**CITY PLANNING BOARD**

**BOARD AGENDA**

Planning Board Regular Meeting - Tuesday, July 10, 2018 - 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 June 12, 2018 meeting

6. **NEW BUSINESS**

   a. Annexation - Fort Pierce Realty - 3030 S. 25th Street

   b. Zoning Atlas Map Amendment - BHT Properties - 3800 Selvitz Road

   c. Zoning Atlas Map Amendment - Concrete Impressions - 3802 Selvitz Road

   d. Zoning Atlas Amendment & Planned Development - Redhawk Rebar - 4280 Bandy Boulevard

   e. Conditional Use - Prescribed Pediatric Extended Care/Childcare Center - 2401 Frist Boulevard

   f. Conditional Use - Zietz Dwelling Rental - 462 Granada Street, Unit B

   g. Conditional Use with New Construction - Braun Residence - 1661 Binney Drive

   h. Abandonment - Granada Street Properties - A portion of Frances Avenue (between Granada Street and Hernando Street)

7. **BOARD COMMENTS**

8. **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: 07/10/2018

Information

REQUESTED ACTION

Minutes from the June 12, 2018 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 6.12.18

**Form Review**

Form Started By: Alicia Rosenthal Started On: 06/14/2018 12:30 PM

Final Approval Date: 07/03/2018

# 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, JUNE 12, 2018, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: **Michael Broderick**; **Tim O'Connell**; **Gloria Johnson-Scott**; **Bob Burdge**; **John George**; **Brian Paul**; **Frank Creyaufmiller**, **Chairman**

Staff Present: **James Messer**, **City Attorney**
**Rebecca Grohall**, **Planning Director**
**Vennis Gilmore**, **Planning Analyst**
**Alicia Rosenthal**, **Executive Assistant**

**4. CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

**5. APPROVAL OF MINUTES**

a. Minutes from the May 8, 2018 meeting

**Motion was made by Michael Broderick, and seconded by John George to approve the minutes from the May 8, 2018 meeting.**

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

Passed

**6. NEW BUSINESS**

a. **Annexation - Peter Angelos - 2850 S. Jenkins Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board regarding property use, St. Lucie County zoning and the current house on the property.

Mr. Burdge expressed concerns with increased traffic from Residential to General Commercial zoning.

Ms. Grohall explained that each annexation is evaluated based upon the applicant's goals and how the area around it is responding to development. She stated there is a lot of growth potential happening on Jenkins Road and the increase in traffic will be evaluated upon the application for conditional use for contractor storage.

**Motion was made by John George, and seconded by Gloria Johnson-Scott to forward a recommendation of approval for the proposed annexation.**

AYE: **Gloria Johnson-Scott**, **John George**, **Brian Paul**, **Michael Broderick**, **Tim O'Connell**, **Chairman Frank Creyaufmiller**

NAY: **Bob Burdge**

Passed

b. **Zoning Text Amendment - Section 22-22 - Allowed Uses**

Ms. Grohall gave an overview of the text amendment and answered questions from the Board. No one spoke for or against the text amendment.

**Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval of the proposed amendment to the City Commission .**

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

Passed

c. **Conditional Use - St. Nicholas Greek Church Private School - 2525 S. 25th Street**

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

Ms. Grohall explained that the sidewalk or payment-in-lieu of is a code requirement in an effort to create sidewalk linkages, whereever there is new or increased development.

Nicholas Gieseler, Applicant Representative, explained that no new construction is needed because the school house already exists and is being used for Sunday school and summer camp. Mr. Gieseler stated the payment-in-lieu of for the sidewalk makes more sense because of the geographical nature of the fence, trees being in the way and the property behind it is vacant.

**Motion was made by Bob Burdge, and seconded by John George to forward a recommendation to approve the request with the following conditions:**

**1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & G) Lighting. Please provide the lighting plan with a minimum average of two (2) footcandles.**
**2) Per City Code Sec. 22-62. - Sidewalks. (b )Applicability - Please install a sidewalk along the Stanton Avenue corridor or submit payment in lieu off to St. Lucie County. Please install sidewalk linkages that connect to the sidewalks and between buildings.**

**3) Per City Code Sec. 22-60. Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings**

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

Passed

d. **Conditional Use - Cox Dwelling Rental - 502 S. Compass Drive**

Mr. Gilmore gave an overview of the application.

No one spoke for or against the application.

**Motion was made by John George**, **and seconded by Bob Burdge to forward a recommendation to approve the request with the following conditions:**

**1) The maximum occupancy ensures 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 no more than 2 vehicles**

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

Passed

e. **Conceptual Site Plan - Sunrise Country Pre-School - 2706 Sunrise Boulevard**

Chairman Creyaufmiller stated he visited with the applicant on June 12, 2018.

Mr. Gilmore gave an overview of the application and answered questions from the Board on parking requirements, buffer zone and the dumpster location.

Ms. Grohall explained that educational facility parking requirements are based on the number of classrooms and an opaque buffer of 6 feet in height will be required. Ms. Grohall stated the Conditional Use application will look at site improvements that meet code.

**Motion was made by Michael Broderick**, **and seconded by John George to approve the Conceptual Site Plan.**

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

Passed

f. **Special Exception - Hicks Residence - 71 Southpointe Drive**

Ms. Grohall gave an overview of the application and answered questions from the Board.

Jim Crist, Applicant Representative, provided additional information.

**Motion was made by Michael Broderick, and seconded by John George to forward a recommendation of approval to the Board of Adjustment with the condition that:**

**1. The proposed porch addition does not feature a roof impervious to weather, such as a complete screen enclosure, as to not further exceed the allowable lot coverage.**

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

Passed

## 7. BOARD COMMENTS

Chairman Creyaufmiller explained to the Board that the applicant and homeowner met with the Planning department, for the project that was tabled last month and the applicant is readjusting the plans to resubmit for the next Planning Board meeting.

Mr. Broderick thanked the Planning department and the City Attorney's office for the informative short term rental presentation.

Mr. Broderick suggested that the Planning Board and City Commission may want to visit the regulations required for Conditional Use approval, regarding using a designated, qualified property manager as a control point on short term rentals.

Ms. Grohall expressed there is always the opportunity for the Board to shape the conditions of approval and looking at how to define and administer those regulations is a critical part of the research. Ms. Grohall encouraged Mr. Broderick to carry on and bring back his recommendations.

Ms. Grohall recognized the Planning department summer intern, Nathaniel Spacek, from Drake University in Iowa.

Mr. Spacek provided additional information about himself and stated he was happy to be in Fort Pierce.

## 8. ADJOURNMENT

**Planning Board** **6.a.**

Meeting Date: 07/10/2018

Information

REQUESTED ACTION

Annexation - Fort Pierce Realty - 3030 S. 25th Street

LOCATION

3030 S. 25th Street

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Planning Staff Report
Application & Supporting Documents
Aerial Map
TRC Comments
TRC Comment Response from Applicant

**Form Review**

Form Started By: Brandon Creagan Started On: 06/29/2018 04:06 PM

Final Approval Date: 07/02/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director RG

**FROM:** Brandon Creagan, LEED Green Associate, Planner BCC

**RE:** **Application for Annexation**
**Fort Pierce Realty - 3030 S. 25th Street**

**DATE:** June 29, 2018

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## STAFF REPORT

**Property Owner/Applicant:** Fort Pierce Realty LLC
PO Box 970850
Coconut Creek, FL 33097

**Representative:** Brian Nolan/Lucido & Associates
701 East Ocean Blvd
Stuart, FL 34994

**Requested Action:** Approval of a Voluntary Application for Annexation for a parcel of land.

**Site Location:** 3030 S. 25th Street Fort Pierce, Florida.

**Parcel ID:** 2428-603-0001-000-8

**Parcel Size:** .71 acres

**Current Zoning:** CN, Commercial Neighborhood (St. Lucie County)

**Current Future Land Use:** RU, Residential Urban 5 du/acre (St. Lucie County)

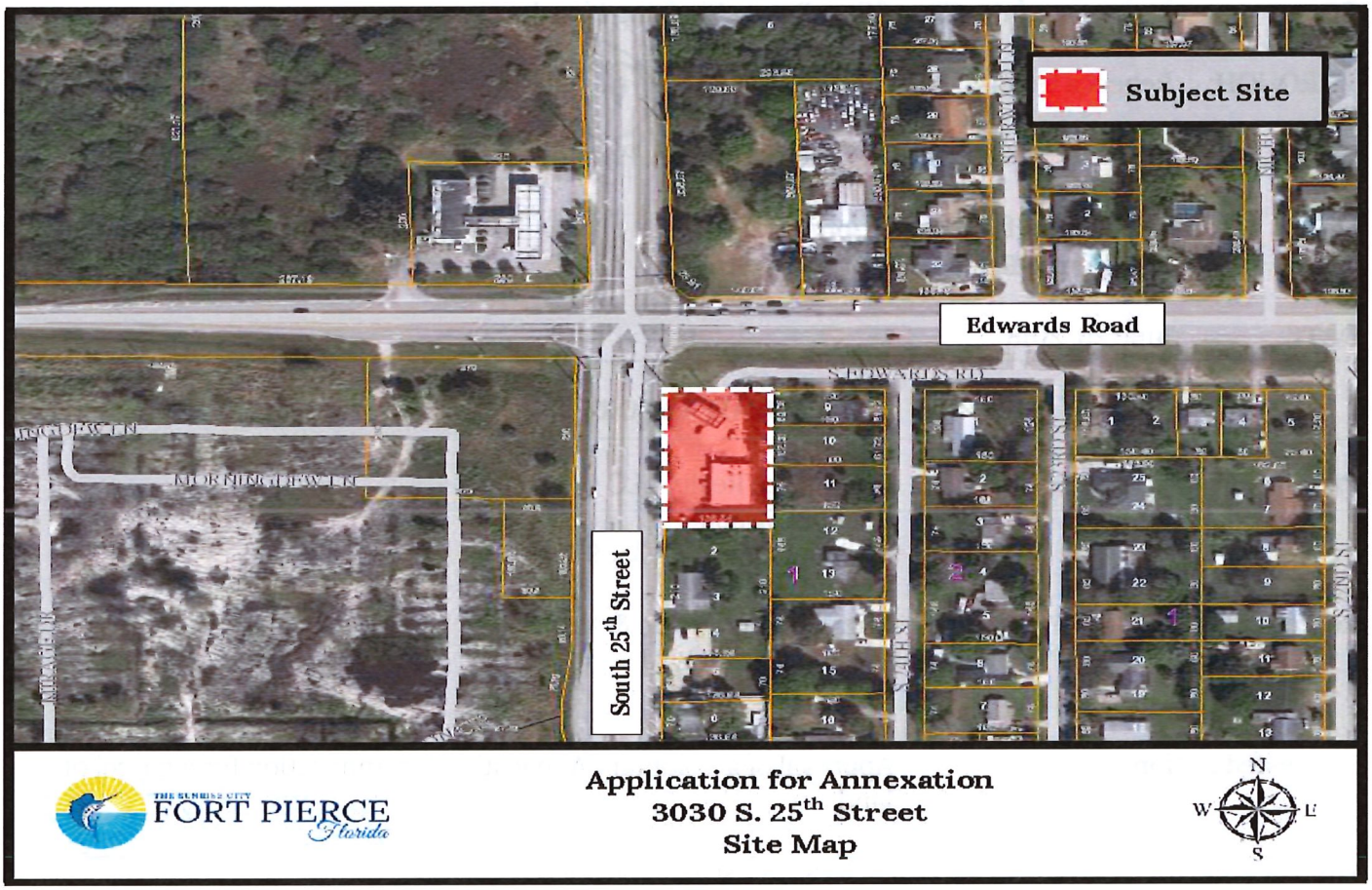
**Proposed Zoning:** C-3, General Commercial

**Proposed Future Land Use:** GC, General Commercial

| | North | East | South | West |
|---|---|---|---|---|
| **Surrounding Zoning:** | C-3 (FP) | RS-4 (SLC) | CO (SLC) | CPUD (SLC) |
| **Surrounding FLU:** | GC (FP) | RU (SLC) | RU (SLC) | RM (SLC) |

**Staff Analysis:**

The applicant is requesting a voluntary annexation of properties (Parcel ID 2428-603-0001-000-8) located at 3030 S. 25th Street in Fort Pierce, Florida.




The current St. Lucie County Zoning for 3030 S. 25th Street is CN, Commercial Neighborhood, with a St. Lucie County Future Land Use of RU, Residential Urban 5 du/acre. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation will be C-3, General Commercial, and the proposed Future Land Use designation will be GC, General Commercial

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the FPUA service area. The applicant plans to re-open the former gas station that is on site and bring the building and site, up to current city standards. There will be landscaping & lighting improvements as well as a 6ft opaque wall or fence that will buffer the site from the adjacent residential property on the east and south property lines. The applicant will also be closing the northern driveway that is along South 25th Street as there are currently two driveways on the South 25th Street side of the property.

This proposed voluntary annexation is also consistent with F.S 171.044, whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately $454,520. If the Application for Annexation is approved it would create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

**Comprehensive Plan:**

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

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

The area where this annexation is taking place is mostly in the St. Lucie County jurisdiction, but there are adjacent properties to the north that are in the City Limits and there are nearby properties to the south, east, and west that are also in the City Limits. The annexation of this property would help to continue eliminating irregularities along the City's boundary in this area especially along the Edwards Road and S. 25th Street corridors. The adoption of this property into the City also helps to provide efficient public services, especially to the properties that are located further south.

The applicant is requesting that the City of Fort Pierce Zoning designation and Future Land Use designation remain consistent with the current County designation and the City's Comprehensive Plan. The Zoning Designation of C-3, General Commercial, and Future Land Use of GC, General Commercial would be consistent with Policy 1.11.5.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

**Technical Review Committee**

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan. All comments received are attached for your review.

**Staff Recommendation:**

As proposed, the annexation meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board forward a recommendation of approval for the proposed annexation to the City Commission.

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: 3330 S. 25th STREET
2. Legal description of real property for which annexation is being requested:
   SEE ATTACHED SURVEY
   Property Tax ID: 2428-603-0001-000-8
3. Size of described property: 0.71 ac. (+/-)
4. Project description: GAS STATION, FUEL, BEER/WINE/LOTTERY SALES
5. Current St. Lucie County Future Land Use Designation: RU
6. Current St. Lucie County Zoning: CN
7. Is this a Historic property? N/A
8. Appraised value: $459,600.00 (PER SLC PROP. APPRAISER)
9. Name of Owner(s): Ahmad Shehadeh

   Signature of Owner(s):
   Mailing Address: P.O. Box 970850
   City CoConut Creek State FL. Zip 33097
   Phone (954) 914-3666 Fax (954) 571-2504

**10.** Name of Representative: BRIAN NOLAN, AICP/ASLA - LUCIDO & ASSO.

Signature of representative: [signature]

Mailing Address: 701 SE. Ocean Blvd.

City) STUART State FL Zip 34994

Phone 772.220.2100 Fax _____

E-mail: bnolan@lucidodesign.com

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

lucido & associates

***Via Hand Delivery***

May 31, 2018

Brandon Creagan, MCRP, LEED Green Assoc.
Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

**Re: Fort Pierce Realty, LLC – Voluntary Annexation Request**
**(LA 18-480)**
**Our Reference Number: 18-480**
**Parcel Identification Number: 2428-603-0001-000-8**

Dear Mr. Creagan:

On behalf of **Fort Pierce Realty, LLC**, Lucido & Associates is pleased to present to you the attached Application for Voluntary Annexation. The subject parcel currently lies within unincorporated St. Lucie County, but is substantially contiguous to the municipal limits of the City of Fort Pierce along the subject's northern parcel boundary. The subject currently has a St. Lucie County Future Land Use Designation of RU (Residential Urban) and a zoning designation of CN (Commercial Neighborhood).

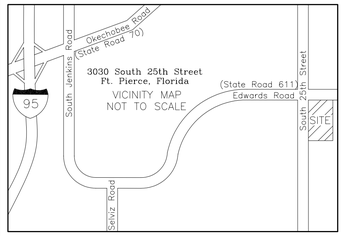
Existing improvements within the subject include a gas station, which is comprised of: One (1) 1-story retail building of approximately 2,615 sf. in floor area; (1) covered fueling area with (4) fuel pumps; approximately (12) paved parking stalls including (1) accessible stall; (2) stormwater retention areas; (2) paved access points on S. 25th Street with (1) paved access point on S. 24th Street. At this time, the gas station is not in operation; however, the Applicant is actively seeking to resume business operations upon annexation, or very soon thereafter.

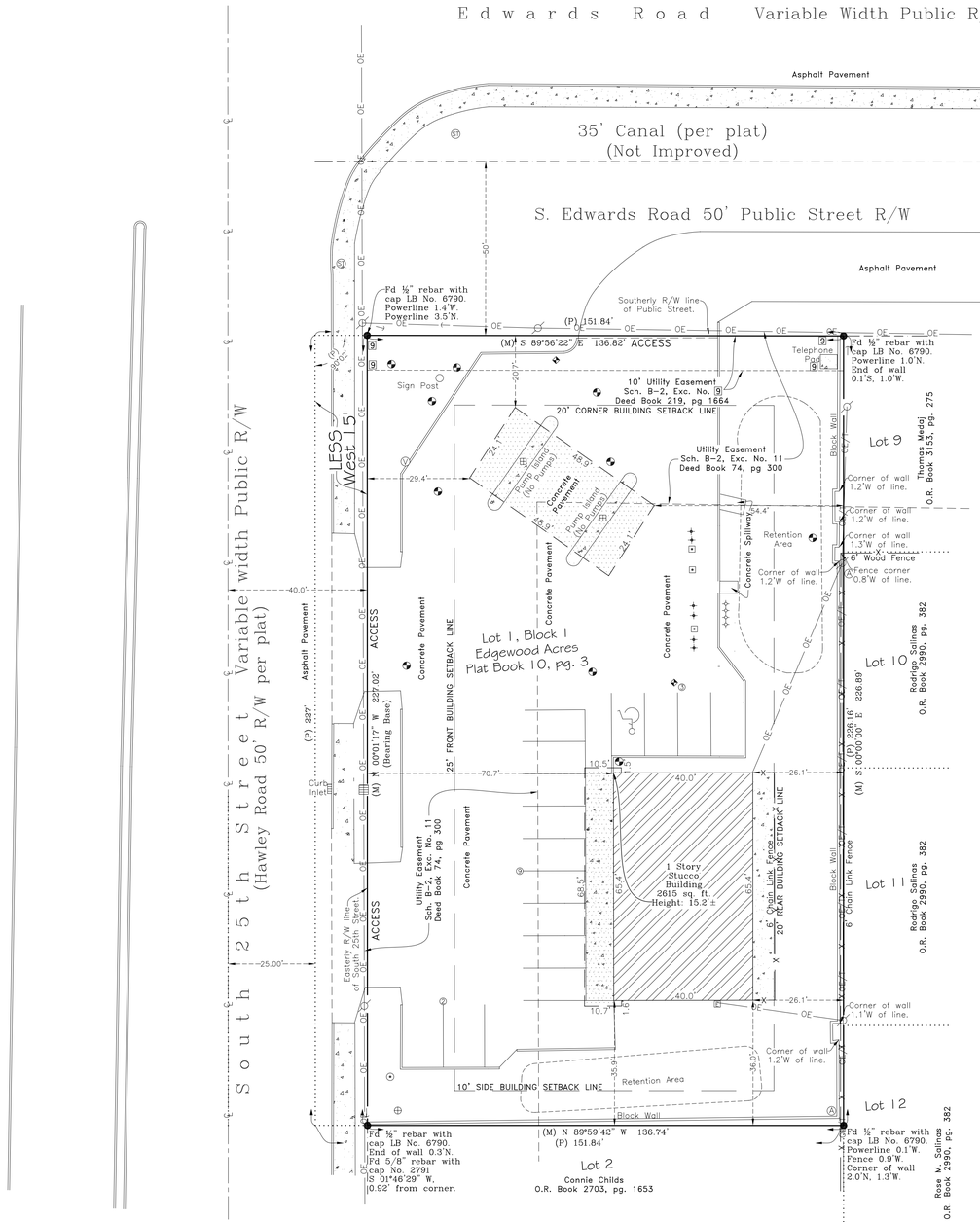
The applicant respectfully requests that the City of Fort Pierce zoning designation of C-3 (General Commercial) and Future Land Use designation of GC (General Commercial) be assigned to the subject concurrent with its Voluntary Annexation into the municipal limits of the City of Fort Pierce.

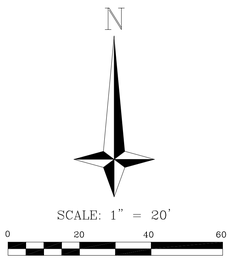
We greatly appreciate your efforts thus far and we are looking forward to working with you during your review of the Application. Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,

Brian Nolan, AICP, ASLA
Senior Land Planner/Landscape Architect




**LEGEND:**

| | |
|---|---|
| Fd | = Found |
| CM | = concrete monument |
| I.P. | = iron pipe |
| ● | = found rebar or iron pipe as indicated |
| ■ | = found concrete monument as indicated |
| —X— | = fence |
| R/W | = right-of-way |
| (D) | = deed bearing and/or distance |
| (M) | = measured bearing and/or distance |
| (P) | = plat bearing and/or distance |
| | = concrete sidewalk |
| | = canopy |
| | = power pole |
| | = guy anchor |
| | = water meter |
| | = manhole |
| | = vault |
| | = air pump/vacuum |
| | = column |
| | = stormwater manhole |
| | = electric meter |
| | = gas vent |
| | = gas drop |
| | = vent pipe |
| | = catch basin or curb inlet |
| | = monitoring well |
| —OE— | = overhead powerline |
| —OE/T— | = overhead power and telephone line |
| —℄— | = centerline |

## MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH 25TH STREET BEING N 00°01'17" W, AN ASSUMED BEARING.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
4. THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE SOUTHERLY RIGHT OF WAY LINE OF PUBLIC STREET AND THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE EASTERLY RIGHT OF WAY LINE OF SOUTH 25TH STREET.
5. THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
6. THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
7. UNLESS OTHERWISE SHOWN ON SURVEY:

(A) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(B) THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.

(C) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

(D) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.

8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
9. ADDRESS WAS OBSERVED IN THE FIELD ON BUILDING.
10. FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT OF WAY.
11. FROM A VISUAL INSPECTION ONLY, THE SUBJECT PROPERTY APPEARS TO DRAIN INTO THE ONSITE RETENTION AREAS AND THE PUBLIC RIGHT OF WAY.
12. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/– 0.1 FOOT.
14. IF THE SUBJECT PROPERTY IS COMPRISED IF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
15. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
16. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.
17. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.
18. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DESCRIPTION:

Lot 1, Block 1, EDGEWOOD ACRES, less the West 15 feet thereof, according to the Plat thereof, as recorded in Plat Book 10, Page 3, Public Records of St. Lucie County, Florida.

Property surveyed and shown hereon is the same property as described in title commitment number O-031954-L, dated May 23, 2005 (Revision No. 4 dated 5-28-05), prepared by Lawyers Title Insurance Corporation.

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. O-031954-L, DATED MAY 23, 2005 (Revision No. 4 dated 5-28-05).
SCHEDULE B – SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

1. Termination of that certain Access recorded in Official Records Book 1367, Page 2300. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.

9. Easement to Florida Power & Light Company recorded October 10, 1973 in Official Records Book 219, page 1664. PLOTTED HEREON

10. Right of Way Agreement to Florida Power & Light Company recorded January 17, 1927 in Deed Book 74, Page 244. BLANKET IN NATURE AFFECTING SUBJECT PROPERTY & CANNOT BE PLOTTED.

11. Right of Way Agreement to Florida Power & Light Company recorded January 29, 1927 in Deed Book 74, Page 300. PLOTTED HEREON

FLOOD ZONE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 120285 0186 J, DATED FEBRUARY 16, 2012, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

LAND AREA:

THE LAND AREA IS 31,043 SQUARE FEET OR 0.713 ACRES.

SOURCE OF ZONING DATA:

THE ST. LUCIE COUNTY, FLORIDA ZONING DEPARTMENT
PHONE: 777–462–1553

ZONING:

THE CURRENT ZONING IS CN (COMMERCIAL NEIGHBORHOOD).
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

BUILDING SETBACK REQUIREMENTS:

| | |
|---|---|
| FRONT | 25 FEET |
| SIDE | 10 FEET |
| REAR | 20 FEET |
| CORNER | 20 FEET |

BUILDING HEIGHT RESTRICTION:

35 FEET

PARKING SPACE TABLE:

| | |
|---|---|
| REGULAR PARKING SPACES: | 14 |
| UNSTRIPED SPACES AT PUMPS: | 8 |
| HANDICAP PARKING SPACES: | 1 |
| TOTAL: | 23 |

PARKING SPACE REQUIREMENTS:

5 PARKING SPACES FOR EACH 1000 SQ. FT. OF GROSS FLOOR AREA.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to St. Lucie County, Florida and the applicable zoning codes.

BUILDING AREA:

EXTERIOR FOOT PRINT AT GROUND FLOOR IS 2615 SQUARE FEET.

ACCESS NOTE:

ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHTS OF WAY OF SOUTH 25TH STREET AND PUBLIC STREET.

ENCROACHMENTS:

Ⓐ FENCE ENCROACHES ONTO EAST LINE OF SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION

To: FIDELITY FEDERAL BANK AND TRUST IT'S SUCCESSORS AND/OR ASSIGNS ATIMA; FORT PIERCE REALTY, LLC; LAWYERS TITLE INSURANCE CORPORATION; McCABE AND SAMILJAN, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17 and 20 of Table A thereof. The fieldwork was completed on June 12, 2018.

Date of Plat or Map: June 12, 2018

DAVID A. BRIGGS
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5890
STATE OF FLORIDA

DAVID A. BRIGGS • CERTIFICATE No. 5890 STATE OF FLORIDA • REGISTERED PROFESSIONAL SURVEYOR AND MAPPER


*BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC.*
406 SW Rutledge Street P.O. Box 263
Madison, FL 32340
LB No. 7563 850-973-6186 800-882-8396 Fax: 850-973-6931


| | |
|---|---|
| FB – See Folder | DWG file: 04-070.dwg — Calc File: 04-070.crd |
| St. Lucie Co., FL | |
| Drawn by: AJT, DAB | B-2 by: CDG — Job Order No: 04-070 |
| Field work completed: June 12, 2018 | |

## BOUNDARY SURVEY

**PREPARED FOR:**

| MARK | DATE | REVISION | BY | APV'D |
|---|---|---|---|---|
| | | | | |
| | | | | |
| 1 | 6/20/18 | Revise per Comments. | DAB | DAB |

FORT PIERCE REALTY, LLC

3030 South 25th Street
Ft. Pierce, Florida

| | |
|---|---|
| SCALE: 1" = 20' | CHKD. / APV'D: DAB |
| DATE: June 12, 2018 | APPROVED: DAB |
| DWN. BY: AJT | |
| CHKD. BY: CDG | |

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2667167 OR BOOK 2302 PAGE 1761, Recorded 07/14/2005 at 03:08 PM
Doc Tax: $4200.00

~~RETURN TO~~:

THIS INSTRUMENT PREPARED BY:
ConocoPhillips Real Estate Department
Christine A. Steger
13791 E. Rice Place, Ste 201
Aurora, CO 80015

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S): 2428-603-0001-000/8
GRANTEE(S) S.S.#(S):
FILE NO:

## SPECIAL WARRANTY DEED

**This Special Warranty Deed** made this 28 day of June, 2005 by ConocoPhillips Company, a Delaware corporation, hereinafter called the grantor, whose address is 600 North Dairy Ashford, Houston, TX 77079

To

Fort Pierce Realty, LLC, a Florida limited liability company, whose address is, P.O. Box 970850, Coconut Creek, FL 33097, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of $10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, to-wit:

See Attached Exhibit A

Hereinafter the "Property".

The Property is not the homestead of the Grantor(s).

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

**SUBJECT, HOWEVER**, to taxes and assessments not yet due and payable, taxes and assessments for prior years due to a change in land usage or ownership; reservations, covenants, restrictions, easements, rights and rights-of-way of record or apparent on the Property; zoning ordinances or statutes; building use and occupancy restrictions; and any matters that would be shown on a survey of the Property.

**TO HAVE AND TO HOLD,** the same in fee simple forever and the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully

RETURN TO:
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751 0-03195A-L

warrants the 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 and except as to those to this Special Warranty Deed is above made subject..

The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

ConocoPhillips Company, a Delaware corporation

Randall D. Amen

BY: Randall D. Amen
ITS: Attorney-In-Fact

Signed and Delivered ~~in Our~~ Presence:

Witness Signature _____
Witness Printed Name: Adriane M. Besser

Witness Signature Michelle R. Moran
Witness Printed Name: Michelle R. Moran

STATE OF COLORADO :

COUNTY OF ARAPAHOE :

The foregoing instrument was acknowledged before this 24th day of June, 2005 by Randall D. Amen, who is/are personally known to me or who has/have produced driver license(s) as identification.

CHRISTINE A. STEGER NOTARY (Seal) PUBLIC STATE OF COLORADO My Commission Expires 2/9/08

Christine A Steger

Printed Name: Christine A. Steger
Notary Public
Serial Number:
My Commission expires: 2/9/08

Exhibit "A"

Lot 1, Block 1, EDGEWOOD ACRES, less the West 15 feet thereof, according to the Plat thereof as recorded in Plat Book 10, Page 3, public records of St. Lucie County, Florida.

THE SUNRISE CITY FORT PIERCE Florida

# Application for Annexation
# 3030 S. 25th Street
# Site Map

N
W E
S

June 19, 2018

Brian Nolan, AICP, ASLA
701 SE Ocean Blvd
Stuart, FL 34994

**SUBJECT: Annexation – 3030 S. 25th Street**
**TECHNICAL REVIEW PROJECT: # 18-02000003**

**Comments:**

1. While a survey was provided it was more than one year old and was not signed and sealed. Please provide an updated survey that was completed within the last year and that is signed and sealed.

2. Please install a 6ft opaque wall or fence on all property lines that abut a residential property. This would be the east and south property lines. This must be completed by the time a BTR is issued.

3. Update site landscaping to comply with City Code 22-187, General Landscaping requirements. This can be done when building permits are submitted after the annexation is completed. This must be completed by the time a BTR is issued.

4. Please close the northern driveway on South 25th Street as there are currently 2 driveways on that side of the property (western side). This must be completed by the time a BTR is issued.

Please provide a written response to all TRC comments and provide submittal of all new materials by June 28, 2018 to advance to the Planning Board. 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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**TO : Brandon Creagan, Planner**

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

**RE : Fort Pierce Realty – 3030 S. 25th Street – Annexation**
**TRC No. 18-02000003**

**DATE : June 19, 2018**

RECEIVED
JUN 19 2018
PLA

This is to advise you that we have completed the review of the following documents as received by this office on June 7, 2018:

- ☑ Annexation Application
- ☐ P/D Drawings
- ☐ Test Reports & Related Documents
- ☐ Certificate of Completion
- ☐ Record Drawings
- ☐ Permits from applicable Local, State & Federal Agencies
- ☐ Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend
- ☑ Approval of Annexation with conditions
- ☐ Building Permit
- ☐ C/O

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

- ☑ See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\F\Fort Pierce Realty\Submittal No. 1 - 060718\Annexation Approval - 060718.docx

ENGINEERING COMMENTS:

1. The proposed annexation is approved with conditions. The existing driveway located on the northwest side of the property on 25th Street shall be removed and reconstruction of the sidewalk will be required as per St. Lucie County specifications.
2. Provide a copy of the Saint Lucie County Permit authorizing the 25th Street sidewalk construction along with the approval of the north driveway removal within the 25th Street right-of-way.

JRA/TST/dhr



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

# BUILDING DEPARTMENT
# TECHNICAL REVIEW COMMITTEE (TRC)
# COMMENT FORM

**Meeting Date:** June 21, 2018
**Property Address:** 3030 S. 25th St.
**Property Name:**
**Project Name:** Annexation – Fort Pierce Realty
**Planner:** Brandon Creagan

***Please be advised that the project may trigger the requirements indicated below:***

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature _____ Date: 6/20/18

# FPUA Comments

Annexation - Fort Pierce Realty - 3030 S. 25th Street

W/WW Engineering: Approved

Electric & Gas Engineering: Approved

**June 13th, 2018**

**Project:** **Annexation Fort Pierce Realty**
**Subject:** **SURVEY REVIEW**
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

1) Please add to the notes. "The expected use of the survey and map is Commercial" and "All measurements are in accordance with the United States standard, in feet."
2) Please add the following to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
3) All survey maps must reflect a survey date, which is the date of data acquisition. When the graphics of a map are revised, but the survey date stays the same, the map must list dates for all revisions. Please add the date of the last field work to the notes.
4) A reference to all bearings shown on a survey map or report must be clearly stated, i.e., whether to "True North"; "Grid North as established by the NOS"; "Assumed North based on a bearing for a well-defined line, such as the center line of a road or right of way, etc."; "a Deed Call for a particular line"; or "the bearing of a particular line shown upon a plat." References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. In all cases, the bearings used shall be referenced to some well-established and monumented line. Please describe the monumentation that was used for the bearing base.
5) Please add the verbiage "Bearing Base" above the bearing being described in the notes.
6) Each survey map and report shall state the type of survey it depicts consistent with the types of surveys defined in paragraphs 5J-17.050(10)(a)-(k), F.A.C. The purpose of a survey, as set out in paragraphs 5J-17.050(10)(a)-(k), F.A.C., dictates the type of survey to be performed and depicted, and a licensee may not avoid the minimum standards required by rule of a particular survey type merely by changing the name of the survey type to conform with what standards or lack of them the licensee chooses to follow. Please add for the type of survey "Boundary Survey".

Please provide a written response to all comments

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

**TO:** Brandon Creagan, LEED, Planner

**THROUGH:** Mayte Santamaria, Assistant Director

**FROM:** Kori Benton, Senior Planner

**DATE:** June 20, 2018

**SUBJECT:** **Annexation – Fort Pierce Realty – 3030 S. 25th Street**

The St. Lucie County Planning & Development Services Department has completed a review of the June 7, 2018 distribution of Technical Review Project# 18- 02000003.

**Background**

The applicant is seeking Voluntary Annexation for a property located at 3030 S. 25th Street. The property is .71 acres and currently has a St. Lucie County zoning of CN, Commercial Neighborhood and a St. Lucie County Future Land Use of RU, Residential Urban 5 du/acre. The applicant is requesting the City of Fort Pierce assign a zoning designation of C-3 (General Commercial) and Future Land Use designation of GC (General Commercial) concurrent with its Voluntary Annexation. The Parcel ID for the site is 2428-603-0001-000-8.

**Review Comments**

1. The subject site was recently engaged in an application for Conditional Use with St. Lucie County. A copy of the DRC Report, based upon the initial application packet, is provided for review as a courtesy to staff.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

lucido&associates

June 28, 2018

Mr. Brandon C. Creagan, MCRP, LEED Green Assoc.
Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

**Re: AAA Fort Pierce Petroleum – Comment Responses (Annexation)**
**Our Reference Number: 18-481**

Dear Mr. Creagan:

It is our pleasure to provide the responses below in ***bold italics***, which address the following comments pursuant to the TRC's review of the initial submittal for the above referenced project.

## CITY OF FORT PIERCE PLANNING DEPARTMENT

1. While the Survey was provided it was more than one year old and was not signed and sealed. Please provide an updated Survey that was completed within the last year and this is signed and sealed.
***Response: The requested Survey has been submitted.***

2. Please install a 6' opaque wall or fence on all property lines that abut a residential property. This would be the east and south property lines. This must be completed by the time a BTR is issued.
***Response: Acknowledged.***

3. Update site landscaping to comply with City Code 22-187, General Landscaping Requirements. This can be done when building permits are submitted after the annexation is completed. This must be completed by the time a BTR is issued.
***Response: Acknowledged.***

4. Please close the northern driveway on S. 25th Street as there are currently 2 driveways on that side of the property (west side). This must be completed by the time a BTR is issued.
***Response: Acknowledged.***

## CITY OF FORT PIERCE ENGINEERING DEPARTMENT

1. The proposed annexation is approved with conditions. The existing driveway located on the northwest side of the property on 25th Street shall be removed and reconstruction of the sidewalk will be required as per St. Lucie County specifications.
***Response: Acknowledged.***

2. Provide a copy of the St. Lucie County Permit authorizing the 25th Street sidewalk (re)construction along with the approval of the north driveway removal within the 25th Street right-of-way.

***Response: Acknowledge.***

**CITY OF FORT PIERCE BUILDING DEPARTMENT**

1. Building Official or his representative has not comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

***Response: Acknowledged.***

**ST. LUCIE COUNTY SURVEYOR**

1. Please add to the notes. "The expected use of the survey and map is Commercial" and "All measurements are in accordance with the Unites States standard, in feet".

***Response: The requested information has been added to the Boundary Survey; please refer to Notes 16 and 17.***

2. Please add the following to your notes, "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.".

***Response: The requested information has been added to the Boundary Survey; please refer to Note # 18.***

3. All survey maps must reflect a survey date, which is the date of data acquisition. When the graphics of a map are revised, but the survey date stays the same, the map must list dates for all revisions. Please add the date of the last field work to the notes.

***Response: The "Field Work" date has been updated to reflect June 12, 2018.***

4. A reference to all bearings shown on a survey map or report must be clearly stated, i.e., whether to "True North"; "Grid North as established by the NOS"; "Assumed North based on a bearing for a well-defined line, such as the center line of a road or right-of-way, etc."; "a Deed Call for a particular line"; or "the bearing of a particular line shown upon a plat." References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. In all cases, the bearings used shall be referenced to some well-established and monumented line. Please describe the monumentation that was used for the bearing base.

***Response: The east ROW line of S. 25th Street was used as the Bearing Base and is so noted on the Boundary Survey.***

5. Please add the verbiage "Bearing Base" above the bearing being described in the notes.

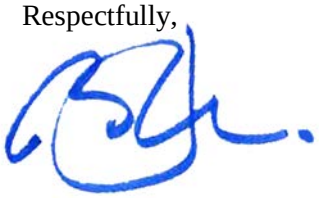
***Response: The requested information has been added to the Boundary Survey (east ROW line of S. 25th Street).***

6. Each survey map and report shall state the type of survey it depicts consistent with the types of surveys defined in paragraphs 5J-17.050(10)(a)-(k), F.A.C. The purpose of a survey, as set out in paragraphs 5J-17.050(10(a)-(k), F.A.C., dictates the type of survey to be performed and depicted, and a licensee may not avoid the minimum standards required by rule of a particular survey type merely by changing the name of the survey type to conform with what standards or lack of them the licensee chooses to follow. Please add for the type of survey "Boundary Survey".

***Response: Acknowledged; "Boundary Survey" has been added to the revised Boundary Survey.***

We appreciate your time and attention to this matter and look forward to working with you further to advance the pending application to public hearing. Should you have any question or concerns with the above responses, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

**Planning Board** **6.b.**

Meeting Date: 07/10/2018

Information

REQUESTED ACTION

Zoning Atlas Map Amendment - BHT Properties - 3800 Selvitz Road

LOCATION

3800 Selvitz Road

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Planning Staff Report
Application & Supporting Documents
Aerial Map
Property Record Card
Zoning Map
TRC Comments

**Form Review**

Form Started By: Brandon Creagan Started On: 06/29/2018 04:55 PM

Final Approval Date: 07/02/2018

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 BCC

**RE:** **Application for a Zoning Atlas Amendment (Rezoning)**
**IH, Industrial Heavy (County) to I-3, Heavy Industrial (City)**
**BHT Properties - 3800 Selvitz Road** RC

**DATE:** June 29, 2018

## STAFF REPORT

**Property Owner/Applicant:**
BHT of Florida 4008 LLC
5081 SW 48th Street, Suite 103
Davie, FL 33314

**Representative:**
Patrick J. Ferland, PE
2980 S. 25th Street
Fort Pierce, FL 34981

**Requested Action:**
Approval to rezone the subject property from IH, Industrial Heavy (St. Lucie County Zoning) to I-3, Heavy Industrial (City of Fort Pierce Zoning)

**Site Location:**
3800 Selvitz Road

**Parcel IDs:**
2432-122-0001-000-5

**Existing Use:**
Vacant

**Parcel Size:**
24.13 Acres

**Current Zoning:**
Industrial Heavy (IH) – St. Lucie County Zoning

**Future Land-Use**
Heavy Industrial (HI)

**Proposed Zoning:**
Heavy Industrial (I-3)

**Surrounding Zoning:**

| North | East | South | West |
|---|---|---|---|
| I-3 | PD | IH | IH |

**Staff Analysis:**

***Request***

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Amendment (Rezoning) from IH, Industrial Heavy (SLC Classification) to I-3, Heavy Industrial. The subject property is currently zoned IH, Industrial Heavy, which is a St. Lucie County zoning designation held since the time of annexation. The applicant would like to rezone that property so that it is compatible with the City of Fort Pierce Comprehensive plan. The applicant would like to develop the property for an industrial purpose in the future. As it currently stands the property cannot be developed because the property holds a St. Lucie County zoning designation and from a planning and zoning standpoint the City is not able to regulate County zoning. Therefor a rezoning must occur so that the City can properly regulate development on the property under City zoning regulations. Most of the area around the subject has either a St. Lucie County IH, Industrial Heavy zoning designation or a City of Fort Pierce I-3, Heavy Industrial zoning designation.

***Background & Project Summary***

The subject site was annexed into City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street. The subject property, in a group of seven parcels, was annexed because it was identified as being contiguous to the municipal boundary and there were corresponding FPUA annexation agreements on file with the City.

Three of the seven parcels annexed were designated with an IH, Heavy Industrial, zoning classification by St. Lucie County at the time of annexation; however, the City Code did not include a heavy industrial zoning classification until several years after annexation, in December, 2008 via Ordinance L-63. In the absence of an equivalent City of Fort Pierce zoning designation to assign, the property has retained the St. Lucie County IH, Industrial Heavy designation.

***Future Land Use Designation & Comprehensive Pla***n

The subject site has a future land use designation of Heavy Industrial (HI). This designation is intended for parcels suitable for industrial development, to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum Floor Area Ratio (FAR) of 2.0.

The requested zoning designation is consistent with the Future Land Use element of the Comprehensive Plan.

