally, construction of sidewalks will be hindered due to the roadside swales and overhead utility poles along both S. Jenkins Road and Edwards Road.

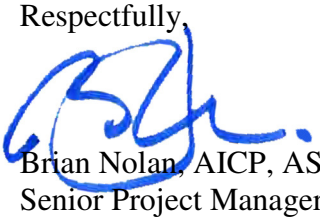
Landscaping:
Landscape buffers of consisting of existing native vegetation are proposed along all property lines and will vary from 20' to 30' in width; additional buffer plantings may be necessary to achieve adequate buffing subsequent to the removal of all invasive exotic species from said buffer areas.

Proposed landscaping will be comprised of Florida native species well suited for the climate zone and will primarily be species listed as drought tolerant. All minimum requirements of the City's Zoning Ordinance regarding landscape requirements shall be met or exceeded. Irrigation will be provided either via an on-site irrigation well or via municipal reuse water main. All irrigation heads shall be low-flow water efficient heads and shall be adjusted to limit water-throw on paved surfaces.

Site Lighting:
Site lighting shall be provided in accordance with City of Fort Pierce Code of Ordinances and shall provide for a min. 14' vertical clearance.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

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.

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: NE corner of S. Jenkins Road and Edwards Road
2. Property Tax ID(s): 243021200010005
3. Total Acreage: 56.035 ac. (+/-)
4. Existing Future Land Use Designation: RM - Residential Medium
5. Existing Zoning Classification: R4 - Medium Density Residential
6. Proposed Zoning Classification: PD - Planned Development
7. Other applications being submitted concurrent with this application, if any: FLUMA and Site Plan

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

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

10. The reason for making this request: To allow for a KOA Campground and associated amenities

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Church	RM	R3
South	Vacant	RM	R3
East	Single-family Residential	RL	R1
West	Single-family residential / Vacant Comm.	RL / CG	R1 / CG

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R4	Residential: 12 du per ac. / Other: N/A	56.035	X
Proposed	BC	R4	56.035 ac. @ FAR of 1.0 = 2,440,885 sf.	56.035	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 672 units x 2.6 = 1,747 x 100 gpd = 174,700
Proposed Zoning	Total gallons per day 399 campsites x 2.6 = 1,037 x 100 gpd = 103,700 x .25 (25% campsite ERC multiplier) = 25,925
Change in Demand	**Total gallons per day** 148,77 5less gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 672 units x 2.6 = 1,747 x 100 gpd = 174,700
Proposed Zoning	Total gallons per day 399 campsites x 2.6 = 1,037 x 100 gpd = 103,700 x .31 (31% campsite multiplier) = 32,147
Change in Demand	**Total gallons per day** 142,553 less gallons per day

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	672 units / 7.5 = 90 yards
Proposed Zoning	399 campsites / 7.5 = 53 yards
Change in Demand	- 37 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	See attached documentation.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	3,379	296 AM / 287 PM
Proposed Zoning	1,261	49 AM / 108 PM
Change in Demand	Trips - 2,118	Trips - 247 AM / -179
Impact to Capacity	See attached Transportation Impact Report and trip generation tables.	

12. Name of Owner(s): Ariel Homes of the Treasure Coast, LLC
Mailing Address: 4525 Prairie Ave.
City Miami Beach State FL Zip 33140
Phone # _____
E-mail: _____

13. Name of Applicant: S. R. Bacher Enterprises, LLC
Mailing Address: 1821 N. US Hwy 1
City Fort Pierce State FL Zip 34946
Phone # _____ Fax # _____
E-mail: bbacher83@gmail.com

14. Name of Representative: Brian Nolan, AICP, ASLA
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax # 772.223.0220
E-mail: bnolan@lucidodesign.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.

See attached Owner Authorization

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

Applicant's Signature Date

1821 N. US Hwy 1	FL	34946
Address	State	Zip

bbacher83@gmail.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.

Brian Backer

Property Owner's Name (Please Print) Phone

1821 N. US Hwy 1, Fort Pierce	FL	34946
Address	State	Zip

Property Owner's Signature 8/3/17 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 3 day of August, 2017, by Brian Backer who is personally known to me or has produced ~~B760 070-83-3450~~ FLAL as identification.

Shannon D Garrett

Signature of Notary

SHANNON D. GARRETT MY COMMISSION EXPIRES May 18, 2020 #FF 951803 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA (Seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____



lucido & associates

Jenkins Road KOA

N.T.S.

Ft. Pierce, Florida

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

N. ST. LUCIE RIVER W.M.D. CANAL #39

20' Landscape Buffer (Typ.)

Exist. Fence to be Removed 30' Landscape Buffer (Typ.)

S. JENKINS ROAD

Tree Preserve Area

Tree Preserve Area

Tree Preserve Area

3

Exist. Fence to be Removed

28' 2-Way Road (Typ.)

Proposed Turning Lane

Proposed Stop Sign

Proposed Stop Bar

Project ID Sign

Propane Fill Station

6,000 sf. Administration Bldg.

Primary Gated Access Point

5' Conc. Sidewalk (Typ.)

8" Type D Curb

Bike Rack (2 @ 5 Bikes)

Light Pole (Typ.)

5' Sidewalk

Multi-Purpose Field (0.3 ac.)

Active Play Area

27 Stalls (Total)

28' 2-Way Road (Typ.)

15' 1-Way Road (Typ.)

28' 2-Way Road (Typ.)

Corner Clip

Flagpole

Horseshoe Pits (2)

Shuffleboard Courts (2)

Canoe/Kayak Launch

Pickleball Courts (2)

2,400 sf. Pool w/ Pool Barrier (30'x80')

Lake (3.95 ac.)

Small & Large Dog Parks w/ 6' High Chainlink, Vinyl Coated Fence .25 ac. (Total)

Water Main

Sanitary Sewer

Proposed Fire Hydrant (Typ.)

Lake (1.45 ac.)

2

1

Light Pole (Typ.)

Restrooms & Workshop (2,500 sf. / FF 17.0')

Refuse Collection Area

Outdoor Storage, Maintenance, & Refuse (2.93 ac.)

Proposed 6' Tall Opaque Fence

362'

Proposed Lift Station

28'

Exist. Fence to be Removed

Tree Preservation Area

148'

53'

Manager's Quarters (2,500 sf. / FF 17.0')

MCNEIL ROAD

EDWARDS ROAD

Stop Sign

Stop Bar

Secondary Gated Access Point (Service & Emergency)

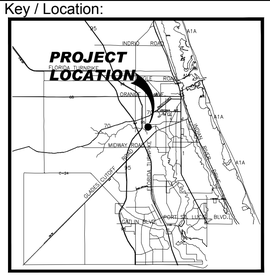
Phasing Data:

Phase 1 - Proposed construction Spring '18 to Spring '19.
- 92 Pull-Through Lots, 24 Back-In Lots
- Water Main Loop
- Sanitary Sewer
- Lift Station
- Project Entrances
- Electric Services
- Administration Building -- First Phase of 2-Phase construction
- Pool, Pool Fence, Patio, Parking
- Lake
- Drainage Outfall
- Storage Area
- Landscape Buffers
- Active Play Area

Phase 2 - Proposed construction Spring '19 to '21.
- 80 Back-In Lots
- Water Main Loop
- Sanitary Sewer
- Electric Service
- Lake
- Landscape Buffers
- Workshop/Restrooms
- Horseshoe Pits, Pickleball Courts, Shuffleboard Courts

Phase 3 - Proposed construction Spring '21 to '23.
- 105 Pull-Through Lots, 22 Back-In Lots
- Water Main Loop
- Sanitary Sewer
- Electric Service
- Administration Building -- Second Phase of 2-Phase construction
- Restrooms & Workshop
- Multi-Purpose Field
- Shuffleboard Courts

Key / Location:


PROJECT LOCATION
I-95
SR 70
SR 614
SR 68
SR 713
SR 711
SR 711A
SR 710
SR 76
SR 15
SR 15A
SR 714
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lucido&associates

August 30, 2017

Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce, 100 N. US1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Design Review Narrative
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Ms. Grohal:

On behalf of Scott Bacher of S.R. Bacher Enterprises, it is our pleasure to present to you the following information regarding the proposed KOA facility to be located at the NE corner of S. Jenkins Road and Edwards Road in the City of Fort Pierce.

A. Introduction:

Overview:
S.R. Bacher Enterprises, Inc. is the contract purchaser of a parcel of land containing 56.05 acres, lying at the NE corner of S. Jenkins Road and Edwards Road. The proposed KOA, as currently designed, will accommodate up to 323 campsites comprised of pull-through RV sites, back-in RV sites and back-in RV/camping sites. Each pull-through RV site will be equipped with an electrical connection and water and waste water connections. Each back-in RV site will be provided with an electrical hook-up and water and waste water stubs to allow for future connection points should the market dictate such infrastructure be provided. Additionally, there will be a 6,000 sf. administration building, which will house day-to-day operations including guest services and outdoor recreational amenities (basketball, pickleball, bocce ball, pool and patio, mini-golf, active plan kids structure and two horseshoe pits); other program elements include an outdoor storage area with workshop and restrooms, manager's quarters, dog park and stormwater management areas.

B. Site Analysis:

Topography:
The subject is generally flat with a few depression areas; elevations within the subject range from approximately 15' to 16'and lies within FEMA Flood Zone X.

Vegetation:
Of the 56.035 ac. total site area, the western 24 acres is primarily covered by Disturbed Lands and Brazilian Pepper; approximately 10 ac. of land in the central portion of the site chiefly consists of Upland Scrub, Pines and Hardwoods, while the eastern 20 ac. consists primarily of Pine Flatwoods. As evident on the Site and Tree Mitigation plans, efforts were made to preserve as much native vegetation as practicable, to the extent that several pull-through RV stalls were removed and back-in camping stalls were carefully arranged so as to minimize tree impacts.

See attached Environmental Analysis provided herewith this submittal.

Access and Views:
The subject is boarded by S. Jenkins Road to the west, Edwards Road to the south and McNeil Road to the east with NSLRWMD Canal No. 39 lying immediately north of the subject. Primary access to the site will occur on S. Jenkins Road with a planned secondary/emergency access on Edwards Road; at this time, McNeil Road is not proposed to be accessed.

As sidewalks currently do not exist along S. Jenkins Road nor Edwards Road, views into the site are generally limited due to the dense vegetation and travel speed of passing motorists. Views out of the site will be generally screened due to planned vegetation buffers along all property lines.

Wetlands, Buffers and Setbacks:
Two small man-made ponds totaling 0.7 ac. exist on the subject and are inundated with invasive exotic species and offer little foraging habitat. A jurisdictional determination will be requested of the South Florida Water Management District and the City will be kept apprised of any findings. Due to the poor environmental quality of the man-made ponds, at this time they are proposed to be filled; as such, no buffering or setbacks will be provided. It is anticipated that should the South Florida Water Management District claim jurisdiction, required mitigation measures, if any, will be fulfilled via littoral zone plantings within the proposed on-site stormwater ponds. Please refer to attached Environmental Assessment for additional information.

Current Built Environment:
Currently, the built environment consists of large-lot single-family homes to the east and west of the subject. A church lies to the north of the subject and the parcel immediately south of Edwards Road is currently vacant.

Numerous retail, commercial and restaurant uses exist in the area of the intersection of S.R. 70 and S. Jenkins Road, which lies approximately 0.5 miles from the subject; said uses include a Walmart Supercenter, The Home Depot, Tractor Supply Co., Walgreens, Sonic Drive-In, Racetrack gas station, Cowboy's BBQ and Golden Corral, among others.

Future Built Environment:
At this time, it is understood that a multi-family development, Mariner Cove, is proposed at the SE corner of S. Jenkins Road and Edwards Road; said development is proposing approximately 216 dwelling units. At this time no other future development is known.

C. Design Narrative:

Overview:
A +/- 6,000 square foot building, including a convenience store, laundry, storage room, public accessible restrooms and a dining/multipurpose room with commercial kitchen; a manager's office is proposed on a mezzanine level. Florida Vernacular, reminiscent of the Florida Cracker or Key West styles, shall serve as the primary design inspiration of the exterior elevations and roof lines.

Pedestrian and Vehicular Access:
Primary access to the site will be via S. Jenkins Road with a secondary/emergency access via Edwards Road. Both S. Jenkins Road and Edwards road exist as improved two-lane County-maintained facilities with swale drainage on both sides of each road.

As no sidewalks currently exist along either S. Jenkins Road nor Edwards Road, pedestrian connectivity will be limited. Additionally, construction of sidewalks will be hindered due to the roadside swales and overhead utility poles along both S. Jenkins Road and Edwards Road.

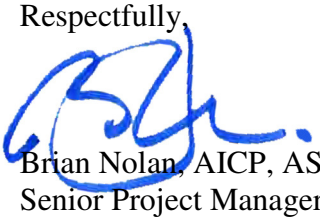
Landscaping:
Landscape buffers of consisting of existing native vegetation are proposed along all property lines and will vary from 20' to 30' in width; additional buffer plantings may be necessary to achieve adequate buffing subsequent to the removal of all invasive exotic species from said buffer areas.

Proposed landscaping will be comprised of Florida native species well suited for the climate zone and will primarily be species listed as drought tolerant. All minimum requirements of the City's Zoning Ordinance regarding landscape requirements shall be met or exceeded. Irrigation will be provided either via an on-site irrigation well or via municipal reuse water main. All irrigation heads shall be low-flow water efficient heads and shall be adjusted to limit water-throw on paved surfaces.

Site Lighting:
Site lighting shall be provided in accordance with City of Fort Pierce Code of Ordinances and shall provide for a min. 14' vertical clearance.

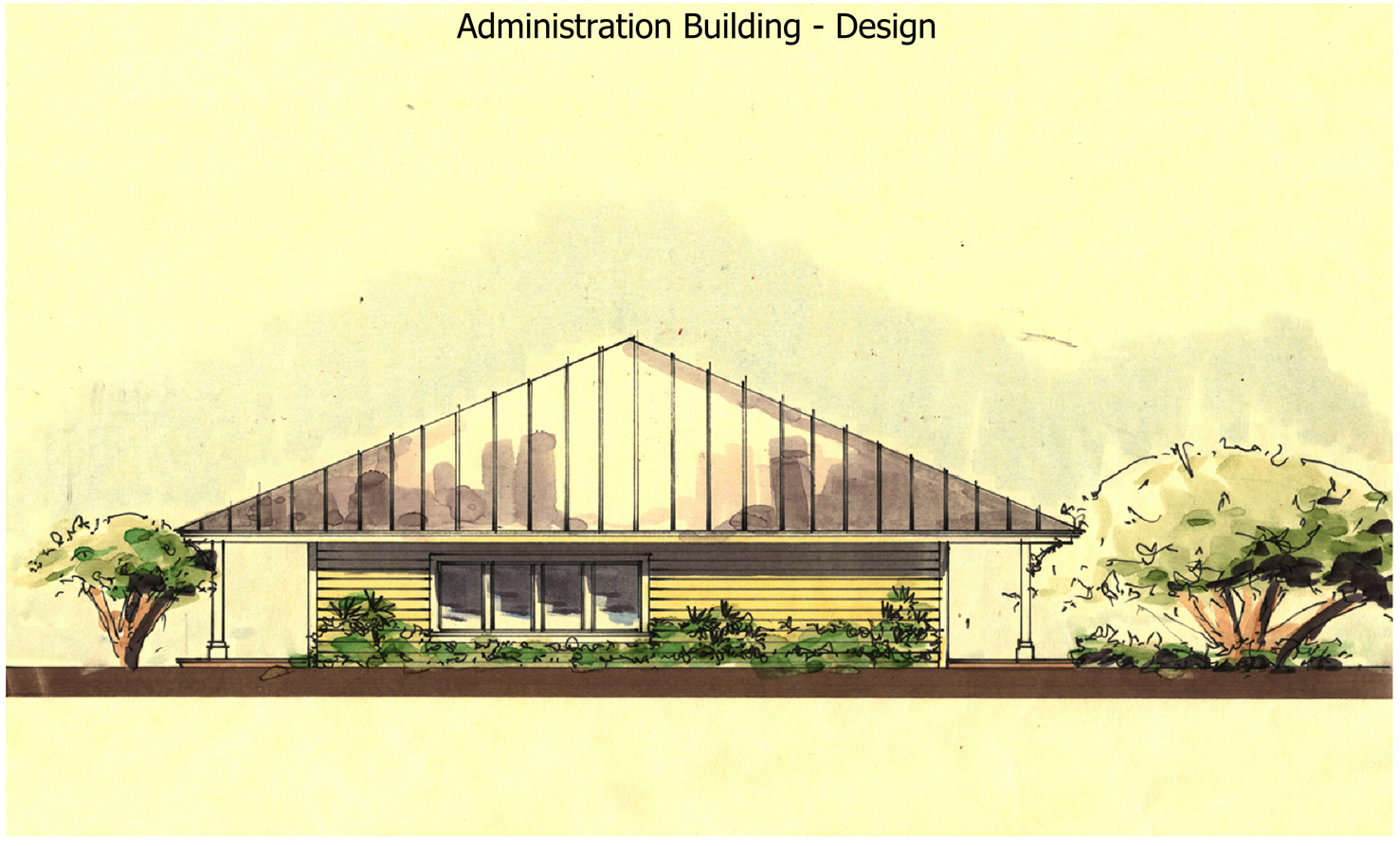
Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

Administration Building - Design



WEST BUILDING ELEVATION
ADMINISTRATION BUILDING

SCALE: 1/8" = 1-0'

A
A-1.01

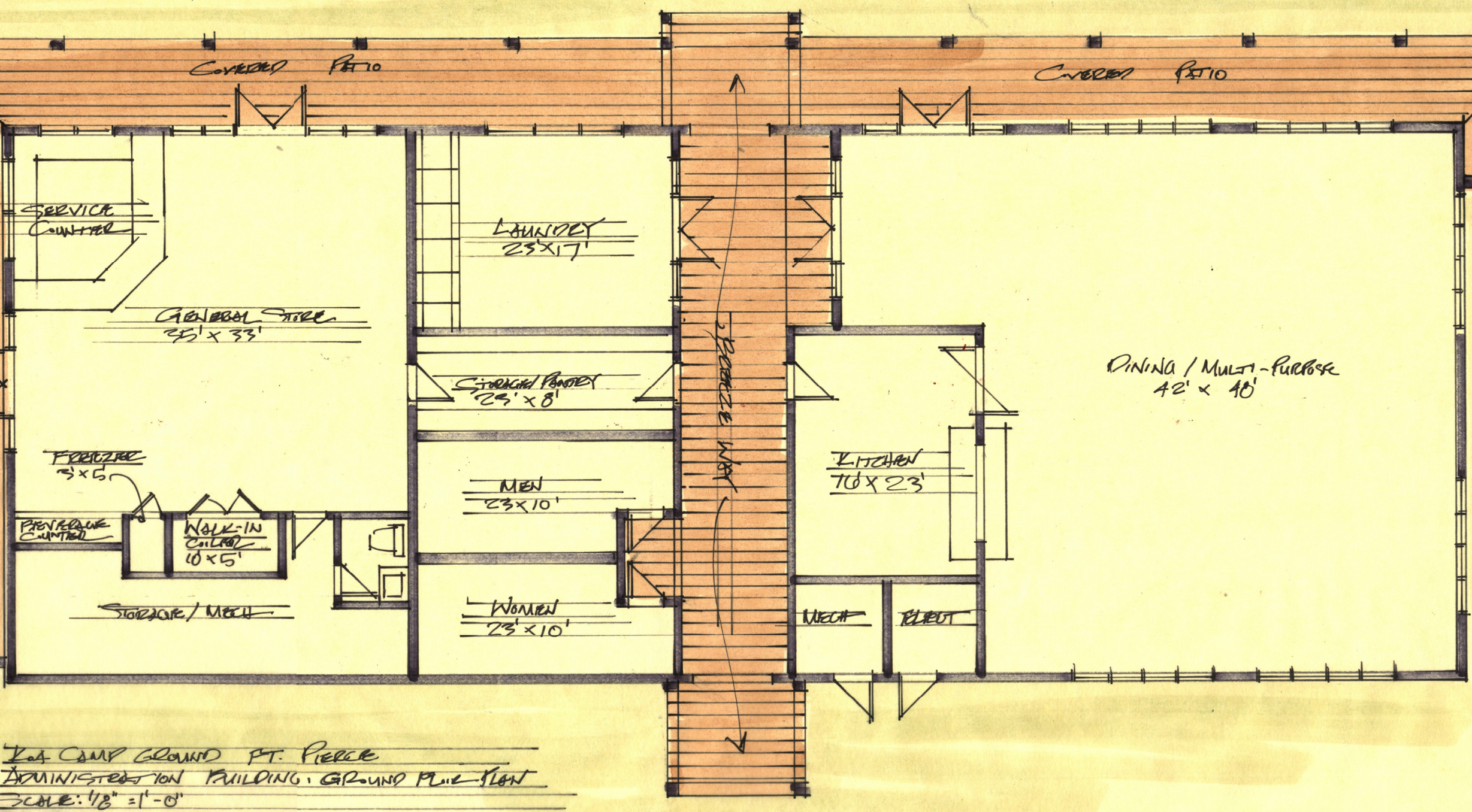


NORTH BUILDING ELEVATION
ADMINISTRATION BUILDING

SCALE: 1/8" = 1-0'

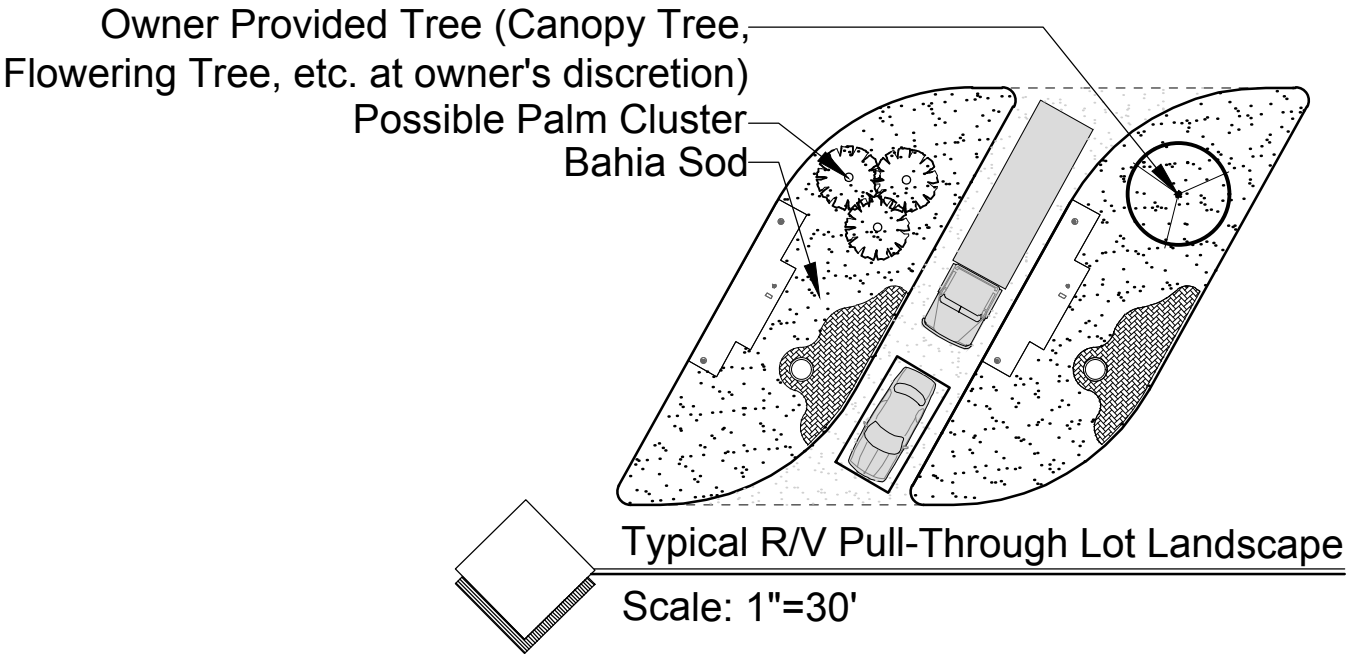
B
A-1.01

Administration Building - Floor Plan



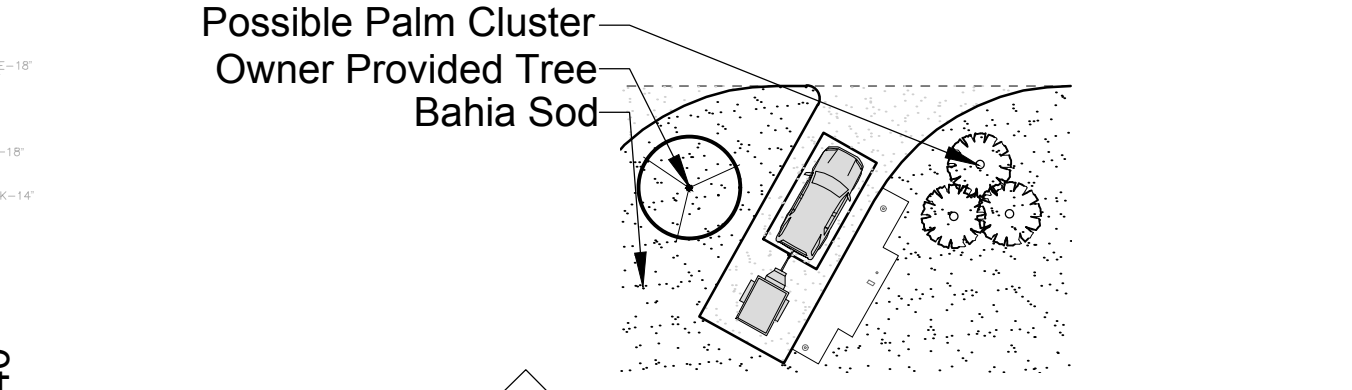
KOA CAMP GROUND FT. PIERCE
ADMINISTRATION BUILDING: GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
9.1.2017


Administration Building & Amenities



Typical R/V Pull-Through Lot Landscape

Scale: 1"=30'



Typical Back-In Lot Landscape

Scale: 1"=30'



Typical Cabin - Exhibit

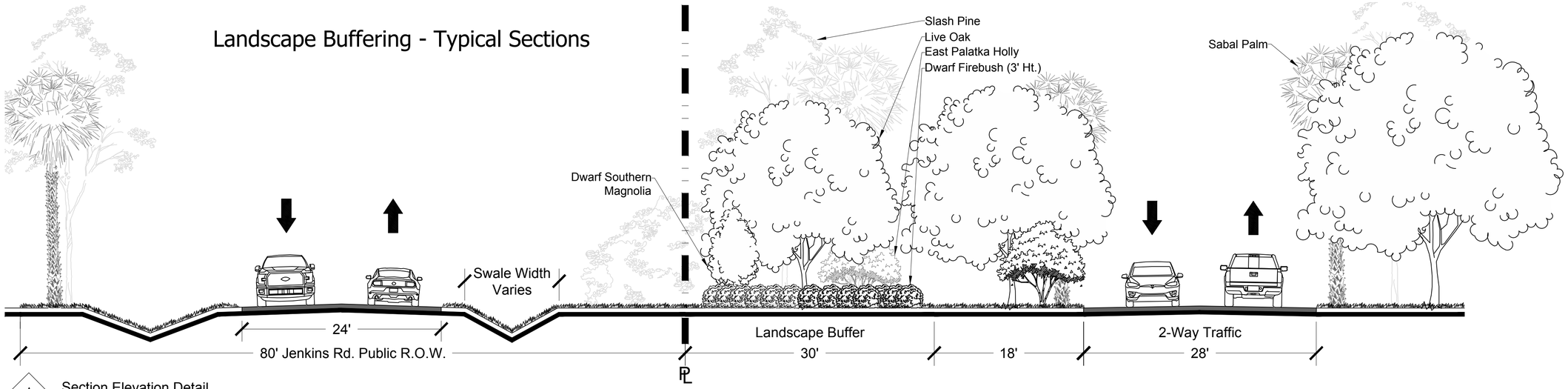
18-20’ KOA Deluxe Cabin with Front Porch

- Floor plans and entry locations vary.
- This drawing is not to scale.
- Most units are climate controlled.
- Most units have an outdoor living space.

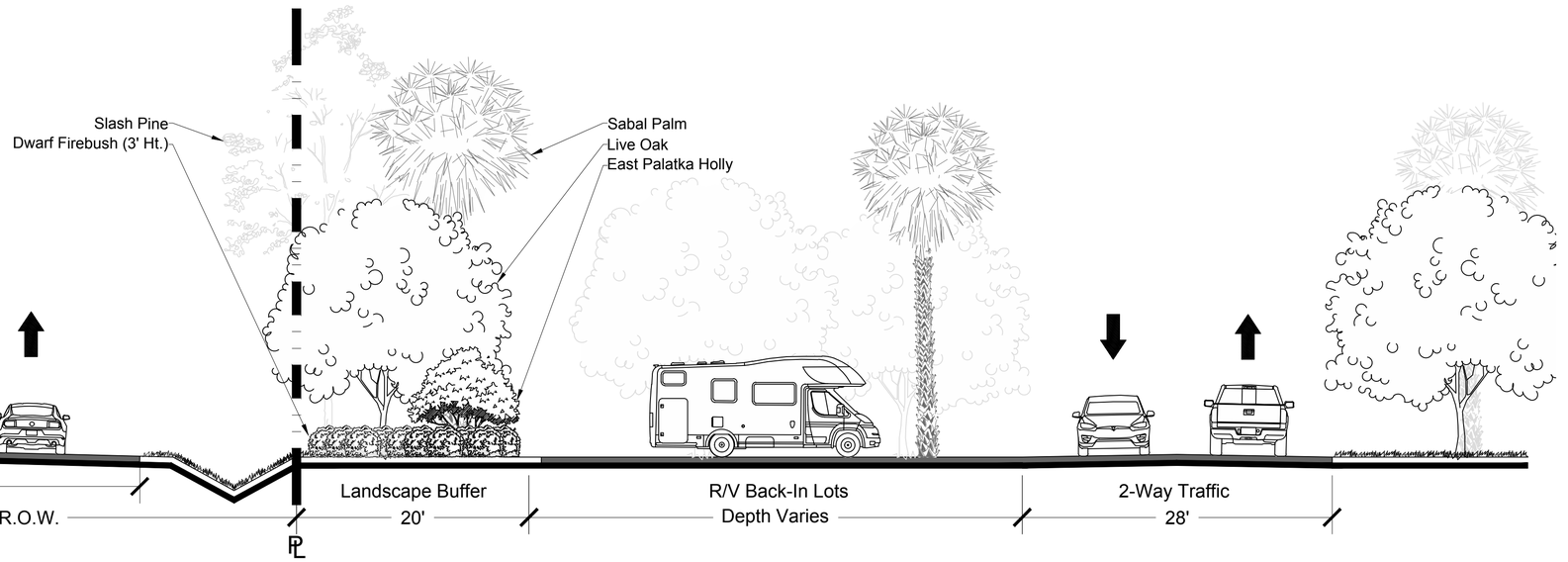


KOA 18-FP or 20-FP

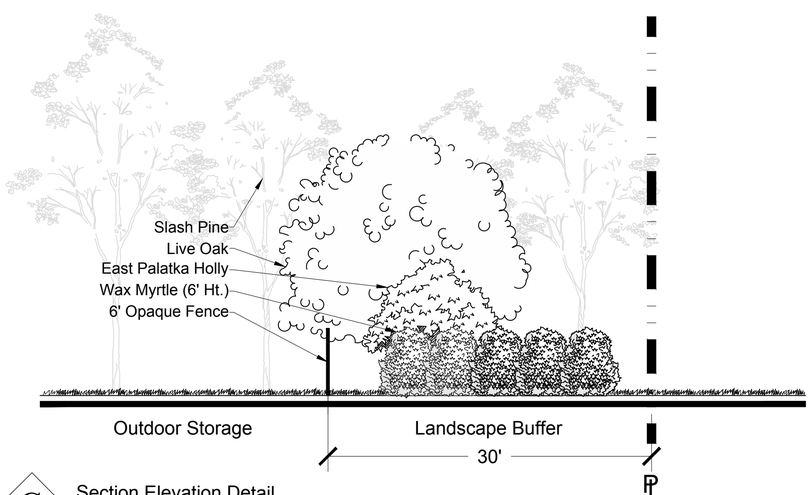
Landscape Buffering - Typical Sections



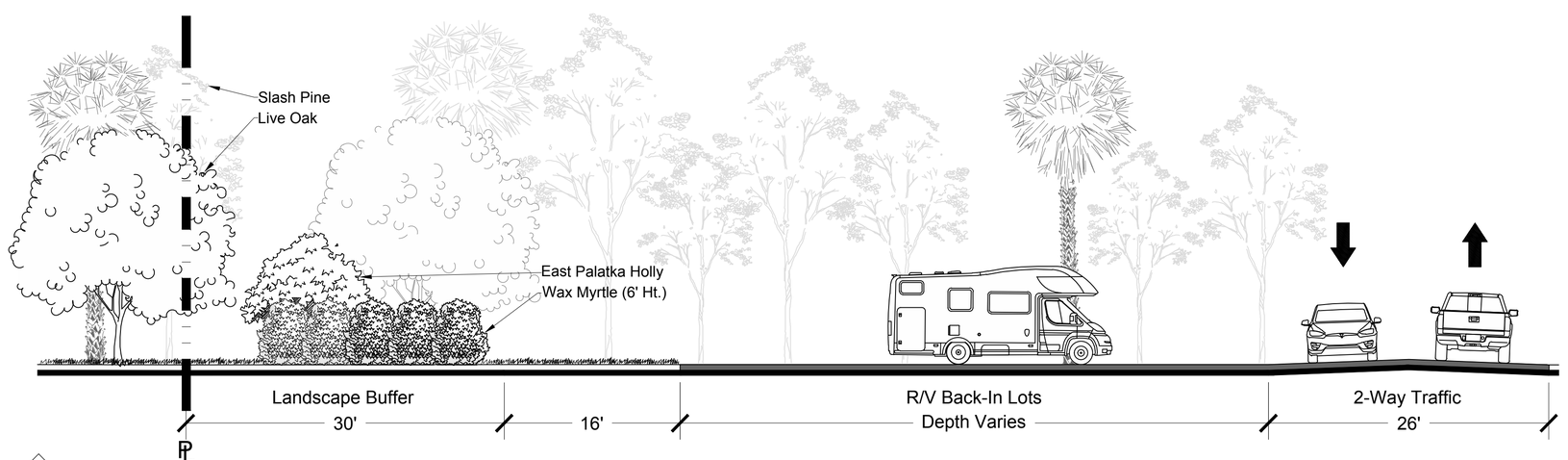
A Section Elevation Detail
Scale: 1"=1/8"



B Section Elevation Detail
Scale: 1"=1/8"

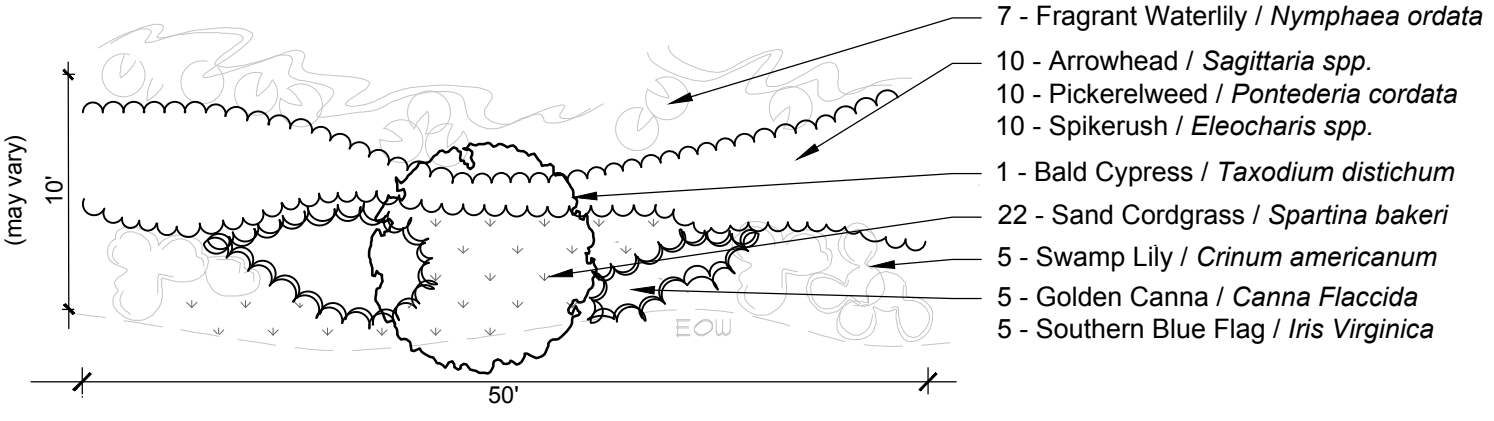


C Section Elevation Detail
Scale: 1"=1/8"



D Section Elevation Detail
Scale: 1"=1/8"

Littoral Plantings - Typical for Retention Lakes

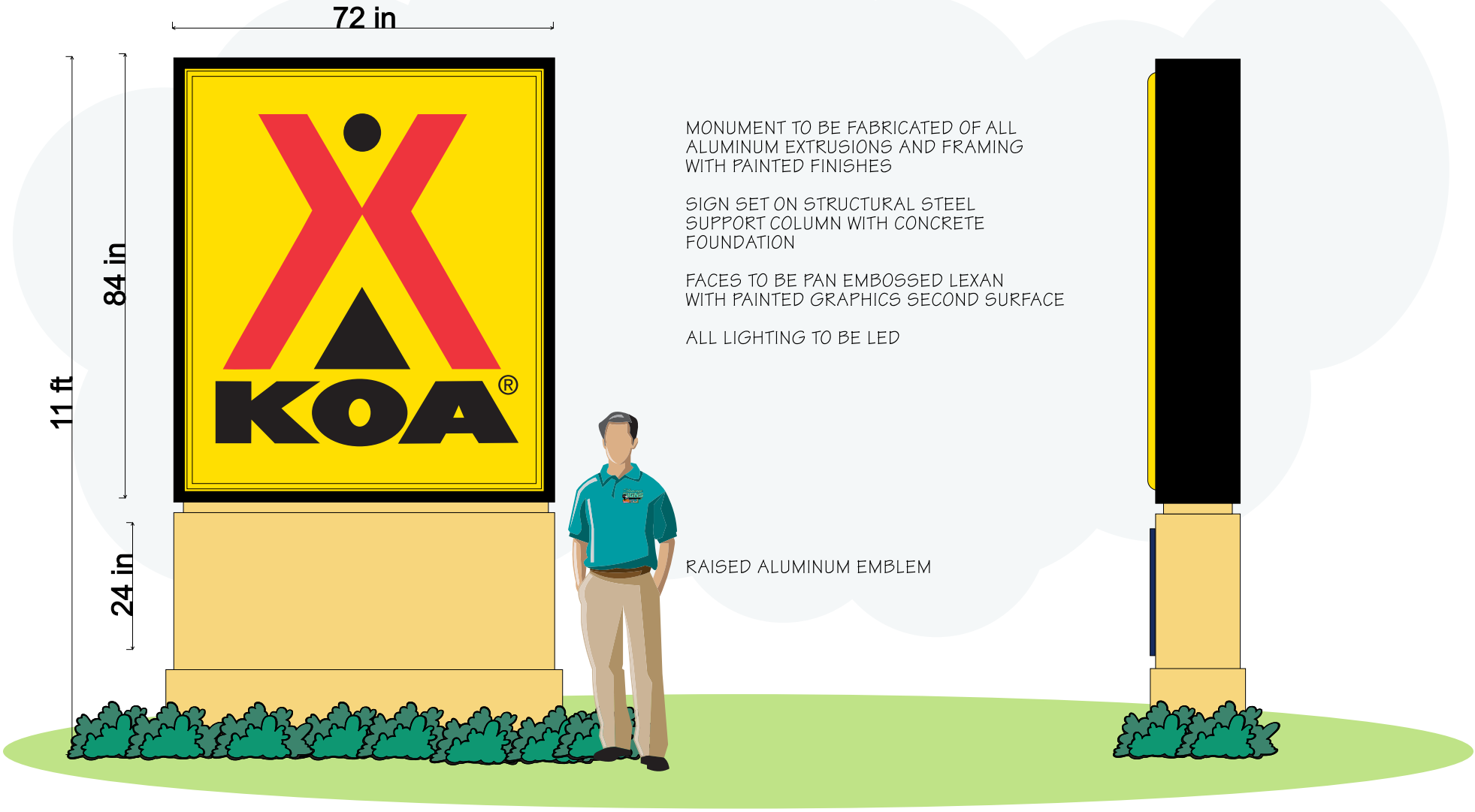


Typical 50' Section-Littoral Plan

N.T.S.

Project Ground Sign - Jenkins Road

1 SINGLE SIDED ILLUMINATED MONUMENT SIGN WITH LED LIGHTING



MONUMENT TO BE FABRICATED OF ALL ALUMINUM EXTRUSIONS AND FRAMING WITH PAINTED FINISHES

SIGN SET ON STRUCTURAL STEEL SUPPORT COLUMN WITH CONCRETE FOUNDATION

FACES TO BE PAN EMBOSSED LEXAN WITH PAINTED GRAPHICS SECOND SURFACE

ALL LIGHTING TO BE LED

RAISED ALUMINUM EMBLEM

JOB TITLE KOA ADDRESS FT PIERCE

NOTE: ALL ARTWORK & COLORS MUST BE SIGNED OFF BEFORE ANY WORK IS TO BEGIN IF EXACT COLORS ARE REQUIRED OR MORE DETAILS PLEASE NOTE. CUSTOMER IS RESPONSIBLE FOR ANY CHANGES ONCE WORK BEGINS.

- ◯ APPROVED
- ◯ APPROVED W/ CHANGES
- ◯ NOT APPROVED RESUBMIT W/ CHANGES

FLAMINGO SIGNS
4444 S.E. COMMERCE AVE.
STUART, FL. 34997
772 22 0 7377
FAX 772 22 0 7768

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STORMWATER MANAGEMENT

THE PROPOSED KOA FACILITY WILL INCLUDE A SURFACE WATER MANAGEMENT SYSTEM CONSISTING OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A PROPOSED WET DETENTION SYSTEM (TWO INTERCONNECTED LAKES). WATER QUALITY TREATMENT PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) CRITERIA AND WATER QUANTITY ATTENUATION PER SFWMD, NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) AND CITY OF FT. PIERCE WILL BE PROVIDED VIA INCORPORATION OF A CONTROL STRUCTURE AND OUTFALL PIPE. DISCHARGE FROM THE SITE WILL BE DIRECTED TO THE ADJACENT NSLRWCD CANAL AND ULTIMATELY TO THE NORTH FORK OF THE ST. LUCIE RIVER. PERMITS FROM SFWMD, NSLRWCD AND CITY OF FT. PIERCE WILL BE OBTAINED PRIOR TO CONSTRUCTION.

POTABLE WATER AND FIRE PROTECTION

POTABLE WATER AND FIRE PROTECTION SHALL BE PROVIDED VIA PROPOSED 6" AND 8" ONSITE WATER MAINS CONNECTING TO THE EXISTING 12" FT. PIERCE UTILITY AUTHORITY (FPUA) WATER MAIN ON JENKINS ROAD AND THE EXISTING FPUA 8" WATERMAIN ON EDWARDS ROAD. THE PROJECT WILL BE UNDER SINGLE OWNERSHIP, THEREFORE A MASTER METER WILL BE INCORPORATED IN THE FINAL DESIGNED. FIRE HYDRANTS SHALL BE PROPOSED PER ST. LUCIE COUNTY FIRE PROTECTION CRITERIA. A DEVELOPER'S AGREEMENT WILL FPUA BE EXECUTED AND PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) OBTAINED PRIOR TO CONSTRUCTION AND PLACEMENT INTO SERVICE.

WASTEWATER DISPOSAL

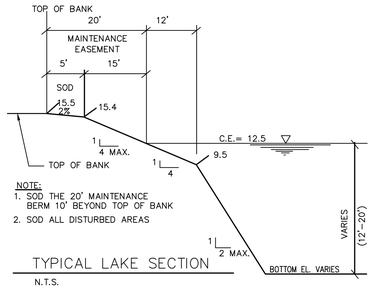
WASTEWATER DISPOSAL SHALL BE PROVIDED VIA INCORPORATION OF A GRAVITY SEWER COLLECTION SYSTEM WHICH DIRECTS SEWAGE EFFLUENT TO A SEWER STUB PROVIDED FROM THE MARINER COVE PROJECT TO THE SOUTH. IN THE EVENT THIS STUB OUT IS NOT AVAILABLE AT TIME OF CONSTRUCTION, THEN A LIFT STATION WILL BE CONSTRUCTED TO ACCEPT THE ONSITE SEWAGE FLOWS AND PUMP IT INTO THE ADJACENT FPUA OWNED FORCEMAIN ALONG EDWARDS ROAD. A DEVELOPER'S AGREEMENT WITH FPUA WILL BE EXECUTED AND PERMITS FROM FDEP WILL BE OBTAINED PRIOR TO CONSTRUCTION AND PLACEMENT INTO SERVICE.

OWNER

Scott Bacher
S.R. Enterprises, LLC
1821 N. US1
Fort Pierce, FL 34946

LEGEND

- = PROPOSED DRAIN PIE W/MITERED END
- = PROPOSED DRAINAGE MANHOLE
- = PROPOSED SANITARY MANHOLE
- = PROPOSED FIRE HYDRANT
- = PROPOSED ASPHALT
- = PROPOSED #57 STONE
- = PROPOSED ROAD WIDENING PAVEMENT
- = PROPOSED LANDSCAPE BUFFER
- = PROPOSED CONCRETE SIDEWALKS/DECKS



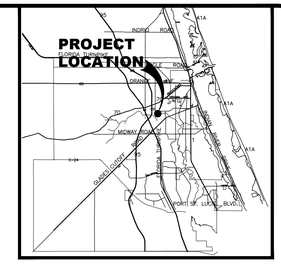
NOTE:
1. SOD THE 20' MAINTENANCE BERM 10' BEYOND TOP OF BANK
2. SOD ALL DISTURBED AREAS

TYPICAL LAKE SECTION
N.T.S.

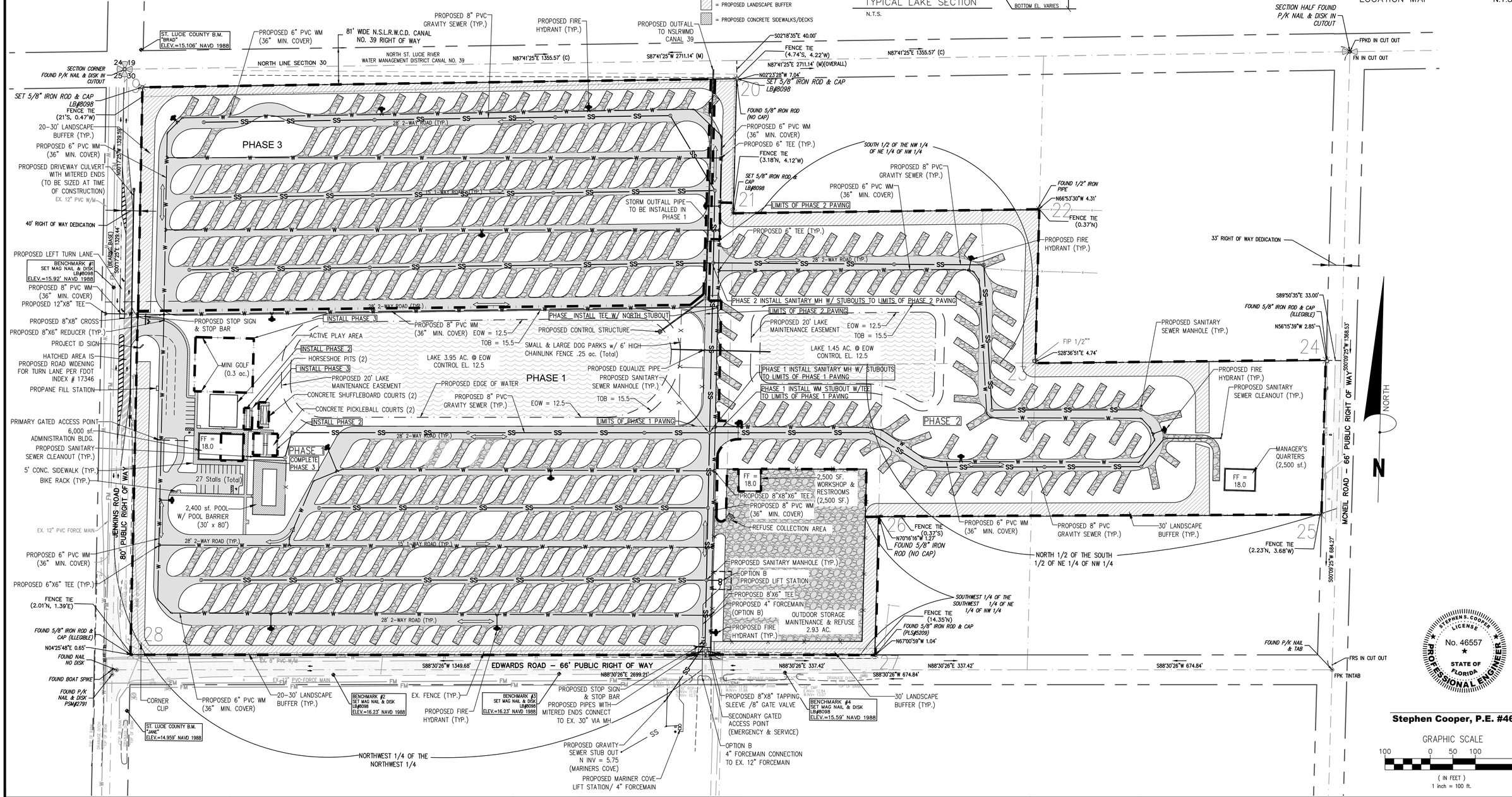
LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 52.80 ACRES, MORE OR LESS, AND BEING RECORDED IN OFFICIAL RECORD BOOK 1907, PAGE 1999.



LOCATION MAP N.T.S.



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

No.	PLAN STATUS / REVISION	DATE:
8		
7		
6		
5		
4		
3		
2		
1		

JENKINS ROAD KOA

FT. PIERCE FLORIDA

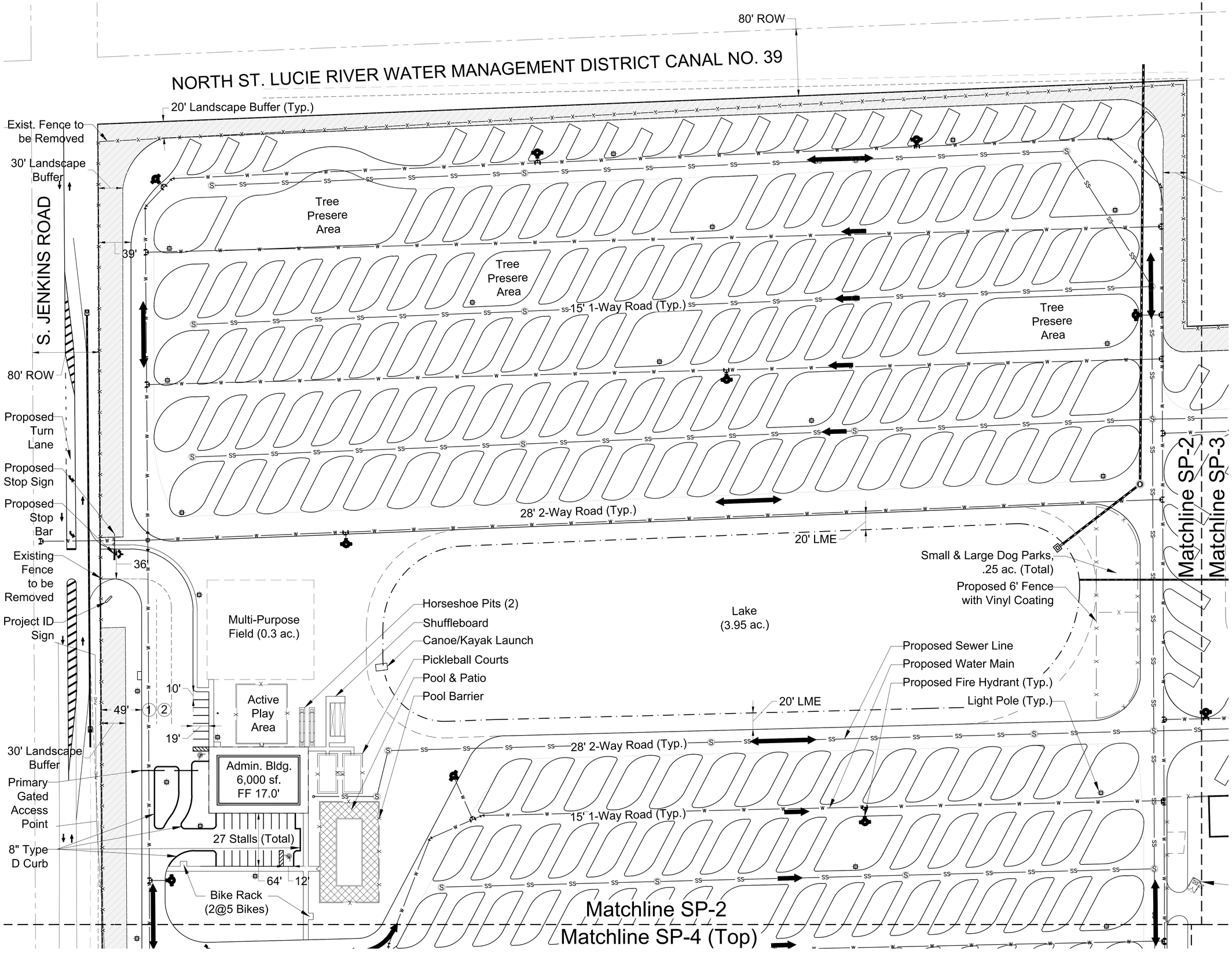
SCPE

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
• - CONSULTING ENGINEER -
CIVIL ENGINEERING SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

DATE:	08/08/2017
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC

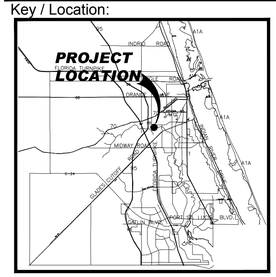
CONCEPTUAL STORMWATER & UTILITY PLAN

HORZ. SCALE:	1"=100'
VERT. SCALE:	NA
PROJECT No.:	2017-128
SHEET	C1.0



lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant:	S.R. Enterprises, LLC 1821 N. US1 Fort Pierce, FL 34946
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Legal Counsel:	W. Lee Dobbing, Esq. Dean, Mead, Minton & Zwimmer 1903 S. 25th Street, Suite 200 Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-446
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Resubmittal.dwg

Sheet **SP-4**

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NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39 (80' R.O.W.)

30' Landscape Buffer

30' Landscape Buffer

Proposed Sewer Line

Proposed Water Main

Proposed Fire Hydrant (Typ.)

Exist. Fence to be Removed

28' 2-Way Road (Typ.)

20' LME

45'

30' Landscape Buffer

Matchline SP-2

Matchline SP-3

Lake
(1.45 ac.)

Light Pole (Typ.)

Tree Preservation Area

MCNEIL ROAD

148'

53'

Restrooms & Workshop
(2,500 sf. / FF 17.0')
Outdoor Storage, Maintenance,
& Refuse (2.93 ac.)

Refuse Collection Area

Manager's Quarters
(2,500 sf. / FF 17.0')

66' Landscape Buffer

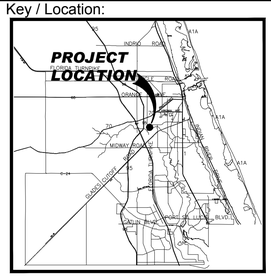
Matchline SP-3

Matchline SP-4 (Bottom)

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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Fort Pierce, FL 34946

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701 East Ocean Boulevard
Stuart, Florida 34994

Legal Counsel: W. Lee Dobbing, Esq.
Dean, Mead, Minton & Zwimmer
1903 S. 25th Street, Suite 200
Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
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NORTH

SCALE: 1" = 50'

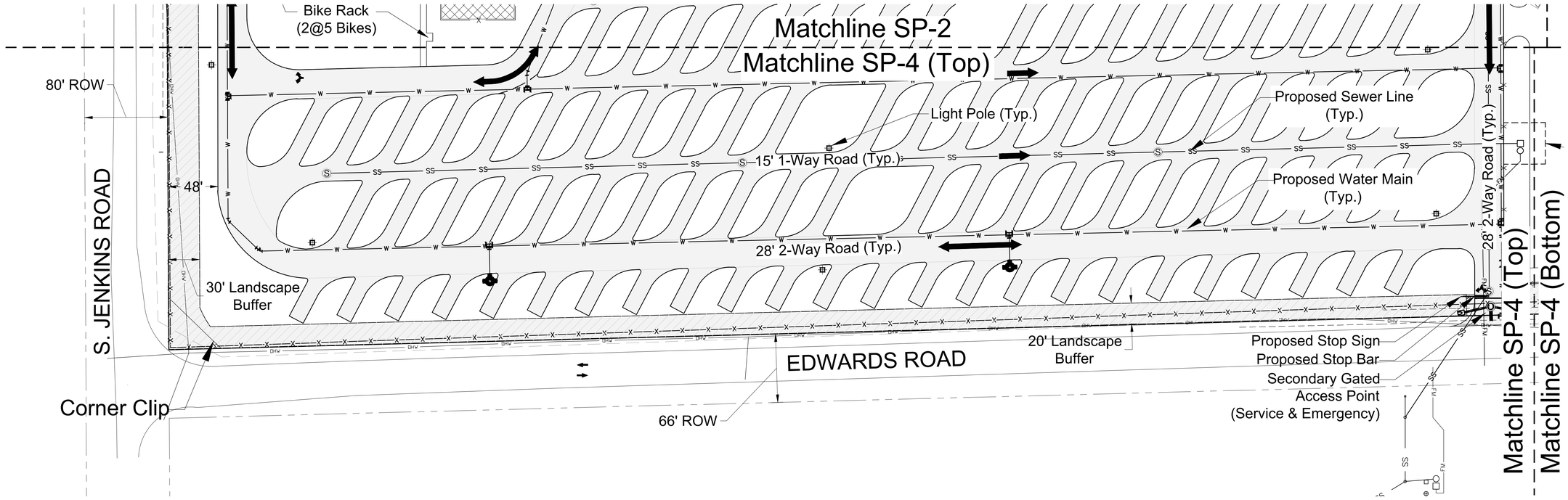
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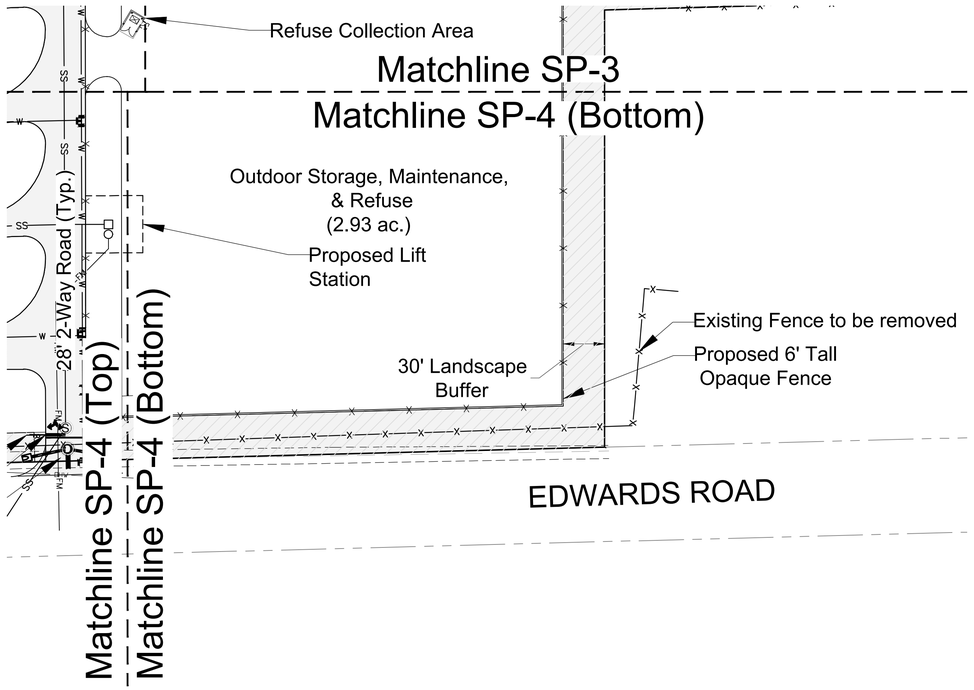
REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-446
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Resubmittal.dwg

Sheet **SP-5**

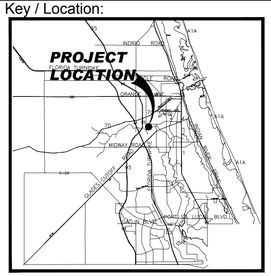
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lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220

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Jenkins Road KOA

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal

NORTH

SCALE: 1" = 50'

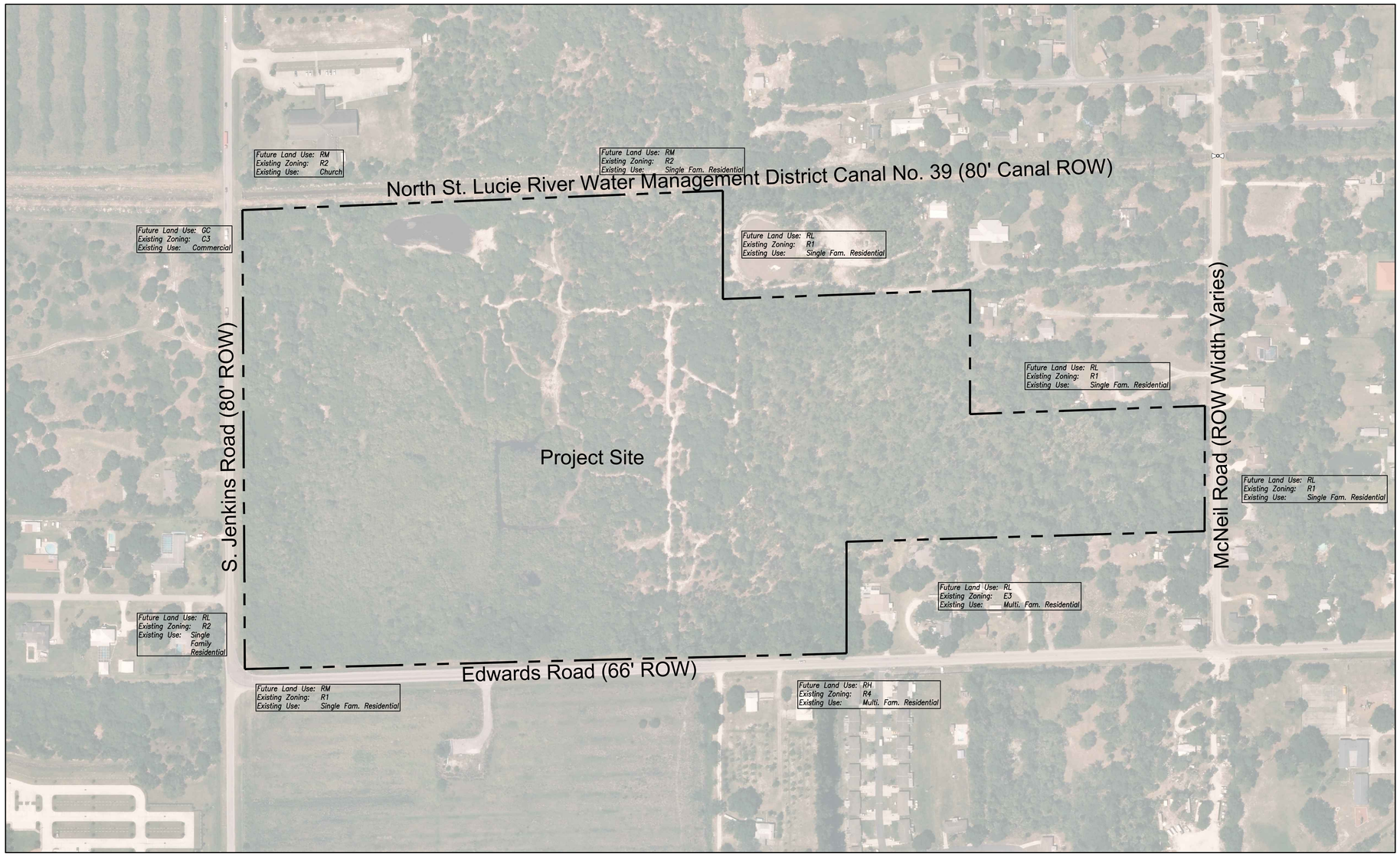
0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-446
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Resubmittal.dwg

Sheet
SP-6

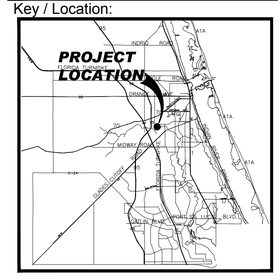
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lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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Project Team:

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Fort Pierce, FL 34946

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Legal Counsel: W. Lee Dobbing, Esq.
Dean, Mead, Minton & Zwimmer
1903 S. 25th Street, Suite 200
Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Aerial Exhibit

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal

NORTH

SCALE: 1" = 100'

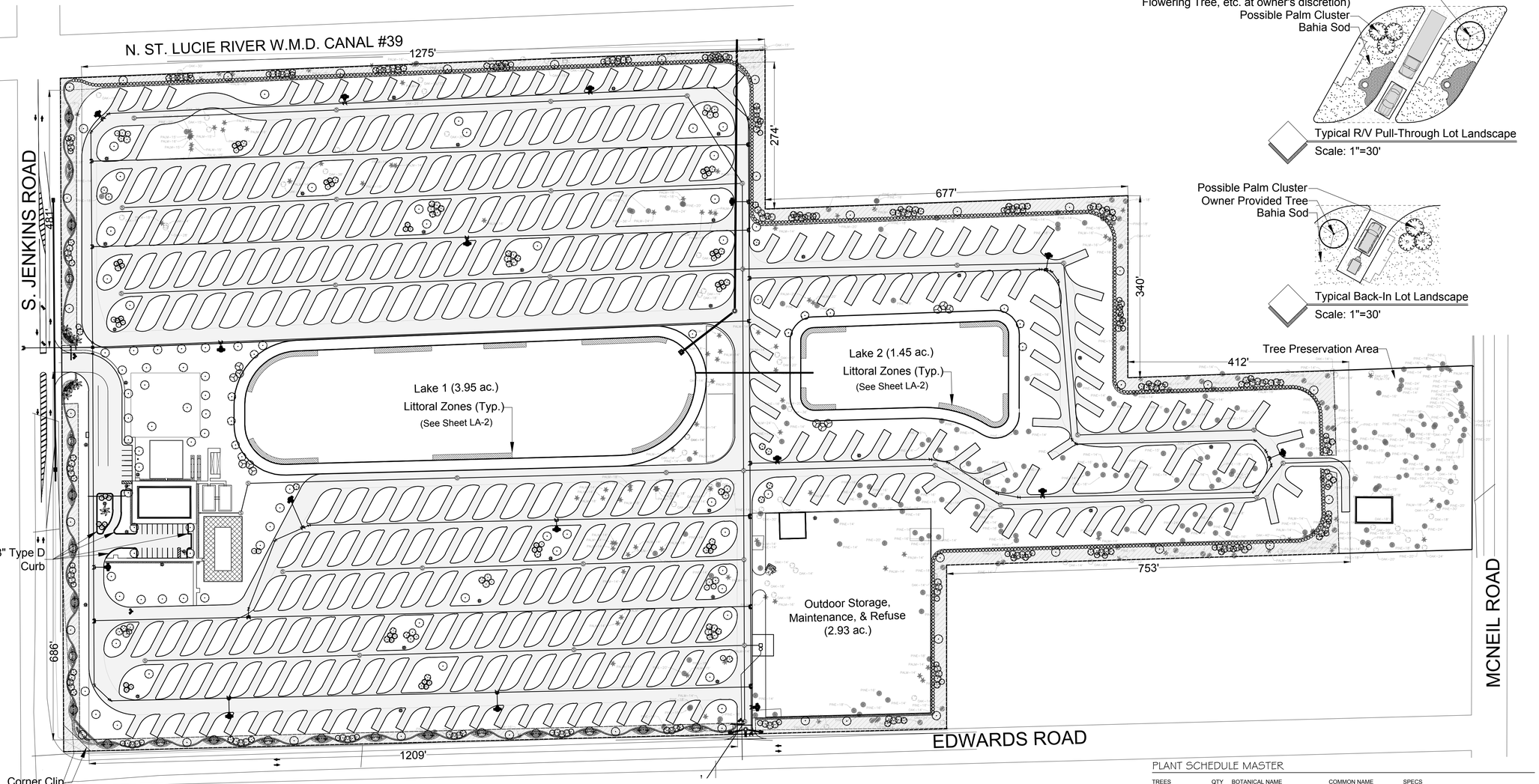
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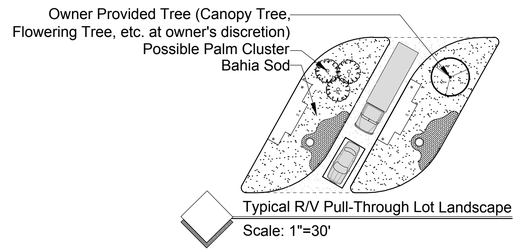
REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	17-445
Municipal Number	---
Computer File	17-446 Jenkins Road KOA - Resubmittal.dwg

Sheet **SP-7**

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General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.

General Landscape Notes Cont'd:

10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.
16. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

Landscape Calculations:

Vehicular Use Area along Property Lines
3,731 Linear Feet along Property Line
3,731 x 10 = 37,314 sq. ft. required Landscape Area
(37,314) / 200 = 187 Trees Required (468")
Total Trees Provided: 187 Trees (518")

Vehicular Use Area along Right of Way
2,376 Linear Feet along Right of Way
2,376 x 10 = 23,764 sq. ft. required Landscape Area
(23,764) / 300 = 79 Trees Required (198")
Total Trees Provided: 89 Trees (220")

Interior Vehicular Use Area
289,419.78 sq. ft. total Vehicular Use Area
289,419.78 / 15 = 19,295 sq. ft. required Landscape Area
(19,294.6) / 100 = 193 Trees Required (483")
Total Trees Provided: 199 Trees (515")

Total Landscape Area Required = 80,373 sq. ft.
Total Trees Required = 459 Trees (2.5" x 459 = 1,148")
Trees Provided = 475 Canopy Trees (1,253")

Preserved Tree Key

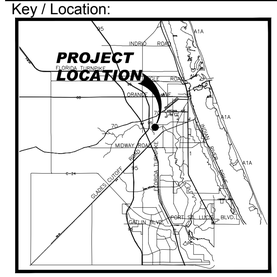
Existing Palm
Existing Oak
Existing Pine

PLANT SCHEDULE MASTER

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECS
	17	Acer rubrum	Red Maple	FG, 12` HT x 5` SPR, 3"C, F, SP
	89	Ilex x attenuata `East Palatka`	East Palatka Holly	FG, 12` HT x 6` SPR, 3" C, SP
	80	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia	CG, 8` HT x 4` SPR, F, SP
	155	Pinus elliotti	Slash Pine	FG, 14`-16` HT X 7` SPR, 3"C, F, SP
	135	Quercus virginiana	Southern Live Oak	FG, 12` HT x 6` SPR, 3"C, SP, F
	12	Taxodium distichum	Bald Cypress	FG, 12` HT x 6` SPR, 3.5"C, F, SP,
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECS
	7	Roystonea regia	Florida/Cuban Royal Palm	FG, 12` GW, SP, No Scars, Straight
	45	Sabal palmetto	Sabal Palm	FG, 10`-18` CT HT, HV CAL, SP
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECS
	25	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	7G, 36" HT x 24" SPR, F
	12	Crinum augustum `Queen Emma`	`Queen Emma` Crinum	3G, 24" OA, SP
	1,112	Hamilia patens `Compacta`	Dwarf Firebush	3G, 48" HT x 24" SPR, FTB, 36" OC
	66	Jatropha integerrima	Jatropha	7G, 36" OA, F, SP
	700	Myrica cerifera	Wax Myrtle	7G, 36" OA, FTB, SP, AS
	74	Serenoa repens `Cinerea`	Silver Saw Palmetto	3G, 18" OA, F
	18	Viburnum odoratissimum	Sweet Viburnum	3G, 24" HT x 18" SPR, 24" OC
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
	1,392	Galphimia glauca	Thryallis	3G, 24" OA, SP	18" o.c.
	1,154	Plumbago auriculata `Imperial Blue`	Plumbago	3G, 24" OA, FTB, SP	18" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
	1,452	Juniperus chinensis `Parsonii`	Parson`s Juniper	3G, 10" HT x 18" SPR, F	18" o.c.

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Key / Location:



N.T.S.

Project Team:

Applicant:	S.R. Enterprises, LLC 1821 N. US1 Fort Pierce, FL 34946
Land Planner / Landscape Architect:	Lucido & Associates 701 Southeast Ocean Boulevard Stuart, Florida 34994
Legal Counsel:	W. Lee Dobbing, Esq. Dean, Mead, Minton & Zwimmer 1903 S. 25th Street, Suite 200 Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Preliminary Landscape Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal

NORTH

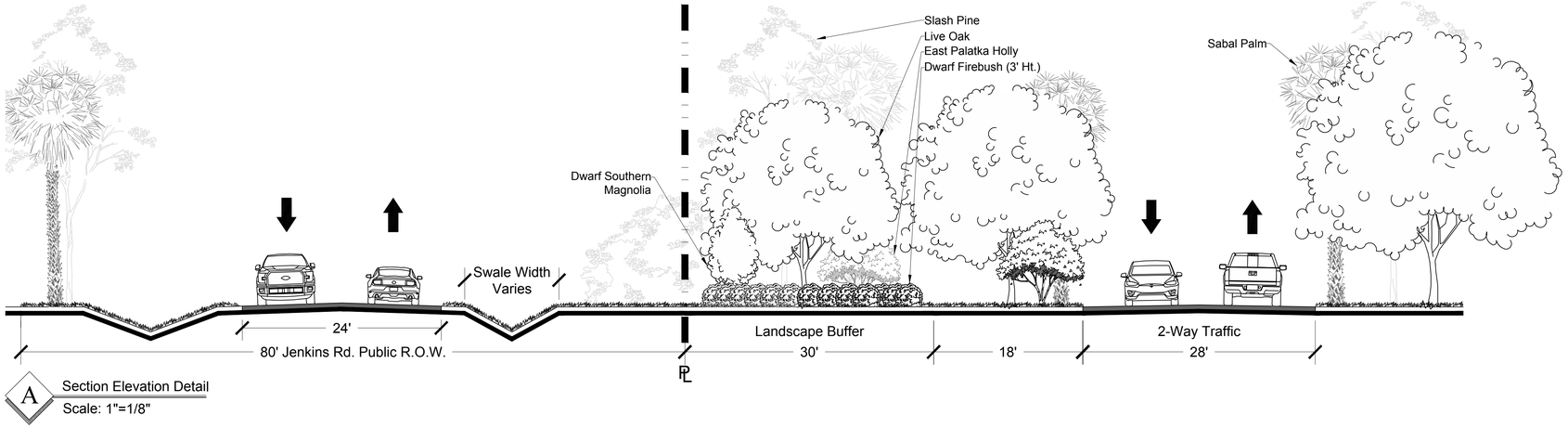
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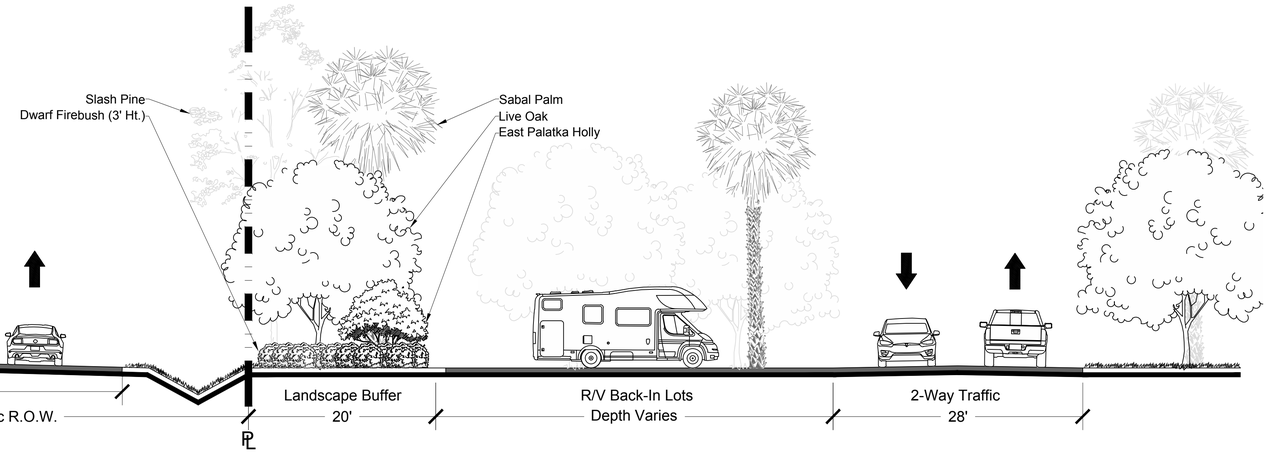
REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet	LA-1
Manager	BN		
Project Number	17-445		
Municipal Number	---		
Computer File	17-446 Jenkins Road KOA - Resubmittal.dwg		

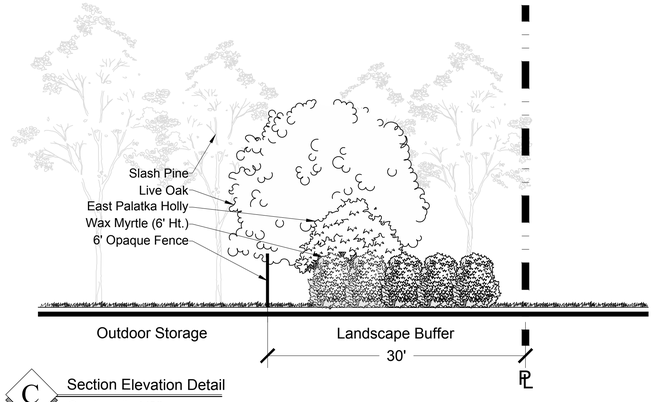
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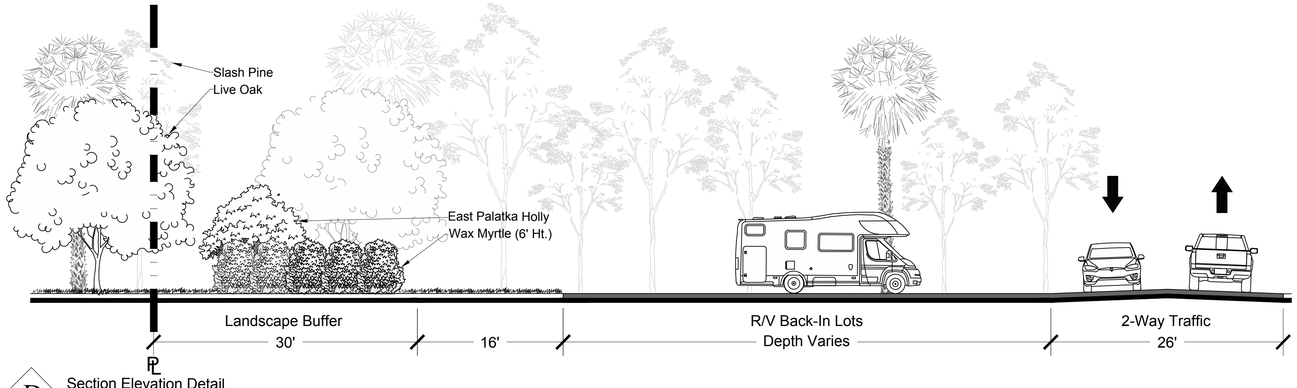
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B Section Elevation Detail
Scale: 1"=1/8"



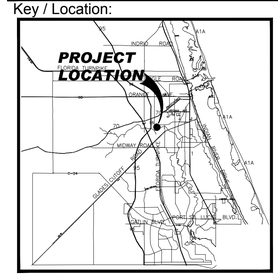
C Section Elevation Detail
Scale: 1"=1/8"



D Section Elevation Detail
Scale: 1"=1/8"

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Key / Location:



N.T.S.

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Fort Pierce, FL 34947

Jenkins Road KOA

Fort Pierce, Florida

Cross Sections

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal

NORTH

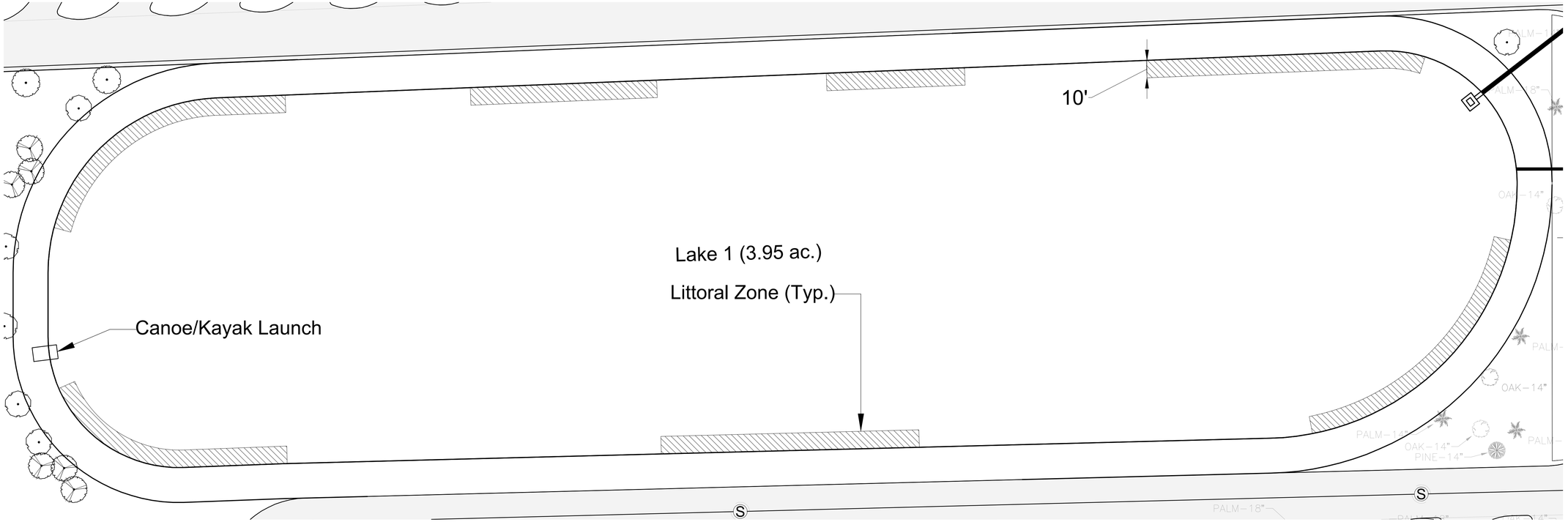
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REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	**SP-3**
Project Number	17-445	
Municipal Number	---	
Computer File	17-446 Jenkins Road KOA - Resubmittal.dwg	

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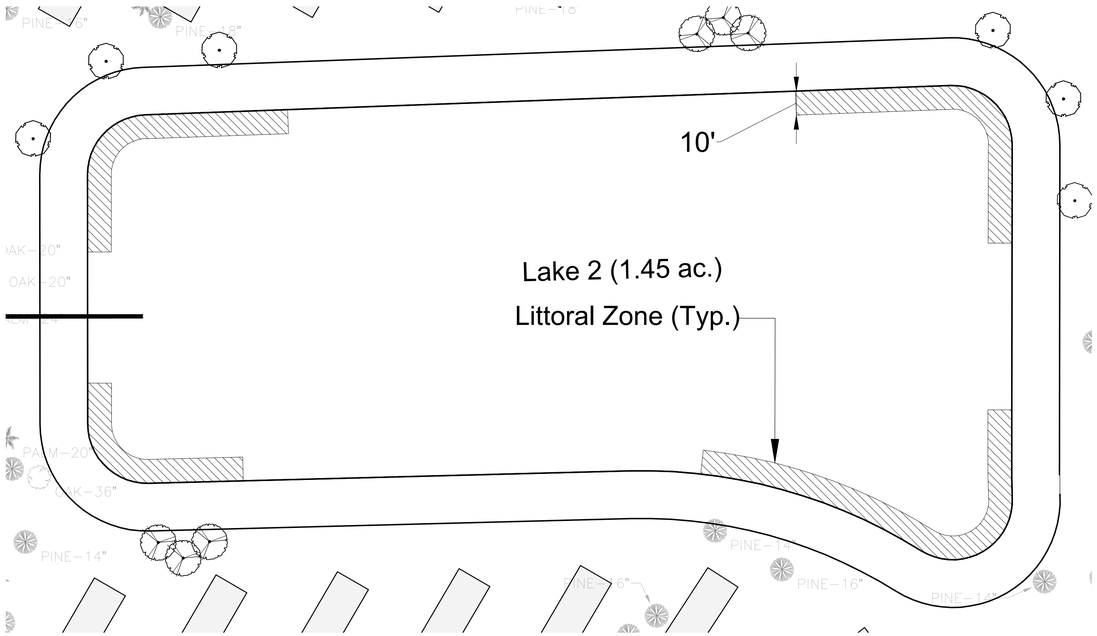


Lake 1 - Littoral Buffer Planting

Littoral Zone Plant Schedule:

974 lf. shoreline / 50' typ. section = 20 (x material in typical plant schedule above)

	Common Name / *Botanical Name*	Specifications
140	Fragrant Waterlily / *Nymphaea odorata*	24" root, BR, clean, free of weeds, 7' o.c., 2'-3' depth
200	Arrowhead / *Sagittaria spp.*	24" ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
200	Pickerelweed / *Pontederia cordata*	24" ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
200	Spikerush / *Eleocharis interstincta*	BR, clean, free of weeds, 3' o.c., 6"-18"depth
440	Sand Cordgrass / *Spartina bakeri*	4" liner, 2' o.c., shoreline-6" depth
100	Swamp Lily / *Crinum americanum*	BR, 3' o.c., shoreline-3" depth
100	Golden Canna / *Canna flaccida*	BR, 3' o.c., shoreline-3" depth
100	Southern Blue Flag Iris / *Iris virginica*	BR, 3' o.c., shoreline-3" depth
20	Bald Cypress / *Taxodium distichum*	10' ht. X 5' sprd., 2" cal., FG

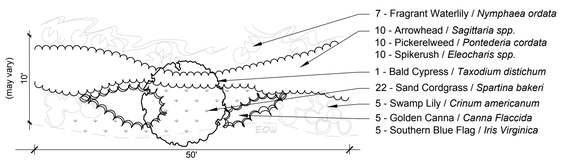


Lake 2 - Littoral Buffer Planting

Littoral Zone Plant Schedule:

547 lf. shoreline / 50' typ. section = 11 (x material in typical plant schedule above)

	COMMON NAME / *Botanical Name*	Specifications
77	Fragrant Waterlily / *Nymphaea odorata*	24"root, BR, clean, free of weeds, 7' o.c., 2'-3' depth
110	Arrowhead / *Sagittaria spp.*	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
110	Pickerelweed / *Pontederia cordata*	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
110	Spikerush / *Eleocharis interstincta*	BR, clean,free of weeds, 3' o.c., 6"-18"depth
242	Sand Cordgrass / *Spartina bakeri*	4" liner, 2' o.c., shoreline-6" depth
55	Swamp Lily / *Crinum americanum*	BR, 3' o.c., shoreline-3" depth
55	Golden Canna / *Canna flaccida*	BR, 3' o.c., shoreline-3" depth
55	Southern Blue Flag Iris / *Iris virginica*	BR, 3' o.c., shoreline-3" depth
11	Bald Cypress / *Taxodium distichum*	10' ht. X 5' sprd., 2" cal., FG



Typical 50' Section-Littoral Plan

N.T.S.

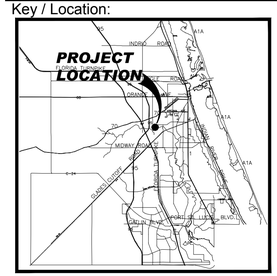
QTY	Common Name	Botanical Name
7	Fragrant Waterlily	*Nymphaea odorata*
10	Arrowhead	*Sagittaria spp.*
10	Pickerelweed	*Pontederia cordata*
10	Spikerush	*Eleocharis interstincta*
22	Sand Cordgrass	*Spartina bakeri*
5	Swamp Lily	*Crinum americanum*
5	Golden Canna	*Canna flaccida*
5	Southern Blue Flag Iris	*Iris virginica*
1	Bald Cypress	*Taxodium distichum*

Typical 50' Littoral Plant Schedule

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Key / Location:



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Jenkins Road KOA

Fort Pierce, Florida

Lake Littoral Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal

NORTH

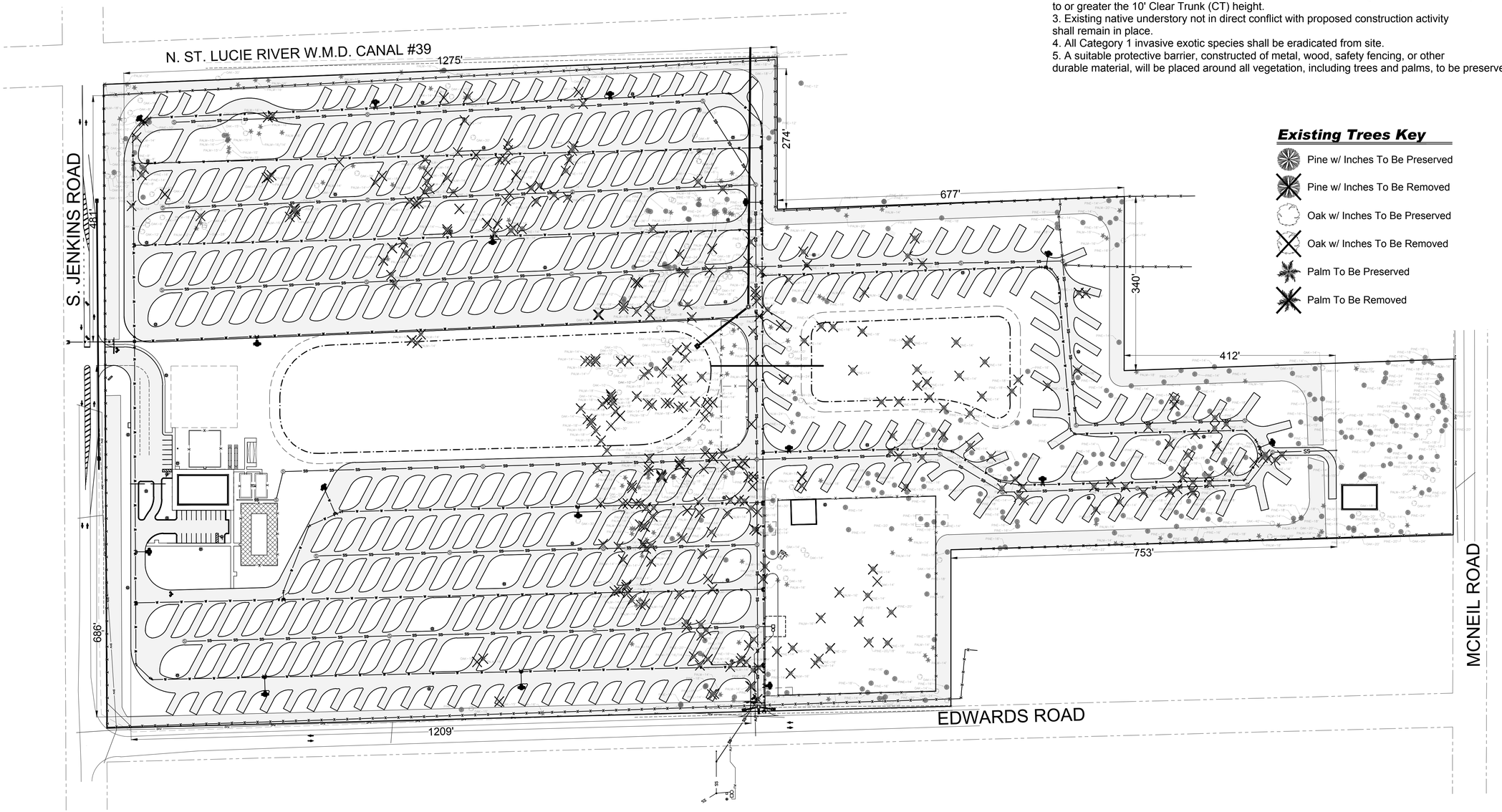
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REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	**LA-2**
Project Number	17-445	
Municipal Number	---	
Computer File	17-446 Jenkins Road KOA - Resubmittal.dwg	

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Mitigation Data:

Total Inches (DBH) Removed:	3,029"
Total Inches (DBH) Preserved:	6,940"
Total Mitigation Required:	0"
Total Palms Removed:	9
Total Palms Preserved:	130
Total Palm Mitigation Required:	9

Mitigation Notes:

1. Tree Mitigation shall be provided for the removal of existing native trees with a DBH equal to or greater than 14".
2. Palm Tree Mitigation shall be provided for the removal of existing native palm trees equal. to or greater the 10' Clear Trunk (CT) height.
3. Existing native understory not in direct conflict with proposed construction activity shall remain in place.
4. All Category 1 invasive exotic species shall be eradicated from site.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around all vegetation, including trees and palms, to be preserved.

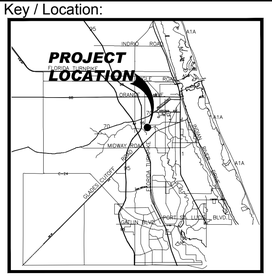
Existing Trees Key

- Pine w/ Inches To Be Preserved
- Pine w/ Inches To Be Removed
- Oak w/ Inches To Be Preserved
- Oak w/ Inches To Be Removed
- Palm To Be Preserved
- Palm To Be Removed

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Key / Location:



Project Team:

Applicant:	S.R. Enterprises, LLC 1821 N. US1 Fort Pierce, FL 34946
Land Planner / Landscape Architect:	Lucido & Associates 701 Southeast Ocean Boulevard Stuart, Florida 34994
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Jenkins Road KOA

Fort Pierce, Florida

Tree Mitigation Plan

Date	By	Description
9.5.17	JJ	Initial Submittal
10.10.17	DC	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	**LA-3**
Project Number	17-445	
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SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

Mr. Brian Bacher
1821 N. US Highway 1
Ft. Pierce, FL 34946

Prepared by:

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

July 14, 2017

SR17062.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 07/14/2017 License #: 42684

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Stuart, FL 34994

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SEORourke@comcast.net

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

Traffic Engineering, Transportation Planning

July 14, 2017

Mr. Brian Bacher
1821 N. US Highway 1
Ft. Pierce, FL 34946

Re: 53 Acre KOA Campground – NE corner of Edwards Rd and Jenkins Rd

Dear Mr. Bacher:

Susan E. O'Rourke, P. E., Inc. has completed the traffic analysis of the proposed 53 Acre Campground development with 399 sites to be located on the northeast corner of Edwards Road and Jenkins Road in the City of Ft. Pierce in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you, if you have any questions or comments, please do not hesitate to contact our office.

Respectfully submitted,
SUSAN E. O'ROURKE, P.E., INC.

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6_53 Acre Campground Development Report_06.19.2017

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: 2016 St. Lucie County Traffic Counts and Level of Service Report, FDOT 2012 Quality Level of Service, and Historical Growth Data
APPENDIX C: Background Traffic and Other Project Data
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Analysis Data

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed 53 Acre campground development with 399 sites to be located on the northeast corner of Edwards Road and Jenkins Road, in the City of Fort Pierce, in St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

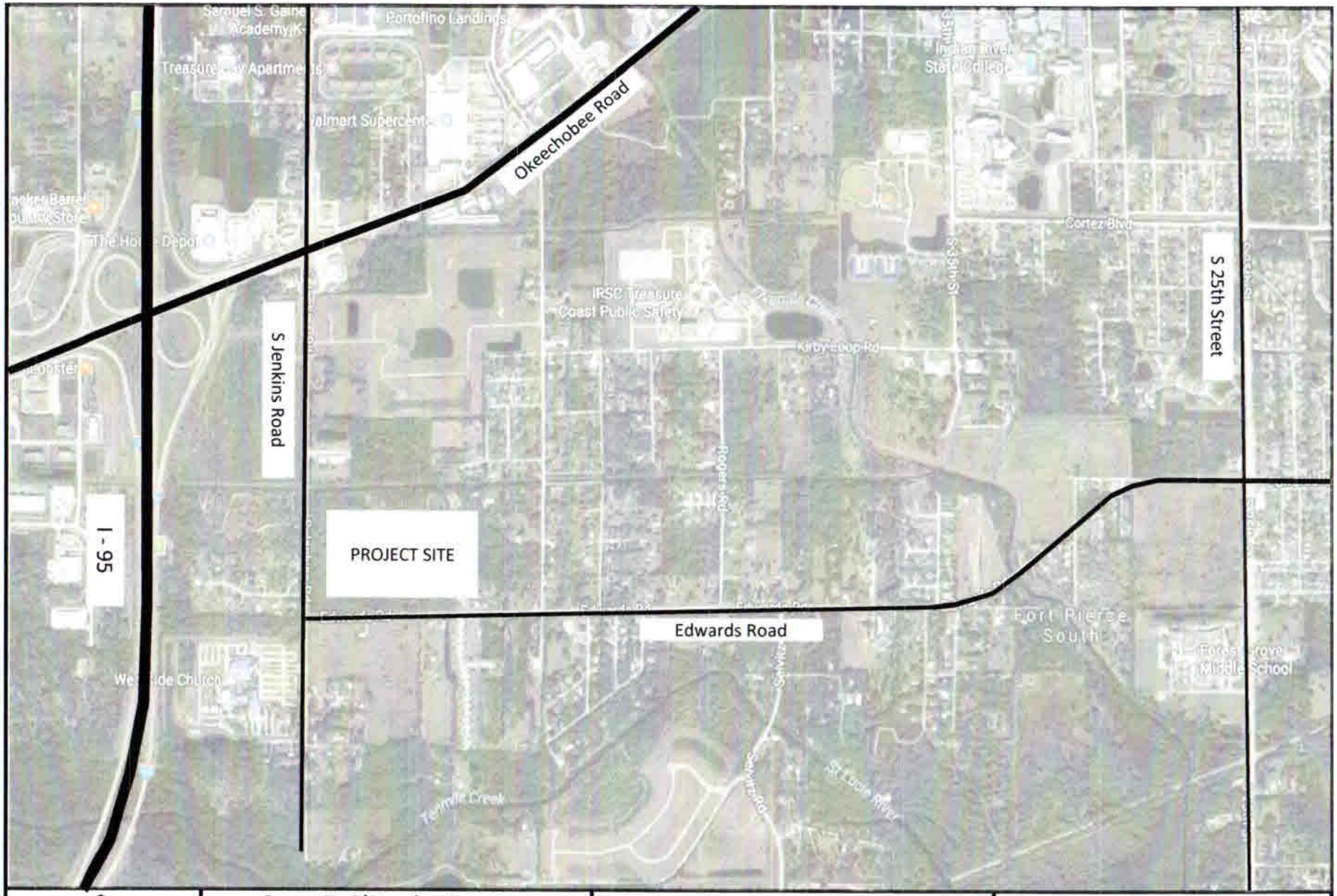
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The project is a 53 Acre campground/recreational vehicle park with 399 sites to be located on the northeast corner of Edwards Road and Jenkins Road. There will be 93 cabin lots, 290 RV lots, and 16 camping lots. The project location is shown in **Figure 1**. The project site plan is provided in **APPENDIX A.**



N Not To Scale	**Susan E. O'Rourke, P.E., Inc.** 969 SE Federal Hwy Suite 402 Stuart, FL 34994		**Figure 1 - Project Location** KOA Campground

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards road is a two-lane undivided collector roadway with an east/west alignment
- Jenkins Road is a two-lane undivided collector roadway with a north/south alignment
- 25th Street is a four-lane divided arterial roadway with a north/south alignment
- Okeechobee Road is a six-lane divided arterial roadway with a generally east/west alignment

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and from counts taken in the field in June of 2017. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the 2016 St. Lucie County Traffic Counts and Level of Service Report. The 2012 FDOT Quality Level of Service Handbook Tables were used for link segments that were not listed in the 2016 St. Lucie County Traffic Counts and Level of Service Report. These documents are included in **APPENDIX B.**

PROJECT TRAFFIC

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

As shown, the project will generate approximately 1,261 daily trips. There will be 49 gross AM peak hour trips and 108 gross PM peak hour trips.

Table 1: Project Trip Generation

Daily

Land Use	ITE Code	Intensity	Daily Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	260*	399 Occupied Sites	T = 3.16(X)	50%	50%	631	630	1261
TOTAL						**631**	**630**	**1,261**

* LU Code for Recreational Homes used in absence of daily data for LU Code 416

AM

Land Use	ITE Code	Intensity	AM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	Ln(T) = 0.16 Ln(X) + 2.93	36%	64%	18	31	49
TOTAL						**18**	**31**	**49**

PM

Land Use	ITE Code	Intensity	PM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	T = .27(X)	65%	35%	70	38	108
TOTAL						**70**	**38**	**108**

Source: ITE Trip Generation 9th Edition

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2**.

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. As shown, there is one adjacent link with an impact of 1% or greater in the PM peak hour. The link lies on Jenkins Road.

BACKGROUND TRAFFIC

Growth from other projects was accounted for in the study area. The following projects were included as background traffic in the analysis:

- Mariner Cove
- 39 Acre Residential Development
- Celebration Point
- Bent Creek
- Creekside
- Love's Travel Stop
- Kings Center
- Whispering Oaks
- Village of Sunset Lakes
- St. Lucie Commerce Center

Background traffic assignment tables for the study area links are in **Appendix C.**

LINK ANALYSIS / CONCURRENCY REVIEW

In order to assess the impact on the significant links and the adjacent links, the total traffic on the link at project buildout was compared to the roadway capacity. To estimate the total traffic in 2019, the existing link volumes were grown to project buildout year of 2019 and the project traffic was added.

An area growth rate of 1.003% per year for Jenkins Road and for Edwards Road was applied to the existing counts in addition to the specific traffic from other projects. This rate was used to account for through traffic and other growth in the area.

Tables 3a and 3b summarizes the results of the link analysis. As shown, the roadway will operate at acceptable levels of service.

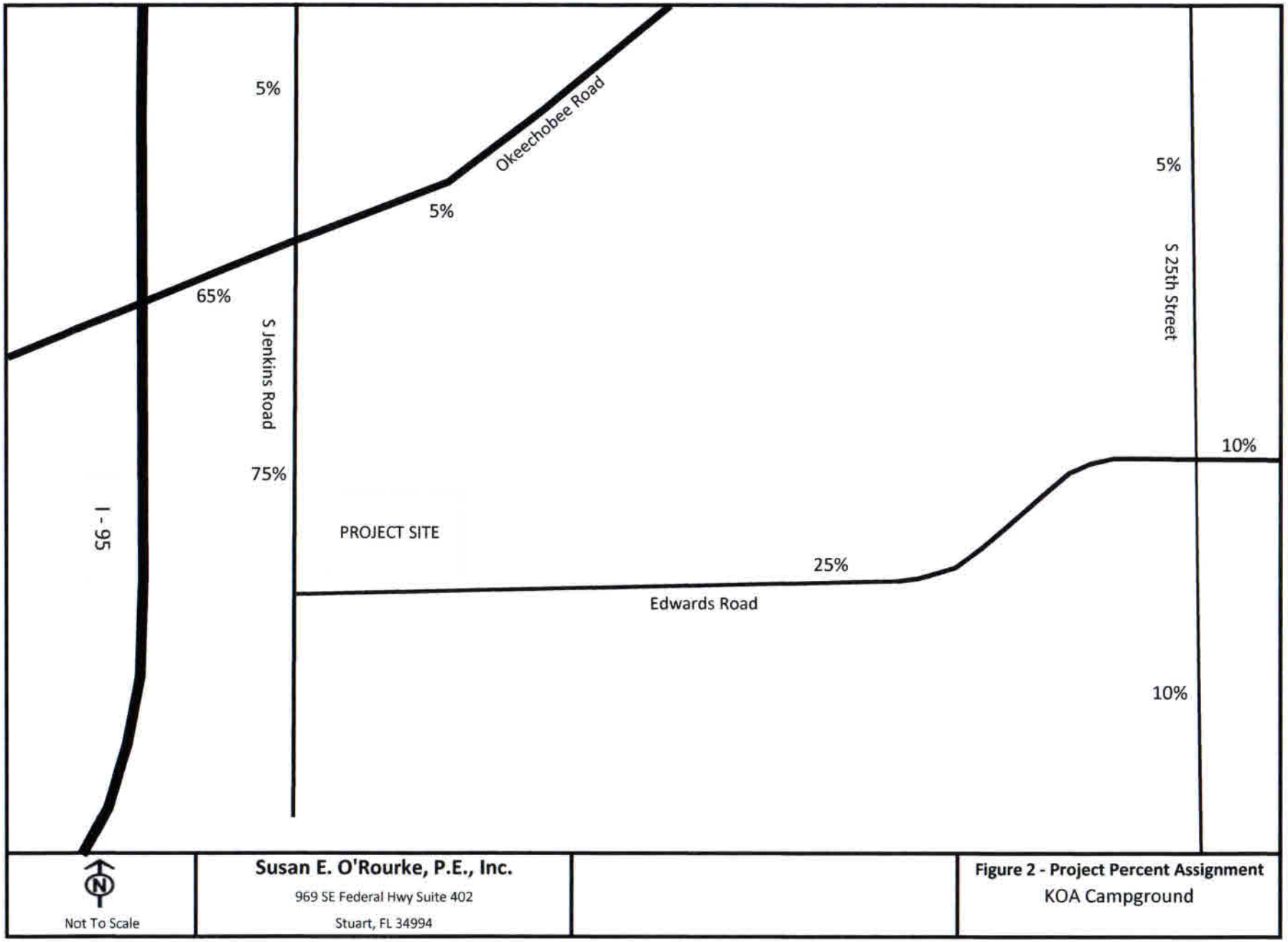

5%
Okeechobee Road
5%
5%
S 25th Street
65%
S Jenkins Road
10%
75%
PROJECT SITE
I - 95
25%
Edwards Road
10%
N
Not To Scale
Susan E. O'Rourke, P.E., Inc.
969 SE Federal Hwy Suite 402
Stuart, FL 34994
Figure 2 - Project Percent Assignment
KOA Campground

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2016	[1][2] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	OUT	NO	9837	630	8	1.27%	25%
	Jenkins Rd	McNeil Rd	WB	IN	NO	9837	630	5	0.79%	25%
	McNeil Rd	Selvitz Rd	EB	OUT	NO	9837	700	8	1.14%	25%
	McNeil Rd	Selvitz Rd	WB	IN	NO	9837	700	5	0.71%	25%
	Selvitz Rd	25th Street	EB	OUT	NO	13500	880	8	0.91%	25%
	Selvitz Rd	25th Street	WB	IN	NO	13500	880	5	0.57%	25%
	25th Street	Sunrise Blvd	EB	OUT	NO	15966	1630	3	0.18%	10%
	25th Street	Sunrise Blvd	WB	IN	NO	15966	1630	2	0.12%	10%
25th Street	Bell Ave	Edwards Rd	NB	IN	NO	17500	2100	2	0.10%	10%
	Bell Ave	Edwards Rd	SB	OUT	NO	17500	2100	3	0.14%	10%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	21478	2000	2	0.10%	5%
	Edwards Rd	Cortez Blvd	SB	IN	NO	21478	2000	1	0.05%	5%
Jenkins Rd	Edwards Rd	Okeechobee Rd	NB	OUT	NO	8100	880	23	2.61%	75%
	Edwards Rd	Okeechobee Rd	SB	IN	NO	8100	880	14	1.59%	75%
	Okeechobee Rd	Graham Rd	NB	OUT	NO	10048	920	2	0.22%	5%
	Okeechobee Rd	Graham Rd	SB	IN	NO	10048	920	1	0.11%	5%
Okeechobee Rd	I - 95	Jenkins Rd	EB	IN	NO	28517	4240	12	0.28%	65%
	I - 95	Jenkins Rd	WB	OUT	NO	28517	4240	20	0.47%	65%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	28517	4040	2	0.05%	5%
	Jenkins Rd	McNeil Ave	WB	IN	NO	28517	4040	1	0.02%	5%

(1) St. Lucie County 2016 Traffic Counts and LOS Report

(2) 2012 FDOT Quality Level of Service Handbook Tables (880 with 10% Non-State reduction)

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	49
Net In:	18
Net Out:	31

TABLE 2B - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	AADT 2016	[1][2] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	OUT	NO	9837	630	10	1.59%	25%
	Jenkins Rd	McNeil Rd	WB	IN	NO	9837	630	18	2.86%	25%
	McNeil Rd	Selvitz Rd	EB	OUT	NO	9837	700	10	1.43%	25%
	McNeil Rd	Selvitz Rd	WB	IN	NO	9837	700	18	2.57%	25%
	Selvitz Rd	25th Street	EB	OUT	NO	13500	880	10	1.14%	25%
	Selvitz Rd	25th Street	WB	IN	NO	13500	880	18	2.05%	25%
	25th Street	Sunrise Blvd	EB	OUT	NO	15966	1630	4	0.25%	10%
	25th Street	Sunrise Blvd	WB	IN	NO	15966	1630	7	0.43%	10%
25th Street	Bell Ave	Edwards Rd	NB	IN	NO	17500	2100	7	0.33%	10%
	Bell Ave	Edwards Rd	SB	OUT	NO	17500	2100	4	0.19%	10%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	21478	2100	4	0.19%	10%
	Edwards Rd	Cortez Blvd	SB	IN	NO	21478	2000	4	0.20%	5%
Jenkins Rd	Edwards Rd	Okeechobee Rd	NB	OUT	YES	8100	880	29	3.30%	75%
	Edwards Rd	Okeechobee Rd	SB	IN	YES	8100	880	53	6.02%	75%
	Okeechobee Rd	Graham Rd	NB	OUT	NO	10048	920	2	0.22%	5%
	Okeechobee Rd	Graham Rd	SB	IN	NO	10048	920	4	0.43%	5%
Okeechobee Rd	I - 95	Jenkins Rd	EB	IN	NO	28517	4240	46	1.08%	65%
	I - 95	Jenkins Rd	EB	OUT	NO	28517	4240	25	0.59%	65%
	Jenkins Rd	Virginia Ave	WB	OUT	NO	28517	4040	2	0.05%	5%
	Jenkins Rd	Virginia Ave	WB	IN	NO	28517	4040	4	0.10%	5%

(1) St. Lucie County 2016 Traffic Counts and LOS Report

(2) 2012 FDOT Quality Level of Service Handbook Tables (880 with 10% Non-State reduction)

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	108
Net In:	70
Net Out:	38

TABLE 3a - Link Analysis - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2017 Peak Hour Directional Volumes (2)	2019 Peak Hour Directional Volumes	Background Traffic/Approved Projects	2019 Traffic + Background Traffic	LOS D Capacity (1)	Project Volume Peak Direction	2019 Total Traffic	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	NO	280	282	35	317	630	8	325	1.27%	YES	25%
	Jenkins Rd	McNeil Rd	2L	WB	IN	NO	335	337	30	367	630	5	372	0.79%	YES	25%
Jenkins Rd	Edwards Rd	Okeechobee Rd	2L	NB	OUT	NO	335	337	86	423	880	23	446	2.61%	YES	75%
	Edwards Rd	Okeechobee Rd	2L	SB	IN	NO	364	366	62	428	880	14	442	1.59%	YES	75%

(1) St. Lucie County 2016 Traffic Counts and LOS Report

(2) Turning Movement Counts from Intersection of Jenkins Rd and Edwards Rd

(3) Calculated from Historic AADT

Two-Way:	49
Net In:	18
Net Out:	31
Years Grown:	2
(3) Area Growth Rate:	1.003

TABLE 3b - Link Analysis - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2017 Peak Hour Directional Volumes (2)	2019 Peak Hour Directional Volumes	Background Traffic/ Approved Projects	2019 Growth + Approved Projects	LOS D Capacity (1)	Project Volume Peak Direction	2019 Total Traffic	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	OUT	NO	311	313	50	363	630	10	373	1.59%	YES	25%
	Jenkins Rd	McNeil Rd	2L	WB	IN	NO	316	318	22	340	630	18	358	2.86%	YES	25%
Jenkins Rd	Edwards Rd	Okeechobee Rd	2L	NB	OUT	YES	294	296	128	424	880	29	453	3.30%	YES	75%
	Edwards Rd	Okeechobee Rd	2L	SB	IN	YES	355	357	95	452	880	53	505	6.02%	YES	75%

(1) St. Lucie County 2016 Traffic Counts and LOS Report

(2) Turning Movement Counts from Intersection of Jenkins Rd and Edwards Rd

(3) Calculated from Historic AADT

Two-Way:	108
Net In:	70
Net Out:	38
Years Grown:	2
(3) Area Growth Rate:	1.003

INTERSECTION ANALYSIS

The intersections of Jenkins Road and Edwards Road, as well as Jenkins Road and Okeechobee Road were counted in June of 2017. An annual growth rate of 1.003% was obtained using St. Lucie TPO Traffic Counts and Level of Service reports from 2016. The project traffic was also added to obtain the total turning movements.

The intersections were analyzed using the Highway Capacity Manual Software (HCS) for the Existing and 2019 buildout with project scenarios. Signal timing sheets were obtained from the City of Ft. Pierce for the intersection of Okeechobee Road and Jenkins Road. The intersection of Jenkins Road and Edwards Road is not signalized. Under existing conditions, both intersections operate at Level of Service "C" or better. Under buildout conditions, both intersections will operate at Level of Service "D" or better, which meets concurrency.

A summary of the intersection analysis for a 2019 buildout is shown in **Table 4.** The intersection data and turning movements are shown in **APPENDIX D.**

Table 4 - Intersection Analysis - 2019

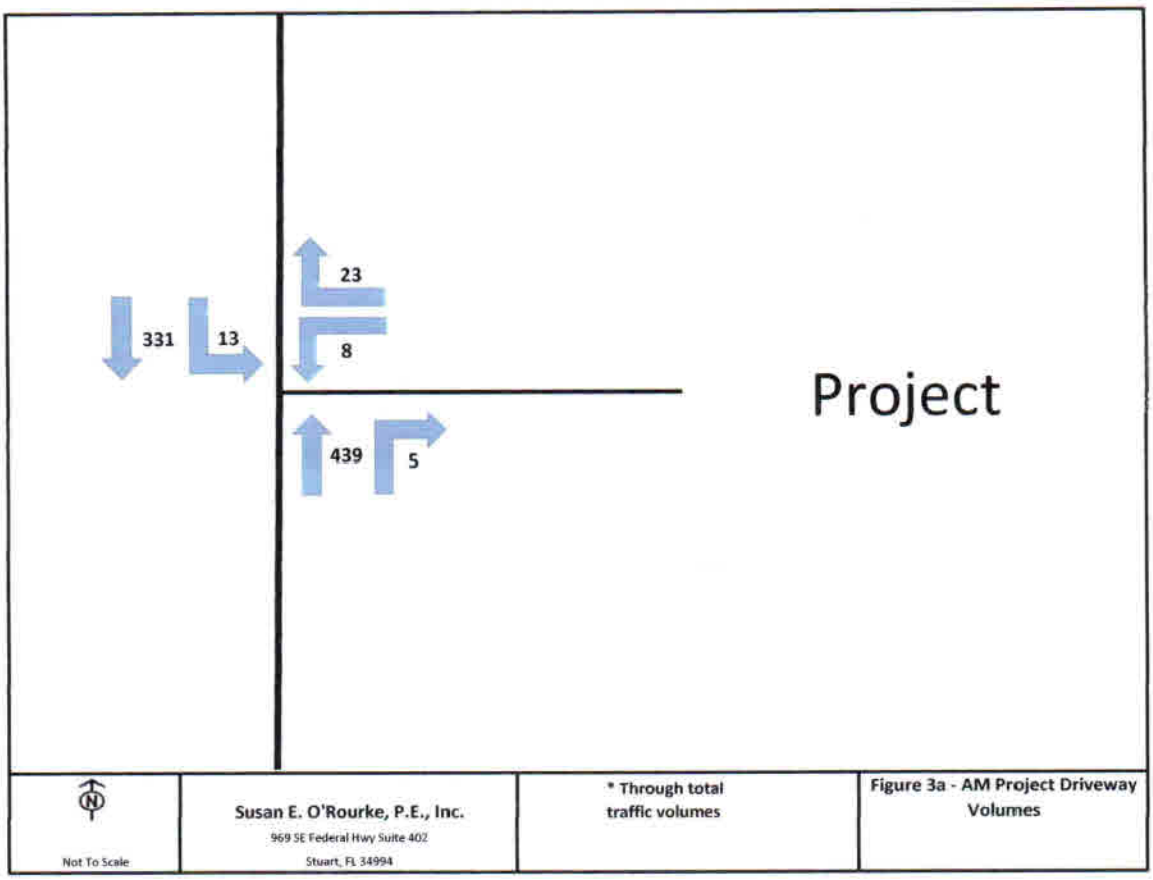
Intersection	AM		PM	
	Delay	LOS	Delay	LOS
Jenkins Road / Edwards	11.9	B	22.9	C
Jenkins Road / Okeechobee Road	40.5	D	54.1	D

DRIVEWAY ANALYSIS

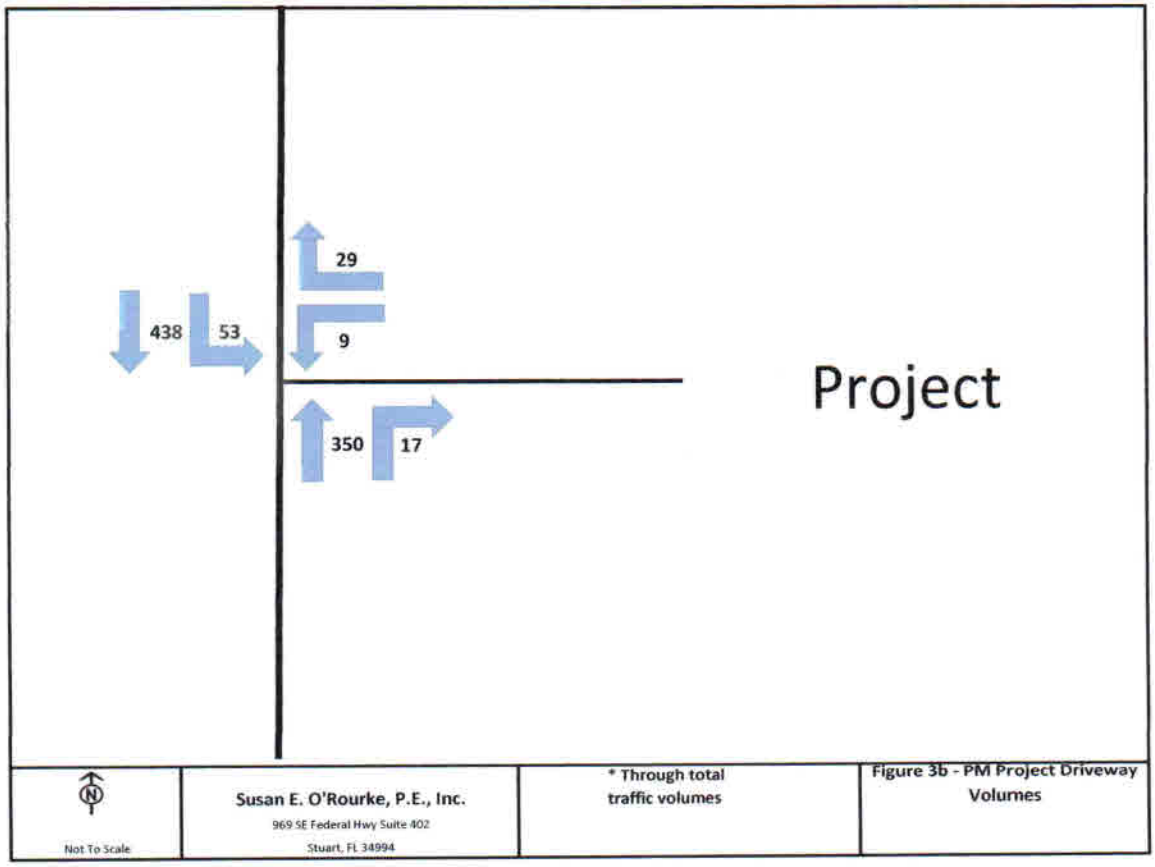
The project traffic was assigned to the project driveway. The project will take full access from one driveway on Jenkins Road. Driveway volumes for the AM and PM peak hour are shown in **Figure 3.** As shown, the volumes do not exceed industry standards of 75 right turn vehicles to require a turn lane. However, the volume does exceed the industry standard of 30 left turn vehicles to require a left turn lane. The driveway was analyzed using the Highway Capacity Manual Analysis Software for the option with a separate left turn lane and for an alternative option with a left through lane. The results of the driveway analyses are shown in **APPENDIX E.** At project buildout, the driveway intersections will operate at **LOS C** or better. The analysis shows that the left turn lane is not necessary for delay purposes and the addition of a left turn lane will be based on other factors.

CONCLUSION

With its 1,261 daily trips, 49 AM peak hour trips and 108 PM peak hour trips, the project does not create the need for additional improvements to the roadway network. Therefore, the project meets the requirements for concurrency.



Not To Scale	Susan E. O'Rourke, P.E., Inc. 969 SE Federal Hwy Suite 402 Stuart, FL 34994	* Through total traffic volumes	Figure 3a - AM Project Driveway Volumes



Not To Scale	Susan E. O'Rourke, P.E., Inc. 969 SE Federal Hwy Suite 402 Stuart, FL 34994	* Through total traffic volumes	Figure 3b - PM Project Driveway Volumes

Figure 3 Project Driveway Volumes

APPENDIX A

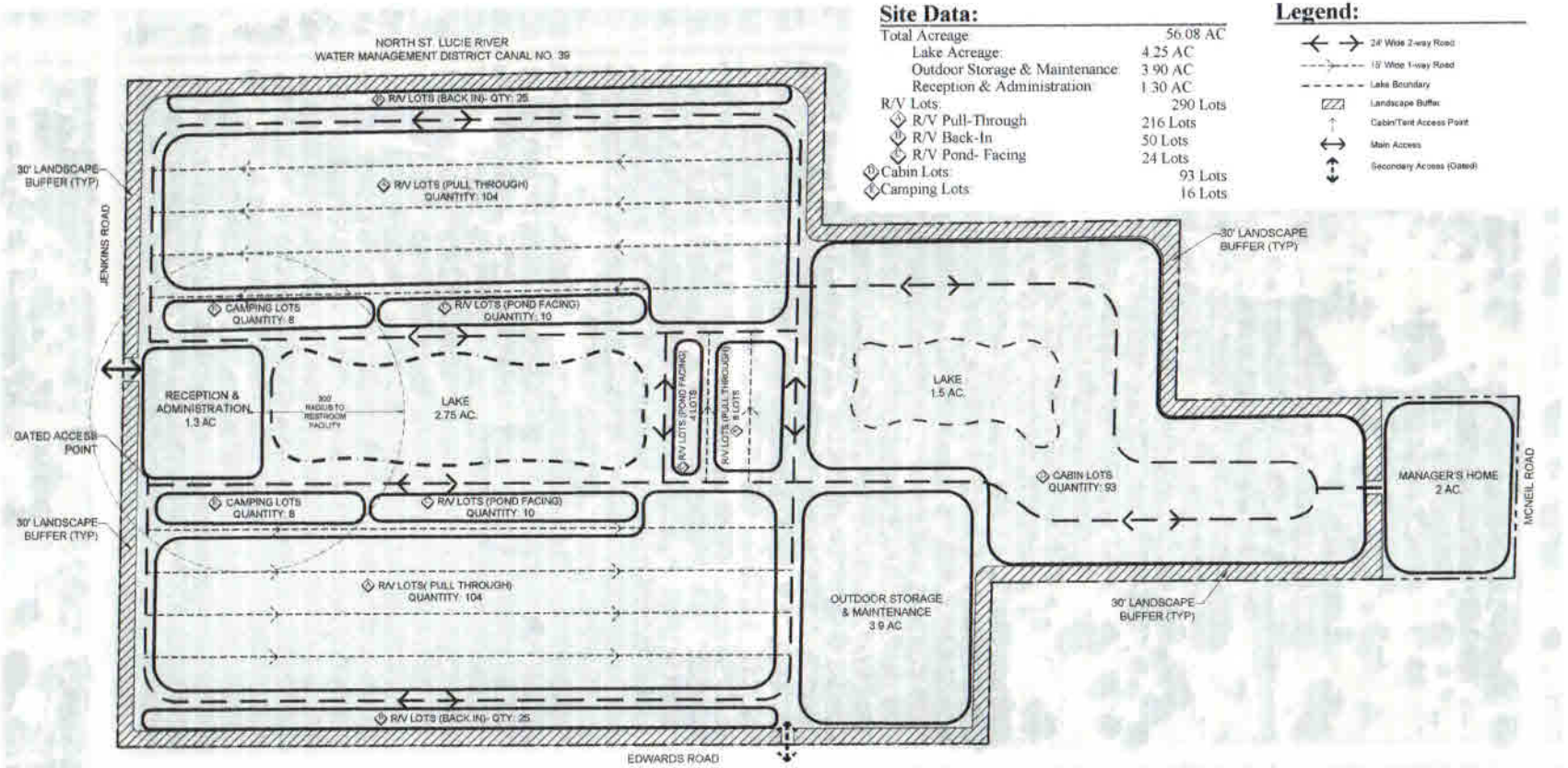
Site Plan

Site Data:

Total Acreage:	56.08 AC
Lake Acreage:	4.25 AC
Outdoor Storage & Maintenance:	3.90 AC
Reception & Administration:	1.30 AC
R/V Lots:	290 Lots
(1) R/V Pull-Through	216 Lots
(2) R/V Back-In	50 Lots
(3) R/V Pond- Facing	24 Lots
(P) Cabin Lots:	93 Lots
(4) Camping Lots:	16 Lots

Legend:

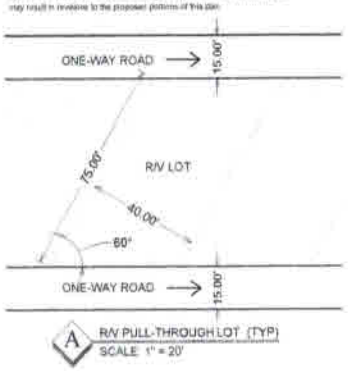
- 24' Wide 2-way Road
- 15' Wide 1-way Road
- Lake Boundary
- Landscape Buffer
- Cabin/Tent Access Point
- Main Access
- Secondary Access (Gated)



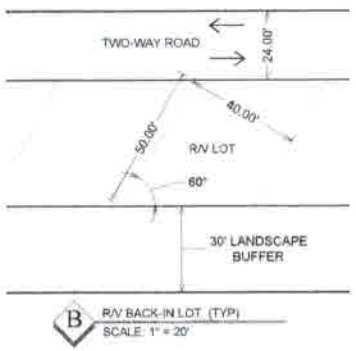
This plan is conceptual and is subject to further review and revisions.

This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.

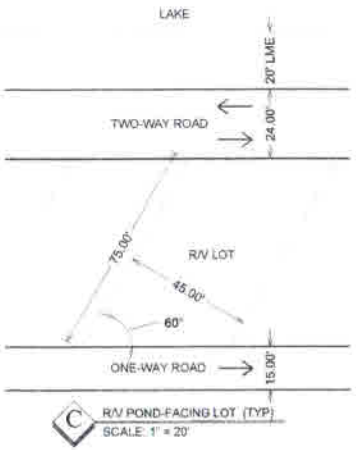
All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.



A R/V PULL-THROUGH LOT (TYP)
SCALE: 1" = 20'



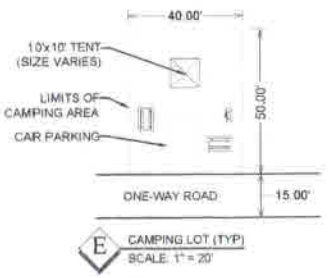
B R/V BACK-IN LOT (TYP)
SCALE: 1" = 20'



C R/V POND-FACING LOT (TYP)
SCALE: 1" = 20'



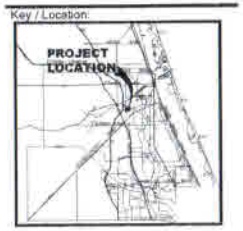
D CABIN LOT (TYP)
SCALE: 1" = 20'



E CAMPING LOT (TYP)
SCALE: 1" = 20'

lucido & associates

Key / Location:



N.T.S.

Project Team:

Applicant: Scott Fisher
S.B. Enterprises, LLC
1871 N. US1
Fort Pierce, FL 34946

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Legal Counsel: Gunster, Yoakley, Valdes-Fauli & Stewart, P.A.
1200 S. 25th Street, Suite 230
Fort Pierce, FL 34950

KOA

Jenkins Road KOA

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
5.18.17	KV	Concept Bubble Plan

SCALE: 1" = 100'

REG. # 10118
Thomas P. Lucido

Designer:	KV	Sheet
Manager:	TPL	SP-1
Project Number:	17-445	
Municipal Number:	---	
Computer File:	17-445 Jenkins Road KOA - Site Plan_OPT1.dwg	

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APPENDIX B

2016 St. Lucie County Traffic Counts and Level of Service Report
FDOT 2012 Quality Level of Service Table, and Historical Growth Data

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	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	MIDWAY RD to BELL AVE	940016	16,447	2015	2,100	-	-	-	-	-	-
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2016	2,100	969	C	0.482	984	C	0.490
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,478	2015	2,000	-	-	-	-	-	-
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,500	2016	2,000	1,230	C	0.644	1,406	C	0.736
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	21,225	2015	2,000	-	-	-	-	-	-
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	21,225	2015	2,000	-	-	-	-	-	-
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	17,167	2014	1,630	855	D	0.525	838	D	0.514
25TH ST	GEORGIA AVE to DELAWARE AVE	609	17,167	2014	1,630	855	D	0.525	838	D	0.514
25TH ST	DELAWARE AVE to ORANGE AVE	940014	18,992	2015	1,630	-	-	-	-	-	-
25TH ST	ORANGE AVE to AVENUE D	610	14,500	2016	1,630	627	C	0.859	616	C	0.844
25TH ST	AVENUE D to AVENUE Q	940050	14,564	2015	1,630	-	-	-	-	-	-
25TH ST	AVENUE Q to JUANITA AVE	945152	13,222	2015	2,000	-	-	-	-	-	-
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	13,397	2013	2,100	-	-	-	-	-	-
25TH ST	ST LUCIE BLVD to US 1	945165	5,211	2015	2,100	-	-	-	-	-	-
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,000	2016	750	351	C	0.949	288	C	0.778
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,000	2015	790	-	-	-	-	-	-
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,500	2016	540	518	D	0.959	388	D	0.719
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,500	2016	790	518	D	0.656	388	C	0.995
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,400	2016	750	266	C	0.719	268	C	0.724
53RD ST	ANGLE RD to JUANITA AVE	614	2,600	2016	540	139	C	0.515	153	C	0.567
AE BACKUS AVE	7TH ST to US 1	632	800	2014	750	61	C	0.165	72	C	0.195
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	18,045	2014	2,100	956	C	0.476	902	C	0.449
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	18,045	2014	2,100	956	C	0.476	902	C	0.449
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	12,625	2014	2,100	640	C	0.318	637	C	0.317
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,252	2014	2,000	769	C	0.403	830	C	0.435

B-1

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

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	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EASY ST	BUCHANAN DR to YUCCA DR	106	5,900	2016	540	530	D	0.981	409	D	0.757
EDWARDS RD	JENKINS RD to MCNEIL RD	174	9,837	2015	630	494	C	0.823	492	C	0.820
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	9,837	2015	700	494	C	0.748	492	C	0.745
EDWARDS RD	SELVITZ RD to 25TH ST	110	13,500	2016	880	745	C	0.898	716	C	0.863
EDWARDS RD	25TH ST to SUNRISE BLVD	108	15,966	2015	1,630	876	D	0.537	1,207	D	0.740
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	14,739	2015	1,630	738	D	0.453	720	C	0.986
EDWARDS RD	OLEANDER AVE to US 1	173	8,963	2015	1,630	433	C	0.593	432	C	0.592
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,823	2015	750	118	C	0.319	105	C	0.284
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	12,500	2016	920	946	F	1.028	700	C	0.805
FLORESTA DR	PORT ST LUCIE BLVD to CROSSTOWN PKWY	315	17,500	2016	880	1,233	F	1.401	1,023	F	1.163
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	12,500	2016	920	720	C	0.828	663	C	0.762
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	10,942	2015	920	612	C	0.703	683	C	0.785
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	3,991	2015	630	321	C	0.535	311	C	0.518
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	3,991	2015	880	321	C	0.387	311	C	0.375
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,457	2015	540	265	C	0.981	209	C	0.774
GARDENIA AVE	OLEANDER AVE to US 1	666	2,733	2014	750	206	C	0.557	194	C	0.524
GATLIN BLVD	W OF I-95 to E OF I-95	945075	37,849	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	37,849	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	37,849	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	37,849	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	37,849	2015	3,170	-	-	-	-	-	-
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,600	2016	600	283	C	0.943	291	C	0.970
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,600	2016	750	283	C	0.765	291	C	0.786
GEORGIA AVE	17TH ST to 13TH ST	508	4,658	2015	600	245	C	0.817	244	C	0.813
GEORGIA AVE	13TH ST to 7TH ST	506	1,979	2015	600	129	C	0.430	137	C	0.457

B-2

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Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,622	2015	790	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,622	2015	540	-	-	-	-	-	-
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	905	2015	1,080	-	-	-	-	-	-
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	905	2015	3,240	-	-	-	-	-	-
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,712	2015	3,240	-	-	-	-	-	-
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,712	2015	700	-	-	-	-	-	-
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,712	2015	880	-	-	-	-	-	-
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,567	2015	920	-	-	-	-	-	-
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,567	2015	790	-	-	-	-	-	-
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,800	2016	790	375	C	0.962	359	C	0.921
INDRIO RD	SLASH PINE TRL to US 1	114	5,800	2016	920	375	C	0.431	359	C	0.413
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,000	2016	750	70	C	0.189	94	C	0.254
JENNINGS RD	US 1 to LENNARD RD	673	4,700	2016	2,100	311	C	0.155	254	C	0.126
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	8,100	2016	880	459	C	0.553	430	C	0.518
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,048	2015	920	538	C	0.618	545	C	0.626
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,048	2015	630	538	C	0.897	545	C	0.908
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,048	2015	920	538	C	0.618	545	C	0.626
JOHNSTON RD	ANGLE RD to L20	674	2,300	2016	1,070	156	B	0.411	151	B	0.397
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,067	2014	1,070	141	B	0.371	134	B	0.353
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,067	2014	1,070	141	B	0.371	134	B	0.353
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,067	2014	1,070	141	B	0.371	134	B	0.353
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	7,500	2016	1,070	453	C	0.596	453	C	0.596
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	7,500	2016	1,070	453	C	0.596	453	C	0.596
JUANITA AVE	53RD ST to 25TH ST	122	3,289	2014	750	190	C	0.514	202	C	0.546
JUANITA AVE	25TH ST to US 1	120	3,308	2014	750	223	C	0.603	203	C	0.549

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						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	7,023	2015	1,270	392	B	0.309	391	B	0.308
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,354	2015	1,340	-	-	-	-	-	-
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,354	2015	1,340	-	-	-	-	-	-
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,354	2015	1,340	-	-	-	-	-	-
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,354	2015	1,740	-	-	-	-	-	-
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,354	2015	1,740	-	-	-	-	-	-
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	4,950	2015	1,810	-	-	-	-	-	-
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	6,106	2015	1,810	-	-	-	-	-	-
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	6,106	2015	2,010	-	-	-	-	-	-
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	20,215	2015	4,170	-	-	-	-	-	-
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	20,908	2015	4,170	-	-	-	-	-	-
OKEECHOBEE RD	I-95 to JENKINS RD	940029	28,517	2015	4,240	-	-	-	-	-	-
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	28,517	2015	4,040	-	-	-	-	-	-
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,383	2015	3,170	-	-	-	-	-	-
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2016	2,100	686	C	0.341	686	C	0.341
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2016	1,630	686	C	0.940	686	C	0.940
OKEECHOBEE RD	35TH ST to 33RD ST	689	14,500	2016	1,630	802	D	0.492	806	D	0.494
OKEECHOBEE RD	33RD ST to 25TH ST	689	14,500	2016	1,630	802	D	0.492	806	D	0.494
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	12,500	2016	1,630	743	D	0.456	698	C	0.956
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	12,500	2016	1,710	743	C	0.965	698	C	0.906
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	4,433	2014	790	332	C	0.851	335	C	0.859
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,850	2015	750	-	-	-	-	-	-
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,300	2016	790	169	C	0.433	131	C	0.336
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,175	2015	870	-	-	-	-	-	-
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,533	2014	540	131	C	0.485	163	C	0.604

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				Volume	LOS	V/C	Volume	LOS	V/C
CORTEZ BLVD	25TH STREET to SUNRISE BLVD	2,400	570	159	B	0.482	148	B	0.448
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,340	336	B	0.317	318	B	0.300
CROSSTOWN PKWY	VILLAGE PKWY to I-95	9,600	1,850	556	B	0.378	527	B	0.359
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,000	2,780	878	B	0.387	848	B	0.374
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	13,000	2,780	710	B	0.313	636	B	0.280
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	15,000	2,780	768	B	0.338	700	B	0.308
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	17,500	2,530	818	C	0.415	832	C	0.422
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	11,000	2,780	576	B	0.254	559	B	0.246
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,100	2,530	402	C	0.204	399	C	0.203
CROSSTOWN PKWY	SANDIA DR to OCEAN LN	5,100	600	257	B	0.734	279	B	0.797
CROSSTOWN PKWY	OCEAN LN to FLORESTA DR	4,400	460	250	B	0.926	233	B	0.863
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	550	600	43	B	0.123	40	B	0.114
DARWIN BLVD	BECKER RD to PAAR DR	5,060	630	461	C	0.781	406	C	0.688
DARWIN BLVD	PAAR DR to TULIP BLVD	5,060	830	461	B	0.960	406	B	0.846
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	11,500	830	629	C	0.817	714	C	0.927
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	12,048	830	737	C	0.957	638	C	0.829
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	8,700	790	494	C	0.668	532	C	0.719
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	8,700	790	494	C	0.668	532	C	0.719
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,000	790	253	B	0.550	258	B	0.561
DELAWARE AVE	HARTMAN RD to 33RD ST	1,600	580	345	C	0.863	242	C	0.605
DELAWARE AVE	33RD ST to 25TH ST	4,404	1,670	258	C	0.205	254	C	0.202
DELAWARE AVE	17TH ST to 13TH ST	9,600	770	493	C	0.930	526	C	0.992
DELAWARE AVE	13TH ST to 10TH ST	7,600	730	489	C	0.978	436	C	0.872
DELAWARE AVE	10TH ST to 7TH ST	7,600	580	489	D	0.843	436	D	0.752
DELAWARE AVE	7TH ST to US 1	7,300	570	408	D	0.716	392	D	0.688
EASY ST	US 1 to LENNARD EXTENSION RD	5,300	570	443	C	0.836	348	C	0.657
EASY ST	LENNARD EXTENSION RD to YUCCA DR	5,300	460	443	D	0.963	348	C	0.809
EDWARDS RD	JENKINS RD to MC NEIL RD	10,379	630	555	C	0.941	565	C	0.958
EDWARDS RD	MC NEIL RD to SELVITZ RD	10,379	630	555	C	0.941	565	C	0.958

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* AADT = Annual Average Daily Traffic

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				Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	KINGS HWY to US 1	5,200	920	355	B	0.657	336	B	0.622
INDRIO RD	US 1 to OLD DIXIE HWY	1,000	790	67	B	0.146	85	B	0.185
INTERSTATE 95	TRADITION PKWY to ST LUCIE WEST BLVD	82,412	4,580	4,220	C	0.921	3,812	C	0.832
INTERSTATE 95	ST LUCIE WEST BLVD to MIDWAY RD	56,504	4,580	3,178	B	0.963	2,741	B	0.831
INTERSTATE 95	MIDWAY RD to OKEECHOBEE RD	64,444	4,580	3,890	C	0.849	3,159	B	0.957
INTERSTATE 95	OKEECHOBEE RD to ORANGE AVE	45,500	3,720	1,822	B	0.828	1,894	B	0.861
INTERSTATE 95	ORANGE AVE to INDRIO RD	84,036	3,720	4,042	F	1.005	3,721	E	0.926
JENNINGS RD	US 1 to LENNARD RD	4,100	1,850	330	B	0.224	236	B	0.161
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	7,400	790	371	B	0.807	378	B	0.822
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	9,600	830	577	C	0.749	507	C	0.658
JENKINS RD	GRAHAM RD to PETERSON RD	9,600	630	577	C	0.978	507	C	0.859
JENKINS RD	PETERSON RD to ORANGE AVE	9,600	830	577	C	0.749	507	C	0.658
JOHNSTON RD	ANGLE RD to ST LUCIE BLVD	1,900	1,120	136	B	0.324	111	B	0.264
JOHNSTON RD	ST LUCIE BLVD to MEADOWOOD	1,400	1,120	93	B	0.221	88	B	0.210
JOHNSTON RD	MEADOWOOD to OLD JOHNSTON RD	1,400	1,120	93	B	0.221	88	B	0.210
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	1,400	1,120	93	B	0.221	88	B	0.210
JOHNSTON RD	INDRIO RD to RUSSOS ROAD	6,800	1,120	436	C	0.545	440	C	0.550
JOHNSTON RD	RUSSOS ROAD to INDIAN RIVER COUNTY LINE	6,800	1,120	436	C	0.545	440	C	0.550
JUANITA AVE	53RD STREET to 25TH ST	4,981	790	317	B	0.689	285	B	0.620
JUANITA AVE	25TH ST to US 1	3,810	790	209	B	0.454	207	B	0.450
KEEN RD	ANGLE RD to JUANITA AVE	2,536	580	218	B	0.641	222	B	0.653
KEEN RD	JUANITA AVE to ST LUCIE BLVD	2,536	580	218	B	0.641	222	B	0.653
KINGS ISLE	CASHMERE BLVD to TORINO PKWY	8,000	630	494	C	0.837	457	C	0.775
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	9,446	820	415	B	0.814	424	B	0.831
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	9,446	660	415	C	0.629	424	C	0.642
KINGS HWY	GRAHAM RD to PICOS RD	8,977	660	442	C	0.670	425	C	0.644
KINGS HWY	PICOS RD to ORANGE AVE	8,977	820	442	B	0.867	425	B	0.833
KINGS HWY	ORANGE AVE to ANGLE RD	20,388	790	1,074	F	1.279	1,081	F	1.287
KINGS HWY	ANGLE RD to ST LUCIE BLVD	12,055	750	663	C	0.884	667	C	0.889

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

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	420	840	1,190	1,640
2	Divided	1,810	2,560	3,240	3,590
3	Divided	2,720	3,840	4,860	5,380

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

Area Growth Rate Calculation

Segment	From	To	2013 AADT	2016 AADT
Edwards Rd	Jenkins Rd	McNeil Rd	10379	9837
Jenkins Rd	Edwards Rd	Okeechobee Rd	7400	8100

Area Growth Rate = (Total 2016 AADT/(Total 2013 AADT)^ (1/Number of Years)

Total	17779	17937

Area Growth Rate	1.003

APPENDIX C

Background Traffic and Other Project Data

| AM APPROVED PROJECTS | | 30 Acre Residential Development | | | | | | 9 Kings Center St. Lucie County | | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | | Mariner Cove Ft. Pierce | | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | | 37 Whispering Oaks | | | | | | St. Lucie Commerce Center @25% Complete | | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | Directional N/E | | Directional S/W | |
|---|---|---