***Standards for Review***

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

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:

a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services; and

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

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, holding a future land use designation of Heavy Industrial (HI). 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 designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

**Technical Review Committee:**

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

**Staff Recommendation:**

The requested Application for Zoning Atlas Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation of approval to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# APPLICATION FOR ZONING ATLAS MAP AMENDMENT

Application submission shall include the following:

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

**In addition to a complete application, packets shall include:**

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

1. Property Address/Location: East of Selvitz Road, south of 3798 Selvitz Road, Ft. Pierce, Florida 34981

   Legal Description: SEE ATTACHED

2. Property Tax ID(s): 2432-122-0001-000-5 | xxxx-xxx-xxxx-xxx/x | xxxx-xxx-xxxx-xxx/x | xxxx-xxx-xxxx-xxx/x | xxxx-xxx-xxxx-xxx/x | xxxx-xxx-xxxx-xxx/x

3. Total Acreage: 23.98 Acres 1,044,664 Sq Ft

4. Existing Future Land Use Designation: HI (Heavy Industrial)

5. Existing Zoning Classification: IH (St. Lucie County Zoning Designation)

6. Proposed Zoning Classification: I-3 (Heavy Industrial)

7. Other applications being submitted concurrent with this application, if any: No

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

Site is currently vacant. The subject site was formerly part of the old Cargill Industries, citrus processing/grove use.

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

10. The reason for making this request:

Purpose of the requested change in zoning is to place the described property into a conforming City of Ft. Pierce Zoning Category in order to allow for future uses consistent with City Zoning Use/Activity Classifications

11. Capacity Analysis:

I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | Industrial | Heavy Industrial (HI)) | I3 (Industrial Heavy) |
| **South** | Industrial | Heavy Industrial (HI)) | I3 (Industrial Heavy) |
| **East** | Residential &<br>Ft. Pierce Central High School | Low Density Residential (RM) | PD – Planned Development<br>R4 - Medium Density Residential |
| **West** | Misc. Industrial Uses | Heavy Industrial (HI)) | R4 - Medium Density Residential |

| | Future Land Use Classification | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current**<br>**Current** | Heavy Industrial (HI) | IH (St. Lucie County Zoning Designation) | 190,000 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting | 23.9 (gross)<br>13.0 (net) | X |
| **Proposed** | Heavy Industrial (HI) | I-3 (Heavy Industrial) | 190,000 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting | 23.9 (gross)<br>13.0 (net) | X |

**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 | 24,375 gpd (maximum bldg. sq feet assumed at 195,000 sq ft) |
| Proposed Zoning | Total gallons per day | 24,375 gpd (maximum bldg. sq feet assumed at 195,000 sq ft) |
| **Change in Demand** | **Total gallons per day** | 0 gpd |

| **B. Wastewater:** | | |
|---|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot | |
| **Demand Analysis** | **Maximum** | |
| Current Zoning | Total gallons per day | 19,500 gpd (maximum bldg. sq feet assumed at 19,500 sq ft) |
| Proposed Zoning | Total gallons per day | 19.500 gpd (maximum bldg. sq feet assumed at 19,500 sq ft) |
| **Change in Demand** | **Total gallons per day** | 0 gpd |

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

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | 0 | 0 | 0 |
| **Urban District** | 5 acres per 1,000 people | 0 | 0 | 0 |
| **Community** | 2.5 acres per 1,000 people | 0 | 0 | 0 |
| **Neighborhood** | 1.36 acres per 1,000 people | 0 | 0 | 0 |

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

| | K-8 | High |
|---|---|---|
| **School Name** | n/a | n/a |
| **City** | n/a | n/a |
| **Distance** | n/a | n/a |
| **Current Zoning Enrollment Demand** | n/a | n/a |
| **Proposed Zoning Enrollment Demand** | n/a | n/a |
| **Change in Demand** | n/a | n/a |

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

| | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning** | IH (St. Lucie County Zoning Designation) |
| **Proposed Zoning** | I-3 (Heavy Industrial) |
| **Change in Demand** | 0 |

**F. Stormwater:**

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

| **Impact** | The proposed change in zoning will not, by itself result in any change in potential levels of impervious surfaces. Both the current County industrial and the proposed City industrial classification provide for similar lot coverage's with impervious areas. |
|---|---|

**G. Transportation Analysis:**

Most recent ITE Code for use; HCM Roadway Capacity

| | **AADT** | **AM/PM Peak Hour Trips** |
|---|---|---|
| **Demand Analysis** | Maximum (ITE 120) (sq ft) | Maximum (ITE 120) (pm peak) |
| **Current Zoning** | IH (St. Lucie County Zoning Designation) | IH (St. Lucie County Zoning Designation) |
| **Proposed Zoning** | I-3 (Heavy Industrial) | I-3 (Heavy Industrial) |
| **Trips** | 185 trips | 84 trips |
| **Change in Demand** | 0 Trips | 0 Trips |
| **Impact to Capacity** | none | none |

**********

**12.** Name of Owner(s): BHT of Florida 4008, LLC

Mailing Address: 5081 SW 48th Street, Ste 103

City Davie

State Florida Zip 3314

Phone # E-mail:

Name of Owner(s):

Mailing Address:

City

State Zip

Phone # E-mail:

**13.** Name of Applicant : BHT of Florida 4008, LLC

Mailing Address: 5081 SW 48th Street, Ste. 103

City Davie

State Florida Florida 33314

Phone # E-mail:

**14.** Name of Representative: Patrick J. Ferland, PE

Mailing Address: 2980 South 25th Street

City Ft. Pierce

State Florida Zip: 34981

Phone # 772-464-3537 E-mail: Pferland@ct-eng.com

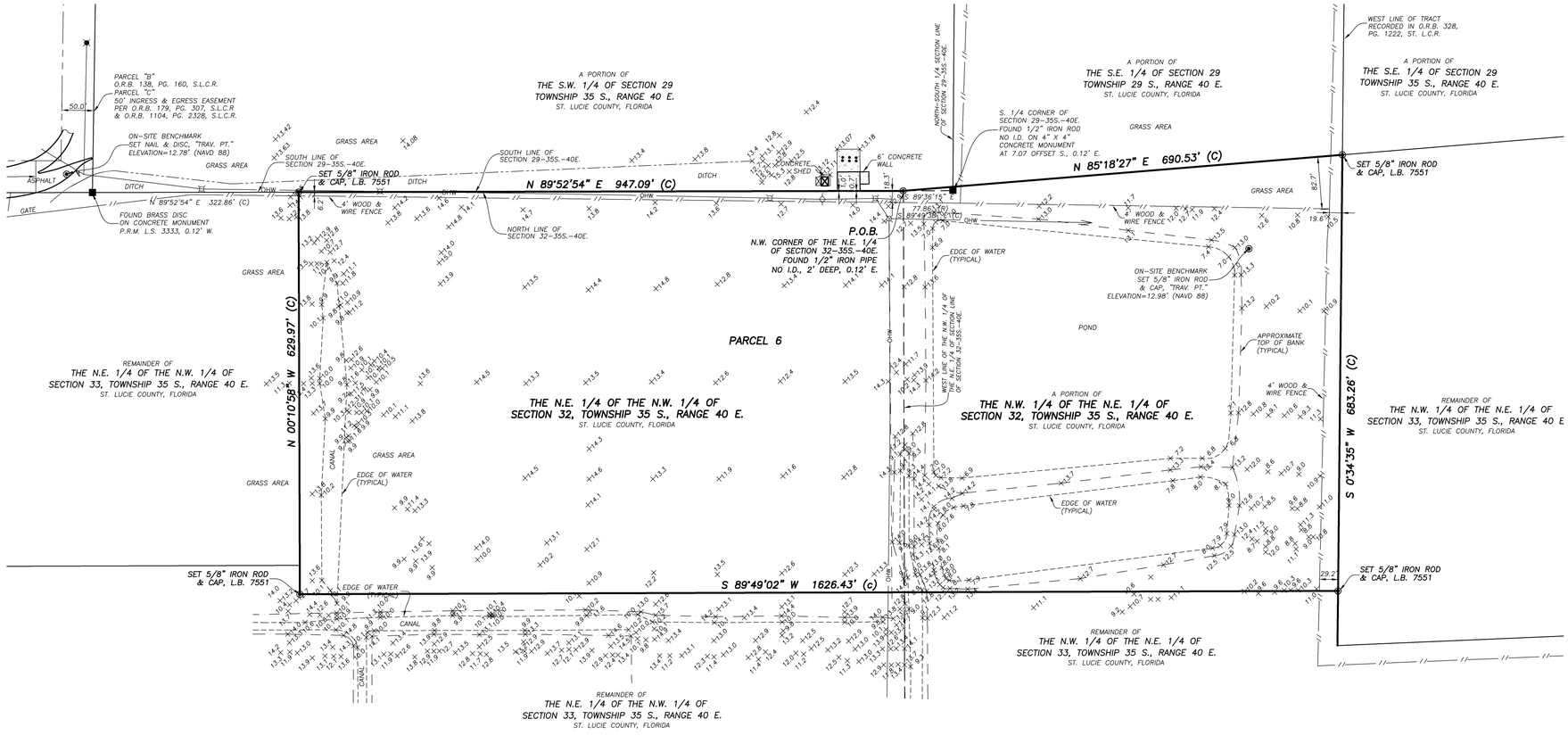
# SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **3798 SELVITZ ROAD, FORT PIERCE, FL.**

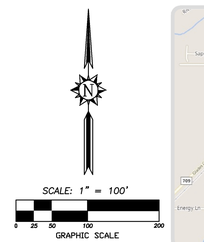
**LEGEND:**

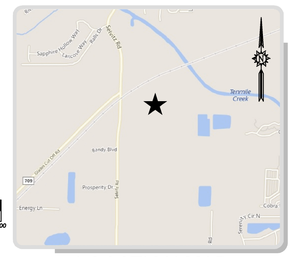
| | |
|---|---|
| S.L.C.R. | ST. LUCIE COUNTY RECORDS |
| L.B. | LICENSED BUSINESS |
| (C) | CALCULATED |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| ID. | IDENTIFICATION |
| P.O.B. | POINT OF BEGINNING |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| C.M.P. | CORRUGATED METAL PIPE |
| -OHW- | OVERHEAD WIRES |
| L.S. | LICENSED SURVEYOR |
| +13.97' | SURFACE ELEVATION |

**LEGEND:**

| | |
|---|---|
| N.S.L.R.W.C.D. | NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM OF 1988 |
| TRAV. PT. | TRAVERSE POINT |
| | WOOD LIGHT POLE |
| | GUY ANCHOR |
| | WIRE PULL BOX |
| | CONCRETE POWER POLE |
| | WOOD POWER POLE |




## LOCATION MAP
NOT TO SCALE

**LEGAL DESCRIPTION: (PARCEL 6)**

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 AND A PORTION OF THE NW 1/4 OF THE NE 1/4 BOTH IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 32;

THENCE NORTH 85°18'27" EAST, ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 32, A DISTANCE OF 690.53 FEET;

THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET;

THENCE SOUTH 89°49'02" WEST, A DISTANCE OF 1,626.43 FEET;

THENCE NORTH 00°10'58" WEST, A DISTANCE OF 629.97 FEET TO THE NORTH LINE OF SAID SECTION 32;

THENCE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE OF SECTION 32, A DISTANCE OF 947.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY AND CONTAINING 23.98 ACRES (1,044,664 SQUARE FEET), MORE OR LESS.

**SURVEY NOTES:**

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°52'54"E., ALONG THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12111C 0188 J, COMMUNITY NUMBER 120286, CITY OF FORT PIERCE, ST. LUCIE COUNTY. MAP REVISED DATE: FEBRUARY 16, 2012.

4. THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 23.98 ACRES (1,044,664 SQUARE FEET), MORE OR LESS.

5. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

6. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

7. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

8. TREES, ORNAMENT PLANTS, LANSCAPING, IRRIGATION EQUIPMENT AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.

9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

10. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

12. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

13. THE ELEVATIONS SHOWN HEREON ARE BASED ON A ST. LUCIE COUNTY BENCHMARK "ROGER" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A CONTROL DISK SET IN CONCRETE, 42 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF SELVITZ ROAD AND 10 FEET PLUS OR MINUS NORTHEAST OF A WOOD UTILITY POLE, 3 FEET PLUS OR MINUS WEST OF THE CORNER POST OF A 6 FOOT CHAIN-LINKED FENCE, MARK IS LOCATED AT THE INTERSECTION OF GLADES CUTOFF AND SELVITZ ROADS. ELEVATION=13.68'.

**CERTIFIED TO:**

GEORGE L. SOUTHWORTH, AS TRUSTEE OF THE GEORGE L. SOUTHWORTH REVOCABLE TRUST DATED FEBRUARY 17, 2006, AS AMENDED; OLD PALM TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
email:javier@exactacomm.com

TEL. NO> 561-314-0769 FAX No. 561-314-0770
ECS EXACTA COMMERCIAL SURVEYORS, INC.
LB 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

**SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY**
A PORTION OF THE N.E. 1/4 OF THE N.W. 1/4 & A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 SECTION 32, TOWNSHIP 35 S., RANGE 40 E.
ST. LUCIE COUNTY, FLORIDA
3798 SELVITZ ROAD, FORT PIERCE, FL. 34981

CLIENT: BHT PROPERTIES GROUP
DATE 03/08/18
DRWN BY JDLR
CHK'D BY J.E.C.
LAST FIELD DATE: 01/22/18
REVISIONS
JOB NO. ECS1206 TASK 6
SHEET NO. 01 OF 01

**15. Applicant Acknowledgements** (Owner's signature must be notarized)

**I certify that: (Check One)**

X I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

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

Applicant's Signature — 5/29/2018 Date

5081 SW 48TH St suite 103, Davie (Address) — FL (State) — 33314 (Zip)

305-934-1472 (Phone) — (Fax) — Yanivc@bhtpropertiesgroup.com (E-mail Address)

**********

**STATE** Florida
**COUNTY** Broward

The foregoing instrument was acknowledged before me this 29 day of May 2018, by Ariel Edry who is personally known to me or who has produced _____ as identification.

Signature of Notary — Yaniv Cohen Type or Print Name of Notary

NOTARY PUBLIC STATE OF FLORIDA
Yaniv Cohen
COMMISSION # FF158720
EXPIRES: Sept. 10, 2018
WWW.AARONNOTARY.COM

Commission Number (Seal)

[ go to next page ]

**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.

| BHT Of Florida 4008 LLC | | 5/29/2018 |
|---|---|---|
| Property Owners Name (Please Print) | Property Owners Signature | Date |

| 5081 SW 48TH St suite 103, Davie | FL | 33314 |
|---|---|---|
| Address | State | Zip |

| 305-934-1472 | | Yanivc@bhtpropertiesgroup.com |
|---|---|---|
| Phone | Fax | E-mail Address |

**********

**STATE** Florida
**COUNTY** Broward

The foregoing instrument was acknowledged before me this 29 day of May 2018 by Ariel Edry who is personally known to me or who has produced _____ as identification.

Signature of Notary

Yaniv Cohen
Type or Print Name of Notary

NOTARY PUBLIC STATE OF FLORIDA
Yaniv Cohen
COMMISSION # FF158720
EXPIRES: Sept. 10, 2018
WWW.AARONNOTARY.COM

Commission Number (Seal)

**OFFICE USE:**

Date Received _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

# LEGAL DESCRIPTION

## LEGAL DESCRIPTION: (PARCEL 6)

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 AND A PORTION OF THE NW 1/4 OF THE NE 1/4 BOTH IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 32;

THENCE NORTH 85°18'27" EAST, ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 32, A DISTANCE OF 690.53 FEET;

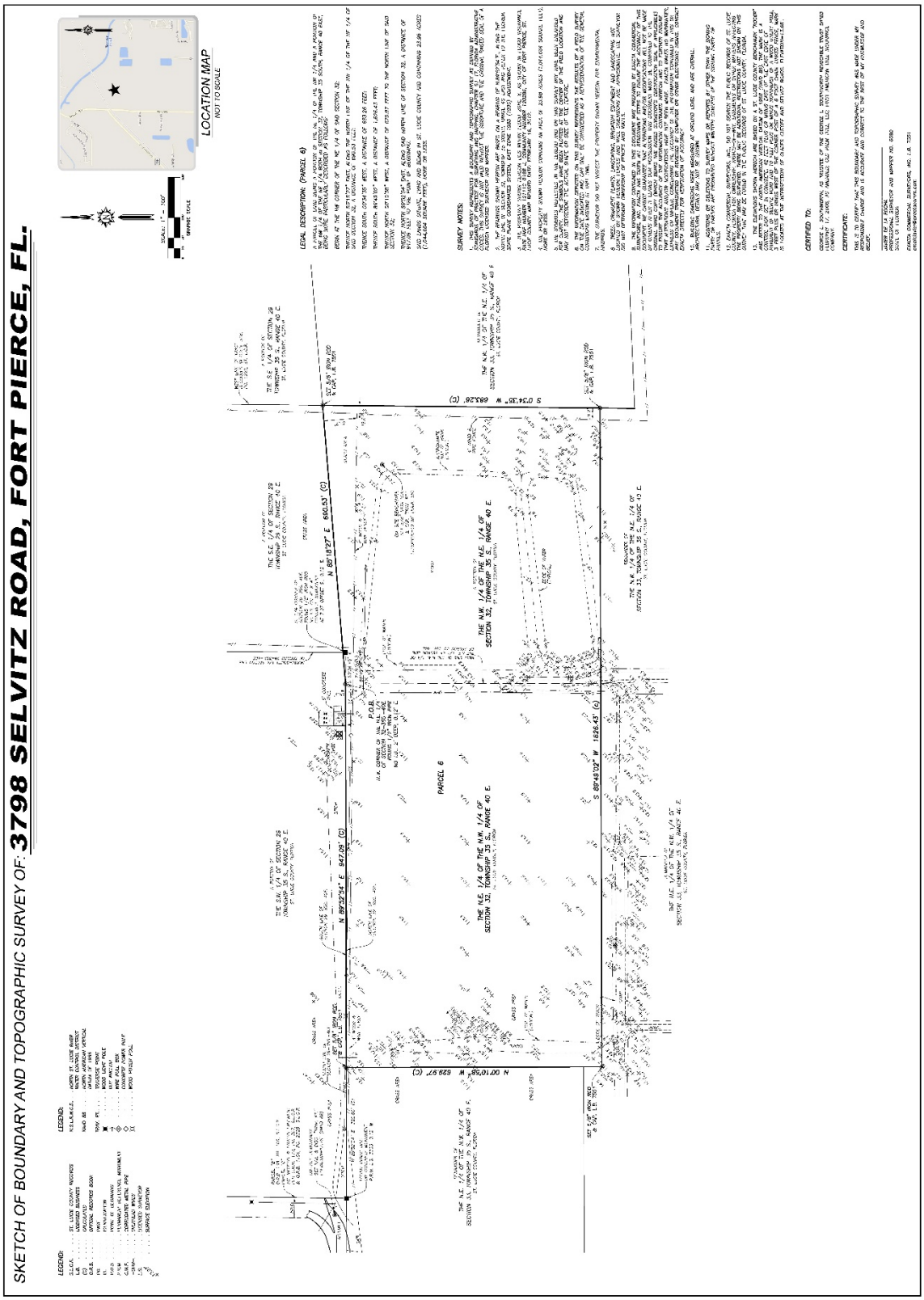
THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET;

THENCE SOUTH 89°49'02" WEST, A DISTANCE OF 1,626.43 FEET;

THENCE NORTH 00°10'58" WEST, A DISTANCE OF 629.97 FEET TO THE NORTH LINE OF SAID SECTION 32;

THENCE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE OF SECTION 32, A DISTANCE OF 947.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY AND CONTAINING 23.98 ACRES (1,044,664 SQUARE FEET), MORE OR LESS.


SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 3798 SELVITZ ROAD, FORT PIERCE, FL.
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 & A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 SECTION 32, TOWNSHIP 35 S., RANGE 40 E ST. LUCIE COUNTY, FLORIDA
3798 SELVITZ ROAD FORT PIERCE FL. 34981
ECS
EXACTA COMMERCIAL SURVEYORS, INC.
SEAL
NOT VALID UNLESS SIGNED AND SEALED
ECS1206
TASK 6
LOCATION MAP
NOT TO SCALE
LEGEND:
LEGAL DESCRIPTION: (PARCEL 6)
SURVEY NOTES:
CERTIFIED TO:
CERTIFICATE:
PARCEL 6
P.O.B.
THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 32, TOWNSHIP 35 S., RANGE 40 E.
THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 32, TOWNSHIP 35 S., RANGE 40 E.
N 89°49'02" E 1626.43' (C)
S 89°49'02" W 1626.43' (C)
N 00°10'58" W 629.97' (C)
S 0°34'35" W 663.26' (C)
N 89°32'34" E 947.09' (C)
N 89°18'27" E 660.53' (C)

Property Card Page 1 of 1

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

## Property Identification

| | | | |
|---|---|---|---|
| Site Address: SELVITZ RD | Parcel ID: 2432-122-0001-000-5 | Account #: 32986 | Sec/Town/Range: 32/35S/40E |
| Map ID: 24/32N | Zoning: I3-Heavy I | Use Type: 6000 | Jurisdiction: Fort Pierce |

## Ownership

BHT of Florida 4008 LLC
5081 SW 48th ST Ste 103
Davie, FL 33314

## Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 OF SEC, TH N 85 18 27 E ALG N LI OF SEC 690.53 FT, TH S 00 34 35 W 683.26 FT, TH S 89 49 02 W 1626.43 FT, TH N 00 10 58 W 629.97 FT TO N LI OF SEC, TH NELY ALG N LI TO POB (24.127 AC- 1,050,972 SF) (OR 4104-373: 4131-1087)

## Current Values

| | | | |
|---|---|---|---|
| Just/Market: | $2,351,740 | Assessed: | $57,437 |
| Exemptions: | $0 | Taxable: | $57,437 |

## Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2017 | $2,351,740 | $57,437 | $0 | $57,437 |
| 2016 | $4,452,240 | $95,519 | $0 | $95,519 |
| 2015 | $4,452,340 | $90,764 | $0 | $90,764 |

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| 02-26-2018 | 4131 / 1087 | 0311 | SP | BHT of Florida 4008 LLC | $0 |
| 02-26-2018 | 4104 / 0369 | 0205 | SP | Cargill Juice N America Inc | $1,950,000 |
| 09-30-2003 | 1814 / 1541 | XX01 | WD | Sunpure LTD, | $2,932,900 |

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Area (SF): | 0 |
| Land Size (acres): | 24.13 |
| Land Size (SF): | 1,050,972 |
| Total Building Count: | |

## 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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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4434691 OR BOOK 4131 PAGE 1087, Recorded 05/11/2018 11:52:02 AM

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4407925 OR BOOK 4104 PAGE 369, Recorded 03/05/2018 10:59:42 AM Doc Tax: $13650.00

**This Deed is being re-recorded to correct legal description recorded with File# 4407925 in Official Records Book 4104 Page 369, Public Records of St. Lucie County, Florida**

When Recorded, Return To:
BHT of Florida 4008 LLC
5081 SW 48th Street, Suite 103
Davie, Florida 33314

Escrow No. : 5011612-1062-3890150

Prepared by:
Cargill Juice North America, Inc.
15407 McGinty Rd W
Wayzata, MN 55391

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made on March 21, 2018, by **CARGILL JUICE NORTH AMERICA, INC.**, a Delaware corporation, hereinafter called the Grantor whose address is 15407 McGinty Road West, Wayzata, MN 55391, and **BHT OF FLORIDA 4008 LLC**, a Florida limited liability company, hereinafter called the Grantee, whose address is 5081 SW 48th Street, Suite 103, Davie, Florida 33314 (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of $10.00 Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land located in St. Lucie County, Fort Pierce, Florida, described on the attached Exhibit A hereto (the "Premises");

SUBJECT TO all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters that an accurate inspection or survey of the Premises would disclose;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

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

OR BOOK 4131 PAGE 1088

OR BOOK 4104 PAGE 370

AND the Grantor hereby binds itself to warrant and defend title to the Premises as against all acts of the Grantor herein and none other, subject to the matters set forth above.

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

Signed and delivered in our presence:

WITNESSES;

Printed Name Xander Schmidtz

Printed Name MARY FOGARTY

CARGILL JUICE NORTH AMERICA, INC.,
a Delaware corporation

By
Printed Name: Thomas Abrahamson
Title Vice President

OR BOOK 4131 PAGE 1089

OR BOOK 4104 PAGE 371

STATE OF MINNEOTA )
) SS.
COUNTY OF HENNEPIN )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Thomas Abrahamson, Vice President of CARGILL JUICE NORTH AMERICA, INC., a Delaware corporation, on behalf of the corporation, to me known to be the person described in and who executed the foregoing instrument and that he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid on February 26, 2018.

VICKI ANN POOLER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 1/31/20

My Commission Expires:
1-31-2020

Printed Name: Vicki Pooler
Notary Public, Hennepin County, MN

OR BOOK 4131 PAGE 1090

LEGAL DESCRIPTION (OVERALL PARCEL)

A PARCEL OF LAND BEING A PORTION OF THE N.E. 1/4 AND THE N.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 89°52'54" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.65 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,273.65 FEET;

THENCE NORTH 85°18'27" EAST, A DISTANCE OF 690.53 FEET;

THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 769.02 FEET;

THENCE NORTH 87°33'45" EAST, A DISTANCE OF 685.15 FEET TO A POINT ON THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 32;

THENCE SOUTH 01°13'27" WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 745.23 FEET;

THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2,868.64 FEET:

THENCE NORTH 00°49'02" EAST, A DISTANCE OF 726.31 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 1,045.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SELVITZ ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS NORTH 07°18'48" EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 00°35'09", FOR AN ARC DISTANCE OF 19.02 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 07°37'55" EAST, A DISTANCE OF 41.51 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 576.52 FEET;

THENCE NORTH 00°05'20" EAST, A DISTANCE OF 235.93 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 304.33 FEET;

THENCE NORTH 00°05'40" EAST, A DISTANCE OF 398.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4407925 OR BOOK 4104 PAGE 369, Recorded 03/05/2018 10:59:42 AM Doc Tax: $13650.00

When Recorded, Return To:
BHT of Florida 4008 LLC
5081 SW 48th Street, Suite 103
Davie, Florida 33314

Escrow No. : 5011612-1062-3890150

Prepared by:
Cargill Juice North America, Inc.
15407 McGinty Rd W
Wayzata, MN 55391

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made on March 2, 2018, by **CARGILL JUICE NORTH AMERICA, INC.**, a Delaware corporation, hereinafter called the Grantor whose address is 15407 McGinty Road West, Wayzata, MN 55391, and **BHT OF FLORIDA 4008 LLC**, a Florida limited liability company, hereinafter called the Grantee, whose address is 5081 SW 48th Street, Suite 103, Davie, Florida 33314 (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

**WITNESSETH**:

THAT the Grantor, for and in consideration of the sum of $10.00 Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land located in St. Lucie County, Fort Pierce, Florida, described on the attached Exhibit A hereto (the "Premises");

SUBJECT TO all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters that an accurate inspection or survey of the Premises would disclose;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

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

OR BOOK 4104 PAGE 370

AND the Grantor hereby binds itself to warrant and defend title to the Premises as against all acts of the Grantor herein and none other, subject to the matters set forth above.

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

Signed and delivered in our presence:

WITNESSES;

Printed Name Xander Schmidtz

Printed Name MARY FOGARTY

CARGILL JUICE NORTH AMERICA, INC.,
a Delaware corporation

By

Printed Name: Thomas Abrahamson
Title Vice President

OR BOOK 4104 PAGE 371

STATE OF MINNEOTA )
) SS.
COUNTY OF HENNEPIN )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Thomas Abrahamson, Vice President of CARGILL JUICE NORTH AMERICA, INC., a Delaware corporation, on behalf of the corporation, to me known to be the person described in and who executed the foregoing instrument and that he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid on February 26, 2018.

VICKI ANN POOLER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 1/31/20

My Commission Expires:
1·31·2020

Printed Name: Vicki Pooler
Notary Public, Hennepin County, MN

OR BOOK 4104 PAGE 372

## EXHIBIT A
## Legal Description

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence North 89 degrees 50'34" East along the North line of said Section 32, a distance of 343.65 feet to the Point of Beginning; thence continue North 89 degrees 50'34" East along said North line, a distance of 604.07 feet; thence South 00 degrees 47'49" West, a distance of 460.07 feet; thence North 89 degrees 52'58" East, a distance of 170.02 feet; thence South 00 degrees 47'37" West, a distance of 234.76 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 1045.29 feet to the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve, concave to the East having a radius of 1859.86 feet, the chord of which bears North 07 degrees 18'48" East; thence Northerly along the arc of said curve through a central angle of 00 degrees 35' 09", a distance of 19.02 feet; thence North 07 degrees 36'23" East, a distance of 41.51 feet; thence departing said Easterly right-of-way line North 89 degrees 50'34" East, parallel with, as measured at right angles to the North line of said Section 32, a distance of 576.52 feet; thence North 00 degrees 03'48" East, a distance of 235.93 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 304.33 feet; thence North 00 degrees 04'06" East, a distance of 398.93 feet to the Point of Beginning.

AND

Being a parcel of land lying in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, recorded in Chancery No. 680-E, dated April 25, 1938; thence run South 89°36'15" East (assumed datum), a distance of 77.86 feet to the South 1/4 corner of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 00°54'36" East, along the North-South 1/4 Section line, a distance of 527.49 feet, more or less, to the South shore of Ten Mile Creek; thence run Southeasterly, meandering the said South shore, to a point on the West line of a tract to Adams Ranch, Inc., as in Official Records Book 328, at Page 1222, of the public records of St. Lucie County, Florida; thence run South 01°09'02" West, a distance of 1185.88 feet, more or less, to a concrete monument; thence run North 88°07'52" East, a distance of 682.40 feet, to the East line of the Northwest 1/4 of the Northeast 1/ 4 of said Section 32, by said Chancery No. 680-E; thence run South 01°49'35" West, a distance of 594.97 feet, to an iron pipe in concrete at the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E; thence run South 88°03'45" West, along the South line of said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E, a distance of 1350.98 feet, to the Southwest corner of the said Northwest 1/ 4 of the Northeast 1/4, by said Chancery 680-E; thence run North 00°25'20" East, along the West line of said Northwest 1/4 of the Northeast 1/4, by said Chancery No. 680-E, a distance of 1332.57 feet, to the POINT OF BEGINNING; all lying and being in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

The Northeast 1/ 4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida.

AND

The East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, and the West 170.00 feet of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

Detail by Entity Name

FLORIDA DEPARTMENT of STATE DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Previous On List Next On List Return to List

bht of florida 4008 llc

Search

**No Events** **No Name History**

# Detail by Entity Name

Florida Limited Liability Company
BHT OF FLORIDA 4008 LLC

## Filing Information

| | |
|---|---|
| **Document Number** | L17000217196 |
| **FEI/EIN Number** | N/A |
| **Date Filed** | 10/19/2017 |
| **Effective Date** | 10/16/2017 |
| **State** | FL |
| **Status** | ACTIVE |

## Principal Address

5081 SW 48TH ST
STE 103
DAVIE, FL 33314

Changed: 04/23/2018

## Mailing Address

5081 SW 48TH ST
STE 103
DAVIE, FL 33314

Changed: 04/23/2018

## Registered Agent Name & Address

BHT MANAGER LLC
5081 SW 48TH ST
STE 103
DAVIE, FL 33314

Detail by Entity Name

## Authorized Person(s) Detail

**Name & Address**

Title MGR

BHT MANAGER LLC
5081 SW 48TH ST SUITE 103
DAVIE, FL 33314

## Annual Reports

| Report Year | Filed Date |
|---|---|
| 2018 | 04/23/2018 |

## Document Images

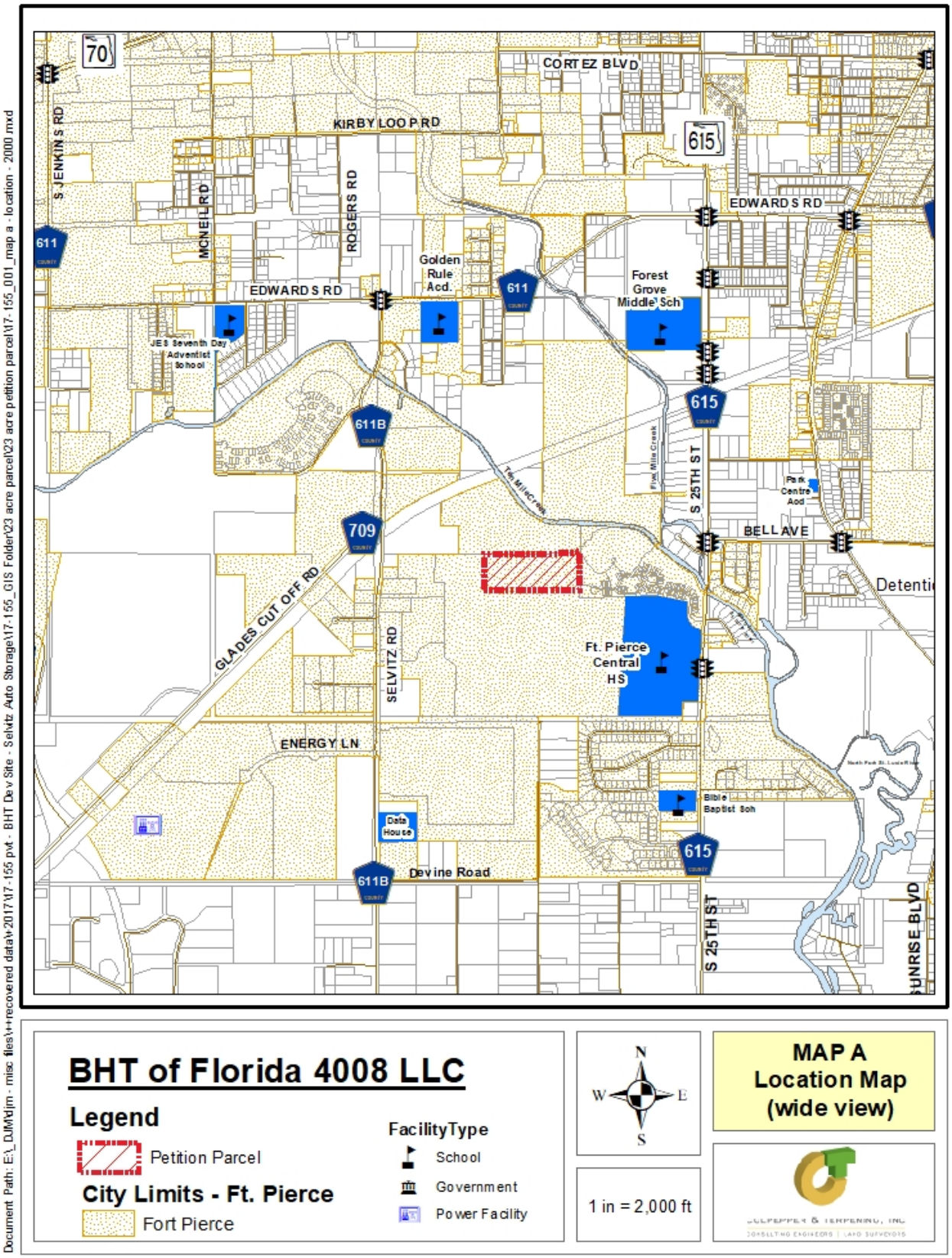
04/23/2018 -- ANNUAL REPORT View image in PDF format
10/19/2017 -- Florida Limited Liability View image in PDF format

Previous On List Next On List Return to List

bht of florida 4008 llc
Search

**No Events** **No Name History**

Florida Department of State, Division of Corporations


70
CORTEZ BLVD
KIRBY LOOP RD
S JENKINS RD
MCNEIL RD
ROGERS RD
615
EDWARDS RD
611
Golden Rule Acd.
Forest Grove Middle Sch
JES Seventh Day Adventist School
611B
615
S 25TH ST
Five Mile Creek
Park Centre Acd
BELL AVE
709
GLADES CUT OFF RD
SELVITZ RD
Ft. Pierce Central HS
ENERGY LN
Bible Baptist Sch
Data House
Devine Road
SUNRISE BLVD
BHT of Florida 4008 LLC
Legend
Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
School
Government
Power Facility
N
W
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1 in = 2,000 ft
MAP A
Location Map
(wide view)
Document Path: E:_DJM\djm - misc files\++recovered data\+2017\17-155 pvt - BHT Dev Site - Selvitz Auto Storage\17-155_GIS Folder\23 acre parcel\23 acre petition parcel\17-155_001_map a - location - 2000.mxd