PM APPROVED PROJECTS			39 Acre Residential Development					9 Kings Center St. Lucie County					10 Village of Sunset Lakes St. Lucie County					Mariner Cove Ft. Pierce					43 Bent Creek @ 50% Complete City of Fort Pierce					44 Celebration Pointe @25% Complete City of Fort Pierce					37 Whispering Oaks					St. Lucie Commerce Center @25% Complete					SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	10%	157	157	3	12	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	157	0	157	0	3	0	12	0	0	157	0	3	0	12
	Edwards Rd.	Bell Ave.	10%	157	157	3	12	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	0%	0	0	0	0	157	0	157	0	3	0	12	0	0	157	0	3	0	12
Jenkins Rd	Orange	Peterson	0%	0	0	0	0	1.0%	18	2	0	2	3.0%	132	12	8	4	0%	0	0	0	0	2.0%	62	6	4	2	30.0%	478	47	30	17	20.0%	1,964	237	117	120	30.0%	508	74	16	59	2,638	527	303	77	159	16	144	61	-15	364	-3	171	-12	192
	Peterson	Okeechobee	10%	157	157	12	3	0.0%	0	0	0	0	3.0%	132	12	8	4	10%	207	11	4	8	2.0%	62	6	4	2	50.0%	796	78	29	50	12.0%	337	41	20	21	30.0%	508	74	16	59	1,681	509	306	74	77	16	88	59	-15	365	-3	89	-12	135
	Okeechobee	Edwards	70%	1,101	1,101	85	24	0.0%	0	0	0	0	1.0%	44	4	3	1	75%	1,554	85	29	56	0.0%	0	0	0	0	5.0%	80	8	3	5	5.0%	140	17	8	9	0.0%	0	0	0	0	2,919	0	1215	0	128	0	95	0	0	1215	0	128	0	95
Orange Ave	Edwards Rd.	Ten Mile Creek	100%	1,573	1,573	122	34	0.0%	0	0	0	0	0.0%	0	0	0	0	100%	2,072	113	38	75	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	3,645	0	1686	0	160	0	109	0	0	1686	0	160	0	109
	Rock Rd	Kings Hwy	0%	0	0	0	0	10.0%	184	22	5	17	4.0%	176	16	11	5	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	3	5	5.0%	140	17	8	9	90.0%	1,528	223	47	176	396	1,710	41	245	22	51	19	194	-10	276	-5	68	-5	208
	Kings Hwy	I-95	0%	0	0	0	0	30.0%	553	66	52	14	15.0%	661	61	21	40	0%	0	0	0	0	5.0%	154	15	10	6	10.0%	159	16	6	10	10.0%	281	34	17	17	50.0%	848	124	26	98	1,255	1,400	126	190	53	78	73	112	-31	284	-13	118	-18	167
	I-95	Jenkins Rd	0%	0	0	0	0	5.0%	92	11	9	2	1.0%	44	4	1	3	0%	0	0	0	0	20.0%	616	61	39	23	25.0%	398	39	14	25	60.0%	1,684	203	100	103	10.0%	170	25	5	20	2,742	262	308	36	154	14	153	22	-7	336	-3	166	-4	171
	Jenkins Rd	Hartman Rd	0%	0	0	0	0	0.0%	0	0	0	0	1.0%	44	4	1	3	0%	0	0	0	0	25.0%	771	76	48	28	5.0%	80	8	3	5	10.0%	281	34	17	17	5.0%	85	12	3	10	1,175	85	122	12	69	3	53	10	-2	132	-1	71	-2	61
	Hartman	Angle Rd	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	35.0%	1,079	107	40	67	15.0%	239	24	15	9	20.0%	561	68	33	34	5.0%	85	12	3	10	1,879	85	198	12	88	3	110	10	-2	208	-1	90	-2	118
	Angle	25th St	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	33.0%	1,017	101	37	64	10.0%	159	16	10	6	13.0%	365	44	22	22	5.0%	85	12	3	10	1,541	85	163	12	69	3	92	10	-2	170	-1	71	-2	99
Kings Hwy	Okeechobee Rd	Picos Rd	0%	0	0	0	0	18.0%	332	40	8	31	8.0%	353	32	11	21	0%	0	0	0	0	3.0%	92	9	6	3	2.0%	32	3	1	2	2.0%	56	7	3	3	0.0%	0	0	0	0	533	332	53	40	21	8	30	31	-8	83	-2	28	-6	55
	Picos Rd	Orange Ave	0%	0	0	0	0	20.0%	368	44	9	35	20.0%	881	83	27	54	0%	0	0	0	0	3.0%	92	9	6	3	2.0%	32	3	1	2	2.0%	56	7	3	3	30.0%	509	74	59	16	1,062	877	100	138	38	68	62	50	-24	195	-9	98	-10	103
	Orange Ave	Angle Rd (CR603)	0%	0	0	0	0	60.0%	1,105	132	28	104	40.0%	1,763	162	55	107	0%	0	0	0	0	2.0%	62	6	2	4	3.0%	48	5	2	3	3.0%	84	10	5	5	10.0%	170	25	20	5	1,954	1,275	183	157	64	47	119	110	-31	308	-9	101	-22	207
Edwards Rd.	US 1	Oleander	10%	157	157	12	3	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	Oleander	25th	10%	157	157	12	3	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	157	0	157	0	12	0	3	0	0	157	0	12	0	3
	25th	Jenkins Rd	30%	472	472	37	10	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	692	0	497	0	50	0	22	0	0	497	0	50	0	22
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	220	0	25	0	13	0	11	0	0	25	0	13	0	11
	Kings Hwy	Crossroads Pkwy	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	25%	518	28	19	10	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	738	0	53	0	32	0	21	0	0	53	0	32	0	21
	Crossroads Pkwy	I95	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	220	0	25	0	13	0	11	0	0	25	0	13	0	11
	I95	Jenkins Rd	55%	865	865	67	19	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	5.0%	140	17	8	9	0.0%	0	0	0	0	1,085	0	890	0	80	0	30	0	0	890	0	80	0	30
	Jenkins Rd	McNeil Rd	5%	79	79	6	2	0.0%	0	0	0	0	0.0%	0	0	0	0	0%	0	0	0	0	0.0%	0	0	0	0	5.0%	80	8	5	3	2.0%	56	7	3	3	0.0%	0	0	0	0	218	0	93	0	14	0	8	0	0	93	0	14	0	8
	McNeil Rd	Virginia Ave	0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	45%	932	51	34	17	0.0%	0	0	0	0	0.0%	0	0	0	0	2.0%	56	7	3	3	0.0%	0	0	0	0	989	0	58	0	37	0	21	0	0	58	0	37	0	21
																																						0.0%	0																		
				1,573	160	In	34		1,842	220	In	46		4,407	405	In	268		2,072	113	In	75		3,082	306	In	193		1,592	157	In	100		2,806	339	In	172		1,695	248	In	52														
						Out	122				Out	174				Out	137				Out	38				Out	113				Out	57				Out	167				Out	196														
									1842	220		46		4,407	405	In	60		517	55	In	35						TRIP GENERATION REVISED: 05-18-2009									0	0		0																
												174				Out	239				Out	20	ASSUMED	50%	COMPLETE															0														
																							6164	611	In	385	TRIP GENERATION WAS:					2,806	339	In	43																

C-2

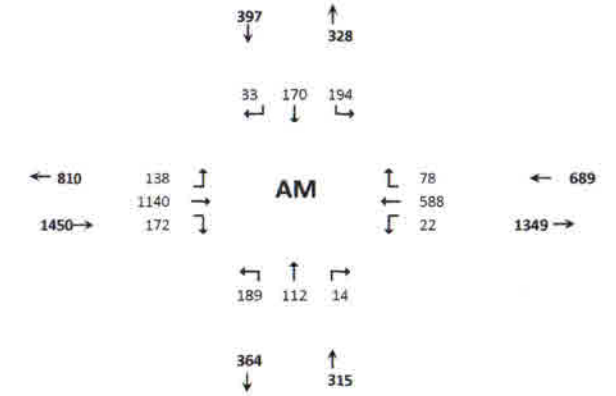
APPENDIX D

Intersection Analysis Data

TURNING MOVEMENT VOLUME COUNTS

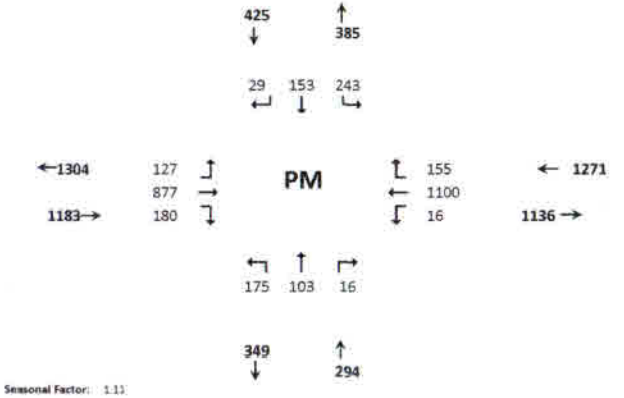
N/S STREET: Jenkins Rd. **E/W STREET:** Okeechobee Rd. **CONTROL:**
FILENAME: KOA Existing Counts
COUNT DATE: 6/15/2017 **DAY:** Wednesday **CITY:** Ft. Pierce
REPORT DATE: 6/15/2017 **ANALYSIS YEAR:** 2017

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	36	19	1	23	25	6	20	154	47	2	107	5	445	2349
7:15-7:30	40	22	6	31	25	8	22	254	28	4	132	18	590	2524
7:30-7:45	48	25	1	54	41	7	53	224	29	3	115	14	614	2568
7:45-8:00	48	31	5	36	43	8	25	306	37	6	141	14	700	2533
8:00-8:15	48	29	2	46	31	6	24	244	49	5	113	23	620	2410
8:15-8:30	26	16	5	39	38	9	22	253	40	6	161	19	634	
8:30-8:45	43	24	8	34	31	3	16	218	43	8	130	21	579	
8:45-9:00	37	21	12	31	17	6	22	226	55	15	128	7	577	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	170	101	13	175	153	30	124	1027	155	20	530	70	2568	
Season Factor	189	112	14	194	170	33	138	1140	172	22	588	78	2850	
Growth	189	112	14	194	170	33	138	1140	172	22	588	78	2850	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	189	112	14	194	170	33	138	1140	172	22	588	78	2851	



Seasonal Factor: 1.11
Trips In:
Trips Out:
Growth Rate: 1
Years Grown:

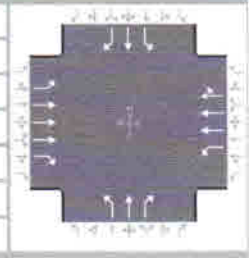
15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	45	19	3	57	31	11	20	180	30	6	210	35	647	2753
4:15-4:30	37	24	3	62	34	12	33	182	30	3	208	35	663	2870
4:30-4:45	35	23	0	50	32	10	36	228	52	8	240	28	742	2940
4:45-5:00	46	19	4	68	37	7	31	200	34	4	213	38	701	2940
5:00-5:15	41	18	6	54	45	8	22	223	49	5	264	29	764	2859
5:15-5:30	45	28	2	54	31	3	32	184	45	4	271	34	733	
5:30-5:45	38	24	2	65	28	8	37	195	35	3	268	39	742	
5:45-6:00	34	23	4	46	34	7	23	188	33	2	188	38	620	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	158	93	14	219	138	26	114	790	162	14	991	140	2859	
Season Factor	175	103	16	243	153	29	127	877	180	16	1100	155	3173	
Growth	175	103	16	243	153	29	127	877	180	16	1100	155	3173	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	175	103	16	243	153	29	127	877	180	16	1100	155	3173	



Seasonal Factor: 1.11
Growth Rate: 1
Trips In:
Trips Out:
Years Grown:

HCS7 Signalized Intersection Results Summary

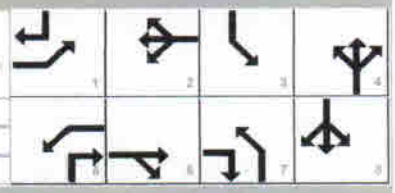
General Information				Intersection Information	
Agency	OREP			Duration, h	0.25
Analyst	Jasmin Mohyuddin	Analysis Date	6/27/2017	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.95
Urban Street	Okeechobee Road	Analysis Year	2017	Analysis Period	1> 7:00
Intersection	Jenkins Rd and Okeech...	File Name	Streets1.xus		
Project Description	KOA Campground-Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	138	1140	172	22	588	78	189	112	14	194	170	33

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.2	1.6	53.7	13.6	0.4	13.0	
Yellow	4.7	4.7	4.7	4.7	0.0	4.7	
Red	2.0	2.0	2.0	2.5	0.0	2.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	1.1	4.0	1.1	3.0	1.1	3.0
Phase Duration, s	18.2	68.7	9.9	60.4	20.8	20.2	21.2	20.6
Change Period, ($Y+R_c$), s	6.7	6.7	6.7	6.7	7.2	7.2	7.2	7.2
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	11.5		2.8		13.5	9.1	13.8	13.1
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.5	0.2	0.4
Phase Call Probability	0.99		0.54		1.00	1.00	1.00	1.00
Max Out Probability	0.02		0.00		1.00	0.01	0.06	0.11

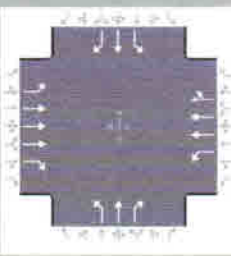
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	145	1200	181	23	475	226	199	118	15	204	179	35
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1725	1610	1810	1900	1784	1810	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	9.5	17.5	5.6	0.8	9.5	9.6	11.5	7.1	1.0	11.8	11.1	2.1
Cycle Queue Clearance Time (g_c), s	9.5	17.5	5.6	0.8	9.5	9.6	11.5	7.1	1.0	11.8	11.1	2.1
Green Ratio (g/C)	0.46	0.52	0.63	0.47	0.45	0.45	0.22	0.11	0.14	0.23	0.11	0.21
Capacity (c), veh/h	173	2672	1014	276	1700	798	269	206	218	335	213	335
Volume-to-Capacity Ratio (X)	0.838	0.449	0.179	0.084	0.279	0.284	0.741	0.572	0.068	0.609	0.841	0.104
Back of Queue (Q), ft/ln (50 th percentile)	115.7	172.8	49.7	8.5	106.2	104.3	142	84.9	9.6	132	145.6	20.8
Back of Queue (Q), veh/ln (50 th percentile)	4.6	6.9	2.0	0.3	4.2	4.2	5.7	3.4	0.4	5.3	5.8	0.8
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.3	18.3	9.3	17.4	20.9	21.0	41.5	50.8	45.3	40.9	52.2	38.5
Incremental Delay (d_2), s/veh	7.4	0.5	0.4	0.0	0.4	0.9	7.8	0.9	0.0	0.7	10.0	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	0.0	0.0
Control Delay (d), s/veh	60.7	18.8	9.7	17.4	21.4	21.9	49.4	51.8	45.3	41.5	62.2	38.5
Level of Service (LOS)	E	B	A	B	C	C	D	D	D	D	E	D
Approach Delay, s/veh / LOS	21.7	C		21.4	C		50.0	D		50.1	D	
Intersection Delay, s/veh / LOS	28.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.4	C
Bicycle LOS Score / LOS	1.3	A	0.9	A	1.0	A	1.2	A

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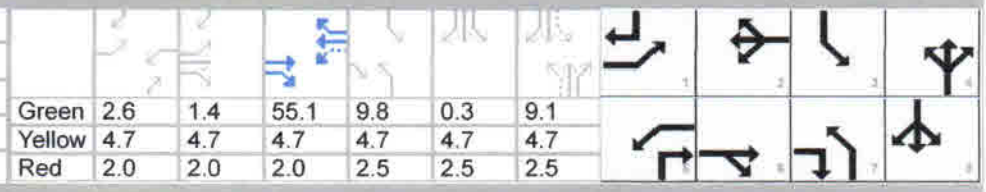
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.25
Analyst	Jasmin Mohyuddin	Analysis Date	Jun 26, 2017	Area Type	Other
Jurisdiction	St. Lucie	Time Period	PM	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2017	Analysis Period	1> 7:00
Intersection	Jenkins Rd and Okeech...	File Name	Jenkins and Okeechobee PM Existing.xus		
Project Description	KOA Campground- Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	127	877	180	16	1100	155	175	103	16	243	153	29

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB			SB		
Green	2.6	1.4	55.1	9.8	0.3	9.1					
Yellow	4.7	4.7	4.7	4.7	4.7	4.7					
Red	2.0	2.0	2.0	2.5	2.5	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	1.1	4.0	1.1	3.0	1.1	3.0
Phase Duration, s	17.4	69.9	9.3	61.8	17.0	16.3	24.5	23.8
Change Period, ($Y+R_c$), s	6.7	6.7	6.7	6.7	7.2	7.2	7.2	7.2
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	10.7		2.6		11.8	8.7	17.1	11.6
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.4	0.2	0.5
Phase Call Probability	0.99		0.43		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.01	0.24	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	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	134	923	189	17	931	390	184	108	17	256	161	31
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1810	1900	1590	1810	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	8.7	12.3	6.3	0.6	21.1	21.1	9.8	6.7	1.1	15.1	9.6	1.8
Cycle Queue Clearance Time (g_c), s	8.7	12.3	6.3	0.6	21.1	21.1	9.8	6.7	1.1	15.1	9.6	1.8
Green Ratio (*g/C*)	0.09	0.53	0.61	0.48	0.46	0.46	0.16	0.08	0.10	0.24	0.14	0.23
Capacity (*c*), veh/h	162	2727	980	350	1744	730	260	144	157	347	263	366
Volume-to-Capacity Ratio (*X*)	0.827	0.339	0.193	0.048	0.534	0.534	0.709	0.752	0.107	0.737	0.613	0.083
Back of Queue (*Q*), ft/ln (50 th percentile)	102.9	120.5	56.2	6.1	237.3	206.9	147.6	82.5	11.6	176.1	114.3	17.7
Back of Queue (*Q*), veh/ln (50 th percentile)	4.1	4.8	2.2	0.2	9.5	8.3	5.9	3.3	0.5	7.0	4.6	0.7
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.7	16.3	10.4	16.5	23.3	23.3	48.1	54.3	49.4	41.1	48.7	36.5
Incremental Delay (d_2), s/veh	4.1	0.3	0.4	0.0	1.2	2.8	7.4	3.0	0.1	4.2	0.9	0.0
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	0.0	0.0
Control Delay (*d*), s/veh	57.8	16.7	10.9	16.5	24.4	26.0	55.5	57.3	49.5	45.3	49.5	36.5
Level of Service (LOS)	E	B	B	B	C	C	E	E	D	D	D	D
Approach Delay, s/veh / LOS	20.2	C		24.8	C		55.8	E		46.2	D	
Intersection Delay, s/veh / LOS	28.8						C					

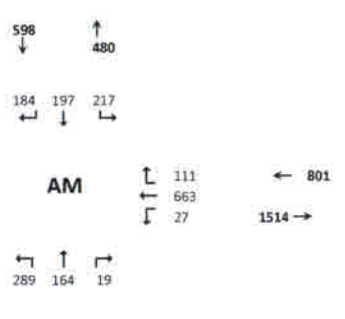
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.4	C
Bicycle LOS Score / LOS	1.2	A	1.2	A	1.0	A	1.2	A

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TURNING MOVEMENT VOLUME COUNTS

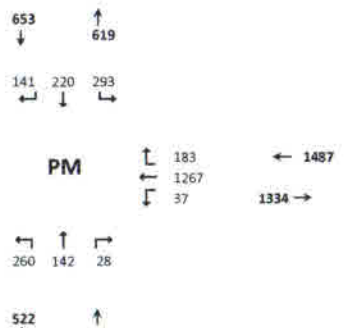
N/S STREET: Jenkins Rd. **E/W STREET:** Okeechobee Rd. **CONTROL:**
FILENAME: KOA Buildout Counts
COUNT DATE: 6/15/2017 **DAY:** Wednesday **CITY:** Ft. Pierce
REPORT DATE: 6/15/2017 **ANALYSIS YEAR:** 2019

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	36	19	1	23	25	6	20	154	47	2	107	5	445	2349
7:15-7:30	40	22	6	31	25	8	22	254	28	4	132	18	590	2524
7:30-7:45	48	25	1	54	41	7	53	224	29	3	115	14	614	2568
7:45-8:00	48	31	5	36	43	8	25	306	37	6	141	14	700	2533
8:00-8:15	48	29	2	46	31	6	24	244	48	5	113	23	620	2410
8:15-8:30	26	16	5	39	38	9	22	253	40	6	151	19	634	
8:30-8:45	43	24	8	34	31	3	16	218	43	8	130	21	579	
8:45-9:00	37	21	12	31	17	6	22	226	55	15	128	7	577	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	170	101	13	175	153	30	124	1027	155	20	530	70	2568	
Season Factor	189	112	14	194	170	33	138	1140	172	22	588	78	2850	
Growth	190	113	15	195	171	34	138	1147	173	22	592	78	2868	
In/Out	Out	Out	Out		In		-	-	In	In	-	-	-	
Percentage	65%	5%	5%	0%	5%	0%	0%	0%	65%	5%	0%	0%	0%	
PROJECT	20	2	2	0	1	0	0	0	12	1	0	0	0	
Mariner Cove	36	8	18	0	2	0	0	0	7	3	0	0	0	
39 Acre Residential	36	7	3	0	1	0	0	0	8	1	0	0	0	
Whispering Oaks	0	5	0	17	17	35	9	0	0	0	0	5		
SLCC	0	28	0	5	5	0	0	5	0	0	28	28		
Love's	0	0	0	0	0	0	0	0	0	0	0	0		
Kings Center	0	2	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	72	24	0	0	0	0	0		
Bent Creek	0	0	0	0	0	36	12	0	0	0	0	0		
Villages of Sunset Lakes	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	7	0	0	0	0	7	21	126	21	0	43	0		
Total	289	164	19	217	197	184	204	1278	221	27	663	111	3574	



Seasonal Factor: 1.11
Trips In 18
Trips Out 31
Growth Rate: 1.003
Years Grown: 2

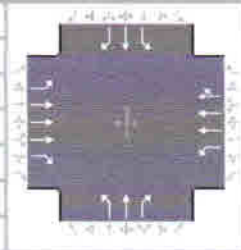
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	45	19	3	57	31	11	20	180	30	6	210	35	647	2753
4:15-4:30	37	24	3	62	34	12	33	182	30	3	208	35	662	2870
4:30-4:45	35	23	0	50	32	10	36	228	52	8	240	28	742	2940
4:45-5:00	48	19	4	68	37	7	31	200	34	4	213	38	701	2940
5:00-5:15	41	18	6	54	45	8	22	223	49	5	264	29	764	2859
5:15-5:30	45	28	2	54	31	3	32	184	45	4	271	34	733	
5:30-5:45	38	24	2	65	28	8	37	195	35	3	268	39	742	
5:45-6:00	34	23	4	46	34	7	23	188	33	2	188	38	620	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	158	93	14	219	138	26	114	790	162	14	991	140	2859	
Season Factor	175	103	16	243	153	29	127	877	180	16	1100	155	3173	
Growth	176	104	16	245	154	29	127	882	181	16	1107	156	3193	
In/Out	Out	Out	Out	0	In	0	-	-	In	In	-	-	-	
Percentage	65%	5%	5%	0%	5%	0%	0%	0%	0%	5%	0%	0%	0%	
Project	25	2	2	0	4	0	0	0	0	4	0	0	0	
Mariner Cove	17	4	8	0	8	0	0	0	14	15	0	0	0	
39 Acre Residential	17	1	2	0	6	0	0	0	35	3	0	0	0	6
Whispering Oaks	0	17	0	9	9	20	36	0	0	0	0	17		
SLCC	0	10	0	39	39	0	0	39	0	0	10	10		
Love's	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	25	0	0	0	0	25	15	93	15	0	150	0		
King's Center	0	2	0	0	0	0	0	0	0	0	0	0		
Villages of Sunset Lakes	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	0	0	0	0	22	38	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	45	78	0	0	0	0	0		
Total	260	142	28	293	220	141	294	1014	265	37	1267	183	4143	



Seasonal Factor: 1.11
Growth Rate: 1.003
Trips In: 70
Trips Out: 38
Years Grown: 2

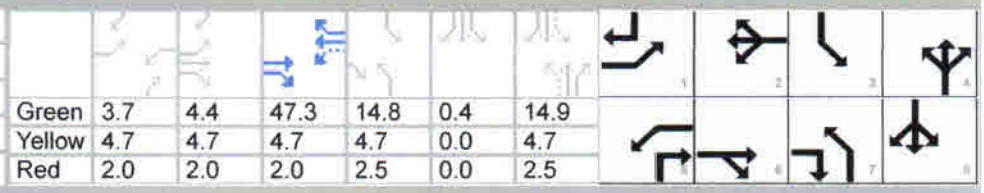
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.25
Analyst	Jasmin Mohyuddin	Analysis Date	6/27/2017	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.95
Urban Street		Analysis Year	2019	Analysis Period	1> 7:00
Intersection	Jenkins Rd and Okeech...	File Name	JenkinsXOkeechobee AM Buildout.xus		
Project Description	KOA Campground- Buildout				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	204	1278	221	27	663	111	289	164	19	217	197	184

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB			SB		
Green	3.7	4.4	47.3	14.8	0.4	14.9					
Yellow	4.7	4.7	4.7	4.7	0.0	4.7					
Red	2.0	2.0	2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	1.1	4.0	1.1	3.0	1.1	3.0
Phase Duration, s	21.5	65.1	10.4	54.0	22.0	22.1	22.4	22.5
Change Period, ($Y+R_c$), s	6.7	6.7	6.7	6.7	7.2	7.2	7.2	7.2
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	16.2		3.1		16.8	12.5	15.0	14.8
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.7	0.2	0.5
Phase Call Probability	1.00		0.61		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		1.00	0.39	0.20	1.00

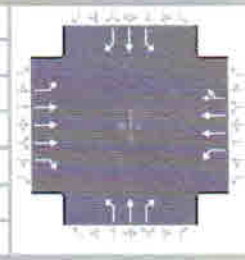
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	215	1345	233	28	554	260	304	173	20	228	207	194
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1725	1610	1810	1900	1758	1810	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	14.2	21.6	7.9	1.1	12.4	12.6	14.8	10.5	1.3	13.0	12.8	12.3
Cycle Queue Clearance Time (g_c), s	14.2	21.6	7.9	1.1	12.4	12.6	14.8	10.5	1.3	13.0	12.8	12.3
Green Ratio (g/C)	0.12	0.49	0.61	0.42	0.39	0.39	0.25	0.12	0.15	0.25	0.13	0.25
Capacity (c), veh/h	223	2520	983	235	1498	693	288	236	249	334	242	404
Volume-to-Capacity Ratio (X)	0.961	0.534	0.237	0.121	0.370	0.376	1.057	0.731	0.080	0.684	0.857	0.480
Back of Queue (Q), ft/ln (50 th percentile)	234.8	216.8	71	11.7	142.3	137.8	169.3	133.8	12.8	147.9	181.3	121.2
Back of Queue (Q), veh/ln (50 th percentile)	9.4	8.7	2.8	0.5	5.7	5.5	6.8	5.4	0.5	5.9	7.3	4.8
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	52.3	21.3	10.6	20.9	25.8	25.8	42.7	50.6	43.4	39.1	51.3	38.3
Incremental Delay (d_2), s/veh	48.9	0.8	0.6	0.1	0.7	1.6	68.9	6.1	0.1	2.3	17.9	0.3
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	0.0	0.0
Control Delay (d), s/veh	101.2	22.2	11.2	21.0	26.5	27.4	111.6	56.7	43.4	41.4	69.2	38.6
Level of Service (LOS)	F	C	B	C	C	C	F	E	D	D	E	D
Approach Delay, s/veh / LOS	30.2	C		26.6	C		89.8	F		49.7	D	
Intersection Delay, s/veh / LOS	40.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.4	C
Bicycle LOS Score / LOS	1.5	A	1.0	A	1.3	A	1.5	B

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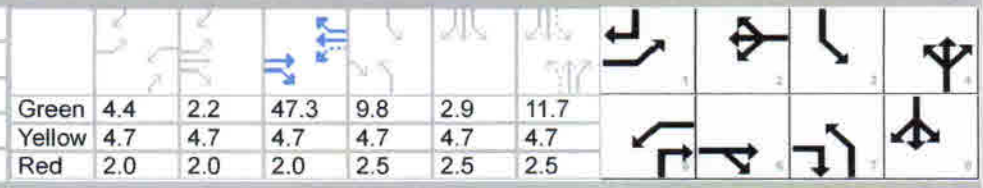
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.25
Analyst	Jasmin Mohyuddin	Analysis Date	Jun 26, 2017	Area Type	Other
Jurisdiction	St. Lucie	Time Period	PM	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2019	Analysis Period	1> 7:00
Intersection	Jenkins Rd and Okeech...	File Name	Jenkins and Okeechobee PM Buildout.xus		
Project Description	KOA Campground- Buildout				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	294	1014	265	37	1267	183	260	142	28	293	220	141

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB
Green	4.4	2.2	47.3	9.8	2.9	11.7
Yellow	4.7	4.7	4.7	4.7	4.7	4.7
Red	2.0	2.0	2.0	2.5	2.5	2.5

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	1.1	4.0	1.1	3.0	1.1	3.0
Phase Duration, s	20.0	62.9	11.1	54.0	17.0	18.9	27.1	29.0
Change Period, ($Y+R_c$), s	6.7	6.7	6.7	6.7	7.2	7.2	7.2	7.2
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	15.3		3.5		11.8	11.2	19.7	15.6
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.5	0.1	0.8
Phase Call Probability	1.00		0.73		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		1.00	0.83	1.00	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	309	1067	279	39	1076	450	274	149	29	308	232	148
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1725	1610	1810	1900	1588	1810	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	13.3	12.8	11.3	1.5	25.9	27.2	9.8	9.2	1.9	17.7	13.6	8.6
Cycle Queue Clearance Time (g_c), s	13.3	12.8	11.3	1.5	25.9	27.2	9.8	9.2	1.9	17.7	13.6	8.6
Green Ratio (g/C)	0.11	0.47	0.55	0.43	0.39	0.39	0.18	0.10	0.13	0.28	0.18	0.29
Capacity (c), veh/h	200	2425	886	311	1498	626	268	186	216	386	345	471
Volume-to-Capacity Ratio (X)	1.545	0.440	0.315	0.125	0.719	0.719	1.022	0.806	0.137	0.799	0.671	0.315
Back of Queue (Q), ft/ln (50 th percentile)	522.9	110.6	105.8	15.9	267.8	267.5	192.2	124.8	19.5	217.8	165.3	84.1
Back of Queue (Q), veh/ln (50 th percentile)	20.9	4.4	4.2	0.6	10.7	10.7	7.7	5.0	0.8	8.7	6.6	3.4
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.4	14.4	14.7	20.0	23.4	26.5	50.1	53.0	45.8	38.2	45.7	33.1
Incremental Delay (d_2), s/veh	268.3	0.6	0.9	0.1	3.0	7.0	60.6	12.1	0.1	8.9	2.6	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	0.0	0.0
Control Delay (d), s/veh	321.7	15.0	15.6	20.1	26.4	33.5	110.8	65.1	45.9	47.1	48.3	33.2
Level of Service (LOS)	F	B	B	C	C	C	F	E	D	D	D	C
Approach Delay, s/veh / LOS	72.4	E		28.3	C		91.5	F		44.5	D	
Intersection Delay, s/veh / LOS	54.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.4	C
Bicycle LOS Score / LOS	1.4	A	1.3	A	1.2	A	1.6	B

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Standard Report

Location: Jenkins x Okeechobee AM
Unit ID: 4
Study Date: Wednesday June 21, 2017
Interval: 15 minutes

Vehicles

	Southbound				Westbound				Northbound				Eastbound				Grand
	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	**Total**
07:00	23	25	6	**54**	2	107	5	**114**	36	19	1	**56**	20	154	47	**221**	**445**
07:15	31	25	8	**64**	4	132	18	**154**	40	22	6	**68**	22	254	28	**304**	**590**
07:30	54	41	7	**102**	3	115	14	**132**	48	25	1	**74**	53	224	29	**306**	**614**
07:45	36	43	8	**87**	6	141	14	**161**	48	31	5	**84**	25	306	37	**368**	**700**
Subtotal	**144**	**134**	**29**	**307**	**15**	**495**	**51**	**561**	**172**	**97**	**13**	**282**	**120**	**938**	**141**	**1199**	**2349**
08:00	46	31	6	**83**	5	113	23	**141**	48	29	2	**79**	24	244	49	**317**	**620**
08:15	39	38	9	**86**	6	161	19	**186**	26	16	5	**47**	22	253	40	**315**	**634**
08:30	34	31	3	**68**	8	130	21	**159**	43	24	8	**75**	16	218	43	**277**	**579**
08:45	31	17	6	**54**	15	128	7	**150**	37	21	12	**70**	22	226	55	**303**	**577**
Subtotal	**150**	**117**	**24**	**291**	**34**	**532**	**70**	**636**	**154**	**90**	**27**	**271**	**84**	**941**	**187**	**1212**	**2410**
Total	**294**	**251**	**53**	**598**	**49**	**1027**	**121**	**1197**	**326**	**187**	**40**	**553**	**204**	**1879**	**328**	**2411**	**4759**
Table %	6.2	5.3	1.1	**12.6**	1.0	21.6	2.5	**25.2**	6.9	3.9	0.8	**11.6**	4.3	39.5	6.9	**50.7**	**100.0**
Intersection %	6.2	5.3	1.1	**12.6**	1.0	21.6	2.5	**25.2**	6.9	3.9	0.8	**11.6**	4.3	39.5	6.9	**50.7**	**100.0**
Approach %	49.2	42.0	8.9	**100.0**	4.1	85.8	10.1	**100.0**	59.0	33.8	7.2	**100.0**	8.5	77.9	13.6	**100.0**	-
Total Approach %	49.2	42.0	8.9	**100.0**	4.1	85.8	10.1	**100.0**	59.0	33.8	7.2	**100.0**	8.5	77.9	13.6	**100.0**	-
Peak Hour	07:30	07:30	07:30	**07:30**	08:00	07:45	07:45	**07:45**	07:15	07:15	08:00	**07:15**	07:15	07:15	08:00	**07:30**	**07:30**
Peak Total	175	153	30	**358**	34	545	77	**647**	184	107	27	**305**	124	1028	187	**1306**	**2568**
Peak Factor (PHF)	0.8	0.9	0.8	**0.9**	0.6	0.8	0.8	**0.9**	1.0	0.9	0.6	**0.9**	0.6	0.8	0.9	**0.9**	**0.5**

Standard Report

Location: Jenkins x Okeechobee PM
Unit ID: 4
Study Date: Wednesday June 21, 2017
Interval: 15 minutes

Vehicles

	Southbound				Westbound				Northbound				Eastbound				Grand
	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	**Total**
16:00	57	31	11	**99**	6	210	35	**251**	45	19	3	**67**	20	180	30	**230**	**647**
16:15	62	34	12	**108**	3	208	35	**246**	37	24	3	**64**	33	182	30	**245**	**663**
16:30	50	32	10	**92**	8	240	28	**276**	35	23	0	**58**	36	228	52	**316**	**742**
16:45	68	37	7	**112**	4	213	38	**255**	46	19	4	**69**	31	200	34	**265**	**701**
Subtotal	**237**	**134**	**40**	**411**	**21**	**871**	**136**	**1028**	**163**	**85**	**10**	**258**	**120**	**790**	**146**	**1056**	2753
17:00	54	45	8	**107**	5	264	29	**298**	41	18	6	**65**	22	223	49	**294**	**764**
17:15	54	31	3	**88**	4	271	34	**309**	45	28	2	**75**	32	184	45	**261**	**733**
17:30	65	28	8	**101**	3	268	39	**310**	38	24	2	**64**	37	195	35	**267**	**742**
17:45	46	34	7	**87**	2	188	38	**228**	34	23	4	**61**	23	188	33	**244**	**620**
Subtotal	**219**	**138**	**26**	**383**	**14**	**991**	**140**	**1145**	**158**	**93**	**14**	**265**	**114**	**790**	**162**	**1066**	2859
18:00	0	0	0	**0**	1	13	2	**16**	0	0	2	**2**	2	11	16	**29**	**47**
Total	**456**	**272**	**66**	**794**	**36**	**1875**	**278**	**2189**	**321**	**178**	**26**	**525**	**236**	**1591**	**324**	**2151**	**5659**
Table %	8.1	4.8	1.2	**14.0**	0.6	33.1	4.9	**38.7**	5.7	3.1	0.5	**9.3**	4.2	28.1	5.7	**38.0**	**100.0**
Intersection %	8.1	4.8	1.2	**14.0**	0.6	33.1	4.9	**38.7**	5.7	3.1	0.5	**9.3**	4.2	28.1	5.7	**38.0**	**100.0**
Approach %	57.4	34.3	8.3	**100.0**	1.6	85.7	12.7	**100.0**	61.1	33.9	5.0	**100.0**	11.0	74.0	15.1	**100.0**	-
Total Approach %	57.4	34.3	8.3	**100.0**	1.6	85.7	12.7	**100.0**	61.1	33.9	5.0	**100.0**	11.0	74.0	15.1	**100.0**	-
Peak Hour	16:45	16:15	16:00	**16:15**	16:00	16:45	16:45	**16:45**	16:45	17:00	16:45	**16:45**	16:15	16:30	16:30	**16:30**	**16:30**
Peak Total	241	148	40	**419**	21	1016	140	**1172**	170	93	14	**273**	122	835	180	**1136**	**2940**
Peak Factor (PHF)	0.9	0.8	0.8	**0.9**	0.7	0.9	0.9	**0.9**	0.9	0.8	0.6	**0.9**	0.8	0.9	0.9	**0.9**	**0.5**

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Districtwide Signal Retiming-St. Lucie County

FM 230017-3-32-01

Local Controller Settings

Okeechobee Road and Jenkins Road	Prepared By: ESJ	Date: 6/16/2008	Location: FP 4-05

FDOT DISTRICT 4 - CRITERIA

MIN GREEN (Through) = INITIAL + PASSAGE = 15 sec (may be reduced to 10 sec for low volume movements)

MIN GREEN (Left Turn) = INITIAL + PASSAGE = 10 sec

WALK (sec)	Coord Phase	Side Street	Ped Walk Speed (fps)
City of Fort Pierce	7	5	4.0 / 3.5
City of Port St. Lucie	7	7	3.5
St. Lucie County	7	7	3.5

Vehicle clearance intervals will not be programmed to be shorter than existing values.

Speed (mph)	Through Movement Yellow (sec)	Permissive Left Yellow (sec)	Protected Left Yellow (sec)	All Red (sec)
15	3.5	3.5	3.5	1.0
30	3.5	3.5	3.5	1.0
35	4.0	4.0	4.0	1.0
40	4.0	4.0	4.0	1.0
45	4.3	4.3	4.3	1.0
50	4.7	4.7	4.7	1.0
55	5.0	5.0	5.0	2.0
60	5.4	5.4	5.4	2.0
65	5.8	5.8	5.8	2.0

Ped Clearance: Ped Clear = D / Vp where: D = Ped Exposure Distance from Curb to Curb (ft); Vp = Pedestrian crossing speed (fps)

CALCULATIONS

North-South Roadway	Jenkins Road	East-West Roadway	Okeechobee Road

Walking Speed (fps)	Input	Yellow			Red
3.5	Approach Speed (mph)	Through Movement (sec)	Permissive Left (sec)	Protected Left (sec)	All Red (sec)
Walking Direction					
Northbound	45	4.3	4.3	4.3	1.0
Southbound	45	4.3	4.3	4.3	1.0
Eastbound	45	4.3	4.3	4.3	1.0
Westbound	45	4.3	4.3	4.3	1.0

Pedestrian Clearance Interval

Direction/ Crossing	Northbound East Approach	Southbound West Approach	Eastbound South Approach	Westbound North Approach
Distance (ft)	120	118	128	75
Ped Clearance (sec)	35	34	37	22

PROPOSED LOCAL CONTROLLER SETTINGS

MOVEMENT	1	2	3	4	5	6	7	8
DIRECTION	EBL	WB	SBL	NB	WBL	EB	NBL	SB
LEFT TURN PROT	Protected	Permissive	Protected	Permissive	Protected	Permissive	Protected	Permissive
INITIAL	7.0	12.0	6.0	11.0	7.0	12.0	6.0	11.0
PASSAGE	3.0	3.0	4.0	4.0	3.0	3.0	4.0	4.0
YELLOW	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3
RED CLEARANCE	2.0	2.0	2.5	2.5	2.0	2.0	2.5	2.5
MAX GREEN 1	20	60	30	40	20	60	25	40
MAX GREEN 2	25	60	30	45	25	60	25	45
WALK	0	7	0	5	0	7	0	5
PED CLEARANCE	0	37	0	35	0	37	0	34
MIN PHASE TIME	14	56	13	53	14	56	13	52

Tuffer Davis & Associates, Inc.

Intersection Timings FP4 Implemented

Working Spreadsheet- Coordinated and Time of Day Settings - SECONDS

Location: **Okeechobee Road at Jenkins Road**

	Day Plan	Plan Name	Start	End	Cycle No.	Splits/ Offset No.	Cycle Length	1 EBL	2 WB	3 SBL	4 NB	5 WBL	6 EB	7 NBL	8 SB	Offset
Weekday	1	Free	0:00	6:30												
	1	AM	6:30	9:00	1	1	120	19	54	27	20	15	58	22	25	26
	1	AM Off	9:00	11:00	1	2	120	17	62	21	20	15	64	19	22	60
	1	Midday	11:00	13:00	1	3	120	17	59	25	19	15	61	19	25	23
	1	PM Off	13:00	16:00	1	32	120	17	62	21	20	15	64	19	22	60
	1	PM	16:00	18:00	1	4	120	17	54	29	20	15	56	17	32	48
	1	Evening	18:00	20:00	2	2	120	17	62	21	20	15	64	19	22	60
	1	Free	20:00	0:00												
Weekend																
	2	Peak	11:00	16:00					Running Free							

Notes:

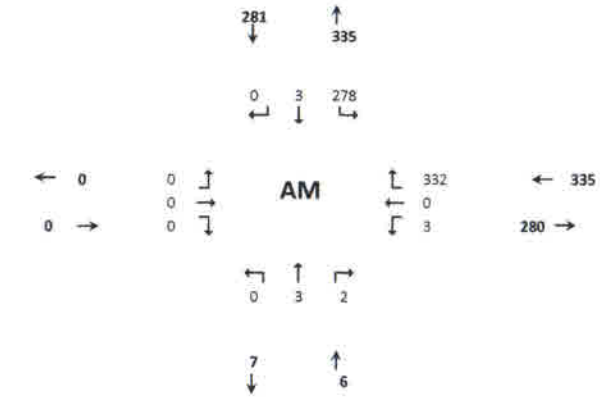
Yellow Light Timings (seconds)	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7
Red Light Timings (seconds)	2	2	2.5	2.5	2	2	2.5	2.5
Pedestrian Walk Times (seconds		7		5		7		5
Flash Don't Walk (seconds)		22		36		20		40

D10

TURNING MOVEMENT VOLUME COUNTS

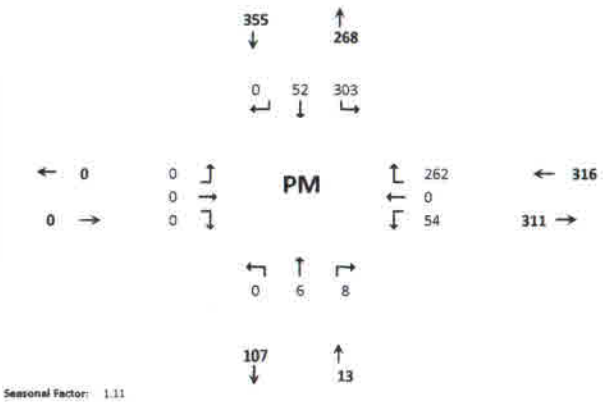
N/S STREET: Jenkins Rd **E/W STREET:** Edwards Rd **CONTROL:**
FILENAME: KOA Existing Counts
COUNT DATE: 6/15/2017 **DAY:** Thursday **CITY:** PSL **INTERSECTION:** 4
REPORT DATE: 6/15/2017 **ANALYSIS YEAR:** 2017

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	3	0	55	0	0	0	0	0	2	0	58	118	549
7:15-7:30	0	1	1	66	2	0	0	0	0	0	0	67	137	560
7:30-7:45	0	0	0	59	0	0	0	0	0	2	0	99	160	558
7:45-8:00	0	2	0	71	0	0	0	0	0	0	0	81	134	519
8:00-8:15	0	0	1	54	1	0	0	0	0	1	0	72	129	507
8:15-8:30	0	0	0	72	1	0	0	0	0	0	0	62	135	
8:30-8:45	0	0	0	69	1	0	0	0	0	1	0	50	121	
8:45-9:00	0	3	1	62	3	0	0	0	0	4	0	49	122	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	3	2	250	3	0	0	0	0	3	0	299	560	
Season Factor	0	3	2	278	3	0	0	0	0	3	0	332	622	
Growth	0	3	2	278	3	0	0	0	0	3	0	332	622	
In/Out			-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	0	3	2	278	3	0	0	0	0	3	0	332	622	



Seasonal Factor: 1.11
Trips in
Trips Out
Growth Rate: 1.000
Years Grown:

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	3	78	2	0	0	0	0	0	0	74	157	603
4:15-4:30	0	0	0	95	1	0	0	0	0	2	0	60	158	595
4:30-4:45	0	1	0	92	2	0	0	0	0	3	0	51	149	580
4:45-5:00	0	0	1	80	2	0	0	0	0	3	0	53	139	589
5:00-5:15	0	1	1	80	2	0	0	0	0	1	0	64	149	617
5:15-5:30	0	1	2	64	6	0	0	0	0	8	0	62	143	
5:30-5:45	0	0	1	70	16	0	0	0	0	20	0	51	158	
5:45-6:00	0	3	3	59	23	0	0	0	0	20	0	59	167	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	0	5	7	273	47	0	0	0	0	49	0	236	617	
Season Factor	0	6	8	303	52	0	0	0	0	54	0	262	685	
Growth	0	6	8	303	52	0	0	0	0	54	0	262	685	
In/Out	0	0	-	0	-	-	-	0	-	-	0	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	0	6	8	303	52	0	0	0	0	54	0	262	685	



Seasonal Factor: 1.11
Growth Rate: 1.000
Trips In:
Trips Out:
Years Grown:

HCS7 Two-Way Stop-Control Report

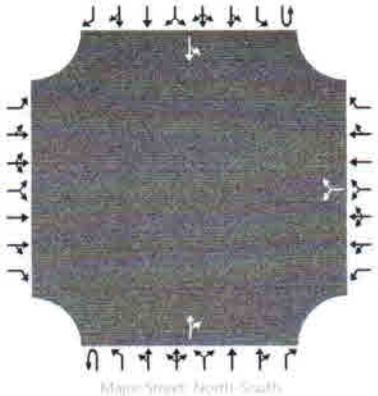
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	7/10/2017
Analysis Year	2017
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	KOA Campground - Existing

Site Information

Intersection	Jenkins Rd and Edwards Rd
Jurisdiction	St. Lucie County
East/West Street	Edwards Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



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	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						3		332			3	2		278	3	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							364							302		
Capacity, c (veh/h)							1059							1608		
v/c Ratio							0.34							0.19		
95% Queue Length, Q_{95} (veh)							1.5							0.7		
Control Delay (s/veh)							10.2							7.8		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						10.2								7.7		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

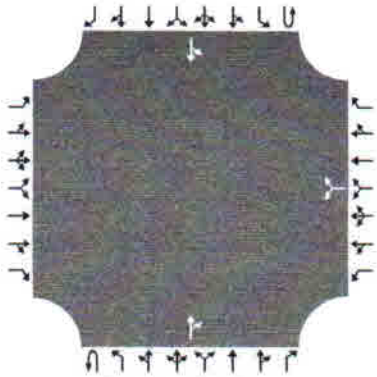
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	7/10/2017
Analysis Year	2017
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	KOA Campground - Existing

Site Information

Intersection	Jenkins Rd and Edwards Rd
Jurisdiction	St. Lucie County
East/West Street	Edwards Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



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	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						54		262			6	8		303	52	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

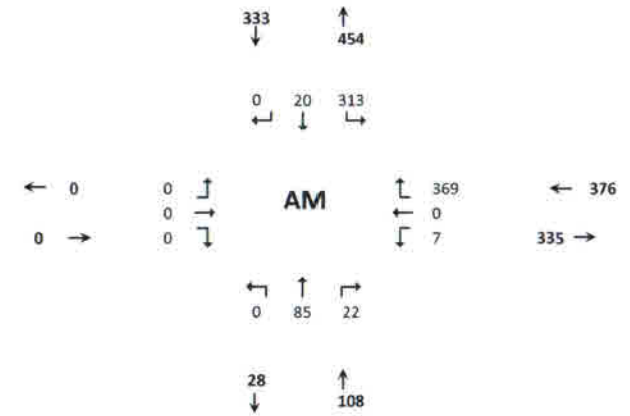
Flow Rate, v (veh/h)							344							329		
Capacity, c (veh/h)							750							1593		
v/c Ratio							0.46							0.21		
95% Queue Length, Q_{95} (veh)							2.4							0.8		
Control Delay (s/veh)							13.8							7.8		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						13.8								6.9		
Approach LOS						B										

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TURNING MOVEMENT VOLUME COUNTS

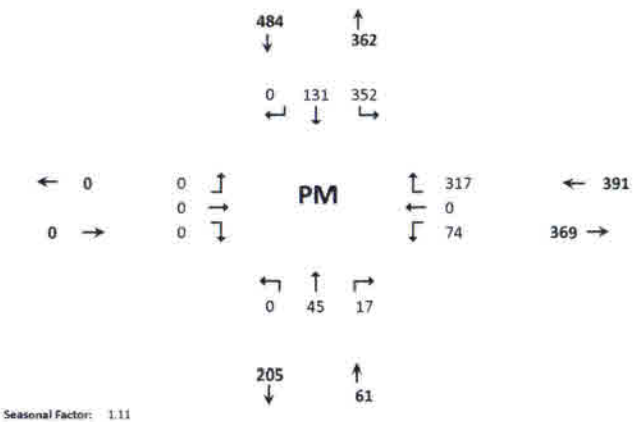
N/S STREET: Jenkins Rd. **E/W STREET:** Edwards Rd **CONTROL:**
FILENAME: KOA Existing Counts
COUNT DATE: 6/15/2017 **DAY:** Thursday **CITY:** PSL **INTERSECTION:** 4
REPORT DATE: 6/15/2017 **ANALYSIS YEAR:** 2017

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	3	0	55	0	0	0	0	0	2	0	58	118	549
7:15-7:30	0	1	1	66	2	0	0	0	0	0	0	67	137	560
7:30-7:45	0	0	0	59	0	0	0	0	0	2	0	99	160	558
7:45-8:00	0	2	0	71	0	0	0	0	0	0	0	61	134	519
8:00-8:15	0	0	1	54	1	0	0	0	0	1	0	72	129	507
8:15-8:30	0	0	0	72	1	0	0	0	0	0	0	62	135	
8:30-8:45	0	0	0	69	1	0	0	0	0	1	0	50	121	
8:45-9:00	0	3	1	62	3	0	0	0	0	4	0	49	122	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	3	2	250	3	0	0	0	0	3	0	299	560	
Season Factor	0	3	2	278	3	0	0	0	0	3	0	332	622	
Growth	0	3	2	279	3	0	0	0	0	3	0	334	625	
In/Out			-	Out	-	-	-		-	-		In	-	
Percentage	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	25%	0%	
PROJECT	0	0	0	8	0	0	0	0	0	0	0	5	0	
Mariner Cove	0	36	0	5	7	0	0	0	0	0	0	24		
39 Acre Residential	0	46	20	0	10	0	0	0	0	4	0	0		
Creekside	0	0	0	21	0	0	0	0	0	0	0	7		
Total	0	85	22	313	20	0	0	0	0	7	0	369	817	



Seasonal Factor: 1.11
Trips In: 18
Trips Out: 31
Growth Rate: 1.003
Years Grown: 2

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	3	78	2	0	0	0	0	0	0	74	157	603
4:15-4:30	0	0	0	95	1	0	0	0	0	2	0	60	158	595
4:30-4:45	0	1	0	92	2	0	0	0	0	3	0	51	149	580
4:45-5:00	0	0	1	80	2	0	0	0	0	3	0	53	139	589
5:00-5:15	0	1	1	80	2	0	0	0	0	1	0	64	149	617
5:15-5:30	0	1	2	64	6	0	0	0	0	8	0	62	143	
5:30-5:45	0	0	1	70	16	0	0	0	0	20	0	51	158	
5:45-6:00	0	3	3	59	23	0	0	0	0	20	0	59	167	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	0	5	7	273	47	0	0	0	0	49	0	236	617	
Season Factor	0	6	8	303	52	0	0	0	0	54	0	262	685	
Growth	0	6	8	305	52	0	0	0	0	55	0	264	689	
In/Out	0	0	-	Out	-	-	-	0	-	-	0	In	-	
Percentage	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	25%	0%	
Project	0	0	0	10	0	0	0	0	0	0	0	18	0	
Mariner Cove	0	17	0	23	34	0	0	0	0	0	0	11		
39 Acre Residential	0	22	9	0	45	0	0	0	0	19	0	0		
Creekside	0	0	0	15	0	0	0	0	0	0	0	25		
Total	0	45	17	352	131	0	0	0	0	74	0	317	936	



Seasonal Factor: 1.11
Growth Rate: 1.003
Trips In: 70
Trips Out: 38
Years Grown: 2

HCS7 Two-Way Stop-Control Report

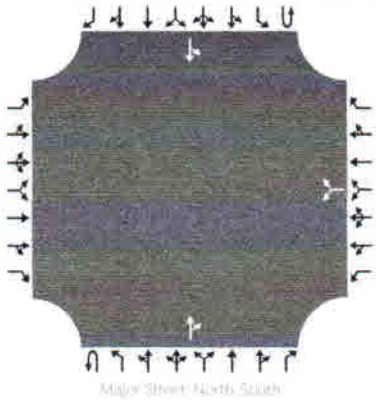
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/27/2017
Analysis Year	2019
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	KOA Campground - Buildout

Site Information

Intersection	Jenkins Rd and Edwards Rd
Jurisdiction	St. Lucie County
East/West Street	Edwards Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



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	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						7		369			85	22		313	20	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							395							329		
Capacity, c (veh/h)							913							1470		
v/c Ratio							0.43							0.22		
95% Queue Length, Q_{95} (veh)							2.2							0.9		
Control Delay (s/veh)							11.9							8.2		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						11.9								7.8		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

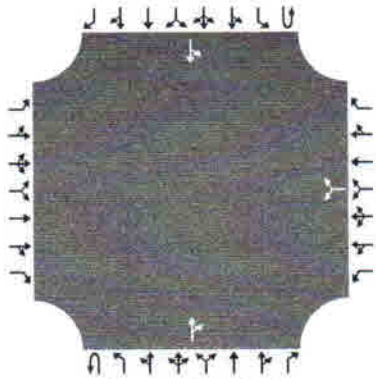
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/27/2017
Analysis Year	2019
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	KOA Campground - Buildout

Site Information

Intersection	Edwards Rd and Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Edwards Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



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	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						74		317			45	17		352	131	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							412							371		
Capacity, c (veh/h)							603							1529		
v/c Ratio							0.68							0.24		
95% Queue Length, Q_{95} (veh)							5.3							1.0		
Control Delay (s/veh)							22.9							8.1		
Level of Service, LOS							C							A		
Approach Delay (s/veh)						22.9								6.5		
Approach LOS						C										

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Standard Report

Location: Edwards x Jenkins PM
Unit ID: 4
Study Date: Thursday June 15, 2017
Interval: 15 minutes

Vehicles

	Southbound				Westbound				Northbound				Eastbound				Grand
	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	**Total**
16:00	78	2	0	**80**	0	0	74	**74**	0	0	3	**3**	0	0	0	**0**	**157**
16:15	95	1	0	**96**	2	0	60	**62**	0	0	0	**0**	0	0	0	**0**	**158**
16:30	92	2	0	**94**	3	0	51	**54**	0	1	0	**1**	0	0	0	**0**	**149**
16:45	80	2	0	**82**	3	0	53	**56**	0	0	1	**1**	0	0	0	**0**	**139**
Subtotal	**345**	**7**	**0**	**352**	**8**	**0**	**238**	**246**	**0**	**1**	**4**	**5**	**0**	**0**	**0**	**0**	**603**
17:00	80	2	0	**82**	1	0	64	**65**	0	1	1	**2**	0	0	0	**0**	**149**
17:15	64	6	0	**70**	8	0	62	**70**	0	1	2	**3**	0	0	0	**0**	**143**
17:30	70	16	0	**86**	20	0	51	**71**	0	0	1	**1**	0	0	0	**0**	**158**
17:45	59	23	0	**82**	20	0	59	**79**	0	3	3	**6**	0	0	0	**0**	**167**
Subtotal	**273**	**47**	**0**	**320**	**49**	**0**	**236**	**285**	**0**	**5**	**7**	**12**	**0**	**0**	**0**	**0**	**617**
18:00	2	0	0	**2**	1	0	5	**6**	0	0	0	**0**	0	0	0	**0**	**8**
Total	**620**	**54**	**0**	**674**	**58**	**0**	**479**	**537**	**0**	**6**	**11**	**17**	**0**	**0**	**0**	**0**	**1228**
Table %	50.5	4.4	0.0	**54.9**	4.7	0.0	39.0	**43.7**	0.0	0.5	0.9	**1.4**	0.0	0.0	0.0	**0.0**	**100.0**
Intersection %	50.5	4.4	0.0	**54.9**	4.7	0.0	39.0	**43.7**	0.0	0.5	0.9	**1.4**	0.0	0.0	0.0	**0.0**	**100.0**
Approach %	92.0	8.0	0.0	**100.0**	10.8	0.0	89.2	**100.0**	0.0	35.3	64.7	**100.0**	0	0	0	**0**	-
Total Approach %	92.0	8.0	0.0	**100.0**	10.8	0.0	89.2	**100.0**	0.0	35.3	64.7	**100.0**	0	0	0	**0**	-
Peak Hour	16:15	17:00	-	**16:15**	17:00	-	16:00	**17:00**	-	17:00	17:00	**17:00**	-	-	-	-	**17:00**
Peak Total	347	47	0	**354**	49	0	238	**285**	0	5	7	**12**	0	0	0	**0**	**617**
Peak Factor (PHF)	0.9	0.5	-	**0.9**	0.6	-	0.8	**0.9**	-	0.4	0.6	**0.5**	-	-	-	-	**0.5**

Standard Report

Location: Edwards x Jenkins AM
Unit ID: 4
Study Date: Thursday June 15, 2017
Interval: 15 minutes

Vehicles

	Southbound				Westbound				Northbound				Eastbound				Grand
	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	Left	Thru	Right	**Total**	**Total**
07:00	55	0	0	**55**	2	0	58	**60**	0	3	0	**3**	0	0	0	**0**	**118**
07:15	66	2	0	**68**	0	0	67	**67**	0	1	1	**2**	0	0	0	**0**	**137**
07:30	59	0	0	**59**	2	0	99	**101**	0	0	0	**0**	0	0	0	**0**	**160**
07:45	71	0	0	**71**	0	0	61	**61**	0	2	0	**2**	0	0	0	**0**	**134**
Subtotal	**251**	**2**	**0**	**253**	**4**	**0**	**285**	**289**	**0**	**6**	**1**	**7**	**0**	**0**	**0**	**0**	**549**
08:00	54	1	0	**55**	1	0	72	**73**	0	0	1	**1**	0	0	0	**0**	**129**
08:15	72	1	0	**73**	0	0	62	**62**	0	0	0	**0**	0	0	1	**1**	**136**
08:30	69	1	0	**70**	1	0	50	**51**	0	0	0	**0**	0	0	0	**0**	**121**
08:45	62	3	0	**65**	4	0	49	**53**	0	3	1	**4**	0	0	0	**0**	**122**
Subtotal	**257**	**6**	**0**	**263**	**6**	**0**	**233**	**239**	**0**	**3**	**2**	**5**	**0**	**0**	**1**	**1**	**508**
Total	**508**	**8**	**0**	**516**	**10**	**0**	**518**	**528**	**0**	**9**	**3**	**12**	**0**	**0**	**1**	**1**	**1057**
Table %	48.1	0.8	0.0	**48.8**	0.9	0.0	49.0	**50.0**	0.0	0.9	0.3	**1.1**	0.0	0.0	0.1	**0.1**	**100.0**
Intersection %	48.1	0.8	0.0	**48.8**	0.9	0.0	49.0	**50.0**	0.0	0.9	0.3	**1.1**	0.0	0.0	0.1	**0.1**	**100.0**
Approach %	98.4	1.6	0.0	**100.0**	1.9	0.0	98.1	**100.0**	0.0	75.0	25.0	**100.0**	0.0	0.0	100.0	**100.0**	-
Total Approach %	98.4	1.6	0.0	**100.0**	1.9	0.0	98.1	**100.0**	0.0	75.0	25.0	**100.0**	0.0	0.0	100.0	**100.0**	-
Peak Hour	07:45	08:00	-	**07:45**	08:00	-	07:15	**07:15**	-	07:00	07:15	**07:00**	-	-	07:30	**07:30**	**07:15**
Peak Total	266	6	0	**269**	6	0	299	**302**	0	6	2	**7**	0	0	1	**1**	**560**
Peak Factor (PHF)	0.9	0.5	-	**0.9**	0.4	-	0.8	**0.7**	-	0.5	0.5	**0.6**	-	-	0.3	**0.3**	**0.6**

APPENDIX E

Driveway Analysis Data

HCS7 Two-Way Stop-Control Report

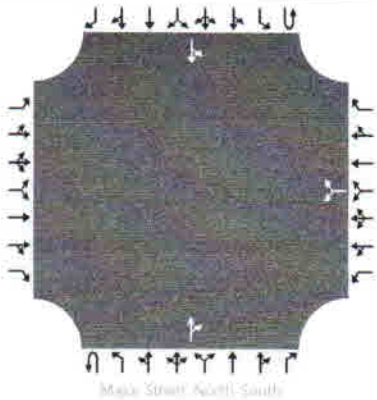
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/28/2017
Analysis Year	2017
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	KOA Campground Alternative Driveway Option

Site Information

Intersection	Driveway and Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Main 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	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						8		23			439	5		13	331	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized			No				No				No				No	
Median Type/Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							32							14		
Capacity, c (veh/h)							496							1088		
v/c Ratio							0.06							0.01		
95% Queue Length, Q_{95} (veh)							0.2							0.0		
Control Delay (s/veh)							12.8							8.4		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						12.8								0.5		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

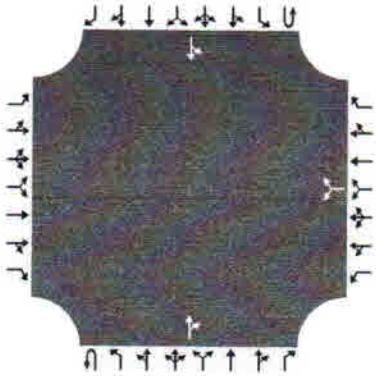
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/28/2017
Analysis Year	2017
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	KOA Campground Alternative Driveway Option

Site Information

Intersection	Driveway and Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



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	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						9		29			350	17		53	438	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							40							56		
Capacity, c (veh/h)							504							1166		
v/c Ratio							0.08							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
Control Delay (s/veh)							12.8							8.2		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						12.8								1.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

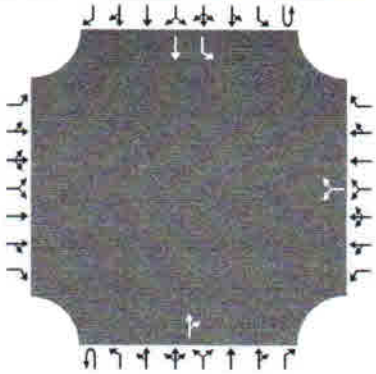
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/28/2017
Analysis Year	2017
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	KOA Campground Driveway

Site Information

Intersection	Driveway & Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



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	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume, V (veh/h)						8		23			439	5		13	331	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							32							14		
Capacity, c (veh/h)							496							1088		
v/c Ratio							0.06							0.01		
95% Queue Length, Q_{95} (veh)							0.2							0.0		
Control Delay (s/veh)							12.8							8.4		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						12.8								0.3		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

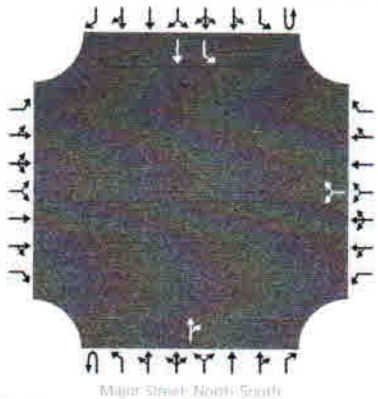
General Information

Analyst	Jasmin Mohyuddin
Agency/Co.	OREP
Date Performed	6/28/2017
Analysis Year	2017
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	KOA Campground Driveway

Site Information

Intersection	Driveway & Jenkins Rd
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



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	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume, V (veh/h)						9		29			350	17		53	438	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							40							56		
Capacity, c (veh/h)							504							1166		
v/c Ratio							0.08							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
Control Delay (s/veh)							12.8							8.2		
Level of Service, LOS							B							A		
Approach Delay (s/veh)						12.8								0.9		
Approach LOS						B										

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EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

KOA - FORT PIERCE

Environmental Assessment

Prepared For:
Lucido & Associates, Inc.

Prepared By:
EW Consultants, Inc.

July 2017
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1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

I. INTRODUCTION -

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on a property referred to as the KOA Fort Pierce site. The project site, as shown on Figure 1 in Appendix A, is ±56.1 acres, and is located at the northeast corner of South Jenkins Road and Edwards Road, east of I-95, and south of Okeechobee Road (S.R. 70). It lies within Section 30, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the north by the North Saint Lucie River Water Control District's (NSLWCD) Canal Number 39 and residential development, to the east by residential development and McNeil Road, to the south by residential development and Edwards Road, and to the west by Jenkins Road (please refer to Figure 3, 2016 Aerial Photograph, in Appendix A for surrounding conditions). The property is undeveloped and forested, and is comprised of a combination of native and exotic vegetation habitat types with man-made surface water areas. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based and loamy soils throughout the project site, all of which are considered poorly drained.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities.

There are several different FLUCCS upland classifications currently present on the site based on fieldwork conducted by EW Consultants, Inc. in July, 2017. They include: Pine Flatwoods (411); Brazilian Pepper (422); Upland Scrub, Pine and Hardwoods (436); Lakes Less than 10 Acres (524), and; Disturbed Lands (740). A land cover map of the observed vegetative community types

is included as Figure 4 in the Appendix A of this report. The land cover types observed on the property are described as follows:

Upland Inventory

411 Pine Flatwoods

This is a sub-category of the FLUCCS Upland Forests classification and includes areas where the tree canopy is dominated by slash pines. The pine flatwood upland habitat is generally found in the eastern half of the property. This area is in good ecological condition with minimal impacts from man-made alterations or exotic vegetation. Some portions of the edges of this upland habitat, especially along McNeil and Edwards roads, contain limited exotic vegetation. Native slash pine, saw palmetto, and gallberry are the dominant plants species within this land cover category. Listed species such as gopher tortoises typically use pine flatwoods for burrowing and foraging. Their presence has been confirmed within this habitat based on the July, 2017 site investigation.

436 Upland Scrub, Pine and Hardwoods

This native upland forest classification includes areas where the tree canopy is generally an even mix of laurel and live oaks, as well as slash pines. It typically occurs in areas that have been previously cleared and have regenerated naturally. Other native plant species observed within the 436 area include cabbage palm, myrsine, wild coffee, saw palmetto, grapevine, and smilax vine. Exotic species include Brazilian pepper, climbing fern, guava, and earleaf acacia. This upland habitat type is located in the central portion of the property, adjacent to and west of the pine flatwoods habitat community, and east of the Brazilian pepper area. The 436 area can be described as a naturally regenerating area with intermediate stages of succession. Although signs of stress from human activities and cover of invasive exotics are currently low, it is apparent that the ecological development within this area is influenced by adjacent exotic vegetation to the west, historic land uses, and current anthropogenic influences including a network of active off-road vehicle trails. Listed species such as gopher tortoises typically use pine flatwoods for burrowing and foraging. Their presence has been confirmed within this habitat based on the July 2017 site investigation. This land cover category also includes portions of a remnant ditch system which appears to be frequently used by off-road vehicles.

422 Brazilian Pepper

Thickets of the exotic Brazilian pepper tree exist within the southwestern and northern portions of the property. These trees typically dominate a landscape and prevent desirable native plant species from establishing. This land cover type provides minimal wildlife habitat, although the state listed gopher tortoise may use the trees' root system for burrowing. No such burrows were identified within the Brazilian pepper area during the July 2017 site investigation. This land cover category also includes portions of a remnant ditch system which appears to be used by off-road vehicles.

740 Disturbed Lands

The northwest portion of the property includes scattered native trees such as slash pines, laurel oaks, and cabbage palms along with exotic Brazilian pepper, lygodium, lead tree, guava, and earleaf acacia. This area has been categorized as disturbed due to the significant percent cover of exotics and the absence of intact native upland habitat.

Other Surface Waters

524 Lakes Less than 10 Acres

Two man-made ponds occur on the property; one located in the northern portion and the other within the southern portion of the project site. Both ponds are in poor ecological condition and offer minimal foraging opportunities for wildlife.

The northern pond is adjacent to a berm that is associated with the NSLWCD canal that extends along the northern property boundary. Vegetation within and around this pond includes exotic Brazilian pepper along most of its outer perimeter with exotic primrose willow growing within the more central portions of the pond.

The southern pond also has a berm along a portion of its perimeter which is likely composed of excavated soil from the pond. Vegetation within and around this pond is dominated by exotic Brazilian pepper and exotic primrose willow.

V. WILDLIFE AND LISTED SPECIES EVALUATION -

Preliminary field observations made during the July, 2017 site visit indicate that the property hosts a variety of wildlife species. The table below lists the species that were directly observed, or evidence of their presence was noted through indirect means, such as scat, tracks, or burrows. In general, the western third to half of the property is dominated by non-native invasive trees with poor suitability for wildlife except for feral hogs (also exotic). The pine flatwoods and upland forest host a number of hunting stations. The upland scrub, pine and hardwood area includes a network of well-established paths indicating that off-road trucks and ATV's traverse the site through such trails and shallow ditches on a regular basis. Given the anthropogenic disturbances and its setting within a suburban landscape, the site does not provide the habitat suitable to host a large variety of listed species. Below is a table of observed listed and non-listed wildlife on-site:

Common Name	Scientific Name	On-Site Locations	Status	Occurrence
Raccoon	*Procyon lotor*	Throughout site	Not listed	Directly observed
Hog	*Sus scrofa*	Throughout site	Not listed	Directly observed
Black Racer	*Coluber constrictor*	Throughout site	Not listed	Directly observed
Cattle Egret	*Bubulcus ibis*	In/around ditches and in open areas	Not listed	Directly observed
Mourning Dove	*Zanaida macroura*	Throughout site	Not listed	Directly observed
Northern Mockingbird	*Mimus polyglottus*	Throughout site	Not listed	Directly observed
Northern Cardinal	*Cardinalis cardinalis*	Pine flatwoods and mixed forest	Not listed	Directly observed
Blue Jay	*Cyanocitta cristata*	Throughout site	Not listed	Directly observed
Red-Shouldered Hawk	*Buteo jamiacensis*	Throughout site	Not listed	Directly observed
Black Vulture	*Coragyps atratus*	Throughout site	Not listed	Directly observed
Turkey Vulture	*Cathartes aura*	Throughout site	Not listed	Directly observed
Gopher Tortoise	*Gopherus polyphemus*	Pine flatwoods and mixed forest	Threatened – State	Indirectly observed (burrows)

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

While their presence was not detected either directly or indirectly, a number of other species may occur due to the site's habitats. In particular, the pine flatwoods, upland hardwood forest, ponds, and ditches may provide habitat and foraging opportunities for a number of listed species, which are outlined in the below table.