EDWARDS RD
Golden Rule Acd.
611
Forest Grove Middle Sch
611B
Ten Mile Creek
Five Mile Creek
S 25TH ST
709
GLADES CUT OFF RD
SELVITZ RD
Ft. Pierce Central HS
ENERGY LN
BHT of Florida 4008 LLC
Legend
Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
School
Government
Power Facility
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1 in = 1,000 ft
MAP B
Location Map
(close view)
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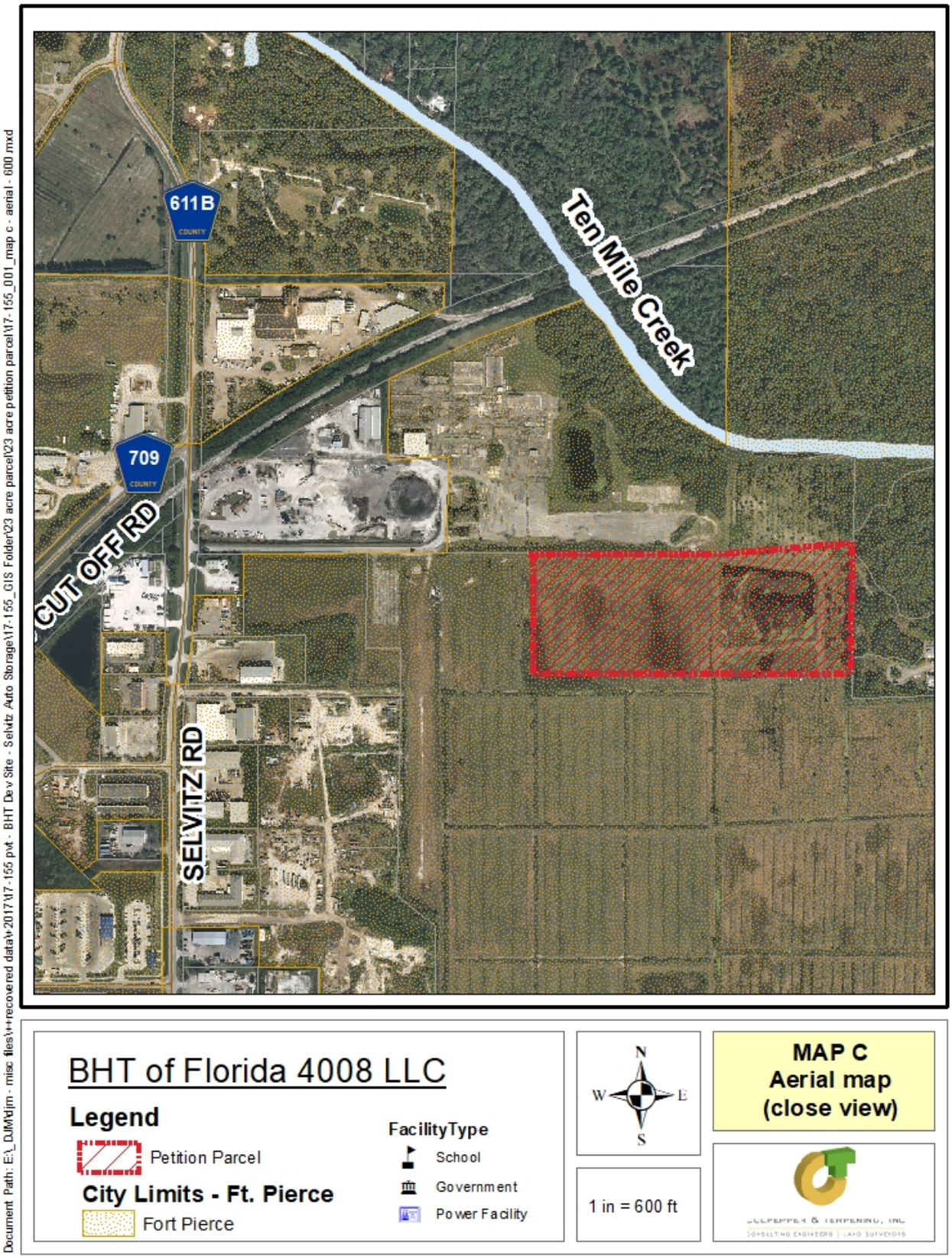
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COUNTY
Ten Mile Creek
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BHT of Florida 4008 LLC
Legend
Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
School
Government
Power Facility
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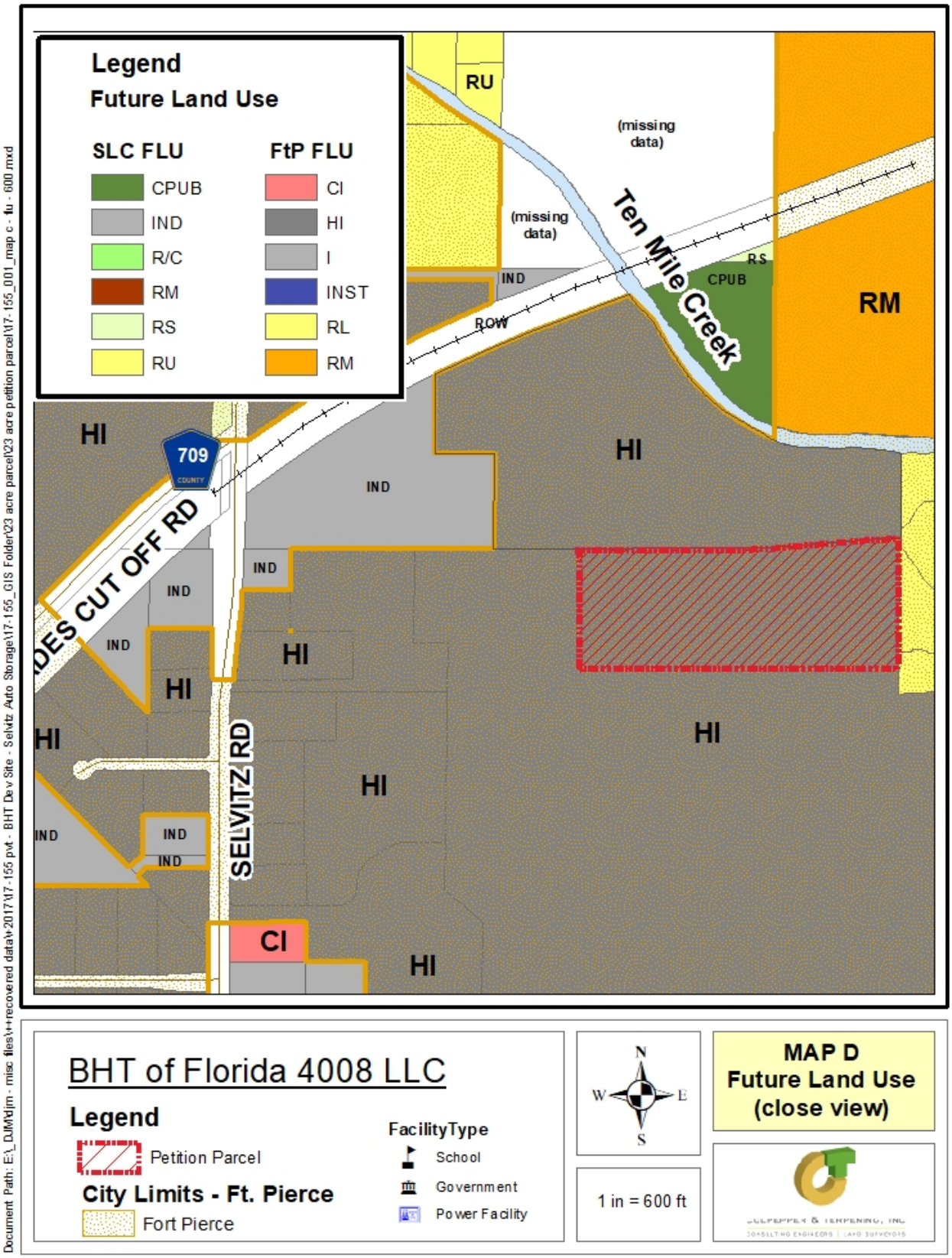
1 in = 600 ft
MAP C
Aerial map
(close view)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BHT of Florida 4008 LLC
Legend
Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
School
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Power Facility
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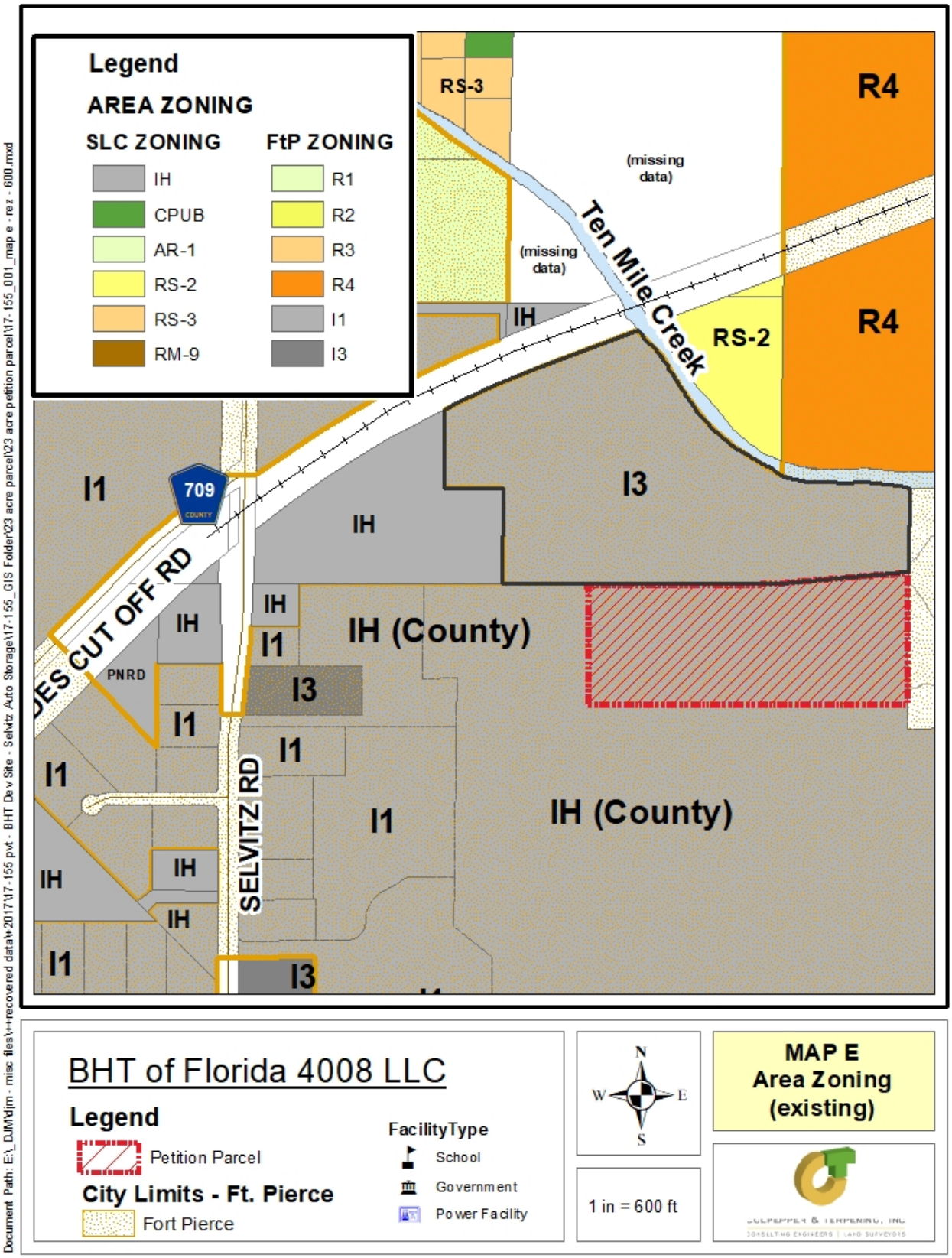
1 in = 600 ft
MAP D
Future Land Use
(close view)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AREA ZONING
SLC ZONING
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CPUB
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RS-3
RM-9
FtP ZONING
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Ten Mile Creek
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Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
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Power Facility
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MAP E
Area Zoning
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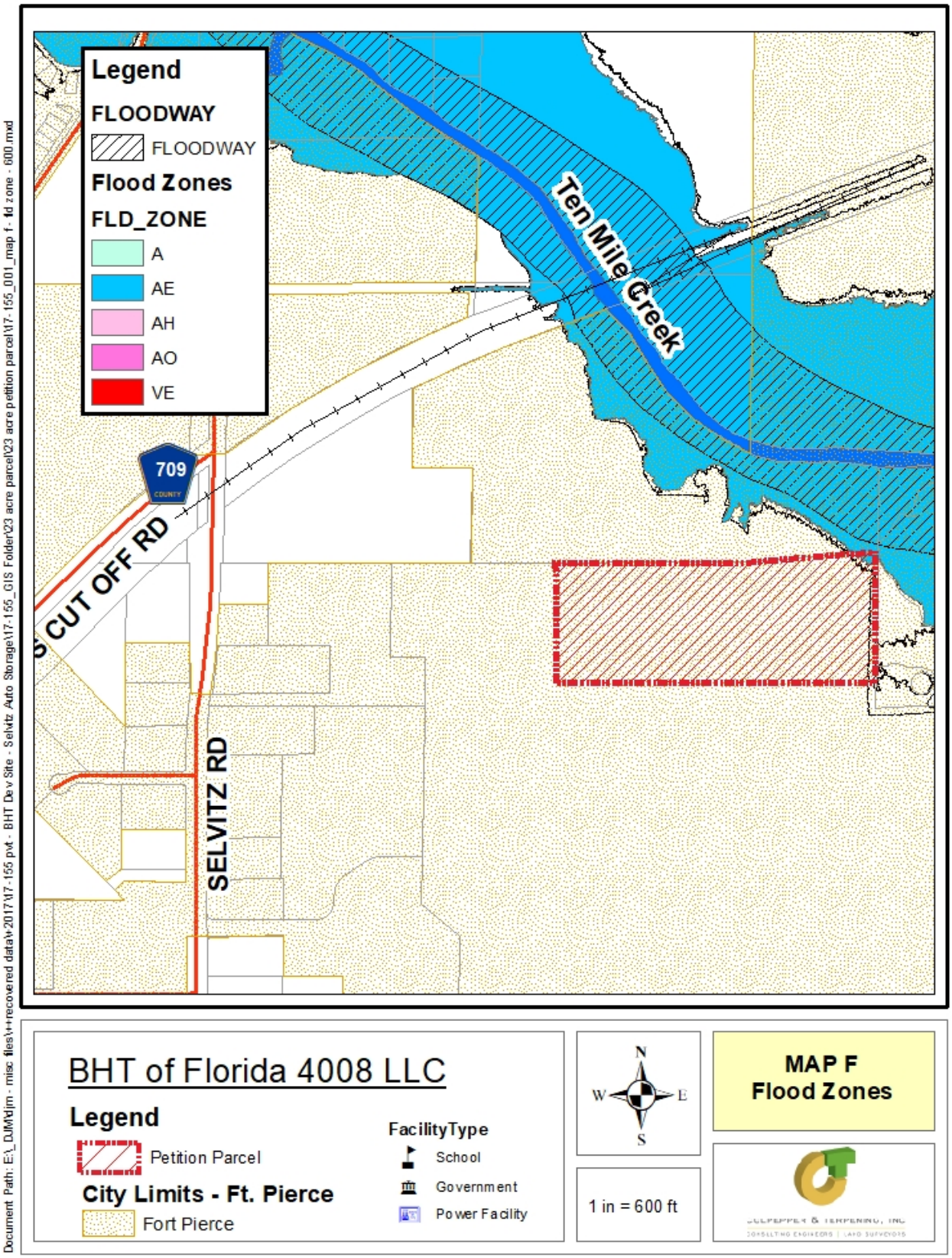
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FLOODWAY
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BHT of Florida 4008 LLC
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Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
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Power Facility
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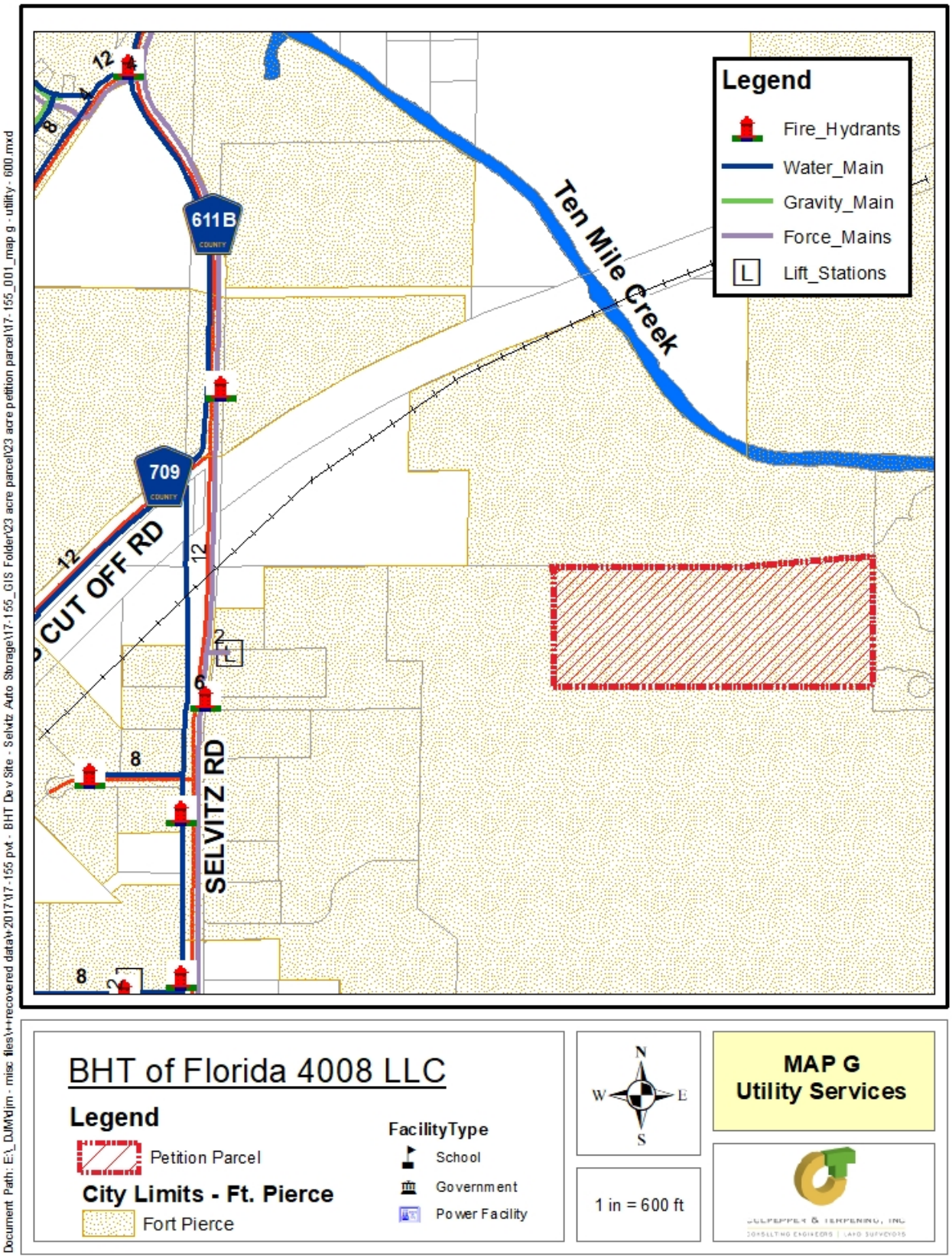
MAP F
Flood Zones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Fire_Hydrants
Water_Main
Gravity_Main
Force_Mains
Lift_Stations
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CUT OFF RD
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BHT of Florida 4008 LLC
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Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
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Government
Power Facility
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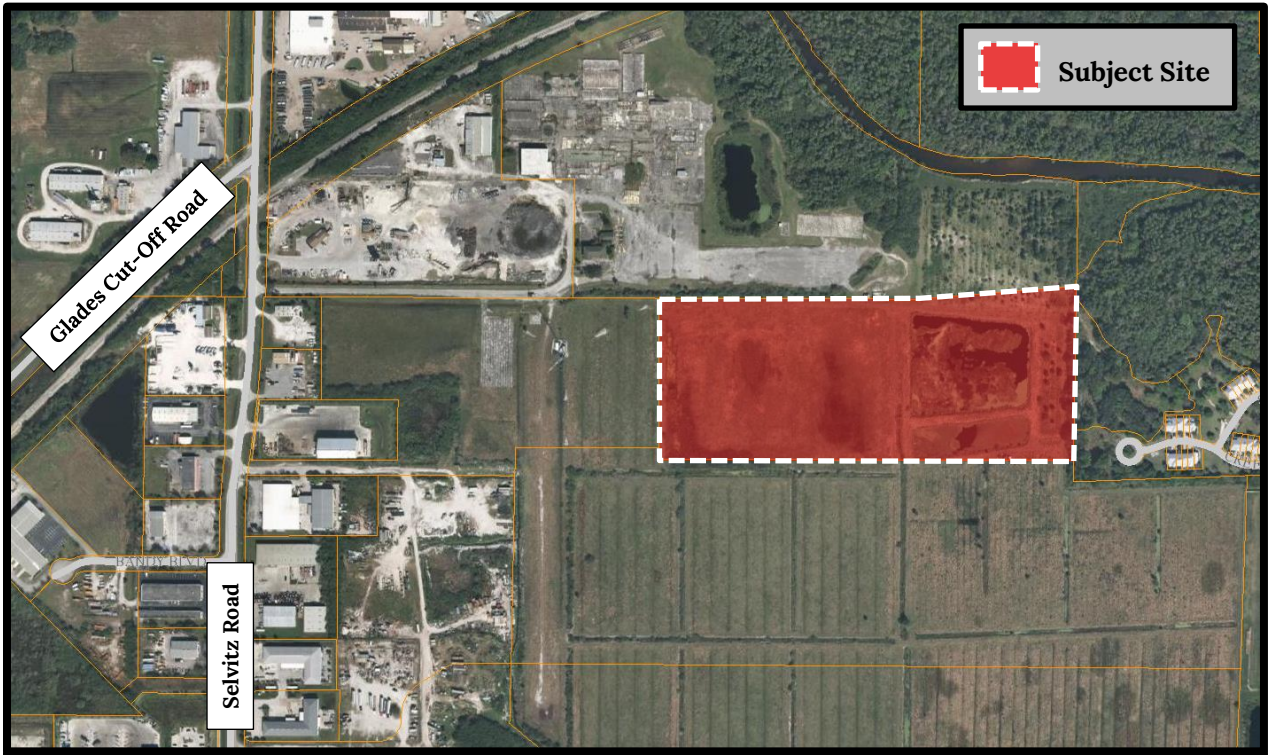
MAP G
Utility Services

**END OF DOCUMENT**




THE SUNRISE CITY
FORT PIERCE
Florida

**Application for Zoning Atlas Map Amendment**
**3800 Selvitz Road**
**Site Map**

N
W E
S

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

## Property Identification

Site Address: SELVITZ RD
Sec/Town/Range: 32/35S/40E
Map ID: 24/32N
Zoning: I3-Heavy I

Parcel ID: 2432-122-0001-000-5
Account #: 32986
Use Type: 6000
Jurisdiction: Fort Pierce

## Ownership

BHT of Florida 4008 LLC
5081 SW 48th ST Ste 103
Davie, FL 33314

## Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 OF SEC, TH N 85 18 27 E ALG N LI OF SEC 690.53 FT, TH S 00 34 35 W 683.26 FT, TH S 89 49 02 W 1626.43 FT, TH N 00 10 58 W 629.97 FT TO N LI OF SEC, TH NELY ALG N LI TO POB (24.127 AC- 1,050,972 SF) (OR 4104-373: 4131-1087)

## Current Values

| | |
|---|---|
| Just/Market Value: | $2,351,740 |
| Assessed Value: | $57,437 |
| Exemptions: | $0 |
| Taxable Value: | $57,437 |

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

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 3,380 |
| Gross Area (SF): | 7,041 |
| Land Size (acres): | 24.13 |
| Land Size (SF): | 1,050,972 |

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Feb 26, 2018 | 4131 / 1087 | 0311 | SP | BHT of Florida 4008 LLC | $0 |
| Feb 26, 2018 | 4104 / 0369 | 0205 | SP | Cargill Juice N America Inc | $1,950,000 |
| Sep 30, 2003 | 1814 / 1541 | XX01 | WD | Sunpure LTD, | $2,932,900 |
| Oct 16, 1997 | 1104 / 2339 | XX01 | WD | BECKER HOLDING CORP | $581,200 |
| Apr 1, 1986 | 0495 / 2537 | XX02 | CV | | $406,200 |

## Special Features and Yard Items

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

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $14,800 |
| Land: | $2,336,940 |
| Just/Market: | $2,351,740 |
| Ag Credit: | $2,277,054 |
| Save Our Homes or 10% Cap: | $17,249 |
| Assessed: | $57,437 |
| Exemption(s): | $0 |
| Taxable: | $57,437 |

Current Year Exemption Value Breakdown

| Tax Year | Grant Year | Code | Description | Amount |
|---|---|---|---|---|

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2017 | 0041 | 232.4 | Fort Pierce Stormwater Charge | $12,549.60 |
| 2018 | 0054 | 24.127 | North St. Lucie Water Management District | $349.84 |

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2017 | $2,351,740 | $57,437 | $0 | $57,437 |
| 2016 | $4,452,240 | $95,519 | $0 | $95,519 |
| 2015 | $4,452,340 | $90,764 | $0 | $90,764 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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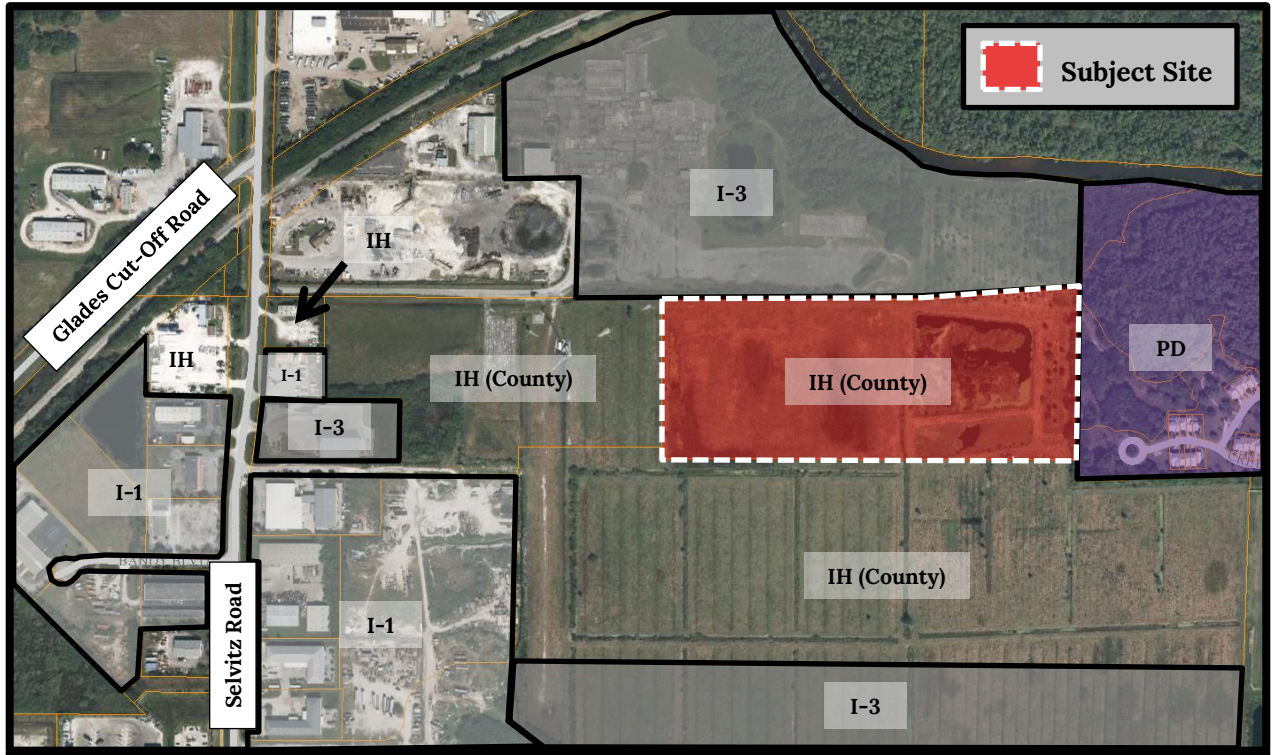



THE SUNRISE CITY
FORT PIERCE
Florida

**Application for Zoning Atlas Map Amendment**
**3800 Selvitz Road**
**Zoning Map**

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 19, 2018

BHT of Florida 4008 LLC
5081 SW 48th Street, Suite 103
Davie, FL 33314

**SUBJECT: BHT Properties**
**TECHNICAL REVIEW PROJECT: # 18-06000004**

**Comments:**

1. While a survey was provided it was not signed and sealed. Please provide a signed and sealed survey.

2. Please confirm with the Code Enforcement Department that there are no outstanding code violations with the property. If there are, please start the process to address all violations prior to the 1st reading by the City Commission

Please provide a written response to all TRC comments and provide submittal of all new materials by June 28, 2018 to advance to the Planning Board. 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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**TO : Brandon Creagan, Planner**

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

**RE : BHT Properties - 3798 Selvitz Road**
**Zoning Atlas Map Amendment**
**TRC No. 18-04000006**

**DATE : June 15, 2018**

RECEIVED
JUN 19 2018
PLANNI

This is to advise you that we have completed the review of the following documents as received by this office on June 7, 2018:

- [x] Rezoning Application
- [ ] Construction Drawings
- [ ] Test Reports & Related Documents
- [ ] Executed Construction Contract
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Rezoning Request
- [ ] Building Permit
- [ ] C/O

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

- [ ] See attached for engineering comments

JRA/TST/dhr

Q:\ENGINEERING\Site Development Projects\B\BHT Vehicle Storage Salvage\Zoning\Submittal No. 1 - 060718\Zoning Amendment - 060718.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

# BUILDING DEPARTMENT
# TECHNICAL REVIEW COMMITTEE (TRC)
# COMMENT FORM

**Meeting Date:** June 21, 2018
**Property Address:** 3798 Selvitz Rd.
**Property Name:**
**Project Name:** BHT Properties – Zoning Atlas Map Amendment
**Planner:** Brandon Creagan

***Please be advised that the project may trigger the requirements indicated below:***

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature_____ Date:_____

# FPUA Comments

Rezoning - BHT Properties - East of Selvitz Road and South of 3798 Selvitz Road

W/WW Engineering: Approved

Electric & Gas Engineering: Approved

**June 13th, 2018**

**Project:** **BHT Properties Zoning Atlas Map Amendment**
**Subject:** **SURVEY REVIEW**
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

1) Please add to the notes. "The expected use of the survey and map is Commercial" and "All measurements are in accordance with the United States standard, in feet."
2) . A reference to all bearings shown on a survey map or report must be clearly stated, i.e., whether to "True North"; "Grid North as established by the NOS"; "Assumed North based on a bearing for a well-defined line, such as the center line of a road or right of way, etc."; "a Deed Call for a particular line"; or "the bearing of a particular line shown upon a plat." References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. In all cases, the bearings used shall be referenced to some well-established and monumented line. Please describe and indicate the monumentation used for the Bearing Base.
3) Please add the verbiage "Bearing Base" above the bearing described in the report.
4) Survey Note 13, please indicate if the elevation is in feet or meters.

Please provide a written response to all comments

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

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

| | |
|---|---|
| **TO:** | Brandon Creagan, LEED Green Associate, Planner |
| **THROUGH:** | Mayte Santamaria, Assistant Director |
| **FROM:** | Kori Benton, Senior Planner |
| **DATE:** | June 20, 2018 |
| **SUBJECT:** | Zoning Atlas Map Amendment – BHT Properties<br>3798 Selvitz Rd |

**Background**

The St. Lucie County Planning & Development Services Department has completed a review of the June 7, 2018 distribution of Technical Review Project# 18-06000004.

The applicant is requesting a Zoning Atlas Map Amendment for a property generally located at 3798 Selvitz Road. The property is 23.98 acres and has a St. Lucie County zoning of IH, Industrial Heavy and a City Future Land-Use of HI, Heavy Industrial. The applicant would like to rezone the property to City I-3 Heavy Industrial. The Parcel ID for the lot is 2432-122-0001-000-5.

**General Review Inquiries or Notes:**

- The Zoning Atlas Amendment did not include an Environmental Study for the property.
- Staff is encouraged to verify the subject site has, or will be provided, recorded and improved access to a public roadway, in accordance with applicable land development code.
- At the time of development, the applicant is encouraged to provide and maintain an appropriate wetland/shoreline buffer from any applicable areas at the west end of the subject property.

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.

**Planning Board** **6.c.**

Meeting Date: 07/10/2018

Information

REQUESTED ACTION

Zoning Atlas Map Amendment - Concrete Impressions - 3802 Selvitz Road

LOCATION

3802 Selvitz Road

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Planning Staff Report
Application & Supporting Documents
Aerial Map
Property Record Card
Zoning Map
TRC Comments

**Form Review**

Form Started By: Brandon Creagan Started On: 06/29/2018 04:57 PM

Final Approval Date: 07/02/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director (RG)

**FROM:** Brandon Creagan, LEED Green Associate, Planner BCL

**RE:** **Application for a Zoning Atlas Amendment (Rezoning)**
**IH, Industrial Heavy (County) to I-3, Heavy Industrial (City)**
**Concrete Impressions - 3802 Selvitz Road**

**DATE:** June 29, 2018

## STAFF REPORT

**Property Owner/Applicant:** George L. Southworth Revocable Trust
PO Box 16966
Tampa, FL 33687

**Representative:** Patrick J. Ferland, PE
2980 S. 25th Street
Fort Pierce, FL 34981

**Requested Action:** Approval to rezone the subject property from IH, Industrial Heavy (St. Lucie County Zoning) to I-3, Heavy Industrial (City of Fort Pierce Zoning)

**Site Location:** 3802 Selvitz Road

**Parcel IDs:** 2432-221-0002-000-6

**Existing Use:** Vacant

**Parcel Size:** 18.51 Acres

**Current Zoning:** Industrial Heavy (IH) – St. Lucie County Zoning

**Future Land-Use** Heavy Industrial (HI)

**Proposed Zoning:** Heavy Industrial (I-3)

**Surrounding Zoning:**

| North | East | South | West |
|---|---|---|---|
| IH | IH | IH/I-1 | IH/I-1 |

**Staff Analysis:**

***Request***

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Amendment (Rezoning) from IH, Industrial Heavy (SLC Classification) to I-3, Heavy Industrial. The subject property is currently zoned IH, Industrial Heavy, which is a St. Lucie County zoning designation held since the time of annexation. The applicant would like to rezone that property so that it is compatible with the City of Fort Pierce Comprehensive plan. The applicant would like to develop the property for an industrial purpose in the future. As it currently stands the property cannot be developed because the property holds a St. Lucie County zoning designation and from a planning and zoning standpoint the City is not able to regulate County zoning. Therefor a rezoning must occur so that the City can properly regulate development on the property under City zoning regulations. Most of the area around the subject has either a St. Lucie County IH, Industrial Heavy zoning designation or a City of Fort Pierce I-3, Heavy Industrial zoning designation.

***Background & Project Summary***

The subject site was annexed into City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street. The subject property, in a group of seven parcels, was annexed because it was identified as being contiguous to the municipal boundary and there were corresponding FPUA annexation agreements on file with the City.

Three of the seven parcels annexed were designated with an IH, Heavy Industrial, zoning classification by St. Lucie County at the time of annexation; however, the City Code did not include a heavy industrial zoning classification until several years after annexation, in December, 2008 via Ordinance L-63. In the absence of an equivalent City of Fort Pierce zoning designation to assign, the property has retained the St. Lucie County IH, Industrial Heavy designation.

***Future Land Use Designation & Comprehensive Pla***n

The subject site has a future land use designation of Heavy Industrial (HI). This designation is intended for parcels suitable for industrial development, to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum Floor Area Ratio (FAR) of 2.0.

The requested zoning designation is consistent with the Future Land Use element of the Comprehensive Plan.

***Standards for Review***

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

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:

a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services; and

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

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, holding a future land use designation of Heavy Industrial (HI). 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 designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

**Technical Review Committee:**

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

**Staff Recommendation:**

The requested Application for Zoning Atlas Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation of approval to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# APPLICATION FOR ZONING ATLAS MAP AMENDMENT

Application submission shall include the following:

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

**In addition to a complete application, packets shall include:**

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

1. Property Address/Location: East side of Selvitz Road, behind the Ft. Pierce Waste Transfer Station

   Legal Description: SEE ATTACHED

2. Property Tax ID(s): 2432-221-0002-000/6 xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x

3. Total Acreage: 18.51 Acres 806,295.6 Sq Ft

4. Existing Future Land Use Designation: HI (Heavy Industrial)

5. Existing Zoning Classification: IH (St. Lucie County Zoning Designation)

6. Proposed Zoning Classification: I-3 (Heavy Industrial)

7. Other applications being submitted concurrent with this application, if any: None at this time.

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

Site is currently vacant. There is an existing Cell Tower in the eastern 1/3 of the project site.

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

10. The reason for making this request:

Purpose of the requested change in zoning is to place the described property into a conforming City of Ft. Pierce Zoning Category in order to allow future uses consistent with City Use/Activity Classifications

11. Capacity Analysis:

I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | Industrial - Heavy Equipment Yard | Industrial (County)<br>Heavy Industrial (HI) | IH (Industrial Heavy) (County)<br>I3 (Industrial Heavy) (City) |
| **South** | Industrial | Heavy Industrial (HI) | IH (Industrial Heavy) (County)<br>I3 (Industrial Heavy) (City) |
| **East** | Vacant | Heavy Industrial (HI) | IH (Industrial Heavy) (County) |
| **West** | Misc. Industrial Uses | Heavy Industrial (HI) | IH (Industrial Heavy) (County)<br>I3 (Industrial Heavy) (City)<br>I1 (Industrial Light) (City) |

| | Future Land Use Classification | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current Current** | Heavy Industrial (HI) | IH (St. Lucie County Zoning Designation) | 95,610 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting | 18.51 | X<br>Map # 12111C0179J<br>Eff Date: 02/16/12 |
| **Proposed** | Heavy Industrial (HI) | I-3 (Heavy Industrial) | 95,610 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting | 18.51 | X<br>Map # 12111C0179J<br>Eff Date: 02/16/12 |

**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 | 11,951 gpd (maximum bldg. sq feet assumed at 95,610 sq ft) |
| Proposed Zoning | Total gallons per day | 11,951 gpd (maximum bldg. sq feet assumed at 95,610 sq ft) |
| **Change in Demand** | **Total gallons per day** | 0 gpd |

| **B. Wastewater:** | | |
|---|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot | |
| **Demand Analysis** | **Maximum** | |
| Current Zoning | Total gallons per day | 9,560 gpd (maximum bldg. sq feet assumed at 95,610 sq ft) |
| Proposed Zoning | Total gallons per day | 9,560 gpd (maximum bldg. sq feet assumed at 95,610 sq ft) |
| **Change in Demand** | **Total gallons per day** | 0 gpd |

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

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | 0 | 0 | 0 |
| **Urban District** | 5 acres per 1,000 people | 0 | 0 | 0 |
| **Community** | 2.5 acres per 1,000 people | 0 | 0 | 0 |
| **Neighborhood** | 1.36 acres per 1,000 people | 0 | 0 | 0 |

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

| | K-8 | High |
|---|---|---|
| **School Name** | n/a | n/a |
| **City** | n/a | n/a |
| **Distance** | n/a | n/a |
| **Current Zoning Enrollment Demand** | n/a | n/a |
| **Proposed Zoning Enrollment Demand** | n/a | n/a |
| **Change in Demand** | n/a | n/a |

| **E. Solid Waste:** | |
|---|---|
| 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units | |
| **Demand Analysis** | Maximum |
| **Current Zoning** | IH (St. Lucie County Zoning Designation) |
| **Proposed Zoning** | I-3 (Heavy Industrial) |
| **Change in Demand** | 0 |

**F. Stormwater:**

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

| | |
|---|---|
| **Impact** | The proposed change in zoning will not, by itself result in any change in potential levels of impervious surfaces. The subject site is presently zoned for industrial use (County classification). Both the current County industrial classification and the proposed City industrial classification provide for similar lot coverage's with impervious areas. Site stormwater needs will be addressed at the time of building permit/ site plan application (as appropriate). |

**G. Transportation Analysis:**

Most recent ITE Code for use; HCM Roadway Capacity

| | **AADT** | **AM/PM Peak Hour Trips** |
|---|---|---|
| **Demand Analysis** | Maximum (ITE 120) (sq ft) | Maximum (ITE 120) (pm peak) |
| **Current Zoning** | IH (St. Lucie County Zoning Designation) | IH (St. Lucie County Zoning Designation) |
| **Proposed Zoning** | I-3 (Heavy Industrial) | I-3 (Heavy Industrial) |
| **Trips** | 143 Trips | 143 Trips |
| **Change in Demand** | 0 Trips | 0 Trips |
| **Impact to Capacity** | none | none |

**********

**12.** Name of Owner(s): George L. Southworth, as Trustee of the George L. Southworth Revocable Trust, dated Feb 17, 2006, as amended

Mailing Address: P.O. Box 16966

City Tampa

State Florida Zip 33687

Phone # E-mail:

Name of Owner(s):

Mailing Address:

City

State Zip

Phone # E-mail:

**13.** Name of Applicant : George L. Southworth, as Trustee of the George L. Southworth Revocable Trust, dated Feb 17, 2006, as amended

Mailing Address: P.O. Box 16966

City Tampa

State Florida Florida 33687

Phone # E-mail:

**14.** Name of Representative: Patrick J. Ferland, PE

Mailing Address: 2980 South 25th Street

City Ft. Pierce

State Florida Zip: 34981

Phone # 772-464-3537 E-mail: Pferland@ct-eng.com

# SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 3798 SELVITZ ROAD, FORT PIERCE, FL.

## TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-3938019, EFFECTIVE DATE: JANUARY 4, 2018 AT 8:00 A.M.

ITEMS 1 THROUGH 6. NOT A MATTER OF SURVEY.

ITEM 7. INTENTIONALLY DELETED.

ITEMS 8 AND 9. NOT A MATTER OF SURVEY.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 138, PAGE 160; AS AFFECTED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 179, PAGE 307; AND BY EASEMENT RELEASE RECORDED IN OFFICIAL RECORDS BOOK 1104, PAGE 2328; AND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1104, PAGE 2330; AND SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1154, PAGE 2677, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (AS TO THE EASEMENT PARCEL ONLY). THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT FOR INGRESS AND EGRESS SET FORTH IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 489, PAGE 756, OFFICIAL RECORDS BOOK 489, PAGE 758, OFFICIAL RECORDS BOOK 489, PAGE 760 AND OFFICIAL RECORDS BOOK 489, PAGE 762, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESOLUTION RELATING TO LEGAL ACCESS TO PRIVATE LANDS OVER FACILITIES WITHIN DISTRICT RIGHTS-OF-WAY EXECUTED BY NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 669, PAGE 699, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE WATER SERVICE AND/OR SEWER SERVICE AND ANNEXATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 683, PAGE 1259; AS AFFECTED BY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 884, PAGE 328, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 14. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ANNEXATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1004, PAGE 1890, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 15. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LAND LEASE AGREEMENT DATED FEBRUARY 26, 1999, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, LANDLORD, AND PINNACLE TOWERS, INC., A DELAWARE CORPORATION, TENANT, RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1914; TOGETHER WITH BILL OF SALE RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1928, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 16. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1937, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON.

ITEM 17. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1944, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 18. THE GUY WIRE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1949, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE DOCUMENT IS MISSING EXHIBIT "A". THE SURVEYOR WAS UNABLE TO PLOT THE EASEMENT DESCRIBED THEREIN.

ITEM 19. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LEASE AGREEMENT DATED JANUARY 11, 1990, AS AMENDED JANUARY 11, 1990 AND JULY 3, 1990, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, AS ASSIGNEE OF INDIAN RIVER FOODS, INC., A FLORIDA CORPORATION, LANDLORD, AND BERNANRD A. EGAN GROVES, INC., A FLORIDA CORPORATION, AS SUCCESSOR BY MERGER TO MCCAW COMMUNICATIONS OF FORT PIERCE, INC., A FLORIDA CORPORATION, TENANT, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 20. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TOWER SPACE LEASE AGREEMENT DATED MARCH 12, 1991, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, AS ASSIGNEE OF INDIAN RIVER FOODS, INC., A FLORIDA CORPORATION, AND BECKER HOLDING CORPORATION, A FLORIDA CORPORATION, LANDLORD, AND BERNANRD A. EGAN GROVES, INC., A FLORIDA CORPORATION, AS SUCCESSOR BY MERGER TO MCCAW COMMUNICATIONS OF FORT PIERCE, INC., A FLORIDA CORPORATION, TENANT, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 21. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TOWER SPACE LEASE AGREEMENT DATED AUGUST 24, 1992, AS AMENDED AUGUST 24, 1992, AND APRIL 1, 1997, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, AS ASSIGNEE OF INDIAN RIVER FOODS, INC., A FLORIDA CORPORATION, AND BECKER HOLDING CORPORATION, A FLORIDA CORPORATION, LANDLORD, AND BELLSOUTH WIRELESS DATA, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS SUCCESSOR TO RAM MOBILE DATA USA LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, TENANT, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 22. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LEASE OF SITE FOR COMMUNICATIONS FACILITIES DATED OCTOBER 16, 1997, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, LANDLORD, AND BECKER HOLDING CORPORATION, A FLORIDA CORPORATION, TENANT, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 23. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LEASE OF SITE FOR COMMUNICATIONS FACILITIES DATED OCTOBER 10, 1995, AS AMENDED OCTOBER 10, 1995, AND ASSIGNED MAY 6, 1995, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, AS ASSIGNEE OF INDIAN RIVER FOODS, INC., A FLORIDA CORPORATION, AND BECKER HOLDING CORPORATION, A FLORIDA CORPORATION, LANDLORD, AND PINNACLE TOWERS, INC., A DELAWARE CORPORATION, AS ASSIGNEE OF SITECOM, INC., A FLORIDA CORPORATION, TENANT, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 24. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE SITE LEASE SCHEDULE AGREEMENT DATED JULY 12, 2000, BY AND BETWEEN PINNACLE TOWERS, INC., A DELAWARE CORPORATION, LESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, LESSEE, A MEMORANDUM OF WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 1370, PAGE 624; AS AMENDED BY FIRST AMENDMENT THERETO DATED JULY 13, 2006, A MEMORANDUM OF WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 2650, PAGE 949, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 25. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2116, PAGE 2209, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 26. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE SITE LICENSE BY AND BETWEEN PINNACLE TOWERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSOR, AND T-MOBILE SOUTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSEE, OF WHICH A MEMORANDUM DATED OCTOBER 20, 2009, WAS RECORDED IN OFFICIAL RECORDS BOOK 3238, PAGE 1286, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 27. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TOWER REMOVAL AGREEMENT BY AND BETWEEN PINNACLE TOWERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF FORT PIERCE, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 3534, PAGE 2895, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 28. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ACCESS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3962, PAGE 1646, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 29. ACCESS EASEMENT FROM BHT OF FLORIDA 4008, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO STEVEN EAKINS, RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

## LEGEND:

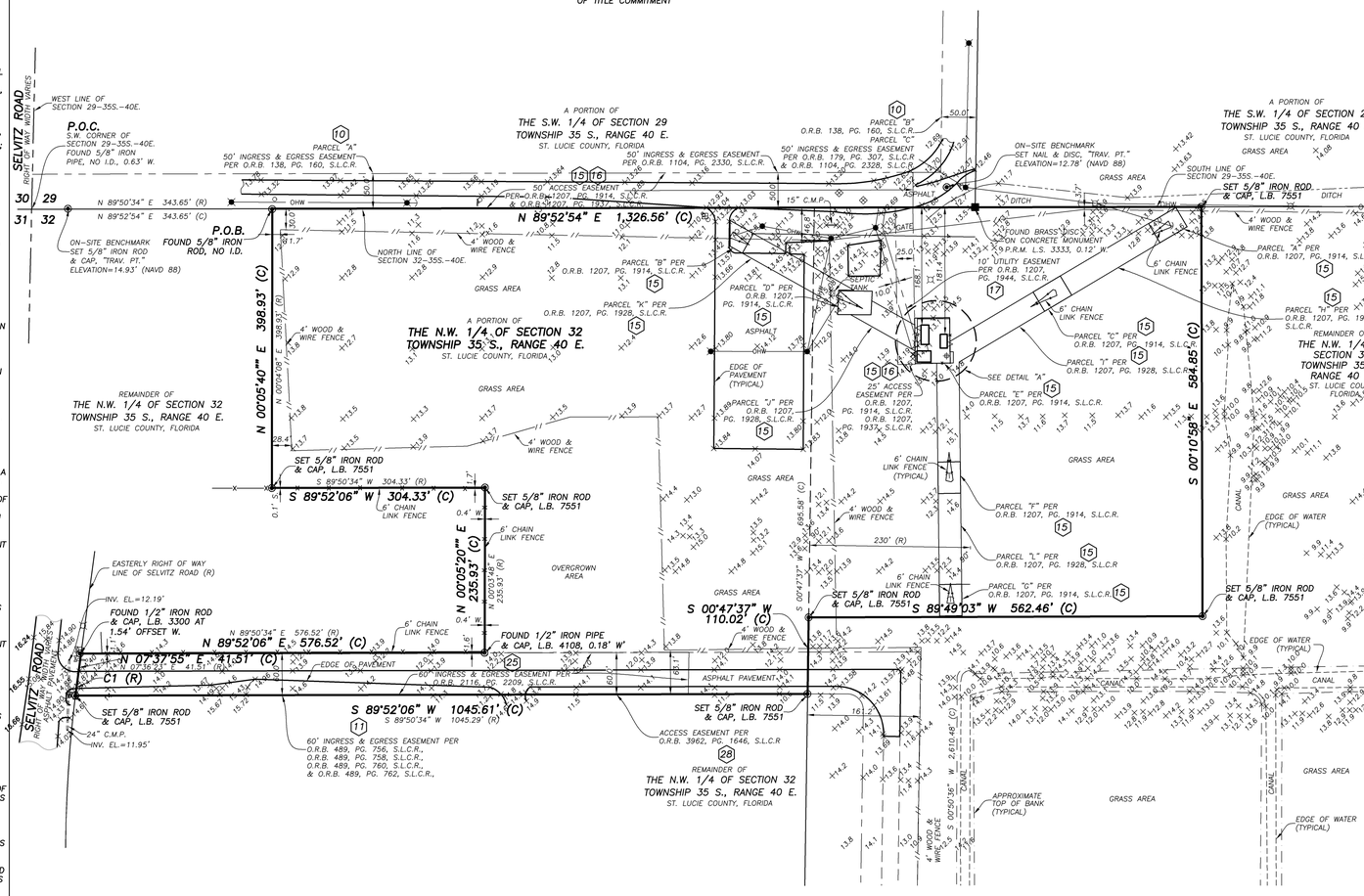
| | |
|---|---|
| S.L.C.R. | ST. LUCIE COUNTY RECORDS |
| L.B. | LICENSED BUSINESS |
| (C) | CALCULATED |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| ID. | IDENTIFICATION |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| C1 | CURVE No. 1 (SEEE CURVE TABLE) |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| C.M.P. | CORRUGATED METAL PIPE |
| -OHW- | OVERHEAD WIRES |
| L.S. | LICENSED SURVEYOR |
| F.F.E.= | FINISHED FLOOR ELEVATION |
| (10) | ITEM 10 OF SCHEDULE BII OF TITLE COMMITMENT |

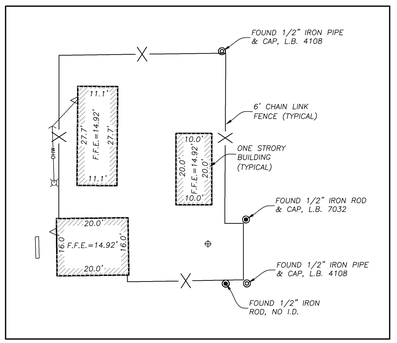
## LEGEND:

| | |
|---|---|
| (R) | DENOTES BEARING AND/OR DISTANCE BASED ON RECORD INFORMATION |
| N.S.L.R.W.C.D. | NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM OF 1988 |
| INV. EL. | INVERT ELEVATION |
| TRAV. PT. | TRAVERSE POINT |
| | WOOD LIGHT POLE |
| | GUY ANCHOR |
| | WIRE PULL BOX |
| x 13.97' | SURFACE ELEVATION |

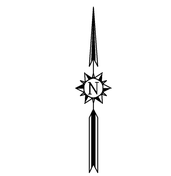
### CURVE TABLE

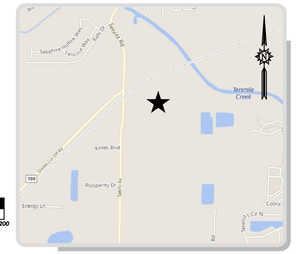
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 19.02' | 1859.86' | 0°35'09" | N 07°18'48" E | 19.02' |




## DETAIL "A"
SCAL: 1"=20'




## LOCATION MAP
NOT TO SCALE

## LEGAL DESCRIPTION: (PARCEL 5)

A PARCEL OF LAND BEING A PORTION OF THE N.W. ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 89°52'54" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.65 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,326.56 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 584.85 FEET;

THENCE SOUTH 89°49'03" WEST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°47'37" WEST, A DISTANCE OF 110.02 FEET;

THENCE SOUTH 89°56'06" WEST, A DISTANCE OF 1,045.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SELVITZ ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS NORTH 07°18'48" EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 1859.86 FEET, A CENTRAL ANGLE OF 00°35'09", FOR AN ARC DISTANCE OF 19.02 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 07°37'55" EAST, A DISTANCE OF 41.51 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 576.52 FEET;

THENCE NORTH 00°05'20" EAST, A DISTANCE OF 235.93 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 304.33 FEET;

THENCE NORTH 00°05'40" EAST, A DISTANCE OF 398.93 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY AND CONTAINING 18.50 ACRES (806,067 SQUARE FEET), MORE OR LESS.

## SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°52'54"E., ALONG THE SOUTH LINE OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12111C 0188 J, COMMUNITY NUMBER 120286, CITY OF FORT PIERCE, ST. LUCIE COUNTY. MAP REVISED DATE: FEBRUARY 16, 2012.

4. THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 18.50 ACRES (806,067 SQUARE FEET), MORE OR LESS.

5. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

6. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

7. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

8. TREES, ORNAMENT PLANTS, LANSCAPING, IRRIGATION EQUIPMENT AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.

9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

10. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

12. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

13. THE ELEVATIONS SHOWN HEREON ARE BASED ON A ST. LUCIE COUNTY BENCHMARK "ROGER" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A CONTROL DISK SET IN CONCRETE, 42 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF SELVITZ ROAD AND 10 FEET PLUS OR MINUS NORTHEAST OF A WOOD UTILITY POLE, 3 FEET PLUS OR MINUS WEST OF THE CORNER POST OF A 6 FOOT CHAIN-LINKED FENCE, MARK IS LOCATED AT THE INTERSECTION OF GLADES CUTOFF AND SELVITZ ROADS. ELEVATION=13.68'.

## CERTIFIED TO:

GEORGE L. SOUTHWORTH, AS TRUSTEE OF THE GEORGE L. SOUTHWORTH REVOCABLE TRUST DATED FEBRUARY 17, 2006, AS AMENDED; OLD PALM TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY.

## CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA


EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
email:javier@exactacomm.com



ECS
EXACTA COMMERCIAL SURVEYORS, INC.
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
TEL. NO> 561-314-0769
FAX No. 561-314-0770
LB 7551


SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

**SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY**
A PORTION OF THE N.W. 1/4 OF SECTION 32, TOWNSHIP 35 S., RANGE 40 E.
ST. LUCIE COUNTY, FLORIDA
3798 SELVITZ ROAD, FORT PIERCE, FL. 34981

BHT PROPERTIES
**CLIENT:** GROUP

**DATE** 02/21/18

**DRWN BY** JDLR

**CHK'D BY** J.E.C.

**LAST FIELD DATE:** 01/22/18

**REVISIONS**

**JOB NO.** ECS1206 TASK 5

**SHEET NO.** 01 **OF** 01

15. **Applicant Acknowledgements** (Owner's signature must be notarized)

**I certify that: (Check One)**

xx I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

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

Applicant's Signature — Date: 5-23-2018

P.O. Box 16966 Tampa — Address

FL — State

33687 — Zip

813-760-5689 — Phone

813-899-1105 — Fax

gsouthworth1@gmail.com — E-mail Address

**********

STATE OF: Florida
COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me this 23 day of May 2018 by George L. Southworth who is personally known to me or who has produced _____ as identification.

Patricia Keller
Signature of Notary

Patricia Keller
Type or Print Name of Notary

_____
Commission Number (Seal)

PATRICIA S. KELLER
Commission # FF 978473
Expires July 24, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

[ go to next page ]

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.

George L Southworth — Property Owners Name (Please Print)

Property Owners Signature

5-23-2018 — Date

P.O. Box 16966 — Address

FL — State

33687 — Zip

813-760-5689 — Phone

813-899-1105 — Fax

gsouthworth1@gmail.com — E-mail Address

**********

STATE OF: Florida
COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me this 23 day of May 2018 by George L Southworth who is personally known to me or who has produced _____ as identification.

Patricia Keller — Signature of Notary

Patricia Keller — Type or Print Name of Notary

PATRICIA S. KELLER
Commission # FF 978473
Expires July 24, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Commission Number (Seal)

**OFFICE USE:**

Date Received _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

# LEGAL DESCRIPTION

PARCEL 5:

A PARCEL OF LAND BEING A PORTION OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32:

THENCE NORTH 89°52'54" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.66 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE A DISTANCE OF 1,326.56 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 584.85 FEET;

THENCE SOUTH 89°49'03" WEST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°47'37" WEST, A DISTANCE OF 110.02 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 1,045.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SELVITZ ROAD, SAID POINT BEING THE OF BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS NORTH 07°18'48" EAST.

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 00°35'09", FOR AN ARC DISTANCE OF 19.02 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 07°37'55" EAST, A DISTANCE OF 41.51 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 576.52 FEET;

THENCE NORTH 00°05'20" EAST, A DISTANCE OF 235.93 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 304.33 FEET;

THENCE NORTH 00°05'40" EAST, A DISTANCE OF 398.93 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY AND CONTAINING 18.50 ACRES (806,067 SQUARE FEET), MORE OR LESS.

Property Card



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

## Property Identification

| | | | |
|---|---|---|---|
| Site Address: SELVITZ RD | Parcel ID: 2432-221-0002-000-6 | Account #: 140363 | Sec/Town/Range: 32/35S/40E |
| Map ID: 24/32N | Zoning: I3-Heavy I | Use Type: 6000 | Jurisdiction: Fort Pierce |

## Ownership

BHT of Florida 4008 LLC
5081 SW 48th ST Ste 103
Davie, FL 33314

## Legal Description

32 35 40 32 35 40 THAT PART OF SEC MPDAF: FROM NW COR OF SEC RUN N 89 50 34 E ALG N LI OF SEC 343.65 FT TO POB; TH CONT N 89 51 05 E ALG N LI 1326.56 FT, TH S 00 10 58 E 584.85 FT, TH S89 49 03 W 562.46 FT, TH S 00 47 37 W 110.02 FT, TH S 89 52 06 W 1045.61 FT TO E RD R/W LI OF SELVITZ RD AND CURVE CONC E, R OF 1859.86 FT, TH NLY ALG ARC 19.02 FT, TH N 07 37 55 E 41.51 FT, TH N 89 52 06 E 576.52 FT, TH N 00 05 20 E 235.93 FT, TH S 89 52 06 W 304.33 FT, TH N 00 05 40 E 398.93 FT TO POB (18.514 AC - 806,470 SF) (OR 4105-2187)

## Current Values

| | | | |
|---|---|---|---|
| Just/Market: | $229,400 | Assessed: | $229,400 |
| Exemptions: | $0 | Taxable: | $229,400 |

## Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2017 | $229,400 | $229,400 | $0 | $229,400 |
| 2016 | $229,400 | $229,400 | $0 | $229,400 |
| 2015 | $229,400 | $229,400 | $0 | $229,400 |

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| 02-26-2018 | 4131 / 1087 | 0311 | SP | BHT of Florida 4008 LLC | $0 |
| 02-26-2018 | 4104 / 0369 | 0205 | SP | Cargill Juice N America Inc | $1,950,000 |
| 10-26-2004 | 2116 / 2200 | XX01 | WD | Johnson,Bobby | $145,700 |

## Primary Building Information

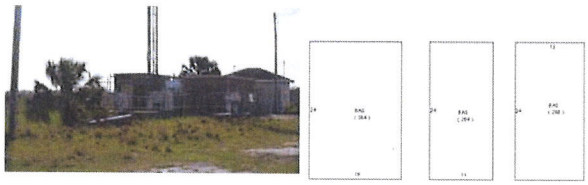
Finished Area of this building: 936 SF
Gross Area of this building: 936 SF

Exterior Data

| | | | |
|---|---|---|---|
| View: | Roof Cover: Fibrglss Shg | Roof Structure: Hip | Building Type: UT4 |
| Year Built: 1990 | Frame: | Grade: Y_D | Effective Year: 1990 |
| Primary Wall: CB Stucco | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

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



## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 936 |
| Gross Area (SF): | 936 |
| Land Size (acres): | 18.51 |
| Land Size (SF): | 806,470 |
| Total Building Count: | 1 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| TRIPLE LIGHT | 1 | 1 | 1990 |
| CHAINLINK 6' | 1 | 300 | 1990 |
| SINGLE LIGHT | 1 | 2 | 1990 |
| DOUBLE LIGHT | 1 | 3 | 1990 |

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4409504 OR BOOK 4105 PAGE 2187, Recorded 03/08/2018 09:45:08 AM Doc
Tax: $8400.00

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Steven K. Platzek, Esq.
Graner Platzek & Allison, P.A.
720 E. Palmetto Park Road
Boca Raton, Florida 33432

SPACE ABOVE THIS LINE FOR RECORDING DATA

# *WARRANTY DEED*

**THIS WARRANTY DEED,** made the 10 day of **March, 2018** by **BHT OF FLORIDA 4008 LLC, a Florida limited liability company,** whose post office address is 5081 SW 48th Street, Suite 103, Davie, FL 33314, herein called the Grantor, to George L. Southworth, as Trustee of the **George L. Southworth Revocable Trust dated February 17, 2006, as amended,** whose post office address is P.O. Box 16966, Tampa, FL 33687, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

**See Exhibit "A" attached hereto.**

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

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

**AND,** the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

*[Signature and Notary Acknowledgement on next page]*

OR BOOK 4105 PAGE 2188

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

Signed, sealed and delivered in the presence of us:

Witness #1 Signature

Kristin Albrecht

Witness #1 Printed Name

Witness #2 Signature

Stan Platen

Witness #2 Printed Name

**BHT OF FLORIDA 4008 LLC,**
**a Florida limited liability company**

By: BHT Manager, LLC,
a Florida limited liability company,
Its Manager

By: _____
Name: Ariel Edry
Title: Manager

**STATE OF FLORIDA** )
)ss.
**COUNTY OF** PALM BEACH )

The foregoing instrument was acknowledged before me this 28th day of ~~March,~~ February 2018 by Ariel Edry, as Manager of BHT Manager, LLC, as the Manager of **BHT OF FLORIDA 4008 LLC** who are personally known to me or have produced FL D/L as identification and who ☑ did ☐ did not take an oath.

**SEAL**

KRISTIN ALBRECHT
MY COMMISSION # FF 243088
EXPIRES: June 22, 2019
Bonded Thru Notary Public Underwriters

Notary Public

Printed Notary Name

My commission expires:

OR BOOK 4105 PAGE 2189

**EXHIBIT "A"**

**Legal Description**

A PARCEL OF LAND BEING A PORTION OF THE N.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 89°52'54" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.65 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,326.56 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 584.85 FEET;

THENCE SOUTH 89°49'03" WEST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°47'37" WEST, A DISTANCE OF 110.02 FEET;

THENCE SOUTH 89°562'06" WEST, A DISTANCE OF 1,045.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SELVITZ ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS NORTH 07°18'48" EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 1859.86 FEET, A CENTRAL ANGLE OF 00°35'09", FOR AN ARC DISTANCE OF 19.02 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 07°37'55" EAST, A DISTANCE OF 41.51 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 576.52 FEET;

THENCE NORTH 00°05'20" EAST, A DISTANCE OF 235.93 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 304.33 FEET;

THENCE NORTH 00°05'40" EAST, A DISTANCE OF 398.93 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4407925 OR BOOK 4104 PAGE 369, Recorded 03/05/2018 10:59:42 AM Doc Tax: $13650.00

When Recorded, Return To:
BHT of Florida 4008 LLC
5081 SW 48th Street, Suite 103
Davie, Florida 33314

Escrow No. : 5011612-1062-3890150

Prepared by:
Cargill Juice North America, Inc.
15407 McGinty Rd W
Wayzata, MN 55391

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made on March 2, 2018, by **CARGILL JUICE NORTH AMERICA, INC.**, a Delaware corporation, hereinafter called the Grantor whose address is 15407 McGinty Road West, Wayzata, MN 55391, and **BHT OF FLORIDA 4008 LLC**, a Florida limited liability company, hereinafter called the Grantee, whose address is 5081 SW 48th Street, Suite 103, Davie, Florida 33314 (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of $10.00 Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land located in St. Lucie County, Fort Pierce, Florida, described on the attached Exhibit A hereto (the "Premises");

SUBJECT TO all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters that an accurate inspection or survey of the Premises would disclose;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

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

OR BOOK 4104 PAGE 370

AND the Grantor hereby binds itself to warrant and defend title to the Premises as against all acts of the Grantor herein and none other, subject to the matters set forth above.

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

Signed and delivered in our presence:

WITNESSES;

Printed Name Yander Schmidt

Printed Name MARY FOGARTY

CARGILL JUICE NORTH AMERICA, INC.,
a Delaware corporation

By
Printed Name: Thomas Abrahamson
Title Vice President

OR BOOK 4104 PAGE 371

STATE OF MINNEOTA )
) SS.
COUNTY OF HENNEPIN )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Thomas Abrahamson, Vice President of CARGILL JUICE NORTH AMERICA, INC., a Delaware corporation, on behalf of the corporation, to me known to be the person described in and who executed the foregoing instrument and that he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid on February 26, 2018.

VICKI ANN POOLER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 1/31/20

Printed Name: Vicki Pooler
Notary Public, Hennepin County, MN

My Commission Expires:
1.31.2020

OR BOOK 4104 PAGE 372

## EXHIBIT A
## Legal Description

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence North 89 degrees 50'34" East along the North line of said Section 32, a distance of 343.65 feet to the Point of Beginning; thence continue North 89 degrees 50'34" East along said North line, a distance of 604.07 feet; thence South 00 degrees 47'49" West, a distance of 460.07 feet; thence North 89 degrees 52'58" East, a distance of 170.02 feet; thence South 00 degrees 47'37" West, a distance of 234.76 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 1045.29 feet to the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve, concave to the East having a radius of 1859.86 feet, the chord of which bears North 07 degrees 18'48" East; thence Northerly along the arc of said curve through a central angle of 00 degrees 35' 09", a distance of 19.02 feet; thence North 07 degrees 36'23" East, a distance of 41.51 feet; thence departing said Easterly right-of-way line North 89 degrees 50'34" East, parallel with, as measured at right angles to the North line of said Section 32, a distance of 576.52 feet; thence North 00 degrees 03'48" East, a distance of 235.93 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 304.33 feet; thence North 00 degrees 04'06" East, a distance of 398.93 feet to the Point of Beginning.

AND

Being a parcel of land lying in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

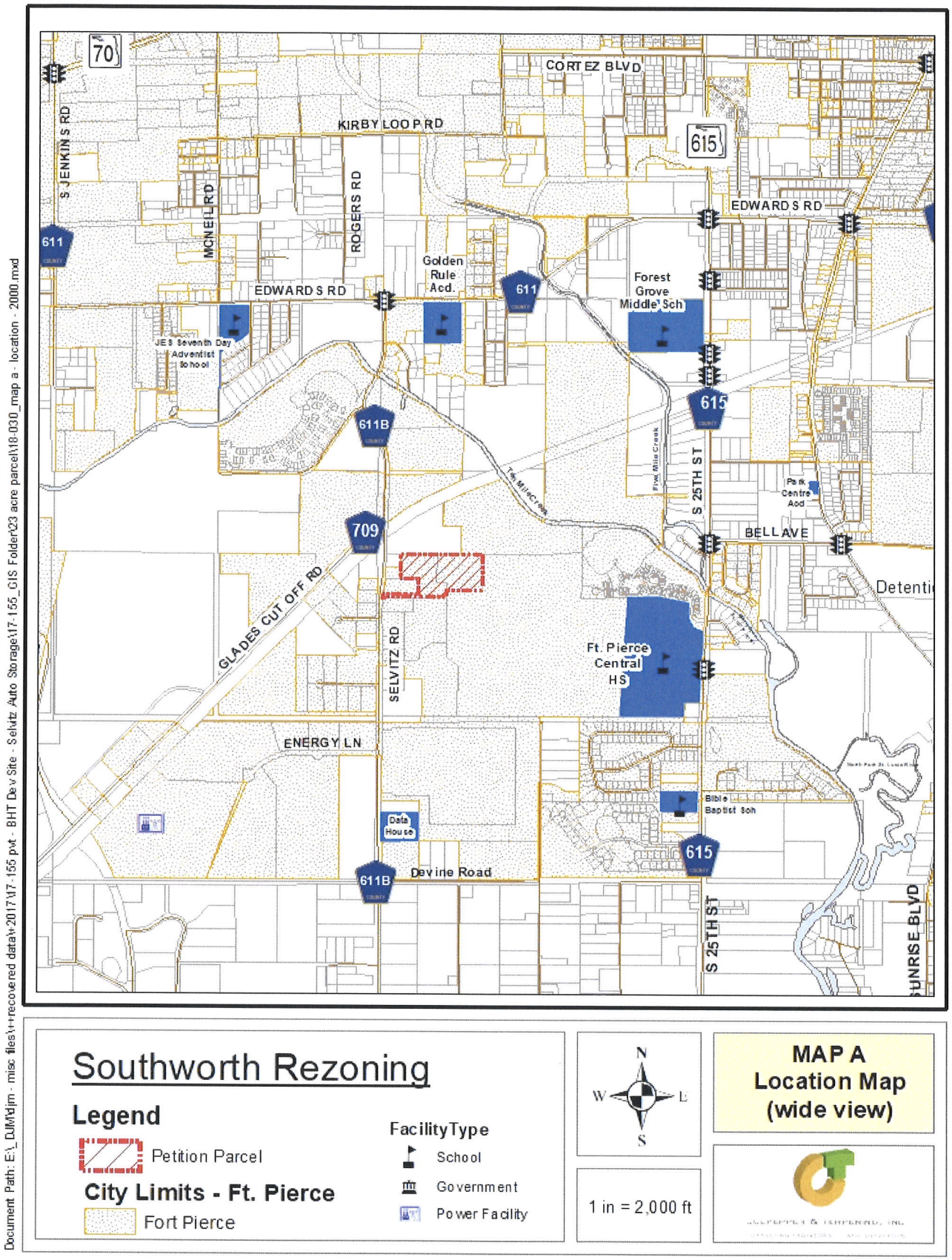
Beginning at the Northwest corner of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, recorded in Chancery No. 680-E, dated April 25, 1938; thence run South 89°36'15" East (assumed datum), a distance of 77.86 feet to the South 1/4 corner of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 00°54'36" East, along the North-South 1/4 Section line, a distance of 527.49 feet, more or less, to the South shore of Ten Mile Creek; thence run Southeasterly, meandering the said South shore, to a point on the West line of a tract to Adams Ranch, Inc., as in Official Records Book 328, at Page 1222, of the public records of St. Lucie County, Florida; thence run South 01°09'02" West, a distance of 1185.88 feet, more or less, to a concrete monument; thence run North 88°07'52" East, a distance of 682.40 feet, to the East line of the Northwest 1/4 of the Northeast 1/ 4 of said Section 32, by said Chancery No. 680-E; thence run South 01°49'35" West, a distance of 594.97 feet, to an iron pipe in concrete at the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E; thence run South 88°03'45" West, along the South line of said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E, a distance of 1350.98 feet, to the Southwest corner of the said Northwest 1/ 4 of the Northeast 1/4, by said Chancery 680-E; thence run North 00°25'20" East, along the West line of said Northwest 1/4 of the Northeast 1/4, by said Chancery No. 680-E, a distance of 1332.57 feet, to the POINT OF BEGINNING; all lying and being in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

The Northeast 1/ 4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida.

AND

The East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, and the West 170.00 feet of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.




# Southworth Rezoning

## Legend

Petition Parcel

**City Limits - Ft. Pierce**

Fort Pierce

**FacilityType**

School

Government

Power Facility

N

W E

S

1 in = 2,000 ft

**MAP A**
**Location Map**
**(wide view)**

Document Path: E:_DJM\djm - misc files\++recovered data\+2017\17-155 pvt - BHT Dev Site - Selvitz Auto Storage\17-155_GIS Folder\23 acre parcel\18-030_map a - location - 2000.mxd

EDWARDS RD
611
Golden Rule Acd.
Forest Grove Middle Sch
611B
Ten Mile Creek
Five Mile Creek
S 25TH ST
709
GLADES CUT OFF RD
SELVITZ RD
Ft. Pierce Central HS
ENERGY LN
Document Path: E:_DJM\djm - misc files\++recovered data\+2017\17-155.pvt - BHT Dev Site - Selvitz Auto Storage\17-155_GIS Folder\23 acre parcel\18-030_map b - location - 1000.mxd
Southworth Rezoning
Legend
Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
School
Government
Power Facility
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1 in = 1,000 ft
MAP B
Location Map
(close view)

Document Path: E:_DJM\djm - misc files\++recovered data\+2017\17-155 pvt - BHT Dev Site - Selvitz Auto Storage\17-155_GIS Folder\23 acre parcel\18-030_map c - aerial - 500.mxd

# Southworth Rezoning

**Legend**

Petition Parcel

**City Limits - Ft. Pierce**

Fort Pierce

**FacilityType**

School

Government

Power Facility

N

W E

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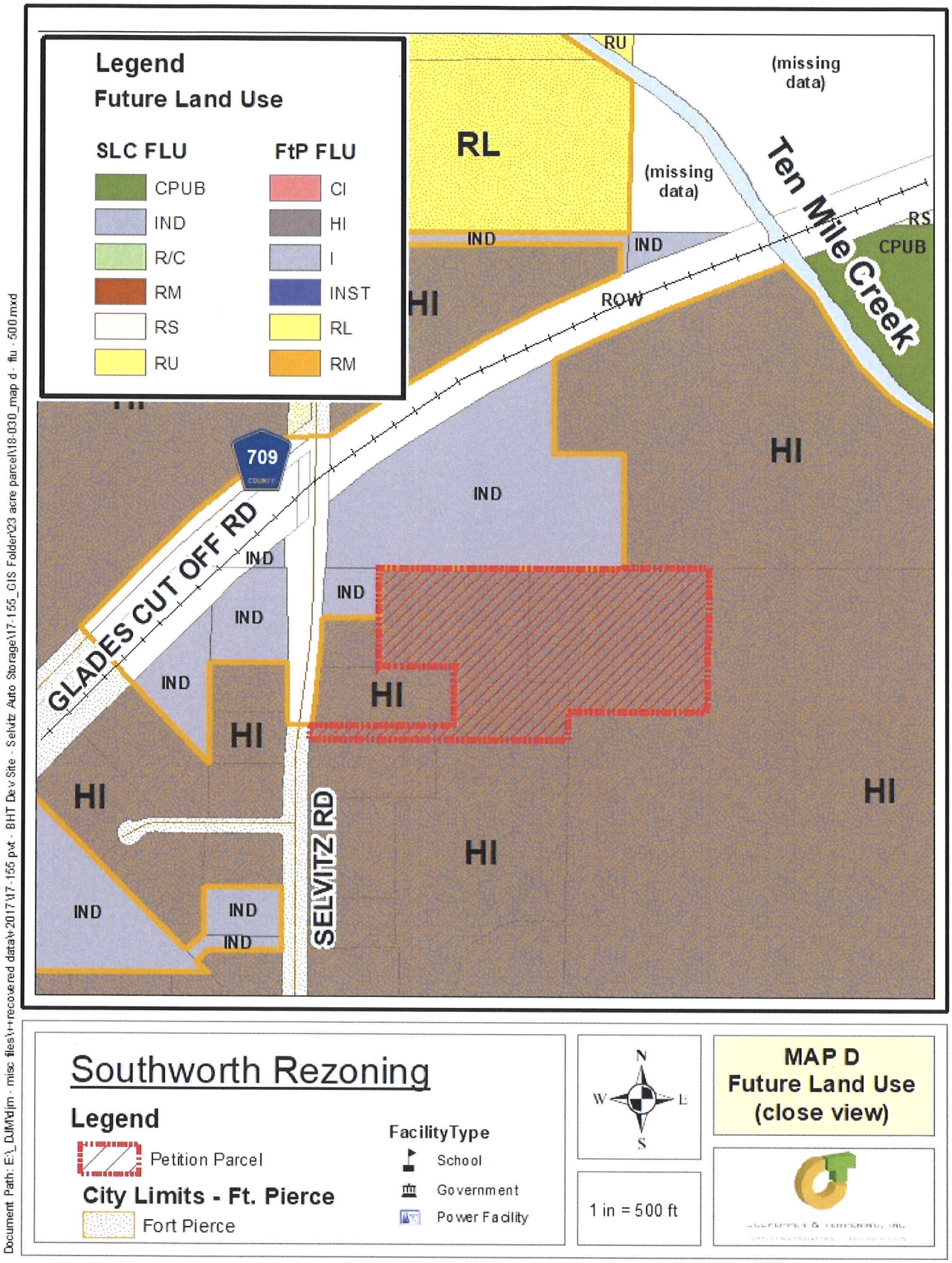
1 in = 500 ft

**MAP C**
**Aerial map**
**(close view)**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Future Land Use
SLC FLU
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R/C
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Ten Mile Creek
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Southworth Rezoning
Legend
Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
School
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Power Facility
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1 in = 500 ft
MAP D
Future Land Use
(close view)
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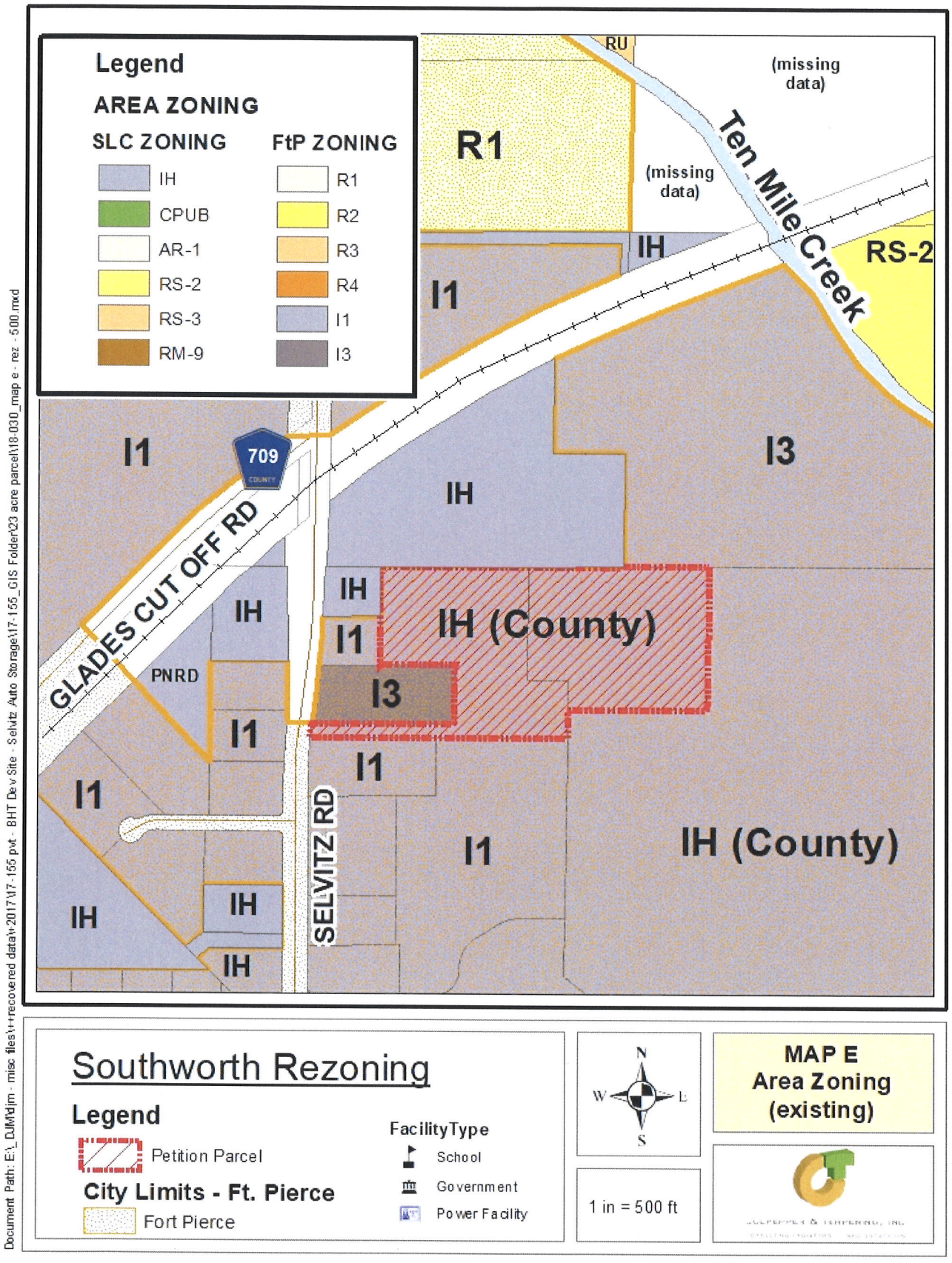
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AREA ZONING
SLC ZONING
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CPUB
AR-1
RS-2
RS-3
RM-9
FtP ZONING
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R2
R3
R4
I1
I3
RU
(missing data)
R1
(missing data)
Ten Mile Creek
RS-2
IH
I1
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I3
IH
GLADES CUT OFF RD
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Southworth Rezoning
Legend
Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
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Power Facility
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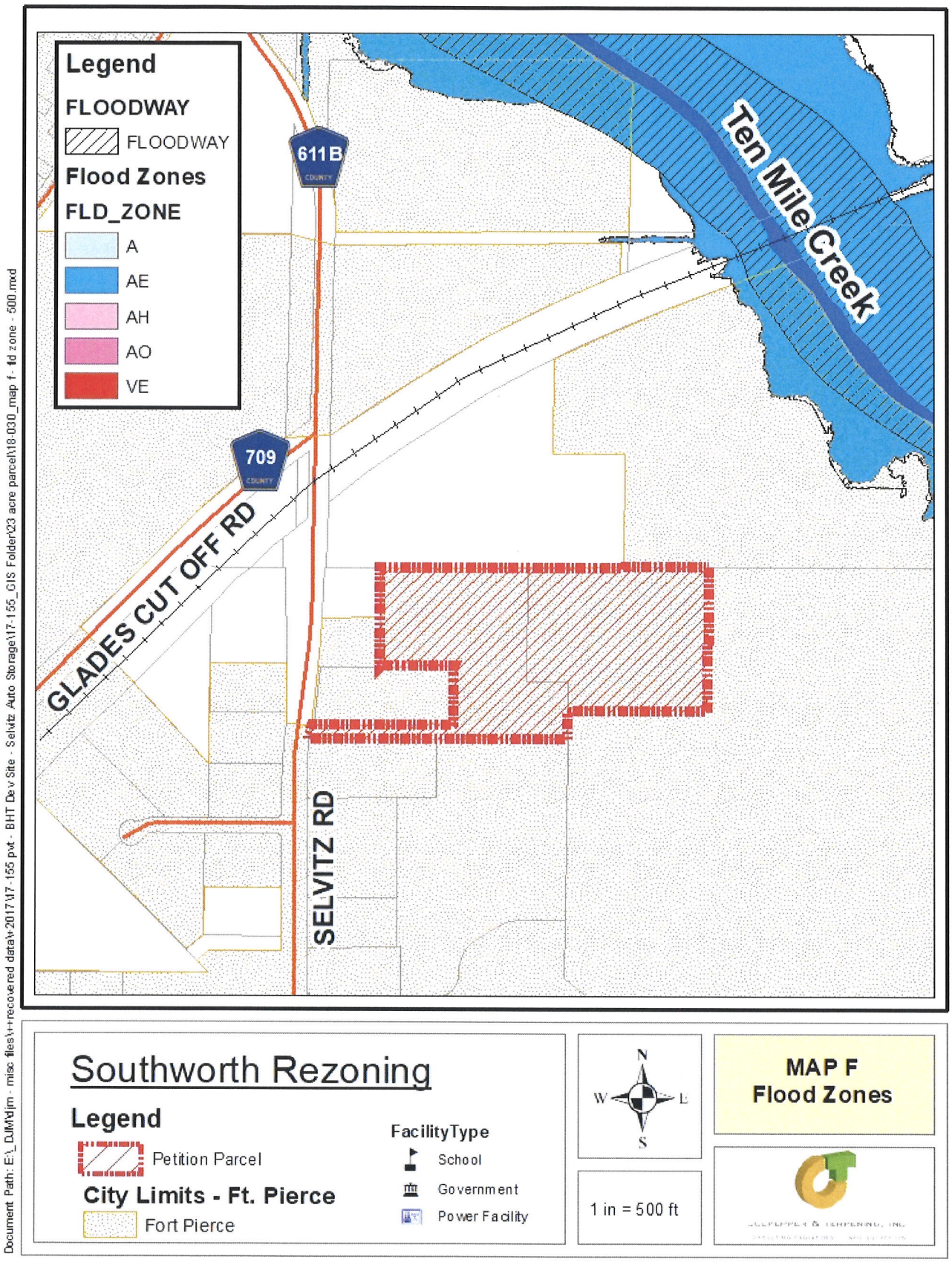
MAP E
Area Zoning
(existing)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SELVITZ RD
Ten Mile Creek
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Southworth Rezoning
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Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
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Government
Power Facility
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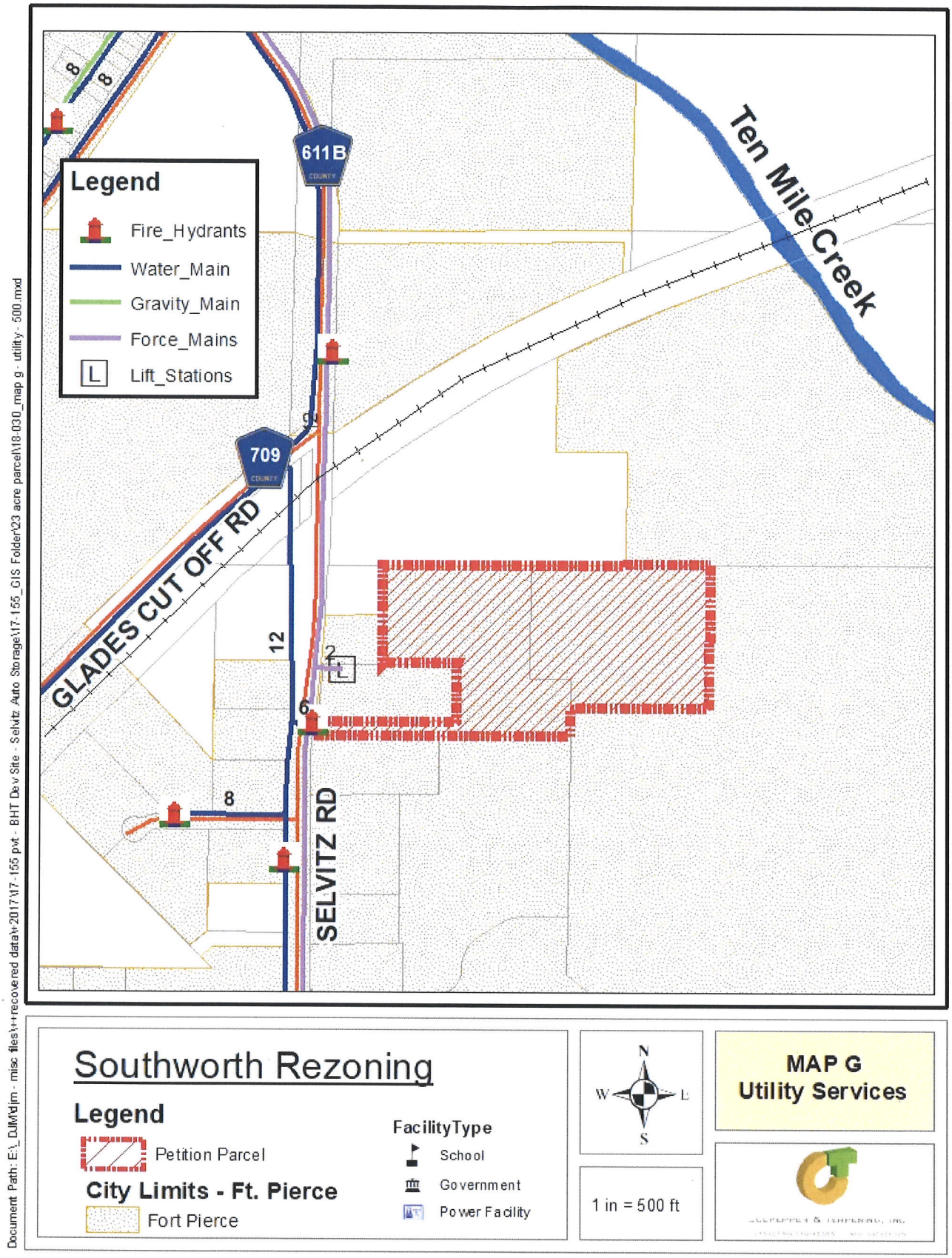
1 in = 500 ft
MAP F
Flood Zones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Fire_Hydrants
Water_Main
Gravity_Main
Force_Mains
Lift_Stations
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Ten Mile Creek
GLADES CUT OFF RD
SELVITZ RD
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Southworth Rezoning
Legend
Petition Parcel
City Limits - Ft. Pierce
Fort Pierce
FacilityType
School
Government
Power Facility
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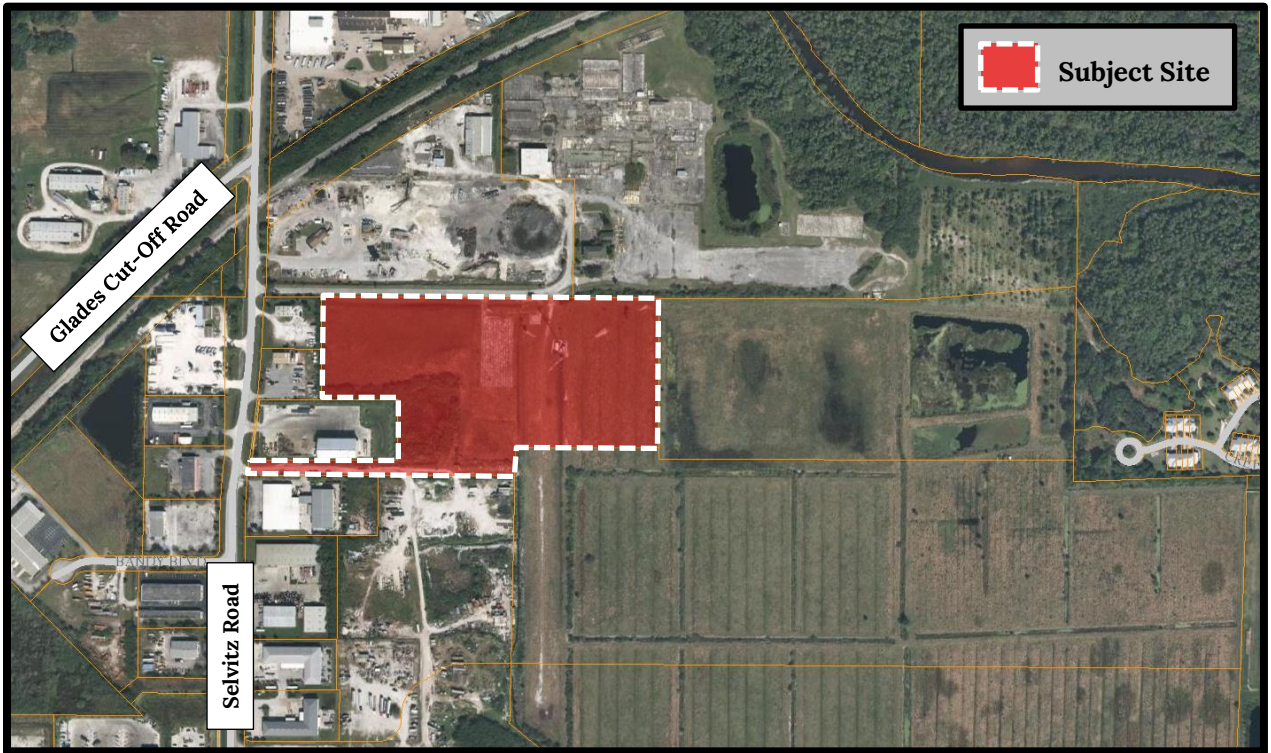
1 in = 500 ft
MAP G
Utility Services