Common Name	Latin Name	Likely Location	Legal Status	Occurrence
Roseate Spoonbill	*Ajaia ajaja*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Reddish Egret	*Egretta rufescens*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Little Blue Heron	*Egretta caerulea*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Tricolored Heron	*Egretta tricolor*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Wood Stork	*Mycteria amricana*	In/around ditches and ponds	Threatened – State and Federal	Not directly observed, but suitable habitat is present
Florida Sandhill Crane	*Grus canadensis pratensis*	In/around northern pond and open areas	Threatened - State	Not directly observed, but suitable habitat is present
Sherman's Fox Squirrel	*Sciurus niger shermani*	In upland forests with mature pines	Species of Special Concern - State	Not directly observed, but suitable habitat is present
Eastern Indigo Snake	*Drymarchon corais couperi*	In pine flatwoods; gopher tortoise commensal	Threatened – State and Federal	Not directly observed, but suitable habitat is present
American Alligator	*Alligator mississippiensis*	In ditches and ponds	State and Federal – Threatened (similarity of appearance to American crocodile)	Not directly observed, but suitable habitat is present

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

The confirmed presence of potentially occupied gopher tortoise burrows represents the only listed species identified on-site during the July 2017 site visit. Gopher tortoises are listed as a state-designated threatened species and are protected by state law, Chapter 68A-27, Florida Administrative Code. Within 90 days prior to any clearing activities, a complete gopher tortoise survey covering 100% of those area slated for clearing on-site must be conducted. If impacts to gopher tortoise burrows as a result of land alterations cannot be avoided, a permit must be obtained from Florida Fish and Wildlife Conservation Commission (FFWCC) to relocate gopher tortoises to a permitted recipient site.

The FFWCC's database was searched in order to identify wading bird colonies near the project site. The foraging range for the state and federally-listed listed wood stork is 18.6 miles. Since several wading bird colonies exist within that distance of the project site (mainly along the Indian River Lagoon), it would be considered within the wood stork's foraging range (see Figure 5 in Appendix A).

Although the bald eagle has been de-listed, the birds and their nests are still protected under the federal Bald and Golden Eagle Protection Act. Although no such nests or individuals were observed during the site visit, this area of St. Lucie County contains sufficient mature pine trees and waterways to support bald eagle populations. This is evident by Figure 6 in Appendix A, which shows the recorded eagle nest locations within 10 miles of the project site. The closest recorded nest is SL006 just east of I-95 by the Wal-Mart Distribution center, approximately a mile from the project site.

Three listed plant species, the common wild-pine (*Tillandsia fasciculate*), the reflexed wild-pine (*Tillandsia balbisiana*), and the giant wild-pine (*Tillandsia urticulata*) were observed throughout the property. Common wild-pine and giant wild-pine are listed as endangered and reflexed wild-pine is listed as threatened by the Florida Department of Agriculture and Consumer Services (FDACS); none are federally listed. FDACS' listed plant species are considered the property of the landowner, and as such, the landowner has the ability to remove or relocate the listed plant species without authorization from the State. State law prohibits the sale of regulated plants. No federally listed plants were observed on-site.

APPENDIX A

Figure 1: Location Map

Figure 2: USGS Quadrangle Map

Figure 3: 2016 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests



LEGEND

▨ - SITE (56.1+/- AC)

0 2,000 Feet

N

KOA FORT PIERCE
LOCATION MAP

EW CONSULTANTS, INC.

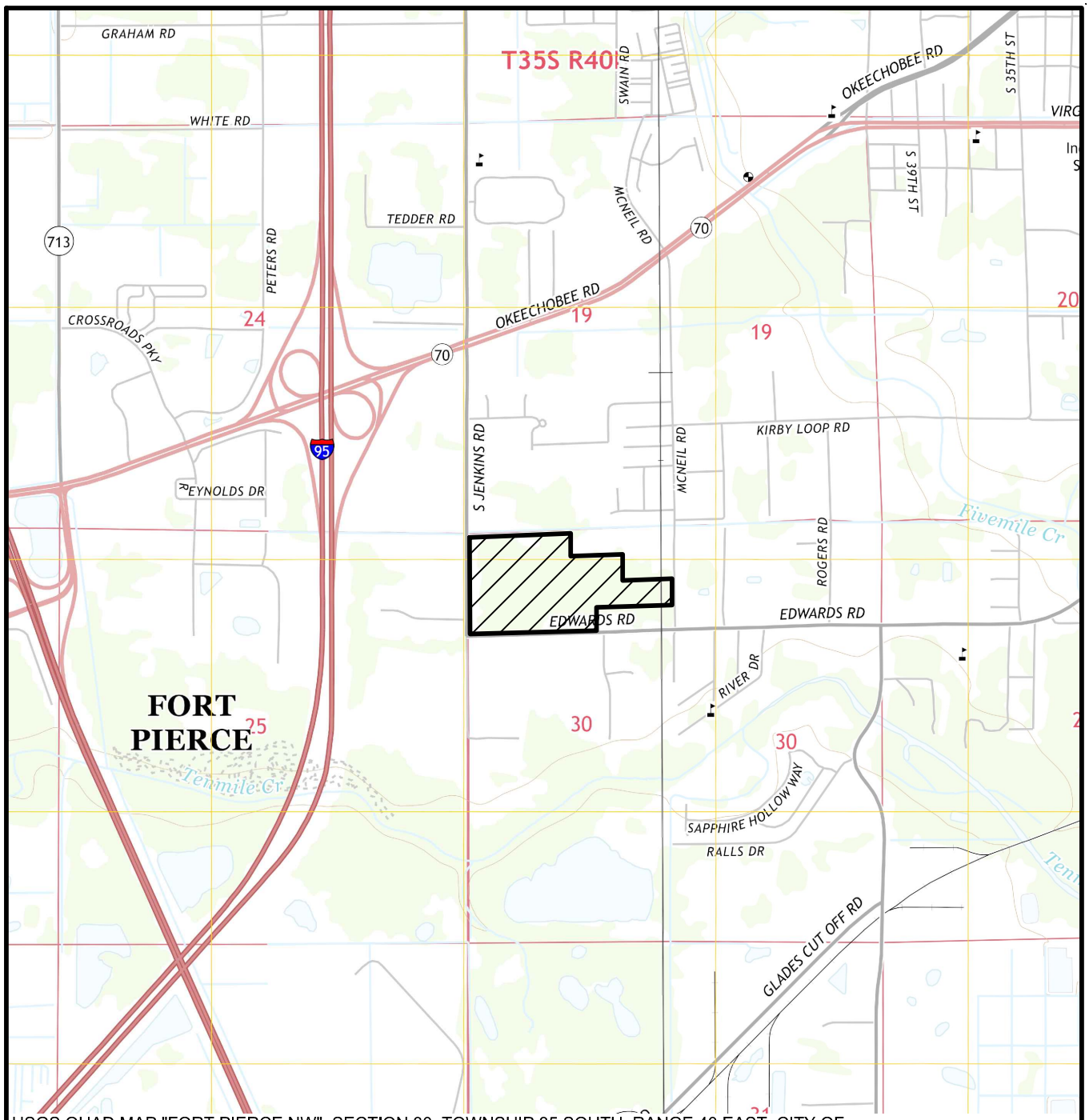
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Stuart, FL 34996
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www.ewconsultants.com

JULY 2017

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°24'32" LONGITUDE -80°22'47"

LEGEND

▨ - SITE (56.1± AC)

0 2000

SCALE IN FEET

KOA FORT PIERCE

QUAD MAP

CONSULTANTS, INC.

EW CONSULTANTS, INC.

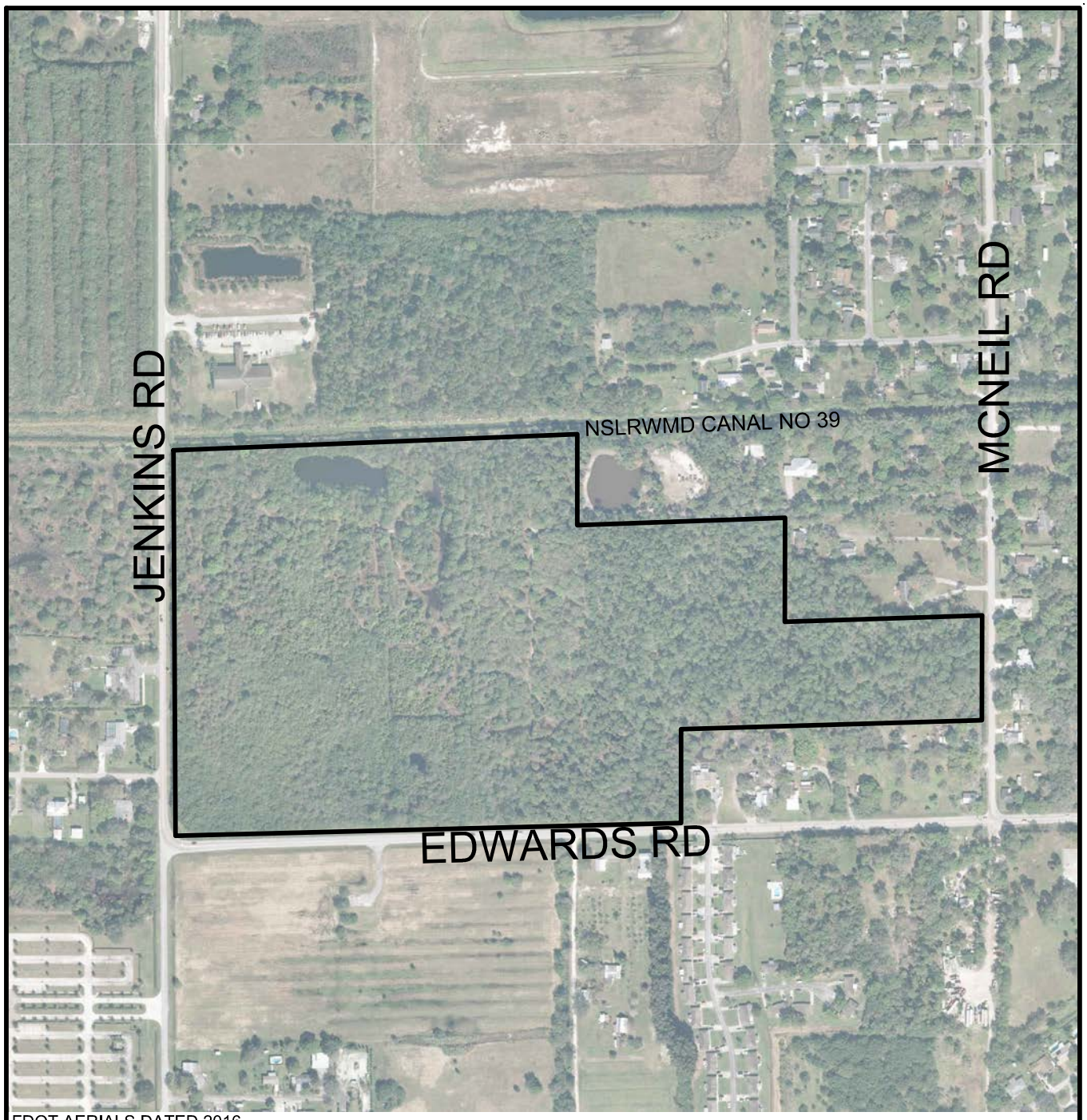
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FIGURE

2

Fort Pierce KOA.dwg QUAD



FDOT AERIALS DATED 2016

0 500
SCALE IN FEET

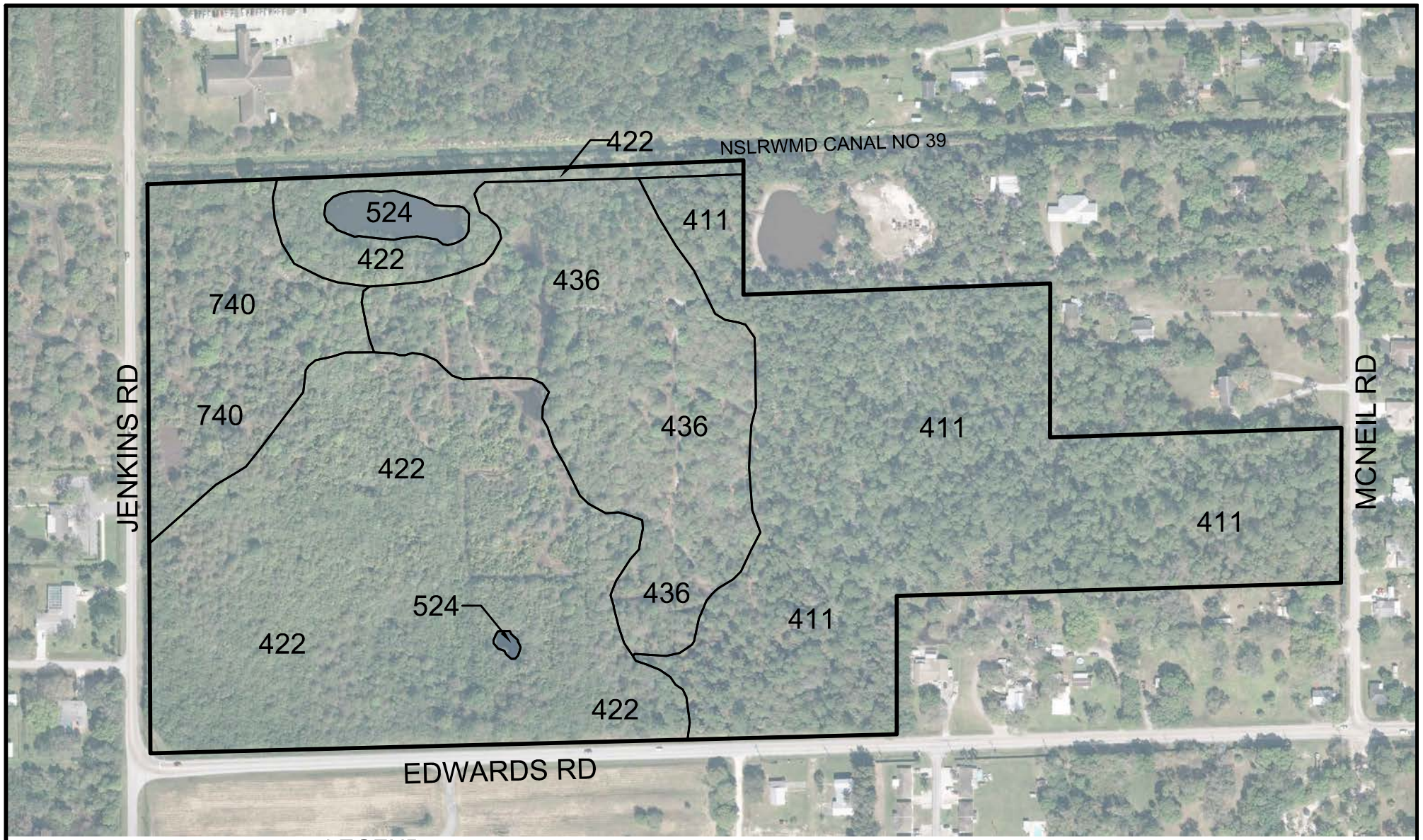
KOA FORT PIERCE
AERIAL

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FIGURE
3

Fort Pierce KOA.dwg AERIAL



FDOT AERIALS DATED 2016

LEGEND

411 - PINE FLATWOODS (19.7± AC)
422 - BRAZILIAN PEPPER (19.9± AC)
436 - UPLAND SCRUB, PINE & HARDWOODS (10.4± AC)
524 - LAKES LESS THAN 10 ACRES (0.7± AC)
740 - DISTURBED LANDS (5.4± AC)
TOTAL SITE (56.1± AC)

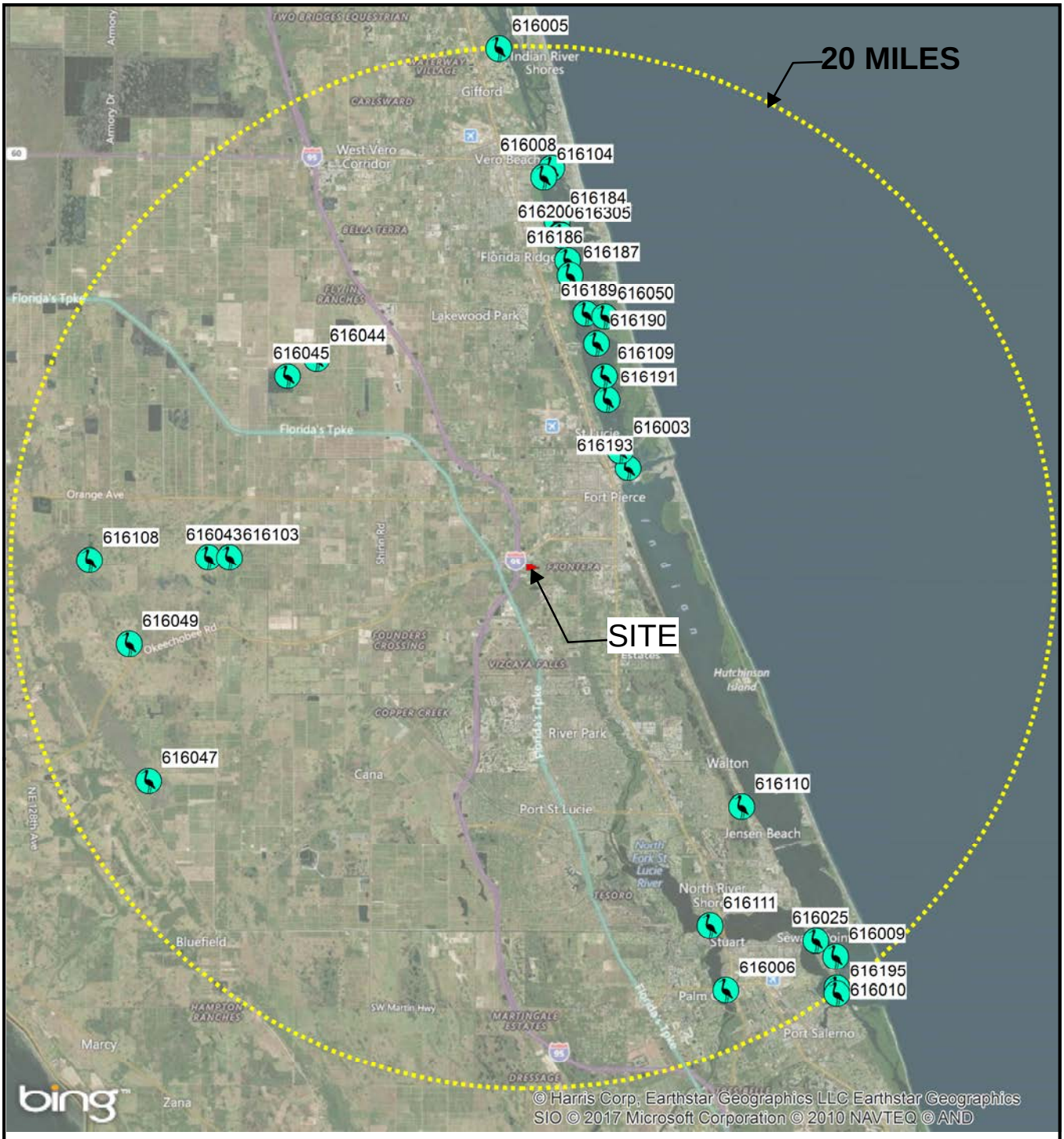
KOA FORT PIERCE FLUCCS MAP

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FIGURE 4

Fort Pierce KOA.dwg FLUCCS



LEGEND

FFWCC 1999 WOODSTORK NESTING COLONIES & WADING BIRD ROOKERY

0 7 Miles

N

KOA FORT PIERCE

FFWCC WADING BIRD COLONIES DATABASE

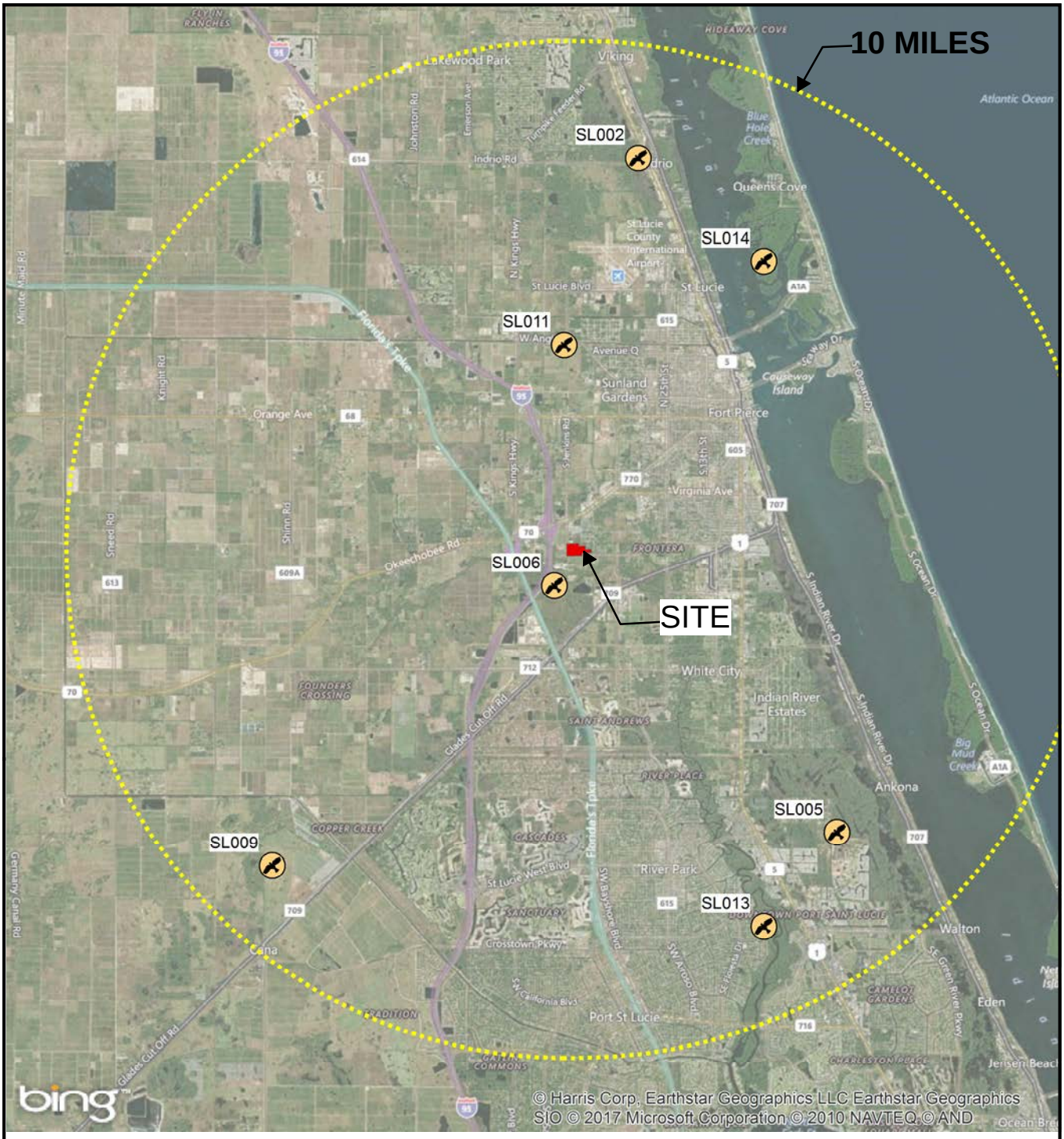
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FIGURE

5



0 3 Miles

N

LEGEND

FFWCC EAGLE NESTING 2015

KOA FORT PIERCE
EAGLE NESTING

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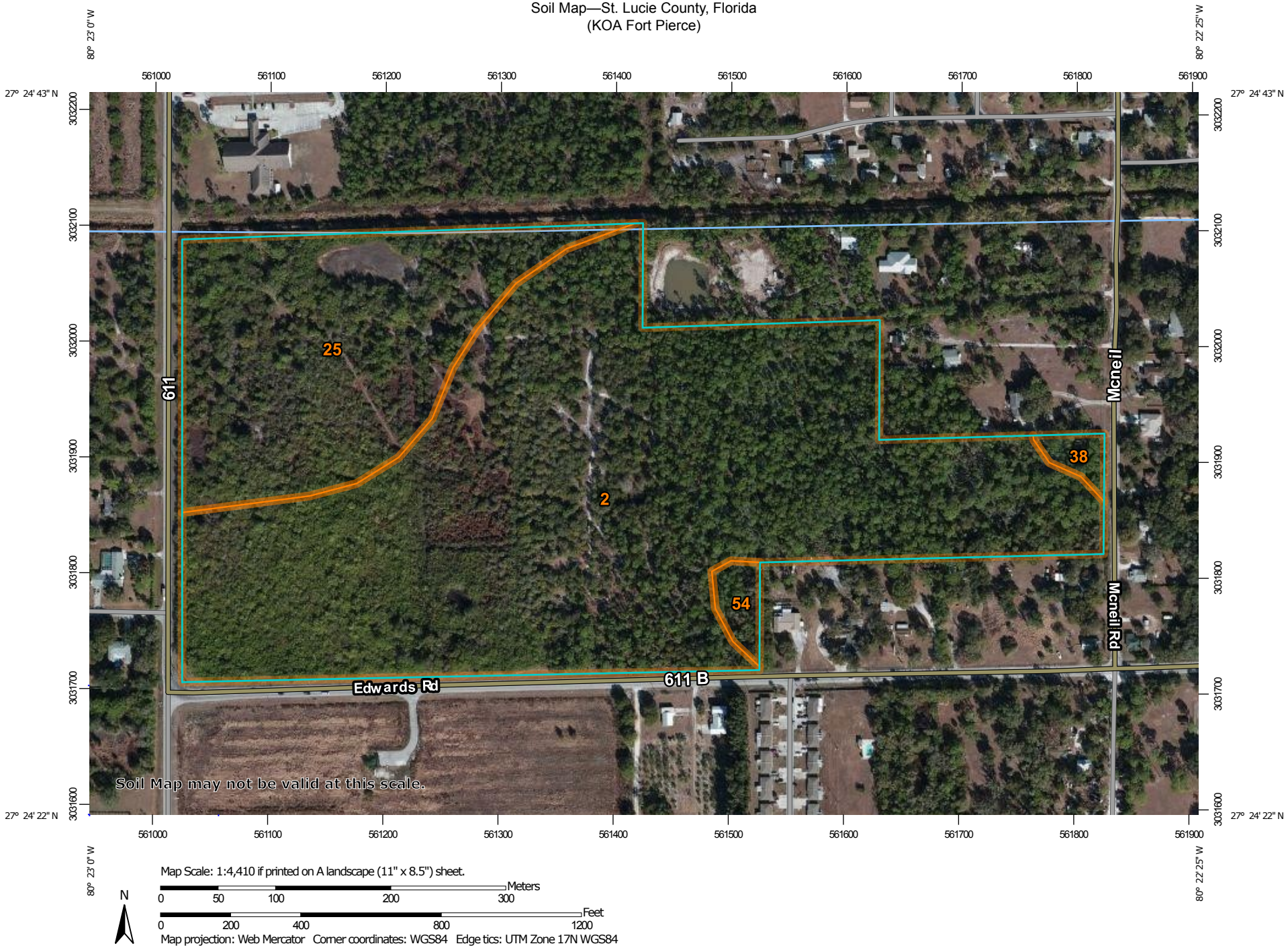
FIGURE

6

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(KOA Fort Pierce)



Map Scale: 1:4,410 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 9, Sep 16, 2016

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

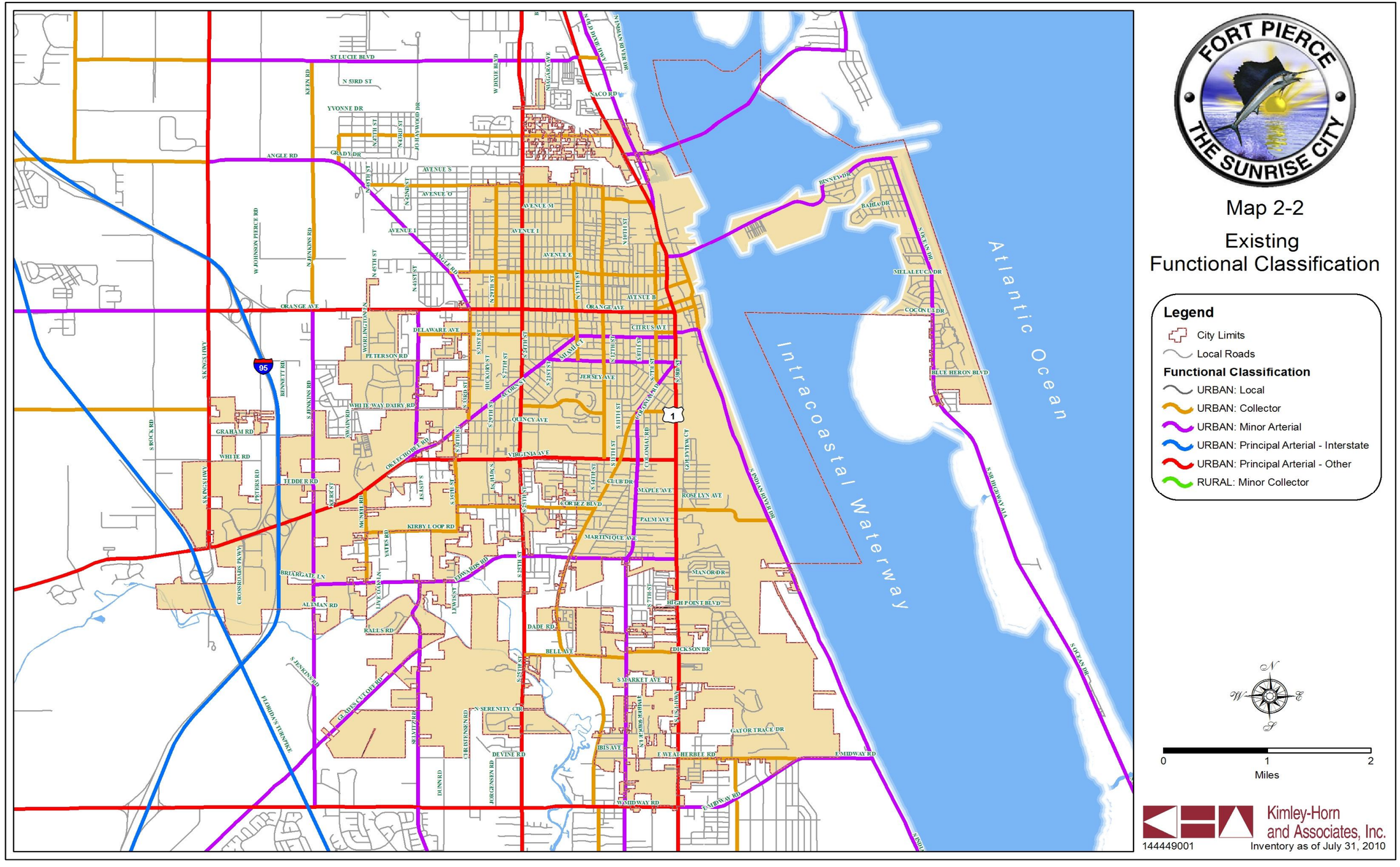
Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

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

Map Unit Legend

St. Lucie County, Florida (FL111)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
2	Ankona and Farmton sands	40.9	73.0%
25	Nettles and Oldsmar sands	14.0	24.9%
38	Riviera fine sand, 0 to 2 percent slopes	0.5	0.9%
54	Winder sand, depressional	0.7	1.2%
Totals for Area of Interest		**56.1**	**100.0%**

Map 2-2 - Existing Functional Classification



FORT PIERCE
THE SUNRISE CITY

Map 2-2

Existing Functional Classification

Legend

- City Limits
- Local Roads

Functional Classification

- URBAN: Local
- URBAN: Collector
- URBAN: Minor Arterial
- URBAN: Principal Arterial - Interstate
- URBAN: Principal Arterial - Other
- RURAL: Minor Collector

N
W E
S

0 1 2
Miles

Kimley-Horn and Associates, Inc.

144449001

Inventory as of July 31, 2010

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

Property Identification

Site Address: TBD
Parcel ID: 2430-212-0001-000-5
Account #: 32783
Sec/Town/Range: 30/35S/40E
Map ID: 24/30N
Zoning: R4
Use Type: 6700
Jurisdiction: Fort Pierce

Ownership

Ariel Homes of Treasure Coast
4525 Prairie Ave
Miami Beach, FL 33140

Legal Description

30 35 40 S 1/2 OF NW 1/4 OF NE 1/4 OF NW 1/4 AND N 1/2 OF S 1/2 OF NE 1/4 OF NW 1/4-LESS E 33 FT- AND SW 1/4 OF SW 1/4 OF NE 1/4OF NW 1/4-LESS S 33 FT- AND NW 1/4OF NW 1/4-LESS W 40 FT AND LESS S 33 FT- (34) (52.80 AC) (OR 1907-1999)

Current Values

Just/Market:	$739,200	Assessed:	$505,200
Exemptions:	$0	Taxable:	$505,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$739,200	$505,200	$0	$505,200
2015	$739,200	$505,200	$0	$505,200
2014	$1,108,800	$1,108,800	$0	$1,108,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-20-2004	1907 / 1999	XX00	SP	Pechter,Jack	$3,200,000
01-08-2004	1880 / 2602	XX00	WD	Twenty Six Associates LLC,	$2,350,000
11-21-2003	1851 / 1059	XX00	WD	Hauck,Edmond J	$1,125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	52.8
Land Size (SF):	2,299,968
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

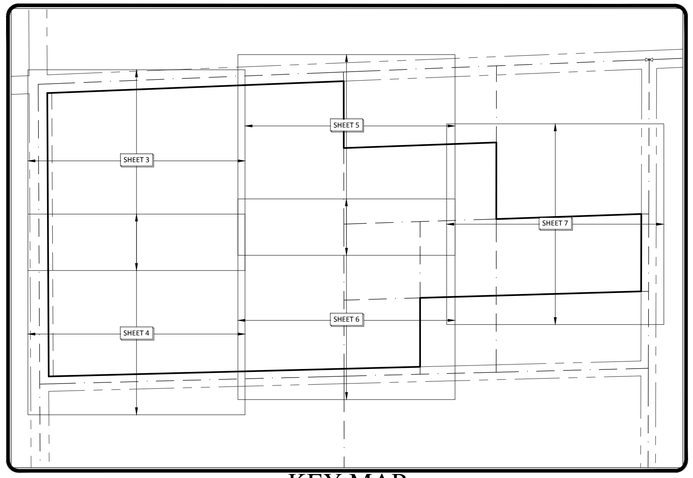
This information is believed to be correct at this time but it is subject to change and is not warranted.
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BOUNDARY, TOPOGRAPHIC & TREE SURVEY

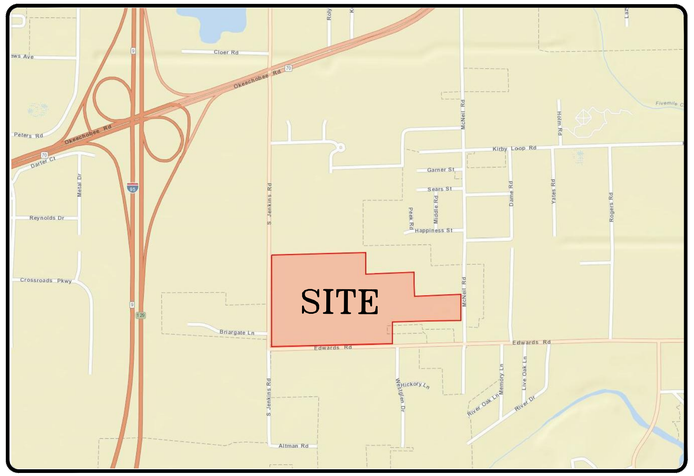
FOR

K.O.A. CAMPGROUNDS

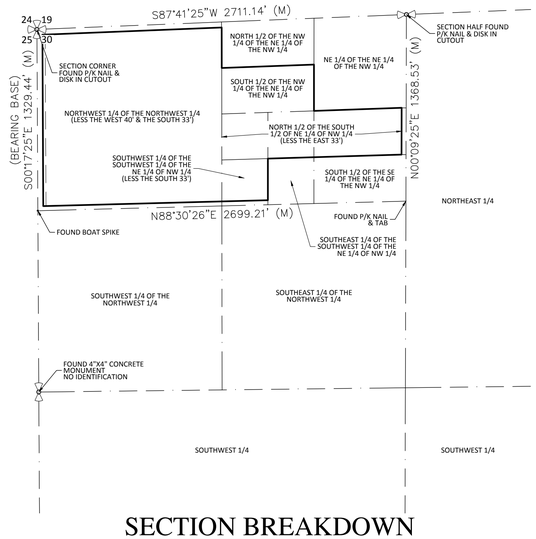
In Section 30,
Township 35 South, Range 40 East
Saint Lucie County, Florida



KEY MAP
NO SCALE



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE



SECTION BREAKDOWN
NO SCALE

LEGEND

(P)	PLAT DATA	INFO.	INFORMATION
(C)	CALCULATED FROM FIELD MEASUREMENTS	TOB	TOP OF BANK
(D)	DEED OR DESCRIPTION	OHW	OVERHEAD UTILITY WIRES
(M)	MEASURED DIMENSION	SV	SANITARY VALVE
(R)	RECORD DATA	GV	GAS VALVE
P.O.C.	POINT OF COMMENCEMENT	WV	WATER VALVE
P.O.B.	POINT OF BEGINNING	DDCV	DOUBLE DETECTOR CHECK VALVE
LB	LICENSED BUSINESS	CMP	CORRUGATED METAL PIPE
PRM	PERMANENT REFERENCE MONUMENT	RCP	REINFORCED CONC PIPE
IR/C	5/8" IRON ROD & CAP	IRR	IRRIGATION
CM	CONCRETE MONUMENT	YD	YARD DRAIN
CCR	CERTIFIED CORNER RECORD		VALVE
FD / FND	FOUND		WATER VALVE
IR	IRON ROD		SANITARY VALVE
MAG/D	MAG NAIL & DISC		GAS VALVE
ID	IDENTIFICATION		IRRIGATION VALVE
ORB.	OFFICIAL RECORDS BOOK		REUSE WATER VALVE
PB.	PLAT BOOK		AIR RELEASE VALVE
PG.	PAGE		WATER SERVICE
△	CENTRAL ANGLE		SANITARY SERVICE
R	RADIUS		HAND HOLE
L	ARC LENGTH		FIRE HYDRANT
CB	CATCH BASIN		FIRE DEPARTMENT CONNECTION (FDC)
CH	CHORD DIMENSION		WELL
CUP	CONC UTILITY POLE		MONITOR WELL
WUP	WOOD UTILITY POLE		WATER METER
WLP	WOOD LIGHT POLE		WATER BACK FLOW PREVENTOR
MLP	METAL LIGHT POLE		DRAINAGE MANHOLE
TSB	TRAFFIC SIGNAL BOX		SANITARY MANHOLE
PSP	PEDESTRIAN SIGNAL POLE		GAS MANHOLE
UGE	UNDERGROUND ELECTRIC		GAS LINE MARKER
UG	UNDERGROUND		FIBER OPTICS MANHOLE
R/W	RIGHT OF WAY		FIBER OPTICS MARKER
A/C	AIR CONDITIONING		ELECTRICAL JUNCTION BOX
CBS	CONCRETE BLOCK STRUCTURE		CABLE UTILITY JUNCTION BOX RISER
WM	WATER METER		WOOD UTILITY POLE
WV	WATER VALVE		CONCRETE UTILITY POLE
SV	SEWER VALVE		METAL UTILITY POLE
FM	FORCE MAIN		LIGHT POLE
U.E.	UTILITY EASEMENT		TRAFFIC SIGNAL BOX
P.U.E.	PRIVATE UTILITY EASEMENT		STREET SIGN
P.G.E.	DRAINAGE EASEMENT		SANITARY CLEAN OUT
D.E.	DRAINAGE EASEMENT		TRANSFORMER
P.D.E.	PRIVATE DRAINAGE EASEMENT	N	NORTHING (OR NORTH)
L.S.E.	LANDSCAPE EASEMENT	E	EASTING (OR EAST)
M.B.E.	MAINTENANCE BUFFER EASEMENT		DRAINAGE STRUCTURE (CURB INLET)
℄	CENTERLINE		DRAINAGE STRUCTURE (CATCH BASIN)
℞	PROPERTY LINE		DRAINAGE STRUCTURE (YARD DRAIN)
℔	BASELINE		MAIL BOX
No.	NUMBER		CANTILEVERED LIGHT POLE
TYP	TYPICAL		SPOT ELEVATION
STA	STATION		TREE WITH SCHEDULE TAG
O/S	OFF SET		BENCHMARK
NAVD	NORTH AMERICAN VERTICAL DATUM		GUY ANCHOR
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		
FPL	FLORIDA POWER & LIGHT		
CCR	CERTIFIED CORNER REPORT		
MM	MAINTENANCE MAP		
T.B.M.	TEMPORARY BENCH MARK		
P-ID-	PARCEL IDENTIFICATION NUMBER		
N.S.L.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT		
INV	INVERT		
MES	MITERED END SECTION		
HDWALL	HEAD WALL		
EL	ELEVATION		
CLF	CHAIN LINK FENCE		
CONC	CONCRETE		
UA	UTILITY ANCHOR		
CLP	CONCRETE LIGHT POLE		
S.F.	SQUARE		
FT.	FEET		
	SECTION CORNER		
	SECTION 1/4 CORNER		
✳	(PCP) PERMANENT CONTROL POINT		
o	PROPERTY CORNER (AS DESCRIBED)		
P/K	PARKER KALON		



SHEET INDEX

1	Vicinity Map, Legal Descriptions, Notes, Key Map & Certification
2	Boundary Map
3–7	Tree & Topographic Map Sheets

DESCRIPTION (PER ORB 1907, PG. 1999)

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 56.035 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE LAST DATE OF FIELD WORK WAS AUGUST 18, 2017.
2. OVERALL TOTAL PARCELS CONTAIN 56.035 ACRES MORE OR LESS.
3. DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
4. THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE DESIGNATION "X" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12111C0167J, SAINT LUCIE COUNTY, FLORIDA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE FEBRUARY 16, 2012.
5. BOUNDARY DIMENSIONS SHOWN HERON ARE BASED ON THE WEST SECTION LINE OF SECTION 30, HAVING A BEARING OF N00°17'25"W, BEARINGS THEREOF ARE NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION.
6. SUBSURFACE UTILITIES, FOUNDATIONS AND OTHER IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
7. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
8. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN. SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY.
9. AERIAL IMAGES, IF SHOWN WERE TAKEN FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION WEB SITE, CURRENT FLIGHT YEAR 2016 AT THE TIME OF SURVEY.
10. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
11. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
12. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
13. THE TREES SHOWN HEREON ARE NATIVE HARDWOOD SPECIES WITH A 14" DIAMETER OR LARGER AS WELL AS PALM SPECIES WITH A 10' OR GREATER TRUNK CLEARANCE.
14. ALL TREES WERE LOCATED UTILIZING GPS OBSERVATIONS UNDER HEAVY VEGETATIVE CANOPY. DUE TO SITE CONDITIONS, A MINIMAL MARGIN OF ERROR SHOULD BE EXPECTED.
15. THE DESCRIBED PROPERTY IS SUBJECT TO THE MATTERS OF RECORD AS SHOWN IN THE TITLE COMMITMENT SCHEDULE, PROVIDED TO THE SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 103579–40, HAVING AN EFFECTIVE DATE OF APRIL 24, 2017. THIS SURVEY OFFICE HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN	CHECKED BY
S. TROTTER	DRAWN BY
17.219	FILENAME
SEE SHEET #	LAYOUT
AS SHOWN	SCALE
08/16/2017	DATE

8/30/17	ADDED TITLE COMMITMENT EXCEPTIONS AND PARAGRAPH
8/29/17	REVISED ACREAGE, ADD DIMENSIONS FOR MISSING LINES AND MISSING FENCES
8/22/17	UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS
DATE	REVISION COMMENTS

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
FOR
KAMPGROUNDS OF AMERICA
ST. LUCIE COUNTY FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

17-219

1 OF 7

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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SECTION CORNER
FOUND P/K NAIL
& DISK IN CUTOUT

24 19
25 30

81.00' WIDE N.S.L.R.W.C.D.
CANAL NO. 39 RIGHT OF WAY

NORTH LINE SECTION 30

N87°41'25"E 1355.57' (C)

℄ C/L SWALE

TOP OF SWALE

NORTH BOUNDARY LINE PER DESCRIPTION

S02°16'56"E 40.50'

N87°41'25"E 2711.14' (M)(OVERALL)

N87°41'25"E 1355.57' (C)

℄

NORTH LINE SECTION 30

SECTION HALF
FOUND P/K NAIL
& DISK IN CUTOUT

4' BARB WIRE FENCE (LOCATED BY OTHERS)

N87°41'25"E 1315.38' (C)

BOUNDARY PER N.S.L.R.W.C.D.

SET 5/8" IRON
ROD & CAP
LB#8098

N02°23'28"W 7.04'

FOUND 5/8" IRON
ROD (NO CAP)

ST. LUCIE COUNTY B.M.
"BRAD"
ELEV.=15.106' NAVD 1988

POND

TOP OF DITCH

TOP OF DITCH

S00°03'48"E 296.73' (C)

SET 5/8" IRON
ROD & CAP
LB#8098

FOUND 1/2"
IRON PIPE
N66°53'30"W 4.31'

SET 5/8" IRON
ROD & CAP
LB#8098

N87°53'38"E 677.04' (C)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

S00°09'25"W 684.27'

66' PUBLIC RIGHT OF WAY

(M) MCNEIL ROAD

33.00' RIGHT OF WAY DEDICATION

SOUTH 1/2 OF THE
NW 1/4 OF NE 1/4
OF NW 1/4

S00°02'51"W 339.70' (C)

S89°50'35"E 33.00'

FOUND 5/8" IRON ROD
& CAP (ILLEGIBLE)

FOUND 1/2"
IRON PIPE
S28°36'51"E 4.74'

N87°59'32"E 643.32' (C)

SET 5/8" IRON
ROD & CAP
LB#8098

SET 5/8" IRON
ROD & CAP
LB#8098

S00°09'25"W 1368.53'

S00°09'25"W 343.20' (C)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

20.00' EASEMENT DESCRIBED
IN O.R.B. 2919, PG 1941

(8)

40.00' RIGHT OF WAY DEDICATION

S. JENKINS ROAD — 80' PUBLIC RIGHT OF WAY

BENCHMARK #1
SET MAG NAIL & DISK
LB#8098
ELEV.=15.92' NAVD 1988

N00°17'25"W 1256.63' (C)

N00°17'25"W 1329.59' (M)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

NORTHWEST 1/4 OF THE
NORTHWEST 1/4

NORTH 1/2 OF THE SOUTH
1/2 OF NE 1/4 OF NW 1/4

FOUND 5/8" IRON
ROD (NO CAP)
N70°16'16"W 1.27'

SET 5/8" IRON
ROD & CAP
LB#8098

S88°18'08"W 980.33' (C)

SET 5/8" IRON
ROD & CAP
LB#8098

S89°50'35"E 33.00'

S00°09'25"W 684.27'

SOUTHWEST 1/4 OF
THE SOUTHWEST
1/4 OF NE 1/4 OF
NW 1/4

S00°00'28"E 305.47' (C)

TOP OF SWALE
C/L OF SWALE
TOP OF SWALE

FOUND 5/8" IRON ROD
& CAP (PLS#5209)

S00°00'28"E 33.01'

FOUND P/K
NAIL & TAB

FOUND 5/8" IRON
ROD & CAP
(ILLEGIBLE)

33.00' RIGHT OF
WAY DEDICATION

4' BARB WIRE FENCE (LOCATED BY OTHERS)

S88°30'26"W 1647.26' (C)

N88°30'26"E 337.42' (C)

S88°30'26"W 674.84' (C)

EDWARDS ROAD – 66' PUBLIC RIGHT OF WAY

EDGE OF PAVEMENT

SECTION 30 1/4 LINE

EDGE OF PAVEMENT

S88°30'26"W 1349.68' (C)

N88°30'26"E 2639.21' (M)
(OVERALL)

FOUND BOAT SPIKE

BENCHMARK #2
SET MAG NAIL & DISK
LB#8098
ELEV.=16.23' NAVD 1988

BENCHMARK #3
SET MAG NAIL & DISK
LB#8098
ELEV.=16.23' NAVD 1988

BENCHMARK #4
SET MAG NAIL & DISK
LB#8098
ELEV.=15.59' NAVD 1988

ST. LUCIE COUNTY B.M.
"JANE"
ELEV.=14.959' NAVD 1988

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.
(INTENDED DISPLAY SCALE)

NORTH

Title Commitment Exceptions

#	Exception	Plottable
1	Any rights, interests or claims of parties in possession of the land not shown by the public records.	No
2	Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.	Yes
3	Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.	No
4	Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.	No
5	Taxes or special assessments not shown as lien in the public records or in the records of the local tax collecting authority, at Date of Policy.	No
6	Any minerals or mineral rights leased, granted or retained by current or prior owners.	No
7	Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.	No
8	Easement granted to the City of Fort Pierce, for the use and benefit of the Fort Pierce Utilities Authority, recorded in Book 2919, page 1941.	Yes
9	Terms, conditions and provisions, including, but limited to, notice of transfer to South Florida Water Management District, contained in Environmental Resource Permit Notice recorded in Book 2838, page 1305 and Notice of Environmental Resource or Surface Water Management Permit recorded in Book 2860, page 555.	No
10	Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas systems supplying the lands described herein.	No

ENGINEERS & SURVEYORS

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M. OWEN	CHECKED BY
S. TROTTER	DRAWN BY
17-219	FILENAME
SEE SHEET #	LAYOUT
AS SHOWN	SCALE
08/15/2017	DATE

DATE	REVISION COMMENTS
8/30/17	ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENT
8/29/17	REVISED ACREAGE, ADD MISSING R/W DIMENSIONS, ADD MISSING FENCES
8/22/17	UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY FLORIDA

10250 VILLAGE PARKWAY
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ST. LUCIE COUNTY B.M.
"BRAD"
ELEV.=15.106' NAVD 1988

SECTION CORNER FOUND P/K NAIL & DISK IN CUTOUT

24 19
25 30

C/L 81' N.S.L.R.W.C.D. RIGHT-OF-WAY

C/L SWALE
TOP OF SWALE

N87°41'25"E 1315.38' (C)

SET 5/8" IRON ROD & CAP LB#8098

FENCE TIE (21'S, 0.47'W)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

POND

S. JENKINS ROAD - 80' PUBLIC RIGHT OF WAY

BENCHMARK #1
SET MAG NAIL & DISK
LB#8098
ELEV.=15.92' NAVD 1988

N00°17'25"W 1256.63' (C)

N00°17'25"W 329.59' (M)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

TREE SCHEDULE		
#	Tree	Dia.
0000	PINE	14
0001	PINE	16
0002	PINE	14
0003	PINE	14
0004	PINE	14
0005	PINE	14
0006	PALM	18
0007	PINE	16
0008	PINE	14
0009	PINE	16
0010	PALM	14
0011	OAK	6
0012	OAK	12
0013	PALM	18
0014	PINE	20
0015	OAK	8
0016	OAK	6
0017	OAK	6
0018	OAK	6
0019	OAK	6
0020	OAK	6
0021	PINE	14
0022	PINE	12
0023	OAK	8
0024	OAK	6
0025	OAK	6
0026	OAK	6
0027	PALM	12
0028	PALM	18
0029	PALM	24
0030	OAK	8
0031	PALM	12
0032	PALM	18
0033	PALM	12
0034	PALM	18
0035	PALM	20
0036	PALM	18
0037	PALM	20
0038	PALM	18
0039	PALM	5
0040	PALM	24
0041	OAK	6
0042	PALM	24
0043	PALM	24
0044	PALM	24
0045	PINE	30
0046	OAK	8
0047	OAK	12
0048	PALM	18
0049	OAK	12
0050	OAK	18
0051	OAK	6
0052	OAK	6
0053	OAK	6
0054	OAK	6
0055	OAK	6
0056	OAK	6
0057	OAK	8
0058	PALM	12
0059	OAK	6
0060	OAK	6
0061	OAK	6
0062	OAK	6
0063	OAK	6
0064	OAK	8
0065	OAK	12
0066	OAK	12
0067	OAK	8
0068	OAK	8
0069	PALM	12
0070	OAK	8
0071	OAK	8
0072	OAK	8
0073	OAK	8
0074	PALM	18
0075	PALM	20
0076	PALM	18
0077	OAK	8
0078	OAK	8
0079	PALM	16
0080	OAK	16
0081	OAK	8
0082	OAK	8
0083	OAK	8
0084	OAK	8
0085	OAK	8
0086	PALM	16
0087	OAK	8
0088	OAK	12
0089	OAK	12
0090	OAK	12
0091	OAK	18
0092	OAK	18
0093	OAK	18
0094	OAK	18
0095	OAK	18
0096	PALM	18
0097	OAK	18
0098	PALM	18
0099	PALM	18
0100	PALM	18
0101	PINE	18
0102	OAK	18
0103	OAK	18
0104	PALM	18
0105	OAK	18
0106	OAK	18
0107	PALM	24
0108	PALM	24
0109	OAK	10
0110	OAK	10
0111	OAK	10
0112	OAK	10
0113	OAK	10
0114	OAK	10
0115	OAK	10
0116	OAK	10
0117	OAK	10
0118	OAK	10
0119	PALM	18
0120	PALM	18
0121	PALM	18
0122	PALM	18
0123	PALM	18
0124	PALM	18
0125	PALM	18
0126	PALM	18
0127	PALM	18
0128	PALM	18
0129	PALM	18
0130	PALM	18
0131	PALM	18
0132	PALM	18
0133	PALM	18
0134	PALM	14
0135	PALM	18
0136	PALM	18
0137	PALM	18
0138	PALM	18
0139	PALM	18
0140	PALM	18
0141	OAK	14
0142	OAK	14
0143	OAK	14
0144	PALM	18
0145	PALM	18
0146	PALM	14
0147	PALM	14
0148	PALM	14
0149	OAK	14
0150	PALM	18
0151	PALM	30
0152	OAK	20
0153	OAK	20
0154	PALM	24
0155	PALM	24
0156	PALM	14
0157	PALM	14
0158	OAK	20
0159	PALM	14
0160	OAK	14
0161	PALM	14
0162	PALM	14
0163	PALM	14
0164	OAK	14
0165	PALM	14
0166	OAK	14
0167	PALM	14
0168	OAK	14
0169	PALM	14
0170	OAK	14
0171	OAK	14
0172	PALM	14
0173	OAK	14
0174	PALM	14
0175	OAK	36
0176	PALM	18
0177	PALM	18
0178	PALM	18
0179	PALM	18
0180	PALM	18
0181	PALM	18
0182	PALM	18
0183	PALM	18
0184	PALM	18
0185	PALM	18
0186	PALM	18
0187	PALM	18
0188	PALM	18
0189	PALM	18
0190	PALM	18
0191	OAK	14
0192	PALM	18
0193	PALM	18
0194	PALM	18
0195	PALM	18
0196	PALM	18
0197	OAK	14
0198	PALM	18
0199	PALM	18
0200	PALM	18
0201	OAK	14
0202	PALM	18
0203	PALM	18
0204	PINE	14
0205	PALM	18
0206	PALM	14
0207	OAK	14
0208	PALM	18
0209	OAK	14
0210	OAK	18
0211	OAK	30
0212	PALM	18
0213	PALM	18
0214	PALM	18
0215	PALM	18
0216	PALM	18
0217	PALM	18
0218	PALM	18
0219	PALM	18
0220	PALM	18
0221	PALM	18
0222	PALM	18
0223	PALM	18
0224	PALM	18
0225	PALM	18
0226	PALM	18
0227	PALM	18
0228	PALM	18
0229	PALM	18
0230	PALM	18
0231	PALM	18
0232	PALM	18
0233	PALM	18
0234	PALM	18
0235	PALM	18
0236	PALM	18
0237	PALM	18
0238	PALM	18
0239	PALM	18
0240	PALM	18
0241	PALM	18
0242	PALM	18
0243	PALM	18
0244	PALM	18
0245	PALM	18
0246	PALM	18
0247	PALM	18
0248	PALM	18
0249	PALM	18
0250	PALM	18
0251	PALM	18
0252	PALM	18
0253	PALM	18
0254	PALM	18
0255	PALM	18
0256	PALM	18
0257	PALM	18
0258	PALM	18
0259	PALM	18
0260	PALM	18
0261	PALM	18
0262	PALM	18
0263	PALM	18
0264	PALM	18
0265	PALM	18
0266	PALM	18
0267	PALM	18
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0972	PALM	16
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0976	PINE	14
0977	PINE	14
0978	PINE	14
0979	PINE	14
0980	PINE	14
0981	PINE	18

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

NORTH

EDC
ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
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L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN — CHECKED BY
S. TROTTER — DRAWN BY
17.219 — FILENAME
SEE SHEET # — LAYOUT
AS SHOWN — SCALE
08/16/2017 — DATE

REVISION COMMENTS	DATE
ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENT	8/31/17
REUSED ACREAGE, ADDED MISSING R/W DESCRIPTIONS	8/30/17
UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS	8/21/17

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

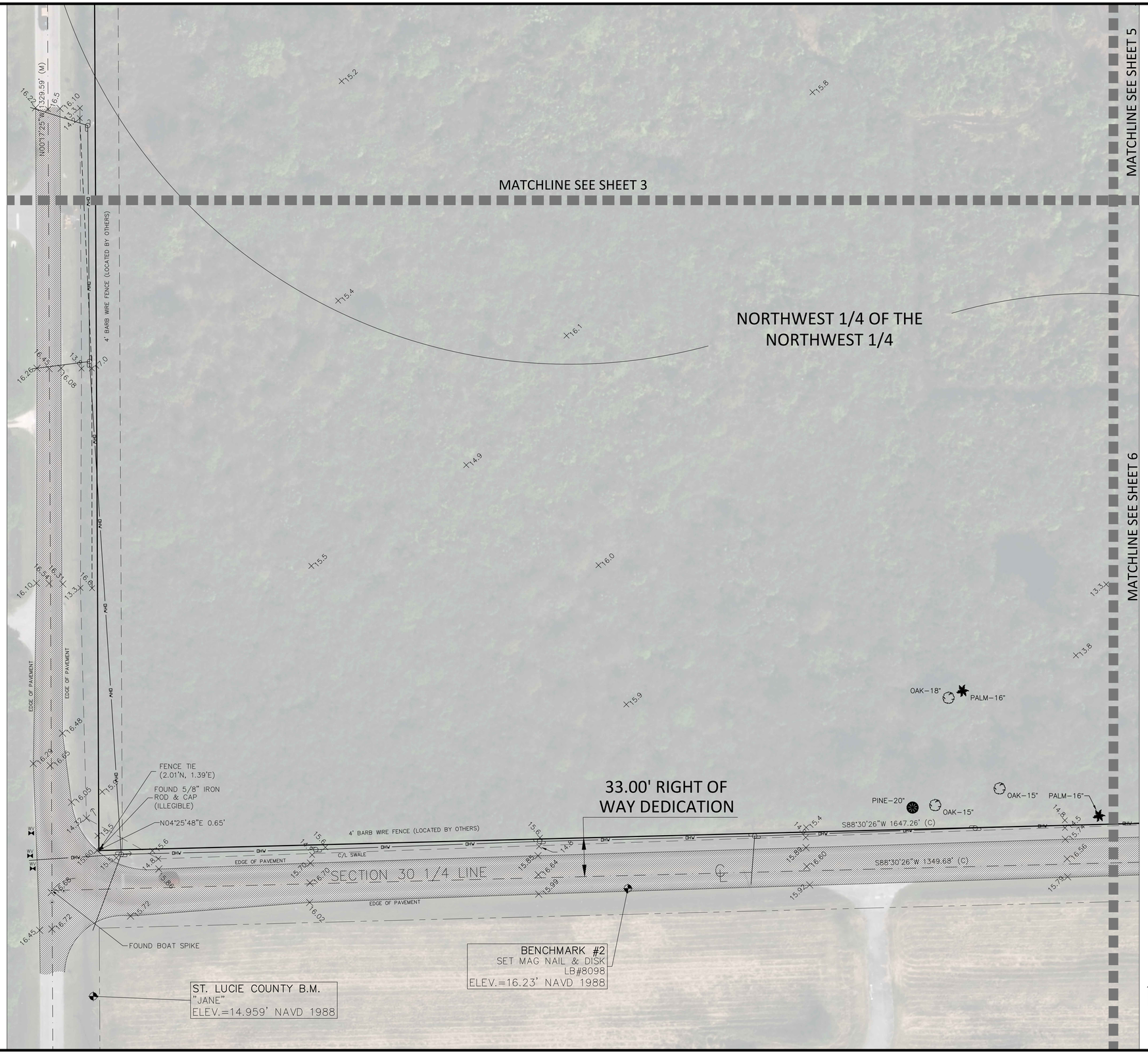
FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY — FLORIDA

EDC
10250 VIL

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TREE SCHEDULE		
#	Tree	Dia.
5000	PINE	14
5001	PINE	14
5002	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
15000	OAK	8
15001	OAK	8
15002	PALM	24
15003	PINE	20
15004	PINE	24
15005	PALM	18
15006	OAK	6
15007	OAK	6
15010	OAK	6
15011	OAK	6
15012	PINE	6
15013	PINE	6
15014	PALM	18
15015	PALM	16
15016	PALM	18
15017	OAK	6
15018	PALM	18
15019	OAK	6
15020	PALM	18
15021	PALM	18
15022	PINE	24
15023	OAK	8
15024	OAK	8
15025	OAK	8
15026	PINE	6
15027	PALM	18
15028	PALM	18
15029	OAK	8
15030	OAK	8
15031	OAK	12
15032	OAK	8
15033	OAK	8
15034	OAK	8
15035	PALM	20
15036	PINE	24
15037	PALM	20
15038	PALM	20
15039	PALM	18
15040	OAK	12
15041	PALM	24
15042	PALM	26
15043	PALM	26
15044	OAK	12
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15055	OAK	18
15056	OAK	18
15057	OAK	16
15058	OAK	16
15059	OAK	16
15060	OAK	6
15061	PALM	18
15062	OAK	10
15063	PINE	6
15064	PINE	6
15065	PINE	6
15066	OAK	30
15067	OAK	30
15068	OAK	8
15069	OAK	8
15070	OAK	8
15071	OAK	8
15072	OAK	8
15073	OAK	8
15074	PALM	18
15075	PALM	18
15076	PINE	20
15077	PINE	8
15078	OAK	8
15079	OAK	8
15080	PALM	18
15081	PALM	18
15082	OAK	8
15083	OAK	8
15084	OAK	8
15085	OAK	8
15086	PALM	18
15087	PALM	16
15088	PALM	16
15089	PALM	16
15090	OAK	12
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15092	OAK	12
15093	OAK	12
15094	OAK	12
15095	OAK	12
15096	PINE	12
15097	PALM	18
15098	PALM	18
15099	OAK	12
15100	PALM	18
15101	PALM	18
15102	OAK	12
15103	OAK	12
15104	OAK	12
15105	PALM	24
15106	PALM	18
15107	PALM	18
15108	PALM	18
15109	PALM	18
15110	PALM	18
15111	OAK	10
15112	OAK	10
15113	OAK	10
15114	OAK	10
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15116	PALM	18
15117	PALM	18
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15121	PALM	18
15122	OAK	10
15123	OAK	10
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15128	OAK	10
15129	OAK	14
15130	PALM	18
15131	PALM	18
15132	OAK	14
15133	PALM	18
15134	PALM	18
15135	PALM	18
15136	PALM	18
15137	PALM	18
15138	PALM	18
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15144	PALM	18
15145	PALM	18
15146	OAK	30
15147	PALM	18
15148	OAK	30
15149	OAK	20
15150	PALM	18
15151	PINE	24
15152	PINE	24
15153	PINE	24
15154	PINE	24
15155	OAK	8
15156	OAK	8
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15158	OAK	8
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15176	OAK	30
15177	PINE	14
15178	PALM	18
15179	PALM	18
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15185	PALM	18
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15189	OAK	14
15190	PALM	18
15191	OAK	14
15192	OAK	14
15193	PALM	18
15194	PALM	18
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15288	PINE	16
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15296	PALM	20
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15298	PINE	18
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15302	PINE	18
15303	PALM	20
15304	PINE	18
15305	PINE	18
15306	PALM	20
15307	PINE	16
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15310	OAK	14
15311	OAK	14
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15329	PINE	16
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15332	PINE	16
15333	OAK	20
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15336	OAK	20
15337	PALM	14
15338	OAK	20
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15373	OAK	14
15374	OAK	48
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15376	PALM	18
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27502	PINE	14
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27510	PALM	14
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27537	OAK	10
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27548	PINE	16
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27550	PALM	14
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27663	PINE	16
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27665	PINE	14
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27667	PALM	14
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27810	OAK	34
27811	OAK	22
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27813	OAK	22
27814	PINE	16
27815	PALM	14
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27850	PINE	18
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27855	PINE	14
27856	PINE	20
27857	OAK	20
27858	PALM	14
27859	PALM	14
27860	OAK	34
27861	PINE	14
27862	PINE	16
27863	OAK	34
27864	PALM	16
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27975	PINE	16
27976	PINE	16
27977	PINE	16
27978	PINE	16
27979	PINE	16
27980	PINE	16
27981	PINE	16

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

EDC
ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN — CHECKED BY
S. TROTTER — DRAWN BY
17.219 — FILENAME
SEE SHEET # — LAYOUT
AS SHOWN — SCALE
08/15/2017 — DATE

8/30/17	ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENT	
8/24/17	REVISED ACREAGE, ADDED MISSING SIDEWALKS AND FENCES	
8/22/17	UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS	
DATE	REVISION COMMENTS	

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY — FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

17-219

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

TREE SCHEDULE		
#	Tree	Dia.
5000	PINE	14
5001	PINE	16
5002	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
5011	PINE	14
5012	PINE	14
5013	PINE	14
5014	PINE	14
5015	PALM	18
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27808	PALM	14
27809	PINE	14

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

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ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN — CHECKED BY
S. TROTTER — DRAWN BY
17.219 — FILENAME
SEE SHEET # — LAYOUT
AS SHOWN — SCALE
08/15/2017 — DATE

REVISION COMMENTS	DATE
ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENT	8/30/17
REUSED ACREAGE, ADDED MISSING RIGHT OF WAY AND ADJACENT FENCES.	8/24/17
UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS	8/22/17

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY FLORIDA

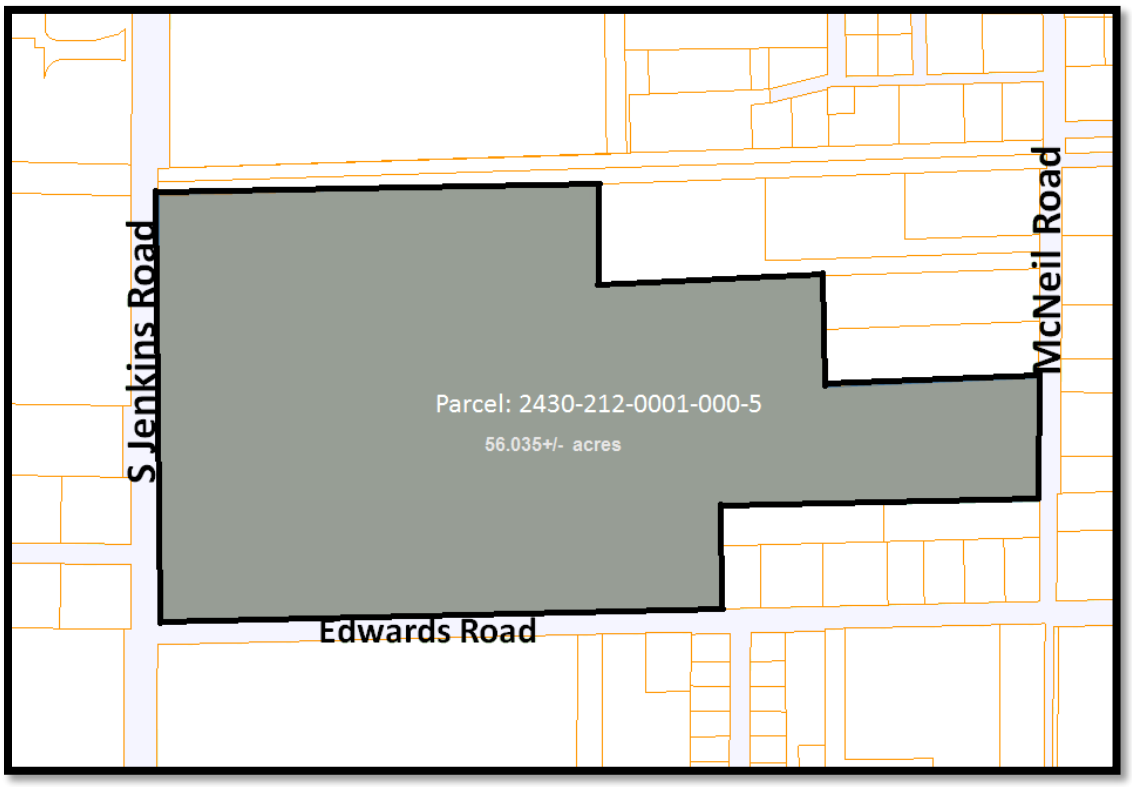
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

17-219

TREE SCHEDULE		
#	Tree	Dia.
5000	PINE	16
5001	PINE	14
5002	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
5011	OAK	6
5012	PALM	18
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5014	PINE	14
5015	PINE	14
5016	PINE	14
5017	PINE	24
5018	OAK	6
5019	OAK	6
5020	OAK	6
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5022	OAK	6
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5031	OAK	6
5032	OAK	6
5033	PINE	12
5034	OAK	6
5035	PALM	20
5036	PINE	12
5037	PALM	20
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5039	PALM	1
5040	OAK	6
5041	OAK	6
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5043	PALM	26
5044	PALM	26
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5046	PALM	26
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27556	PALM	10
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27560	OAK	8
27561	PINE	10
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28175	PINE	16
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28179

Parcel 2430-212-0001-000-5:

Legally described as THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.



lucido&associates

October 18, 2017

Mr. Kori Benton
Senior Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Code Exceptions for Planned Development
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Mr. Benton:

Pursuant to Sec. 22-40(C)(3), please find below a list of code exceptions for the proposed Jenkins Road KOA Planned Development:

- Sec. 22-86(2)(b) – Transportation Standards: City Code requires 30'wide drive aisles for 2-way traffic and 20' wide drive aisles for 1-way traffic.
    - Proposed drive aisles are 28' for 2-way traffic and 15' for 1-way traffic. Based on KOA's design standards and past experience with other KOA facilities that the Applicant has owned, or currently owns, 28' for 2-way traffic and 15' for one-way traffic is adequate area for safe operation of recreational vehicles, while also keeping impervious area to a minimum.

- Sec. 22-86(1)(C) – Recreational Vehicle Spaces: City Code requires 1,750 total sf. per recreational vehicle space.
    - Back-in stalls average approximately 800 sf. in paved parking area and approximately 1,200 sf. in total stall area (paved parking and pervious open area).
    - Back-in stalls are designed to be 15'W x 50'D to accommodate a tow vehicle and tow-behind unit (camper), which equates to a tow vehicle of 20' in length and a tow unit 30' in length. Additionally, back-in stalls can also accommodate tent and cabin camping. the design dimensions provide adequate area for these uses along with a minimum 9.5'x19' dimensions for a vehicle.

- Sec. 22-86(5)(i) – Length of Stay: City Code sets the maximum length of stay of no more than 30-days in a sixty-day period.

- A maximum stay of 6-months in a calendar year is proposed, which will allow the facility to accommodate seasonal patrons while providing adequate protection to prevent residency – residency at the facility is strictly prohibited.