END OF DOCUMENT




THE SUNRISE CITY
FORT PIERCE
Florida

**Application for Zoning Atlas Map Amendment**
**3802 Selvitz Road**
**Site Map**

N
W E
S

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

## Property Identification

Site Address: SELVITZ RD
Sec/Town/Range: 32/35S/40E
Map ID: 24/32N
Zoning: I3-Heavy I

Parcel ID: 2432-221-0002-000-6
Account #: 140363
Use Type: 6000
Jurisdiction: Fort Pierce

### Ownership

George L Southworth (TR)
PO Box 16966
Tampa, FL 33687

### Legal Description

32 35 40 32 35 40 THAT PART OF SEC MPDAF: FROM NW COR OF SEC RUN N 89 50 34 E ALG N LI OF SEC 343.65 FT TO POB; TH CONT N 89 51 05 E ALG N LI 1326.56 FT, TH S 00 10 58 E 584.85 FT, TH S89 49 03 W 562.46 FT, TH S 00 47 37 W 110.02 FT, TH S 89 52 06 W 1045.61 FT TO E RD R/W LI OF SELVITZ RD AND CURVE CONC E, R OF 1859.86 FT, TH NLY ALG ARC 19.02 FT, TH N 07 37 55 E 41.51 FT, TH N 89 52 06 E 576.52 FT, TH N 00 05 20 E 235.93 FT, TH S 89 52 06 W 304.33 FT, TH N 00 05 40 E 398.93 FT TO POB (18.514 AC - 806,470 SF) (OR 4105-2187; 4136-1437)

### Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 936 |
| Gross Area (SF): | 936 |
| Land Size (acres): | 18.51 |
| Land Size (SF): | 806,470 |

### Current Values

| | |
|---|---|
| Just/Market Value: | $229,400 |
| Assessed Value: | $229,400 |
| Exemptions: | $0 |
| Taxable Value: | $229,400 |

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

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Feb 28, 2018 | 4136 / 1437 | 0111 | WD | Southworth (TR) George L | $0 |
| Feb 28, 2018 | 4105 / 2187 | 0001 | WD | BHT of Florida 4008 LLC | $1,200,000 |
| Feb 26, 2018 | 4131 / 1087 | 0311 | SP | BHT of Florida 4008 LLC | $0 |
| Feb 26, 2018 | 4104 / 0369 | 0205 | SP | Cargill Juice N America Inc | $1,950,000 |
| Oct 26, 2004 | 2116 / 2200 | XX01 | WD | Johnson,Bobby | $145,700 |
| Sep 24, 1999 | 1252 / 1370 | XX01 | QC | Johnson,Bobby | $119,900 |
| Oct 8, 1998 | 1177 / 0002 | XX00 | WD | | $320,000 |

## Building Information (1 of 1)

Finished Area: 936 SF

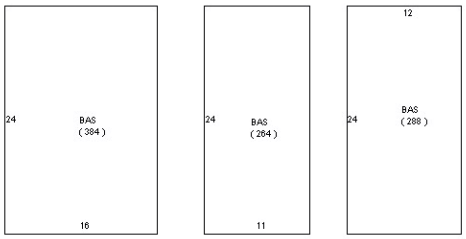
Gross Total Area: 936 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: Fibrglss Shg | Roof Structure: Hip |
| Building Type: UT4 | Year Built: 1990 | Frame: |
| Grade: Y_D | Effective Year: 1990 | Primary Wall: CB Stucco |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

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




## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 936 | 936 | 222 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| TRIPLE LIGHT | 1 | 1 | 1990 |
| SINGLE LIGHT | 1 | 2 | 1990 |
| CHAINLINK 6' | 1 | 300 | 1990 |
| DOUBLE LIGHT | 1 | 3 | 1990 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $229,400 |
| Just/Market: | $229,400 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $229,400 |
| Exemption(s): | $0 |
| Taxable: | $229,400 |

Current Year Exemption Value Breakdown

| Tax Year | Grant Year | Code | Description | Amount |
|---|---|---|---|---|

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2005 | 0041 | 25.1 | Fort Pierce Stormwater Charge | $1,355.40 |
| 2017 | 0041 | 232.4 | Fort Pierce Stormwater Charge | $12,549.60 |
| 2018 | 0054 | 18.514 | North St. Lucie Water Management District | $268.45 |

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2017 | $229,400 | $229,400 | $0 | $229,400 |
| 2016 | $229,400 | $229,400 | $0 | $229,400 |
| 2015 | $229,400 | $229,400 | $0 | $229,400 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| BP09-1554 | Dec 22, 2009 | Alterations/Remodeling | $65,000 | $900 |
| BP10-1492 | Jun 18, 2010 | Alterations/Remodeling | $10,000 | $175 |
| BP10-1495 | Jul 1, 2010 | Fence | $14,700 | $158 |
| BP12-0916 | Jun 13, 2012 | Electric | $2,250 | $100 |

| | | | | |
|---|---|---|---|---|
| BP13-1467 | Aug 7, 2013 | Alterations/Remodeling | $41,000 | $426 |
| BP14-1973 | Aug 7, 2014 | Alterations/Remodeling | $18,000 | $188 |
| BP16-0279 | Mar 1, 2016 | Alterations/Remodeling | $12,000 | $150 |
| BP17-0346 | Mar 1, 2017 | Electric | $12,000 | $0 |

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

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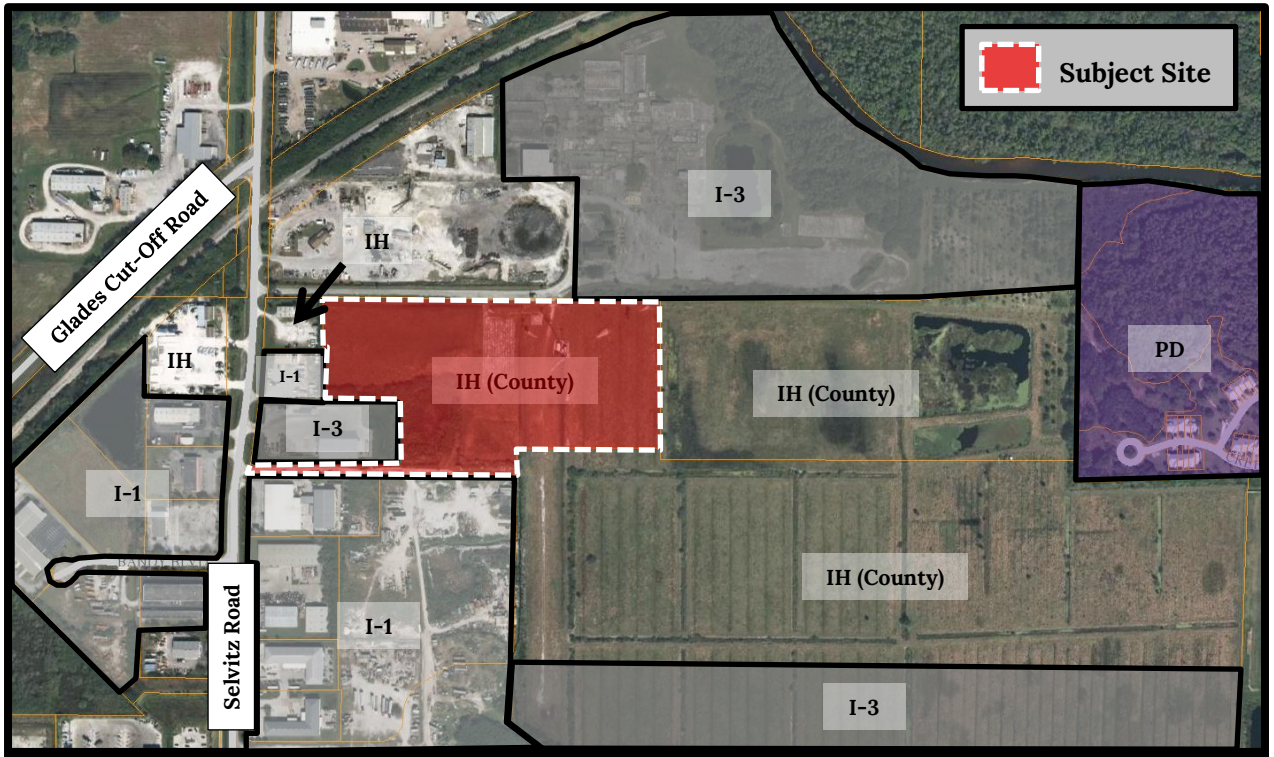



THE SUNRISE CITY
FORT PIERCE
Florida

**Application for Zoning Atlas Map Amendment**
**3802 Selvitz Road**
**Zoning Map**

N
W E
S

June 19, 2018

George L. Southworth
P.O. Box 16966
Tampa, FL 33687

**SUBJECT: Concrete Impressions**
**TECHNICAL REVIEW PROJECT: # 18-06000005**

**Comments:**

1. While a survey was provided it was not signed and sealed. Please provide a signed and sealed survey.

2. Please confirm with the Code Enforcement Department that there are no outstanding code violations with the property. If there are, please start the process to address all violations prior to the 1st reading by the City Commission

Please provide a written response to all TRC comments and provide submittal of all new materials by June 28, 2018 to advance to the Planning Board. 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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**TO : Brandon Creagan, Planner**

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

**RE : Concrete Impressions – 2432-221-0002-000-6**
**Zoning Atlas Map Amendment**
**TRC No. 18-06000005**

**DATE : June 15, 2018**

RECEIVED
JUN 19 2018
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on June 7, 2018:

- [x] Rezoning Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Rezoning Request
- [ ] Building Permit
- [ ] C/O

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

- [ ] See attached for engineering comments

JRA/TST/dhr

Q:\ENGINEERING\Site Development Projects\C\Concrete Impressions\Submittal No. 1 - 060718\Zoning Amendment - 060718.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

# BUILDING DEPARTMENT
# TECHNICAL REVIEW COMMITTEE (TRC)
# COMMENT FORM

**Meeting Date:** June 21, 2018
**Property Address:** 3798 Selvitz Rd.
**Property Name:**
**Project Name:** Concrete Impressions – Zoning Atlas Map Amd.
**Planner:** Brandon Creagan

***Please be advised that the project may trigger the requirements indicated below:***

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature _____ Date: 6/20/18

# FPUA Comments

Rezoning - Concrete Impressions - East side of Selvitz Road, behind Ft. Pierce Waste
Transfer Station
W/WW Engineering: Approved
Electric & Gas Engineering: Approved

**June 13th, 2018**

**Project:** **Zoning Atlas Map Amendment – Concrete Impressions**
**Subject:** **SURVEY REVIEW**
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

1) Please add to the notes. "The expected use of the survey and map is Commercial" and "All measurements are in accordance with the United States standard, in feet."
2) . A reference to all bearings shown on a survey map or report must be clearly stated, i.e., whether to "True North"; "Grid North as established by the NOS"; "Assumed North based on a bearing for a well-defined line, such as the center line of a road or right of way, etc."; "a Deed Call for a particular line"; or "the bearing of a particular line shown upon a plat." References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. In all cases, the bearings used shall be referenced to some well-established and monumented line. Please describe and indicate the monumentation used for the Bearing Base.
3) Please add the verbiage "Bearing Base" above the bearing described in the report.
4) Survey Note 13, please indicate if the elevation is in feet or meters.

Please provide a written response to all comments

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

**TO:** Brandon Creagan, LEED Green Associate, Planner

**THROUGH:** Mayte Santamaria, Assistant Director

**FROM:** Kori Benton, Senior Planner

**DATE:** June 20, 2018

**SUBJECT:** **Zoning Atlas Map Amendment – Concrete Impressions – 2432-221-0002-000-6**

## Background

The St. Lucie County Planning & Development Services Department has completed a review of the June 7, 2018 distribution of Technical Review Project# 18-06000005.

The applicant is requesting a Zoning Atlas Map Amendment for a property located east of Selvitz Road, behind the Fort Pierce waste transfer station. The property is 18.51 acres and has a St. Lucie County zoning of IH, Industrial Heavy and a City Future Land- Use of HI, Heavy Industrial. The applicant would like to rezone the property to City I-3 Heavy Industrial. The Parcel ID for the lot is 2432-221-0002-000-6.

## General Review Inquiries or Notes:

- The Zoning Atlas Amendment did not include an Environmental Study for the property.

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.

**Planning Board** **6.d.**

Meeting Date: 07/10/2018

Information

REQUESTED ACTION

Zoning Atlas Amendment & Planned Development - Redhawk Rebar - 4280 Bandy Boulevard

LOCATION

4280 Bandy Blvd.

RESPONSIBLE STAFF

Rebecca Grohall, AICP
Planning Director

RECOMMENDATION

Approval

Attachments

PB Staff Report
Site Plan
Site Plan with Aerial
Aerial Map
Application
Property Record Card
Zoning Map
Land Use Map
TRC Comments from Staff
Response from Applicant for TRC Comments
Design Description
Traffic Impact Statement

**Form Review**

Form Started By: Rebecca Grohall Started On: 07/03/2018 03:16 PM

Final Approval Date: 07/03/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

**TO:** Members of the City of Fort Pierce Planning Board

**FROM :** Rebecca Grohall, AICP, Planning Director

**SUBJECT:** **Application for Planned Development (PD)**
**Redhawk Rebar Facility**
**4280 Bandy Boulevard**

**DATE:** June 28, 2018

## STAFF REPORT

**Owner:**
A & D Investments of the Treasure Coast, LLC
656 Buck Hendry Way
Stuart, FL 34994

**Applicant:**
Transamerica Development
234 NE 34 Street
Miami, FL 33137

**Representative:**
Dennis Murphy
Culpepper & Terpening, Inc.
2980 S. 25th Street
Fort Pierce, FL 34982

**Requested Action:** Approval of a Zoning Atlas Amendment and Planned Development (PD)

**Location:** 4280 Bandy Boulevard

**Parcel IDs:** 2431

**Current Zoning:** I-1, Light Industrial

**Proposed Zoning:** PD, Planned Development

**Future Land Use:** Heavy Industrial (HI)

**Surrounding Zoning:**

| North | East | South | West |
|---|---|---|---|
| I-1, I-3 | I-1, I-3 | I-1 | I-1, I-3 |

**Site Size:** 3.57 acres

**Utilities:** Located within the FPUA Retail Service Area

## Staff Analysis:

***Request***
In accordance with Sections 22-40, 22-59, and 22-127 of the City Code, the applicant is requesting the review and approval of a Planned Development (PD) for Redhawk Rebar to rezone the subject site and authorize the development of an industrial facility specializing in rebar bending for construction sites.

***Project Summary***
The proposed Redhawk Rebar Facility is a Planned Development (PD) is for the purpose of constructing a a manufacturing facility that transforms already fabricated rebar into components for commercial construcitons process. The parcel is located on a 3.57 acre tract of land owned by the parties specified on the first page. The proposed manufacturing facility will be located within Fort Pierce Industrial Park, on a formerly cleared parcel that was never developed, which is just west of Selvitz Road and south of Glades Cut Off Road.

The proposed development plan consists of a 40,00 sq. ft. manufacturing facility, of which 8,000 sq. ft. provides office space, Phase I - 16,000 sq. ft industrial building, Phase 2 - 16,000 sq. ft industrial building and a 4,000 sq. ft. area for covered staging of finished product.

The plan also incorporates a railroad spur to accommodate deliveries to and from the site, vehicular parking, site lighting, landscaping, and storm water facilities to support the proposed plant. Construction is proposed for completion within two phases, designated to commence in the Fall of 2018 and be completed within two years of Planned Development Approval (August 2020). The work shifts are presented to be standard hours of operation from approximately 7 AM to 5 PM.

***Existing Conditions***
The subject parcel is predominantly vacant, being best described as an impacted urban site that has been left altered and defunct from previous activities. This parcel was part of a Planned Development site previously approved in 1990 by St. Lucie County as part of the Ft. Pierce Business Park, Lot 8. The prior approval for a 32,000 square foot building which was not built.

The historic native ecosystem is no longer present on the site, One Gopher Tortoise burrow has been located, as part of the environmental review of this site, which will be relocated to a new offsite location prior to development and through a Florida Fish and Wildlife Service approved permit.

***Design***
The proposed architectural design is reflective of a pre-engineered building with various architectural embellishments to improve the mundane presentation of a sizeable industrial structure. The height of the manufacturing structure is approximately 38 ft. wrapped with a combination of decorative metal panels, oolitic stone and stucco banding. The height is typical of single story industrial buildings and will not exceed allowable height limit of 65 feet.

The design of the facility integrates a variation of features on the primary façade, to create visual relief facing Bandy Boulevard. The features are highlighted along the linear sides by decorative aluminum grilles placed across the top elevation. The low-slope roof design is typified by the structure envelope very similar to other structures in the area. The presented fenestration for the structures offers minimal design and visual interest for the primary façade. Fences and walls are an essential component of the overall design scheme, and should be appropriately integrated into the proposed design. Prior to City Commission, the applicant will provide an updated set of elevations.

***Access & Parking***
Vehicular access to the proposed manufacturing facility will be from the driveway on Bandy Boulevard. This entrance is the sole access for vehicles of goods and employees. Forty Nine (49) vehicular parking spaces (two of which are handicapped-accessible). The FEC is proposed to construct a separate rail spur to service the site to facilitate the transport of materials into, and export of the finished product. The function of the facility demands the frequent delivery of raw materials to the site for processing of pre-manufactured rebar components. These materials are intended to be primarily shipped to and from the site rail siding. The Planning Department has reviewed their request to utilize the ITE Parking Generation Manuals for determining the parking needs. As such, the ITE calculation indicates that 48 spaces are needed, with 49 being proposed to be built. An additional 20 parking stalls can be "reserved" for future use as needed.

***Outdoor Storage***
A minor element of the development plan is a storage area, approximately 3.19 acres, intended to stage finished concrete ties and provide space for loading on the support rail lines. This is located to the northern property line, adjacent to the existing rail line.

***Stormwater Retention & Landscaping***
Stormwater facilities for the additional impervious area are presented to be served by two retention areas located at the northerly and eastern portions of the site.

The applicant is completing their landscaping plans and have indicated that they will be in conformance to City Requirements. The applicant will provide these to Staff no later than the date of the Planning Board meeting.

***Right-of-way, Sidewalks, & Lighting***
St. Lucie County will require either the construction of a sidewalk along Bandy Road, or the Payment in Lieu of. The applicant is proposing payment in-lieu for this project, based upon the infrequent use and absence of direct connections within the vicinity. Internal to the site will be a sidewalk as part of the Phase II construction around the building.

Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

***Traffic Impacts***
The applicant has completed a traffic impact statement that updates the site, this site received vesting status in 1990 when it was originally approved. As shown in the attached table (please refer to the Responses the the TR review by Culpepper Terpening) the resulting trips do not impact the Level of Service (LOS) of the roadway. The impact of the project is projected to add an additional 24 vehicle trips per day (ADT) to the existing conditions.

***Rezoning***
Pursuant to City Code Section 22-131 before an amendment, including a zoning atlas change, is approved, findings will be made that the following standards are satisfied:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse affect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

Staff finds the presented request is in compliance with the City Code.

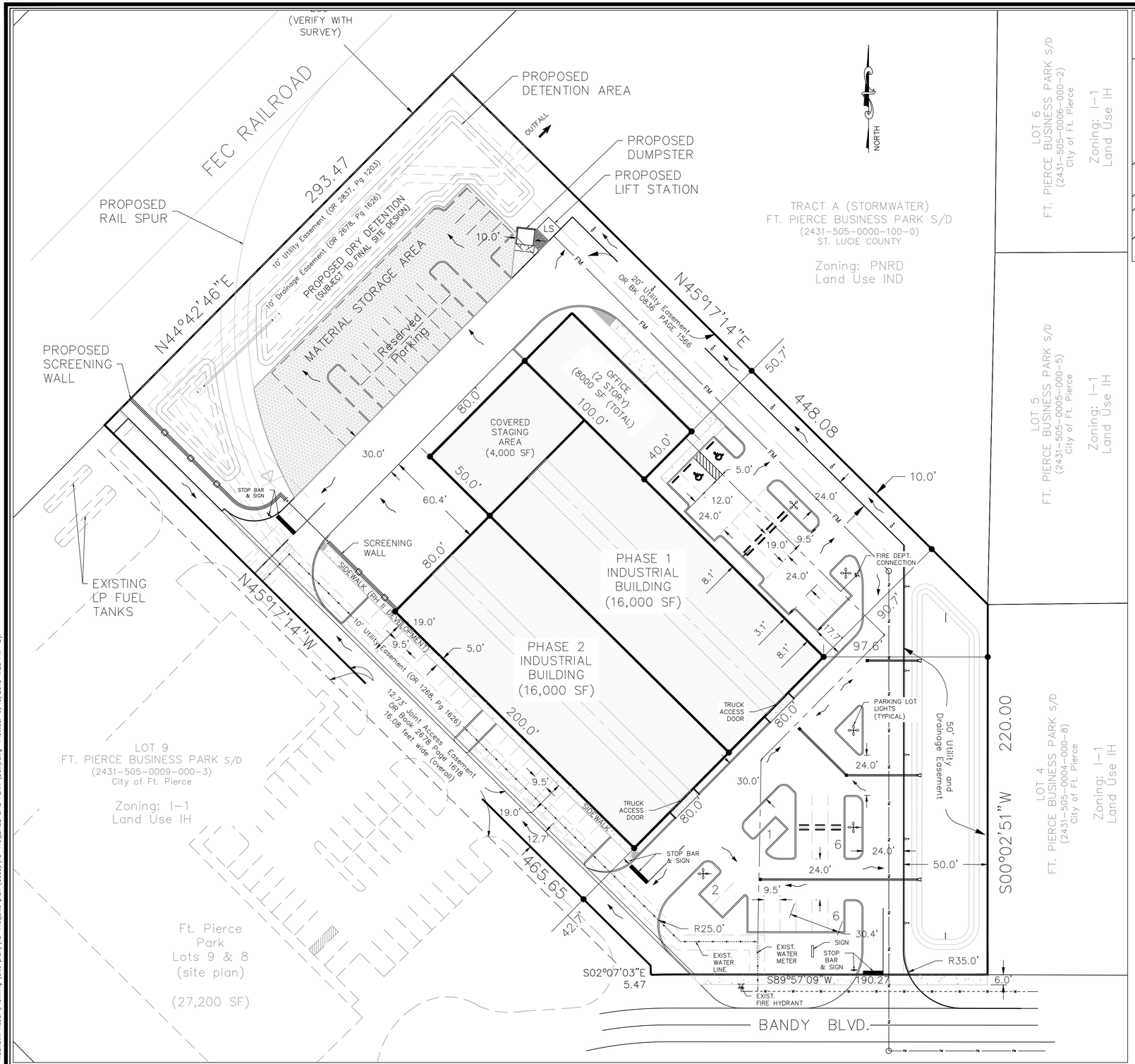
***Comprehensive Plan***
The subject property is designated with a Heavy Industrial (HI) future land use. The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed for this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail and service uses that support its employees; and compatible public, quasi-public and special uses.

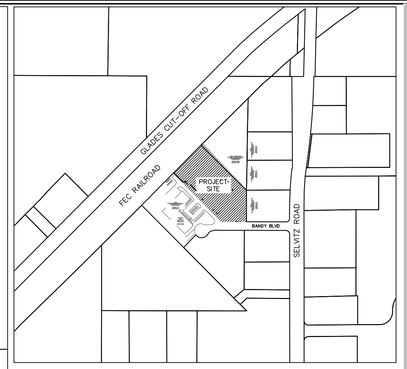
The nature, intensity, and hours of operation of the subject facility are appropriately classified and suited for designated industrial areas which provide an environment conducive to intensive manufacturing and industrial uses like those found in the Selvitz road area.

**Technical Review Committee**
All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. Findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

**Staff Recommendation**:
The proposed zoning atlas amendment and Planned Development (PD) to rezone the subject site and development to create a defined development plan and support facilities for the intended user upon the subject site. The request for a Planned Development is generally consistent with the processes outlined in the Land Development Code, the underlying intensity of the proposed use is consistent Future Land Use Element of the City's Comprehensive Plan for Industrial Districts; therefore staff recommends the Planning Board forward a recommendation to **approve** the presented plan (PD) and rezoning request with the following conditions:

1) Open Space calculation revised to reflect the 20% required in the Land Development Code, Land Development Code22-40(b)(3). This revision should be made prior to City Commission.
2) Site Lighting is provided in accordance with Land Development Code 22-60(j)(1) Off Street Parking and Loading at the time of Building Permit Review.
3) Building elevations be provided prior to City Commission in accordance with Land Development Code Section 22-59 (c)(1)j.
4) Please provide an updated response to the City of Fort Pierce Engineering Department review dated June 29, 2018 prior to Building Permit application.
5) A Landscaping Plan by a licensed landscape architect in accordance with Code 22-187, and 22-40 (b)(2) is submitted prior to City Commission.




LOCATION MAP
(NTS)

## SITE DATA TABLE

**Owner/Applicant:**
Transamerica Construction Co
234 NE 34th Street
Miami, FL 33137
Phone: (305) 572-9551
Fax: (305) 572-9552

**Engineer / Surveyor:**
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

**Landscape Architect:**

**Architect:**
Balli-Trautman Architects LLC
1533 Sunset Drive Suite 101
Coral Gables, FL 33143
Phone: (305) 669-5160
Fax: (305) 898-9098

**Environmental:**

**1.) Project Name:**
Redhawk Rebar Fabrication Plant (Ft. Pierce)

**2.) Location:**
(T/B/D

**3.) Project Description:**
Metal

**4.) Sec/Town/Range:**
Section 27/ Range 35S/ Township 40E

**5.) Tax Map**
24-31n

**6.) Parcel ID Numbers:**
2431-505-0008-000-6

**7.) Gross Site Area:**
3.52 Automobile Dealership Parcel 153,331 sq feet

**8.) Zoning:**
I-1 (Industrial Light) 3.52 acres

**9.) Land Use:**
IH (Industrial Heavy) 3.52 acres

**10.) Site Density/Intensity:**
Maximum FAR (Nonresidential) - 1 .0 (Maximum Coverage by Buildings (60%))

**11.) Development Schedule:**
Start: Fall 2018
Complete: Summer 2019

**12.) Flood Zone:**
The project site is located in Flood Zone X (Area of Minimal Flood Hazard), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0188J, Feb 16, 2012.

**13.) Site Coverage[1]:**

| | acreage | sq feet | % of site | FAR[2] |
|---|---|---|---|---|
| Buildings (all types) | 0.9 | 40,000 | 26% | 0.26 |
| Roadways/Parking | 1.7 | 74,500 | 49% | n/a |
| Other Impervious | 0.2 | 10,670 | 7% | n/a |
| Open Space/ Landscape | 0.6 | 28,161 | 18% | n/a |
| Lakes | 0.0 | - | 0% | n/a |
| Totals | 3.5 | 153,331 | 100% | |

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) FAR coverage based on total bldg sq ft (40,000)/ gross lot area.

**14.) Parking:**
**required parking** - 1.18 space/ 1000 sq feet building area

| Building Area (000's) | SP/1,000 sf | = | req'd | provid |
|---|---|---|---|---|
| 41 | 1.18 | | 48.38 | 49 |

**handicapped parking required** (based on Code required parking)

| code req'd pkg | HC pkg req'd | HC Pkg |
|---|---|---|
| 49 | 2 (public | 2 |

**15.) Building Hgt.:**
Maxim 65 feet

**16.) Utility Service:**

| | | | |
|---|---|---|---|
| Water Service (Utility) | FPUA | Electric Service | FPUA |
| Sewage Service (Utility) | FPUA | Telcom Service (backbone) | ATT |
| Re-Use Water (Utility) | n/a | Cable Service (primary) | Comcast |

All utility services will be placed underground.

**17.) Refuse**
Trash and Solid Waste is collected by Ft. Pierce approved waste haulers.

**18.) Site Lighting:**
Site lighting of the parking and site storage areas will be provided through a combination of wall-mounted fixtures on the side of the buildings or through the placement of several independent poles located along the perimeter of the travel way and site storage area. All on-site lighting will comply with the City footcandle requirement.

**18.) Site Drainage (preliminary):**
The existing drainage system shall be utilized and a new dry detention system will be constructed to provide for the additional construction. Storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978.

**19.) City of Ft. Pierce General Notes:**
A. Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.
B. Parking space striping shall conform to Section 22-60(C)(8) of the Ft. Pierce City Code.

**City Ft. Pierce Project Number:**
**18-00000000**

| COMPUTER FILE REF. | FIELD BK./PG. |
|---|---|
| | |

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE: 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

| – REVISIONS – | BY | DATE |
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| | BY | DATE |
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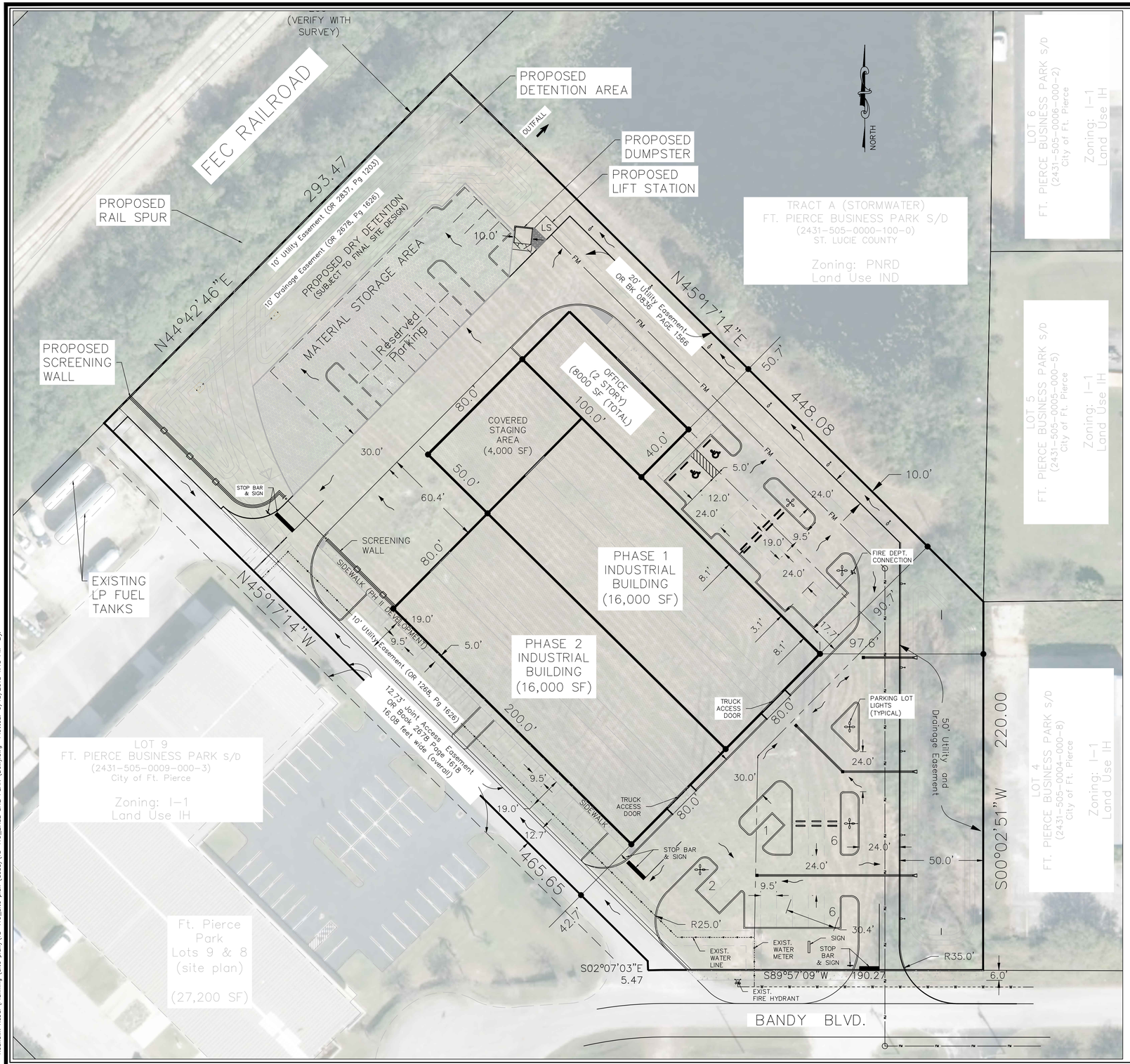
| DETAILED | ## | ######## |
| CHECKED | ## | ######## |
| APPROVED | ## | ######## |

# REDHAWK REBAR
# SITE PLAN

DATE: 06/01/18
HORIZ. SCALE: 1:30
VERT. SCALE: #####
JOB No. 18-110
SHEET 1 of 2

P:\Projs-2018\18-110 pvt - Redhawk Rebar\Planning (site plan)\18-110_site plan (acad)\18-110_BASE SITE PLAN (DJM).dwg Plotted: 6/18/2018 1:25 PM By:

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6.) **Parcel ID Numbers:** 2431-505-0008-000-6

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**handicapped parking required** (based on Code required parking)

| code req'd pkg | HC pkg req'd | HC Pkg |
|---|---|---|
| 49 | 2 (public | 2 |

15.) **Building Hgt.:**
Maxim 65 feet

16.) **Utility Service:**

| | | | |
|---|---|---|---|
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**City Ft. Pierce Project Number:**
**18-00000000**

P:\Proj-2018\18-110 pvt - Redhawk Rebar\Planning (site plan)\18-110_site plan (acad)\18-110_BASE SITE PLAN (D&M).dwg Plotted: 6/18/2018 1:15 PM By:

| COMPUTER FILE REF. | FIELD BK./PG. |
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STATE OF FLORIDA CERTIFICATION No. LB 4286

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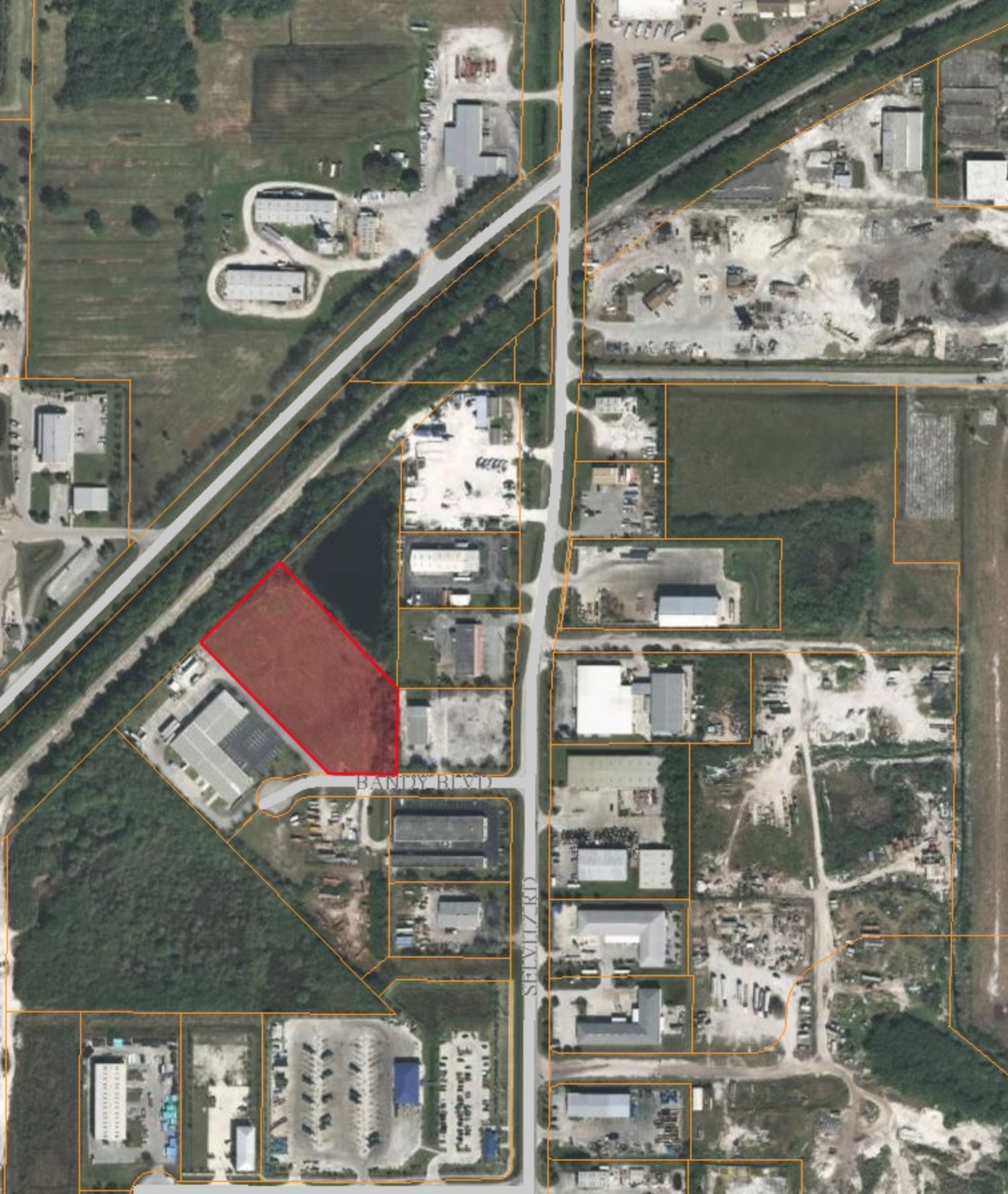
| DETAILED | ## | ######## |
| CHECKED | ## | ######## |
| APPROVED | ## | ######## |

# REDHAWK REBAR

## SITE AERIAL

DATE: 06/01/18
HORIZ. SCALE: 1: 30
VERT. SCALE: #####
JOB No. 18-110
SHEET 2 of 2


BANDY BLVD
SELVITZ RD

THE SUNRISE CITY
# FORT PIERCE
PLANNING DEPARTMENT *Florida*

## DEVELOPMENT REVIEW

Property address or Location LOT 8, BANDY BLVD

Parcel ID #(s) 2341-505-008-000-6 2431-505-0008-000-6

Project description REBAR BENDING AND CUTTING FACILITY WITH RAIL ACCESS

| | |
|---|---|
| ENRIQUE E PERAZA | TRANSAMERICA DEVELOPEMENT |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 540 SABAL PALM RD | 234 NE 34 ST |
| Street Address | Street Address |
| MIAMI FL 33137 | MIAMI FL 33137 |
| City State Zip | City State Zip |
| 305.431.8316 | 305-572-3551 |
| Phone Number | Phone Number |
| EMERSON@TRANSAMERICACONSTRUCTION.COM | EMERSON@TRANSAMERICACONSTRUCTION.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 2 day of APRIL, 2018, by ENRIQUE PERAZA who is personally known to me or has produced _____ as identification.