- Sec. 22-86(3)(a) and (b) – Service Building Standards: City Code requires one lavatory and one shower or bathtub for each sex for each five (5) recreational vehicle parks or fraction thereof; one toilet for females for each five (5) recreational vehicles or fraction thereof; and one toilet for males for each ten (10) recreational vehicles or fraction thereof, not more than one-third of which shall be urinals. Additionally, no recreational vehicle space shall be more than two hundred (200) feet from a service building with a lavatory, toilet and a shower or bathtub for each sex.
  - As proposed, the Admin Bldg. will have (2) restroom facilities, one male and one female with (5) flushing lavatories in each; plus (3) family-style/unisex bathrooms with a shower, sink and flushing lavatory in each. The back-in stall area restroom building will have (3) family/unisex bathrooms with a shower, sink and flushing lavatory in each. The maximum distance from an R/V stall to the nearest restroom facility is approximately 900'. The restroom facilities proposed are in keeping with current industry standards and KOA's minimum requirements. Additionally, every R/V stall, both pull-thru and back-in, will be equipped with potable water and sanitary sewer hook-ups.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

lucido&associates

November 6, 2017

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

Re: Jenkins Road KOA – Response to Staff Comments
Our Reference Number: 17-446

Dear Mr. Benton,

We are in receipt of the Technical Review Committee's comments, as received at the TRC meeting held on September 21, 2017, as well as emails received prior to and subsequent to the aforementioned meeting. Please find below all comments received along with our responses in ***bold italics***.

CITY OF FORT PIERCE PLANNING DEPARTMENT:

General PD Plan Submittal Requirements/Additional Document or Plan Details Requested

1) Pursuant to City Code Section 22-40 (c) (1) the application shall contain detail presenting the following, where applicable, in written form to being the encompassing PD regulations:

- c. Phasing: A development phasing schedule indicating:

1. The approximate date when construction of the project can be expected to begin.

Response: An approximate start-date for construction has been added to Sheet SP-2.

2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

Response: Project phase lines and approximate dates of construction by phase has been added to Sheet SP-2.

3. A general description of the buildings and streetscapes including *standards* for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

Response: Descriptions for project phasing has been added to Sheet SP-2.

- e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan. (i.e. Sec. 22-86. - Recreational vehicle parks.)
  - Pad size, access drive dimensions, rental periods, etc.

Response: A list of deviations from the City's code has been provided.

2) Pursuant to City Code Section 22-40 (c) (2) the application shall include the following:

Site plan. A site plan with the following information must be submitted:

- b. A … irrigation plan per Chapter 22-59 LDC.

Response: A note has been added to the landscape plan that states all new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year. A detailed irrigation plan will be submitted to the Building Dept. at time of permit submittal.

- d. The location (setbacks, minimum for the PD including any future accessory buildings), size (maximum building coverage) and height of present and proposed buildings and structures (maximum height for the district).

Response: Development parameters have been added to Sheet SP-1.

- g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.

  - Please advise to the proposal for payment in-lieu of sidewalks along Jenkins & Edwards, any interior sidewalk connections or pathways for visitors to access amenities, lakes, etc. Further, please include an ADA accessible route from the main building entrance and adjacent ROW as required by City Code Section 22-62 (b) & (d),

Response: At this time, the Applicaant will pursue payment in lieu of construction for the sidewalks along Jenkins and Edwards roads due to the inordinate cost of construction associated with the existing roadside swales and utility poles.

- Information on land areas adjacent to the proposed planned development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

  -Please denote the zoning and land use designations of adjacent sites on the Site Plan

Response: The information has been added to Sheet SP-1, as requested.

- j. The proposed buffering treatment of the perimeter of the planned development, *refuse stations*, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.

  -Please identify the fence type/material around the storage area. It's noted that the site is subject to City Code Section 22-59 Design Review, therefore fences/walls adjacent to the ROW shall not be chain-link. It's encouraged that the interior Dog Park fence is a coated chain-link, or alternative material.

Response: The storage area fence and fence material has been noted on Sheet SP-1.

-Review of the perimeter buffering is provided under landscape review comments, in addition to request for a more detailed refuse collection plan.

Response: Acknowledged.

- k. The location of existing wetlands, proposed preservation and conservation areas.

  - Please identify whether any notable areas for tree preservation are considered for formal conservation designation. Further, please provide detail of tree preservation protocols and provision of adequate accommodations for oak trees root systems for those preserved adjacent to vehicular use areas.

Response: At this time, there are no plans for creation of a conservation easement for preserved on-site trees. Tree protection details have been included on the Landscape Detail sheet, which includes details for root barriers and tree barricades. A detailed tree protection plan will be submitted at time of site work permit.

3) *22-40 (d) (2) Site development plan.* The procedure for reviewing the development plan is the procedure set forth in section 22-128, amendment procedures, and section 22-58, site plan review.

   22-58 (d):

(4) A site plan showing:

d. Off-street Parking, Off-street Parking (Please display the area available for vehicular parking for each recreational vehicle space as required by City Code Section 22-60 (d))

Response: Vehicular parking areas are now denoted on the recreational vehicle stall details. Each recreational vehicle stall will accommodate parking for one automobile (9.5'x19') in addition to the recreational vehicle, tow-behind camper, and cabin, as applicable.

g. Refuse collection areas;

Response: The refuse collection area is called-out on Sheet SP-1 and a typical refuse enclosure detail has been provided.

i. Location and size of all signs
-Please further denote all directional arrows, stop signs, stop bars, etc. depicting vehicle circulation on-site

Response: All proposed striping is now illustrated on the Site Plan graphics. Additionally, a detail for the project identification sign has been provided.

(6) A storm drainage plan, which indicates the techniques, used to control drainage.

Response: A stormwater management plan has been included with this resubmittal.

(8) A lighting plan which shows illumination of all interior and immediately adjoining streets

Response: A detailed site lighting and photometric plan will be provided with detailed plans (permit) submittal; however, a typical light pole detail and light pole locations have been added to the site plan. It should be noted that photometric readings at the property lines shall not exceed 0.0 foot-candles. The adjacent public roadways are under the jurisdiction of St. Lucie County, as such, lighting of adjacent streets would fall under the purview of St. Lucie County.

(9) A design review plan which meets the requirements of Section 22-59. (More specifically a streetscape design plan for adjacent rights-of-way)

Response: Right-of-Way buffer details have been provided for on sheet SP-3.

Landscape Review

4) The Tree Disposition and Preservation Plan appears, per the site aerial, to omit a selection of palm trees and possibly others at the southwest corner of the development. Please advise whether these trees failed to meet the minimum requirements for acknowledgment on the plan, or other reasoning.

Response: Due to think vegetation, that portion of the site may have been difficult to survey, however, the project Surveyor has confirmed that the field crew made every effort to locate all protected trees within the project site.

5) Please provide a "typical" landscape plan for each type of RV, Camper, or Camp site lot. Landscaping shall support compliance with City Code Section 22-59 (g) (5) & (7).

Response: A typical landscape detail for each type of site has been provided for on the Landscape Plan.

6) The Landscape Plan suggests eligibility for a 50% reduction in the required landscaping within buffers provided between vehicular use areas and right-of-way, and vehicular use areas and other property. The reduction available is to required Interior Vehicular Use area landscaping, where: the trees are preserved within the interior of vehicular use areas, and where the preserved tree is in a planting area which has dimensions not less than the radius of the crown spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated. Correction to the 3 segments of required landscaping shall be provided (Buffer adjacent to ROW, buffer adjacent to other property, interior vehicular use area landscaping.

Response: The landscape calculations have been revised as requested with the requisite number of trees provided.

7) 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, except where driveways are located, at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger (provided), which shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. & Pursuant to City Code Section 22-187 (6) 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. (provided), however 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 50% reduction applied is not eligible for these required buffers).*

- In reviewing the presented figures within the landscape plan, the south boundary along Edwards Road is deficient approximately 11 trees, the south east buffer is deficient approximately 2 trees, the north buffer(s) are deficient approximately 28 trees collectively, whereas the western buffer along Jenkins is deficient approximately 10 trees. The boundaries abutting residentially zoned property shall contain a site-obscuring fence or planted material which is not less than six (6) feet in height.

Response: The landscape calculations have been corrected as requested and additional trees are now proposed within the landscape buffers to comply with the revised calculations.

8) *Pursuant to City Code Section 22-187 (7) Interior vehicular use areas.* The following are standards relating to landscaping of interior vehicular use areas:

a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have *at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area*, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area *shall be curbed* and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

b. Interior landscaping *shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area*. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. *Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.*

-The proposed development appears eligible for reductions to the required interior vehicular use area landscaping, however detail of the tree(s) to be preserved within the interior vehicular area(s) shall be provided, affirming location, preservation provisions, and reduction requested for said trees. The applicant is requested to present detail of the typical RV site landscaping, or provide scattered planting throughout the RV sites as to divide and break up the expanse of paving.

Response: See responses provided above.

9) Pursuant to City Code Section 22-187 (11) *Screening of refuse collection areas.* Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. If all refuse is planned for storage within the storage/maintenance area, please provide detail of screening.

Response: A refuse enclosure detail has been provided, which demonstrates compliance with City code.

10) Please provide detail, or a typical planting section, for the littoral zones.

Response: Littoral zone details have been provided for on Sheet LA-2.

11) Please provide a landscape plan sheet which displays only the trees and landscaping to be retained and planted.

Response: The landscape plan has been revised to only include those existing trees to be preserved and proposed new tree plantings.

General Advisory Notes & Requests for Additional Information:

- The project narrative notes 399 campsites, whereas the development plan only identifies 328 RV sites. Please identify the various site areas devotes to RVs, Campers, Cabins, or tent guests.

Response: There are 323 campsites proposed; the Project Narrative has been updated accordingly and provided with this resubmittal. The pull-through RV sites are called out on the site plan; back-in stalls will be a mix of campers, cabins and tents as the market demands and may fluctuate during the year and from year to year.

- Please detail any minimum or maximum size limitations for the RVs/campers permitted.

Response: Florida statutes require that non-commercial vehicle combinations consist of no more than 2 units (i.e., RV and unit in tow) and such combinations may not exceed a total of 65' in length (sec. 322.53(2)(d), Florida Statutes). The current overall length of an RV cannot exceed 45' (sec. 316.515(15), Florida Statutes). The pull-through RV stalls are a total of 75' in length, thereby accommodating the maximum overall length (vehicle and unit in tow) of 65'. At this time, there are no plans for a minimum length of recreational vehicle or recreational vehicle combination.

- Please provide an elevation for a typical "cabin" for placement on-site.

Response: Currently, there are several dozen cabin models and configurations that KOA provides, however, a representative cabin floor plan and photo elevation has been provided, which represents the general thought as to what will be provided on-site. At this time, it is anticipated that several cabin models will be utilized, which may range in size and interior amenities.

- Please identify the minimum and maximum lengths of stay for each type of guest.

Response: At this time, there is no minimum length of stay required; the maximum length of stay is proposed to be 6 months in a calendar year to accommodate seasonal travelers.

- Please provide detail of operation hours for the administration complex and recreational amenities. Integration of shade trees is encouraged for some of the outdoor amenities.

Response: Business hours will be 8AM to 8PM seven days a week with an on-call after-hours manager available. All amenities will be available for use during business hours. Quiet hours will be from 10PM to 7AM; with the exception of a power outage, no generators will be permitted to be operated within the facility.

- The elevations for the administration building should be updated to reflect the building orientation. The elevation facing Jenkins Road should be augmented by landscape plantings to enhance the entrance and streetscape design (accenting shrubs and trees around the structure).

Response: The administration building sketch has been updated and façade landscape treatments are now proposed and illustrated on the landscape plan.

- Will the proposed retention lakes feature a pedestrian path, benches, or kayak launch?

Response: At this time, a canoe/kayak launch is proposed.

- Please label any on-site fire pit amenities.

Response: Fire pits are illustrated on the pull-thru stall details on Sheet SP-1. The fire pit will be a wood-burning bowl-type pit.

- Please clarify whether any future driveway connection to McNeil for the Manager's quarters may be provided.

Response: No connection to McNeil Road is proposed.

- Will golf carts be permitted on-site?

Response: Golf carts will be permitted on-site.

- The Site Plan notes "Right-of-way Dedication" of 40ft on Jenkins and 33ft. on Edwards. Please provide clarification, and overlay the existing and proposed property lines to affirm this note.

Response: The referenced note has been removed; no ROW dedication is proposed, the referenced note was a carry-over from the Survey and refers to an historical, or previous, ROW dedication that was made.

- Sabal Palms utilized as minimum trees shall have a minimum Clear Trunk height of 10 ft.

Response: Acknowledged.

- Please identify any ground or directional signs.

Response: All proposed signs are noted on the site plan along with typical signage details.

- Please identify any additional lavatory and shower facilities to be provided on-site (i.e. administration building, tent customers, rear of the facility, etc.

Response: At this time, restrooms and shower facilities will be provided for within the administration building. A restroom facility available for use by guests will be provided for in the workshop building.

- The applicant is encouraged to consider suitable sight-obscuring fences, walls, evergreen hedges and/or berms that may buffer the adjacent rights-of-way.

Response: A this time, no walls or fences are proposed along the ROW's, however, sufficient landscape buffering is proposed; please refer to the section details on Sheet SP-2.

- The applicant is encouraged to consider use of pervious pavers for the RV patio areas, or other areas where feasible.

Response: At this time, crushed concrete and #57 stone are being considered for the RV pad areas and storage area, as illustrated on the preliminary civil engineering plans.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT:

1.) **Advisory Comment:** In accordance with Florida Administrative Code Chapter 68A-27, a complete gopher tortoise survey covering 100% of the areas slated for clearing must be conducted 90-days prior to any site clearing activities.

Response: Acknowledged.

2.) **Advisory Comment:** A Conceptual Drainage Plan was not included in the submittal and it is assumed that all water quality/quantity will be provided within the newly created on-site lakes.

Response: A conceptual drainage plan has been provided with this resubmittal.

3.) **Advisory Comment:** The applicant shall be made aware that S. Lucie County, North St. Lucie River Water Control District, and SFWMD permits will be required to be submitted at time of application for Site Work Permit.

Response: Acknowledged.

4.) The Site Plan shall identify concrete curbing installed at all landscape areas as stipulated in the City of Fort Pierce Code of Ordinances, Section 22-187(12)(d).

Response: Curbing has been provided around all landscape areas outside of the access control gates. Curbing within the internal circulation network inside the access control gates would prove to be problematic, given the use of the subject site.

5.) Provide concrete sidewalks along the perimeter of the property at Jenkins Road, Edwards Road, and McNeil Road.

Response: A fee in lieu of construction of the sidewalks along Jenkins and Edwards roads will be submitted to St. Lucie County for review and approval; see Planning Department comment response No. 2(g), above.

FORT PIERCE UTILITY AUHTORITY:

Water/Waste Water:

1.) Approved as noted.
   a. All on-site water is to be private. DDC and Meter at both ROW locations.

Response: Acknowledged.

b. Sanitary Sewer service configuration may need to be adjusted. Lift station does not currently exist at the southerly property.

Response: Acknowledged.

Electric and Gas Engineering:

1.) Approved.

Response: Acknowledged.

ST. LUCIE COUNTY FIRE DISTRICT – BUREAU OF FIRE PREVENTION

1.) Must provide gate access through the use of an approved device or system.

Response: Acknowledged. At this time a battery back-up system is proposed for the mechanical gates at the main entrance and secondary entrance. An application for access control, detailing final methods permitting the District's access will be filed with the Fire District at time of detailed plans submittal.

2.) Administration building will be a mixed-use with assembly & mercantile, is this a 2-story building?

Response: This will be a one-story building with a private office on the second level, less than 350 sf.

3.) A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

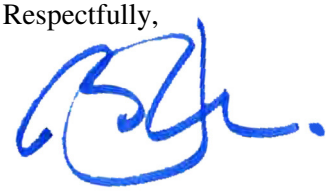
ST. LUCIE COUNTY SURVEYOR

1.) No comments.

Response: Acknowledged.

We appreciate the opportunity to provide you with the above responses and we look forward to continuing to work with you through the review process. Please do not hesitate to contact me directly with any further questions or concerns you may have.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

September 20, 2017

Brian Nolan, AICP, ASLA
Senior Project Manager
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

SUBJECT: FLUMA, Zoning Atlas Amendment & Planned Development (PD)
Jenkins Road KOA

Dear Mr. Nolan, AICP, ASLA

The following are advisory comments from the Planning Department's review of the applications for **FLUMA, Zoning Atlas Amendment & Planned Development (PD)** to complete a Planned Development encompassing KOA RV Park and Camp Ground:

General PD Plan Submittal Requirements/Additional Document or Plan Details Requested

1) Pursuant to City Code Section 22-40 (c) (1) the application shall contain detail presenting the following, where applicable, in written form to being the encompassing PD regulations:

- c. Phasing: A development phasing schedule indicating:

  1. The approximate date when construction of the project can be expected to begin.

  2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

  3. A general description of the buildings and streetscapes including *standards* for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

- e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan. (i.e. Sec. 22-86. - Recreational vehicle parks.)
  - Pad size, access drive dimensions, rental periods, etc.

2) Pursuant to City Code Section 22-40 (c) (2) the application shall include the following:

Site plan. A site plan with the following information must be submitted:

- b. A ... irrigation plan per Chapter 22-59 LDC.
- d. The location (setbacks, minimum for the PD including any future accessory buildings), size (maximum building coverage) and height of present and proposed buildings and structures (maximum height for the district).
- g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
  - Please advise to the proposal for payment in-lieu of sidewalks along Jenkins & Edwards, any interior sidewalk connections or pathways for visitors to access amenities, lakes, etc. Further, please include an ADA accessible route from the main building entrance and adjacent ROW as required by City Code Section 22-62 (b) & (d),

- Information on land areas adjacent to the proposed planned development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

  -Please denote the zoning and land use designations of adjacent sites on the Site Plan

- j. The proposed buffering treatment of the perimeter of the planned development, *refuse stations*, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.

  -Please identify the fence type/material around the storage area. It's noted that the site is subject to City Code Section 22-59 Design Review, therefore fences/walls adjacent to the ROW shall not be chain-link. It's encouraged that the interior Dog Park fence is a coated chain-link, or alternative material.

  -Review of the perimeter buffering is provided under landscape review comments, in addition to request for a more detailed refuse collection plan.

- k. The location of existing wetlands, proposed preservation and conservation areas.

  - Please identify whether any notable areas for tree preservation are considered for formal conservation designation. Further, please provide detail of tree preservation protocols and provision of adequate accommodations for oak trees root systems for those preserved adjacent to vehicular use areas.

3) *22-40 (d) (2) Site development plan.* The procedure for reviewing the development plan is the procedure set forth in section 22-128, amendment procedures, and section 22-58, site plan review.

22-58 (d):

(4) A site plan showing:

d. Off-street Parking, Off-street Parking (Please display the area available for vehicular parking for each recreational vehicle space as required by City Code Section 22-60 (d))

g. Refuse collection areas;

i. Location and size of all signs

-Please further denote all directional arrows, stop signs, stop bars, etc. depicting vehicle circulation on-site,

(6) A storm drainage plan, which indicates the techniques, used to control drainage.

(8) A lighting plan which shows illumination of all interior and immediately adjoining streets

(9) A design review plan which meets the requirements of Section 22-59. (More specifically a streetscape design plan for adjacent rights-of-way)

Landscape Review

4) The Tree Disposition and Preservation Plan appears, per the site aerial, to omit a selection of palm trees and possibly others at the southwest corner of the development. Please advise whether these trees failed to meet the minimum requirements for acknowledgment on the plan, or other reasoning.

5) Please provide a "typical" landscape plan for each type of RV, Camper, or Camp site lot. Landscaping shall support compliance with City Code Section 22-59 (g) (5) & (7).

6) The Landscape Plan suggests eligibility for a 50% reduction in the required landscaping within buffers provided between vehicular use areas and right-of-way, and vehicular use areas and other property. The reduction available is to required Interior Vehicular Use area landscaping, where: the trees are preserved within the interior of vehicular use areas, and where the preserved tree is in a planting area which has dimensions not less than the radius of the crown spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated. Correction to the 3 segments of required landscaping shall be provided (Buffer adjacent to ROW, buffer adjacent to other property, interior vehicular use area landscaping.

7) 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, except where driveways are located, at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger (provided), which shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. &

Pursuant to City Code Section 22-187 (6) 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. (provided), however 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 50% reduction applied is not eligible for these required buffers).*

- In reviewing the presented figures within the landscape plan, the south boundary along Edwards Road is deficient approximately 11 trees, the south east buffer is deficient approximately 2 trees, the north buffer(s) are deficient approximately 28 trees collectively, whereas the western buffer along Jenkins is deficient approximately 10 trees. The boundaries abutting residentially zoned property shall contain a site-obscuring fence or planted material which is not less than six (6) feet in height.

8) *Pursuant to City Code Section 22-187 (7) Interior vehicular use areas.* The following are standards relating to landscaping of interior vehicular use areas:

a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have *at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area*, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area *shall be curbed* and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

b. Interior landscaping *shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area*. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. *Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.*

-The proposed development appears eligible for reductions to the required interior vehicular use area landscaping, however detail of the tree(s) to be preserved within the interior vehicular area(s) shall be provided, affirming location, preservation provisions, and reduction requested for said trees. The applicant is requested to present detail of the typical RV site landscaping, or provide scattered planting throughout the RV sites as to divide and break up the expanse of paving.

9) Pursuant to City Code Section 22-187 (11) *Screening of refuse collection areas.* Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. If all refuse is planned for storage within the storage/maintenance area, please provide detail of screening.

10) Please provide detail, or a typical planting section, for the littoral zones.

11) Please provide a landscape plan sheet which displays only the trees and landscaping to be retained and planted.

General Advisory Notes & Requests for Additional Information:

- The project narrative notes 399 campsites, whereas the development plan only identifies 328 RV sites. Please identify the various site areas devotes to RVs, Campers, Cabins, or tent guests.
- Please detail any minimum or maximum size limitations for the RVs/campers permitted.
- Please provide an elevation for a typical "cabin" for placement on-site.
- Please identify the minimum and maximum lengths of stay for each type of guest.
- Please provide detail of operation hours for the administration complex and recreational amenities. Integration of shade trees is encouraged for some of the outdoor amenities.
- The elevations for the administration building should be updated to reflect the building orientation. The elevation facing Jenkins Road should be augmented by landscape plantings to enhance the entrance and streetscape design (accenting shrubs and trees around the structure).
- Will the proposed retention lakes feature a pedestrian path, benches, or kayak launch?
- Please label any on-site fire pit amenities.
- Please clarify whether any future driveway connection to McNeil for the Manager's quarters may be provided.

- Will golf carts be permitted on-site?
- The Site Plan notes " Right-of-way Dedication" of 40ft on Jenkins and 33ft. on Edwards. Please provide clarification, and overlay the existing and proposed property lines to affirm this note.
- Sabal Palms utilized as minimum trees shall have a minimum Clear Trunk height of 10 ft.
- Please identify any ground or directional signs.
- Please identify any additional lavatory and shower facilities to be provided on-site (i.e. administration building, tent customers, rear of the facility, etc.
- The applicant is encouraged to consider suitable sight-obscuring fences, walls, evergreen hedges and/or berms that may buffer the adjacent right-of-ways.
- The applicant is encouraged to consider use of pervious pavers for the RV patio areas, or other areas where feasible.

The presented review is specific to Planning Department's review of the proposed FLUMA, ZAA, & PD plan. 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

TO : Kori Benton, Senior Planner

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

RE : Jenkins Road KOA Planned Development
TRC No. 17-42100001

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:

- [x] Planned Development 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

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. **Advisory Comment:** In accordance with Florida Administrative Code Chapter 68A-27, a complete gopher tortoise survey covering 100% of the areas slated for clearing must be conducted ninety days prior to any site clearing activities.
2. **Advisory Comment:** A Conceptual Drainage Plan was not included in the submittal and it is assumed that all water quality/quantity will be provided within the newly created on-site lakes.
3. **Advisory Comment:** The applicant shall be made aware that Saint Lucie County, North St. Lucie Rive Water Control District, and SFWMD permits will be required to be submitted at time of application for Site Work Permit.
4. The Site Plan shall identify concrete curbing installed at all landscaped areas as stipulated in the City of Fort Pierce Code of Ordinances Section 22-187(12)(d).
5. Provide concrete sidewalks along the perimeter of the property at Jenkins Road, Edwards Road, and McNeil Road.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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: Jenkins Road KOA #17-42100001

REVIEW DATE: 9/14/17

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**~~ **RECEIVED 9/18/17**

2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **RECEIVED 9/18/17**

3. ~~**Please provide an electronic copy of the Site Plan (pdf format)**~~ **RECEIVED 9/13/17**

4. ~~**Please show utility sheet with water mains and sizes plus all hydrants within 1000' RECEIVED 9/18/17**~~

5. **Must provide gate access through the use of an approved device or system.**

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

6. **Administration building will be mixed use with assembly & mercantile, is this a 2 story building?**

7. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

September 21, 2017

Project: **KOA – JENKINS ROAD**
Subject: **SITE PLAN**
To: Kori Benton
From: Grant Chambers
SLC-Engineering Division

1. Please dimension the distance from the driveway to the property lines. Driveways shall be a minimum of 50 feet from the property lines. The full access driveway on Jenkins Road must be at least 350 feet from the Jenkins Road and Edwards Road intersection.
2. The traffic study will be reviewed by a separate consultant. More comments regarding the access may be issued after the review is completed.
3. A 6-FT sidewalk shall be constructed along the limits of the western and southern property boundaries within the South Jenkins and Edwards Roads right-of-ways. A fee-in-lieu may be required from the applicant if the Board of County Commissioners (BOCC) authorizes relief from this requirement.
4. Please provide detailed roadway plans showing the dimensions of the proposed roadway improvements.
5. The gated entrance off of Edwards Road shall comply with county standards for gated access. Minimum vehicle queuing areas must be provided per section 7.06.02 in the land development code.
6. A 50 foot corner clip will be required at the southwest corner of the site located at the intersection of S Jenkins Road and Edwards Road.
7. A Right-of-Way dedication may be required along Edwards Road.
8. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing.
9. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Selena Griffett, P.E. at 772-462-2153 for more information.
10. The applicant is advised that prior to the issuance of a ROW Permit a Roadway Improvement Agreement (RIA) and the appropriate surety will be required. Please contact Ms. Selena Griffett, P.E. at 772-462-2153 for more information.

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

12. Please coordinate with the County's water quality division. The applicant is advised that a stormwater permit may be required for stormwater discharges within the County's roadway ROW or modifications made to the county drainage system. Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

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

Planning Board **6.c.**

Meeting Date: 12/12/2017

Information

REQUESTED ACTION

Conditional Use with No New Construction - Galleria Parking - 120 N. Depot Drive

LOCATION

120 N Depot Drive

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions: 1. The conditional use plan provides for shared access between adjacent commercial sites, the City's alleyway, and Depot Drive pursuant to City Comprehensive Plan Objective 2.7 & Policy 2.7.2 which guides provision of cross access with adjacent properties;
2. The applicant integrates accessible routes from the handicap parking spaces to an adjacent pedestrian way; and
3. A trash receptacle and process for collection are integrated into the use plan.

Attachments

Staff Report

Site Aerial

Application, Use Overview, & PRC

Parking Lot Layout & Use Plans

Subject Parking Lot, Alleyway, & Adjacent Parking Areas

COFP Engineering TRC Comments

Form Review

Form Started By: Kori Benton Started On: 12/05/2017 10:24 AM

Final Approval Date: 12/07/2017

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**
Galleria Parking
120 N Depot Drive

DATE: December 5, 2017

STAFF REPORT

Owner/Applicant:
Galleria at Downtown Fort Pierce LLC
1239 Alton Rd
Miami Beach, FL 33139

Representative:
Jennifer Zavila
Pierce Harbor Realty Property Manager
117 Orange Avenue
Fort Pierce, FL 34950

Requested Action:
Approval of a Conditional Use with No New Construction to operate a commercial parking lot.

Location:
120 N Depot Drive

Parcel ID:
2410-503-0077-000-9

Current Zoning:
Central Commercial Zone (C-4)

Future Land Use:
Central Business District

Surrounding Zoning:

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

Site Size:
.45 acres

Staff Analysis:

Proposal

The applicant is requesting approval of a Conditional Use to operate a forty-eight (48) space commercial parking lot at 120 North Depot Drive. The established parking lot was completed by Harbor Federal Bank (aka PNC Bank) between 2002 and 2003 to support their previous downtown branch location.

Presently, the parking lot functions as reserved parking for various downtown businesses, primarily during traditional 8am to 5pm business hours. The applicant proposes additional function of the lot as a fee-to-park facility intended to service downtown visitors during peak evening/weekend activities, shows at the Sunrise Theater, and other downtown special events.

Access to the lot is provided via Depot Drive, with a two-way driveway for ingress and egress to the south, and a circular one-way traffic configuration leading to the northern parking row and secondary exit. The parking spaces are oriented on a 90 degree, with interior landscape islands accenting the expanse of parking. Two (2) of the provided spaces are designated for handicap accessibility. Commercial lighting exists on-site, with stormwater maintenance provided via an underground exfiltration system.

The applicant has identified operation of the commercial parking lot via a parking lot attendant to accept parking fees and monitor use and security of the lot. Signs and use notices are intended to be provided to guide users of cost, use provisions, and towing of unauthorized vehicles.

Downtown Business & Entertainment Overlay District.

Pursuant to City Code Section 22-16. - Designation of overlay districts (b), the subject site is located within the Downtown Business & Entertainment Overlay District. The district design and performance standards provide that all parcels within the district are exempt from off-street parking requirements, as referenced in section 22-60.

Parking Lot Functionality & Shared Access

The parking lot was developed to interface with the City's abutting alleyway to the north. The parking lot, in the absence use of the alleyway, the northern section of the parking area fails to driveway and combined driveway/parking stall width requirements for 90° parking spaces. Additionally, joint use of the alleyway and northern drive-aisle provides access to private parking lot servicing the businesses along Marina Way. Therefore, staff encourages establishment of an Ingress/Egress easement to maintain functionality for the applicant's parking lot, and adjacent downtown businesses. Otherwise, the applicant will need to redevelop the subject parking lot to meet minimum design standards as the parking aisle widths would not be sufficient to support the existing configuration.

The provision of shared access would maintain required parking lot dimensions, provide shared access for adjacent commercial users to established parking areas, and continued admittance for solid waste service to downtown businesses.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code, and conditionally approved the request.

The proposed Commercial off-street parking lot is a conditional use to utilize the subject parking area, other than a public right-of-way, available to the public for a fee, which includes all of the space needed for the movement of vehicles and people, landscaping and access drives.

Due to the necessity to access the alleyway along the northern property line to provide space needed for the movement of vehicles and people, and access drives, for the northern row of parking, staff recommends an arrangement for shared access between the subject site, adjacent commercial sites and the City's alleyway to maintain safe and efficient access to Depot Drive.

Additionally, the established handicap parking spaces do not feature a designated connection to adjacent pedestrian walk-ways, which is a requirement of City Code Section 22-62 and Florida Accessibility code.

Staff Recommendation:

The proposed use is generally consistent with the City's Land Development Code and Comprehensive Plan therefore; staff recommends the Planning Board forward a recommendation to **approve** the request to operate a commercial parking lot with the following conditions:

1. The conditional use plan provides for shared access between adjacent commercial sites, the City's alleyway, and Depot Drive pursuant to City Comprehensive Plan Objective 2.7 & Policy 2.7.2 which guides provision of cross access with adjacent properties;
2. The applicant integrates an accessible route from the handicap parking spaces to an adjacent pedestrian way; and
3. A trash receptacle and process for collection are integrated into the use plan.



THE SUNRISE CITY FORT PIERCE Florida

120 N Depot Drive
Aerial

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 117 N. 2nd St Ft pierce FL 34950 (120 N Depot Drive)

Parcel ID #(s) 2410-503-0077 -000-9

Project description managment and leasing of parking spots

The Galleria of Downtown Ft Pierce LLC	Galleria Administration
Property Owner(s)	**Applicant/Representative, Title, Company**
117 Orange Ave	117 Orange Ave
Street Address	Street Address
Fort Pierce FL 34950	Fort Pierce FL 34950
City State Zip	City State Zip
772-801-5729	772-801-5729
Phone Number	Phone Number
keaton@pierceharbor.com	keaton@pierceharbor.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY StLucie

The foregoing instrument was acknowledged before me this 10 ~~day of~~ April, 2017, by Gustavo Gutierrez who is personally known to me or has produced _____ as identification.

Marcia Talbert
Signature of Notary

(seal)

MARCIA TALBERT
Notary Public - State of Florida
Commission # FF 941785
My Comm. Expires Mar 30, 2020
Bonded through National Notary Assn.

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3329

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 #_____

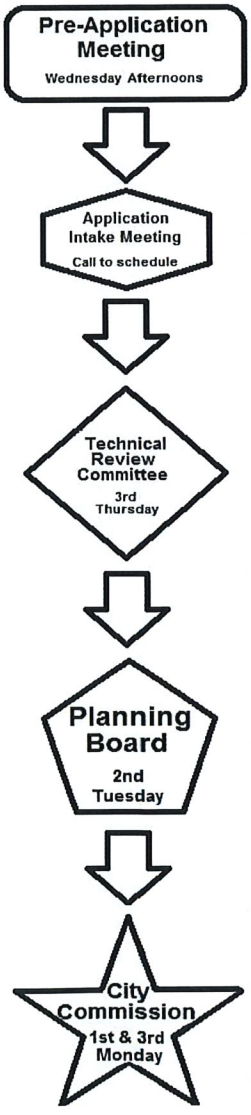
Intake Date Stamp

❑ 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 Outlook



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 N/A Parking Spaces: 49

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

North	South	East	West

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.

Conditional Use – Parking Lot

We would like to provide parking spaces on our private legal property based on supply and demand for the community. Estimated parking charge would be $5.00.

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

Property Identification

Site Address: 117 N 2nd ST
Sec/Town/Range: 10/35S/40E
Map ID: 24/10N
Zoning: C4

Parcel ID: 2410-503-0077-000-9
Account #: 23073
Use Type: 2800
Jurisdiction: Fort Pierce

Ownership

Galleria at Downtown Fort Pierce LLC

1239 Alton Rd
Miami Beach, FL 33139

Legal Description

AARON LEE`S MAP OF FORT PIERCE BLK H LOTS 6 AND 7 AND W 55 FT OF LOTS 13 AND 14 AND W 30 FT OF S 2 FT OF E 100 FT OF ALLEY ADJ ON N OF LOT 14 (MAP 24/10B) (OR 616-2920: 1179-750: 1210-1614, 1616, 1618: 1210-16, 20) (OR 3611-363)



Current Values

Just/Market Value:	$114,000
Assessed Value:	$114,000
Exemptions:	$0
Taxable Value:	$114,000

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

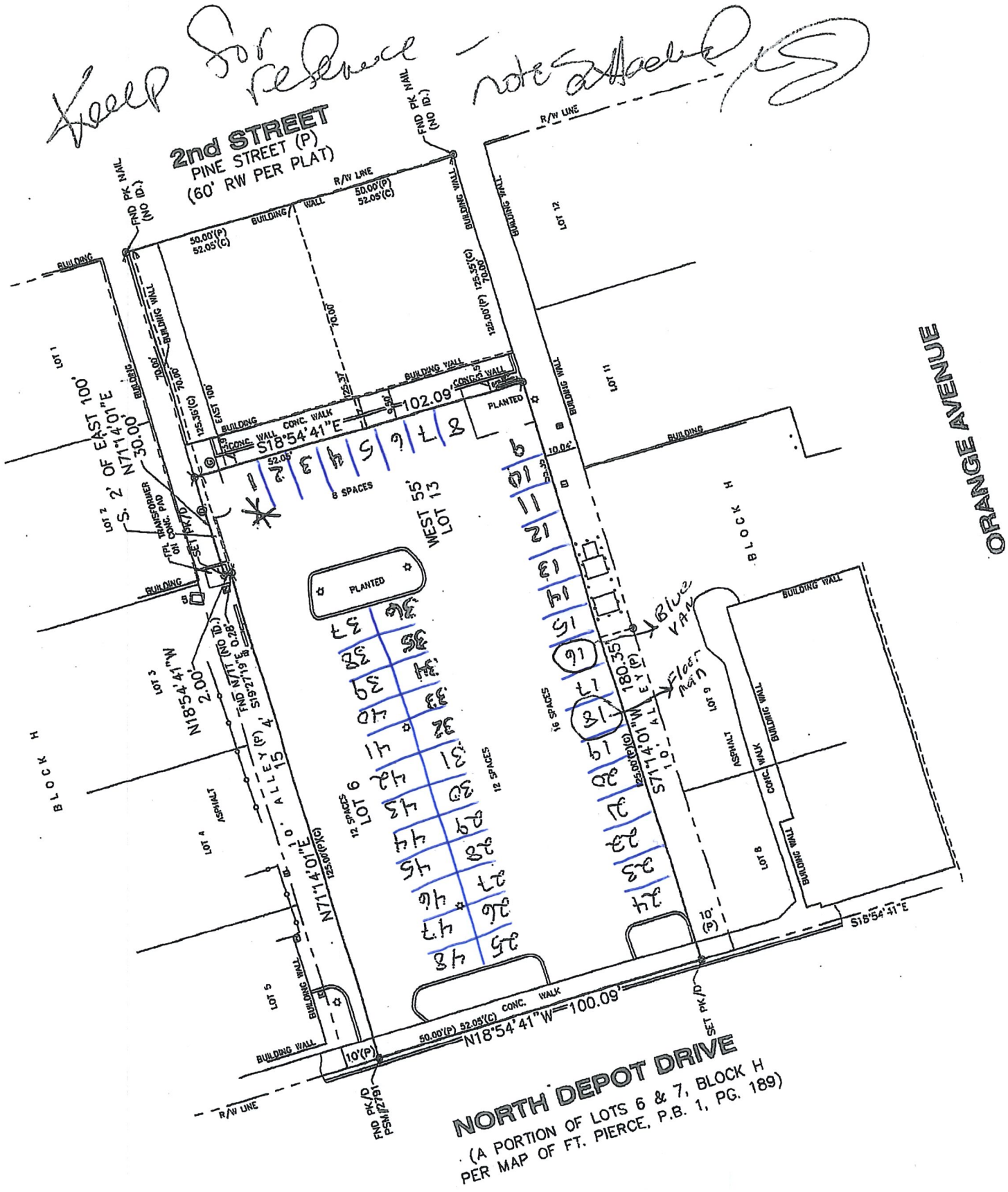
Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.45
Land Size (SF):	19,560

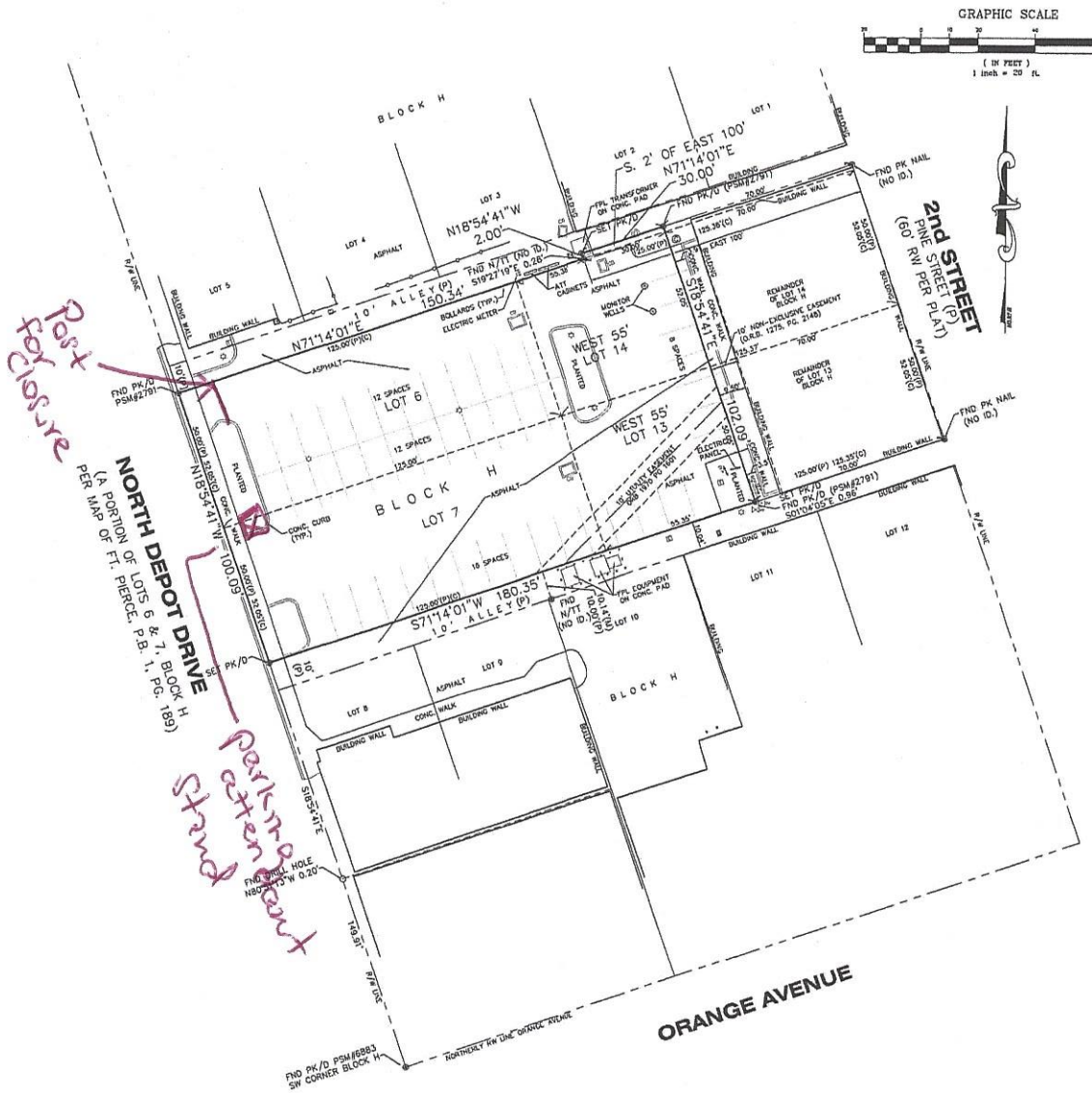
This information is believed to be correct at this time but it is subject to change and is not warranted.
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(43)

Keep for reference – notes attached



As Built



LEGEND

(P)	PLAT DATA	EL	ELEVATION
(C)	CALCULATED FROM FIELD MEASUREMENTS	CONC	CONCRETE
(D)	DEED	CATV	CABLE TELEVISION
P.O.C.	POINT OF COMMENCEMENT	SQ.	SQUARE
P.O.B.	POINT OF BEGINNING	FT.	FEET
P.O.T.	POINT OF TANGENCY	INFO.	INFORMATION
L.B.	LICENSED BUSINESS	TOB	TOP OF BANK
PRM	PERMANENT REFERENCE MONUMENT	OHU	OVERHEAD UTILITIES
IR/C	5/8" IRON ROD & CAP STAMPED "LB7673"	SV	SANITARY VALVE
C.M.	CONCRETE MONUMENT	GV	GAS VALVE
IR	IRON ROD	WV	WATER VALVE
O.R.B.	OFFICIAL RECORDS BOOK	IR	IRRIGATION
PB	PLAT BOOK		VALVE
PG	PAGE		FIRE HYDRANT
Δ	CENTRAL ANGLE	CB	CATCH BASIN (STORM INLET)
R	RADIUS		MONITORING WELL
L	ARC LENGTH		WATER METER
CB	CHORD BEARING		WATER BACKFLOW PREVENTOR
CD	CHORD DISTANCE		DRAINAGE MANHOLE
UGE	UNDERGROUND ELECTRIC		SANITARY MANHOLE
UG AT&T	UNDERGROUND AT&T		GREASETRAP
R/W	RIGHT OF WAY		FIBER OPTICS JUNCTION BOX
A/C	AIR CONDITIONING		ELECTRICAL JUNCTION BOX
CBS	CONCRETE BLOCK STRUCTURE		CABLE TV JUNCTION BOX
WM	WATER MAIN		WOOD POWER POLE
FM	FORCE MAIN		CONCRETE POWER POLE
P.U.	PUBLIC UTILITY EASEMENT		SIGN
D.E.	DRAINAGE EASEMENT		SANITARY CLEAN OUT
U.E.	UTILITY EASEMENT		NORTHING (OR NORTH)
℄	CENTERLINE		EASTING (OR EAST)
P	PROPERTY LINE		DRAINAGE STRUCTURE
No.	NUMBER		MAIL BOX
TYP	TYPICAL		LIGHT POLE
FND	FOUND		WATER METER
STA	STATION		CHAIN-LINK FENCE
O/S	OFF SET		WOOD FENCE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM		
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM		
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION		
CCR	CERTIFIED CORNER REPORT		
MM	MAINTENANCE MAP		
P.I.D.	PARCEL IDENTIFICATION NUMBER		
BFP	BACKFLOW PREVENTOR		

DESCRIPTION

PARCEL 3:

Lots 6, 7, 13 and 14 of the RESUBDIVISION OF BLOCK H OF AARON LEE'S PLAT OF FORT PIERCE, recorded in Plat Book 1, page 189, and the South 2 feet of the East 100 feet of the alley located between Lots 1, 2 and 14 of the RESUBDIVISION OF BLOCK H OF AARON LEE'S PLAT OF FORT PIERCE, FLORIDA, on file in Plat Book 1, page 189, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

The East 70 feet of the following described property:

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PARCEL 4:

Non-exclusive easement for the benefit of Parcel 3 reserved by PNC Bank, National Association, successor by merger to National City Bank, successor by merger to Harbor Federal Savings Bank in that certain Warranty Deed recorded in Official Records Book 1275, Page 2148.

NOTES

1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF GEOMATICS SERVICES, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
3) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
4) OVERALL PARCEL CONTAINS 0.69 ACRES, MORE OR LESS (18,111 SQUARE FEET).
5) THE LAST DATE OF FIELD WORK WAS 3/04/14.
6) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
7) THE EAST LINE OF NORTH DEPOT STREET IS ASSUMED TO BEAR N18°54'41"W, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
8) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
9) THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS, THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
10) BY GRAPHIC PLOTTING ONLY SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "D" OR "X", WITH A BASE FLOOD ELEVATION NOT DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), ON FLOOD INSURANCE RATE MAP No. 12111C0179J WITH A DATE OF IDENTIFICATION OF FEBRUARY 18, 2012 FOR COMMUNITY NUMBER 120280019G, CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
11) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENTS, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
12) MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON GLOBAL POSITIONING SYSTEM REAL TIME KINEMATIC (RTK) OBSERVATIONS.
13) THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14) ALL SET MONUMENTS ARE STAMPED "LB7673".

CERTIFIED TO:

UNION TITLE SERVICES;
COMMONWEALTH LAND TITLE INSURANCE COMPANY;
GUS GUTIERREZ;
THE GALLERIA AT DOWNTOWN FORT PIERCE LLC

03/05/2014
SIGNATURE DATE:

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

JOB # 14-120

BOUNDARY SURVEY

117 N. 2ND Street
Ft. Pierce, Florida
PREPARED FOR:
GREGORY POPE

REVISIONS

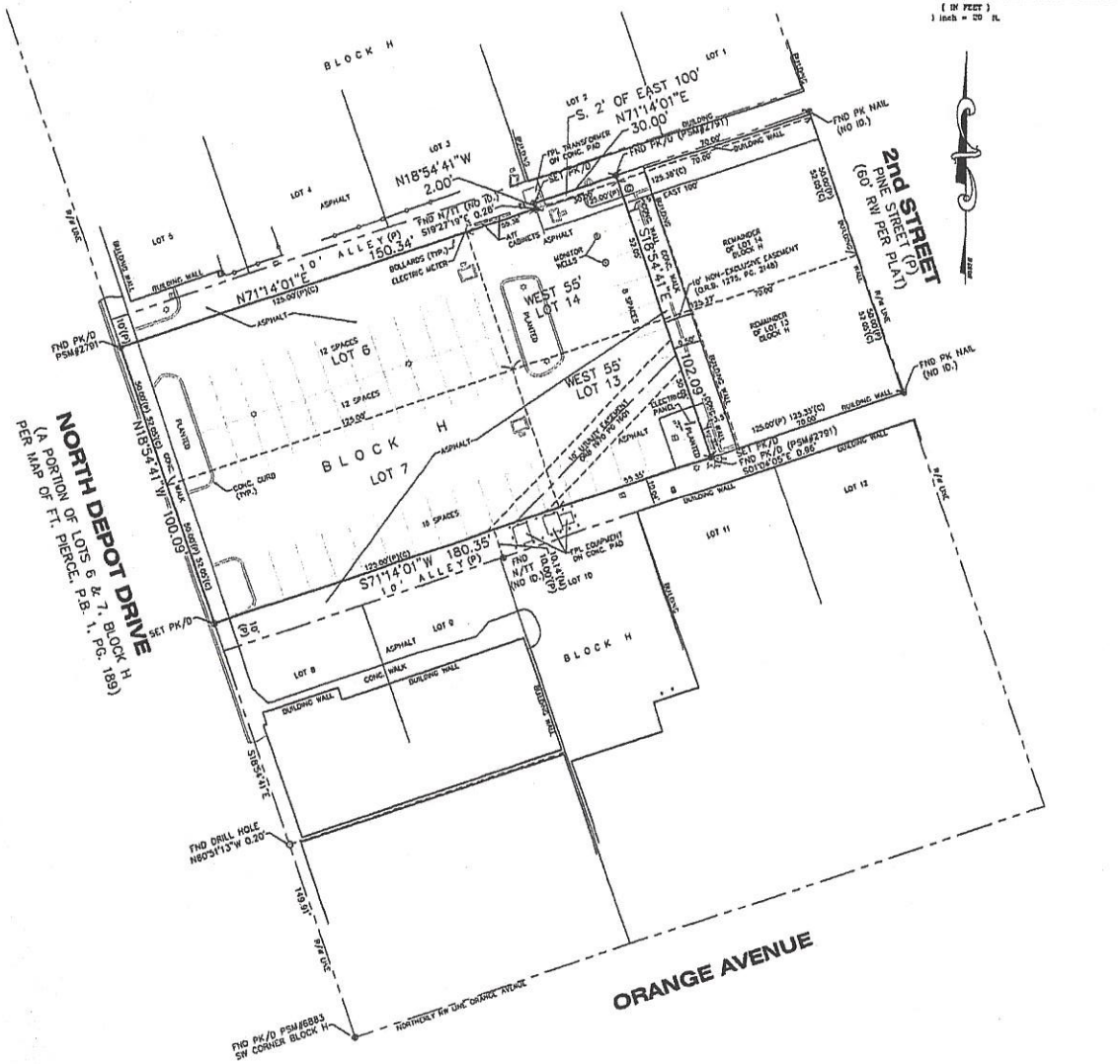
BY	DATE	DESCRIPTION

GEOMATICS SERVICES Inc.
PROFESSIONAL SURVEYORS & MAPPERS
1934 TUCKER COURT, FORT PIERCE, FL
(772) 419-8381, FAX (772) 408-4208
CERTIFICATE OF AUTHORIZATION LB# 7673

JOB No.: 14-120
SCALE: 1" = 20'
DATE: 3/04/2014
DRAWN BY: RCS
CHECKED BY: MTO
FIELD BOOK: 14-03 PAGE: 28
CADD FILE: 14-120.DWG

SHEET NO.: 1
OF : 1

As Built



LEGEND

(P)	PLAT DATA	EL.	ELEVATION
(C)	CALCULATED FROM FIELD MEASUREMENTS	CONC	CONCRETE
(D)	DEED	CATV	CABLE TELEVISION
P.O.C.	POINT OF COMMENCEMENT	SQ.	SQUARE
P.O.B.	POINT OF BEGINNING	FT.	FEET
P.O.T.	POINT OF TANGENCY	INFO.	INFORMATION
L.B.	LICENSED BUSINESS	TOB	TOP OF BANK
PRM	PERMANENT REFERENCE MONUMENT	OHU	OVERHEAD UTILITIES
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C.M.	CONCRETE MONUMENT	GV	GAS VALVE
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UGE	UNDERGROUND ELECTRIC		SANITARY MANHOLE
UG AT&T	UNDERGROUND AT&T		GREASETRAP
R/W	RIGHT OF WAY		FIBER OPTICS JUNCTION BOX
A/C	AIR CONDITIONING		ELECTRICAL JUNCTION BOX
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O/S	OFF SET		WOOD FENCE
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P.I.D.	PARCEL IDENTIFICATION NUMBER		
BFP	BACKFLOW PREVENTOR		

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Non-exclusive easement for the benefit of Parcel 3 reserved by PNC Bank, National Association, successor by merger to National City Bank, successor by merger to Harbor Federal Savings Bank in that certain Warranty Deed recorded in Official Records Book 1275, Page 2148.

NOTES

1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF GEOMATICS SERVICES, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
3) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
4) OVERALL PARCEL CONTAINS 0.416 ACRES, MORE OR LESS (18,111 SQUARE FEET).
5) THE LAST DATE OF FIELD WORK WAS 3/6/14.
6) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
7) THE EAST LINE OF NORTH DEPOT STREET IS ASSUMED TO BEAR N18°54'41"W, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
8) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
9) THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS, THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
10) BY GRAPHIC PLOTTING ONLY SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "D" OR "X", WITH A BASE FLOOD ELEVATION NOT DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), ON FLOOD INSURANCE RATE MAP No. 12111C0176J WITH A DATE OF IDENTIFICATION OF FEBRUARY 10, 2012 FOR COMMUNITY NUMBER 120280176J, CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
11) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
12) MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON GLOBAL POSITIONING SYSTEM REAL TIME KINEMATIC (RTK) OBSERVATIONS.
13) THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14) ALL SET MONUMENTS ARE STAMPED 'LB7673'.

CERTIFIED TO:

UNION TITLE SERVICES;
COMMONWEALTH LAND TITLE INSURANCE COMPANY;
GUS GUTIERREZ;
THE CALLEDNA AT DOWNTOWN FORT PIERCE LLC

03/05/2014
SIGNATURE DATE:

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

JOB # 14-120

BOUNDARY SURVEY

117 N. 2ND Street
Ft. Pierce, Florida
PREPARED FOR:
GREGORY POPE

REVISIONS

BY	DATE	DESCRIPTION

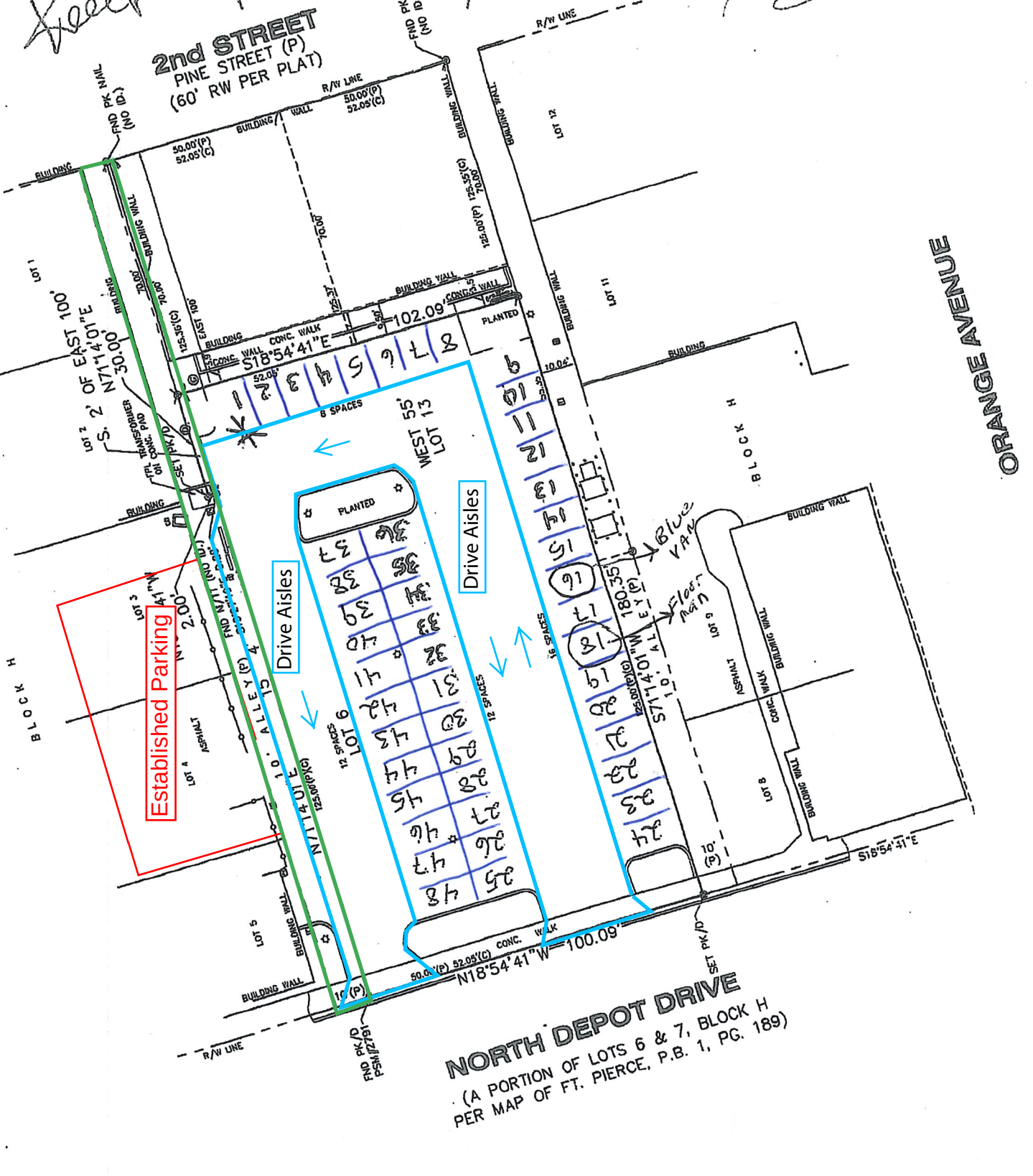
GEOMATICS SERVICES Inc.
PROFESSIONAL SURVEYORS & MAPPERS
1924 TUCKER COURT, FORT PIERCE, FL
(772) 418-8361, FAX (772) 408-4208
CERTIFICATE OF AUTHORIZATION LB# 7673

JOB NO.: 14-120
SCALE: 1" = 20'
DATE: 3/6/2014
DRAWN BY: BCS
CHECKED BY:
FIELD BOOK: PAGE: 28
CERT. FIELD WORK DATE:

SHEET NO. 1
OF : 1


TOW AWAY
24 HRS. ZONE 7 DAYS A WK.
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE
TREASURE COAST TOWING
RESERVED PARKING
NOW AVAILABLE
772-801-5729
PRIVATE PARKING
ONLY




2nd STREET
PINE STREET (P)
(60' RW PER PLAT)
ORANGE AVENUE
NORTH DEPOT DRIVE
(A PORTION OF LOTS 6 & 7, BLOCK H
PER MAP OF FT. PIERCE, P.B. 1, PG. 189)
Established Parking
Drive Aisles
Drive Aisles
8 SPACES
12 SPACES
LOT 6
12 SPACES
16 SPACES
WEST 55' LOT 13
PLANTED
PLANTED
Blue VAN
Floor Mat
BLOCK H
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 11
LOT 12
BUILDING
BUILDING WALL
CONC. WALK
ASPHALT
R/W LINE
FND PK NAIL (NO ID.)
FND PK/D PSM#2781
SET PK/D
FPL TRANSFORMER ON CONC. PAD
ALLEY (P) 15.0'
S18°54'41"E
N18°54'41"W 100.09'
N71°14'01"E 125.00'(P)(C)
S71°14'01"W 125.00'(P)(C)
102.09'
180.35'
50.00'(P) 52.05'(C)
125.35'(C) 70.00'
S. 2' OF EAST 100' N71°14'01"E 30.00'
EAST 100'
2.00'

ENGINEERING COMMENTS:

1. Provide a Boundary and Topographic Survey signed and sealed by a Florida Licensed Land Surveyor and Mapper in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. Provide a plan identifying the parking stall dimensions, driveway aisle dimensions, location of handicapped parking stalls, and associated handicapped access aisles.
3. The project proposes the exclusive use of six (6) on-street public parking stalls along Orange Avenue directly east of North 2nd Street; please note that the exclusive utilization of on-street parking stalls for a private development is not permitted and these stalls shall remain open to the public.
4. The submittal indicates that the applicant is installing a chain or a gate across the northern parking lot's entrance. This in turn would prevent access to the private parking lot servicing the businesses located at 211 Avenue A. While there is nothing to prevent the applicant from installing this barrier, the City would in turn be required to develop the existing public alleyway in order to provide access, which would prohibit the use of the alleyway as part of the applicant's parking lot. Therefore, either an Ingress-Egress Easement is required or the applicant will need to re-develop his parking lot to meet minimum design standards as the parking aisle widths would not be sufficient for 90° parking.

JRA/TST/tst

Planning Board **6.d.**

Meeting Date: 12/12/2017

Information

REQUESTED ACTION

Conditional Use - Deese Dwelling Rental - 1011 Boston Avenue

LOCATION

1011 Boston Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

1) 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;
2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
3) Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
4) The applicant must obtain a Change of Use permit through the Building Department to receive Certificate of Completion, prior to filing for St. Lucie County & Fort Pierce Business Tax Licenses;
5) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of receiving Certificate of Completion from the Building Department.

Attachments

Staff Report
Site Aerial & Zoning Maps
Application
Property Record Card
Applicant Narrative
Survey
Site Plan
Floor Plans

Form Review

Form Started By: Vennis Gilmore Started On: 12/04/2017 05:43 PM
Final Approval Date: 12/07/2017

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**
Deese Dwelling Rental
1011 Boston Avenue

DATE: December 4, 2017

STAFF REPORT

Owner/Applicant: Kevin & Heather Deese
1011 Boston Avenue
Fort Pierce, FL. 34950

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as more than one (1) month.

Location: 1011 Boston Avenue

Parcel ID: 2409-802-0016-000-8

Current Zoning: Medium Density Residential Zone (R-4)

Future Land Use: Medium Density Residential (RM)

Surrounding Zoning:

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

Site Size: .46 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 to operate a Dwelling Rental at 1011 Boston Avenue, to offer lodging of less than six (6) months and a minimum of one (1) month to guests. The subject property consists of a primary and ancillary structure. The primary structure is a two-story single family home with a finished floor area of 2,128 square feet, containing three (3) bedrooms, two (2) bathrooms and traditional support rooms. A detached two-car garage and guest house supplement this residential structure. The property is not located within a historic district; however the structures on the property were built in the year of 1936 and are considered historic structures. The guest house in the rear of the property was originally a one (1) unit structure (with a staircase) built on stilts. Currently the guest house consists of another unit beneath the original guest house structure. The existing guest house has a finished floor area of 1, 248 square feet, two (2) one bedroom units with a kitchen and full bathroom each. There are no building permit records on file with the City of Fort Pierce for the additional unit. The applicant is seeking to rent both of the two (2) apartments in the rear. The property is zoned Medium Density Residential Zone (R-4).

The property is located near the southeast corner of Boston Avenue and S. 11th Street. The site is surrounded by Samuel D. Bennett, Jr. Memorial Park to the east and single family residences to the north, south, and west. This site features a primary driveway entrance from Boston Avenue; as well as a secondary entrance to the ancillary structure in the rear of the property. A 5 foot wide sidewalk extends along Boston Avenue to the north, along the 150 feet of street frontage of the subject property.

The applicant has not presented operational guidelines in an effort to minimize adverse impacts to the adjacent homes. The applicant has stated that marketing will be geared toward professionals. Restrictions include the strict screening of potential renters and requirement of substantial security deposits by guests. The applicant lives in the primary structure and will serve as the on-site Property Manager for the dwelling rental.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling rental (dwelling unit)", and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a "Vacation rental", and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than one (1) month. The rental of a dwelling for periods greater than one (1) month, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than 6 months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment ***(ADA & Misc. Regulations)***	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Medium Density Residential Zone (R-4) district which is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section. Furthermore, the site has a land use designation of Medium Density Residential (RM).

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip

Generation Manuel. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features a one (1) car garage, a two (2) car carport and driveway space to both the primary and ancillary structure.

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 commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than one (1) month would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

1) 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;

2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts;

4) The applicant may be required to obtain a Change of Use permit through the Building Department and receive Certificate of Completion, prior to filing for St. Lucie County & Fort Pierce Business Tax Licenses; and

5) Limit occupancy based on the number of bedrooms, and no more than 2 vehicles (one vehicle per unit).



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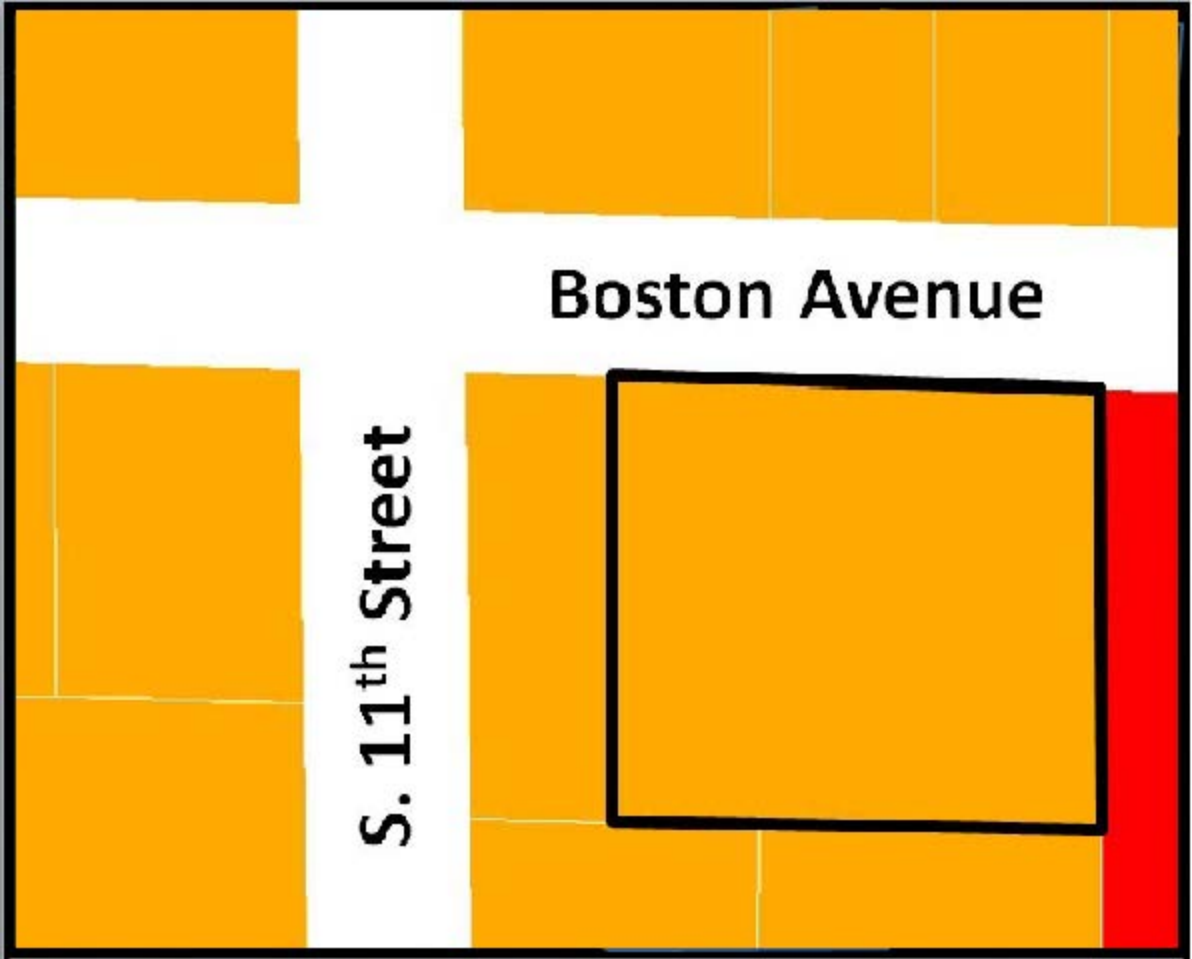
Deese Residence

Conditional Use w/ No New Construction

1011 Boston Avenue

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



N
W E
S

Deese Residence

Conditional Use w/ No New Construction

1011 Boston Avenue

THE SUNRISE CITY FORT PIERCE Florida

R-4 = **R-3** =

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1011 Boston Ave Fort Pierce FL 34950

Parcel ID #(s) 2409-802-0016-000-8

Project description Dwelling Rental

Kevin & Heather Deese	SAME
Property Owner(s)	**Applicant/Representative, Title, Company**
1011 Boston Ave	
Street Address	Street Address
Fort Pierce FL 34950	
City State Zip	City State Zip
970-213-8258	
Phone Number	Phone Number
crazzieaudio@gmail.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.*

Kevin Deese Heather L Deese

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 30th day of October, 2017, by Kevin Deese who is personally known to me or has produced _____ as identification.

_____

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
AMARIS ISABEL GIL
MY COMMISSION # FF 914194
EXPIRES: August 30, 2019 (seal)
Bonded Thru Budget Notary Services

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

RESOLUTION NO. 17-R16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ESTABLISHING QUASI-JUDICIAL PROCEDURES** FOR THE CITY COMMISSION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission recognizes the need for established legal procedures when quasi-judicial items are on the agenda; and

WHEREAS, the City Commission desires that this Resolution serve as the procedure for the City Commission to follow in conducting quasi-judicial proceedings; and

WHEREAS, the City Commission acknowledges that the procedures may be amended from time to time by resolution.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. When conducting quasi-judicial hearings, the City Commission shall follow the procedures as outlined in the attached Exhibit "A."

SECTION 2. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 5th day of June, 2017.

Linda Hudson
Linda Hudson, Mayor

ATTEST:
Linda W. Cox
Linda Cox, City Clerk

Approved as to Form
And Correctness:

James M. Messer, Esq.
City Attorney

V. Party Intervenors. The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of his or her interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer shall inquire whether all parties, members of the public and Commission agrees to waive the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 20 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission.

2. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 20 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission.

3. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 20 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission.

4. Any other persons present who wish to submit relevant information to the City Commission shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission). Members of the public will be permitted to present their non-expert opinions, but the Commission will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

5. The Applicant will be permitted to make final comments.

6. The Party Intervenor will be permitted to make final comments.

presented, then the City Commission may continue the matter to a time certain to allow for such research or review.

XIII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIV. Maintenance of Evidence and Other Documents. The Office of the City Clerk shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Planning Department.

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

Property Identification

Site Address:	1011 BOSTON AVE
Parcel ID:	2409-802-0016-000-8
Account #:	22611
Map ID:	24/09S
Use Type:	0100
Zoning:	R4
City/County:	Fort Pierce

Ownership

Kevin J Deese
Heather L Deese
1011 Boston AVE
Fort Pierce, FL 34950



Legal Description

DUKETT S/D BLK 2 LOTS 5, 6 AND 7 (OR 3917-380)

Current Values

Just/Market Value:	$154,300
Assessed Value:	$154,300
Exemptions:	$154,300
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):	3,376
Gross Area (SF):	4,526
Land Size (acres):	0.46
Land Size (SF):	19,950

Sale History

Date:	Sep 28, 2016
Book/Page:	3917 / 0380
Sale Code:	0001
Deed:	WD
Grantor:	Bennett Anna R
Price:	$275,000
Date:	Jul 12, 2005
Book/Page:	2327 / 2779
Sale Code:	XX01
Deed:	QC
Grantor:	Bennett,Anna R
Price:	$100
Date:	Jun 14, 2002
Book/Page:	1541 / 1319
Sale Code:	XX04
Deed:	QC
Grantor:	Bennett,Anna R
Price:	$100
Date:	Jul 1, 1987
Book/Page:	0573 / 0668
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0
Date:	May 1, 1985
Book/Page:	0467 / 1843
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0

Building Information (1 of 3)

Finished Area: 2,128 SF

Gross Total Area: 2,694 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: HC	Year Built: 1936	Frame:
Grade: C	Effective Year: 1980	Primary Wall: Wood/Sheath
Story Height: 2 Story	No. Units: 1	Secondary Wall:

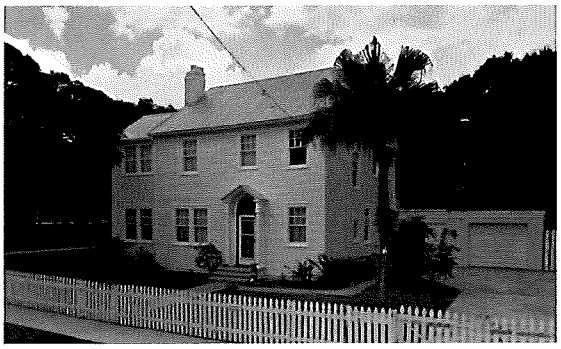
Interior Data

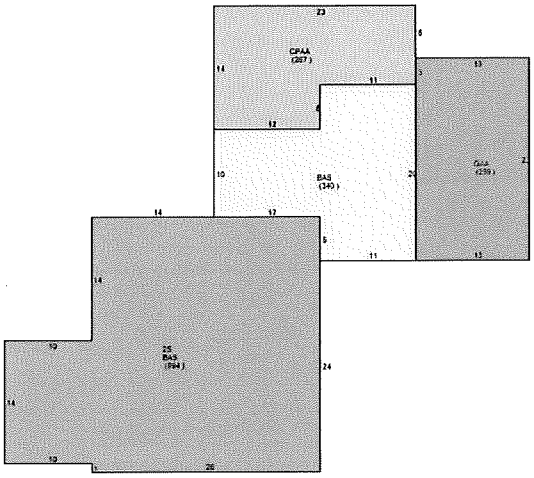
Bedrooms: 1	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0

Half Baths: 0
A/C %: 100%

Heat Fuel: ELEC
Heated %: 100%

Primary Floors: Double Pine
Sprinkled %: N/A%





Building Information (2 of 3)

Finished Area: 1,248 SF

Gross Total Area: 1,348 SF

Exterior Data

View:
Building Type: HC
Grade: C
Story Height: 2 Story

Roof Cover: Metal
Year Built: 1936
Effective Year: 1980
No. Units: 1

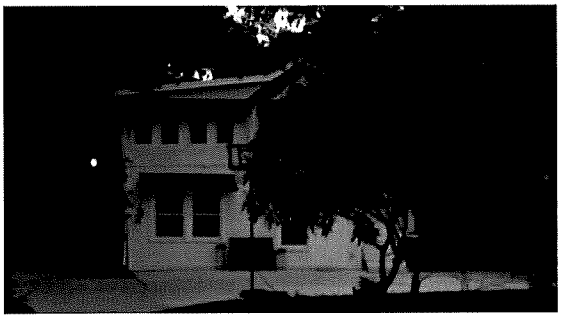
Roof Structure: Gable
Frame:
Primary Wall: Wood/Sheath
Secondary Wall:

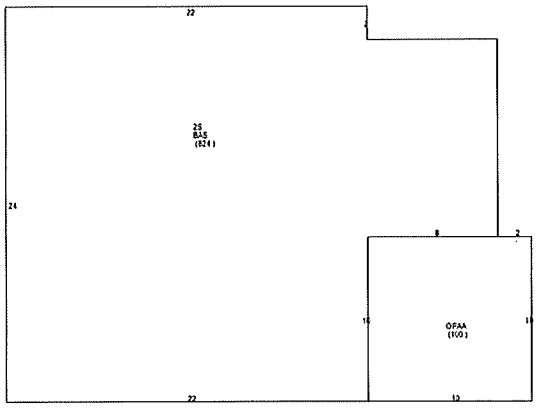
Interior Data

Bedrooms: 3
Full Baths: 2
Half Baths: 0
A/C %: 100%

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

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





Building Information (3 of 3)

Finished Area: 0 SF

Gross Total Area: 484 SF

Exterior Data

View:
Building Type: DCAR
Grade: DC
Story Height: 1 Story

Roof Cover: Tar & Gravel
Year Built: 1936
Effective Year: 1960
No. Units: 0

Roof Structure: Flat/Shed
Frame:
Primary Wall:
Secondary Wall:

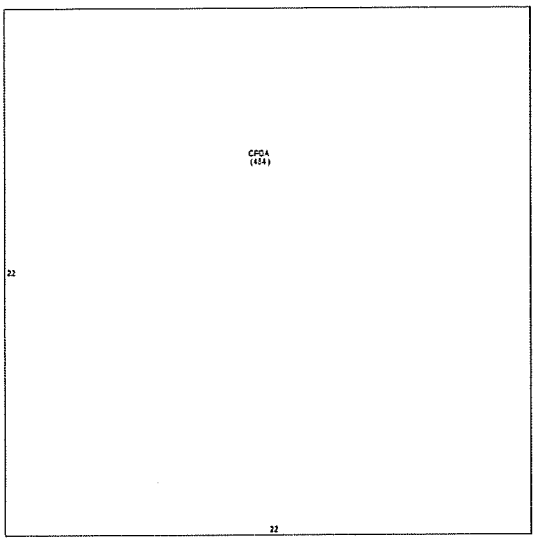
Interior Data

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

Electric:
Heat Type:
Heat Fuel:
Heated %: %

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

Image of Sketch unavailable for display



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$141,400
Land:	$12,900
Just/Market:	$154,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$154,300
Exemption(s):	$154,300
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2017	2017	0500	Homestead Exemption	$25,000
Tax Year	Grant Year	Code	Description	Amount
2017	2017	0550	Homestead Exemption over $ 50,000	$0
Tax Year	Grant Year	Code	Description	Amount
2017	2017	2100	Total & Permanent Service Connected Disability	$124,300
Tax Year	Grant Year	Code	Description	Amount
2017	2017	2400	Veteran's Disability	$5,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$54.00

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

Permits

Number:	RF20052488
Issue Date:	Jan 6, 2005
Description:	Roof
Amount:	$10,800
Fee:	$233
Number:	BP16-0358
Issue Date:	Feb 12, 2016
Description:	Re Roof Permit
Amount:	$3,300
Fee:	$100
Number:	BP16-2609
Issue Date:	Oct 11, 2016
Description:	Garage Door
Amount:	$835
Fee:	$0
Number:	BP16-3222
Issue Date:	Jan 31, 2017
Description:	Remodel
Amount:	$25,000
Fee:	$0

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
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October 28, 2017
To: City of Fort Pierce Planning Department
Re: Conditional Use Request for Rentals in Residential Zone R4
Address: 1011 Boston Ave
Fort Pierce, FL 34950

We moved to this particular neighborhood of Fort Piece with the intent to help improve the community. After living in an affluent city in Colorado we heard about the needs of the inner-city of Fort Pierce so we decided to move in and help out. Our neighborhood is currently depressed with many empty, abandoned and unkept homes. The majority of the homes are occupied by renters, transients and less fortunate circumstances. One of our goals is to be a bright spot in the community and help increase desirability to live here. Our particular block is already improving with others wanting to invest their time and money here.

As a disabled veteran we need the additional income the rentals can provide. We bought this historic home West of the Historic District with the understanding that the two rentals would allow us to generate that extra income. It was ran as a short term rental on Airbnb.com by the previous owner. It is our desire to continue to provide a safe, clean and quiet location for people to either vacation or come for business.

We expect an average $25k/year rental revenue. This additional tax revenue for the city will hopefully be of great value. Our personal ability to continue to own this home greatly depends on the approval of this application and the ability to list our home on marketing websites such as Airbnb. The types of renters we allow to stay with us and our five children on our property are respectful, quiet and pay at check-in for their stay. They are professionals looking for a getaway.

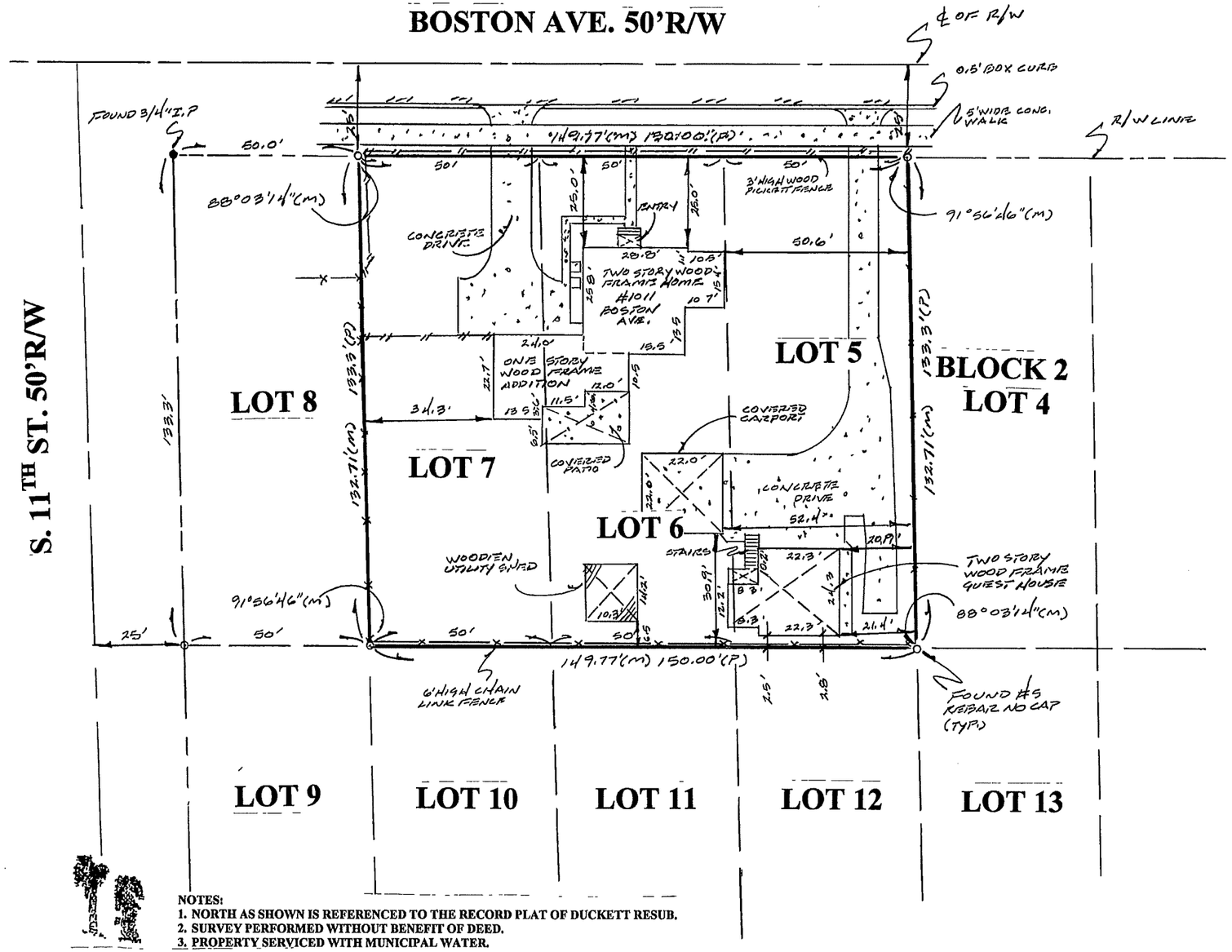
Our tenants will feel comfortable and be held to the highest standards so as to add value to the neighborhood and the city.

- Ample Parking is available for each unit. There is space for vehicles in the private drive and two of those spaces are in a covered carport next to the apartments. See map.
- Online marketing efforts will be geared towards professionals and those seeking vacations to be remembered or a quiet place while away on business.
- Tenants are pre-screened and payments approved through highly professional websites and personal communication with us.

It's our intent to help improve this great city on the West side of US1. Thank you for considering our application with the most urgency possible.

Sincerely,
Kevin and Heather Deese
970-213-8258
772-242-3320

CERTIFIED TO: KEVIN J. DEESE & HEATHER L. DEESE
NEILL GRIFFIN TIERNEY NEILL & MARQUIS, CHARTERED
COMMONWEALTH LAND TITLE INSURANCE COMPANY
WINTRUST MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS
MAY APPEAR, A DIVISION OF BARRINGTON BANK AND TRUST, N.A.



NOTES:
1. NORTH AS SHOWN IS REFERENCED TO THE RECORD PLAT OF DUCKETT RESUB.
2. SURVEY PERFORMED WITHOUT BENEFIT OF DEED.
3. PROPERTY SERVICED WITH MUNICIPAL WATER.

N

LEGEND

IP = IRON PIPE
CM = CONCRETE MONUMENT
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
POB = POINT OF BEGINNING
D/W = DRIVEWAY
R/W = RIGHT OF WAY
ST = SEPTIC TANK
D/F = DRAIN FIELD
PP = POWER POLE
PL = PROPERTY LINE
CL = CENTER LINE
FFE = FINISH FLOOR ELEVATION
EL = ELEVATION
EOW = EDGE OF WATER
MHWL = MEAN HIGH WATER LINE
CCCL = COASTAL CONSTRUCTION CONTROL LINE
MH = MANHOLE
(P) = PLAT DATA
(L) = LEGAL DATA
(M) = MEASURED DATA
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
BM = BENCHMARK
R = RADIUS
L = LENGTH
A = CENTRAL ANGLE
C = CHORD
C BRG = CHORD BEARING
FB = FIELD BOOK
PG = PAGE
PT = POINT OF TANGENT
PC = POINT OF CURVE
PRC = POINT OF REVERSE CURVE
POC = POINT ON CURVE
PCC = POINT OF COMPOUND CURVE
STA = STATION
FND = FOUND
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURVE

NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT, WAS PERFORMED BY, NOR FURNISHED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE EASEMENTS, RIGHT OF WAYS, OR UNRECORDED DEEDS WHICH MAY EFFECT SUBJECT PROPERTY

FEMA
FLOOD ZONE "X"
C-P # 12111C0179 J
EFFECTIVE DATE 5-4-89, 2/16/12

SURVEYORS CERTIFICATE

I H KIM PICKERING DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND PRACTICING REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A SURVEY AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA ADMINISTRATIVE CODE CHAPTER 5J 17, AND THAT UNDER MY SUPERVISION DID MAKE A SURVEY OF LOTS 5-7 BLOCK 2 DUKETT RESUB-DIVISION AS SHOWN IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AT PLAT BOOK 2, PAGE 33, AND THAT SAID SURVEY WAS ACTUALLY MADE ON THE GROUND PER THE DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

H. Kim Pickering 3/24/16
H KIM PICKERING REG. LAND SURVEYOR NO. 4859
THIS SURVEY IS NOT VALID WITHOUT EMBOSSED SEAL

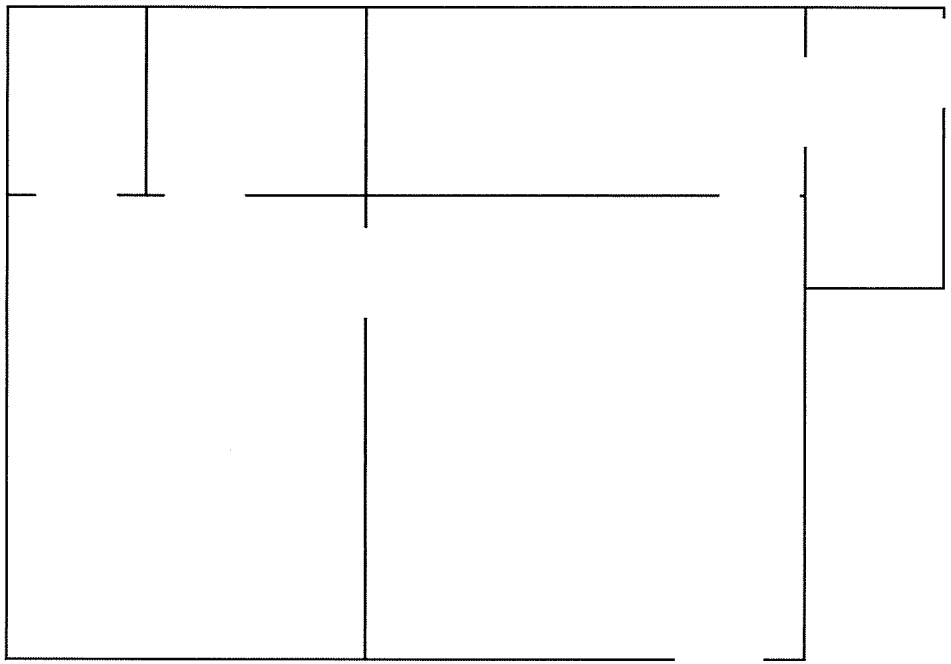
REV.	DATE	DESCRIPTION	BY	F.P. & PG.	TASK NO	DATE OF FIELD WORK
	3/24/16	RECORD SURVEY	Kim	FILE		3/17/16

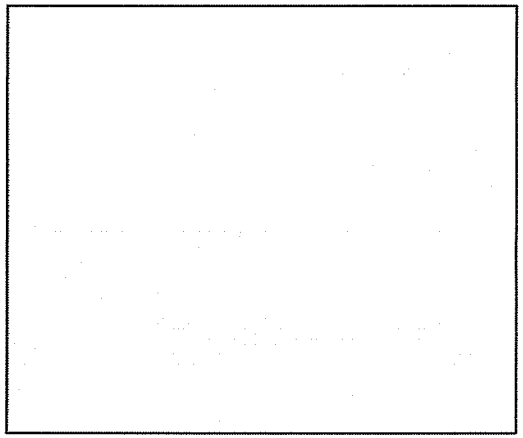
DRAWN: Kim | CHK'D: H.K.P.
SCALE: 1" = 20' | DATE: 3/24/16

RECORD SURVEY FOR
KEVIN & HEATHER DEESE

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYING
612 HOLLY ROAD
VERO BEACH, FL 32963
Ph 772-231-9323 Cell 772-480-2349
E-mail pickeringassoc@aim com

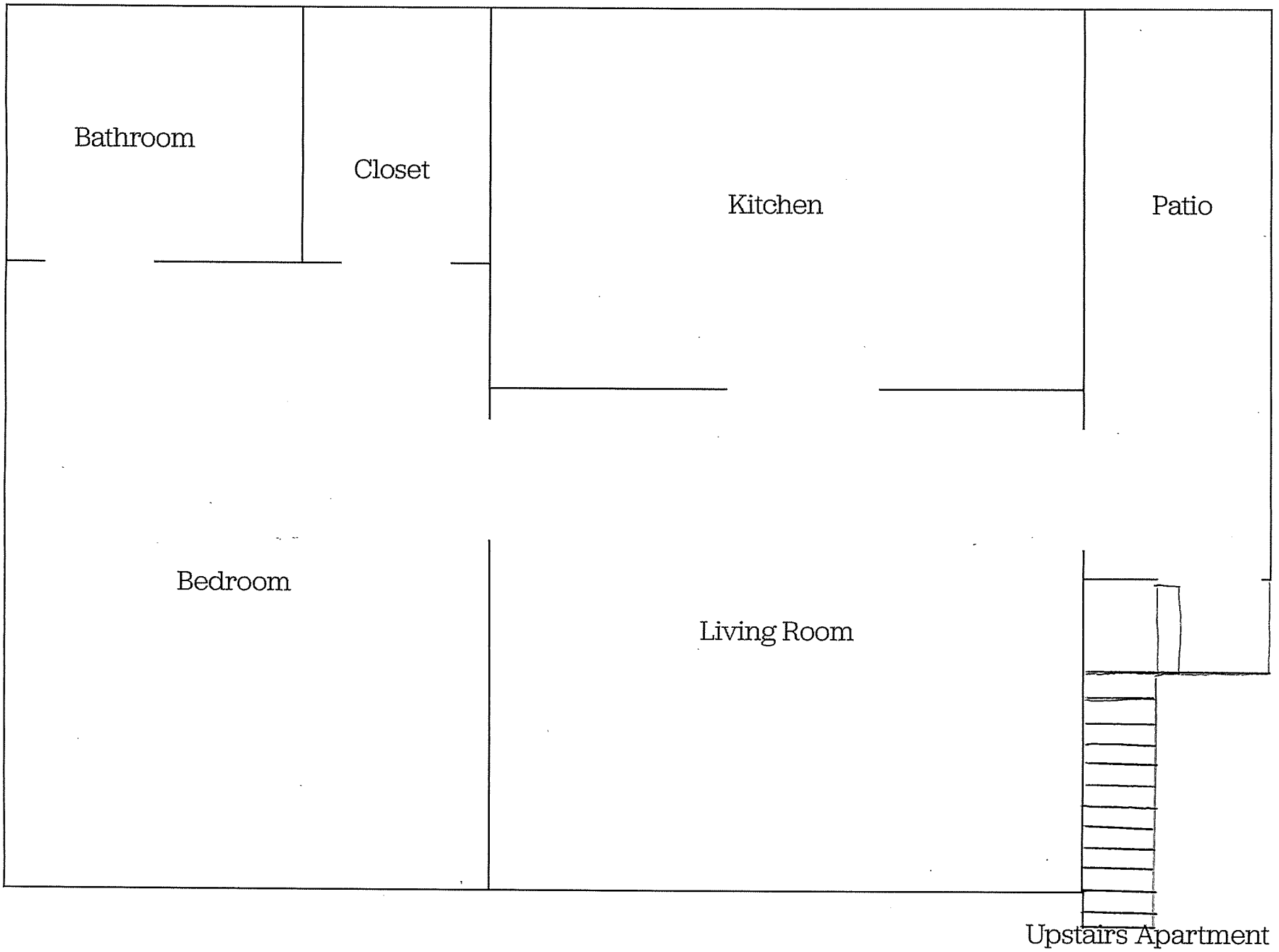
DRAWING/JOB # 16-099
SHEET 1 OF 1

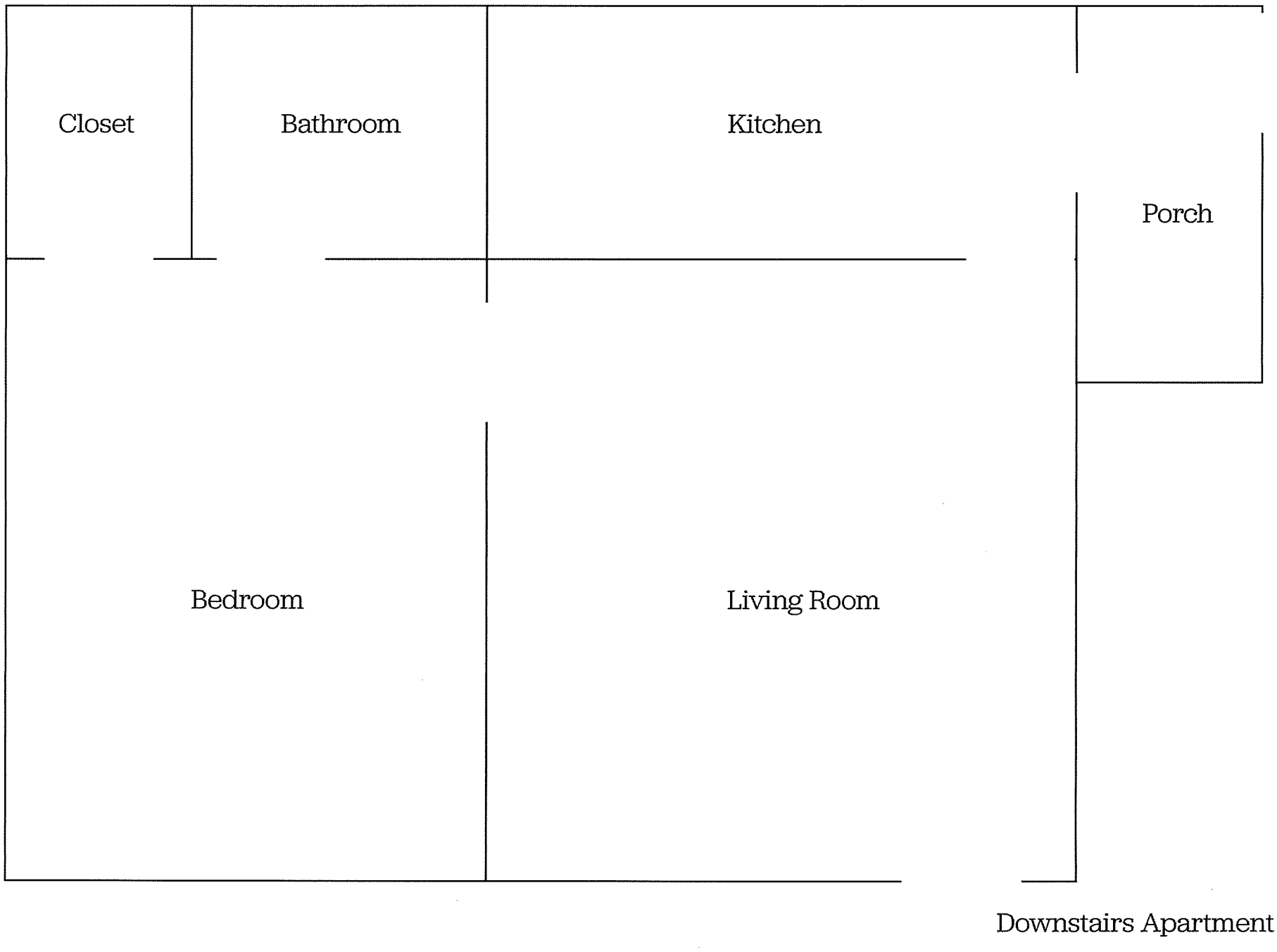




covered carport

Apartment Parking


Bathroom
Closet
Kitchen
Patio
Bedroom
Living Room
Upstairs Apartment


Closet
Bathroom
Kitchen
Porch
Bedroom
Living Room
Downstairs Apartment

Planning Board **6.e.**

Meeting Date: 12/12/2017

Information

REQUESTED ACTION

Conditional Use - Arenas Dwelling Rental - 1218 S. 11th Street

LOCATION

1218 S. 11th Street

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

1) 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;
2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
3) Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts; and
4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.

Attachments

Staff Report
Site Aerial & Zoning Maps
Application
Property Record Card
Applicant Narrative
Rental Agreement
Rental Rules
Site Plan and Location Map
Floor Plan

Form Review

Form Started By: Vennis Gilmore Started On: 12/04/2017 05:45 PM

Final Approval Date: 12/07/2017

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**
Arenas Dwelling Rental
1218 S. 11th Street

DATE: December 4, 2017

STAFF REPORT

Owner:
Raul Arenas
1218 S. 11th Street
Fort Pierce, FL. 34950

Applicant:
Andy Drucker
3475 Sheridan Street, # 301
Hollywood, FL. 33021

Applicant's Request:
Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as one (1) month.

Location:
1218 S. 11th Street

Parcel ID:
2415-703-0063-000-7

Current Zoning:
Single-Family Low Density Zone (R-1)

Future Land Use:
Low Density Residential (RL)

Surrounding Zoning:

North	East	South	West
R-1	R-1	R-2	R-1

Site Size:
.31 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 to operate a Dwelling Rental at 1218 S. 11th Street, to offer lodging of less than six (6) months and a minimum of one (1) to guests. The subject property consists of a single-family residence. The single-family structure is a one-story single family home with a finished floor area of 2,573 square feet, containing four (4) bedrooms, three(3) bathrooms and traditional support rooms. An attached two-car garage and a driveway for parking supplement this residential structure. The property is not located within a historic district. The applicant would prefer long term renters of six (6) months or more but would also like to seek approval for rentals of one (1) month or more and less than six (6) months. The property is zoned Single-Family Low Density Zone (R-1).

The property is located near the northeast corner of Mississippi Avenue and S. 11th Street. The site is surrounded by single family residences to the north, south, east and west. This site features a driveway entrance from S. 11th Street that leads to a two-car garage. There are no sidewalks along the 142.3 feet of S. 11th Street frontage and no sidewalks along the 115.05 feet of Mississippi Avenue frontage of the subject property.

The applicant presents operational guidelines in an effort to minimize adverse impacts to the adjacent homes. These restrictions include the strict screening of potential renters, requirement of substantial security deposits by guests, and prohibition of large gatherings or parties at the site. The applicant states that the home will be professionally cleaned after each renter, and the yard will be professionally maintained.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling rental (dwelling unit)", and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a "Vacation rental", and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than one (1) month. The rental of a dwelling for periods at a minimum of one (1) month, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than 6 months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment ***(ADA & Misc. Regulations)***	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use

The subject site is located within the Single-Family Low Density Zone (R-1) district which is designed to provide for areas of single-family dwellings with an average net density of less than four (4) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available. Furthermore, the site has a land use designation of Low Density Residential (RL).

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Traffic & Parking

The traffic generation from the proposed use is undetermined based upon numerous variables present, and the absence of complete data by the Institute of Transportation Engineers (ITE) Trip Generation Manuel. Review of similar uses of this scale, in comparison to impacts of a multifamily housing development, suggest an insignificant effect overall evaluation; however the absence of maximum occupancy, occurrence of short lengths of stay, and frequency of cleaning services are variables that may concentrate trips during seasonal months and weekends, causing elevated traffic impacts during such times.

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject site features a two (2) car garage, and driveway space for approximately two (2) vehicles.

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 commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than one (1) month would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

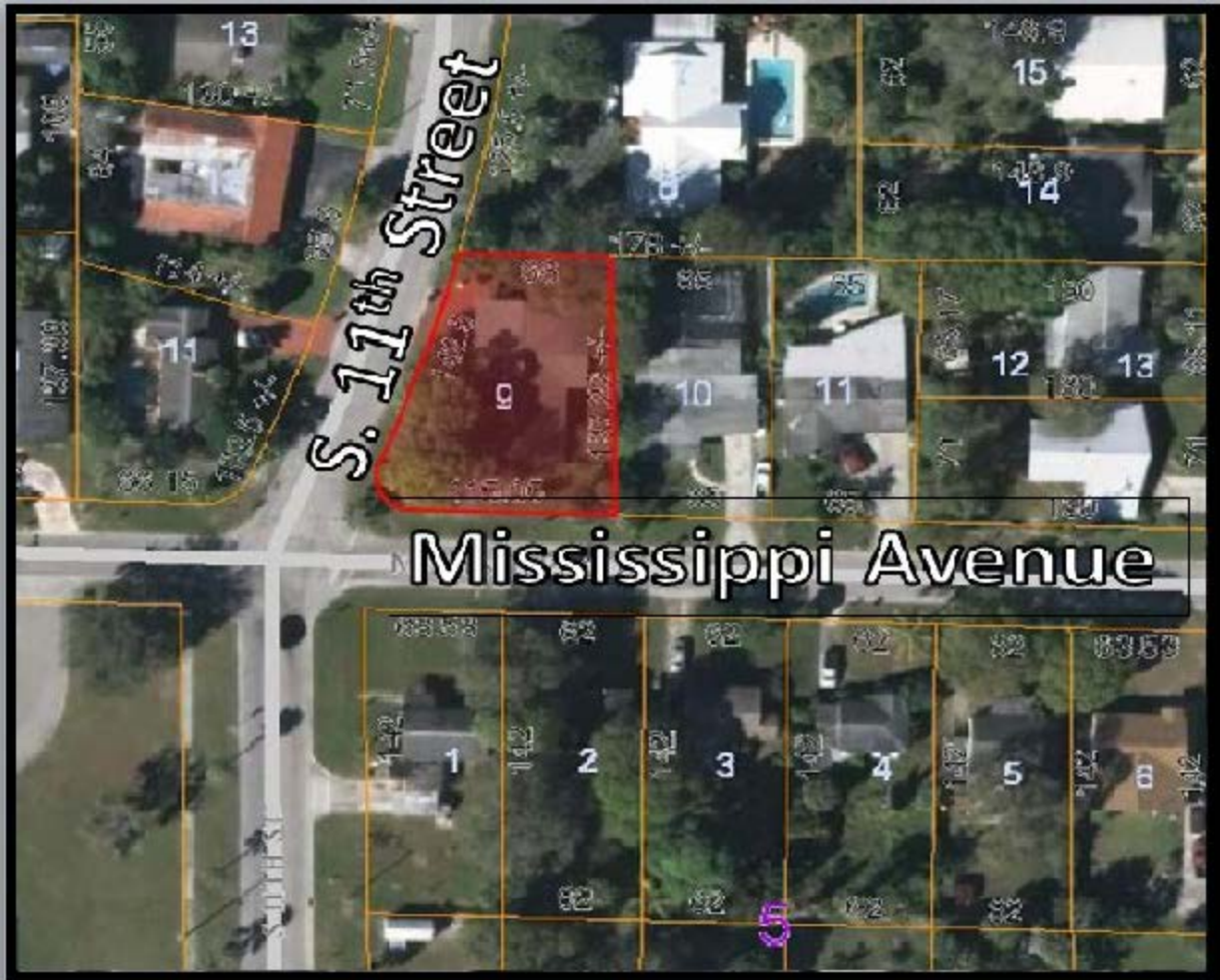
1) The applicant identifies the maximum occupancy of the unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;

2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and

4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.

5) Limit occupancy based on bedrooms, and no more than 4 vehicles (2 in the garage, 2 in the driveway).



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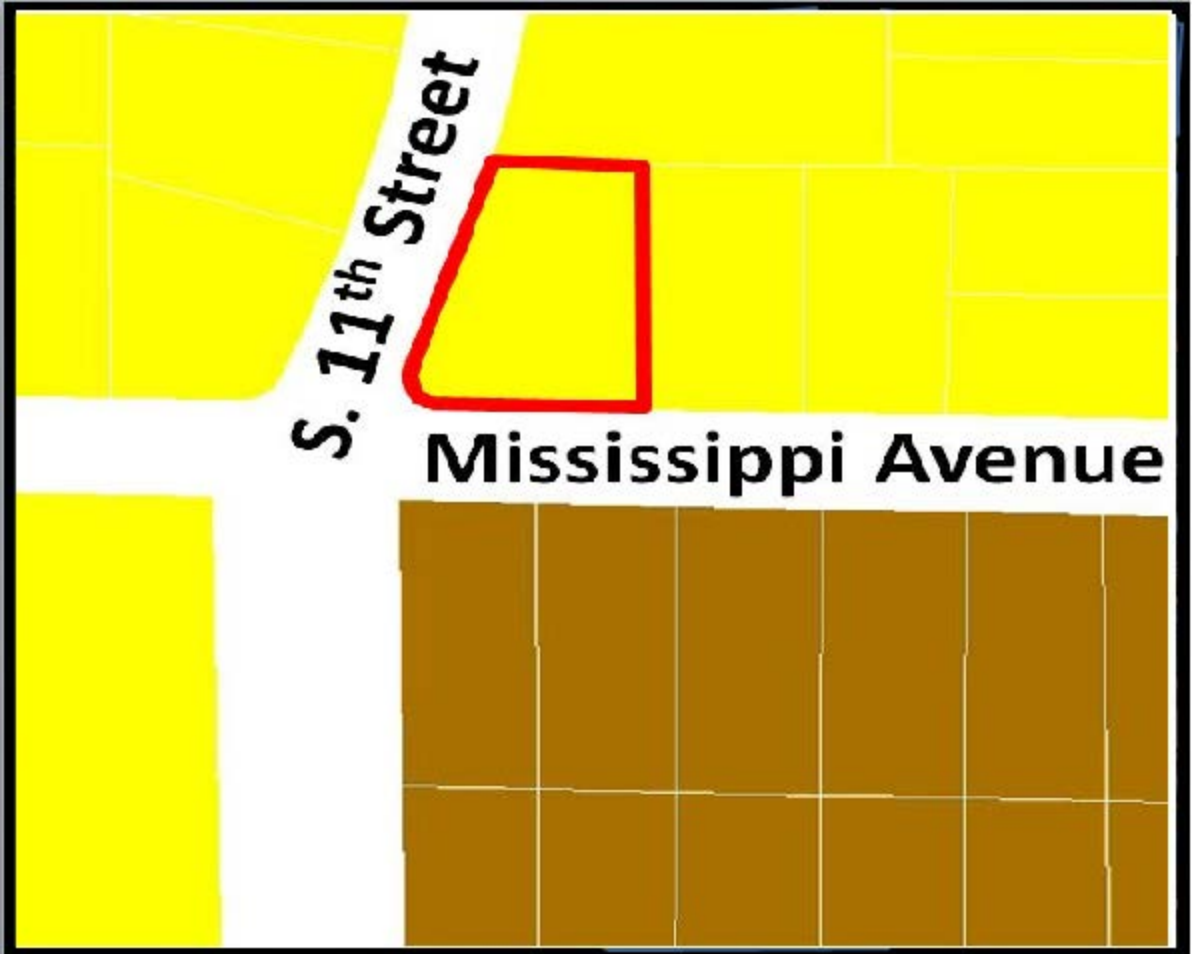
Arenas Residence

Conditional Use w/ No New Construction

1218 S. 11th Street

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



N
W E
S

Arenas Residence

Conditional Use w/ No New Construction

1218 S. 11th Street

THE SUNRISE CITY FORT PIERCE Florida

R-1 = **R-2** =

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location: 1218 S. 11th Street, Fort Pierce, FLA 34950

Parcel ID#(s): 2415-703-0063-000-7

Project description: Short term Rentals -30 days or more

RAUL ARENAS
Property Owner(s)
1218 S. 11th Street
Street Address
Ft. Pierce FLA 34950
City State Zip
786 519-2413
Phone Number
raularenasnunez@gmail.com
Email Address

Tables Law Group, P.A. & Andy Drucker
Applicant/ Representative, Title, Company
3475 Sheridan Street, #301
Street Address
Hollywood, FL 33021
City State Zip
786 269-3554 or 305 975-8906
Phone Number
rtables@gmail.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 – Broward COUNTY
The foregoing instrument was acknowledged before me this 30 day of October, 2017, by
Raul Arenas Nuñez who is personally known to me or has produced
as identification.

Signature of Notary

ANA YELITZA OCERINJAUREGUI
MY COMMISSION #FF116196
EXPIRES April 24, 2018
(seal)
(407) 398-0153 FloridaNotaryService.com

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 3,114 sq ft Parking Spaces: 5

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

North	South	East	West
Residential	Residential	Residential	Residential

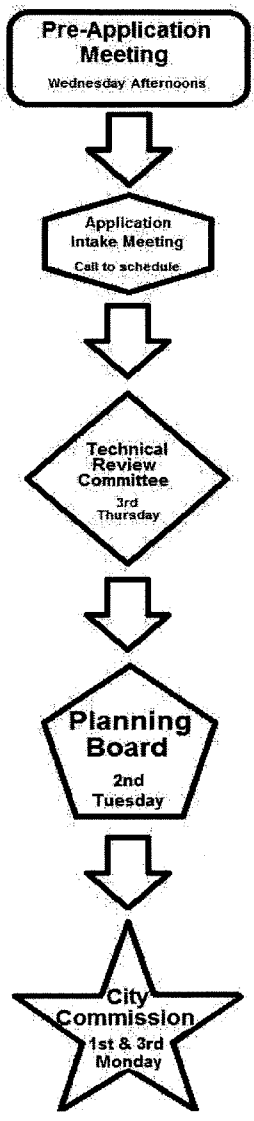
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(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.

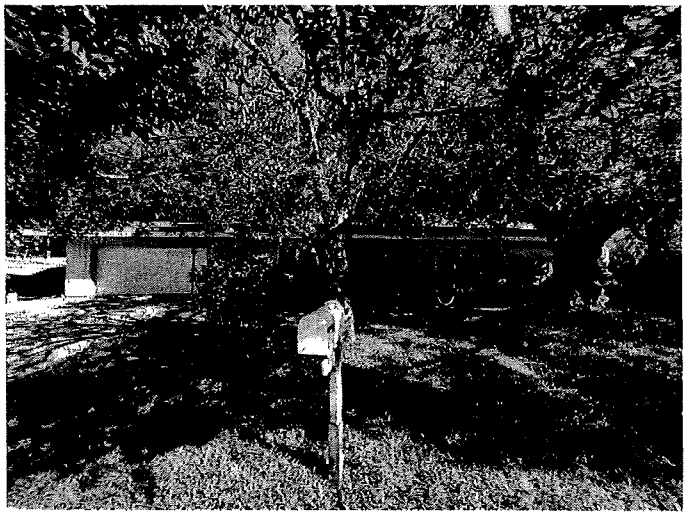
Application Outlook



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

Property Identification

Site Address:	1218 S 11th ST
Parcel ID:	2415-703-0063-000-7
Account #:	24971
Map ID:	24/16N
Use Type:	0100
Zoning:	R1
City/County:	Fort Pierce



Ownership

Raul N Arenas
1218 S 11th St
Fort Pierce, FL 34950

Legal Description

SUNRISE ESTATES BLK 4 LOT 9 (OR 3593-1457)

Current Values

Just/Market Value:	$107,100
Assessed Value:	$70,991
Exemptions:	$45,991
Taxable Value:	$25,000

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

Total Areas

Finished/Under Air (SF):	2,573
Gross Area (SF):	3,114
Land Size (acres):	0.31
Land Size (SF):	13,356

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

DATE: October 24, 2017

TO: City of Fort Pierce, Planning Department

Owner: Raul Arenas

RE: REQUEST FOR CONDITIONAL USE PERMIT for Short Term Rentals (One month or longer)

1218 South 11th Street, Fort Pierce, FL

Parcel Identification Number: 2415-703-0063-000-7

Legal Description: Sunrise Estates Block 4, Lot 9 (O.R. Book 3593, Page 1457)

Dear Sirs/Ladies:

I am formally applying for a Conditional Use Permit – No New Construction – for short term rentals of my home located at 1218 S. 11th Street, Fort Pierce, Florida.

I have been temporarily residing abroad in order to receive medical care for a fairly serious heart condition. Consequently, I decided to rent out my house in order to help cover my spiraling healthcare costs. I intend on renting my house for periods of *no less than* 30 days at a time. Ideally, I would prefer to find renters who are interested in renting for a period of six months or longer.

I am submitting a floor plan for my house which reveals that it is a four (4) bedroom, three (3) bath house with a two-car garage. I am also enclosing photographs of the interior of my home so that you will have a better idea as to how it looks. I plan on making my home available for rent to retirees or families but in no event shall the number of guests exceed a maximum of six (6) family members.

I have prepared a statement of Rental Rules which accompanies this application. I have also prepared a draft Short-Term Lease Agreement that I will, with any needed modifications, use at the time the rental is booked by a prospective guest.

I have a gentleman who will act as the Property Manager in my absence. His name is Brian Roberts, his address is 941 S.W. McElroy Avenue, Port St. Lucie, FL 34953 and he can be reached at (561) 282-8359.

I have a driveway that can accommodate up to three motor vehicles

In conclusion, I am requesting a conditional use permit for short term rentals OF NO LESS THAN thirty (30) days length but up to six (6) months, should the opportunity arise.

If there are any questions, please direct them to Ryan Tables at Tables Law Group, P.A. at (786) 269-3554 or to Andy Drucker (305) 975-8906.

Thank you for your consideration in this matter.

Sincerely, Raul Arenas

SHORT TERM RENTAL AGREEMENT

This SHORT TERM RENTAL AGREEMENT ("Agreement") is entered into on this ____ day of _____, 201___, by and between RAUL ARENAS (the "Homeowner") and _____(the "Guest"). For good and valuable consideration exchanged herein, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Location: The property to be rented is located at 1218 South 11th Street, Fort Pierce, Florida 34949. The property is fully furnished and contains a two car garage.
2. Rental party: The rental party shall consist of the following persons:

   _____

   _____

3. Maximum Occupancy: The maximum number of guests is limited to six (6) persons.
4. Term of this Lease: The lease commences at 2:00 p.m. on _____ (the "Check in date") and ends at 12:00 noon on _____ (the "Check out date.")
5. Minimum Stay: This property requires a 30-day minimum stay. Longer stays are permissible as well. No reservations will be accepted for any period of less than 30 days.
6. Rental Rules: Guest agrees to abide by the Rental Rules attached as Exhibit "A" at all times while staying on the property and all members of the guest party must also abide by these rules at all times while staying on the property.
7. Access: Guest shall allow the Homeowner's property manager access to the Property for the purposes of repair and inspection upon appropriate advance notice to the Guest.
8. Rental Rate:
   a. The rental rate is $_____ for your stay.
   b. A deposit in the amount of $_____ is due from you upon making the reservation. The deposit is required to reserve the requested date as well as a security deposit and shall only be refunded to you if cancelled no less than 30 days prior to the commencement date of this lease.
      Deductions to the security will be made for any of the following:
      1. Damage to the property or furnishings;
      2. Excessive cleaning costs; or
      3. Any other cost incurred by the Homeowner due to Guest's stay.

9. Cancellation policy: If the Guest wishes to cancel his/her reservation, the reservation/security deposit will be refunded as follows:

   0% penalty if cancelling greater than 30 days prior to check-in date

50% penalty if cancelling at least 15 days prior to check-in date

100% penalty if cancelling less than 15 days prior to the check-in date

10. Insurance: We encourage all renters to purchase traveler insurance.

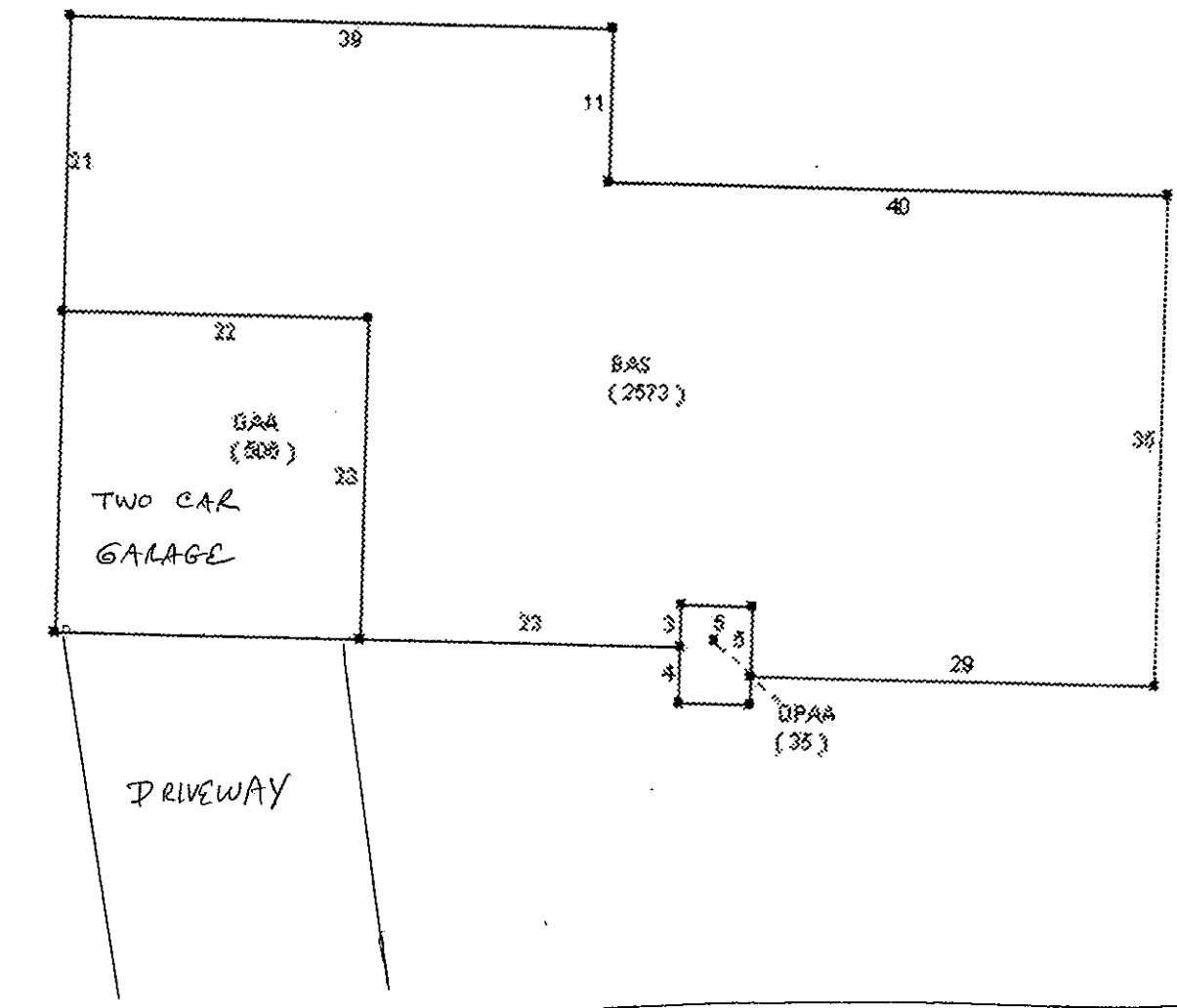
The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

HOMEOWNER:	GUEST:
Raul Arenas	
Name:	Name:
Date:	Date:
Phone:	Phone:

RENTAL RULES

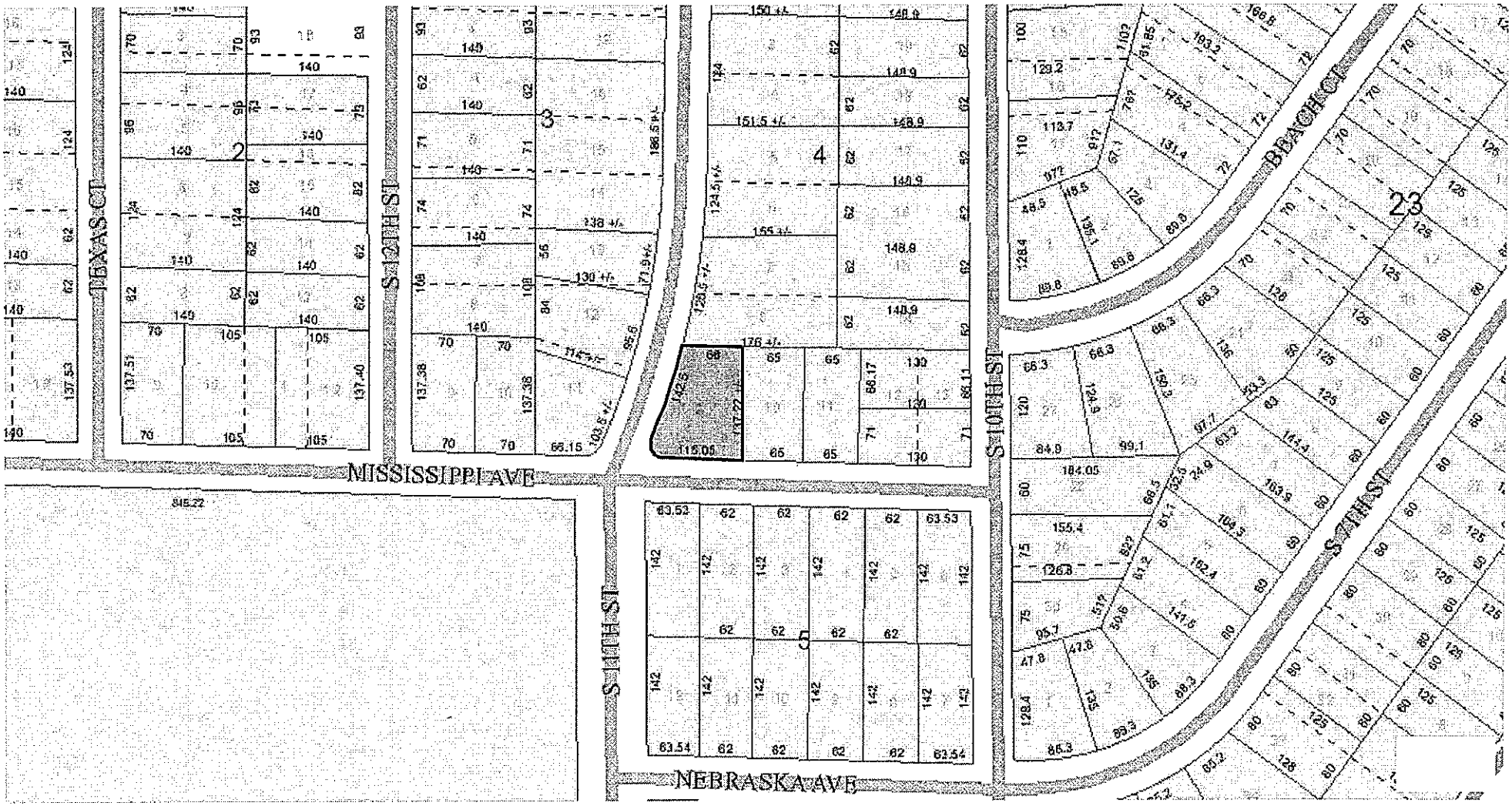
1. BE A COURTEOUS GUEST: We want you to enjoy your stay but please keep in mind that you are staying in a residential community. Our neighbors enjoy the tranquility of the area and deserve the utmost respect and consideration. Thus, loud noises, late evening celebrations and the playing of very loud music will be disruptive to your neighbors and therefore will not be tolerated nor permitted.
2. NO SMOKING: This is a "smoke free" home and therefore, smoking is not permitted in the home at any time. You may smoke outside only.
3. GUESTS: Those other than those who comprise the "guest party" are not permitted to stay overnight on the property. Any person that you may invite to visit with you while staying on the property is your sole responsibility.
4. NO PETS: This property is not suitable for pets.
5. NO PARTIES OR EVENTS are permitted on the premises at any time. See rule #1 above.
6. CHECK IN TIME AND CHECK OUT TIME: Check in time is 2 pm or any time thereafter. Check out time is 12 noon.
7. We urge our guests to be respectful of the property and its contents. Please maintain the property and all furnishings in good condition.
8. Parking: All motor vehicles must be parked in designated parking areas only. Parking on the street or lawn is not permitted under any circumstances. Any illegally parked vehicles will be subject to being towed from the premises and all applicable fines or towing fees will be the sole responsibility of the vehicle owner.
9. Housekeeping: There is no daily housekeeping service. While clean linens and bath towels are provided for your use, daily maid service is not included in your rental rate. Please do not remove towels or linens from the home.
10. The property is limited to a maximum of six (6) people.
11. This is a privately-owned home. The owner is not responsible for any accidents, injuries or illness that may occur while you are on the premises. The Homeowner is not responsible for the loss of personal belongings or valuables belonging to any guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they may invite to use the premises.

RAUL ARENAS RESIDENCE
1218 S. 11th Street, Ft. Pierce



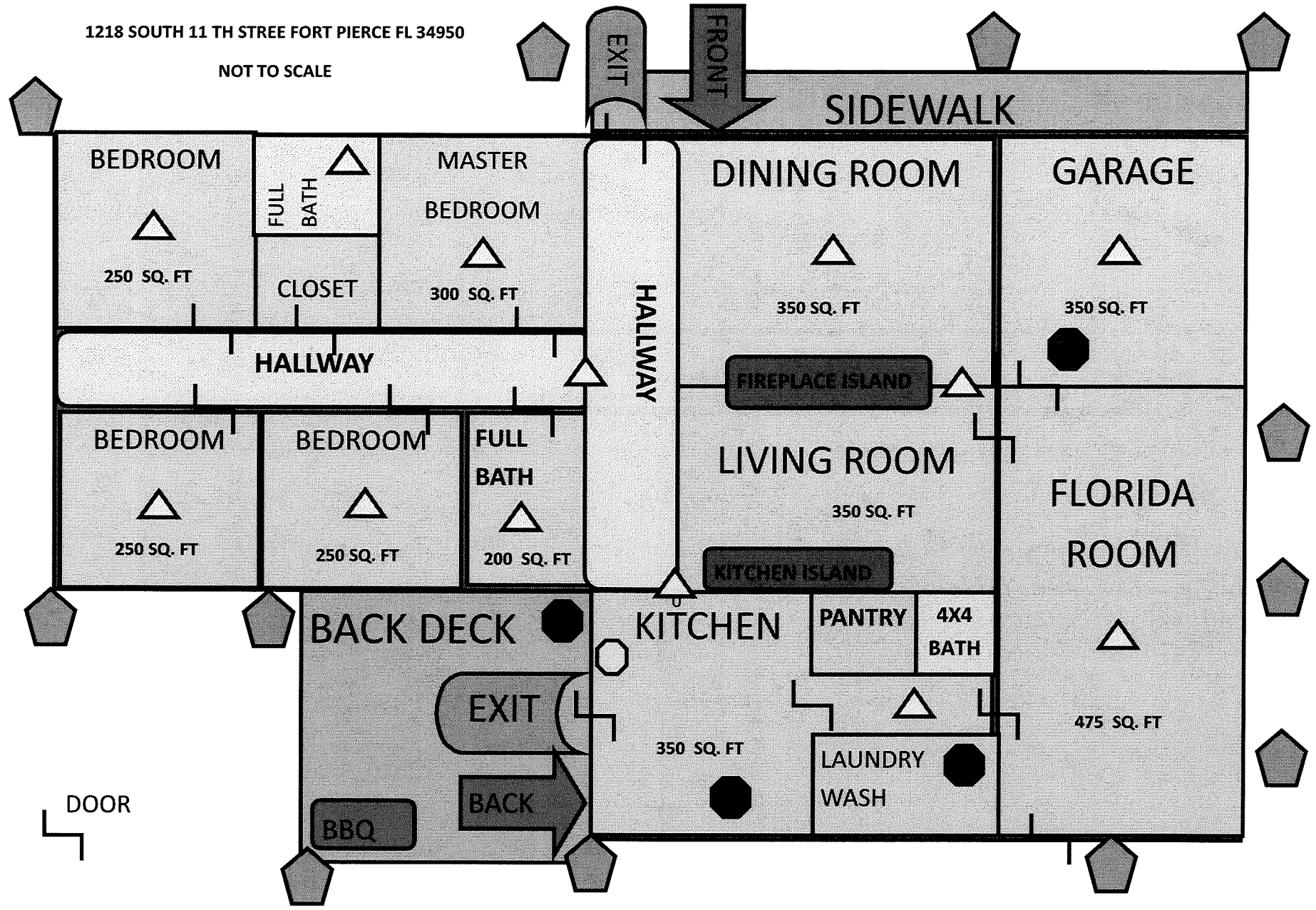
MISSISSIPPI AVENUE

SOUTH 11th Street


TEXAS CT
S 12TH ST
S 10TH ST
BEACH CT
S 7TH ST
MISSISSIPPI AVE
NEBRASKA AVE
S 11TH ST
2
3
4
5
23

1218 SOUTH 11 TH STREE FORT PIERCE FL 34950

NOT TO SCALE



Planning Board **6.f.**

Meeting Date: 12/12/2017

Information

REQUESTED ACTION

Conceptual Development Plan - Southwick Commons - Oleander Avenue

LOCATION

on the west side of Oleander Avenue, south of Bell Avenue, and north of Tumblin Kling Road in Fort Pierce, Florida.

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval to the City Commission

Attachments

Planning Staff Report
Application for Conceptual Site Plan Review
Site Aerial
Planning Staff Review Comments
Survey

Form Review

Form Started By: Brandon Creagan Started On: 12/04/2017 08:08 PM

Final Approval Date: 12/05/2017

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: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Conceptual Development Plan**
Southwick Commons – Affordable Housing Complex for Seniors 55 and Older
Oleander Avenue - 2433-144-0001-000-6

DATE: December 1, 2017

STAFF REPORT

Owner(s)/Applicant(s): Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946

Representative: Ryan Von Weller
Warwick Commons Ltd
1105 Kensington Park Drive, Suite 200
Altamonte Springs, FL 32714

Requested Action: Recommendation of Approval for a Conceptual Development Plan

Location: on the west side of Oleander Avenue, south of Bell Avenue, and north of Tumblin Kling Road in Fort Pierce, Florida.

Parcel IDs: 2433-144-0001-000-6

Collective Size: 17.18 acres

Zoning (Split): R-4 Medium Density Residential (south 12.88 acres) and C-3, General Commercial (north 4.3 acres)

Future Land Use (Split): RM, Medium Density Residential (south 12.88 acres) and GC, General Commercial (north 4.3 acres).

Surrounding Zoning:

North	East	South	West
C-3	I-1, R-1, R-4	R-4	County

Request:

The applicant is requesting the review and approval of a Conceptual Development Plan pursuant to Section 22-58(e) of the City Code. Section 22-58(e) of the City Code provides that prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, utilize the following procedure:

1. A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use;

2. The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;

3. The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

Staff Analysis:

The Applicant is requesting review of a Conceptual Developemnt Plan for an Affordable Housing Complex for seniors 55 and older on a parcel of land along Oleander Avenue. The location is on the west side of Oleander Avenue, south of Bell Avenue, and north of Tumblin Kling Road in Fort Pierce, Florida. The size of the property is 17.18 acres and was annexed into the City of Fort Pierce in April of 2007. The property is currenly vacant

The subject site has a split Zoning Designation of R-4 Medium Density Residential (south 12.88 acres) and C-3, General Commercial (north 4.3 acres). The subject property also has a split Future Land-Use designation of RM, Medium Density Residential (south 12.88 acres) and GC, General Commercial (north 4.3 acres). This Conceptual Development Plan only has plans to develop on the south 12.88 acres. There are residential houses and vacant land surrounding this parcel.

Conceptualized Operation

The proposal seeks to provide a minimum of 80 units and a maximum of 100 units. The maximum allowable density in the R-4 Zoning District is 10 units per acres. The project site is 12.88 acres which would allow a maximum of 128.8 residential units. The applicant is only proposing a maximum of 100 units. There will be a mix of 1 bedroom/1 bath untis and 2 bedroom/2 bath units. The development proposes to include amenities such as a pool, outdoor recreation area, common dining area, movie room, etc. On site management will be provided. This project is for independent living and is not proposed as an ALF product. The building is proposed at 3 stories which would be consistanct with the maximum allowable height of 45 feet in the R-4 Zoning District. The development would provide 1 space per unit while City Code 22-60 only requires .5 parking spaces per unit.

Development Review Requirement

The type and scale of the development will necessitate formal Site Plan, Design Review, and Concurrency Review. The development would not require Conditial Use approval because multi-dwelling buildings are allowed in the R-4 Zoning District. Regarding Design Review, the request for new construction will be reviewed pursuant to the established design review guidelines in City Code Section 22-59, as it is proposed along an arterial roadway and requires site plan consideration.

This Conceptual Development Plan would seek to develop vacant land in a primarily residential area. The applicant is seeking review and approval of this Conceptual Developemnt Plan so that they can submit an application to the Florida Housing Finance Corporation (FHFC) for an allocation of 9% tax credits that will fund the development of this complex.

When the applicant submits an application for formal Site Plan/Design Review they will need to provide a full landscape and lighting plan. They will need to submit a tree removal plan that shows all native tress 14 inces DBH. Pursuant to City Code 22-60 they need to provide bicycle parking that will accommodate 1 space for every 10 units. The development would need accomadations for 10 bicycles if they build 100 units. A Traffic Report would need to be provided as well as an Environmental Impact Report. The applicant did nto provide any of the items listed above for staff to review, but is aware that they are required for formal review.

Technical Review Committee:

All affected departments have reviewed the proposed Conceptual Development Plan with regards to the requirements of the City Code. All outstanding responses from reviewing departments have been statisfied by the applicant and their representative at this current stage with the understanding that no development can commence until the development goes through the formal Site Plan, Design Review, and Concurrency Review process. Planning Staff comments from the review will be provided to view by the Planning Board.

Staff Recommendation:

Staff recommends that the Planning Board review the Conceptual Development Plan and forward a recommendation of approval for the conceptual parameters of the proposal.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location TBD Oleander Avenue Ft. Pierce FL 34982

Parcel ID #(s) 2433-144-0001-000-6

Project description Low income Senior living Facility

Oleander Oaks LLC	Ryan von Weller / Warwick Commons Ltd.
Property Owner(s)	**Applicant/Representative, Title, Company**
5801 S. US Hwy 1	1105 Kensington Park Drive Suite 200
Street Address	Street Address
Ft Pierce FL 34982	Altamonte Springs, FL 32714
City State Zip	City State Zip
772 834 8732	407-333-3233 Ex 294
Phone Number	Phone Number
toe6452@hotmail.com	rvonweller@wendovergroup.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 5 day of October, 2007, by

✓ who is personally known to me or has produced

as identification.

JC

Signature of Notary (seal)

JOE C. LOTT
Notary Public - State of Florida
My Comm. Expires Feb 2, 20
Commission # FF 088908

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

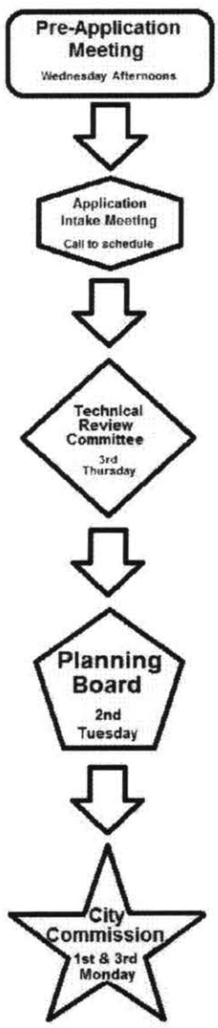
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 80-100

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

North	South	East	West
R	R	R	R

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)

FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF STATUS
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS

FHFC Application Reference: _____

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: _____

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

Mark the applicable statement:

1. ○ The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the applicable zoning designation, was approved on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by action of the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

2. ○ The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the applicable zoning designation, has been reviewed.

   The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

3. ○ The above-referenced Development, in the applicable zoning designation, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

CERTIFICATION

I certify that the City/County of _____ has vested in me the authority to verify status of site plan
(Name of City or County)
Approval as specified above and I further certify that the information stated above is true and correct.

_____ _____
Signature Print or Type Name

_____
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

WENDOVER

HOUSING PARTNERS, LLC
1105 KENSINGTON PARK DRIVE, SUITE 200
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: (407) 333-3233 FAX: (407) 333-3919

Applicant Contact Information:

Ryan von Weller
Wendover Housing Partners
1105 Kensington Park Drive, Suite 200
Altamonte Springs, Florida 32714
Tel: (407) 333-3233 x294

Name of Development: Southwick Commons

Proposed Development:

Site Narrative: This development will be an affordable housing apartment complex exclusively for seniors 55 and older. The applicant will be submitting this site to Florida Housing (FHFC) for the competitive allocation of 9% tax credits that will fund the development of this complex. The development itself will consist of a maximum of 50 1BR/1BA units and a maximum of 50 2BR/2BA units for a total of no more than 100 units. The exact amount of units to be planned and applied for will be determined by many factors, including tax credit pricing at the time of application. **However, in no instance will the unit count exceed 100 and will likely be 80 total units as shown on the attached preliminary site plan.** A wide variety of amenities will also be included, such as a pool, outdoor recreation area, common dining area, movie room, etc. On site management will also be provided. This project is for independent living, and is not an ALF product. The building will be 3 stories with elevators and will be designed to comply with Ft. Pierce's development codes and guidelines.

Number of Buildings Proposed: 1

Building Height: 3 stories

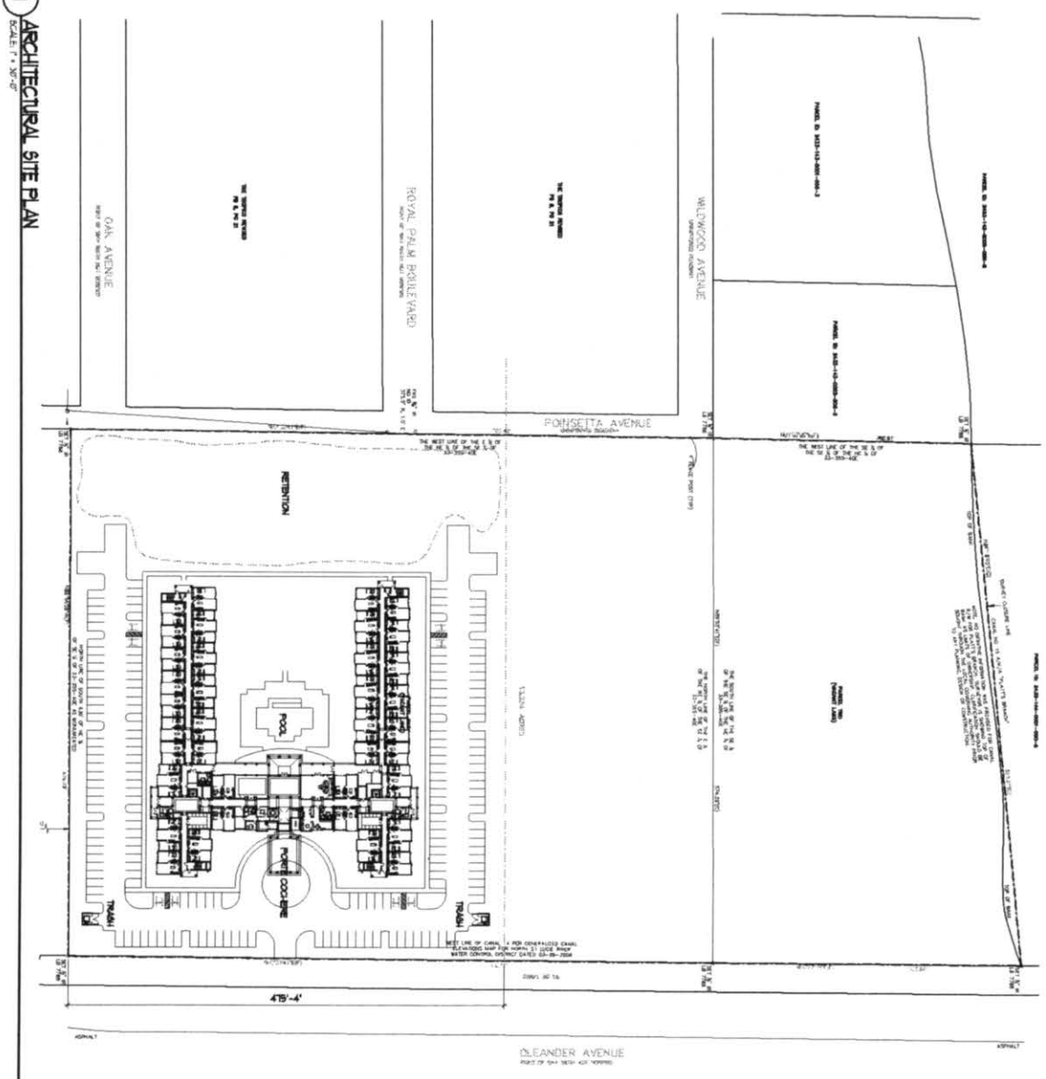
Type of Construction: concrete or wood frame (depending on final FHFC RFA specs)

Number of Parking Spaces Required: as this is a development for senior 55 and older, the typical parking ratio we construct is around 1 space per unit. However, Southwick Commons will abide by the parking ratio mandated by Ft. Pierce.

Number of Parking Spaces Proposed: as this is a development for senior 55 and older, the typical parking ratio we construct is around 1 space per unit. However, Southwick Commons will abide by the parking ratio mandated by Ft. Pierce.