Signature of Notary

(Seal) NOTARY PUBLIC STATE OF FLORIDA

LUIS MARTINEZ
MY COMMISSION # FF 903557
EXPIRES: July 26, 2019
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<br>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:*

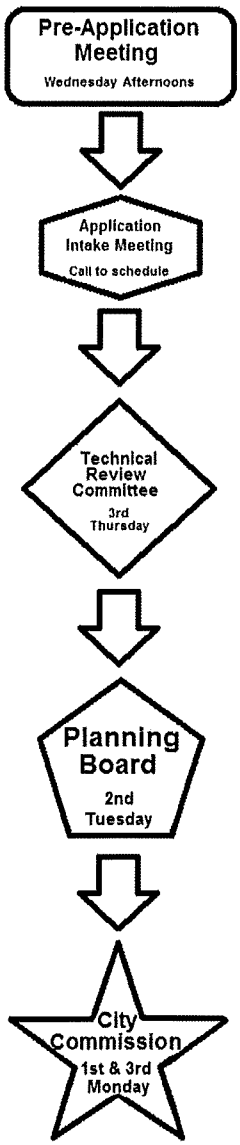
Non-Residential: Proposed Sq. Ft.: 20,000SF

Residential: Proposed Units: N/A

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

| North | South | East | West |
|---|---|---|---|
| RR LINE | LI | LI | LI |

**Application Outlook**




## *Site Plan submittal requirements:*

***Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.***

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ❑ Lighting Plan (see Section 22-58.d.8)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

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

## Property Identification

| | |
|---|---|
| Site Address: | BANDY BLVD |
| Parcel ID: | 2431-505-0008-000-6 |
| Account #: | 127256 |
| Map ID: | 24/31N |
| Use Type: | 4000 |
| Zoning: | I1 |
| City/County: | Fort Pierce |

### Ownership

A & D Investments of the Treasure Coast LLC
656 NW Buck Hendry WAY
Stuart, FL 34994

### Legal Description

FT PIERCE BUSINESS PARK LOT 8 (3.57 AC) (OR 3706-2228)

### Current Values

| | |
|---|---|
| Just/Market Value: | $213,500 |
| Assessed Value: | $213,500 |
| Exemptions: | $0 |
| Taxable Value: | $213,500 |

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

### Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Area (SF): | 0 |
| Land Size (acres): | 3.57 |
| Land Size (SF): | 155,509.2 |

## Sale History

| | |
|---|---|
| Date: | Jan 6, 2015 |
| Book/Page: | 3706 / 2228 |
| Sale Code: | 0002 |
| Deed: | WD |
| Grantor: | Dickerson Realty FL Inc |
| Price: | $225,000 |
| Date: | Oct 12, 2006 |
| Book/Page: | 2678 / 1635 |
| Sale Code: | XX00 |
| Deed: | WD |
| Grantor: | Cross River Properties Inc, |
| Price: | $947,500 |
| Date: | Sep 23, 2005 |
| Book/Page: | 2386 / 2644 |
| Sale Code: | XX01 |
| Deed: | WD |
| Grantor: | Cloud Nine Investments Inc, |

| | |
|---|---|
| Price: | $311,000 |
| Date: | Jul 12, 1990 |
| Book/Page: | 0699 / 2021 |
| Sale Code: | XX02 |
| Deed: | WD |
| Grantor: | Archie A Hendry |
| Price: | $100 |
| Date: | Apr 18, 1989 |
| Book/Page: | 0636 / 0578 |
| Sale Code: | XX02 |
| Deed: | QC |
| Grantor: | |
| Price: | $100 |

## 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% |

Image or Sketch unavailable for display

## Special Features and Yard Items

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $213,500 |
| Just/Market: | $213,500 |

Current Year Exemption Value Breakdown

| | |
|---|---|
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $213,500 |
| Exemption(s): | $0 |
| Taxable: | $213,500 |

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2005 | 0041 | 9.5 | Fort Pierce Stormwater Charge | $513.00 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 3.57 | North St. Lucie Water Management District | $51.77 |

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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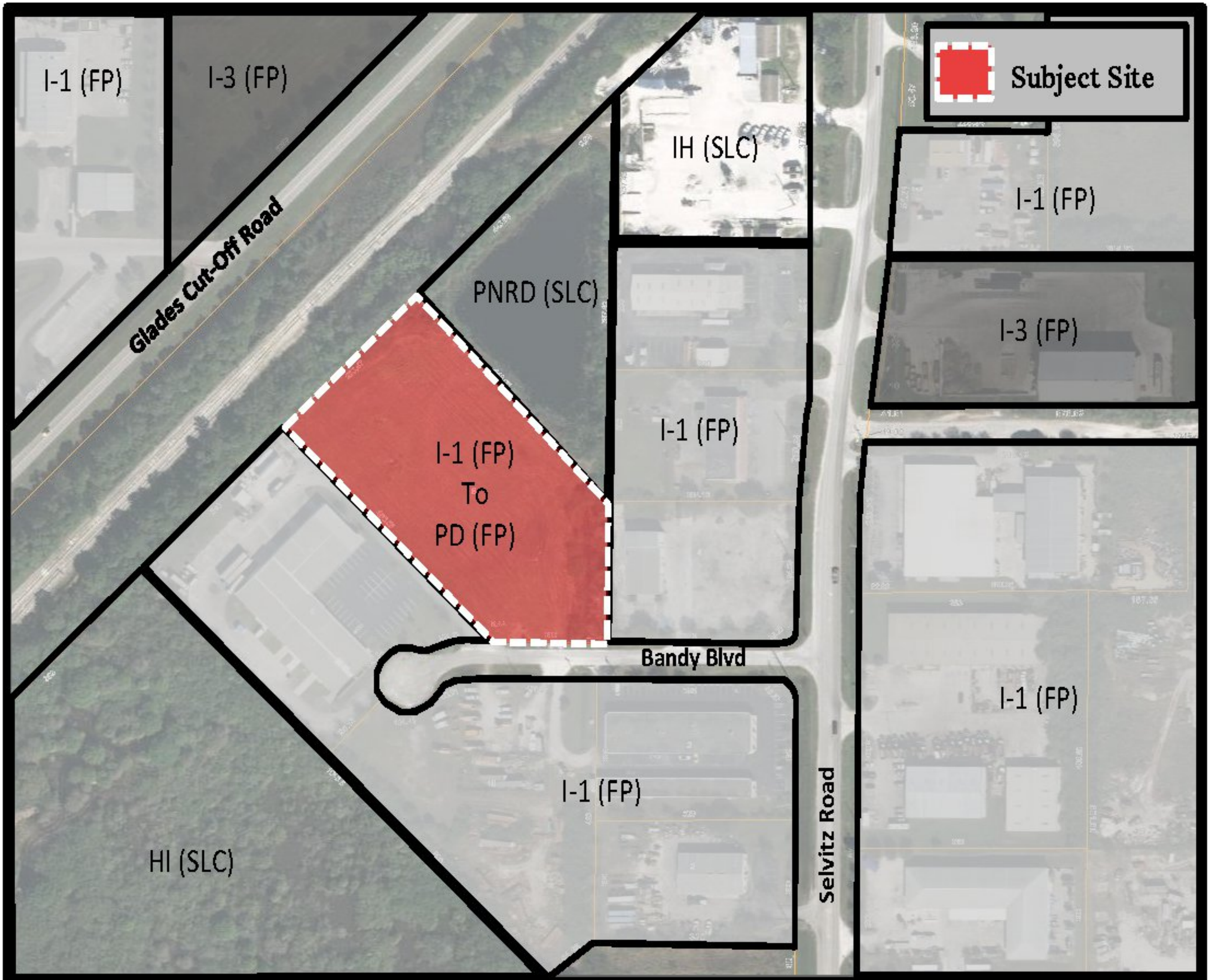
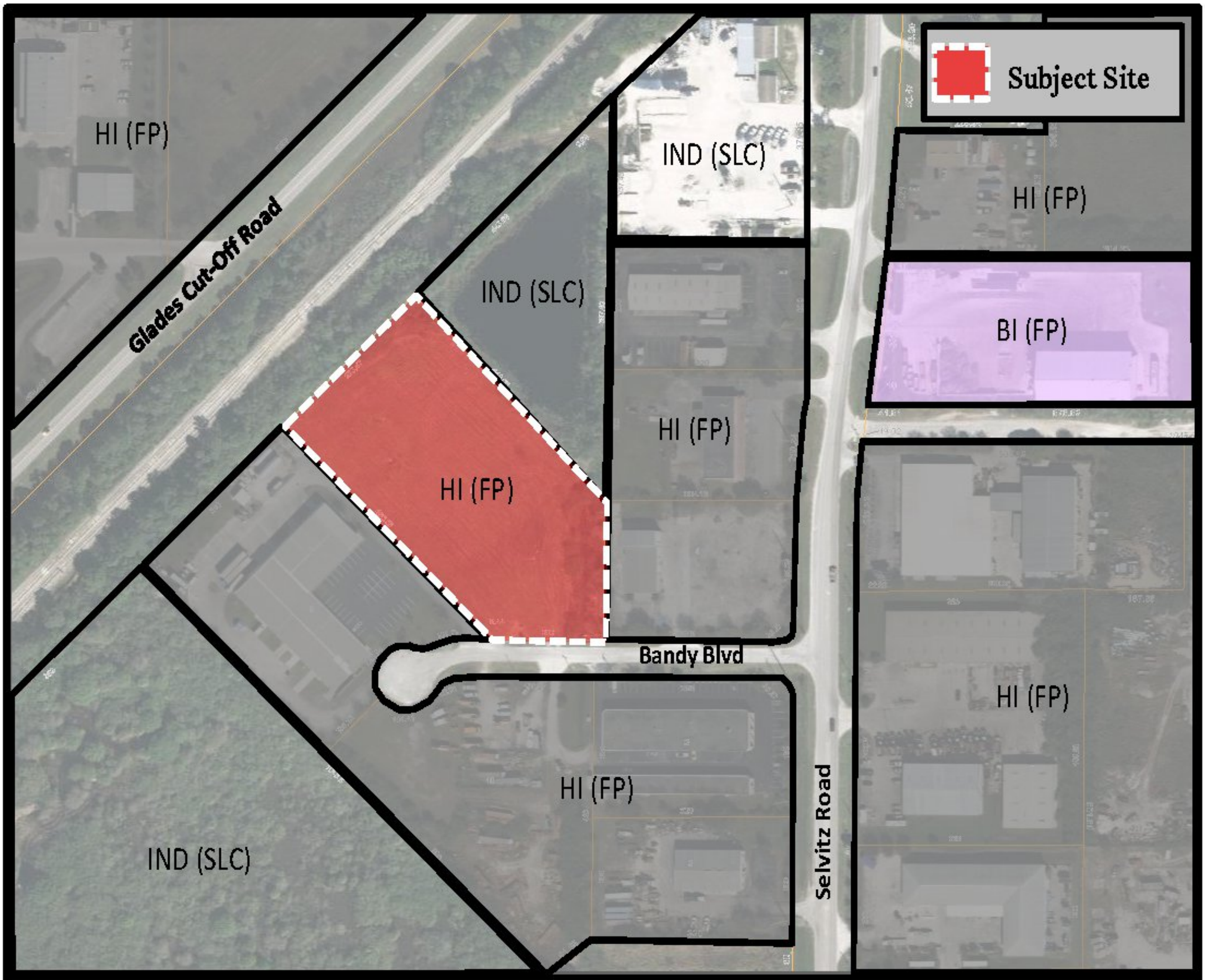



THE SUNRISE CITY
FORT PIERCE
Florida

# Development Review, Design Review, & Rezoning
# 4280 Bandy Blvd
# Zoning Map

N
W E
S




THE SUNRISE CITY
FORT PIERCE
Florida

# Development Review, Design Review, & Rezoning
# 4280 Bandy Blvd
# Future Land Use Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 18, 2018

**SUBJECT: 4280 Bandy Boulevard**
**TECHNICAL REVIEW PROJECT: # 18-43900002**

**Comments:**

1. Provide a Signed/Sealed Landscape Plan that complies with City Code 22-187, General Landscaping requirements. Please discuss the use of Laurel Oaks with the City's Forester, Paul Bertram (772) 467-3821.
2. Provide a Lighting Plan or Photometric Survey that complies with City Code 22-60(J)(1) that certifies that the lot will be lit to an average a 2 foot candles.
3. Provide dimensions for the parking lot and drive aisles showing compliance with 22-60 (c)(1) and 22-61, Access Control.
4. Please complete the capacity analysis. The paperwork received is signed, but the boxes are otherwise missing the information requested.
5. In accordance with Sec. 22-60 Off Street Parking, full buildout of the site would require 65 parking spaces. If requesting less spaces via a PD please address the parking calculation utilized in your PD narrative and on the site data.
6. Please provide a written narrative as to how your Design Review application complies with Sec. 22-59.
7. In accordance with Sec 22-40(c) e - Please review your PD Narrative to address any/all exceptions from the standard zoning ordinance and land development code for any aspect of the proposed development plan.
8. Please provide a PDF electronic copy of the survey.
9. The application package indicates a Traffic Analysis was performed, however, that was not found in the package. Please provide.
10. Please provide a dumpster/dumpster enclosure on the site, in accordance with land development code provisions for screening, Sec. 22-187 (11). You may wish to coordinate with the Solid Waste Division for placement information 772-467-3811, Mike Reals.

Please note – the due date for responding to TRC comments, along with any revisions is 4/27/18. Please acknowledge each comment in a written response.

The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: rgrohall@city-ftpierce.com.

Sincerely,

Rebecca Grohall, AICP
Planning Director

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

# TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 5501 Peterson Rd. – Celebration Pointe – Dev. Review (Major Amd. To PD)**

**DATE : April 19, 2018**

The proposed may trigger the following Code requirements:

1. Requesting a meeting with your project management and contractor team with the Building Department staff at or before application to establish expectation and avoid unnecessary frustration or delays.

PT/km

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

# TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 4280 Bandy Blvd. – Planned Development**

**DATE : April 19, 2018**

The Building Official has no comment.

PT/km

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

# TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

**FROM** : **Paul Thomas, CBO, CFM, Building Official**

**RE** : **3350 S US Hwy 1 – Bev Smith Toyota – Dev. Rev., Design Rev., Concurrency Review**

**DATE** : **April 19, 2018**

The Building Official has no comment.

PT/km

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

# TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 2850 Jenkins Rd. – Peter Angelos - Annexation**

**DATE : April 19, 2018**

Building Official has no comment.

PT/km

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

# TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 1101 N. US Hwy 1 – Wilson Temporary Use**

**DATE : April 19, 2018**

Comment:

1. Building permits will be required for all improvements to structure, signage, and parking area.

PT/km

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

# TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 515 Indian River Dr. – Waiver of Distance – Bed & Breakfast**

**DATE : April 19, 2018**

The Building Official has no comment.

PT/km

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

# TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 515 Indian River Dr. – Crownman FL, LLC - Planned Dev. Plan**

**DATE : April 19, 2018**

The Building Official has no comment.

PT/km

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

# TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 2191 S. Jenkins Rd. – Camping World - Site Plan Rev., CU, Des. Review, & Conc. Review**

**DATE : April 19, 2018**

Building Official has no comment.

PT/km

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**TO : Rebecca Grohall, Planning Director**

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

**RE : Red Hawk Rebar Planned Development – 4280 Bandy Blvd**
**TRC Project No. 18-43900002**

**DATE : April 12, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on April 6, 2018:

- ☑ PD Application
- ☐ P/D Drawings
- ☐ Test Reports & Related Documents
- ☐ Certificate of Completion
- ☐ Record Drawings
- ☐ Permits from applicable Local, State & Federal Agencies
- ☐ Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☑ Do Not Recommend

- ☑ Approval of PD
- ☐ Building Permit
- ☐ C/O

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

☑ See attached for engineering comments



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. Provide a note on the site plan indicating that all proposed utilities shall be placed underground.
2. Provide a note on the site plan stating that all construction shall adhere to the requirements set forth in the City of Fort Pierce Code of Ordinances Section 17 and Section 22.
3. Provide a 5′ wide concrete sidewalk within the proposed Bandy Boulevard right-of-way extending the width of the applicant's property directly adjacent.
4. The submitted site plan reflects a drawing scale of 1/32″ = 1′, please revise the plan to be drawn to a standard engineering scale such as 1″ = 10′, 1″ = 20′, etc. and resubmit.
5. Provide a location map on the site plan, along with property boundary information, existing recorded easement locations, driveway apron material, driveway dimensions, parking lot dimensions, parking and building setback information, etc. as required by the City of Fort Pierce Code of Ordinances, Section 17-27.
6. Please add the appropriate concrete wheel stops at parking spaces along with concrete curbing, if required, in order to comply with the requirements set forth in the City of Fort Pierce Code of Ordinances, Section 22-187(12)(d).
7. The site plan shall show the location all handicapped parking stalls and access aisles.
8. The site plan shall depict the location of the proposed stop sign and stop bar.
9. The site plan shall include a pervious/impervious area tabulation.
10. The plans incorrectly identify the asphalt driveway located along the west side of the property as a continuation of the public roadway known as Bandy Boulevard; please revise the plans accordingly.
11. It appears that improvements will be constructed within recorded drainage and utility easements; please provide proof that these improvements are permitted within said easements.

JRA/TST/tst



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Submission and comments for the TRC meeting on 4/19/2018
Martha Kerr
to:
'Rebecca Grohall'
04/16/2018 04:36 PM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Rebecca Grohall' <RGrohall@City-FtPierce.Com>

Good afternoon,

Below are FPUA comments regarding the submission for the TRC meeting on April 19, 2018

Planned Development - Rebar Fabrication Plant - 4280 Bandy Boulevard - (Rebecca Grohall)

a. W/WW Engineering: Concept approved Water - available to this site Wastewater - Will require approx. 390 L.F. extension west to the property. Existing 12" PVC Force Main located on the east side of Selvitz Road
b. Electric & Gas Engineering: Electric is located on site. Gas & Fiber Optics are located on the east side of Selvitz Road and are available to serve this site. Please see contacts below for each utility.
   Electric: Sal Scimeca (772)466-1600x6957
   Gas: Anna Johnson (772)466-1600x4705
   High Speed Internet: (772)466-1600x3310

Thank you

Regards,

*Martha Kerr*

*Staff Assistant*
*W/WW Engineering Department*
*Fort Pierce Utilities Authority*
*1701 S. 37th Street*
*Fort Pierce, FL 34947*
*Telephone: (772) 466-1600, Ext. 3473*
*Fax: (772) 468-2414*
*mkerr@fpua.com*

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

**April 17, 2018**

**Project:** **BANDY BOULEVARD**
**Subject:** **PLANNED DEVELOPMENT**
To: Rebecca Grohall
From: Grant Chambers
SLC-Engineering Division

1. Please dimension the distance from the driveway to the property lines. A minimum of 25-FT offset from the side property line is required when constructing a commercial driveway. A one-lane driveway shall not be more than 20 FT wide and shall not exceed 40 FT when a two-lane driveway is desired. For corner lots, driveways shall be constructed so that the nearest perpendicular edge is a minimum of 50 FT from the parallel base building line. Corner lot driveways that generate more than 300 VPD shall be offset 150 FT from the parallel base building line. Driveways that generate more than 50 VPD shall not be authorized left turn movements unless the nearest edge of the driveway is a minimum of 350 FT from the parallel base building line. Driveways within the road right-of-way shall be paved with an all-weather surface material. Please refer to Section 7.05.06 DRIVEWAYS of the LDC for more details.
2. Has a traffic statement been provided? A review of the traffic statement by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing.
3. A 6' sidewalk will be required within the Right-of-Way along Bandy Boulevard that abuts the property line of the proposed development site. The Board of County Commissioners may authorize total or partial relief from the requirements of sidewalk construction and may require the applicant to pay a fee-in-lieu to the County for sidewalk and/or greenways and trails construction. Please refer to Chapter 7.05.04 of the LDC for more details.
4. 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. Joanne Mitchell at 772-462-2824 for more information.
5. 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.
6. 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.

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: Bandy Road-Red Hawk Rebar**

**REVIEW DATE: April 17, 2018**

**PLANNER: REBECCA GROHALL**

**REVIEWED BY: Captain Paul Langel**

**Site Plan Approved: _____**

**Site Plan Approved with conditions: ___X___**

**Site Plan Approval withheld pending written acknowledgement of conditions: _____**

**Site Plan Rejected: _____**

**The Following Revisions Are Necessary:**

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line athttp://www.slcfd.com/permits.htm**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. ~~**Please provide an electronic copy of the Site Plan (pdf format)**~~ **Received 4/17/2018**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

**ST. LUCIE COUNTY FIRE DISTRICT**
FIRE PREVENTION BUREAU
Office of the Fire Marshal

**Telephone:** **(772) 621-3322**
**Fax:** **(772) 621-3604**

5. **Show all hydrants used in the required fire flow calculations for the buildings and provide minimum spacing requirements and setbacks per NFPA 18.5.3.**

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

| | |
|---|---|
| **TO:** | Rebecca Grohall, AICP, Planning Director |
| **THROUGH:** | Mayte Santamaria, Assistant Director |
| **FROM:** | Kori Benton, Senior Planner |
| **DATE:** | April 18, 2018 |
| **SUBJECT:** | **"Project Rebar"**<br>**PD (Planned Development) – 4280 Bandy Boulevard** |

**Background**

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-43900002

The applicant is approval of a rezoning and development plan for a Planned Development located at 4280 Bandy Boulevard. The proposed rebar facility appears to be proposed for completion in various phases, containing both industrial space and support business offices. The development plan integrates a new rail spur from the Glades Cut-Off line.

**Review Comments**

1. The Parcel ID and various sections of the Capacity Analysis included in the Zoning Atlas Amendment application are incomplete. The application introduction letter suggests inclusion of an Environmental Assessment Report and Preliminary Traffic Study however these exhibits were not presented within the distribution packet.

2. The presented site development plan did not present required/provided parking data (HC Space), future land use, construction/phasing timeline, proposed zoning, zoning of surrounding property, etc.

3. The site plan does not demonstrate installation of a sidewalk along Bandy Blvd, or an ADA accessible route to/from the facility.

4. The application does not include a traffic impact report, connections to water/waste water infrastructure, hours of operation, proposed truck routes to/from the site, etc. to review potential impacts to Selvitz Road or adjacent properties.

5. The site plan does not present provision of a refuse collection area, and appropriate screening.

6. The landscape plan was not prepared by a Florida Licensed Landscape Architect, or provided notation of irrigation.

7. The applicant is encouraged to provide foundational landscape plantings around the facades visible from Bandy Blvd. to soften the expanse of the industrial building façade(s).

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.

Planned Development - Rebar Fabrication Plant - 4280 Bandy Boulevard SB comments
SANDERS, MARVIN E.
to:
Rebecca Grohall
04/17/2018 01:46 PM
Hide Details
From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>
To: Rebecca Grohall <rgrohall@city-ftpierce.com>
History: This message has been replied to.

The School District does not have any comments or concerns regarding the request.

Please feel free to call me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County

cell 772.216.5755

**Project: 4280 BANDY BLVD. PD**

Subject: Review Comments
To: Rebecca Grohall
From: Rod Reed, County Surveyor
PW-Engineering Division
Date April 9, 2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

1) Please add the following statement to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
2) Please show the reference bearing along the centerline of Bandy Blvd. and label (Bearing Base).
3) Please revise survey bearing of S02°07'03"E to S02°07'04"E to match the plat bearing.
4) Please verify that the 10' UE along the driveway easement is correct. When I pull up ORB 1268 page 1626 it is for something completely different.
5) Please add to the surveyor's report that there is no improvements on the lot.
6) Please note that if Lot 8 is going to be subdivided into additional lots, a final plat will need to be prepared.

Please provide a written response to all comments

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

E-mail reedr@stlucieco.org

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
JUL 03 2018
CITY OF FORT PIERCE
PLANNING & ZONING

**TO : Rebecca Grohall, Planning Director**

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

**RE : Red Hawk Rebar Planned Development – 4280 Bandy Blvd**
**TRC Project No. 18-43900002**

**DATE : June 29, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on June 28, 2018:

- ☑ PD Application
- ☐ P/D Drawings
- ☐ Test Reports & Related Documents
- ☐ Certificate of Completion
- ☐ Record Drawings
- ☐ Permits from applicable Local, State & Federal Agencies
- ☐ Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend
- ☑ Approval w/ conditions
- ☐ Building Permit
- ☐ C/O

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

- ☑ See attached for engineering conditions of approval



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

The following comments shall be addressed prior to obtaining final approval from engineering:

1. Revise the driveway access aisle from 24' to a minimum width of 26' for all aisles abutting perpendicular parking.
2. Add a dimension to the plans identifying the paved width of the joint access driveway as located along the southwest property line.
3. Provide additional information for the area noted as "Material Storage Area" and "Reserved Parking" as to whether it is to be used for storage or for parking and be aware if the area is designated as parking. If parking is proposed it may require appropriate improvements to the parking lot as per the information provided in the Code of Ordinances Chapter 17.

JRA/TST/tst



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

File number: 18-110
Senders e-mail: dmurphy@ct-eng.com

June 1, 2018

Ms. Rebeca Grohall, AICP, Planning Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Redhawk Rebar PD – 4280 Bandy Boulevard, Ft. Pierce
(Response to Technical Review Committee Comments)

Dear Ms. Grohall:

We are receipt of the review comments from the Ft. Pierce Technical Review Comments (Comment # 1), concerning the proposed development a 40,000+ square foot manufacturing facility to be located along Bandy Boulevard, in the Ft. Pierce Industrial Park, in southwestern Ft. Pierce. We have addressed each of the comments and questions posed in the review and are including twelve (12) sets of the revised site plan set for distribution and processing.

**********

**PLANNING DEPARTMENT COMMENTS:**

1. **Provide a Signed/Sealed Landscape Plan that complies with City Code 22- 187, General Landscaping requirements. Please discuss the use of Laurel Oaks with the City's Forester, Paul Bertram (772) 467-3821.**

Project Landscaping Plans are in the process of being completed. These plans will be in conformance with minimum City Codes for industrial site development. However, in the interest of time, we ask that you please begin, or continue with, the processing of this Planned Development application and allow the Landscaping Plans to catch up during the project review process. I expect to receive these plans within the next week or so.

2. **Provide a Lighting Plan or Photometric Survey that complies with City Code 22-60(J)(1) that certifies that the lot will be lit to an average a 2 foot candles .**

Detailed engineered photometrics of the project site will be provided with the site construction plans.

Please refer to the attached site plan graphic where we have indicated that all site lighting of the parking areas will be provided through a combination of wall-mounted fixtures, to be located on the side of the proposed buildings or through the placement of several individual light poles to be located along the perimeter of the projects travelway. All lighting will comply with the City to foot-candle requirement.

3. **Provide dimensions for the parking lot and drive aisles showing compliance with 22-60 (c)(l) and 22-61, Access Control**

Refer to the attached project site plan.

4. **Please complete the capacity analysis. The paperwork received is signed, but the boxes are otherwise missing the information requested.**

Refer to the attached project capacity analysis.

5. **In accordance with Sec. 22- 60 Off Street Parking, full buildout of the site would require 65 parking spaces. If requesting less spaces via a PD please address the parking calculation utilized in your PD narrative and on the site data.**

Review of Sec. 22- 60, of the City's Code of Ordinances, shows that, at full buildout (41,000 square feet), this site will require 68 parking stalls (41,000 sf/ 600 = 68.3). Review of our particular business operations indicates that 68 parking spaces can be viewed as overly excessive, and not necessary for our particular operation. At full operation/production (under buildout conditions) we anticipate a 'need' for only about 30/35 parking stalls.

As you know, St. Lucie County utilizes the ITE Parking Generation Manuals for determining the required number of parking spaces for any particular use of land. Review of those standards shows that for a manufacturing use (ITE Code 140), such as is proposed on this property, the ITE parking generation rate (85th percentile) is 1.18 spaces/ 1,000 sq feet of gross building area. The administrative support areas of the complex are considered to be part of that over 1.18 parking ratio. Application of the 1.18/1000 parking ratio results a required parking need of 48 spaces. The attached project site plan indicates 49 spaces, with an area 'reserved' for the future addition of the remaining 20 parking stalls, should they become necessary, either thought our particular operation or a future change in use. For our particular use, this 'reserved' parking area will be used for storage of equipment and materials used in the manufacturing process.

As part of the Planned Development (PD) application process, we do hereby request that the City give deference to the application of the ITE Parking Generation rates to this particular use.

6. **Please provide a written narrative as to how your Design Review application complies with Sec. 22-59.**

Refer to the attached Design Review application materials.

7. **In accordance with Sec 22-40(c) e - Please review your PD Narrative to address any/all exceptions from the standard zoning ordinance and land development code for any aspect of the proposed development plan.**

For this particular use, other than the above mentioned request for variation of parking standard, this project site plan will be compliant with all minimum City standards of this type of project design. We will, at this time, not be asking for any particular conditional use, special exceptions or other special use authorizations as a result of this particular plan development application.

8. **Please provide a PDF electronic copy of the survey.**

A PDF file (CD) of the project survey, along with all other site submission materials, is attached to this resubmission package.

9. **The application package indicates a Traffic Analysis was performed, however, that was not found in the package. Please provide.**

See attached traffic impact statement.

10. **Please provide a dumpster/dumpster enclosure on the site, in accordance with land development code provisions for screening, Sec. 22-187 (11). You may wish to coordinate with the Solid Waste Division for placement information 772-467-3811, Mike Reals.**

Refer to attached project site plan

**********

**ENGINEERING DEPARTMENT COMMENTS:**

1. **Provide a note on the site plan indicating that all proposed utilities shall be placed underground.**

Refer to Data Table Note 16 on the project site plan, as prepared by Culpepper & Terpening, Inc., dated June 1, 2018.

2. **Provide a note on the site plan stating that all construction shall adhere to the requirements set forth in the City of Fort Pierce Code of Ordinances Section 17 and Section 22.**

Refer to attached project site plan, Data Table.

3. **Provide a 5' wide concrete sidewalk within the proposed Bandy Boulevard right-of-way extending the width of the applicant's property directly adjacent.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc., dated June 1, 2018.

4. **The submitted site plan reflects a drawing scale of 1/32" = 1', please revise the plan to be drawn to a standard engineering scale such as 1" = 10', 1" = 20', etc. and resubmit.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc., dated June 1, 2018.

5. **Provide a location map on the site plan, along with property boundary information, existing recorded easement locations, driveway apron material, driveway dimensions, parking lot dimensions, parking and building setback information, etc. as required by the City of Fort Pierce Code of Ordinances, Section 17-27.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

6. **Please add the appropriate concrete wheel stops at parking spaces along with concrete curbing, if required, in order to comply with the requirements set forth in the City of Fort Pierce Code of Ordinances, Section 22-187(12)(d).**

Concrete wheel stops have been provided at all locations where the individual parking stall does not abut a raised concrete curb. Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc., dated June 1, 2018.

7. **The site plan shall show the location all handicapped parking stalls and access aisles.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

8. **The site plan shall depict the location of the proposed stop sign and stop bar.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

9. **The site plan shall include a pervious/impervious area tabulation.**

Refer to Note Number 13 on the attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

10. **The plans incorrectly identify the asphalt driveway located along the west side of the property as a continuation of the public roadway known as Bandy Boulevard; please revise the plans accordingly.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

11. **It appears that improvements will be constructed within recorded drainage and utility easements; please provide proof that these improvements are permitted within said easements.**

There are number of easements that affect the subject property. Attached are copies of the individual easements, with their restrictions of use identified. At this time we do not believe that we are proposing any use that is in conflict with these restrictions.

**********

**SURVEY (ST. LUCIE COUNTY) COMMENTS:**

1. **Please add the following statement to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."**

Refer to the attached project site survey.

2. **Please show the reference bearing along the centerline of Bandy Blvd. and label (Bearing Base).**

Refer to the attached project site survey.

3. **Please revise survey bearing of S02°07'03"E to S02°07'04"E to match the plat bearing.**

Refer to the attached project site survey.

4. **Please verify that the 10' UE along the driveway easement is correct. When I pull up ORB 1268, Page 1626 it is for something completely different.**

Refer to the attached project site survey. Copies of all easements reflected on the Project Survey are attached.

5. **Please add to the surveyor's report that there is no improvements on the lot.**

Refer to the attached project site survey.

6. **Please note that if Lot 8 is going to be subdivided into additional lots, a final plat will need to be prepared.**

Comment acknowledged.

**********

**FORT PIERCE UTILITIES AUTHORITY COMMENTS:**

1. **W/WW Engineering: Concept Approved**
   **Water - available to this site.**
   **Wastewater - Will require approx. 390 L.F. extension west to the property. Existing 12" PVC Force Main located on the east side of Selvitz Road**

Comment acknowledged

2. **Electric & Gas Engineering:**
   **Electric is located on site.**
   **Gas & Fiber Optics are located on the east side of Selvitz Road and are available to serve this site.**
   **Please see contacts below for each utility.**
   - **Electric: Sal Scimeca (772)466-1600x6957;**
   - **Gas: Anna Johnson (772)466-1600x4705;**
   - **High Speed Internet: (772)466-1600x3310**

Comment acknowledged

**********

**ST. LUCIE COUNTY PLANNING & DEVELOPMENT SERVICES:**

1. **The Parcel ID and various sections of the Capacity Analysis included in the Zoning Atlas Amendment application are incomplete. The application introduction letter suggests inclusion of an Environmental Assessment Report and Preliminary Traffic Study however these exhibits were not presented within the distribution packet.**

Refer to attached application materials.

2. **The presented site development plan did not present required/provided parking data (HC Space), future land use, construction/phasing timeline, proposed zoning, zoning of surrounding prope1ty, etc.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

3. **The site plan does not demonstrate installation of a sidewalk along Bandy Blvd, or an ADA accessible route to/from the facility.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

4. **The application does not include a traffic impact report, connections to water/waste water infrastructure, hours of operation, proposed truck routes to/from the site, etc. to review potential impacts to Selvitz Road or adjacent properties.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018. A traffic statement has been prepared for this site and is attached to this resubmission materials.

5. **The site plan does not present provision of a refuse collection area, and appropriate screening.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

6. **The landscape plan was not prepared by a Florida Licensed Landscape Architect, or provided notation of irrigation.**

Project Landscaping Plans are in the process of being completed. These plans will be in conformance with minimum City Codes for industrial site development. However, in the interest of time, we ask that you please begin, or continue with, the processing of this Planned Development application and allow the Landscaping Plans to catch up during the project review process. I expect to receive these plans within the next week or so.

7. **The applicant is encouraged to provide foundational landscape plantings around the facades visible from Bandy Blvd. to soften the expanse of the industrial building facade(s).**

Comment acknowledged.

**********

**ST. LUCIE COUNTY ENGINEERING DIVISION (PUBLIC WORKS DEPARTMENT):**

**Review Comments:**

1. **Please dimension the distance from the driveway to the property lines. A minimum of 25-FT offset from the side property line is required when constructing a commercial driveway. A one-lane driveway shall not be more than 20 FT wide and shall not exceed 40 FT when a two lane**

**driveway is desired. For corner lots, driveways shall be constructed so that the nearest perpendicular edge is a minimum of 50 FT from the parallel base building line. Corner lot driveways that generate more than 300 VPD shall be offset 150 FT from the parallel base building line. Driveways that generate more than 50 VPD shall not be authorized left turn movements unless the nearest edge of the driveway is a minimum of 350 FT from the parallel base building line. Driveways within the road right-of-way shall be paved with an all-weather surface material. Please refer to Section 7.05.06 DRIVEWAYS of the LDC for more details.**

Comment acknowledged.

2. **Has a traffic statement been provided? A review of the traffic statement by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing.**

Refer to the attached Traffic Impact Statement for this project

3. **A 6' sidewalk will be required within the Right- of-Way along Bandy Boulevard that abuts the property line of the proposed development site. The Board of County Commissioners may authorize total or partial relief from the requirements of sidewalk construction and may require the applicant to pay a fee-in -lieu to the County for sidewalk and/or greenways and trails construction. Please refer to Chapter 7.05.04 of the LDC for more details.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

4. **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. Joanne Mitchell at 772-462 -28 24 for more information.**

Comments acknowledged.

5. **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.**

Comments acknowledged.

6. **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.**

Comments acknowledged.

**********

I believe that this response has addressed all of the outstanding questions/ comments that City Staff has with this matter. If you, or other staff members, have any questions, please do not hesitate to let me know.

Sincerely,

Dennis J. Murphy
Principal Planner

DJM

e:_djm\djm - misc files\++recovered data\+2018\18-110 pvt - redhawk rebar\18-110_180601_ftp plg, 001, grohall, redhawk rebar - response trc comments.docx

*T R A U T M A N  A R C H I T E C T S*

1533 Sunset Drive Suite 101
Coral Gables, Florida 33143
Ph. 305 669-5160

DESIGN INTENT NARRATIVE

March 27, 2018

Goals and Objectives:

> *Design a pre-fabricated metal Light-Industrial Building with attached administrative offices, storage areas and rail access. Using natural oolitic stone, bright earthy colors, and decorative metal venting to blend with the existing site. Integrating eco-friendly aspects such as solar panels, natural cooling systems and on site nature preservation areas.*

The following design elements have been integrated into the project to address the site environment, function as a working building and give curb appeal from the street as well as the rail line.

- Local trees and additional flora for landscaping
- Decorative stone walls on both industrial and office buildings
- Modern ventilation panels for passive cooling
- Solar Panels
- Fence with columns along street sides
- Clearstory windows for natural/diffused lighting
- Gopher Tortoise Preservation area to maintain existing fauna on site
- Rail access to cut down on street traffic and truck emissions
- Earth tone accent colors to blend with natural surrounding
- Fountain for retention pond aeration and appearance
- Industrial Style building to match, but enhance surrounding area

Sincerely,
David Scott Trautman,

Architect

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

# TRAFFIC IMPACT STATMENT

## REDHAWK REBAR MANUFACTURING FACILITY
## FORT PIERCE

**Prepared By:**

**Culpepper and Terpening, Inc.**
**2980 S. 25th Street, Fort Pierce, FL**
**Authorization # 4286**

## Introduction:

Redhawk Rebar (Redhawk) is proposing to construct a new 40,000 square-foot, manufacturing facility on a 1.3 acre parcel of land, located west of CR 611B/Selvitz Road, approximately 1 mile south of CR 611/Edwards Road and 1.2 miles north of Midway Road in St. Lucie County, Florida. This facility will be constructed in two (2) phases, each approximately 20,000 square feet in area. Phase 1 construction is projected to begin in late 2018, and Phase two is projected to begin no sooner than 2021.

The particular property under Site Plan review is referenced as Lot 8 of the Ft. Pierce Business Park PNRD Subdivision, and was the subject of a previous Site Plan approval granted by St. Lucie County in 1990 for the commercial/industrial project referred to as Ft. Pierce Business Park, Lot 8 & 9. That particular project, included the adjoining Lot 9 of this subdivision, where the first 27,200 square feet of the project was constructed. Under St. Lucie County development guidelines, since a principal portion of this previously approved site plan was completed, the balance of the site plan project (the Ft. Pierce Business Park, Lot 8 & 9) and its associated impacts are considered to be 'vested' for future permitting purpose. The previously approved building on Lot 8 (totaling 32,000 sf) was never built.

This traffic statement addresses the net change in anticipated trip impacts to be generated by the operation of the Redhawk facility, after buildout, onto the local area transportation network.

## Trip Generation:

Trip generation rates for the Redhawk facility are based on the ITE (Institute of Transportation Engineers) Trip Generation Manual (10th Edition), using the land use code #140, Manufacturing Use. Applying the rates under this heading to the proposed Redhawk site results in a project impact summary as follows:

**TRIP RATES/ PER 1,000 SQ FEET (BY PHASE)**

| | TRIP RATE/1,000 SF | | | ADT | AM PEAK HR | PM PEAK HR |
|---|---|---|---|---|---|---|
| RATE/ SQ FT | 3.82 | PH 1 | 20,000 | 76.4 | | |
| AM PEAK | 0.79 | | 20,000 | | 15.8 | |
| PM PEAK | 0.75 | | 20,000 | | | 15.0 |
| RATE/ SQ FT | 2.13 | PH 2 | 20,000 | 76.4 | | |
| AM PEAK | 0.39 | | 20,000 | | 15.8 | |
| PM PEAK | 0.4 | | 20,000 | | | 15.0 |
| | | | | 152.8 | 31.6 | 30.0 |

Based on the application of these trip rates, the Average Daily Trip (ADT) generation for this particular land use category, at buildout, results in an estimated 152.8 trip impacts onto the local area network. Noting that the subject site has already received a prior site plan approval from St. Lucie County (1990) for development of up to 32,000 square feet of industrial/commercial uses, and as an existing approved development project, the trip impacts from this property are presumably already factored as part of the existing plus committed (E+C) impacts onto the area network, it may be concluded that there are no 'new impacts' from the *first phase and approximately half of the second phase of* development on this location onto the area network. In the case of the second phase of the proposed, since 12,000 square feet can be seen as being 'vested', only 6,000 square feet needs to be addressed.

Applying these same rates as shown in the above Trip Generation Table, the projected impacts from this remaining 6,000 square feet onto the local area network are estimated to be:

**TRIP RATES/ PER 1,000 SQ FEET (Net New Area)**

| | TRIP RATE/1,000 SF | | | ADT | AM PEAK HR | PM PEAK HR |
|---|---|---|---|---|---|---|
| RATE/ SQ FT | 2.13 | PH 2 | 6,000 | 22.92 | | |
| AM PEAK | 0.39 | | 6,000 | | 4.7 | |
| PM PEAK | 0.4 | | 6,000 | | | 4.5 |
| | | | | 22.92 | 4.7 | 4.5 |

**Background Traffic:**

Existing background traffic within the radius of impact from the project site includes CR 611/Edwards Road; CR 611B/Selvitz Road; CR 709/Glades Cutoff Road and CR 712/West Midway Road.

The existing traffic volumes provided in the Fall 2017 St. Lucie County TPO Traffic Counts and Level of Service (LOS) Report show that CR 611B/Selvitz Road has an AADT of 11,000 from CR 712/W. Midway Road to CR 611/Edwards Road. In addition, the PM peak hour directional volume of this roadway north of CR 712/W. Midway Road is 883, and south of CR 611/Edwards Road is 764.

CR 611/Edwards Road has an AADT of 10,500 west of CR 611B/Selvitz Road and 14,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 549 and east to SR 615/South 25th Street is 781.

CR 709/Glades Cutoff Road has an AADT of 9,100 from CR 712/Midway Road to Jenkins Road and 6,176 from Jenkins Road to CR 611B/Selvitz Road. The PM peak hour directional volume north of CR 712/W. Midway Road is 545 and south of CR 611B/Selvitz Road is 377.

CR 712/W. Midway Road has an AADT of 20,500 west of CR 611B/Selvitz Road and 17,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 1,085 and east to CR 615/South 25th Street is 896.

**Trip Distribution:**

It is conservatively estimated that the project distribution of trips on CR 611B/Selvitz Road are such that approximately 80% of the overall trips will come from the north and 20% from the south. The distribution is based upon the assumption that the majority of employees and deliveries will be from the Fort Pierce

area. Trip distribution is the basis for determining the estimated NET NEW trips coming from this project site onto the roadway network.