Number of Handicap Spaces: to be determined and final designed as per code requirements

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF SLOCUM PLATTS, ARCHITECTS P.A. IS PROHIBITED BY LAW. THE DESIGNS IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF SLOCUM PLATTS ARCHITECTS P.A. THE COPYRIGHT EXPRESSLY RESERVES THE COPYRIGHT AND ANY OTHER PROPERTY RIGHTS IN THESE PLANS AND ELEVATIONS

A1.0

ARCHITECTURAL SITE PLAN

FLORIDA

WILLIAM P. PLATTS AR0012

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL. (407)660-3819 FAX (407)660-2771
WWW.SLOCUMPLATTS.COM

REVISIONS

Boundary Survey



ADDRESS:
PARCEL ID: 2433-144-0001-000-6
ORLEANDER AVENUE
FORT PIERCE, FL 34982

LEGEND
- □ = Concrete Monument (CM)
- ● = Drill Hole (DH)
- ○ = Iron Pipe & Cap (IP)
- □ = Iron Rod & Cap (IR)
- ◎ = Nail & Disk (NAD)
- POP = Permanent Control Point
- PRM = Permanent Reference Monument
- OR Book = Official Record Book
- PB = Plat Book
- Pg = Page
- CONC = Concrete
- Δ = Central Angle
- L = Arc Length
- R = Radius
- CB = Chord Bearing
- CH = Chord Length
- FND = Found
- ID = Identification
- LB = Licensed Business
- LS = Licensed Surveyor
- PVC = Polyvinyl Chloride
- TYP = Typical
- = Cable TV Riser
- = Catch Basin/Inlet
- = Drainage Manhole
- = Electric Box
- = Fire Hydrant
- = Guy Wire
- = Light Pole
- = Sanitary Cleanout
- = Sanitary Manhole
- = Sign
- = Telephone Riser
- = Transformer
- = Power Pole
- = Overhead Utilities
- = Well
- = Water Meter
- = Water Valve
- (C) = Calculated Distance
- (D) = Deed Dimension
- (F) = Field Measurement
- (N) = Radial
- (P) = Plat Measurement
- ons (o/h = On Site/Off Site
- A/K/A = Also Known As

PARCEL ID: 2433-144-0001-000-6

PARCEL ID: 2433-142-0001-000-3

PARCEL ID: 2433-142-0002-000-2

PARCEL ID: 2433-144-0001-000-6

PARCEL ID: 2433-144-0004-000-3

PARCEL ID: 2433-144-0001-000-6

NIZERWOOD AVENUE
UNIMPROVED ROADWAY

FORSYTH CANAL
(NAVIGABLE)

ROYAL PALM BOULEVARD
RIGHT OF WAY WIDTH NOT VERIFIED

OAK AVENUE
RIGHT OF WAY WIDTH NOT VERIFIED

ORLEANDER AVENUE
RIGHT OF WAY WIDTH NOT VERIFIED

THE TROPICS REVISED
PB 8, PG 21

12.00± ACRES

JOB #:	VISION
CLIENT #:	
FIELD DATE: 09-06-16	CREW: 2506
DRAFTER: DB	
APPROVED: RW	
SCALE: 1" = 60'	

COPYRIGHT 2011

N:
Monument and Meridian Agreement and Acceptance

N:
Monument and Meridian Agreement and Acceptance

Legal Description (as Furnished)

That part of the Northeast Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:
Parcel 1: The East half of the Northeast Quarter of the Southeast Quarter of said Section 33 Less the South 430.00 feet and Less the East 92.00 feet thereof for Orlander Avenue and Canal.
AND
Parcel 2: The South 208.00 feet of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 33 Less the East 92.00 feet thereof for Orlander Avenue and Canal.
Containing 12.00 acres more or less.

ADDITIONAL NOTES:
1. Additions or deletions to this survey by persons other than the signing party or parties is prohibited, without the written consent of the signing party or parties.
2. The property shown hereon is subject to all easements, dedications and reservations which may be shown or noted on the record plat and on the public records of the county the subject property is located. This survey and depicts survey related information such as easements and setbacks that are known to a record title or have been furnished to the Surveyor.
3. Building tie or dimensions are for perpendicular only and should not be used to reconstruct boundary lines.

VISION LAND SURVEYING, INC.
LAND SURVEYING & MAPPING
2300 SOUTH 25TH STREET, SUITE 1
FORT PIERCE, FLORIDA 34947
PHONE: (772) 489-8110
FAX: (772) 489-8112
CERTIFICATE OF AUTHORIZATION #LB 7778

DATE | BY | DESCRIPTION

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT WISCHMEYER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5247
STATE OF FLORIDA

SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING ASSUMED AS N89°52'41"W.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON. THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS.
5. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
6. THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE CLIENT.
7. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "AE" (EL 12) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12111C0317F, DATED 6/18/2000.
8. THE PROPERTY SHOWN HEREON CONTAINS 12.00± ACRES MORE OR LESS.

Proposed legal description:

That part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Parcel 1:

The East Half of the Northeast Quarter of the Southeast Quarter of said Section 33 Less the South 630.00 feet and Less the East 92.00 feet thereof for Oleander Avenue and Canal.

AND

Parcel 2:

The South 208.80 feet of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 33 Less the East 92.00 feet thereof for Oleander Avenue and Canal.

Containing 12.00 acres more or less.

CITY OF FT. PIERCE
100 N. U.S. 1
P.O. BOX 1480
FT PIERCE, FL 34954

ORDINANCE NO. K-474

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE APPROXIMATELY 18 ACRES LOCATED ON THE **WEST SIDE OF OLEANDER AVENUE, SOUTH OF BELL AVENUE AND NORTH OF TUMBLIN KLING ROAD** (GENERALLY IN THE 4000 BLOCK OF OLEANDER AVENUE); DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City approximately 18 acres located on the west side of Oleander Avenue, south of Bell Avenue and north of Tumblin Kling Road (generally in the 4000 block of Oleander Avenue); legally described as:

Parcel I.D. 2433-144-0001-000-6
Address: Oleander Avenue

33-35-40 - SE 1/4 OF SE 1/4 OF NE 1/4 - LESS RD AND CANAL RS/W - AND E 1/2 OF NE 1/4 OF SE 1/4 - LESS S 630 FT AND LESS RD AND CANAL RW/W (18.16 AC) (OR 379-1208, 1209: 988-882: 1194-1:1213-2569)

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Fort Pierce Tribune in Fort Pierce, Florida.

EDWIN M. FRY, JR., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3036698 04/05/2007 at 09:26 AM
OR BOOK 2793 PAGE 1039 - 1041 Doc Type: ORDN
RECORDING: $27.00

SECTION 4. That upon this ordinance becoming effective, the Future Land Use and Zoning of the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be as follows: (1) The NORTH 4.3 acres shall be and the same is zoned C-3, General Commercial Zone, and the Future Land Use Designation is CG, General Commercial Land Use; and (2) The SOUTH 12.88 acres shall be and the same is zoned R-4, Medium Density Residential Zone, and the Future Land Use Designation is RM, Medium Density Residential Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA)
ST. LUCIE COUNTY) ss

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. K-474 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the Fort Pierce Tribune on March 5, 2007, and on March 12, 2007; 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 March 19, 2007; and was duly introduced, read by title only, and passed on second and final reading on April 2, 2007, by the City Commission of the City of Fort Pierce, Florida.

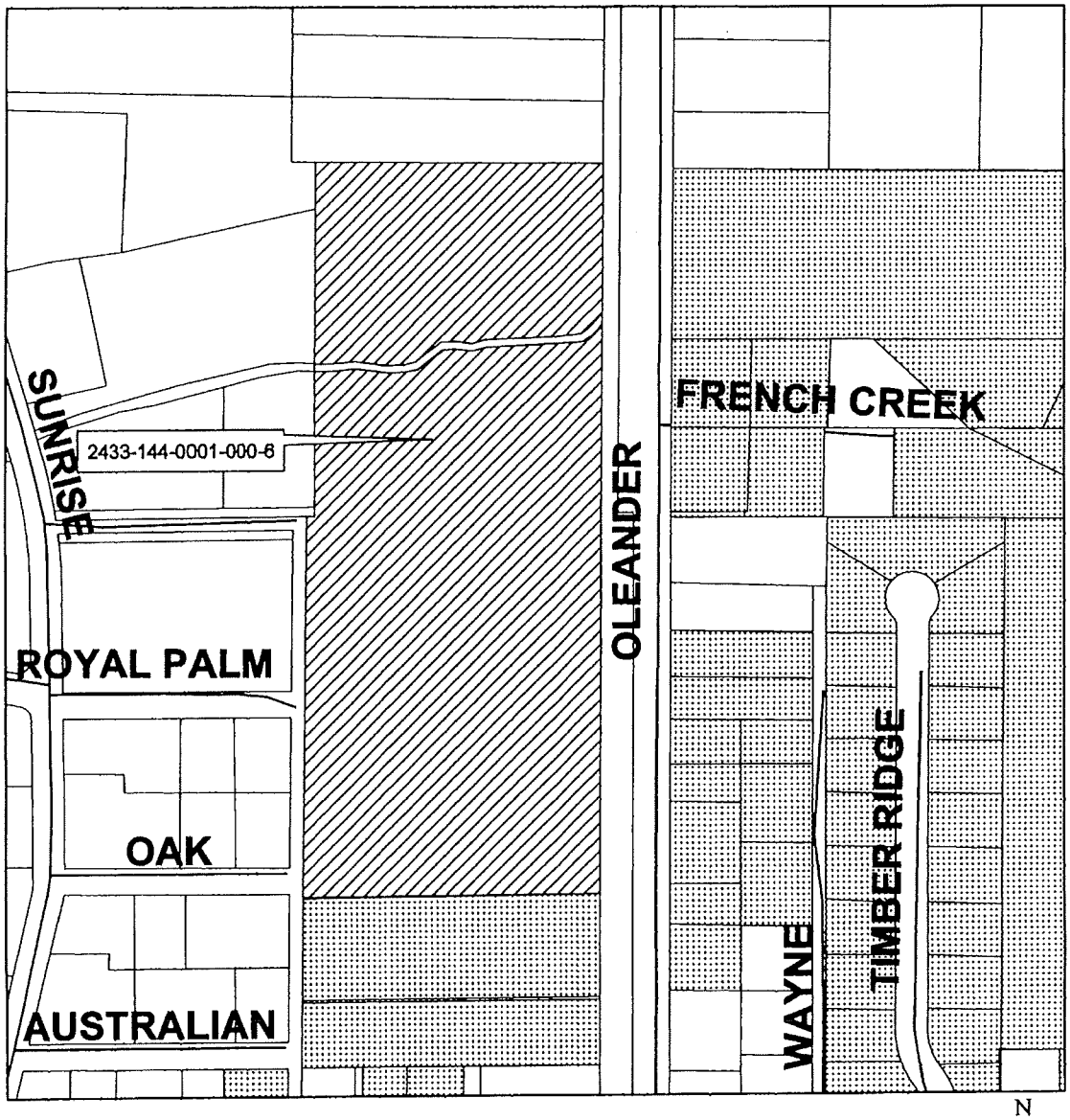
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 3rd day of April 2007.

MAYOR COMMISSIONER

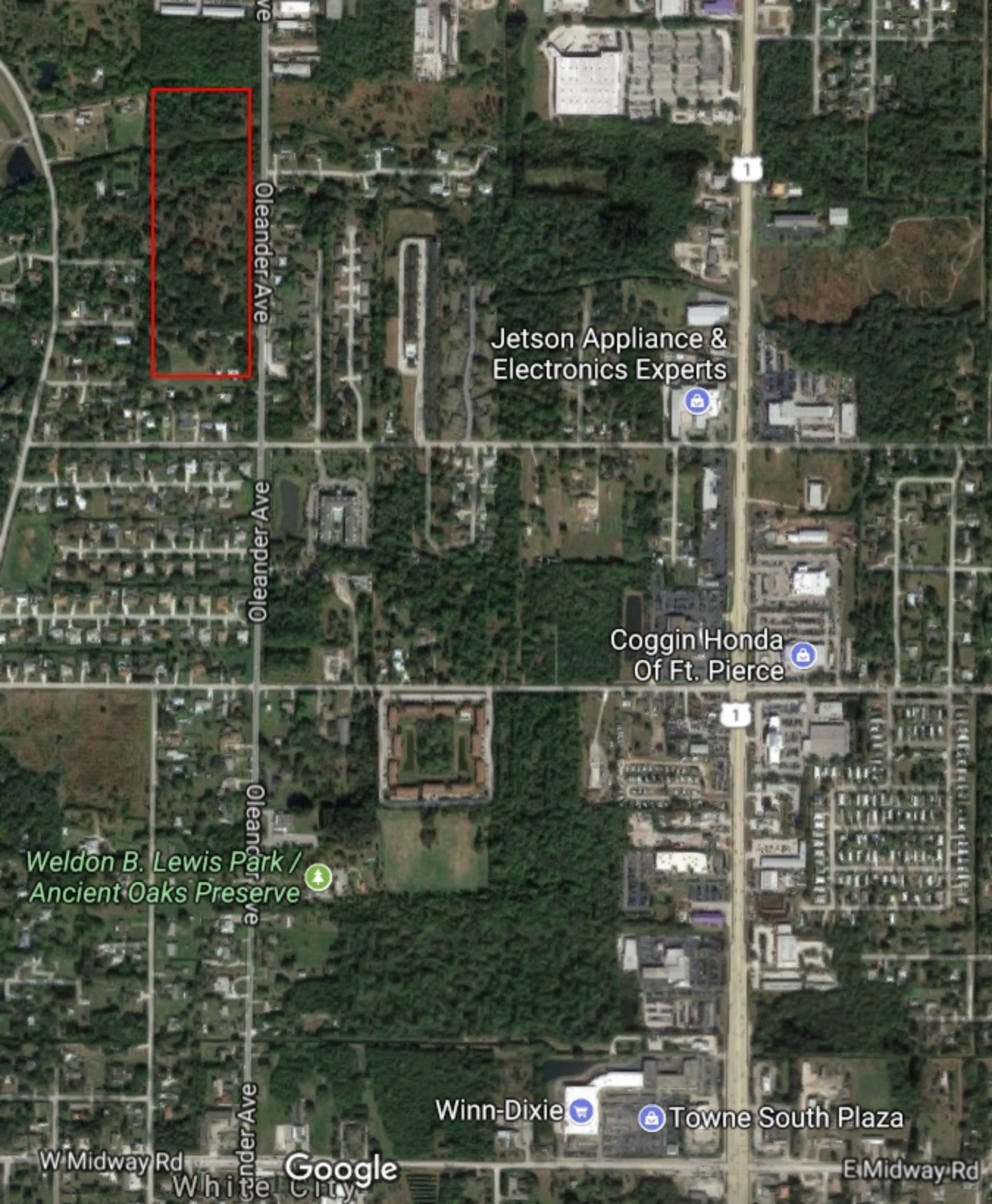
CITY CLERK

(CITY SEAL)

ATTACHMENT TO ORDINANCE NO. K-474



Revised Corporate Limits


Oleander Ave
Jetson Appliance &
Electronics Experts
Oleander Ave
Coggin Honda
Of Ft. Pierce
Oleander Ave
Weldon B. Lewis Park /
Ancient Oaks Preserve
Winn-Dixie
Towne South Plaza
W Midway Rd
Google
E Midway Rd

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

Property Identification

Site Address:	OLEANDER AVE
Parcel ID:	2433-144-0001-000-6
Account #:	33036
Map ID:	24/33N
Use Type:	4000
Zoning:	RM-9
City/County:	Fort Pierce

Ownership

Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946

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; 4050-2327)



Current Values

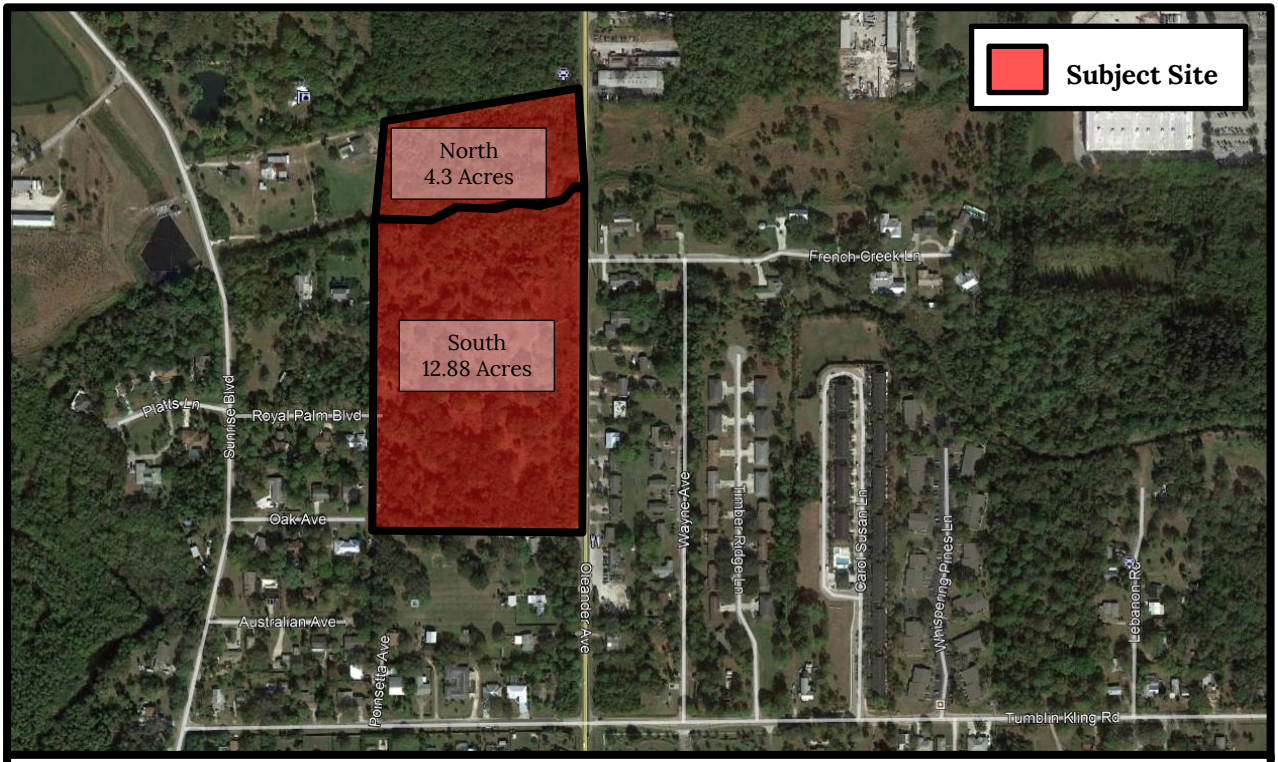
Just/Market Value:	$1,265,700
Assessed Value:	$1,265,700
Exemptions:	$1,265,700
Taxable Value:	$0

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.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.



THE SUNRISE CITY FORT PIERCE Florida

Conceptual Development Plan
Southwick Commons – Oleander Avenue
Aerial Map

N
W E
S

November 16, 2017

Ryan Von Weller/ Warwick Commons LLC
1105 Kensington Park Drive Suite 200
Altamonte Springs, FL 32714

SUBJECT: Southwick Commons – Oleander Avenue
TECHNICAL REVIEW PROJECT: # 17-04000013
CONCEPTUAL DEVELOPMENT PLAN

The following are comments from the Planning Department's review of the Application for Development Review (Conceptual Development Plan), based upon the plans provided:

Landscaping & Trees:

City Code 22-187, General Landscaping Requirements

When the formal Application for Site Plan review is submitted the applicant must include a landscape plan that meets the requirements of City Code 22-187, General Landscaping Requirements.

City Code 22-194, Tree Protection and Mitigation

Before any clearing of the land can commence you will need to provide a tree removal plan that will indicate all native trees over 14 inches DBH. The exception is that an palms shall be shown on the plan that have a minimum clear trunk of 10 feet. Any desired removal of trees that meet the criteria above can be mitigated and moved to a different location on site, moved to city owned land, and or a new tree of the same species can be plated.

Parking & Lighting:

City Code 22-60, Off-Street Parking & Loading

The plans for the development are to have 1 parking space per unit. City Code 22-60 only requires .5 parking spaces when a residential development is for public housing for the elderly. With that said 1 space per unit would help alleviate any parking conflicts if they do arise.

Bicycle Parking is also required and the ratio is 1 space for every 10 dwelling units. If 100 units are constructed then 10 bicycle parking spaces shall be provided. Bicycle parking can be provided in the form of bicycle racks.

Lighting for off-street parking shall be provided at a minimum average of one foot candle for the whole parking lot area.

Traffic Impact Report:

When the Application for Site Plan Review is filed please provide a Traffic Impact Report. This report will show the daily traffic impact from the proposed development as well as the current traffic conditions. The Traffic Impact Report will also help to determine if a turn lane would need to be added on Oleander to allow drivers a safe way to turn into the development.

Environmental Impact Report

The Environmental Impact Report will outline any native trees on site, any protected species of animals that live on site, and any environmental concerns.

Additional Comments:

Items that will be required at time of Site Plan submittal.

1. Application for Development Review (Site Plan)
    a. Original Complete Notarized Application
    b. Warrantee Deed
    c. SLC Property Card
    d. Statement of Ownership
    e. General Location Map
    f. Sign and Sealed Survey
    g. Sign and Sealed Site Plan
    h. Sign and Sealed Landscape Plan
    i. Sign and Sealed Storm Drainage Plan
    j. Environmental Impact Report
    k. Sign and Sealed Lighting Plan
    l. Traffic Impact Report
    m. Application for Design Review and all required documents for that application.
    n. Concurrency Review Submittals

The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: Bcreagan@city-ftpierce.com.

Sincerely,

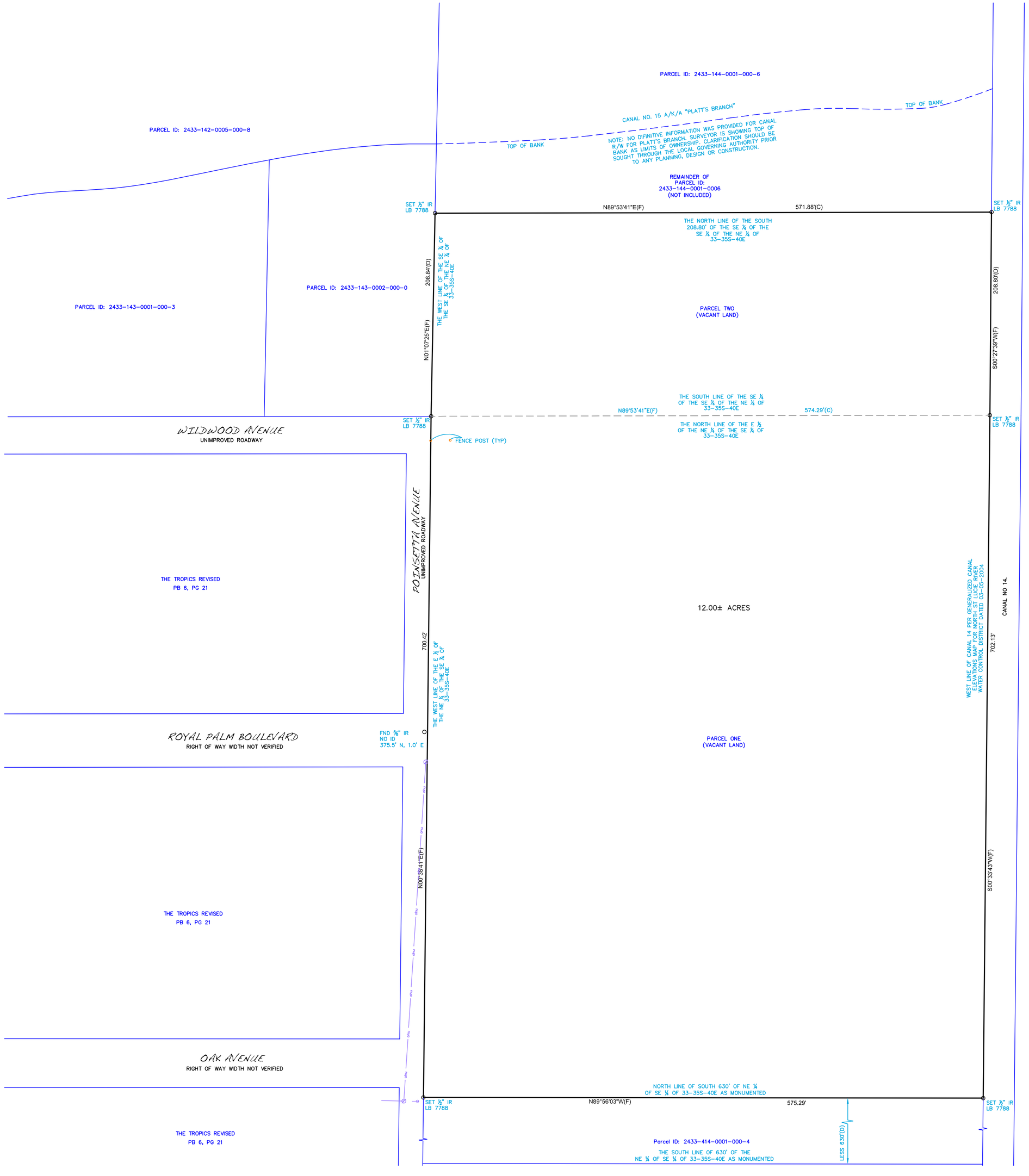


Brandon Creagan, LEED Green Associate
Planner

Boundary Survey



ADDRESS
PARCEL ID: 2433-144-0001-000-6
ORLEANDER AVENUE
FORT PIERCE, FL 34982



LEGEND

□	= Concrete Monument (CM)
◆	= Drill Hole (DH)
○	= Iron Pipe & Cap (IP)
○	= Iron Rod & Cap (IR)
⊙	= Nail & Disk (N&D)
PCP	= Permanent Control Point
PRM	= Permanent Reference Monument
OR Book	= Official Record Book
PB	= Plat Book
Pg	= Page
CONC.	= Concrete
Δ	= Central Angle
L	= Arc Length
R	= Radius
CB	= Chord Bearing
CH	= Chord Length
FND	= Found
ID	= Identification
LB	= Licensed Business
LS	= Licensed Surveyor
PVC	= Polyvinyl Chloride
TYP.	= Typical
	= Cable TV Riser
	= Catch Basin/Inlet
	= Drainage Manhole
	= Electric Box
	= Fire Hydrant
	= Guy Wire
	= Light Pole
	= Sanitary Cleanout
	= Sanitary Manhole
	= Sign
	= Telephone Riser
	= Transformer
	= Power Pole
	= Overhead Utilities
	= Well
	= Water Meter
	= Water Valve
(C)	= Calculated Distance
(D)	= Deed Dimension
(F)	= Field Measurement
(R)	= Radial
(P)	= Plat Measurement
ons/offs	= On Site/Off Site
A/K/A	= Also Known As

Legal Description (as furnished)

That part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:
Parcel 1: The East Half of the Northeast Quarter of the Southeast Quarter of said Section 33 Less the South 630.00 feet and Less the East 92.00 feet thereof for Oleander Avenue and Canal.
AND
Parcel 2: The South 208.80 feet of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 33 Less the East 92.00 feet thereof for Oleander Avenue and Canal.
Containing 12.00 acres more or less.

ADDITIONAL NOTES:
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

JOB #:	VLSR16-15907
CLIENT #:	
FIELD DATE: 06-09-16	CREW: 2500
DRAFTER:	DB
APPROVED:	JEW
SCALE:	1" = 60'

COPYRIGHT 2011

X
Borrower's Acknowledgment and Acceptance

X
Borrower's Acknowledgment and Acceptance

Patent Pending

CERTIFIED TO: (AS PLANNED)
VISIONLAND ACQUISITION FUND LTD., A FLORIDA LIMITED LIABILITY COMPANY
CHAMPION, KEBER AND SUTCLIFFE, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

FLOOD ZONE: X

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEE FROM 1% ANNUAL CHANCE FLOOD, AS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) NO. 12111C0514J, PANEL NUMBER 0514 J (12111C0514J) WITH A REVISION DATE OF 5-16-12, FLOODPLAIN PER F.I.R.M. PANEL NUMBER 12111C0514J LAST REVISION DATE 05-16-12. THIS FLOOD INFORMATION IS SUBJECT TO CHANGE AND IS THE BEST AVAILABLE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
NONE OBSERVED AT THE TIME OF SURVEY

BASIS OF BEARING:
ASSUMED BEARING OF N00°38'41"E ON THE WEST LINE OF SUBJECT PARCEL WHICH WAS A BEARING OF N00°38'41"E ASSUMED.

NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND FOOTINGS WERE NOT LOCATED.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE.
THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON AND CERTIFICATION DOES NOT EXTEND TO ANY OTHER PERSON OR ENTITY.

LB 7788

VISIONLAND
SURVEYING
301 S Rio Vista Blvd Ste. 303 Fort Pierce, FL 34982 | (888) 399-8574

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF LANDS SURVEYED UNDER MY DIRECTION.

DATE	REVISION	DATE	REVISION
06-20-16	BOUNDARY		

DATED: 06-17-16

Joseph E. Williamson, P.L.S
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 6575
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

Planning Board **6.g.**

Meeting Date: 12/12/2017

Information

REQUESTED ACTION

Preliminary Plat - Dollar Tree - 4008 Okeechobee Road

LOCATION

4008 Okeechobee Road

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions:
1. The applicant complete the recommended housekeeping corrections referenced by the City Engineering Department and City's reviewing surveyor, prior to scheduling for City Commission review; and
2. The ingress/egress Easement is maintained, or appropriately adjusted during development review of Lot 2, to accommodate shared access with adjacent uses.

Attachments

Staff Report

Aerial & Zoning Map

Application, Site Survey, & Supporting Documents

Proposed Subdivision

Dollar Tree Development Plans - For Reference

TRC Comments - COFP Engineer & Reviewing Surveyor

Form Review

Form Started By: Kori Benton Started On: 12/04/2017 10:30 AM

Final Approval Date: 12/05/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Application for Subdivision: Preliminary Plat**
Dollar Tree & Future Development
4008 Okeechobee Road

DATE: December 4, 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 Preliminary Plat to combine and subdivide the subject parcels into a 1.67 acre site for Dollar Tree and retain a 1.31 acre parcel for future development.

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

The applicant is requesting the approval of a preliminary plat for the proposed Dollar Tree at Okeechobee and Hartman Subdivision. The area is made up 3.17 acres and is located at 4008 Okeechobee Road, at the northeast corner of Okeechobee and Hartman Roads. The proposal entails the combination of two (2) parcels of land for subdivision into two (2) more equal parcels, providing for right-of-way dedication and reservation of shared access. The proposed parcel design provides for development of the approved Dollar Tree retail site and reservation of a parcel to the east for future development.

Background & Project Summary

Lot 1 presented within the plat will be site of the proposed 9,977 sq. ft. Dollar Tree retail store, support parking, lighting, landscaping, storm water, and pedestrian improvements. Adjacent to the proposed Dollar Tree is proposed Lot 2, allocating 1.31 acres to the east for future commercial development.

The plat encompasses dedication of right-of-way requested by St. Lucie County, and reservation for shared access between adjacent commercial sites pursuant to City Comprehensive Plan Objective 2.7 & Policy 2.7.2 which guides provision of cross access with adjacent properties.

Traffic

The traffic impact study provided by the applicant determined that a total of 422 additional daily trips will be generated by the Dollar Treet project. Of these trips, 38 AM peak hour and 68 PM peak hour trips will be dispersed onto the surrounding roadway network. With the completion of this facility, 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 presented that traffic projections for 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 remaining 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 Plat based on compliance with the requirements of the City Code. The City Engineering Department and City's reviewing surveyor have requested minor housekeeping adjustments to the plat document.

Staff Recommendation:

The proposed Plat generally meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends **approval** with the following conditions:

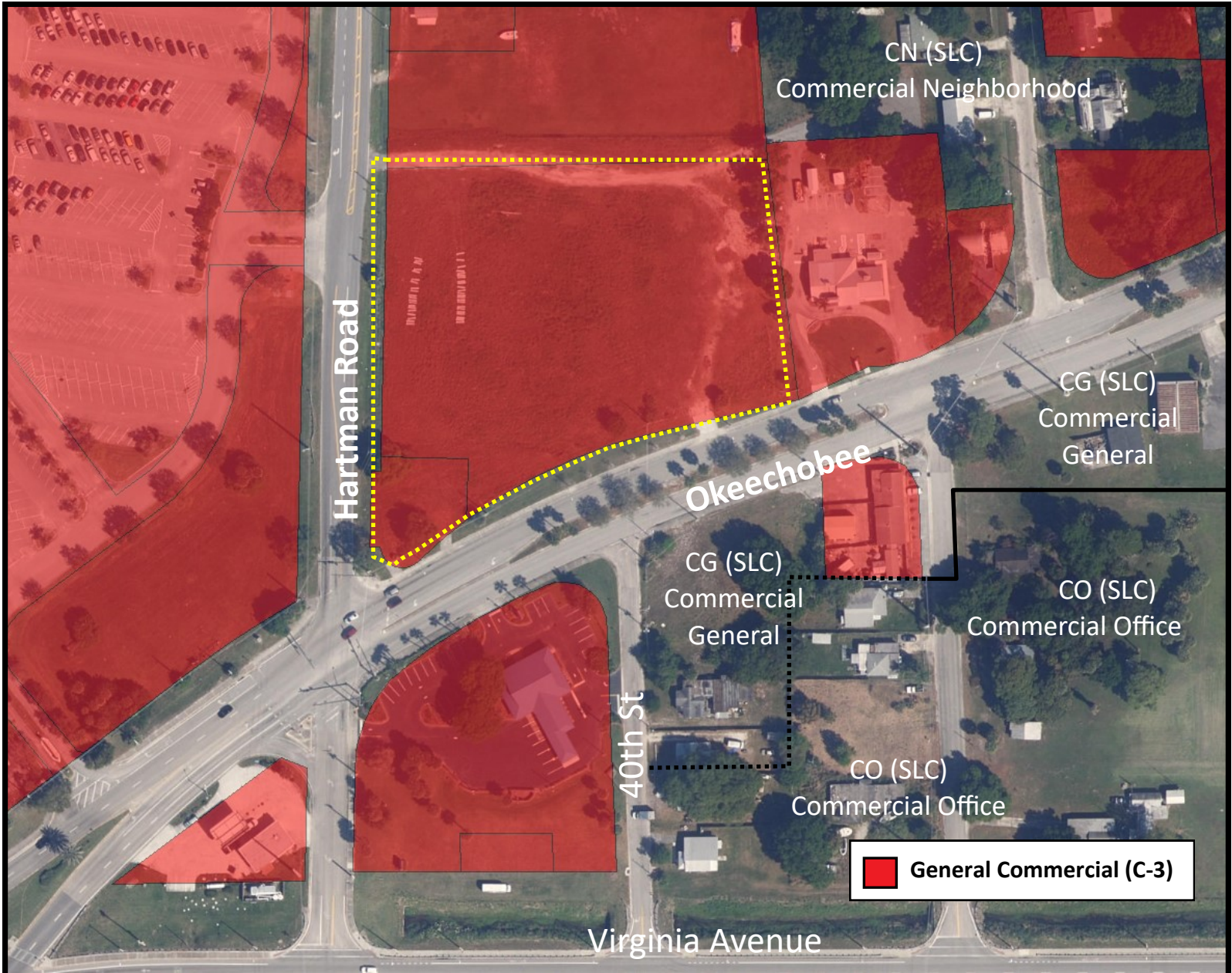
1. The applicant complete the recommended housekeeping corrections referenced by the City Engineering Department and City's reviewing surveyor, prior to scheduling for City Commission review; and
2. The ingress/egress Easement is maintained, or appropriately adjusted during development review of Lot 2, to accommodate shared access with adjacent uses.



THE SUNRISE CITY
FORT PIERCE
Florida

4008 Okeechobee Road - Site Aerial

N
W
E
S



THE SUNRISE CITY FORT PIERCE Florida

4008 Okeechobee Road—Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Subdivision

Property address or Location 4008 Okeechobee Road

Parcel ID #(s) 2417-332-0009-000-9, 2417-333-0001-000-6

Project description Create 2 commercial parcels from the existing 2 folios.

Smigiel Partners XIX Ltd	Thomas Engineering Group, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
Street Address: PO Box 540669	Street Address: 125 W. Indiantown Road, Suite 206
City: Lake Worth, FL 33454 State: Zip:	City: Jupiter, FL 33458 State: Zip:
Phone Number:	Phone Number: 561-203-7503
Email Address:	Email Address: jgunther@thomaseg.com

***Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

M S i i LC GENERAL PARTNER

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 2 day of NOV., 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.

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 _____

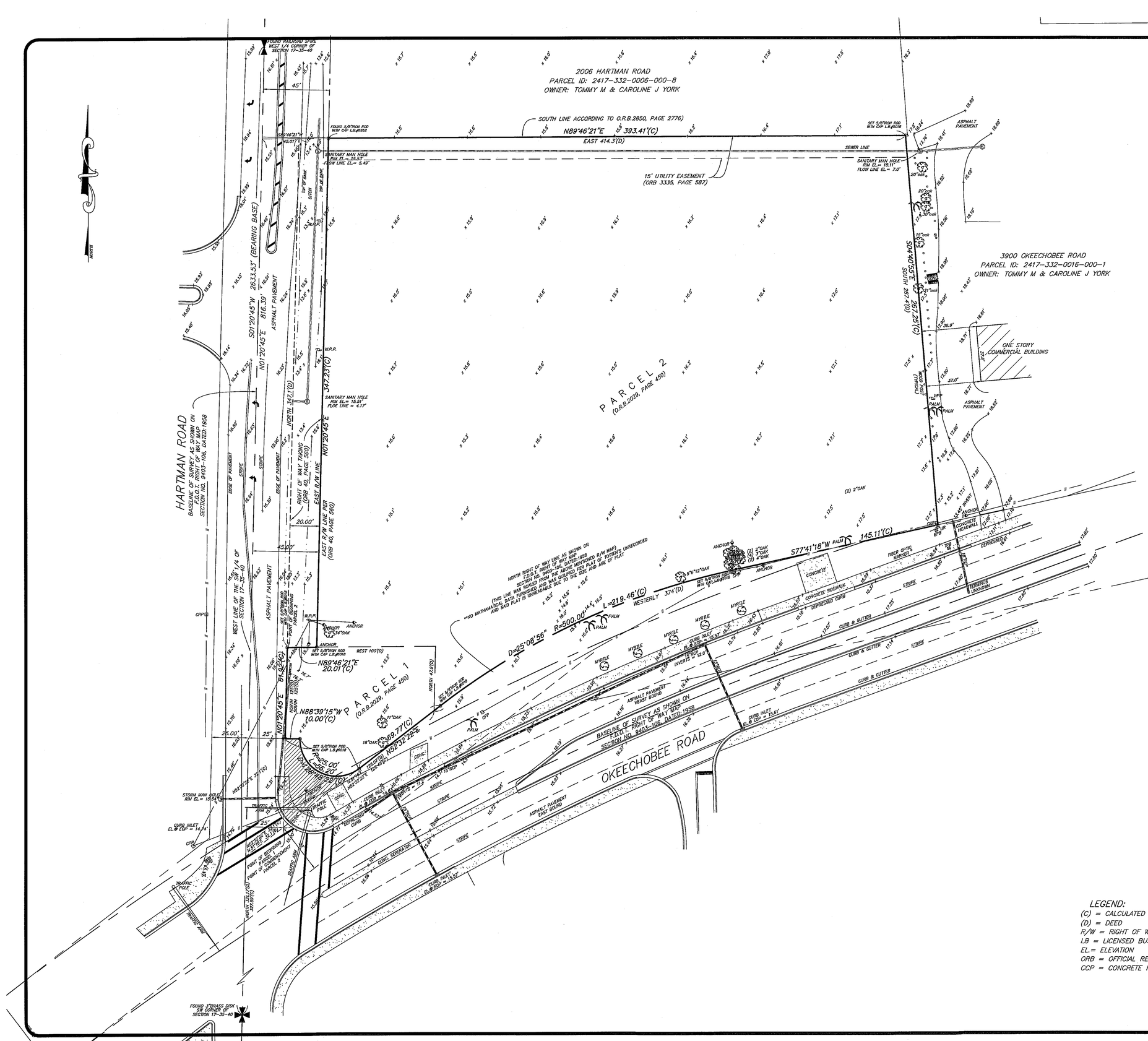
Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

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

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

2016 REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Skip the trip and pay at www.tcslc.com
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- Credit card (2.5% convenience fee applies)
- Print your receipt instantly online!

$837.68

ACCOUNT 2417-333-0001-000/6

ESCROW

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454-0000

4008 OKEECHOBEE RD, Fort Pierce
17 35 40 FROM SW COR SEC RUN N 321.7 FT,
TH NELY 97.13 FT FOR POB, TH NELY ALG O
See Additional Legal on Tax Roll

12/30/2016

Paid

Receipt # 0143-20161230-004846

RETAIN THIS PORTION FOR YOUR RECORDS

AD VALOREM TAXES

TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	30,500	0	30,500	7.05
Co Public Transit MSTU	772-462-1670	0.1269	30,500	0	30,500	3.87
Erosion District E	772-462-1670	0.0925	30,500	0	30,500	2.82
Law Enf,Jail,Judicial Sys	772-462-1670	3.2838	30,500	0	30,500	100.16
Co General Revenue Fund	772-462-1670	4.1077	30,500	0	30,500	125.28
St Lucie County Port Bond	772-462-1670	0.0000	30,500	0	30,500	0.00
Childrens Service Council	772-408-1100	0.4765	30,500	0	30,500	14.53
St Lucie Co Fire District	772-621-3338	3.0000	30,500	0	30,500	91.50
FL Inland Navigation Dist	561-627-3386	0.0320	30,500	0	30,500	0.98
City of Fort Pierce	772-467-3777	6.9000	30,500	0	30,500	210.45
School Discretionary	772-429-3970	0.7480	30,500	0	30,500	22.81
School Capital Improvemnt	772-429-3970	1.5000	30,500	0	30,500	45.75
School Req Local Effort	772-429-3970	4.6790	30,500	0	30,500	142.71
Mosquito Control	772-462-1670	0.2164	30,500	0	30,500	6.60
S FL Wtr Mgmt District	561-686-8800	0.3307	30,500	0	30,500	10.08

MILLAGE CODE 0022 **TOTAL MILLAGE** 25.7248 **TOTAL AD VALOREM TAXES** $784.59

eBill

Go paperless and receive your tax bill by email.

www.tcslc.com

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY			AMOUNT
FP23	Fort Pierce Stormwater Mgmt Maint	772-467-3777	54.00
NS40	N St Lucie Wtr Mgmt Dist	772-461-5050	25.00
TOTAL ASSESSMENTS			$79.00

COMBINED TAXES AND ASSESSMENTS $863.59

Scan to view your bill online

Pay One Amount (Discount Already Deducted)	If Postmarked By	Dec 31, 2016
	Please Pay	$0.00

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TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
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2016 REAL ESTATE

ACCOUNT 2417-333-0001-000/6

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454-0000

Pay online at www.tcslc.com

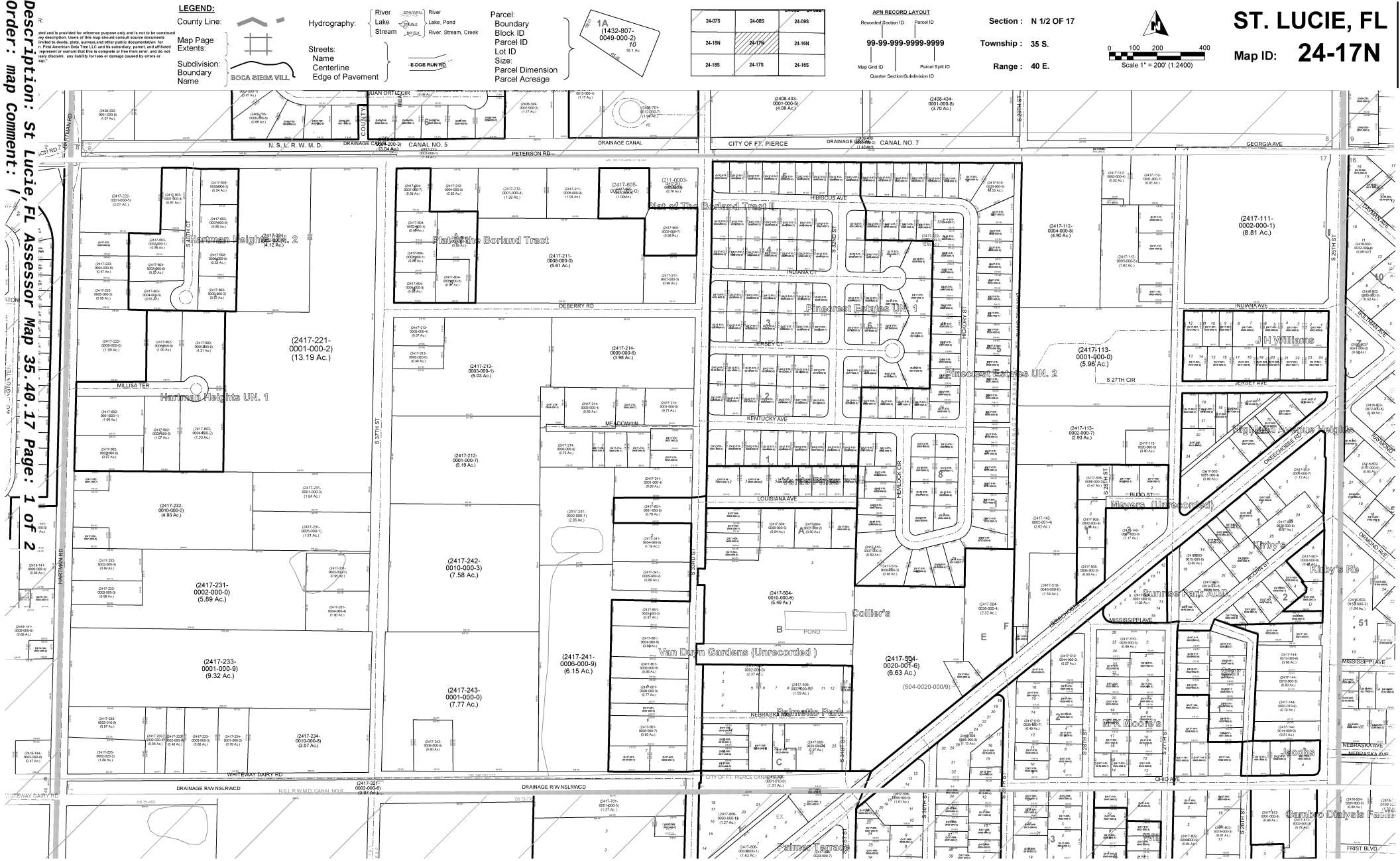
AMOUNT DUE

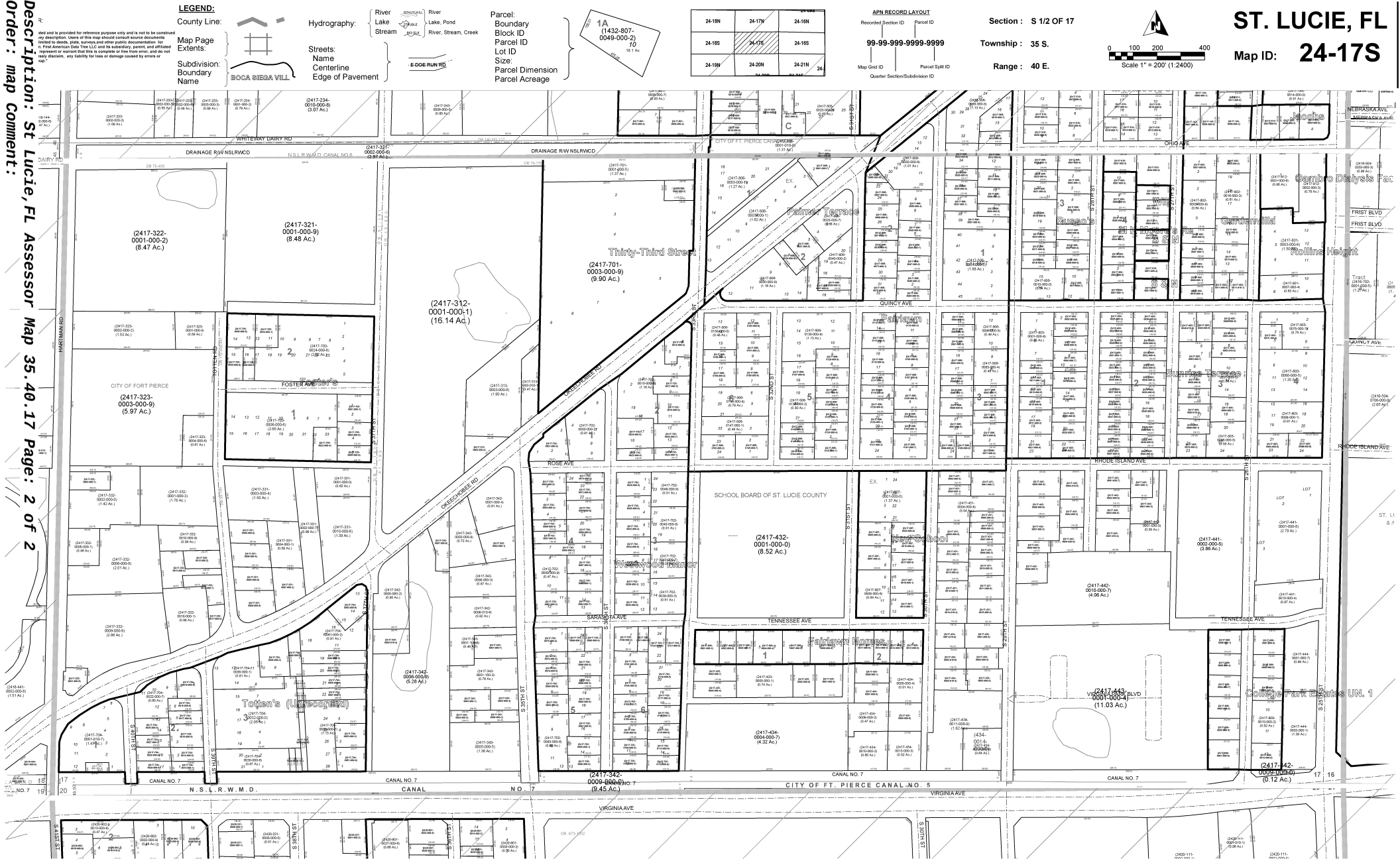
I am paying the following amount (check only one box):

Dec 31, 2016 $0.00

Checks payable to St. Lucie County Tax Collector
U.S. funds only through U.S. bank
No postdated checks · Print receipt online

Paid 12/30/2016 Receipt # 0143-20161230-004846 $837.68


LEGEND:
County Line:
Map Page Extents:
Subdivision: Boundary Name
BOCA SIEGA VILL
Hydrography:
River
Lake
Stream
Lake, Pond
River, Stream, Creek
Streets:
Name
Centerline
Edge of Pavement
E DOE RUN RD
Parcel:
Boundary
Block ID
Parcel ID
Lot ID
Size:
Parcel Dimension
Parcel Acreage
1A
(1432-807-0049-000-2)
10
18.1 Ac
24-07S
24-08S
24-09S
24-18N
24-17N
24-16N
24-18S
24-17S
24-16S
APN RECORD LAYOUT
Recorded Section ID
Parcel ID
99-99-999-9999-9999
Map Grid ID
Parcel Split ID
Quarter Section/Subdivision ID
Section : N 1/2 OF 17
Township : 35 S.
Range : 40 E.
0 100 200 400
Scale 1" = 200' (1:2400)
ST. LUCIE, FL
Map ID: 24-17N
Description: St Lucie,FL Assessor Map 35.40.17 Page: 1 of 2
Order: map comment:
N. S. L. R. W. M. D.
DRAINAGE CANAL
CANAL NO. 5
PETERSON RD
CITY OF FT. PIERCE
CANAL NO. 7
GEORGIA AVE
HARTMAN RD
JUAN ORTIZ DR
COUNTY RD 607
Hartman Heights UN. 2
Plat of The Borland Tract
Plat of The Borland Tract II
Pinecrest Estates UN. 1
Pinecrest Estates UN. 2
Hartman Heights UN. 1
Meadowlawn
Meyers (Unrecorded)
Highland Avenue Heights
J H Williams
Kirby's
Kirby's Rb
Sunrise Park Add
Van Dorn Gardens (Unrecorded)
Collier's
Palmetto Park
Palmetto Park
Palmer Terrace
MK Moore's
Jacobs
Sinar
Bambro Dialysis Facility
DEBERRY RD
WHITEWAY DAIRY RD
DRAINAGE R/W NSLRWCD
N.S.L.R.W.M.D. CANAL NO.6
S 35TH ST
S 27TH ST
S 27TH CIR
HIBISCUS AVE
INDIANA CT
INDIANA AVE
JERSEY CT
JERSEY AVE
KENTUCKY AVE
LOUISIANA AVE
NEBRASKA AVE
MISSISSIPPI AVE
OHIO AVE
FRIST BLVD
MILLISA TER
HEMLOCK CIR
OKEECHOBEE RD
(2417-221-0001-000-2) (13.19 Ac.)
(2417-231-0002-000-0) (5.89 Ac.)
(2417-232-0010-000-2) (4.93 Ac.)
(2417-233-0001-000-9) (9.32 Ac.)
(2417-234-0010-000-8) (3.07 Ac.)
(2417-213-0003-000-1) (5.03 Ac.)
(2417-214-0009-000-6) (3.98 Ac.)
(2417-242-0010-000-3) (7.58 Ac.)
(2417-241-0006-000-9) (6.15 Ac.)
(2417-243-0001-000-0) (7.77 Ac.)
(2417-211-0005-000-0) (5.61 Ac.)
(2417-111-0002-000-1) (8.81 Ac.)
(2417-112-0004-000-8) (4.90 Ac.)
(2417-113-0001-000-0) (5.96 Ac.)
(2417-113-0002-000-7) (2.93 Ac.)
(2417-504-0020-001-6) (6.63 Ac.)
(504-0020-000/9)
(2417-504-0010-000-6) (5.49 Ac.)
(2417-351-0002-000-6) (3.97 Ac.)


LEGEND:
County Line:
Map Page Extents:
Subdivision: Boundary Name
BOCA SIEGA VILL
Hydrography:
River
Lake
Stream
Lake, Pond
River, Stream, Creek
Streets: Name Centerline Edge of Pavement
E DOE RUN RD
Parcel: Boundary Block ID Parcel ID Lot ID Size: Parcel Dimension Parcel Acreage
1A
(1432-807-0049-000-2)
18.1 Ac
24-18N
24-17N
24-16N
24-18S
24-17S
24-16S
24-19N
24-20N
24-21N
APN RECORD LAYOUT
Recorded Section ID
Parcel ID
99-99-999-9999-9999
Map Grid ID
Parcel Split ID
Quarter Section/Subdivision ID
Section : S 1/2 OF 17
Township : 35 S.
Range : 40 E.
0 100 200 400
Scale 1" = 200' (1:2400)
ST. LUCIE, FL
Map ID: 24-17S
Description: St Lucie,FL Assessor Map 35.40.17 Page: 2 of 2
Order: map comment:
(2417-322-0001-000-2) (8.47 Ac.)
(2417-321-0001-000-9) (8.48 Ac.)
(2417-312-0001-000-1) (16.14 Ac.)
(2417-701-0003-000-9) (9.90 Ac.)
(2417-323-0003-000-9) (5.97 Ac.)
(2417-432-0001-000-0) (8.52 Ac.)
(2417-342-0006-000-9) (5.28 Ac.)
(2417-342-0009-000-0) (9.45 Ac.)
(2417-443-0001-000-4) (11.03 Ac.)
(2417-342-0009-000-0) (0.12 Ac.)
(2417-234-0010-000-8) (3.07 Ac.)
(2417-331-0002-000-6) (3.97 Ac.)
(2417-234-0001-000-0) (8.79 Ac.)
(2417-240-0006-000-5) (0.80 Ac.)
(2417-233-0002-000-9) (0.95 Ac.)
(2417-233-0002-000-8) (0.46 Ac.)
(2417-233-0003-000-3) (0.86 Ac.)
(2417-223-0002-000-0) (1.53 Ac.)
(2417-323-0001-000-6) (0.59 Ac.)
(2417-323-0004-000-4) (0.91 Ac.)
(2417-332-0002-000-0) (1.76 Ac.)
(2417-332-0001-000-3) (1.76 Ac.)
(2417-332-0005-000-1) (0.48 Ac.)
(2417-332-0006-000-8) (2.01 Ac.)
(2417-332-0009-000-9) (2.86 Ac.)
(2417-332-0016-000-1) (0.96 Ac.)
(2417-704-0001-010-7) (1.49 Ac.)
(2417-704-0022-000-7) (0.80 Ac.)
(2417-704-0032-000-0) (2.06 Ac.)
(2417-704-0070-000-6) (0.67 Ac.)
(2417-704-0080-000-5) (1.75 Ac.)
(2417-704-0090-000-4) (1.38 Ac.)
(2417-704-0100-000-3) (1.38 Ac.)
(2417-704-0110-000-2) (1.38 Ac.)
(2417-704-0120-000-1) (1.38 Ac.)
(2417-704-0130-000-0) (1.38 Ac.)
(2417-331-0003-000-4) (1.50 Ac.)
(2417-331-0004-000-1) (0.56 Ac.)
(2417-331-0006-000-6) (2.65 Ac.)
(2417-331-0007-000-3) (0.56 Ac.)
(2417-331-0008-000-0) (0.62 Ac.)
(2417-331-0009-000-7) (0.56 Ac.)
(2417-331-0010-000-6) (1.39 Ac.)
(2417-331-0011-000-3) (0.56 Ac.)
(2417-331-0012-000-0) (0.62 Ac.)
(2417-331-0013-000-7) (0.56 Ac.)
(2417-331-0014-000-4) (0.56 Ac.)
(2417-331-0015-000-1) (0.56 Ac.)
(2417-331-0016-000-8) (0.56 Ac.)
(2417-331-0017-000-5) (0.56 Ac.)
(2417-331-0018-000-2) (0.56 Ac.)
(2417-331-0019-000-9) (0.56 Ac.)
(2417-331-0020-000-8) (0.56 Ac.)
(2417-331-0021-000-5) (0.56 Ac.)
(2417-331-0022-000-2) (0.56 Ac.)
(2417-331-0023-000-9) (0.56 Ac.)
(2417-331-0024-000-6) (0.56 Ac.)
(2417-331-0025-000-3) (0.56 Ac.)
(2417-331-0026-000-0) (0.56 Ac.)
(2417-331-0027-000-7) (0.56 Ac.)
(2417-331-0028-000-4) (0.56 Ac.)
(2417-331-0029-000-1) (0.56 Ac.)
(2417-331-0030-000-8) (0.56 Ac.)
(2417-331-0031-000-5) (0.56 Ac.)
(2417-331-0032-000-2) (0.56 Ac.)
(2417-331-0033-000-9) (0.56 Ac.)
(2417-331-0034-000-6) (0.56 Ac.)
(2417-331-0035-000-3) (0.56 Ac.)
(2417-331-0036-000-0) (0.56 Ac.)
(2417-331-0037-000-7) (0.56 Ac.)
(2417-331-0038-000-4) (0.56 Ac.)
(2417-331-0039-000-1) (0.56 Ac.)
(2417-331-0040-000-8) (0.56 Ac.)
(2417-331-0041-000-5) (0.56 Ac.)
(2417-331-0042-000-2) (0.56 Ac.)
(2417-331-0043-000-9) (0.56 Ac.)
(2417-331-0044-000-6) (0.56 Ac.)
(2417-331-0045-000-3) (0.56 Ac.)
(2417-331-0046-000-0) (0.56 Ac.)
(2417-331-0047-000-7) (0.56 Ac.)
(2417-331-0048-000-4) (0.56 Ac.)
(2417-331-0049-000-1) (0.56 Ac.)

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ACCOUNT 2417-332-0009-000/9

ESCROW

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454-0669

0 OKEECHOBEE RD, Fort Pierce
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
See Additional Legal on Tax Roll

$11,973.23 Paid 12/30/2016 Receipt # 0143-20161230-004846

RETAIN THIS PORTION FOR YOUR RECORDS

AD VALOREM TAXES

TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	460,100	0	460,100	106.42
Co Public Transit MSTU	772-462-1670	0.1269	460,100	0	460,100	58.39
Erosion District E	772-462-1670	0.0925	460,100	0	460,100	42.56
Law Enf,Jail,Judicial Sys	772-462-1670	3.2838	460,100	0	460,100	1,510.88
Co General Revenue Fund	772-462-1670	4.1077	460,100	0	460,100	1,889.95
St Lucie County Port Bond	772-462-1670	0.0000	460,100	0	460,100	0.00
Childrens Service Council	772-408-1100	0.4765	460,100	0	460,100	219.24
St Lucie Co Fire District	772-621-3338	3.0000	460,100	0	460,100	1,380.30
FL Inland Navigation Dist	561-627-3386	0.0320	460,100	0	460,100	14.72
City of Fort Pierce	772-467-3777	6.9000	460,100	0	460,100	3,174.69
School Discretionary	772-429-3970	0.7480	460,100	0	460,100	344.15
School Capital Improvemnt	772-429-3970	1.5000	460,100	0	460,100	690.15
School Req Local Effort	772-429-3970	4.6790	460,100	0	460,100	2,152.81
Mosquito Control	772-462-1670	0.2164	460,100	0	460,100	99.57
S FL Wtr Mgmt District	561-686-8800	0.3307	460,100	0	460,100	152.16

MILLAGE CODE 0022 **TOTAL MILLAGE** 25.7248 **TOTAL AD VALOREM TAXES** $11,835.99

eBill
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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY			AMOUNT
FP23	Fort Pierce Stormwater Mgmt Maint	772-467-3777	469.80
NS40	N St Lucie Wtr Mgmt Dist	772-461-5050	37.75
TOTAL ASSESSMENTS			$507.55

COMBINED TAXES AND ASSESSMENTS $12,343.54

Scan to view your bill online

Pay One Amount (Discount Already Deducted)	If Postmarked By	Dec 31, 2016
	Please Pay	$0.00

2016 REAL ESTATE

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TAX COLLECTOR
ST. LUCIE COUNTY

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Fort Pierce, FL 34954-0308
772-462-1650
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ACCOUNT 2417-332-0009-000/9

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454-0669

Pay online at www.tcslc.com
AMOUNT DUE

I am paying the following amount (check only one box):

Dec 31, 2016 $0.00

Checks payable to St. Lucie County Tax Collector
U.S. funds only through U.S. bank
No postdated checks · Print receipt online

Paid 12/30/2016 Receipt # 0143-20161230-004846 $11,973.23

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TAX COLLECTOR
ST. LUCIE COUNTY

Bill History — Real Estate Account At 0 OKEECHOBEE RD, Fort Pierce

Print this page

Real Estate Account #2417-332-0009-000/9 | Parcel details | Latest bill | Full bill history

Get Bills by Email

Amounts as of 02/03/2017

Bill	Balance			
2016 Annual Bill	$0.00	12/30/2016	**Paid** $11,973.23 **Receipt #**0143-20161230-004846	**Print (PDF)**
2015 Annual Bill	$0.00	02/29/2016	**Paid** $12,414.31 **Receipt #**0143-20160229-004048	**Print (PDF)**
2014 Annual Bill	$0.00	12/31/2014	**Paid** $11,861.51 **Receipt #**0025-20141231-008988	**Print (PDF)**
2013 Annual Bill	$0.00	12/04/2013	**Paid** $11,774.52 **Receipt #**0129-20131204-000619	**Print (PDF)**
		Effective 11/27/2013		
2012 Annual Bill	$0.00	02/25/2014	**Paid** $13,471.16 **Receipt #**0004-20140225-002571	**Print (PDF)**
Redeemed certificate #3090	Face $12,823.72 Rate 0.25%	02/25/2014	Certificate redeemed	
		06/01/2013	Certificate issued	
		04/24/2013	Advertisement file created	
2011 Annual Bill	$0.00	03/01/2012	**Paid** $11,659.74 **Receipt #**0066-20120301-004020	**Print (PDF)**
		Effective 02/29/2012		
2010 Annual Bill	$0.00	12/08/2010	**Paid** $11,564.82 **Receipt #**0120-20101208-003113	**Print (PDF)**
2009 Annual Bill	$0.00	05/03/2010	**Paid** $14,588.39 **Receipt #**26-20100503-002987	**Print (PDF)**
		Effective 04/30/2010		
2008 Annual Bill	$0.00	02/26/2009	**Paid** $17,125.50 **Receipt #**09-20090226-004750	**Print (PDF)**
2007 Annual Bill	$0.00	11/14/2007	**Paid** $16,497.92 **Receipt #**99-20071114-010834	**Print (PDF)**
2006 Annual Bill	$0.00	11/30/2006	**Paid** $16,076.74 **Receipt #**99-20061130-027400	**Print (PDF)**
2005 Annual Bill	$0.00	11/28/2005	**Paid** $15,745.89 **Receipt #**99-20051128-36554	**Print (PDF)**
2004 Annual Bill	$0.00	12/08/2004	**Paid** $6,715.77 **Receipt #**99-20041208-122944	**Print (PDF)**
		Effective 11/30/2004		
2003 Annual Bill	$0.00	11/26/2003	**Paid** $4,235.42 **Receipt #**99-20031126-26431	**Print (PDF)**
Total Balance	**$0.00**			

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Property Identification

Site Address:	OKEECHOBEE RD
Parcel ID:	2417-332-0009-000-9
Account #:	26514
Map ID:	24/17S
Use Type:	1000
Zoning:	C3
City/County:	Fort Pierce



Ownership

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454

Legal Description

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 47.6FT, TH W 80 FT, TH N 347.1 FT TO POB (3.018 AC) (OR 2029-449)

Current Values

Just/Market Value:	$460,100
Assessed Value:	$460,100
Exemptions:	$0
Taxable Value:	$460,100

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):	3.02
Land Size (SF):	131,551.2

Sale History

Date:	Jul 22, 2004
Book/Page:	2029 / 0449
Sale Code:	XX02
Deed:	WD
Grantor:	Parisi (TR),Charles N
Price:	$730,000
Date:	Aug 5, 1999
Book/Page:	1241 / 2988
Sale Code:	XX01
Deed:	WD
Grantor:	Mall Promenade Inc,
Price:	$100
Date:	Feb 1, 1987
Book/Page:	0532 / 2707
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0
Date:	Jul 1, 1985
Book/Page:	0471 / 0098
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$1,140,000
Date:	Sep 1, 1984
Book/Page:	0443 / 2656
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$650,000
Date:	Apr 1, 1977
Book/Page:	0267 / 1313
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$125,000

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%



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Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$460,100
Just/Market:	$460,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$460,100
Exemption(s):	$0
Taxable:	$460,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	8.7	Fort Pierce Stormwater Charge	$469.80
Start Year	AssessCode	Units	Description	Amount
2013	0054	3.02	North St. Lucie Water Management District	$37.75

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

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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CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

Bill History — Real Estate Account At 4008 OKEECHOBEE RD, Fort Pierce

Print this page

Real Estate Account #2417-333-0001-000/6 | Parcel details | Latest bill | Full bill history

Get Bills by Email

Amounts as of 02/03/2017

Bill	Balance			
2016 Annual Bill	$0.00	12/30/2016	**Paid** $837.68 **Receipt #**0143-20161230-004846	Print (PDF)
2015 Annual Bill	$0.00	02/29/2016	**Paid** $867.83 **Receipt #**0143-20160229-004048	Print (PDF)
2014 Annual Bill	$0.00	12/31/2014	**Paid** $786.62 **Receipt #**0025-20141231-008985	Print (PDF)
2013 Annual Bill	$0.00	12/04/2013 *Effective 11/27/2013*	**Paid** $735.92 **Receipt #**0129-20131204-000618	Print (PDF)
2012 Annual Bill	$0.00	01/30/2015	**Paid** $870.25 **Receipt #**0015-20150130-000846	Print (PDF)
Redeemed certificate #3091	Face $785.45 Rate 6%	01/30/2015	Certificate redeemed	
		06/01/2013	Certificate issued	
		04/24/2013	Advertisement file created	
2011 Annual Bill	$0.00	03/01/2012 *Effective 02/29/2012*	**Paid** $662.85 **Receipt #**0066-20120301-004020	Print (PDF)
2010 Annual Bill	$0.00	02/01/2011 *Effective 01/31/2011*	**Paid** $634.21 **Receipt #**0116-20110201-003425	Print (PDF)
2009 Annual Bill	$0.00	05/03/2010 *Effective 04/30/2010*	**Paid** $504.82 **Receipt #**26-20100503-002987	Print (PDF)
2008 Annual Bill	$0.00	02/26/2009	**Paid** $1,502.00 **Receipt #**09-20090226-004750	Print (PDF)
2007 Annual Bill	$0.00	11/14/2007	**Paid** $1,313.86 **Receipt #**99-20071114-010834	Print (PDF)
2006 Annual Bill	$0.00	12/11/2006	**Paid** $1,555.59 **Receipt #**99-20061211-034769	Print (PDF)
2005 Annual Bill	$0.00	11/28/2005	**Paid** $1,536.53 **Receipt #**99-20051128-36555	Print (PDF)
2004 Annual Bill	$0.00	12/08/2004 *Effective 11/30/2004*	**Paid** $1,920.36 **Receipt #**99-20041208-122943	Print (PDF)
2003 Annual Bill	$0.00	11/26/2003	**Paid** $1,443.91 **Receipt #**99-20031126-26432	Print (PDF)
Total Balance	**$0.00**			

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Property Identification

Site Address: 4008 OKEECHOBEE RD
Parcel ID: 2417-333-0001-000-6
Account #: 26521
Sec/Town/Range: 17/35S/40E
Map ID: 24/17S
Zoning: C3
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Smigiel Partners XIX Ltd
PO Box 540669
Lake Worth, FL 33454

Legal Description

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 FT TO E R/W HARTMAN RD, TH S ON R/W 64.77 FT TO PT, TH E 10 FT, TH SELY ON CURVE CONC TO NE 56.20 FT TO END OF CURVE AND POB (0.20 AC) (OR 2029-449)

Current Values

Just/Market:	$30,500	Assessed:	$30,500
Exemptions:	$0	Taxable:	$30,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$30,500	$30,500	$0	$30,500
2015	$30,500	$30,500	$0	$30,500
2014	$30,500	$28,023	$0	$28,023

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-22-2004	2029 / 0449	XX02	WD	Parisi (TR),Charles N	$730,000
10-19-2001	1448 / 2240	XX00	WD	Vogel,Dorothy C	$58,500
11-24-1999	1264 / 1343	XX01	QC	Corbitt,Annie B	$100

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.2
Land Size (SF):	8,712
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: CFLORES 11/08/17 01 Receipt no: 2202

Year	Number	Type	SvcCd	Description	Amount
2017	41000003	PL		PLANNING DEPARTMENT	

DOLLAR TREE $500.00
AT HARTMAN RD 4008 OKEE RD

Tender detail
CH Ref#: 2852
Total tendered: $500.00
Total payment: $500.00

Trans date: 11/08/17 Time: 9:25:00

THANK YOU!

Commitment

Commitment for Title Insurance

ISSUED BY

GRS Title Services

17-12830

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by an authorized officer of the Company or an agent of the Company.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be affixed by its duly authorized officers on the Effective Date shown in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

(This Commitment is valid only when Schedules A and B are attached)

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company whether or not based on negligence arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued will contain the following arbitration clause: Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of the controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.



ISSUED THROUGH THE OFFICE OF:

FIRST AMERICAN
TITLE INSURANCE
COMPANY

Corporate Office
1 First American Way
Santa Ana, CA 92707
(800) 854-3643

Schedule A

File No.: 17-12830

1. Effective Date: February 07, 2017 @ 8:00 A.M.

2. Policy or Policies to be issued: Proposed Amount of Insurance:

   a. Owner's Policy
   ALTA Owner's Policy of Title Insurance (6-17-06) $500,000.00
   (with Florida modifications)

   Proposed Insured: CDA Holdings, LLC

   b. Loan Policy
   ALTA Loan Policy of Title Insurance (6-17-06) $0.00
   (with Florida modifications)

   Proposed Insured:

   c. $

   Proposed Insured:

   Premium: $

3. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

   Smigiel Partners XIX, Ltd., a partnership existing under the laws of the State of Florida

4. The land referred to in this Commitment is described as follows:
   See Exhibit "A" attached hereto and made a part hereof

Exhibit A

File No.: 17-12830

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

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 SW1/4 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 Public Records of St. Lucie County, Florida.
ALSO LESS AND EXCEPTING THEREFROM all rights of way for public roads.

File No.: 17-12830

REQUIREMENTS

The following requirements must be met:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.

2. Pay us the premiums, fees and charges for the policy.

3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.

4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

   a. Warranty Deed conveying the land from Smigiel Partners XIX, Ltd., a partnership existing under the laws of the State of Florida to CDA Holdings, LLC. In connection with said deed, we will further require:

   i) Production of a copy of the partnership agreement, with an affidavit affixed thereto that it is a true copy of the partnership agreement and all amendments thereto, and that the partnership has not been dissolved;

   ii) That said deed be executed by all of the general partners unless said partnership agreement shows no limitation on the authority of one partner to execute a conveyance;

   iii) Should any partner be other than a natural person, we will require proof of good standing as well as documentation of authority of the person to execute documents on its behalf;

   iv) The Partnership must have been formed prior to, the date the Limited Partnership acquired title to the land;

   v) Current Certificate from the Secretary of State of the state of origin that said partnership is active and current;

   vi) Satisfactory evidence of compliance with all requirements regarding conveying and/or mortgaging partnership property contained in the Partnership Agreement;

   vii) If any partners are deceased, the Warranty Deed should be from the parties who inherited or succeeded to the interest of the deceased partner, and/or the personal representative, as their interest(s) are determined by the Company, and from the partnership, together with evidence of the written consent to the proposed transfer from the other partners;

   viii) If the partnership is dissolved, record an affidavit from the general partner signing the deed stating that the partner has not been denied authority to wind up the affairs of the partnership, and that the executing partner is not a debtor in a bankruptcy proceeding, and that the purpose of the conveyance is to wind up the partnership affairs;

   ix) The Company reserves the right to amend the commitment, including but not limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.

NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

5. The following exceptions from coverage, to-wit:

a. Any rights, interests or claims of parties in possession of the land not shown by the public records.
b. Any rights, interests or claims affecting the land which a correct survey would disclose and which are not shown by the public records.
c. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
d. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy will appear on the policy(ies) to be issued in conjunction herewith, to the insured(s), unless the Company is provided an affidavit, acceptable to the Company, executed by Owner(s) sufficient to delete said exceptions from such policy(ies).

Said affidavit shall include, but not be limited to, certification (1) that Owner(s) is/are in exclusive possession of the insured land and that no improvements or structures encroach onto the land from neighboring land, nor do any improvements or structures of the Owner(s) encroach onto neighboring land, nor does any party other than the Owner(s) have any claim to possession of the insured land; (2) that there has been no labor, material or services provided for or improvements upon the insured land within the previous 90 days, which have not been paid for, and that there are no outstanding contracts, either oral or written, for the furnishing of an such labor, material or services; (3) that there are no mortgages, judgments, tax liens or other liens against the Owner, or any of the them, and/or the insured land other than as disclosed by this commitment; (4) that there are no outstanding or pending claims or law suits against the Owner(s), or any of them, that may constitute the basis for a lien against the insured land; (5) that other than as disclosed by this commitment there are no matters which constitute defects in Owner(s) title to the insured land; (6) that there are no matters existing, at the time of delivery of the deed and/or mortgage contemplated herein, which would adversely affect the ability of the Owner(s) to mortgage or convey the insured land; (7) that the Owner(s), and each of them, has never been adjudicated incompetent; and (8) that the Owner(s), and each of them, has never been a party to a bankruptcy filing, nor does the Owner(s), or any of them, contemplate or anticipate any such filing.

In addition to the affidavit referenced above, in order to delete the exception from coverage for "Any rights, interests or claims affecting the land which a correct survey would disclose and which are not shown by the public records.", the Company must be supplied with a survey acceptable to the Company or such other proof as may be acceptable to the Company relating to any rights, interests or claims affecting the land which a correct survey would disclose.

If the above referenced affidavit or survey, in the form(s) acceptable to the Company, are not supplied to the Company, the exceptions set out above will appear in the policy(ies) to be issued in conjunction herewith, to the insured(s).

The Company reserves the right to include exceptions from coverage relating to matters disclosed by the affidavit and/or survey or other proof, and to make such additional requirements and/or modify the legal description (shown in Schedule A, hereof), as it may deem necessary.

6. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.

7. The name or names of the proposed insured(s) and/or the amount of requested insurance under the Owner's/Loan Policy to be issued must be furnished and this Commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.

8. Proof of payment of taxes and assessments for the year 2016, and prior years, plus any penalties and interest.

9. Note: The following is for informational purposes only and is given without assurance or guarantee: 2016 taxes show **PAID** in the gross amount of $12,343.54 for Tax Identification No. 2417-332-0009-000/9.

10. Note: The following is for informational purposes only and is given without assurance or guarantee: 2016 taxes show **PAID** in the gross amount of $863.59 for Tax Identification No. 2417-333-0001-000/6.

NOTE: The following conveyance(s) have been recorded within the last 24 months:

None

Schedule BII

File No.: 17-12830

PART II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.

8. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.

NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

9. Ordinance No. K-223 as recorded in Book 1736, Page 1781.

10. Easement for Utilities, recorded in Book 3335, Page 587.

11. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Note: All of the recording information contained herein refers to the Public Records of St. Lucie County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-854-3643. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

First American

02/09/2017

Re: File # **17-12830**
Property Address: **4008 Okeechobee Rd**, **Fort Pierce, FL 34947**

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

An order has been placed with this company for a title insurance policy. The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on :

REFINANCE TRANSACTIONS:
To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

SALES TRANSACTIONS:
To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above-referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to the above address or fax number prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3641873 OR BOOK 3335 PAGE 587, Recorded 10/27/2011 at 03:20 PM
Doc Tax: $0.70

RETURN TO: BOX 145

THIS INSTRUMENT PREPARED BY:
R. N. KOBLEGARD, III, ESQUIRE
200 S. INDIAN RIVER DRIVE, #201
FORT PIERCE, FL 34950

PROPERTY APPRAISERS PARCEL ID (FOLIO) NUMBER(S):
2417-332-0009-000-9

EASEMENT
FROM LIMITED PARTNERSHIP

Recd. 35.00 70 / 36.20
Doc. Stamps

Know All Men by These Presents, that the undersigned

SMIGIEL PARTNERS XIX, LTD., A FLORIDA LIMITED PARTNERSHIP

for and in consideration of the sum of One Dollar, to them in hand paid by **Fort Pierce Utilities Authority of the City of Fort Pierce, Florida** (located at 206 South Sixth Street), a municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, do hereby convey and grant to the **City of Fort Pierce, Florida, for the use and benefit of Fort Pierce Utilities Authority**, the privilege and easement for the installation of utilities consistent with the Dale's BBQ West Gravity Main Extension construction plans attached hereto as Exhibit "A" and the maintenance, operation, repair, replacement and/or removal of their municipal-owned electric, water, sewer and natural gas utilities, in, under, upon, along, over and across the following-described land, a depiction of which is attached hereto as Exhibit "B", in St. Lucie County, Florida, to wit:

The Northernmost 15 feet of the following described property, to wit:

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 SW1/4 of SW1/4 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 SW1/4 of SW1/4 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 SW1/4 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 Public Records of St. Lucie County. Florida.

ALSO LESS AND EXCEPTING THEREFROM all rights of way for Public Roads.

_____

_____.

Access to the above strip of land over the adjoining lands of the GRANTORS is hereby granted. The GRANTEE may cut or trim trees, bushes and saplings growing upon or extending over said strip of land so far as may be reasonably necessary in the installation, maintenance, operation, repair, replacement and/or removal of said utilities. Patrolling said easement shall not constitute grounds for a claim for damage.

The GRANTORS reserve the use of said strip of land for any use not inconsistent herewith including, but not limited to, landscaping and setbacks, but no buildings or structures shall be erected or placed on said strip of land by GRANTORS. The rights herein granted may be assigned in whole or in part.

The undersigned hereby covenant and warrant that they own the said land and have the right to grant this easement.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, by its proper member thereunto duly authorized this

14th *day of* October, *2011.*

GRANTOR:

SMIGIEL PARTNERS XIX, LTD., a Florida Limited Partnership

By: GARY SMIGIEL, L.C., a Florida Limited Liability Company, its General Partner

Valerie Tarplee
Witness Signature
Valerie Tarplee
Printed Witness Signature

Lisa Nagel
Witness Signature
Lisa Nagel
Printed Witness Signature

By: _____
Gary Smigiel, Managing Member

7965 Lantana Road

Lake Worth, FL 33467

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Gary Smigiel, known to me to be the Managing Member of GARY SMIGIEL, L.C., a Florida Limited Liability Company, General Partner of SMIGIEL PARTNERS XIX, LTD., a Florida Limited Partnership,** the entity in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in him by said entity, who is personally known to me or who has produced _____ as identification, and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of October, 2011

VALERIE J. TARPLEE
MY COMMISSION # DD 736567
EXPIRES: November 26, 2011
Bonded Thru Notary Public Underwriters

Valerie J. Tarplee
Notary Signature

(NOTARY SEAL)

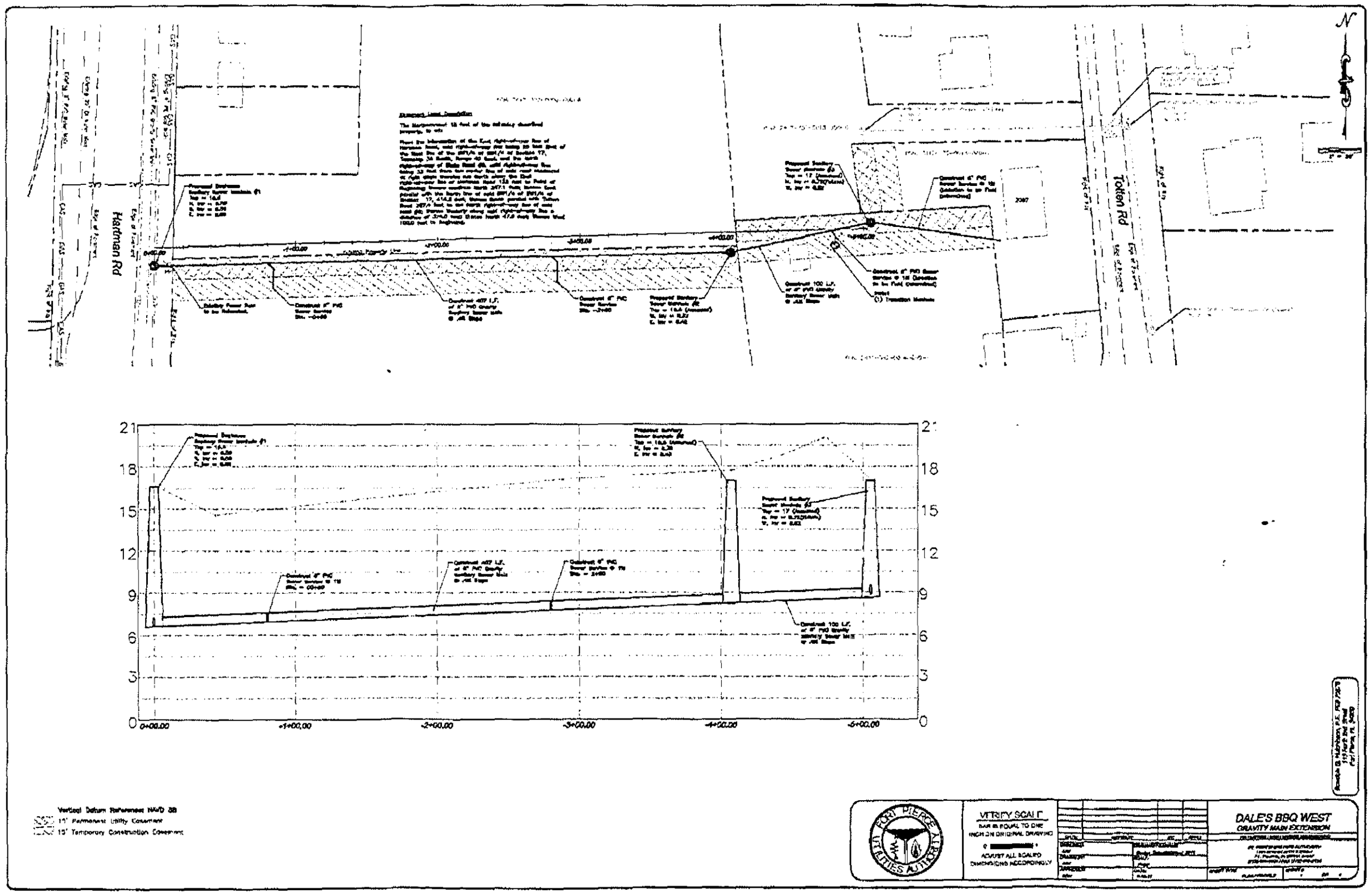
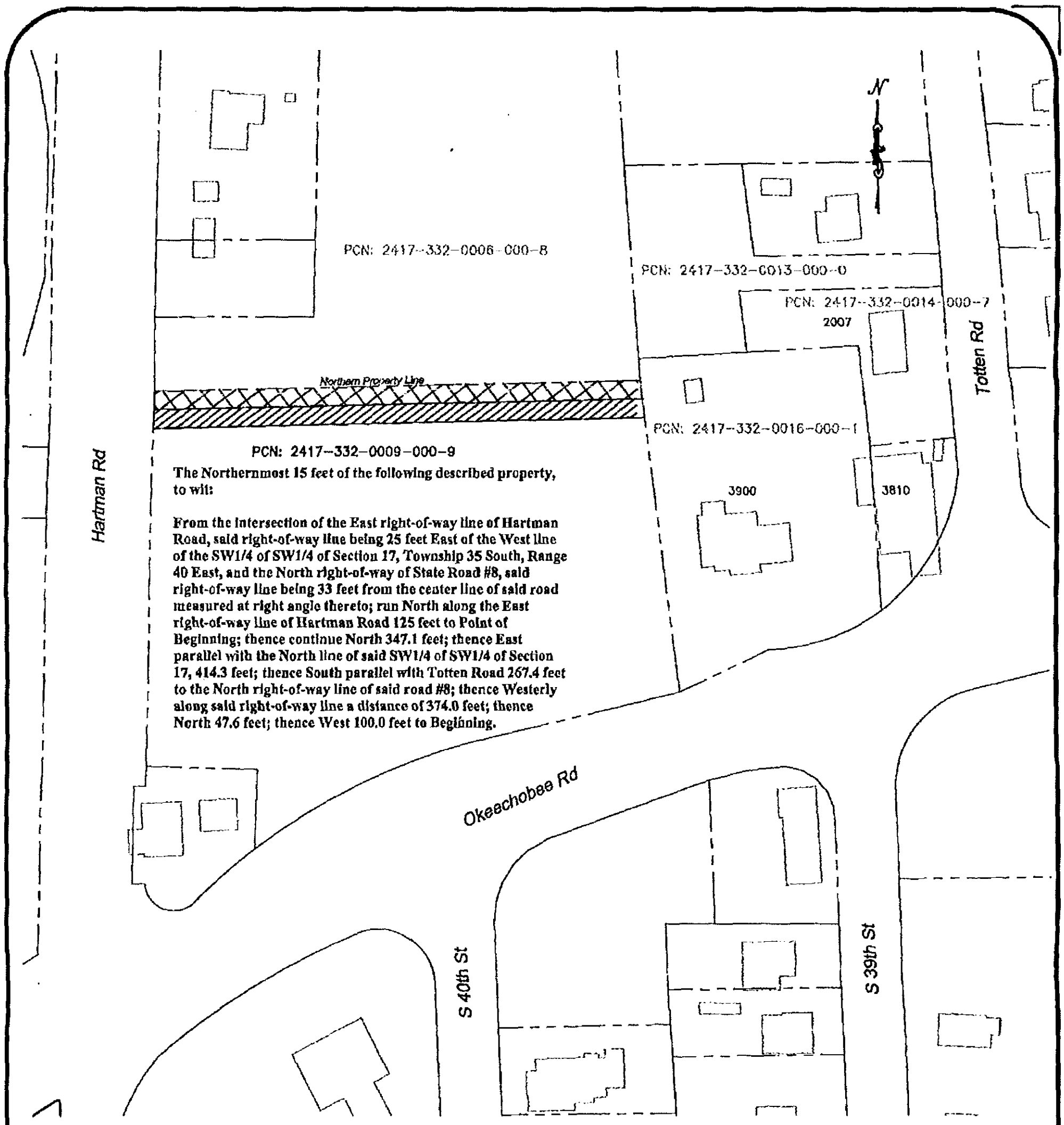

Hadman Rd
Token Rd
N
21
18
15
12
9
6
3
0
0+00.00
+1+00.00
-2+00.00
-3+00.00
-4+00.00
-5+00.00
Vertical Datum Reference NAVD 88
15' Permanent Utility Easement
15' Temporary Construction Easement
VERIFY SCALE
BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ADJUST ALL SCALED DIMENSIONS ACCORDINGLY
DALE'S BBQ WEST
GRAVITY MAIN EXTENSION

EXHIBIT "A"



The Northernmost 15 feet of the following described property, to wit:

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 SW1/4 of SW1/4 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 SW1/4 of SW1/4 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.

15' Permanent Utility Easement

15' Temporary Construction Easement

FORT PIERCE UTILITIES AUTHORITY

WATER/WASTEWATER/GAS ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
206 SOUTH 6TH STREET
FT. PIERCE, FLORIDA 34948
(772) 466-1600 / FAX (772) 489-0396

Easement Exhibit

Dale's BBQ Sewer Extension

10-10-11

EXHIBIT "B"

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2222555 OR BOOK 1736 PAGE 1781
Recorded:06/19/03 09:44

E

OF CITY CLERK
CITY OF FT. PIERCE
100 N. U.S. 1
P.O. BOX 1480
FT PIERCE, FL 34954

ORDINANCE NO. K-223

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY GENERALLY LOCATED ON THE **NORTH SIDE OF OKEECHOBEE ROAD BETWEEN HARTMAN ROAD AND TOTTEN ROAD**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2004; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City property generally located on the north side of Okeechobee Road, between Hartman Road and Totten Road; legally described as:

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 W LY ON RD 374 FT, TH N 47.6 FT, TH W 80 FT, TH N 347.1 FT TO POB (3.018 AC) (OR 532-2707:1241-2988)(Property I. D. 2417-332-0009-000-9).

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of January 1, 2004 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned C-3, General

Commercial Zone, and the Future Land Use Designation is CG, General Commercial Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA)
ss
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. K-223 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on May 23, 2003, and on May 30, 2003; 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 June 2, 2003; and was duly introduced, read by title only, and passed on second and final reading on June 16, 2003, by the City Commission of the City of Fort Pierce, Florida.

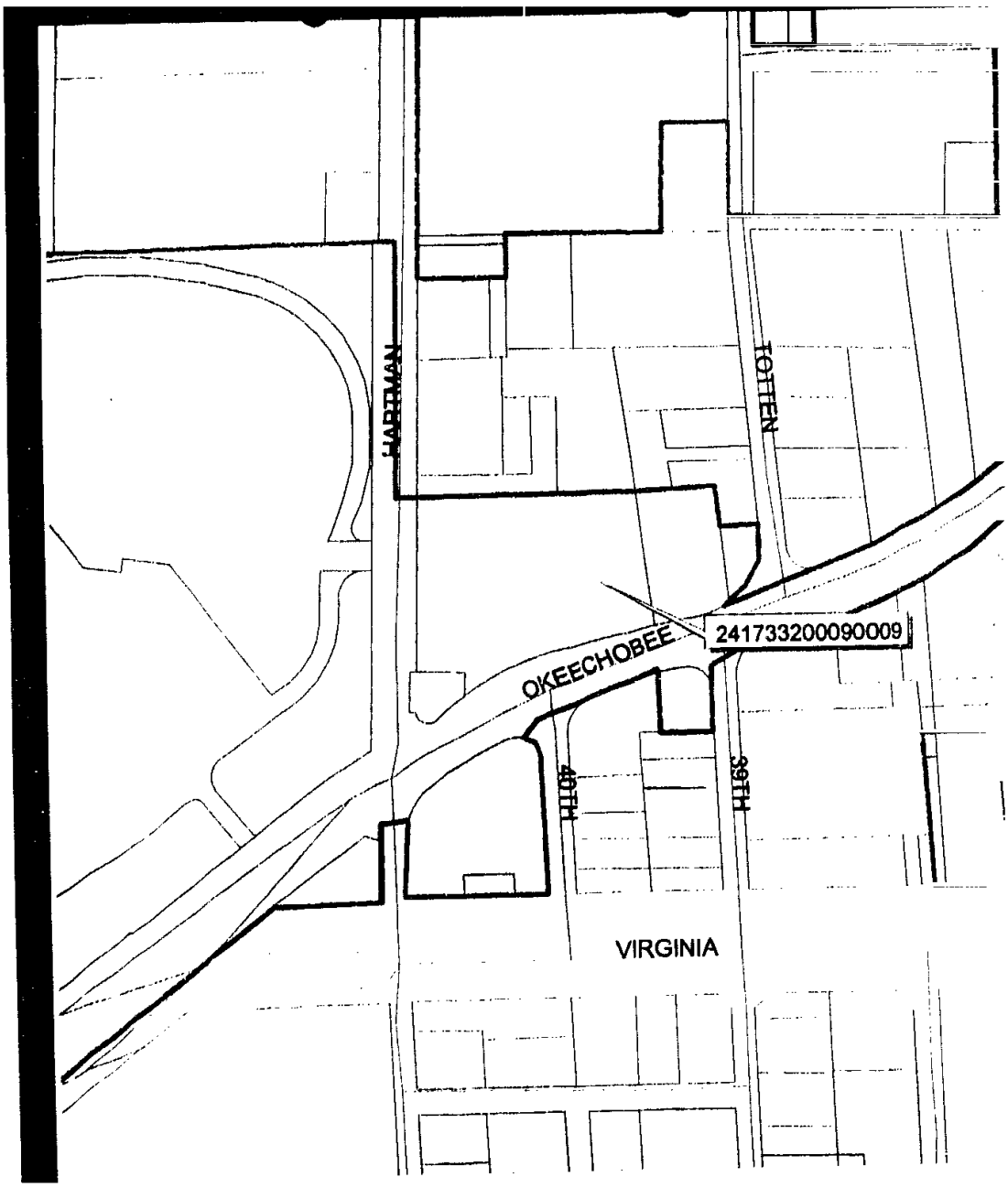
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 17th day of June, 2003.

MAYOR COMMISSIONER

CITY CLERK

(CITY SEAL)

ATTACHMENT TO ORDINANCE NO. K-223



REVISED CORPORATE LIMITS

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 : $ 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 Seagle
Printed Name: Christina Seagle
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

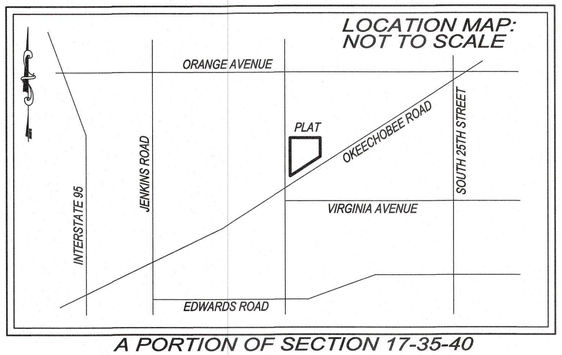
From the intersection of the East right-of-way line of Hartman Road, said right-of-way line being 25 feet East of the West line of the SW 1/4 of SW 1/4 of Section 17, Township 35 South, Range 40 East, and the North right -of-way of State Road #8, said right-of-way line being 33 feet from the center line 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.

PLAT BOOK: _____
PAGE: _____
DOCKET NO. _____

DOLLAR TREE AT OKEECHOBEE AND HARTMAN

BEING A PORTION OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
WATSON | KILLANE SURVEYING AND MAPPING, INC.
2240 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE: NO. (772) 334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM



A PORTION OF SECTION 17-35-40

CERTIFICATE OF DEDICATION AND DESCRIPTION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, THAT CDA HOLDINGS, LLC, FEE SIMPLE OWNER OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND SHOWN HEREON AS DOLLAR TREE AT OKEECHOBEE AND HARTMAN.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 01°20'45" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 816.39 FEET; THENCE NORTH 89°46'21" EAST, A DISTANCE OF 45.01 FEET TO THE SOUTHWEST CORNER OF THE LANDS SHOWN IN OFFICIAL RECORD BOOK 2850 PAGE 2776, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'21" EAST, A DISTANCE OF 393.41 FEET TO A POINT ON THE WEST LINE OF LANDS SHOWN IN OFFICIAL RECORD BOOK 466 PAGE 448, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 04°40'55" EAST, A DISTANCE OF 267.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF OKEECHOBEE ROAD; THENCE SOUTH 77°41'18" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 145.11 FEET TO A THE BEGINNING OF A CURVATURE CURVE CONCAVE TO THE SOUTH, HAVING A A CENTRAL ANGLE OF 25°08'56" AND A RADIUS OF 500.00 FEET; THENCE RUN ALONG WESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 219.46 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°32'22" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 69.77 FEET TO A BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 128°48'22" AND A RADIUS OF 25 FEET; THENCE RUN WESTERLY, NORTHWESTERLY ALONG THE ARCR OF SAID CURVE, A DISTANCE OF 56.20 FEET; THENCE NORTH 88°39'15" WEST, A DISTANCE OF 10.00 FEET TO A POINT THAT LIES 25 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 01°20'45" EAST, ALONG THE EAST RIGHT OF WAY LINE OF HARTMAN ROAD, A DISTANCE OF 61.92 FEET; THENCE NORTH 89°46'21" EAST, A DISTANCE OF 20.01 FEET; THENCE NORTH 01°20'45" EAST, A DISTANCE OF 347.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA CONTAINING 138008.45 SQUARE FEET OR 3.07 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACTS 'A' AS SHOWN HEREON, ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

2. INGRESS/EGRESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS OF LOT 1 AND LOT 2 FOR THE BENEFIT OF INGRESS AND EGRESS

3. UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO FORT PIERCE UTILITY AUTHORITY FOR THE PURPOSES OF ELECTRICAL AND/OR WATER UTILITIES.

4. THE DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED FOR STORMWATER PURPOSES FOR THE BENEFIT OF LOT 2 THROUGH LOT 1.

IN WITNESS WHERE OF, SMIGIEL PARTNERS XIX, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ OF CDA HOLDINGS, LLC, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

BY:_____

ACKNOWLEDGMENT AS TO CERTIFICATION OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017. BY, _____, _____ OF CDA HOLDINGS, LLC.

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY PUBLIC: _____ COMMISSION#: _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION:

I, _____, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF _____, 2017.

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF DOLLAR TREE AT OKEECHOBEE AND HARTMAN IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LIST AS FOLLOWS: NONE.

PURSUANT TO FLORIDA STATUTE, 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2016.

DATED ____ DAY OF _____, 2017

BY: _____

CITY ATTORNEY:

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

BY:_____
JAMES M. MESSER
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE COMMISSION. THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THE ____ DAY OF _____, 2017.

THIS ____ DAY OF _____, 2017.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

SURVEYOR'S NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS UTILITY AND DRAINAGE EASEMENTS.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF HARTMAN ROAD, N01°20'45"E.
5. PLAT CONTAIN: 138008.45 SQUARE FEET OR 3.17 ACRES, MORE OR LESS.
6. PLAT CONTAINS 2 LOTS.
7. PER CHAPTER 177, FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITIES, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

CLERK'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF DOLLAR TREE AT OKEECHOBEE AND HARTMAN, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2017 AND RECORDED ON PAGE ____ OF PLAT BOOK _____ IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT

BY:_____
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS AND MINIMUM LOT DIMENSION REQUIREMENT OF THE C-3 ZONING DISTRICT, AS SET FORTH IN SECTION 0.01.00 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS ____ DAY OF _____, 2017

BY:_____
REBECCA GROHALL
DIRECTOR OF PLANNING, PLANNING DEPARTMENT
FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

_____ DATE:_____
GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4350
PLAT REVIEWER FOR CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S CERTIFICATE:

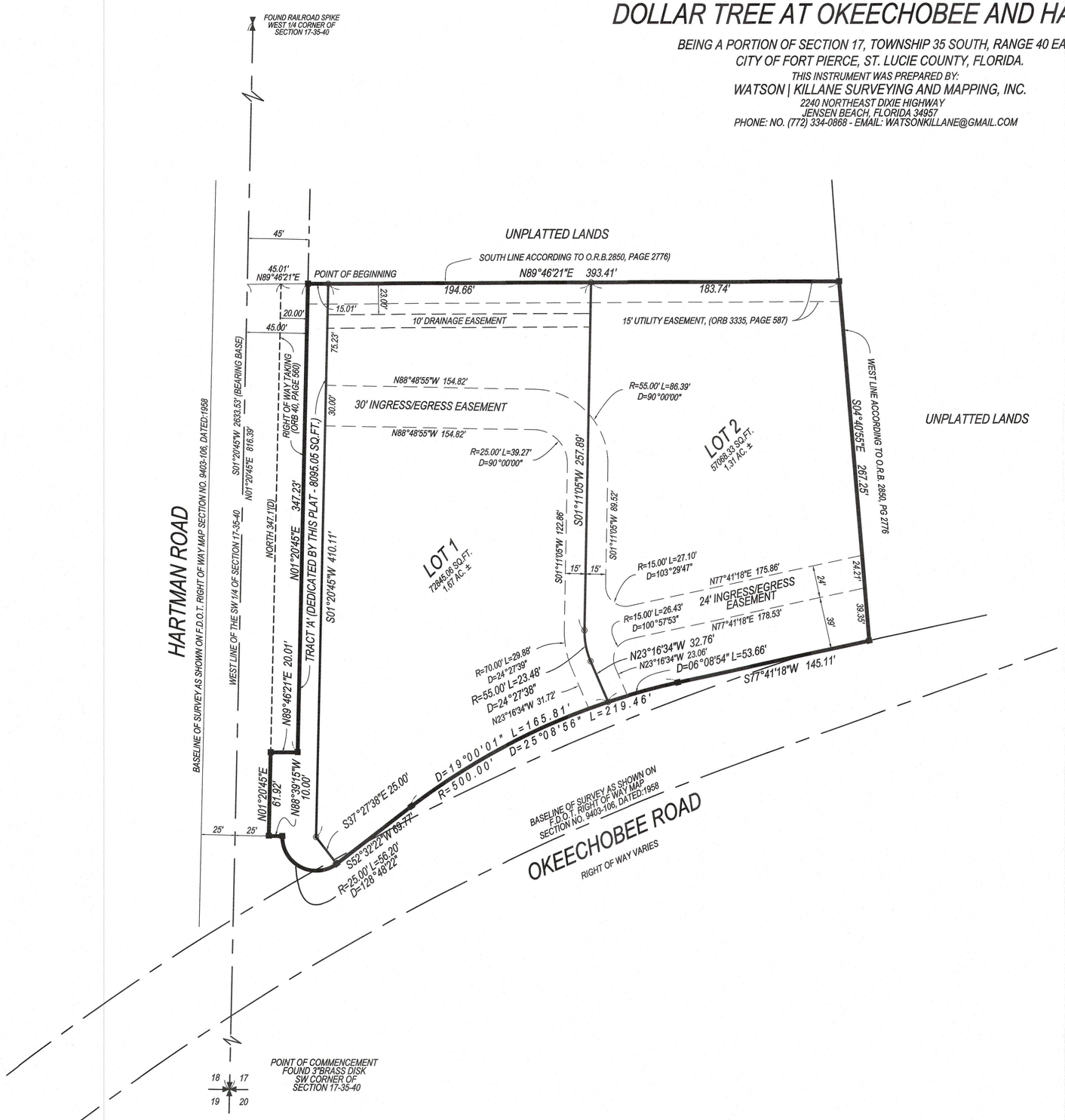
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON _____, HE COMPLETED THE SURVEY OF LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS AND ALL CORNERS WILL BE PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THAT SAID LAND IS LOCATED IN ST. LUCIE COUNTY, FLORIDA.

_____
CRAIG D. WATSON
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5647

DOLLAR TREE AT OKEECHOBEE AND HARTMAN

BEING A PORTION OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
WATSON | KILLANE SURVEYING AND MAPPING, INC.
2240 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE: NO. (772) 334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM



LEGEND AND ABBREVIATIONS:

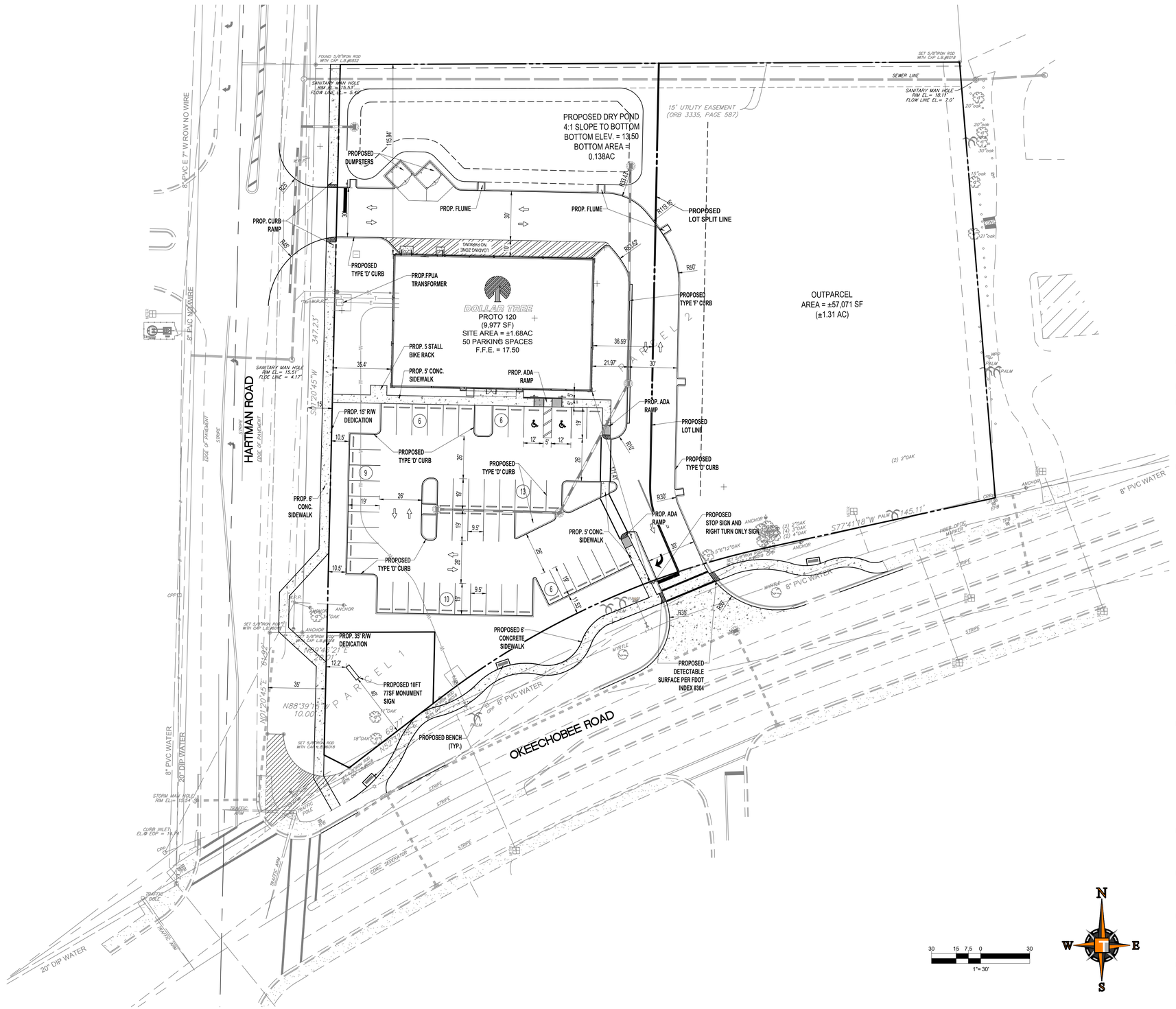
- ■ SET 5/8" IRON ROD & CAP (PRM PSM 5647)
- ◉ SET 5/8" IRON ROD & CAP (PSM 5647)

PRM = PERMANENT REFERENCE MONUMENT,
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
R/W = RIGHT OF WAY
R = RADIUS
D = DELTA OR CENTRAL ANGLE
L = ARC LENGTH
℄ = CENTERLINE
FPUA = FORT PIERCE UTILITY AUTHORITY

NOTE:

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2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.





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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

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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

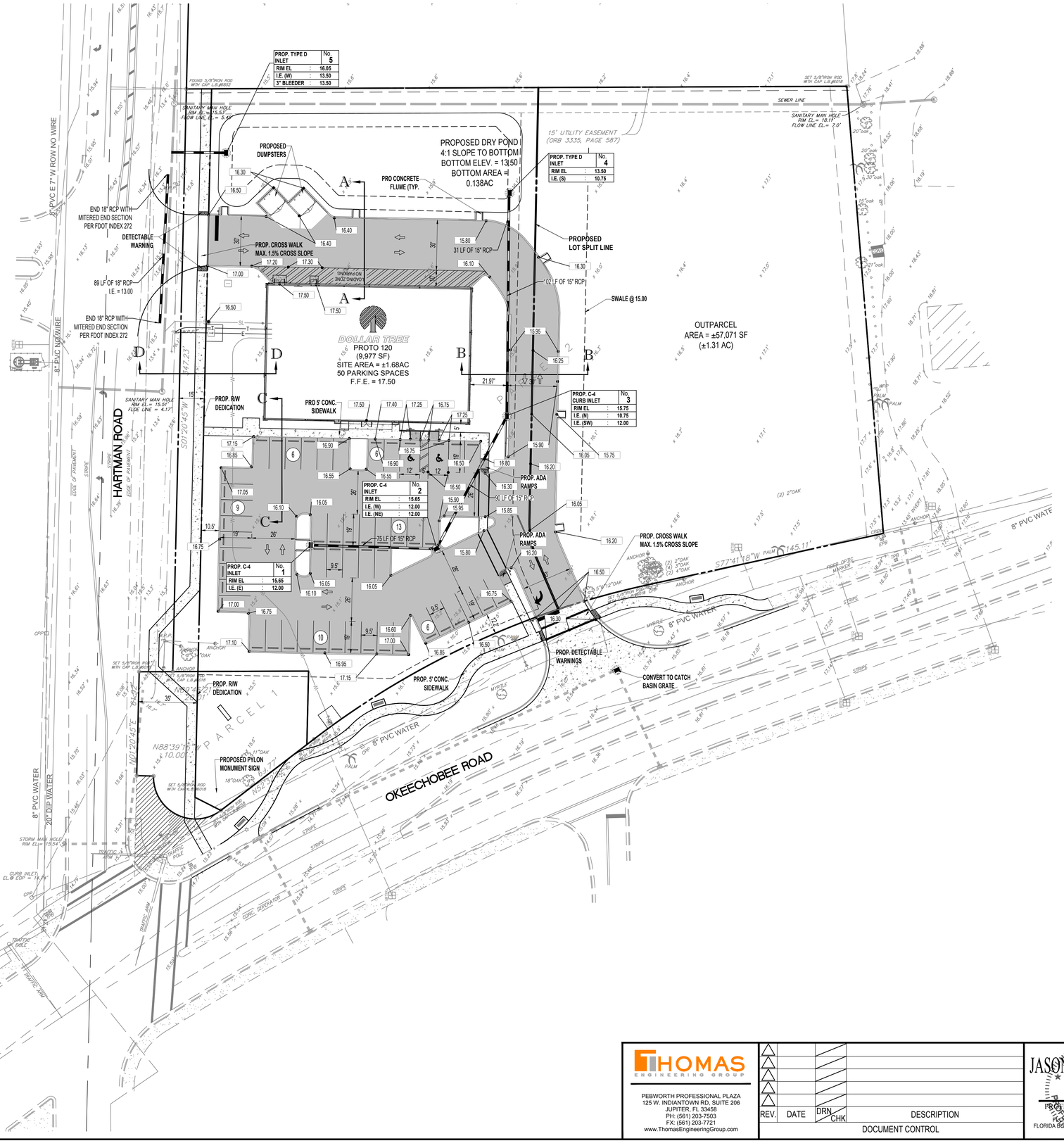
DOLLAR TREE

SITE PLAN

PROJ. NO.

DWG. NO. C-05

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N

W E

S

30 15 7.5 0 30

1"= 30'

PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYP.)ICAL NOTE TEXT	PROPOSED
W	UNDERGROUND WATER LINE	W
	STORM SEWER	
	SANITARY SEWER MAIN	S
	SANITARY SEWER LATERAL	S
	CATCH BASIN	
	MANHOLE	
XX.XX	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

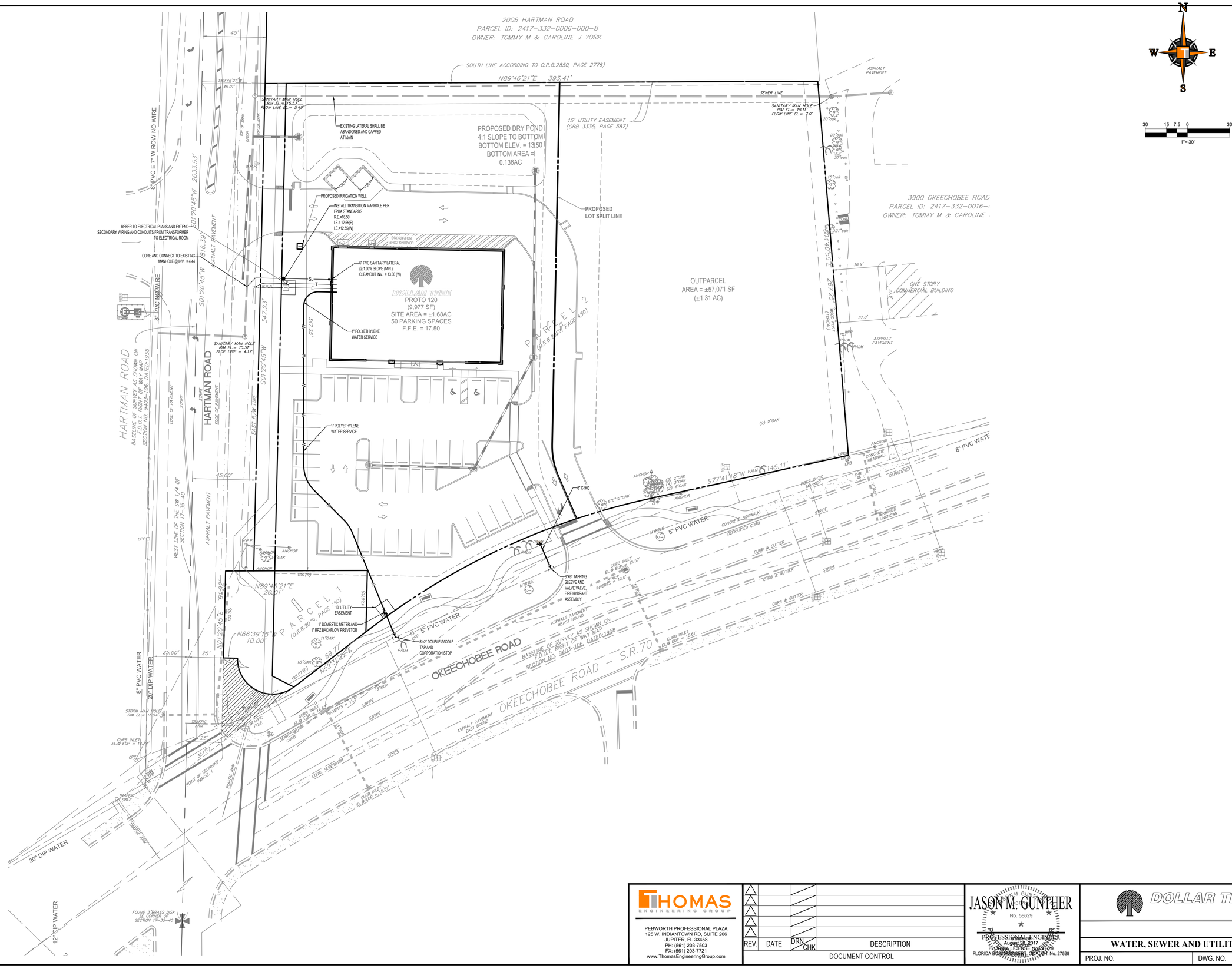
DOLLAR TREE

PAVING, GRADING & DRAINAGE PLAN

PROJ. NO.

DWG. NO. **C-08**

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REV.	DATE	DRN	CHK	DESCRIPTION
				DOCUMENT CONTROL

JASON M. GUNTHER
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August 28, 2017
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FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTH. No. 27528

DOLLAR TREE

WATER, SEWER AND UTILITIES PLAN

PROJ. NO.

DWG. NO. C-11

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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.

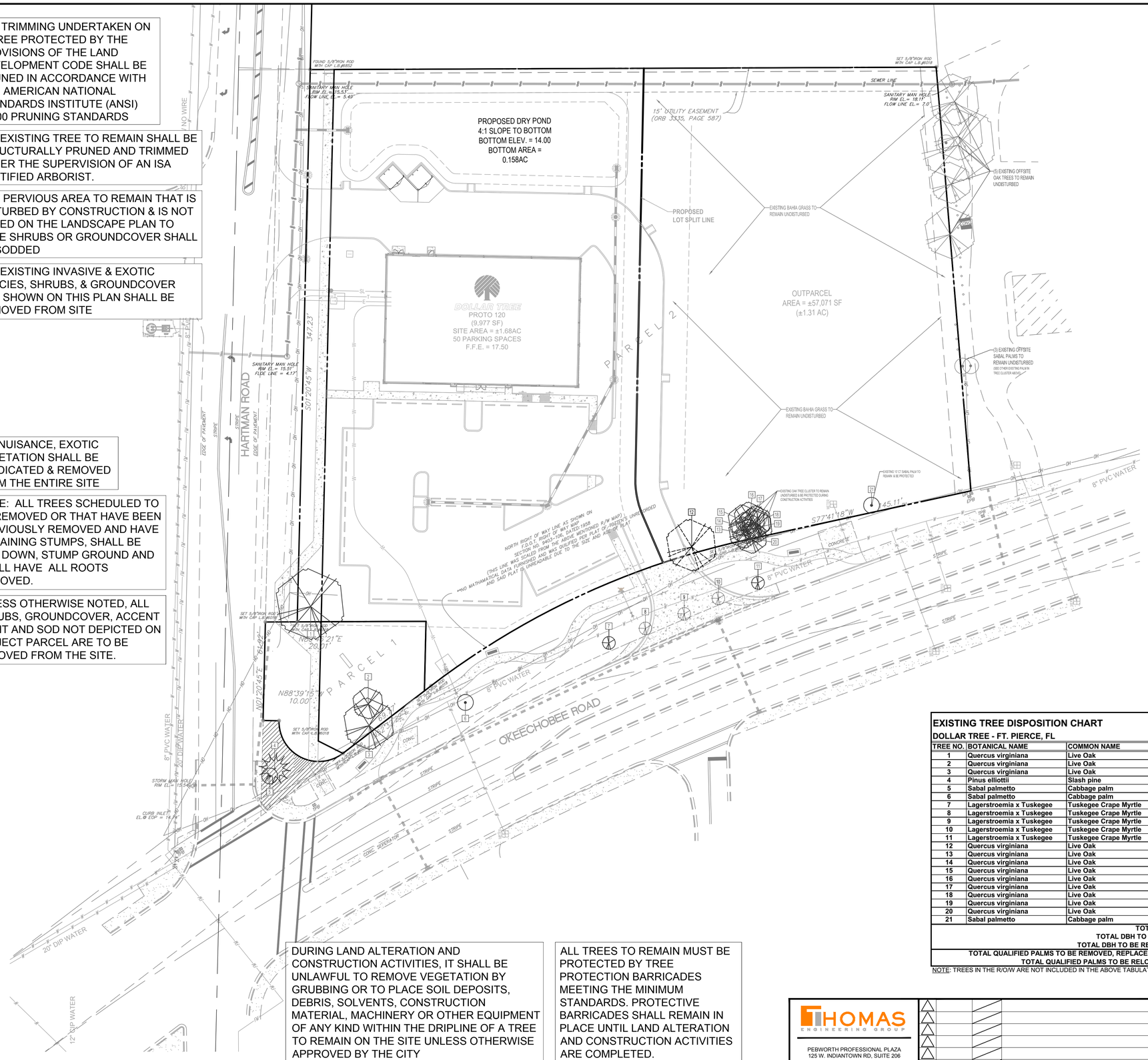
ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED BY CONSTRUCTION & IS NOT NOTED ON THE LANDSCAPE PLAN TO HAVE SHRUBS OR GROUNDCOVER SHALL BE SODDED

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

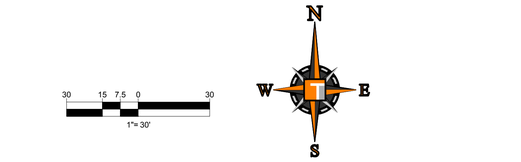
NOTE: ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED AND HAVE REMAINING STUMPS, SHALL BE CUT DOWN, STUMP GROUND AND SHALL HAVE ALL ROOTS REMOVED.

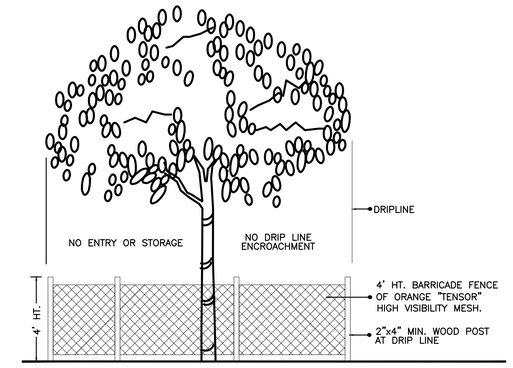
UNLESS OTHERWISE NOTED, ALL SHRUBS, GROUNDCOVER, ACCENT PLANT AND SOD NOT DEPICTED ON SUBJECT PARCEL ARE TO BE REMOVED FROM THE SITE.



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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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

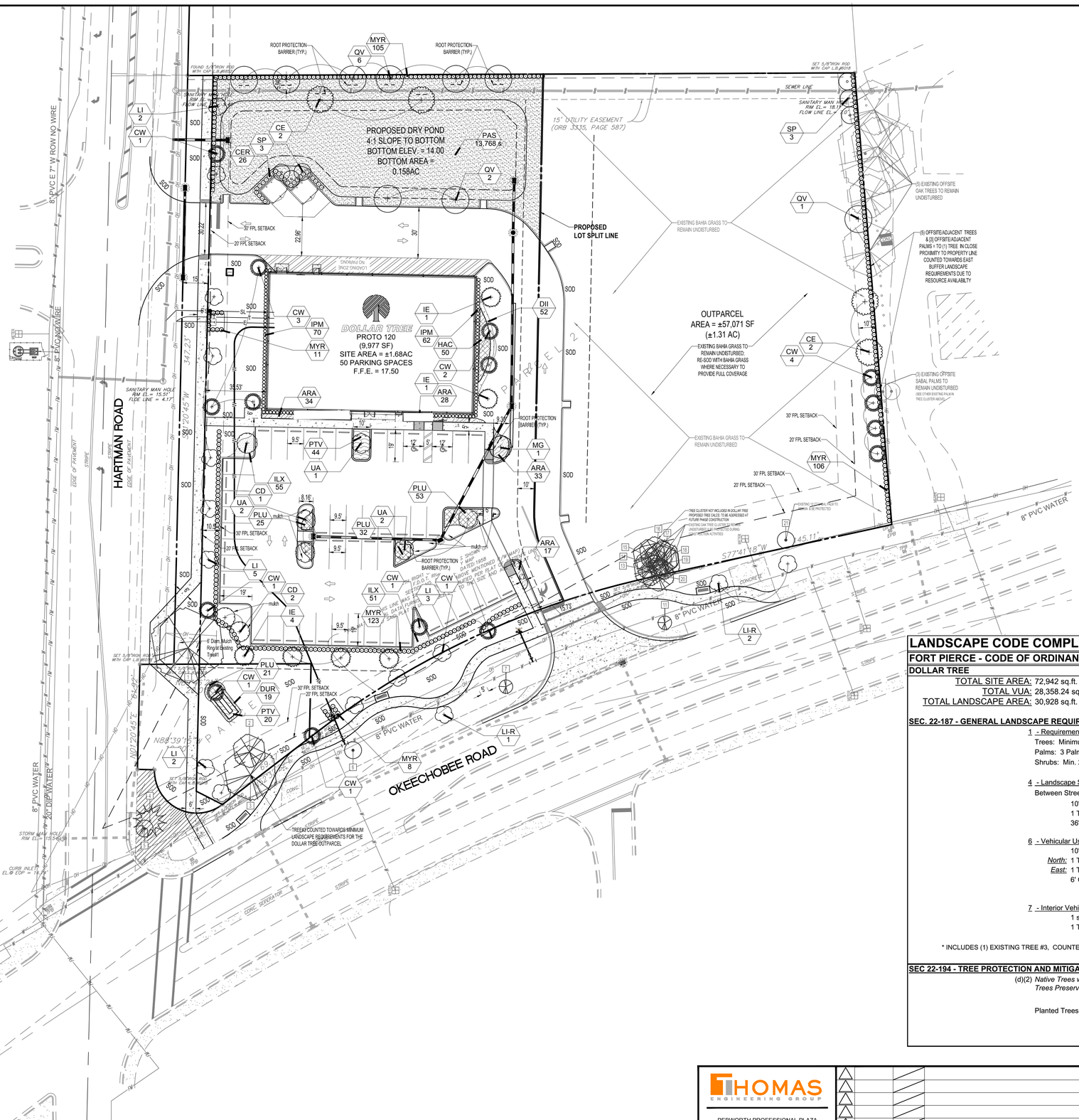
DOLLAR TREE

□ISP□SITI□N PLAN

PROJ. NO.

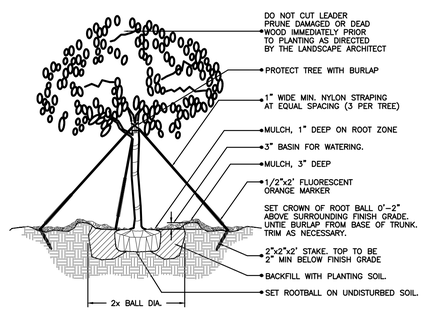
DWG. NO. L-□

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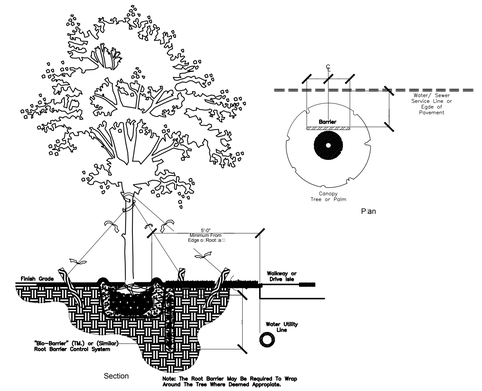

PROPOSED DRY POND
4:1 SLOPE TO BOTTOM
BOTTOM ELEV. = 14.00
BOTTOM AREA =
0.158AC
PAS
13,768 s.f.
DOLLAR TREE
PROTO 120
(9,977 SF)
SITE AREA = ±1.68AC
50 PARKING SPACES
F.F.E. = 17.50
PROPOSED
LOT SPLIT LINE
OUTPARCEL
AREA = ±57,071 SF
(±1.31 AC)
15' UTILITY EASEMENT
(ORB 3335, PAGE 587)
SEWER LINE
HARTMAN ROAD
OKEECHOBEE ROAD
8" PVC E 7" W ROW NO WIRE
8" PVC WATER
20" DIP WATER
12" CIP WATER
EXISTING BAHIA GRASS TO
REMAIN UNDISTURBED
EXISTING BAHIA GRASS TO
REMAIN UNDISTURBED.
RE-SOD WITH BAHIA GRASS
WHERE NECESSARY TO
PROVIDE FULL COVERAGE
(5) EXISTING OFFSITE
OAK TREES TO REMAIN
UNDISTURBED
(5) OFFSITE/ADJACENT TREES
& [3] OFFSITE/ADJACENT
PALMS = TO (1) TREE IN CLOSE
PROXIMITY TO PROPERTY LINE
COUNTED TOWARDS EAST
BUFFER LANDSCAPE
REQUIREMENTS DUE TO
RESOURCE AVAILABILITY
(3) EXISTING OFFSITE
SABAL PALMS TO
REMAIN UNDISTURBED
TREE CLUSTER COUNTED TOWARDS MINIMUM
LANDSCAPE REQUIREMENTS FOR THE
DOLLAR TREE OUTPARCEL
TREE CLUSTER NOT INCLUDED IN DOLLAR TREE
PROPOSED TREE CALCS. TO BE ADDRESSED AT
FUTURE PHASE CONSTRUCTION
EXISTING OAK TREE CLUSTER TO REMAIN
UNDISTURBED DURING CONSTRUCTION ACTIVITIES
ROOT PROTECTION
BARRIER (TYP.)
30' FPL SETBACK
20' FPL SETBACK
SOD
mulch
S77°41'18"W
45.11'
N01°20'45"E
342.23'
N88°39'15"E
342.23'
S01°20'45"W
342.23'
NBB°39'15"E
342.23'
22.96'
30'
35.53'
15.73'
8.16'
9.5'
10'
15'
MYR 105
QV 6
CE 2
SP 3
CER 26
QV 2
LI 2
CW 1
CW 3
IPM 70
MYR 11
IE 1
IPM 62
HAC 50
CW 2
ARA 34
ARA 28
DII 52
PTV 44
UA 1
MG 1
ARA 33
ILX 55
CD 1
UA 2
PLU 25
PLU 53
PLU 32
ARA 17
LI 5
CW 1
CD 2
IE 4
ILX 51
LI 3
MYR 123
PLU 21
DUR 19
PTV 20
LI 2
CW 1
MYR 8
LI-R 1
LI-R 2
SP 3
QV 1
CE 2
CW 4
MYR 106
6" Diam. Mulch Ring at Existing Tree#1
SET 5/8"IRON ROD WITH CAP L.B.#6035
FOUND 5/8"IRON ROD WITH CAP L.B.#6035
SANITARY MAN HOLE RIM EL.= 18.17 FLOW LINE EL.=
SANITARY MAN HOLE RIM EL.= 15.51' FLOW LINE = 4.17'
STORM MAN HOLE RIM ELEV. 15.54 EOW
CURB INLET EL @ EOP = 14.70
CONC. SERVICE FOR
CONCRETE
STRIPE
EDGE OF PAVEMENT
EXISTING ASPHALT PAVEMENT TO REMAIN & BE PROTECTED
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE CURB & GUTTER
PROPOSED CONCRETE VALLEY GUTTER
PROPOSED CONCRETE DRIVEWAY
PROPOSED CONCRETE HANDICAP RAMP
PROPOSED HANDICAP SIGN
PROPOSED HANDICAP PAVEMENT MARKING
PROPOSED STOP SIGN
PROPOSED STOP BAR PAVEMENT MARKING
PROPOSED DOUBLE YELLOW PAVEMENT MARKING
PROPOSED WHITE PAVEMENT MARKING
PROPOSED DIRECTIONAL ARROW PAVEMENT MARKING
PROPOSED WHITE CROSSWALK PAVEMENT MARKING
PROPOSED 4" WHITE PAVEMENT MARKING
PROPOSED 4" YELLOW PAVEMENT MARKING
PROPOSED 24" WHITE PAVEMENT MARKING
PROPOSED DIRECTIONAL SIGN
PROPOSED ONE WAY SIGN
PROPOSED NO PARKING SIGN
PROPOSED DO NOT ENTER SIGN
PROPOSED WHEEL STOP
PROPOSED TRAFFIC FLOW ARROW
PROPOSED CONCRETE WHEEL STOP
PROPOSED 6" WHITE PAVEMENT MARKING
PROPOSED 6" YELLOW PAVEMENT MARKING
PROPOSED 12" WHITE PAVEMENT MARKING
PROPOSED 12" YELLOW PAVEMENT MARKING
PROPOSED 18" WHITE PAVEMENT MARKING
PROPOSED 18" YELLOW PAVEMENT MARKING
PROPOSED 24" YELLOW PAVEMENT MARKING
PROPOSED 30" WHITE PAVEMENT MARKING
PROPOSED 30" YELLOW PAVEMENT MARKING
PROPOSED 36" WHITE PAVEMENT MARKING
PROPOSED 36" YELLOW PAVEMENT MARKING
PROPOSED 48" WHITE PAVEMENT MARKING
PROPOSED 48" YELLOW PAVEMENT MARKING
PROPOSED 60" WHITE PAVEMENT MARKING
PROPOSED 60" YELLOW PAVEMENT MARKING
PROPOSED 72" WHITE PAVEMENT MARKING
PROPOSED 72" YELLOW PAVEMENT MARKING
PROPOSED 96" WHITE PAVEMENT MARKING
PROPOSED 96" YELLOW PAVEMENT MARKING
PROPOSED 120" WHITE PAVEMENT MARKING
PROPOSED 120" YELLOW PAVEMENT MARKING
PROPOSED 144" WHITE PAVEMENT MARKING
PROPOSED 144" YELLOW PAVEMENT MARKING
PROPOSED

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
+	CD	3	Pigeon P□m	Coco□□a di□ersi□□ia	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□□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□□ngs Ho□□	I□□□omitoria □Schi□□ngs 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 O□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□ed 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□it□ As Re□uired and as per This Deta□. The Contractor Sha□ Maintain A (5') Fi□e Feet Minimum Hori□onta□ Distance From Outside Edge o□ Root a□ To The Uti□it□ or an□ Pa□ed or Concrete Sur□ace.

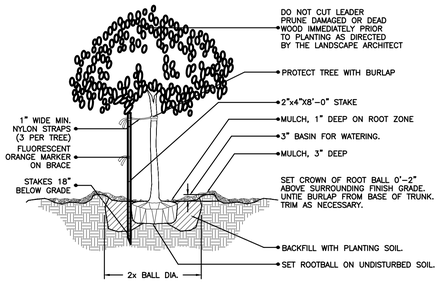
The Landscape Contractor Sha□ Ver□□ The E□isting Locations o□ The App□oa□ Water Uti□ities, In The Fie□d, Prior To An□ Tree Insta□ations Re□uiring A Root Barrier.

Suggested Installation Method:

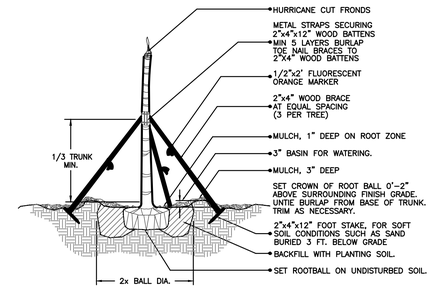
Dig A Vertica□ Trench Between The Root Source o□ The Tree and The Sur□ace and/ or Uti□it□ Line To Be Protected. The Trench Must Be At Least 6'-0" In Length (Centered On Tree) and Must Be at Least 4'-0" In Depth Para□e□ To The App□oa□ Sur□ace, Ser□ice and/ or Uti□it□. Note: For New Tree Insta□ations, Trench Ma□ Be Dug At The Same Time as The Ho□e For The App□oa□ Tree and/ or Pa□m.

Using Impe□ious Ga□es, Ro□□ Out "Bio-Barrier" and Trim To Fit The Spec□a□ Application. Insert The Barrier Vertica□□ Into The Trench, With The Top Edge o□ The Barrier (6") Si□ Inches Be□ow The Soi□ Sur□ace.

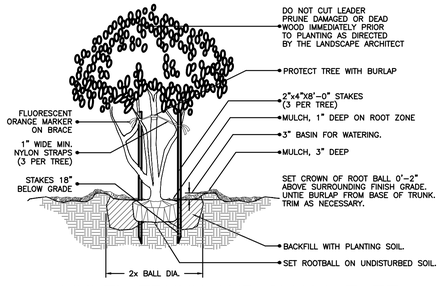
Tamp Bac□□Fi□□ Into Trench With "Bio-Barrier" Contained, E□iminating Air Poc□ets or Soi□ Voids According□□ Disso□□e The Coating and Acti□ate The Product B□ Saturating The Bac□□ and "Bio-Barrier" With Water. A ter Comp□eted, Smooth The Soi□ Sur□ace To Finish Grade, A□owing E□cess Materia□ For Soi□ Settling.



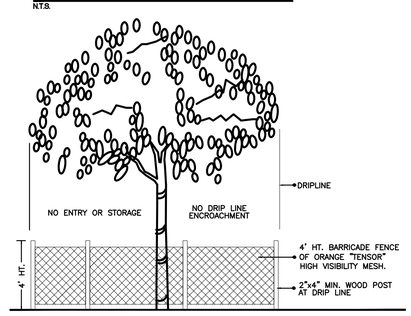
(2" cal. and under)
SMALL TREE PLANTING DETAIL
N.T.S.



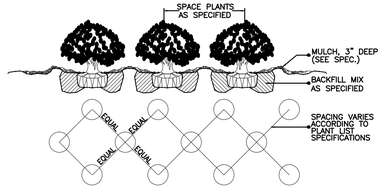
CIGARED SABAL PALM PLANTING DETAIL
N.T.S.



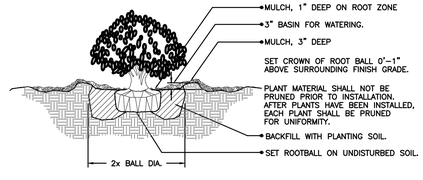
MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL
N.T.S.



TREE PRESERVATION BARRICADE FENCING DETAIL
N.T.S.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.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	RJK	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

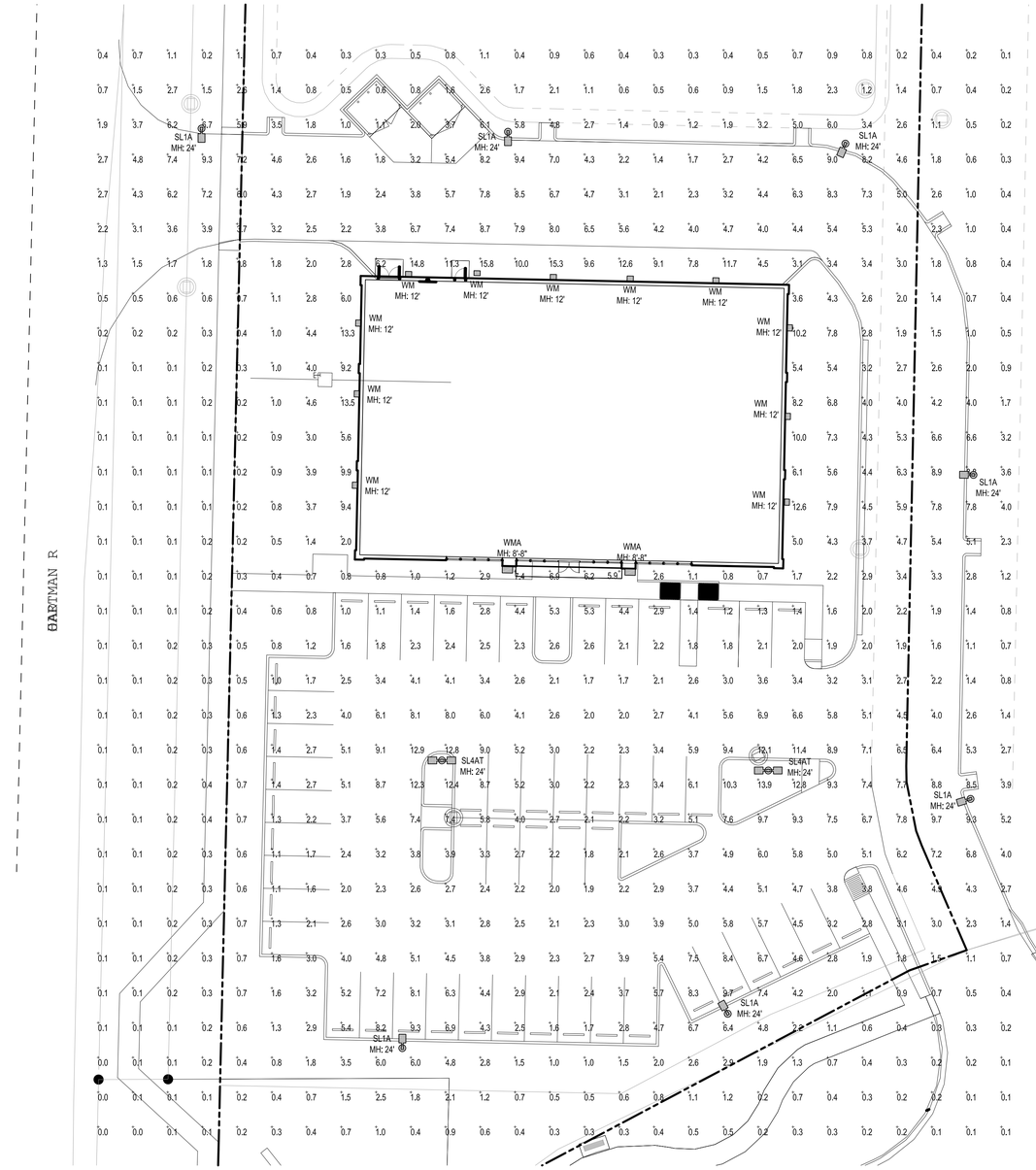
DOLLAR TREE

LAN□SCAPE SC□E□□LE □ □ETAILS

PROJ. NO.

DWG. NO. L-□

Printed on Monday, August 28, 2017, 9:36 AM by Ryan King





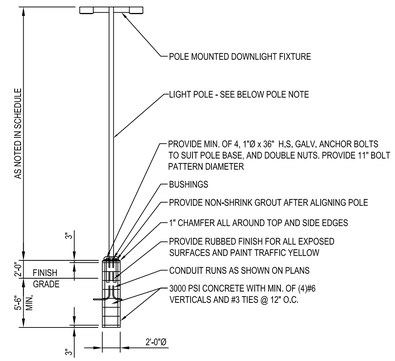
TYPE PL1 & PL2 & PL3



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
▲	X-X-X-	RAD TEL CHK	

DOCUMENT CONTROL

X-X-X-

DOLLAR TREE

FORT PIERCE, FL.

SITE LIGHTING & PHOTOMETRICS PLAN

PROJ. NO. 1605-79 DWG. NO. C-4.1

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kori Benton, Senior Planner

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

RECEIVED
DEC 4 2017
CITY OF FORT PIERCE
PLANNING & ZONING

Re : Dollar Tree Final Plat – 4008 Okeechobee Road
TRC Project No. 17-07000003

Date : December 4, 2017

This is to advise you that we have completed the review of the following documents as received by this office on November 30, 2017:

- [x] Final Plat
- [ ] 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
- [x] Do Not Recommend

- [x] Approval of Final Plat
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\D\Dollar Tree\Plat\Final Plat\Submittal No.1\Final Plat Comments - 120417.docx

ENGINEERING COMMENTS:

1. Under the City Commission Certificate revise "PRELIMINARY" to read "FINAL".
2. Please address the comments generated from Northstar Geomatics as identified on the attached comments letter.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

December 1, 2017

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: Dollar Tree at Okeechobee & Hartman -- Review #1 NS Project 17-062

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

My comments are as follows:

1. PRM's must be placed and verified by reviewing surveyor prior to recordation. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor for PRM inspection.
2. A written response to this review by platting surveyor is required with next submittal.
3. Certificate of Dedication and Description title should read Certificate of Ownership and Dedication.
4. Check typo in legal description "ARCR", should be ARC. Disregard if this legal was provided to the surveyor with the typo.
5. In Dedication note 1, revise to reflect singular Tract "A", not tracts, and following "as shown hereon, "IS" instead of "ARE.
6. On Dedication note 3, Utility easements as shown hereon, is the existing utility easement per 3335/587 also dedicated to FPUA, or is the plat making a new dedication to FPUA?
7. Check typo on adjoiner to the East ORB and Page reference. Does not match legal description ORB page reference.
8. Distance ties along plat boundary to the 10' drainage easement on both sides of Lot 1 are required.
9. Add a dimension leader arrow from North line of 30' ingress easement to match up with distance 75.23.

Sincerely,

Gregory S. Fleming
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

Planning Board **7.**

Meeting Date: 12/12/2017

Information

REQUESTED ACTION

ELECTION OF CHAIR

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Bob Burdge Chairman Resignation

Form Review

Form Started By: Alicia Rosenthal Started On: 12/05/2017 10:52 AM

Final Approval Date: 12/05/2017

1302 Nebraska Ave. 1-C
Fort Pierce, Fl 34950
November 27, 2017

NOV 28 2017

Ms. Rebecca Grohall, Planning Director
City of Fort Pierce
100 North 4th Street
Fort Pierce, Fl 34950

Dear Ms. Grohall,

In order to improve harmony and expedite a more congenial meeting, I step down as Chairman of the Planning Board and desire to solely remain as a regular member.

I sincerely appreciate the opportunity to serve the community and Commission as a member of the Planning Board.

Thanking you, I remain

Sincerely yours,

Bob Burdge

cc: Mayor and Commissioners
City Manager
City Clerk