Trip distribution is anticipated to be as follows:

- CR 611/Edwards Road North of Site: 75%
- CR 709/Glades Cutoff Road North of Site: 5%
- CR 712/Midway Road South of Site: 20%

**Trip Assignment:**

Based on the trip distribution assignments outlined above, the ***net new trip*** assignments are as follows:

| Roadway Link | % | ADT | PM Peak Hr. Dir. |
|---|---|---|---|
| **Selvitz Road** | | | |
| North of Midway | 20% | 4.6 vpd | 1.0 vph |
| South of Edwards | 75% | 17.3 vpd | 3.8 vph |
| **Edwards Road** | | | |
| East of Selvitz | 70% | 16.1 vpd | 3.5 vph |
| West of Selvitz | 5% | 1.2 vpd | .3 vph |
| **Glades Cutoff** | | | |
| East of Midway | 5% | 1.2 vpd | .3 vph |
| West of Selvitz | 5% | 1.2 vpd | .3 vph |
| **Midway Road** | | | |
| East of Selvitz | 10% | 2.3 vpd | .5 vph |
| West of Selvitz | 10% | 2.3 vpd | .5 vph |

**Roadway Network Capacity/LOS:**

Based on the trip distribution and traffic assignment to the local roadway network, as well as both the ADT LOS and Peak Hour Service Capacity thresholds provided from the Florida FDOT 2018 Quality/Level of Service Handbook and TPO Level of Service Report, the roadway links within the radius of impact are anticipated to operate as follows:

| Roadway | ADT Existing/Build-out at Horizon Year* | | ADT LOS D Capacity | ADT Post-Development /LOS | | Change From Existing Condition | PM Peak Hr/LOS Capacity | PM PK Hr Directional Volumes/LOS | | Change From Existing Condition |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2018 | 2023 | | | | | | | | |
| **Selvitz Road** | | | | | | | | | | |
| N. of Midway Rd | 11,110 | 11,700 | 12,510 | 11,700 | D | No | 700 | 942 | F | No |
| S. of Edwards Rd | 11,413 | 12,018 | 12,510 | 12,018 | F | No | 790 | 816 | E | No |
| **Edwards Road** | | | | | | | | | | |
| West of Selvitz | 10,605 | 11,169 | 12,510 | 11,169 | D | No | 700 | 587 | C | No |
| East of Selvitz | 14,645 | 15,415 | 12,510 | 15,415 | F | No | 880 | 834 | D | No |
| **Glades Cutoff Road** | | | | | | | | | | |

| Roadway | ADT Existing/Build-out at Horizon Year* | | ADT LOS D Capacity | ADT Post-Development /LOS | | Change From Existing Condition | PM Peak Hr/LOS Capacity | PM PK Hr Directional Volumes/LOS | | Change From Existing Condition |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2018 | 2023 | | | | | | | | |
| East of Midway Rd | 9,191 | 9,683 | 12,510 | 9,683 | D | No | 790 | 583 | D | No |
| West of Selvitz Rd | 6,238 | 6,579 | 12,510 | 6,579 | C | No | 830 | 405 | C | No |
| **W. Midway Road** | | | | | | | | | | |
| East of Selvitz Rd | 17,675 | 18,600 | 30,770 | 18,600 | C | No | 1,610 | 956 | C | No |
| West of Selvitz Rd | 20,705 | 21,784 | 12,510 | 21,784 | F | No | 920 | 1,156 | F | No |

*Based on applying a 1.0% growth rate factor. Project trips are based on impact change.

**De Minimis Impacts:**

A development which meets the following 'de minimis' impact threshold may be looked at as being exempt from the requirements of Sec. 22-218 – Concurrency Assessment, City of Ft. Pierce Code of Ordinances, if:

a. An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of transportation.

b. An impact for which the sum of the existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed one hundred ten (110) per cent of the maximum volume at the adopted level of service of the affected transportation facility.

c. An impact that would not exceed the adopted level of service standard of any affected designated hurricane evacuation routes.

The proposed Redhawk Rebar facility will add a total of 24 new ADT trips to the local area transportation network. The impacts of the distribution of these trips onto this network results in a net effect of less than one (1) percent of the maximum service volume at the adopted Level of Service (LOS) for both the daily and PM peak hour traffic conditions on CR 611B/Selvitz Road, south of CR 611/Edwards Road and CR 611/Edwards Road, east of CR 61B/Selvitz Road.

**Conclusions:**

The development of the Redhawk Rebar facility will result in an average of 24 *net new trips* per day, at buildout. Based on the LOS D capacity for Average Daily Traffic and the adopted peak hour service capacity, there are no mitigation impacts required from this project onto the surrounding roadway network.

**Planning Board** **6.e.**

Meeting Date: 07/10/2018

Information

REQUESTED ACTION

Conditional Use - Prescribed Pediatric Extended Care/Childcare Center - 2401 Frist Boulevard

LOCATION

2401 Frist Boulevard (Parcel ID: 2416-702-0002-000-2)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation to approve the request with the following condition:

Comply with City Code Section 22-60. *Off-street parking and loading* (j) *Lighting (1)a.* **Please provide the lighting plan with a minimum average of two (2) footcandles.**

Attachments

Staff Reprt
Application
Narrative
Location Map
Zoning Map
Site Plan
Floor Plans
TRC Comments
Property Card

**Form Review**

Form Started By: Maria Lewicka Started On: 06/29/2018 01:35 PM
Final Approval Date: 07/02/2018

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:** Maria Lewicka, AICP, Historic Preservation Planner

**RE:** **Application for Conditional Use with No New Construction**
**Prescribed Pediatric Extended Care (PPEC) (Unit 9 and 10) and Childcare Center (Unit 8)**
**2401 Frist Blvd.**

**DATE:** June 29, 2018

## STAFF REPORT

**Property Owner:** 2401 Frist Realty Assoc. LLC
3210 S Ocean Blvd #204
Highland Beach, FL 33487

**Applicant/Business Owner:** Respiratory Care Providers, Incorporated
Rochelle Scavella
5575 N.W. Wesley Court
Port St. Lucie, FL 34986

**Applicant's Request:** Approval of a Conditional Use Application (No New Construction) for the operation a child care facility serving children with various medical needs.

**Site Location:** 2401 Frist Blvd

**Parcel ID:** 2416-702-0002-000-2

**Current Zoning:** C-1 Office Commercial Zoning District

**Future Land Use:** Offices – Professional & Business Services (OP)

**Surrounding Zoning:**

| North | East | South | West |
|---|---|---|---|
| C-1 | C-1 | C-1 | C-1 |

**Site Size:** **0.95 acres**

**Utilities:** FPUA

**Site Size:** 0.95 acres

## Staff Analysis:

### Request

In accordance with Sections 22-22, and 2276 Of the City Code, the applicant is asking for approval of a Conditional Use in order to accommodate the proposed Prescribed Pediatric Extended Care (PPEC) regulated by Agency for Healthcare Administration ( Unit 9 and 10) and Childcare Center regulated by Department of Children and Families (Unit 8).

### Background

The subject property consist 0.97 acres located in Office Commercial Zoning District and is a part of Ft. Pierce Medical Park. The Future Land Use of this property is Offices – Professional & Business Services. The existing use of the building is medical office. There are no changes proposed to the site plan.

***Prescribed Pediatric Extended Care*** is a mildly ill childcare center which provides service for children who requires medical care not found in traditional childcare centers. PPEC centers allow Medicaid eligible children from birth through age 20 with medically-complex conditions to receive continual medical care in a non-residential setting. Children can attend a PPEC up to a maximum of 12 hours per day while receiving nursing services, personal care, development therapies, and caregiver training. A parent can bring their child into the center for services at their discretion, or if needed on a daily basis for services.

The proposed hours of operation are from 7:00 AM to 5:30 PM. Service hours depending on the amount care the child may require that day. The proposed number of children receiving PPEC services is eleven (11) first year and twenty two (22) second year.

***Childcare Center*** will be used for children transitioning out of a PPEC who may no longer qualify for nursing care, but may still need to be monitored by a nurse, and for children with special needs who are not sick enough to be in an approved PPEC center. The childcare center will also accommodate sick children who need medications (seizures, cardia meds, respiratory meds) that a regular childcare center may not feel comfortable giving. Number of children attending is 10.

### Parking Calculations (Both Centers)

| | | | | |
|---|---|---|---|---|
| Parking spaces provided: | 5000 Sq Feet: | 1 parking space/200 sq ft | = | 25 |
| Parking spaces required: | 7 classes/therapy rooms : | 2 spaces per classroom | = | 14 |

### Technical Review Committee

Technical Committee reviewed the request for a Conditional Use at the June 19 meeting and Building and Police Department provided comments (attached). All comments were acknowledged by the applicant.

### Staff Recommendation

The requested Conditional Use with No New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to approve the request with the following condition:

> Comply with City Code Section 22-60. *Off-street parking and loading* (j) *Lighting (1)a.* **Please provide the lighting plan with a minimum average of two (2) footcandles.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUN 06 2018
CITY OF FORT PIERCE
PLANNING & ZONING

# Conditional Use – No New Construction

Property address or Location 2401 FRIST BLVD. FT. PIERCE, FLORIDA 32950

Parcel ID #(s) FT PIERCE MEDICAL PARK LOT 1 (OR 2030-1467) unit 8, 9, 10

Project description MILDLY ILL CHILDCARE CENTER /CHILDCARE CENTER /

2401 FRIST BLVD. FT. PIERCE, FL 32950

**Property Owner(s)**
2401 FRIST REALTY ASSOC. LLC

Street Address
3210 S. OCEAN BLVD.

City HIGHLAND BEACH State FL Zip 33487

Phone Number

Email Address

Respiratory Care Providers, Incorporated-Rochelle Scavella

**Applicant/Representative, Title, Company**
5575 N.W. Wesley Court

Street Address
Port St. Lucie Fl 34986

City State Zip
772-226-5059

Phone Number
KNPPEC@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 hereln.*

*Property Owner(s) Signature(s)*

STATE OF FLORIDA St Lucie COUNTY
The foregoing instrument was acknowledged before me this 13 day of April, 2018, by Anthony Mannino who is personally known to me or has produced Florida Drivers License as identification.

Susan A. Bowen
Signature of Notary

(seal)

SUSAN A. BOWEN
Notary Public - State of Florida
Commission # FF 231072
My Comm. Expires Jul 28, 2019

***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<br>Non-Contributing None |

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

Fees_____ Control #_____ B. Permit #_____

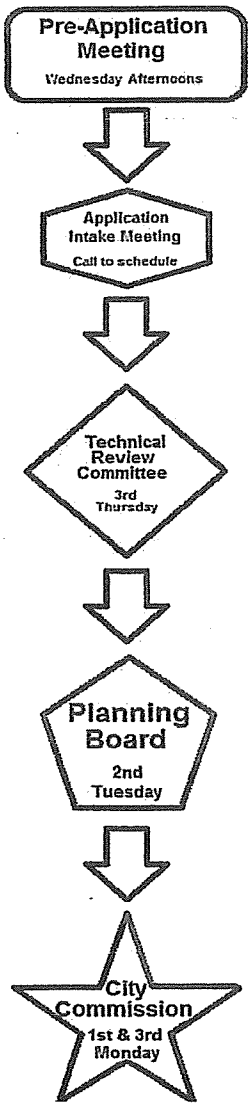
Intake Date Stamp

# ☐ 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 9,000 Parking Spaces: 40 (45)

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.

**Respiratory Care Providers, Incorporate**

**Dba-Kids and Nurses PPEC Center**

**2401 Frist Street**

**Ft. Pierce, Florida 32950**

**Unit 9 & 10**

**Prescribed Pediatric Extended Care (PPEC)**

**Who We Are:**

PPEC's are licensed by **Agency for Healthcare Administration** and not the **Department of Children and Families** due to the type of services rendered to children who requires this type medical care, not found in traditional childcare centers.

Prescribed Pediatric Extended Care (PPEC) centers allow Medicaid eligible children from birth through age 20 with medically-complex conditions to receive continual medical care in a non-residential setting. When approved, children can attend a PPEC up to a maximum of 12 hours per day while receiving nursing services, personal care, developmental therapies, and caregiver training.

**Prescribed Pediatric Extended Care (PPEC) Provider Qualifications**

To enroll as a Medicaid provider, a PPEC must be licensed pursuant to Chapter 400 Part VI, Florida Statutes, and be in compliance with Chapter 59A-13, Florida Administrative Code.

**Number of Children who will be receiving PPEC Services:**

First year (11)

Second Year (22)

**How will the center be used?**

The PPEC center will be used to give nursing care to medically fragile, pediatric children who are unable to attend a regular childcare center. A parent can bring their child into the center for services at their discretion, or if needed on a daily basis for services.

Service hours depend on the amount care the child may require for that day. All children are certified for six months at a time by the Florida Medicaid program, while attending a Prescribed Pediatric Extended Care (PPEC). Florida Medicaid program coordinators determine how long a child will need PPEC services.

The center nurses will assist in providing nursing services such as G-Tube feeding, trachcare, oxygen, and wound care to children who have:

Seizure disorders, cerebral palsy, failure to thrive, chronic lung disease, opioid withdrawal, moderate to severe asthma, premature infants, cardiac disorders, and congenital conditions. Down Syndrome, Chronic life debilitating disease, Cerebral Palsy, Kidney disease and a host of birth defect or syndromes.

**Respiratory Care Providers, Incorporate**

**Dba-Kids and Nurses PPEC Center**

**2401 Frist Street**

**Ft. Pierce, Florida 32950**

**Unit 8**

**Department of Children and Families Regulated Childcare Center**

**The amount of children unit 8 will be able to hold at this time is 10**

1. Why do you want to open a child care center?

   Kids and Nurses PPEC Center is requesting a conditional use childcare center next to our nursing and therapy medical center. The childcare center will be used for children transitioning out of a PPEC nursing and therapy centers in St. Lucie County, who may no longer qualify for nursing care, but may still need to be monitored by a nurse. And for parents who may need to care for a child with special needs, but not sick enough to be in an approved AHCA PPEC nursing and therapy center.

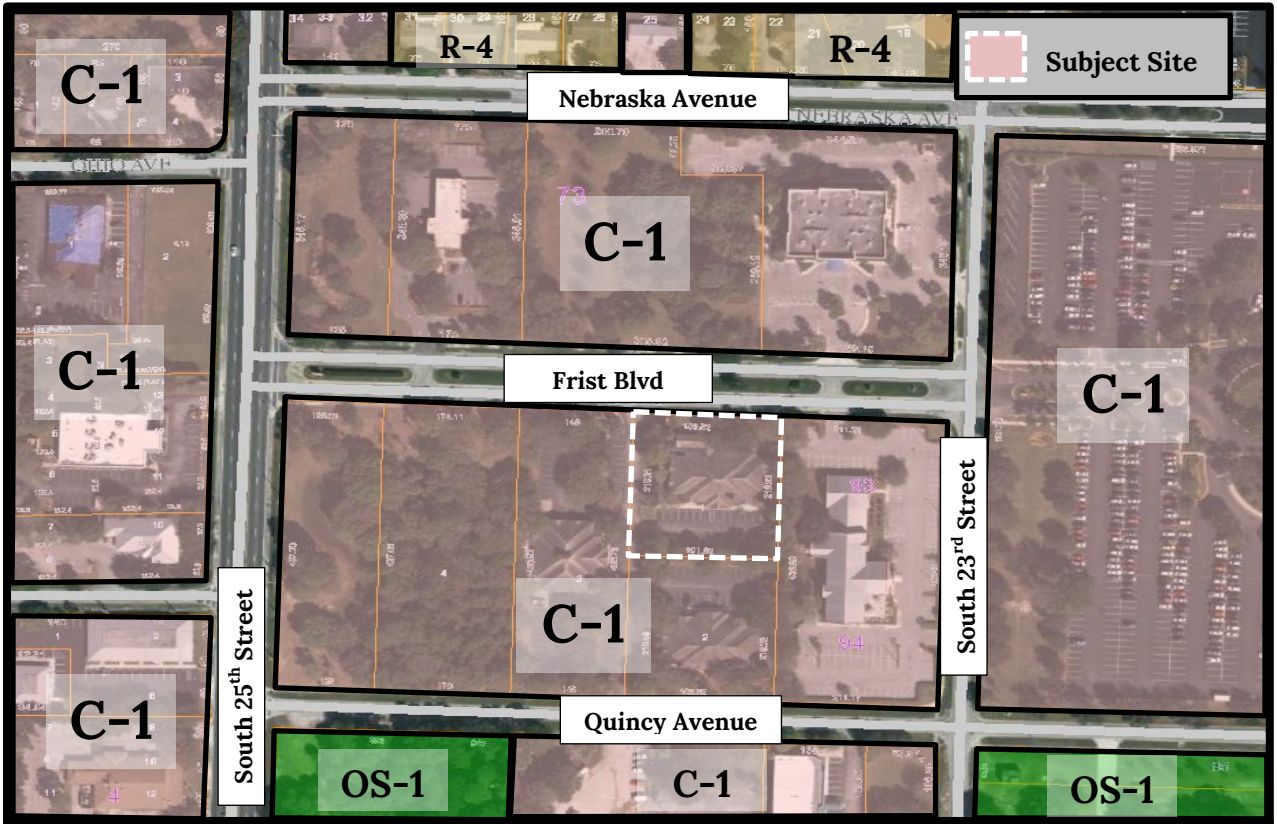
   The childcare center will also allow children coming out of a Prescribe Pediatric Care nursing center to continue their therapy modalities until they are transitioned into the school system.

   This center will also give peace of mind to families who may have a sick child who needs medications that a regular childcare center may not feel comfortable giving. Ie. Seizures, cardia meds, respiratory meds.

THE SUNRISE CITY FORT PIERCE Florida

**Application for Conditional Use**
**2401 Frist Blvd**
**Site Map**

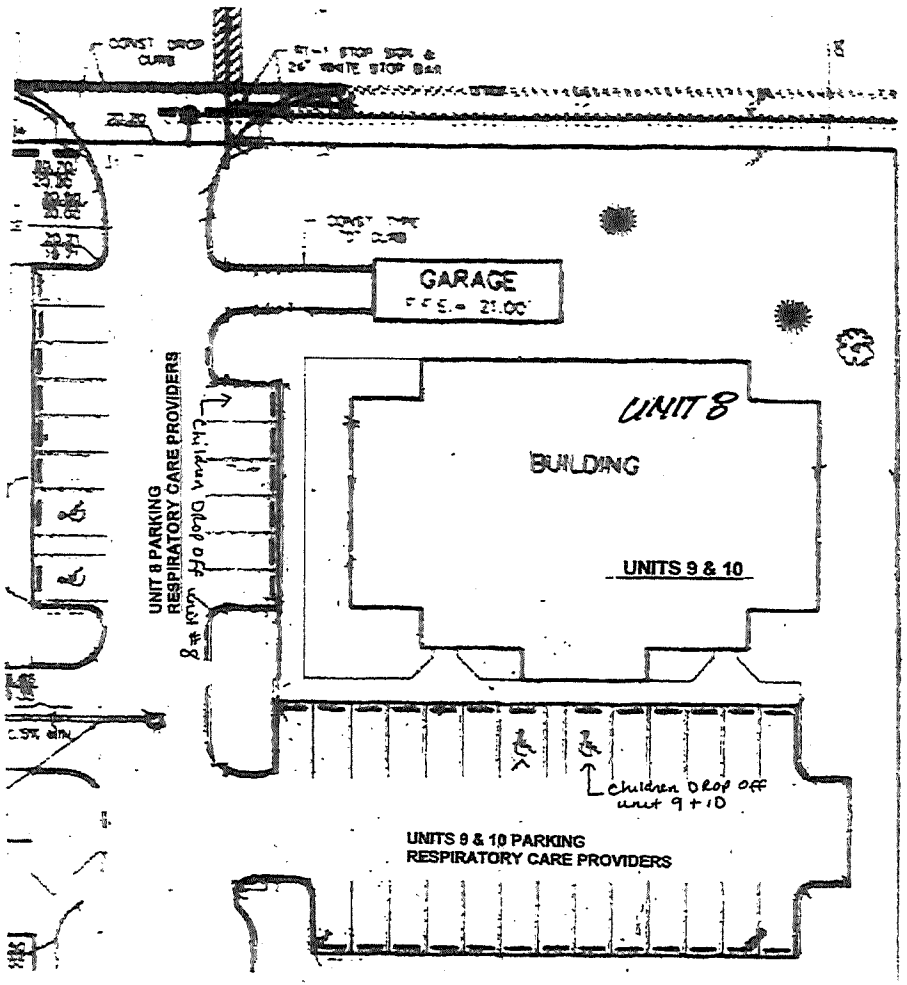
N W E S



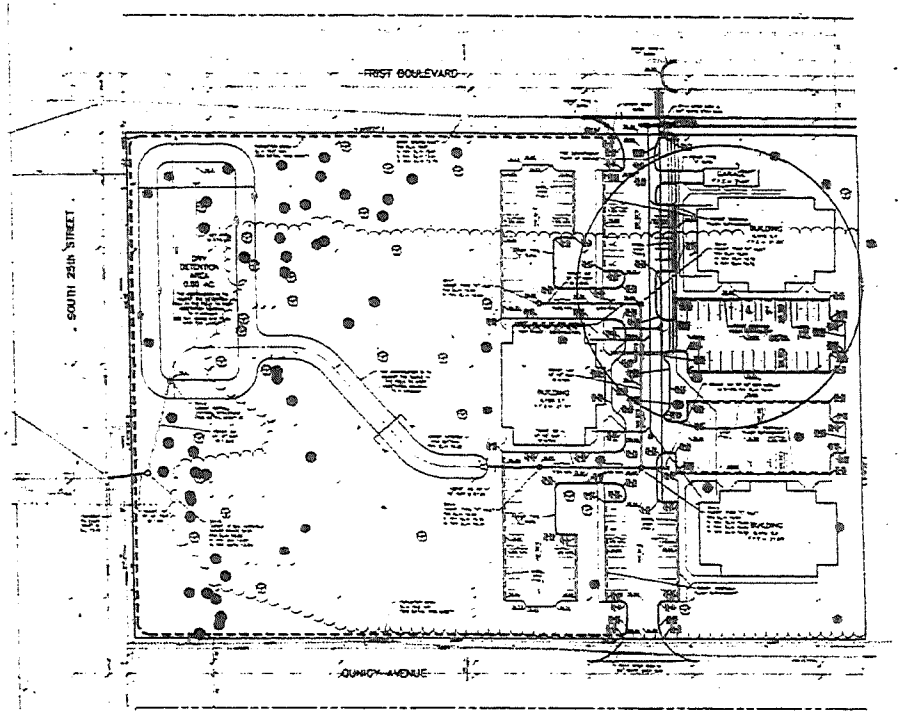

THE SUNRISE CITY FORT PIERCE Florida

**Application for Conditional Use**
**2401 Frist Blvd**
**Zoning Map**

N W E S




## PARTIAL SITE PLAN w/PARKING




## FT. PIERCE MEDICALPARK
## SITE PLAN

**NOTE:**
THIS CERTIFICATION IS TO VERIFY THE PARKING SPACES ARE IN THE GENERAL LOCATION AS SHOWN

BOWDOIN G. HUTCHINSON * LICENSE * NO 70878 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

**BENCHMARK ENGINEERING**
OF THE TREASURE COAST
806 DELAWARE AVE.
FT. PIERCE, FL. 34950
(772) 772-287-1398

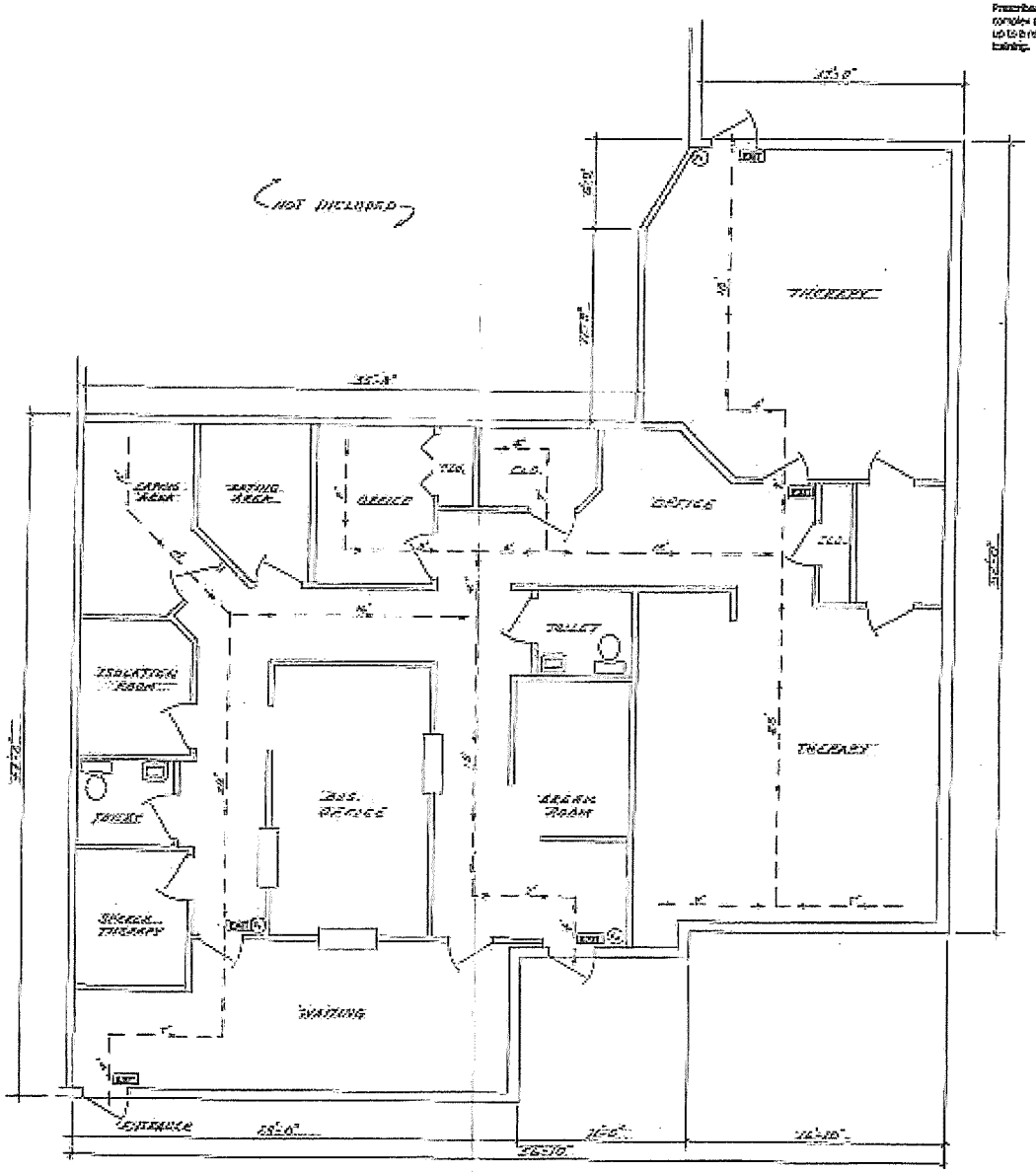
06/06/18

| SEAL | EXISTING SITE PLAN w/PARKING | SHEET |
|---|---|---|
| BOWDOIN HUTCHINSON P.E. #70878 | RESPIRATORY CARE PROVIDERS 2401 FRIST BLVD. (UNITS 8, 9 &10) FT. PIERCE, FLORIDA | 1 OF 1 |

## DEFINITION OF A (PPEC):

LICENSED BY AHCA

Prescribed Pediatric Extended Care (PPEC) centers allow Medicaid eligible children from birth through age 20 with medically complex conditions to receive continual medical care in a non-residential setting. When approved, children can attend a PPEC up to 8 hours per day while receiving nursing services, personal care, developmental therapies, and caregiver training.




FLOOR PLAN (UNIT 2)

SCALE 1/4"

## GENERAL NOTES:

1. EACH TENANT MUST SUBMIT A LIFE SAFETY PLAN TO THE CITY.
2. THE OCCUPANCY CLASSIFICATION FOR EACH TENANT IS ACCORDING TO THE 2017 FBC 6th EDITION (2020).
3. ALL AREAS ARE COVERED BY AUTOMATED FIRE SPRINKLERS.
4. ALL ROOMS AND AREAS ARE COVERED BY EMERGENCY LIGHTS.
5. ILLUMINATED EXIT SIGNS ALONG TRAVEL PATHS TO EXITS.
6. ALL EXIT DOORS ARE FITTED WITH CRASH BAR HARDWARE.

## OCCUPANCY CALC'S:

(1) OCCUPANCY CLASSIFICATION (PPEC)

ONE OCCUPANT PER 35 S.F. (net)

| | | |
|---|---|---|
| GROSS AREA= | | 3000 S.F. |
| LESS: | OFFICES | -385 " |
| | TOILETS | -72 " |
| | CLOSETS | -84 " |
| | EXT RM's | -140 " |
| | ISOLATION RM | -63 " |
| | SPEECH RM | -84 " |
| | BREAK RM | -90 " |
| | AISLES | -350 " |
| NET AREA = | | 2700 S.F. |

CALCULATION: 2700 / 35 = 77 OCCUPANTS

## LIFE SAFETY PLAN

The building has an occupancy load of 77 occupants with a total of 3 marked exits, 36" in width, the maximum travel to access the exits is less than 75' with 52" aisle width.

Each exit is illuminated with an approved exit sign and emergency lights with battery backup cover all areas in case of power failure.

Factors that enhance the Life Safety Plan are:

All exits are at ground level.
Common exit path of 52"
No dead-end aisles or corridors.
Common path aisles are non-slip surface.
All rooms and areas have emergency lights.
Fire extinguishers are located at (3) exits exits.


Design by:
RICHARD A. JEMISON
P.O. Box 5414
Ft. Pierce, FL 34984
(772) 215-5623


BENCHMARK ENGINEERING
OF THE TREASURE COAST

05/2019

| SEAL | LIFE SAFETY PLAN | SHEET |
|---|---|---|
| RICHARD A. JEMISON, P.E. | RESPIRATORY CARE PROVIDERS 2401 PRIEST BLVD. (UNIT 2) FT. PIERCE, FLORIDA | 1 OF 1 |

## DEFINITION OF A (PPEC):

LICENSED BY AHCA

Prescribed Pediatric Extended Care (PPEC) centers allow Medicaid eligible children from birth through age 20 with medically-complex conditions to receive continual medical care in a non-residential setting. When approved, children can attend a PPEC up to a maximum of 12 hours per day while receiving nursing services, personal care, developmental therapies, and caregiver training.

## GENERAL NOTES:

1. THE TENANT MUST SUBMIT A LIFE SAFETY PLAN TO THE CITY.
2. THE OCCUPANCY CLASSIFICATION FOR THIS BUSINESS ACCORDING TO THE 2017 FBC (6th EDITION) IS I-4.
3. ALL AREAS ARE COVERED BY AUTOMATIC FIRE SPRINKLERS.
4. ALL ROOMS AND AREAS ARE COVERED BY EMERGENCY LIGHTS.
5. ILLUMINATED EXIT LIGHTS MARK TRAVEL PATHS TO EXIT.
6. ALL EXIT DOORS ARE FITTED WITH CRASH BAR HARDWARE.

## OCCUPANCY CALC'S:

I-4 OCCUPANCY CLASSIFICATION (PPEC)

ONE OCCUPANT PER 35 S.F. (net)

| | | |
|---|---|---|
| GROSS AREA= | | 1200 S.F. |
| LESS: | OFFICES | -70 " |
| | CHANGE RMS | -144 " |
| | BREAK RM | -72 " |
| | TOILETS | -42 " |
| NET AREA = | | 914 S.F. |

CALCULATION: 914 / 35 = 26 OCCUPANTS

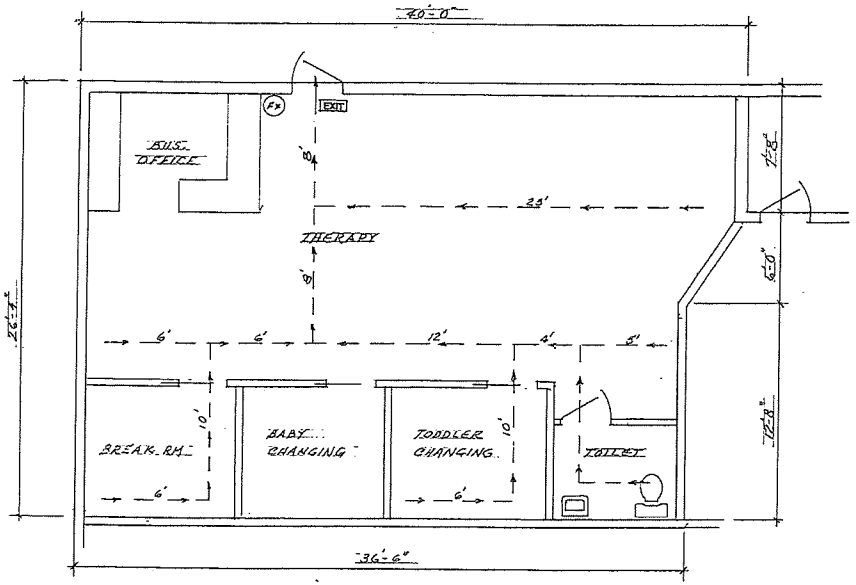
## LIFE SAFETY PLAN

The building has an occupancy load of 31 occupants with (1) marked exit, 36" in width. The maximum travel to the exit is less than 75' with over 60" aisle width.

The exit is illuminated with an approved exit sign and emergency lights with battery backup cover all areas in case of power failure.

Factors that enhance the Life Safety Plan are:

All exits are at ground level.
Common exit path of over 60" aisle width.
No dead-end aisles or corridors.
Common path aisles are non-slip surface.
All rooms and areas have emergency lights.
Less than 10 occupants under 2.5 years old.
Fire extinguisher is located at the exit.




**FLOOR PLAN** (UNIT 8)

SCALE ¼"


**Design by:**
RICHARD A. JEMISON
P.O. Box 5616
Ft. Pierce, Fl. 34954
(772) 215-5623


BOWDOIN G. HUTCHINSON LICENSE No. 70878 STATE OF FLORIDA PROFESSIONAL ENGINEER


BENCHMARK ENGINEERING
OF THE TREASURE COAST
808 DELAWARE AVE.
FT. PIERCE, FL. 34950
(772) 772-267-1399


05/22/18

| SEAL | LIFE SAFETY PLAN | SHEET |
|---|---|---|
| BOWDOIN HUTCHINSON P.E. #70878 | RESPIRATORY CARE PROVIDERS<br>2401 FRIST BLVD. (UNIT 8)<br>FT. PIERCE, FLORIDA | 1<br>OF 1 |

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

# BUILDING DEPARTMENT
# TECHNICAL REVIEW COMMITTEE (TRC)
# COMMENT FORM

**Meeting Date:** June 21, 2018
**Property Address:** 2401 Frist Blvd.
**Property Name:**
**Project Name:** Conditional Use Application (No New Construction)
**Planner:** Maria Lewicka

***Please be advised that the project may trigger the requirements indicated below:***

☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

- ☑ Accessible route
- ☑ Handicapped parking spaces
- ☑ Means of egress

☑ 7. Change of Use required

- ☑ to include a signed and sealed Life Safety Plan
- ☑ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature _____ Date: 6/29/18

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
JUN 14 2018
CITY OF FORT PIERCE
PLANNING & ZONING

**TO : Maria Lewicka, Historic Preservation Planner**

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

**RE : PPCE and Childcare Center – 2402 Frist Blvd. - Conditional Use Technical Review Project: #18-04000011**

**DATE : June 11, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on June 7, 2018:

- ☑ Application Package
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend
- ☑ Conditional Use w/ conditions
- ☐ Building Permit
- ☐ C/O

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

- ☑ See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\Addresses\2402 Frist Blvd\Submittal No. 1 - 060718\CU Approval - 2402 Frist Blvd. - 061118.docx

## ENGINEERING COMMENTS:

1. ADVISORY COMMENT: This Conditional Use is approved with the condition of no new construction.

JRA/tst/dhr



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

**June 13th, 2018**

**Project:** **2402 Frist Blvd**
**Subject:** **SURVEY REVIEW**
To: Maria Lewicka
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

I have no comments.

Please provide a written response to all comments

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

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

## Property Identification

Site Address: 2401 FRIST BLVD
Sec/Town/Range: 16/35S/40E
Map ID: 24/16S
Zoning: OFFICE COM

Parcel ID: 2416-702-0002-000-2
Account #: 138597
Use Type: 1900
Jurisdiction: Fort Pierce

## Ownership

2401 Frist Realty Assoc Llc
3210 S Ocean Blvd #204
Highland Beach, FL 33487

## Legal Description

FT PIERCE MEDICAL PARK LOT 1 (OR 2030-1467)

## Current Values

| | |
|---|---|
| Just/Market Value: | $808,400 |
| Assessed Value: | $808,400 |
| Exemptions: | $0 |
| Taxable Value: | $808,400 |

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

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 7,866 |
| Gross Area (SF): | 9,775 |
| Land Size (acres): | 0.95 |
| Land Size (SF): | 41,593 |

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Jul 22, 2004 | 2030 / 1467 | XX01 | WD | LHT LLC, | $1,900,000 |
| Oct 31, 2000 | 1339 / 0685 | XX01 | WD | Scott Katzman MD PA, | $100,000 |
| Sep 24, 1999 | 1252 / 1647 | XX01 | WD | Ft Pierce Medical Inc, | $100,000 |
| Jan 1, 1900 | | | | | $0 |

## Building Information (1 of 1)

Finished Area: 7,866 SF

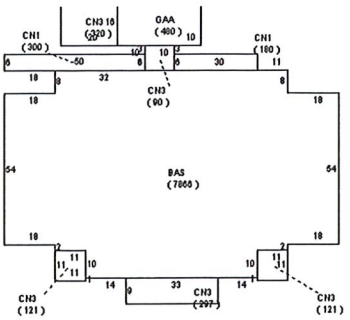
Gross Total Area: 9,775 SF

### Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: Conc Tile | Roof Structure: Hip |
| Building Type: LROF | Year Built: 2000 | Frame: |
| Grade: Y_B | Effective Year: 2000 | Primary Wall: CB Stucco |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

### Interior Data

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




## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 7866 | 7866 | 386 |
| CN1 | CANOPY | 480 | 0 | 184 |
| CN3 | CANOPY | 949 | 0 | 282 |
| GAA | Garage Attached Average | 480 | 0 | 92 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| CEMENT CURB | 1 | 394 | 2000 |
| ASP2 LOW | 1 | 8710 | 2000 |
| CONCRETE LOW | 1 | 2404 | 2000 |
| CBSWall6"Blk | 1 | 52 | 2000 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $600,400 |
| Land: | $208,000 |
| Just/Market: | $808,400 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $808,400 |
| Exemption(s): | $0 |
| Taxable: | $808,400 |

Current Year Exemption Value Breakdown

| Tax Year | Grant Year | Code | Description | Amount |
|---|---|---|---|---|

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2008 | 0041 | 12.7 | Fort Pierce Stormwater Charge | $685.80 |

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2017 | $808,400 | $808,400 | $0 | $808,400 |
| 2016 | $764,500 | $764,500 | $0 | $764,500 |
| 2015 | $727,460 | $727,460 | $0 | $727,460 |

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| F00-000248 | May 25, 2000 | Commercial New Construction | $48,400 | $0 |
| F00-000248 | Mar 31, 2000 | Commercial New Construction | $550,000 | $0 |
| F00000248A | Mar 31, 2000 | Heat and Air Conditioning | $0 | $0 |
| F01-0000346A | Apr 17, 2001 | Heat and Air Conditioning | $0 | $0 |
| F01-0000346 | Apr 17, 2001 | Alterations/Remodeling | $180,000 | $0 |
| F01-1233 | Sep 6, 2001 | Alterations/Remodeling | $7,616 | $201 |
| 0800000302 | Mar 25, 2008 | Alterations/Remodeling | $52,000 | $681 |
| BP11-0421 | Mar 15, 2011 | Air Conditioning Only | $6,800 | $155 |
| BP15-2560 | Oct 30, 2015 | Plumbing | $500 | $170 |

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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**Planning Board** **6.f.**

Meeting Date: 07/10/2018

Information

REQUESTED ACTION

Conditional Use - Zietz Dwelling Rental - 462 Granada Street, Unit B

LOCATION

462 Granada Street, Unit B

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

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 maximum occupancy ensures 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 no more than 2 vehicles

Attachments

Staff Report
Application
Property Card
Narrative
Location Map
Zoning Map
Survey
Site Plan
Floor Plan
TRC Comments

## Form Review

Form Started By: Vennis Gilmore Started On: 06/29/2018 11:46 AM

Final Approval Date: 07/02/2018

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**
**Zietz Dwelling Rental**
**462 Granada Street, Unit B**

**DATE:** June 29, 2018

## STAFF REPORT

**Property Owner:** Sebastian Zietz
4224 Kinau Place
Princeville, HI. 96722

**Applicant:** Coldwell Banker – Jennifer Graber
221 S. Ocean Drive
Fort Pierce, FL. 34949

**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(s):** 462 Granada Street, Unit B

**Parcel ID:** 2401-502-0059-000-6

**Current Zoning:** Hutchinson Island Medium Density Residential Zone (R4-A)

**Future Land Use:** Hutchinson Island Residential (HIR)

**Surrounding Zoning:**

| North | East | South | West |
|---|---|---|---|
| R-4A | R-4A | R4-A | R-2 |

**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 462 Granada Street, Unit B, to offer lodging of less than six (6) months and a minimum of one (1) month to guests. The subject property consists of an apartment duplex. The apartment duplex structure contains two apartments each with (2) bedrooms, one (1) bathroom and traditional support rooms. The apartment duplex has designated two- car paved parking per unit. The property owner, Mr. Zietz; purchased the subject property in disrepair and has rehabilitated it into a welcomed addition to South Beach of Fort Pierce. The property is zoned Hutchinson Island Medium Density Residential Zone (R4-A).

The property is located at the northeast corner Granada Street and Porpoise Avenue. The subject site is surrounded by single-family homes to the north, east, and west, and a vacant lot to the south.

***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.

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 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 Hutchinson Island Medium Density Residential Zone (R4-A) district which is designed to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed.

**Parking**

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) parking spaces per unit.

**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 maximum occupancy ensures 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 no more than 2 vehicles

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Conditional Use – No New Construction

Property address or Location 462 Granada Street, Unit B, Ft Pierce 34949
Parcel ID #(s) 2401-502-0059-000-6 *30 day minimum*
Project description Multi Family Home; Duplex

| Property Owner(s) | Applicant/Representative, Title, Company |
|---|---|
| Sebastian Zietz | Jennifer Graber, Coldwell Banker |
| 462 granada st. | 221 S. Ocean Dr. |
| Street Address | Street Address |
| Fort Pierce FL 34949 | Ft Pierce FL 34949 |
| City State Zip | City State Zip |
| 772-971-0230 | 7726344462 |
| Phone Number | Phone Number |
| krisyf@icloud.com | jennifer.graber@cbparadise.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~~ HAWAII -- COUNTY KAUAI

The foregoing instrument was acknowledged before me this 3RD day of MAY, 2018, by SEBASTIAN ZIETZ who is personally known to me or has produced N/A as identification.

Signature of Notary

My Commission Expires: NOV 20 2020

SEE ATTACHED FOR CERTIFICATION (seal)

AARON AKAU NOTARY PUBLIC No. 16-385 STATE OF HAWAII

***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<br>Non-Contributing None |

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

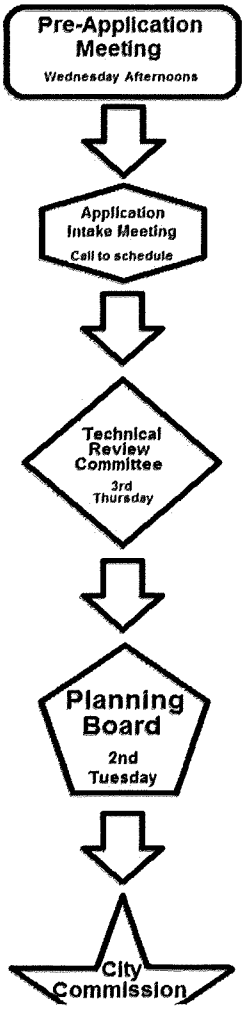
Intake Date Stamp

# ☐ 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_____ Parking Spaces:_____

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.

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: **Conditional Use - New Construction**

Doc. Date: **5/3/2018**

No. of Pages: **2** Jurisdiction: **5th** Circuit
(in which notarial act is performed)

Signature of Notary

**5/3/2018**
Date of Notarization and
Certification Statement

**Aaron Akau**
Printed Name of Notary

AARON AKAU
NOTARY PUBLIC
No. 16-385
STATE OF HAWAII

(Official Stamp or Seal)

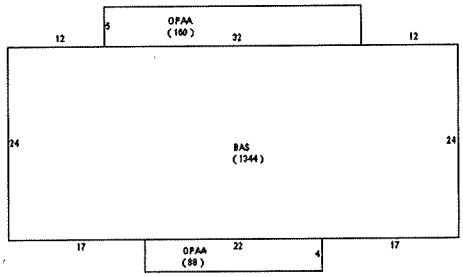
Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

## Building Information

***Finished/Under Air Area: 1,344 SF***
***Gross Total Area: 1,592 SF***

| | Exterior Data |
|---|---|
| Building Type: | MFH |
| Grade: | MFAQ |
| Year Built: | 1970 |
| Effective Year: | 1970 |
| No. Units: | 2 |
| Primary Wall: | Conc Block |
| Secondary Wall: | |
| Roof Cover: | Asph Shingle |
| Roof Structure: | Gable |
| View: | |
| Frame: | |
| Story Height: | 1 Story |

| | Interior Data |
|---|---|
| Bedrooms: | 0 |
| Full Baths: | 2 |
| Half Baths: | 0 |
| Primary Int Wall: | Drywall |
| Primary Floors: | Tile-Ceramic |
| Avg Hgt/Floor: | 0 |
| Heat Type: | FrcdHotAir |
| Heat Fuel: | ELEC |
| Electric: | MAXIMUM |
| A/C %: | 100% |
| Heated %: | 100% |
| Int Sprinkler %: | 0% |




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

PARADISE

**Jennifer Graber**
Property Manager

Coldwell Banker Paradise
Fort Pierce, FL 34949
Phone: 772-461-1324
Jennifer.Graber@CBParadise.com

Re: Zietz Residence – Conditional Use – 462 Granada Street (B Side)

In reference to the Code Enforcement comments:

1. This property is currently managed by Coldwell Banker Paradise (CBP). The CBP office is open Monday - Friday from 9:00am – 5:00pm, Saturday 9:00am – 4:00pm, Sunday 11:00am – 4:00pm and any after hour calls are directed to the property manager's cell phone.

2. We comply with all local ordinances and respond to any noise complaints immediately.

3. Garbage, yard and recycling receptacles are on a concrete pad located on the south side of the home and picked up weekly on: Monday (trash) and Thursday is for all waste.

4. Two (2) people per bedroom are permitted to stay at one time.

5. This home has a paved concrete driveway with ample parking for two vehicles.

6. CBP has a designated bookkeeper who collects and pays the appropriate sales tax monthly on behalf of the property owner.

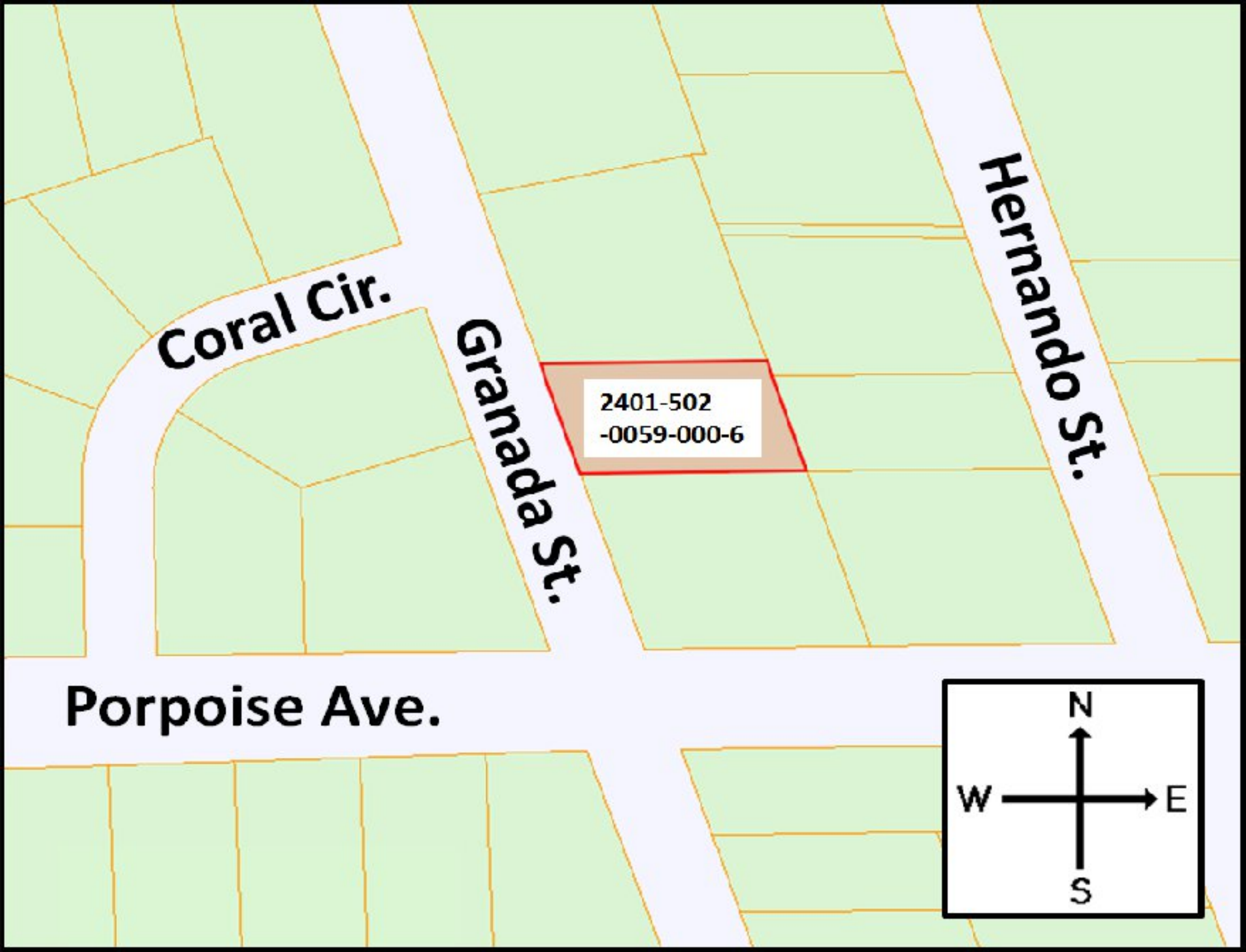
7. CBP works with several vendors who are licensed and insured to handle maintenance issues in a timely fashion. This includes but is not limited to lawn maintenance, pest control and cleaning services.

8. Mr. Zietz purchased this home as a property in disrepair and has rehabilitated it into a welcomed addition to South Beach. He is currently renting side A as an annual and will continue to do so.

Please let me know if you need additional information.

Best regards,

Jennifer Graber




**Location Map**

**462 Granada Street, Unit B**

**Zeitz Dwelling Rental**

THE SUNRISE CITY
FORT PIERCE
Florida

R-2

Coral Circle

Granada Street

R-4A

Hernando Street

C-5

Porpoise Avenue

N

W

E

S

Legend

Subject Site

R-4A, Hutchinson Island Medium Density

C-5, Tourist Commercial

R-2, Single-Family Intermediate Density

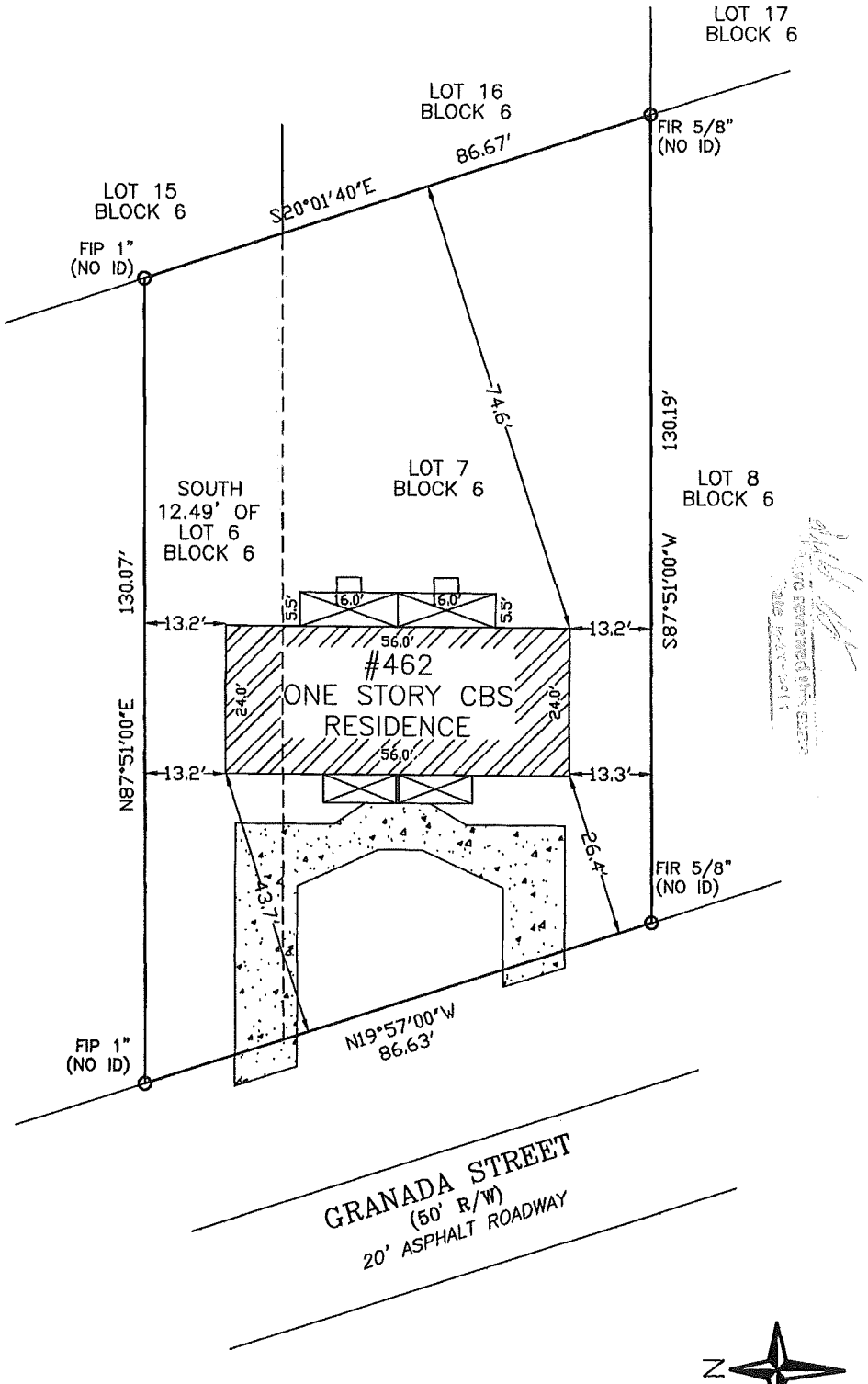
# Zoning Map

**Zietz Dwelling Rental -**
**462 Granada Street, Unit B**

THE SUNRISE CITY
FORT PIERCE
Florida

SHEET 1 OF 2 (SURVEY SKETCH) ——— SURVEY NOT COMPLETE WITHOUT ALL SHEETS

*MAP OF BOUNDARY SURVEY PREPARED FOR SEBASTIAN ZIETZ AND KRISTINA FULP*




NOTES:
PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.
ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE EASTERLY RIGHT OF WAY LINE OF GRANADA STREET.

GRAPHIC SCALE
0' 10' 20' 40'
1" = 20'

| | |
|---|---|
| JOB # - 1709-103 | REVISION - |
| FIELD DATE - 09/29/2017 | REVISION - |
| DRAWN BY - M.W.S. | REVISION - |
| REVISION - | REVISION - |


**Know It Now, Inc.**
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1 #140 VERO BEACH, FL 32967

**LEGAL DESCRIPTION:**
LOT 7 AND THE SOUTHERLY 12.49 FEET OF LOT 6 (AS MEASURED ALONG THE REAR LOT LINES), BLOCK 6, REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

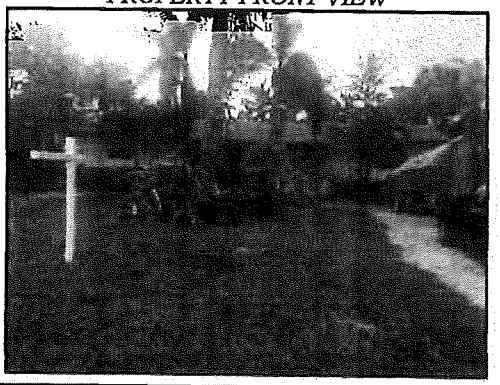
**JOB NUMBER:** 1709-103

**FIELD WORK DATE:** 09/29/2017

**PROPERTY ADDRESS:**
462 GRANADA STREET, FORT PIERCE, FL 34949

**FLOOD INFORMATION:**
PANEL NUMBER: 12111C0183J
FIRM DATE: FEBRUARY 16, 2012
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8.0

## PROPERTY FRONT VIEW



## AERIAL PHOTOGRAPH

## SURVEYOR'S LEGEND

A/C = AIR CONDITIONING
BB = BEARING BASIS
BFP = BACKFLOW PREVENTER
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
C = CURVE
CATV = CABLE T.V. RISER
CB = CATCH BASIN
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CLP = CONCRETE LIGHT POLE
CONC = CONCRETE
CP = CONTROL POINT
CPP = CONCRETE POWER POLE
D = DEED
DF = DRAINFIELD
ELEV = ELEVATION
EM = ELECTRIC METER
EOW = EDGE OF WATER
EP = EDGE OF PAVEMENT
F = FIELD
FCM = FOUND CONCRETE MONUMENT
FDH = FOUND DRILL HOLE
FFE = FINSHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIPC = FOUND IRON PIPE AND CAP
FIR = FOUND IRON ROD
FIRC = FOUND IRON ROD AND CAP
FN = FOUND NAIL
FN&D = FOUND NAIL AND DISC
FND = FOUND
FPK = FOUND PK NAIL
FPKD = FOUND PK NAIL AND DISC
FRRSPK = FOUND RAILROAD SPIKE
GAR = GARAGE
HYD = FIRE HYDRANT
ID = IDENTIFICATION
L = LENGTH
LB # = LICENSED BUSINESS
LS # = LICENSED SURVEYOR
M = MEARSURED
MB = MAP BOOK
MES = MITERED END SECTION
MH = MANHOLE
MLP = METAL LIGHT POLE
OHW = OVERHEAD WIRES
P = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTOL POINT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RNG = RANGE
R/W = RIGHT OF WAY
S = SEPTIC
SEC = SECTION
SIR = SET IRON ROD AND CAP
SPKD = SET PK NAIL AND DISC
SV = SEWER VALVE
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TWP = TOWNSHIP
TR = TELEPHONE RISER
TYP = TYPICAL
WIT = WITNESS
WLP = WOOD LIGHT POLE
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE

### LINETYPES

= BOUNDARY LINE
= STRUCTURE LINE
= CENTERLINE
= EASEMENT LINE
= FENCE LINE

### SYMBOLS

= FIRE HYDRANT
= WATER METER
= POWER POLE
= GAS SERVICE
= LIGHT POLE
= WELL
= BENCHMARK
= CATCH BASIN
= SANITARY MANHOLE
= CABLE T.V. SERVICE
= ELECTRIC SERVICE
= TELEPHONE SERVICE
= DRAINAGE MANHOLE
= SANITARY SERVICE

**SURVEYOR'S NOTES**

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
8. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
9. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
10. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
11. ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'.
12. PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
13. IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

## SURVEYOR'S SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW, THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

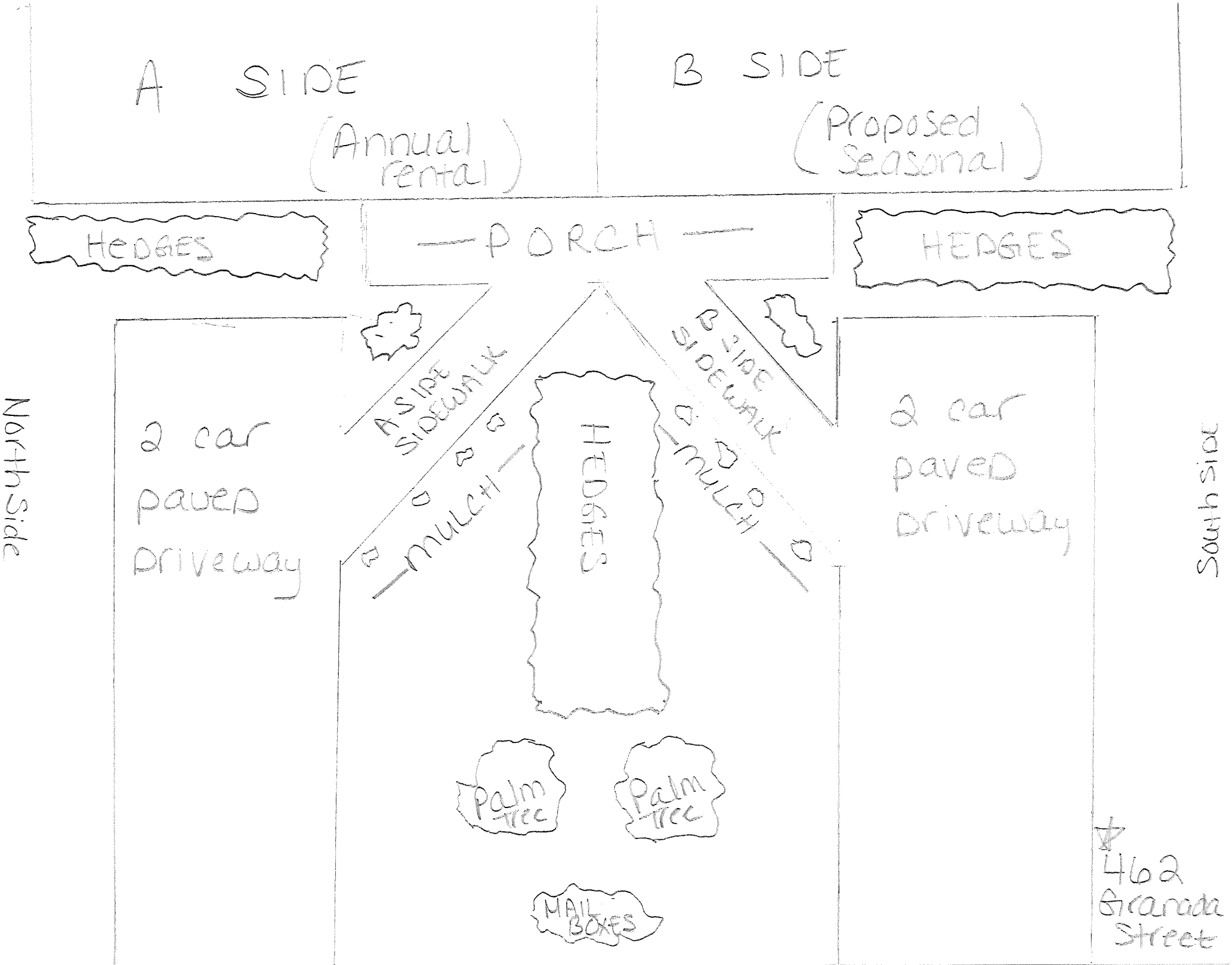
BILL H. HYATT JR. CERTIFICATE No. 4636 STATE OF FLORIDA LAND SURVEYOR

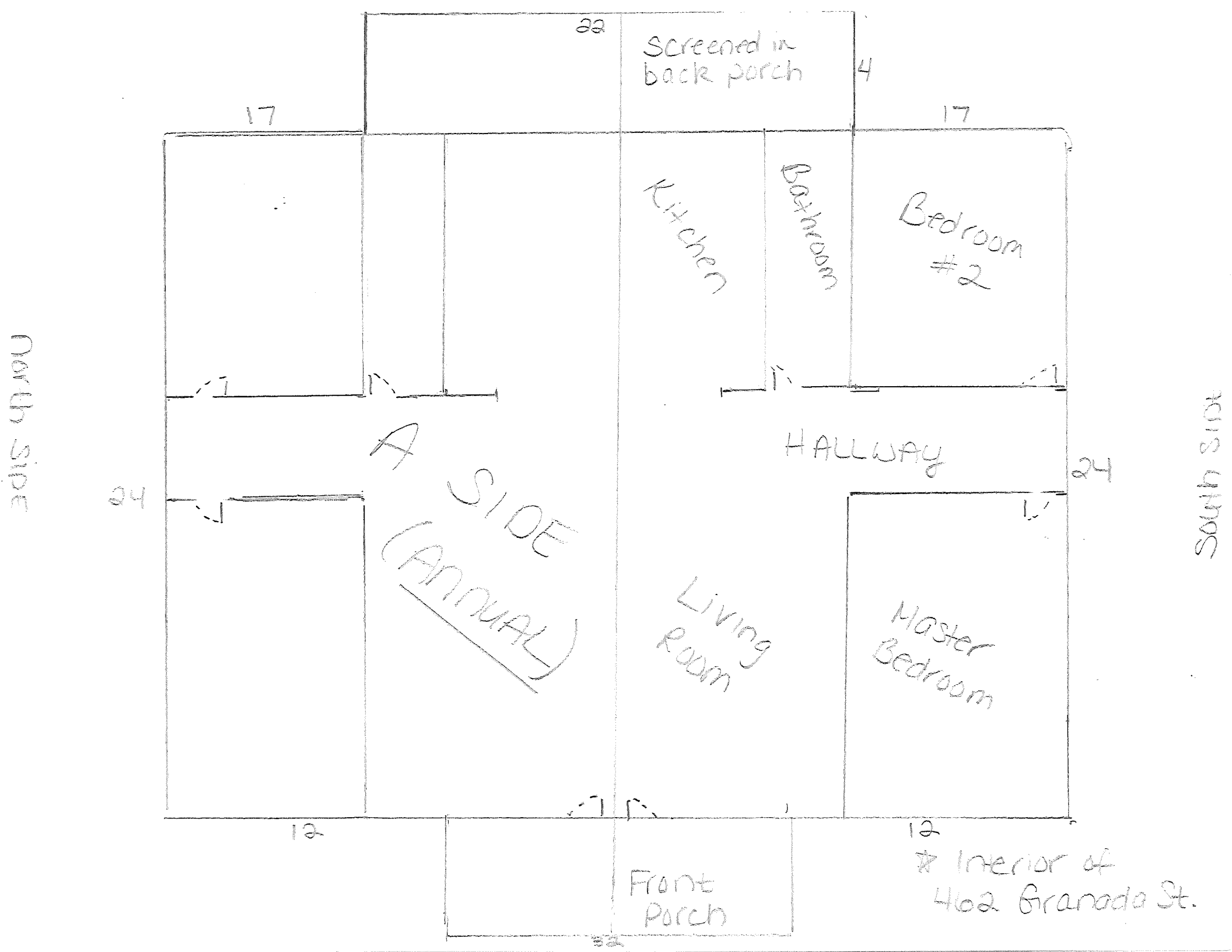
BILL HYATT
SURVEYOR AND MAPPER #4636
STATE OF FLORIDA

09/30/2017
DATE

**CERTIFIED TO:**
SEBASTIAN ZIETZ
KRISTINA FULP
ACOPIA, LLC, ATIMA/ISAOA
FIRST INTERNATIONAL TITLE, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

Know It Now, Inc.
PROFESSIONAL SURVEYING AND MAPPING
6220 US HIGHWAY 1, #140, VERO BEACH, FL 32967


A SIDE
(Annual rental)
B SIDE
(Proposed seasonal)
HEDGES
PORCH
HEDGES
A SIDE SIDEWALK
B SIDE SIDEWALK
2 car paved driveway
2 car paved driveway
mulch
mulch
Hedges
North Side
South side
Palm Tree
Palm Tree
MAIL BOXES
462 Granada Street


22
Screened in back porch
4
17
17
Kitchen
Bathroom
Bedroom #2
1'
1'
1'
1'
A SIDE (ANNUAL)
HALLWAY
24
24
1'
Living Room
Master Bedroom
12
12
32
Front Porch
North side
South side
* Interior of 4602 Granada St.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Jennifer Graber
221 S. Ocean Drive
Fort Pierce, FL. 34949

**Re: Conditional Use – Zeitz Dwelling Rental – 462 Granada Street, Unit B**

Dear Coldwell Banker,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-4A, Hutchinson Island Medium Density Residential Zone (Please Provide a Written Response to all responsible Departments):

**1) The maximum occupancy of the home ensures 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 no more than 2 vehicles.**

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
JUN 19 2018
CITY OF FORT PIERCE
PLANNING & ZONING

**TO : Vennis Gilmore, Planning Analyst**

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

**RE : Zeitz Dwelling Rental – 462 Granada Street, Unit A**
**Conditional Use TRC No. 18-04000009**

**DATE : June 19, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on June 7, 2018:

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

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend

- ☑ Approval of Conditional Use
- ☐ Building Permit
- ☐ C/O

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

- ☐ See attached for engineering comments

JRA/TST/dhr

Q:\ENGINEERING\Site Development Projects\Z\Zeitz Dwelling Rental\Submittal No. 1 - 060718\Submittal Items\CU Approval - 060718.docx

**June 13th, 2018**

**Project:** **Zeitz Dwelling Rental**
**Subject:** **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

I have no comments.

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

# BUILDING DEPARTMENT
# TECHNICAL REVIEW COMMITTEE (TRC)
# COMMENT FORM

**Meeting Date:** June 21, 2018
**Property Address:** 462 Granada St. Unit A
**Property Name:**
**Project Name:** Conditional Use – Zeitz Dwelling Rental
**Planner:** Rebecca Grohall

***Please be advised that the project may trigger the requirements indicated below:***

☑ 1. Building Official or his representative has no comment at the time of this meeting, ~~but reserves submission of comments upon completion of the official plan review~~.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature _____ Date: 6/20/18

**Planning Board** **6.g.**

Meeting Date: 07/10/2018

Information

REQUESTED ACTION

Conditional Use with New Construction - Braun Residence - 1661 Binney Drive

LOCATION

1661 Binney Drive

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The requested Conditional Use with New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for ***approval*** of the requested Conditional Use with New Construction for the proposed single family residence with a height of up to 34.4 feet.

Attachments

Staff Report
Application
Property Card
Warranty Deed
Survey
Location Map
Zoning Map
Site Plan
Elevations & Floor Plan
Paint Sample
TRC Comments

**Form Review**

Form Started By: Vennis Gilmore Started On: 06/29/2018 11:48 AM

Final Approval Date: 07/02/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Vennis Gilmore, Planning Analyst

**RE:** **Application for Conditional Use with New Construction**
**Braun Residence**
**1661 Binney Drive**

**DATE:** June 29, 2018

## STAFF REPORT

**Property Owner:** Melvin Braun
1646 Castleton Road
Darlington, MD. 21034

**Applicant:** Mike Menard – Architectonic Inc.
806 Delaware Avenue
Fort Pierce, FL. 34950

**Applicant's Request:** Approval of a Conditional Use with New Construction to construct a new three (3) story – 4,236 sq. ft. single-family home at 1661 Binney Drive. The applicant is seeking a height extension to build up to 34.4 feet.

**Location(s):** 1661 Binney Drive

**Parcel ID:** 2401-501-0208-000-3

**Current Zoning:** Single-Family Low Density Zone (R-1)

**Future Land Use:** Low Density Residential (RL)

**Surrounding Zoning:**

| North | East | South | West |
|---|---|---|---|
| R-3 | R-1 | A-2/Indian River | R-1 |

**Utilities:** FPUA

**Staff Analysis:**

***Request***

In accordance with Sections 22-16, 22-24, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction to construct a new three (3) story – 4,236 sq. ft. single-family home at 1661 Binney Drive. The applicant is seeking a height extension to build up to 34.4 feet. The proposed three (3) story single-family home will consist of 4, 236 sq. ft. in gross floor area. The new residence will include the first two (2) levels for sleeping and entertaining, and a third level primarily for two (2) bedrooms and two (2) bathrooms. The brand new residence with have a total of three (3) bedrooms, four and a half (4 ½) bathrooms, one (1) Living Room, one (1) two-car garage, and one (1) game room. Due to the floor plan layout, the applicant is seeking a height extension to build up to 34.4 feet. The subject property is zoned Single Family Low Density Residential Zone (R-1) with a future land use of Low Density Residential (RL).

The property is located west of the intersection of Binney Drive and Fernandina Street. The subject property is surrounded by single family residences to the north, east, west and the Indian River to the south. The property features a driveway entrance from Binney Drive.

***Zoning & Land Use***

The subject site is located within the Single Family Low Density Residential Zone (R-1) district which is primarily intended 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. 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.

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

**Conditional Use**
Per City Code Section 22-76; 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 with New Construction to construct a new three (3) story – 4,236 sq. ft. single-family home at 1661 Binney Drive with a height extension to build up to 34.4 feet will provide an opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Sections 22-16. – Designation of overlay districts and City Code Section 22-24. - Single-Family Low Density zone (R-1). City Code Sections 22-16 *Height*(b)(1) and 22-24 *Building Heights*(b)(4) states that no building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

**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 requested Conditional Use with New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for ***approval*** of the requested Conditional Use with New Construction for the proposed single family residence with a height of up to 34.4 feet.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

Property address or Location 1661 BINNY DR

Parcel ID #(s) 2401-501-0208-000-3

Project description NEW 3 STORY SINGLE FAMILY RESIDENCE

| | |
|---|---|
| MELVIN BRAUN | MIKE MENARD |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 1646 CASTLETON RD. | ARCHITECTONIC INC |
| Street Address | Street Address |
| DARLINGTON MD 21034 | 806 DELAWARE AVE |
| City State Zip | City State Zip |
| 1-410-977-4924 | FT PIERCE FL 34950 |
| Phone Number | Phone Number |
| | 772 460 7751 |
| Email Address | Email Address MMENARD@ARCHITECTONICINC.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. 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 -- MD COUNTY Cecil

The foregoing instrument was acknowledged before me this 17 day of April, 2018, by Melvin Braun who is personally known to me or has produced _____ as identification.

Karen Juanita Benser
Signature of Notary Expires 1/5/20 (seal)

KAREN JUANITA BENSER
My Commission Expires
NOTARY PUBLIC
CECIL COUNTY, MD

***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<br>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)

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

## Property Identification

| | |
|---|---|
| Site Address: | 1661 BINNEY DR |
| Parcel ID: | 2401-501-0208-000-3 |
| Account #: | 141662 |
| Map ID: | 24/01A |
| Use Type: | 0000 |
| Zoning: | R1 |
| City/County: | Fort Pierce |

### Ownership

Melvin Braun
1646 Castleton RD
Darlington, MD 21034-1008

### Legal Description

FT PIERCE BEACH S/D BLK 12 LOT 18 (OR 4089-591)

### Current Values

| | |
|---|---|
| Just/Market Value: | $214,600 |
| Assessed Value: | $214,600 |
| Exemptions: | $0 |
| Taxable Value: | $214,600 |

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

### Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Area (SF): | 0 |
| Land Size (acres): | 0.3 |
| Land Size (SF): | 13,050 |

## Sale History

| | |
|---|---|
| Date: | Jan 19, 2018 |
| Book/Page: | 4089 / 0591 |
| Sale Code: | 0001 |
| Deed: | WD |
| Grantor: | Johnson Arley G |
| Price: | $267,500 |
| Date: | Jan 31, 2017 |
| Book/Page: | 3962 / 2287 |
| Sale Code: | 0130 |
| Deed: | WD |
| Grantor: | Johnson Arley |
| Price: | $100 |
| Date: | Oct 7, 2008 |
| Book/Page: | 3024 / 1195 |
| Sale Code: | XX01 |
| Deed: | WD |
| Grantor: | Johnson,Arley |

| | |
|---|---|
| Price: | $100 |
| Date: | May 14, 2008 |
| Book/Page: | 2977 / 2085 |
| Sale Code: | XX00 |
| Deed: | WD |
| Grantor: | Rowedder,Klaus |
| Price: | $100,000 |
| Date: | Jan 1, 1900 |
| Book/Page: | |
| Sale Code: | |
| Deed: | |
| Grantor: | |
| Price: | $0 |

## 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% |

Image or Sketch unavailable for display

## Special Features and Yard Items

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $214,600 |
| Just/Market: | $214,600 |

Current Year Exemption Value Breakdown

| | |
|---|---|
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $214,600 |
| Exemption(s): | $0 |
| Taxable: | $214,600 |

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 1999 | 0041 | 0.5 | Fort Pierce Stormwater Charge | $27.00 |

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

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.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

Prepared by and Return to:
Nancy Perella , an employee of
First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984

File No.: 124418-40

# WARRANTY DEED

This indenture made on May 14, 2018, by **Melvin A. Braun and Susan E. Braun, husband and wife**, hereinafter called the "grantor",

to **James McHugh** whose address is: 1820 Binney Drive, Fort Pierce, FL 34949, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

Lot 37, Block 5, REVISED MAP FORT PIERCE BEACH, according to the Plat thereof, recorded in Plat Book 8, Page(s) 29 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-501-0088-000/5

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

**In Witness Whereof,** the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Melvin A. Braun

Susan E. Braun

***Signed, sealed and delivered in our presence:***

Witness Signature

Print Name: Karen Benser

Witness Signature

Print Name: SANDRA Kern

State of Maryland

County of Cecil

**The Foregoing Instrument Was Acknowledged** before me on the 9th day of May, 2018 by **Melvin A. Braun and Susan E. Braun, husband and wife** who is/are personally known to me or who has/have produced the following as identification: ✓.

Notary Public

Printed Name:

My Commission expires:

KAREN JUANITA BENSER
My Commission Expires
NOTARY PUBLIC
CECIL COUNTY, MD

# NON-FOREIGN AFFIDAVIT
## (Individuals)

BEFORE ME, the undersigned authority, personally appeared **Melvin A. Braun and Susan E. Braun, husband and wife** who after being duly sworn deposes and says as follows:

1. Melvin A. Braun and Susan E. Braun, husband and wife (hereinafter referred to as "Seller") is the owner of the following described real estate ("Property"):

Lot 37, Block 5, REVISED MAP FORT PIERCE BEACH, according to the Plat thereof, recorded in Plat Book 8, Page(s) 29 of the Public Records of St. Lucie County, Florida.

2. Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a U.S. real property interest must withhold tax at a rate of 15% of the amount realized on the disposition if the transferor ("Seller") is a foreign person. To inform the Buyer that withholding of tax is not required upon the transfer of the above-described property by Seller, the undersigned hereby swears, affirms and certifies, as applicable, the following:

(✓) **U.S. CITIZEN:**

a. Seller is a U.S. citizen and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.

b. Seller's Legal Name(s): Melvin A. Braun and Susan E. Braun, husband and wife

c. Seller's Social Security Number(s): 216-74-0911 and 214-78-3344

d. Seller's Home Address: , ,

(___) **RESIDENT ALIEN (Green Card Test):**

a. Seller is a resident alien as evidenced by the copy of their "green card", a true copy of which is attached hereto and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.

b. Seller's Legal Name(s): Melvin A. Braun and Susan E. Braun, husband and wife

c. Seller's Social Security or Tax ID Number(s):

d. Seller's Home Address: , ,

(___) **RESIDENT ALIEN (Substantial Presence Test):**

a. Seller meets the "substantial presence test".pursuant to the Internal Revenue Code and Income Tax Regulations as evidenced by the completed formula attached hereto and hereby incorporation into this certification and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.

b. Seller's Legal Name(s): Melvin A. Braun and Susan E. Braun, husband and wife

c. Seller's Social Security or Tax ID Number(s):

d. Seller's Home Address: , ,

3. Seller understands that this certification may be disclosed to the Internal Revenue Service by Buyer and that any false statement contained herein could be punished by fine, imprisonment or both.

4. Under penalties of perjury, the undersigned hereby declare that they have examined this certificate and, to the best of the undersigned's knowledge and belief, it is true, correct and complete, and the undersigned further declares that they have the authority to sign this document as Seller.

5. Seller hereby acknowledges that, in addition to punishment by fine, imprisonment or both as above set forth, this instrument is given for the purpose of inducing **James McHugh** to purchase the property and First International Title, Inc. as agent of Fidelity National Title Insurance Company to insure title to the Property and act as disbursing agent, with respect thereto. Seller further acknowledges that this affidavit is given with full understand that said parties will rely upon same to establish the truth of the facts set forth herein and understands the civil liability for any misrepresentation herein.

Melvin A. Braun

Susan E. Braun

State of Maryland

County of Cecil

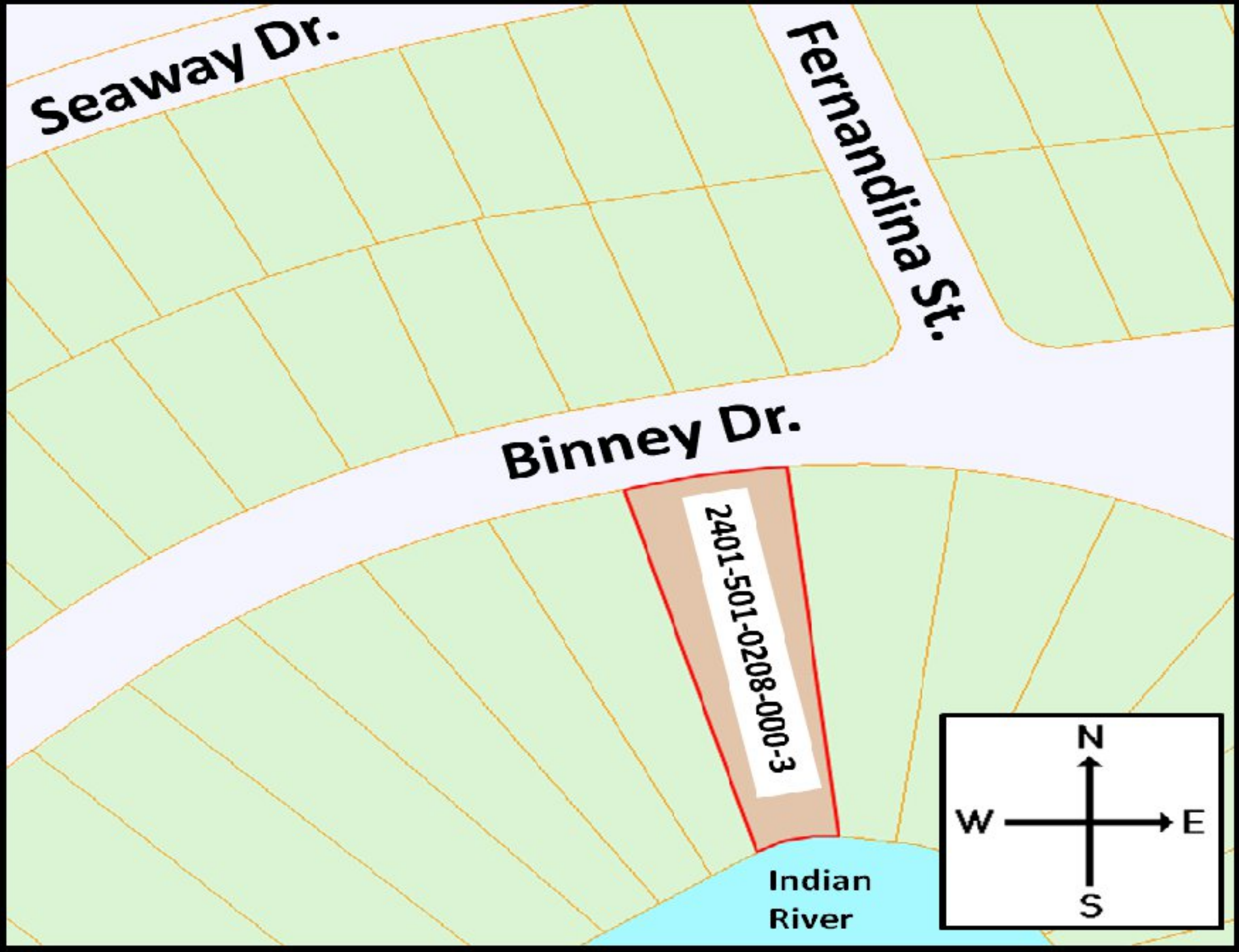
**Sworn To, Subscribed and Acknowledged** before me on May 9th 2018, by Melvin A. Braun and Susan E. Braun, husband and wife, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Karen Juanita Benser

NOTARY PUBLIC
Print Name:
My Commission Expires:

KAREN JUANITA BENSER
My Commission Expires
NOTARY PUBLIC
CECIL COUNTY, MD

[redacted]




**Location Map**

**1661 Binney Drive**

**Braun Residence**

THE SUNRISE CITY
FORT PIERCE
Florida

R-3

Binney Drive

R-1

R-2

Fernandina Street

Indian River

N

W

E

S

**Legend**

Subject Site

R-1, Single-Family Low Density

R-3, Single-Family Moderate Density

R-2, Single-Family Intermediate Density

# Zoning Map

**Braun Residence -**
**1661 Binney Drive**

THE SUNRISE CITY
FORT PIERCE
*Florida*

[redacted]

# southeast

sureste

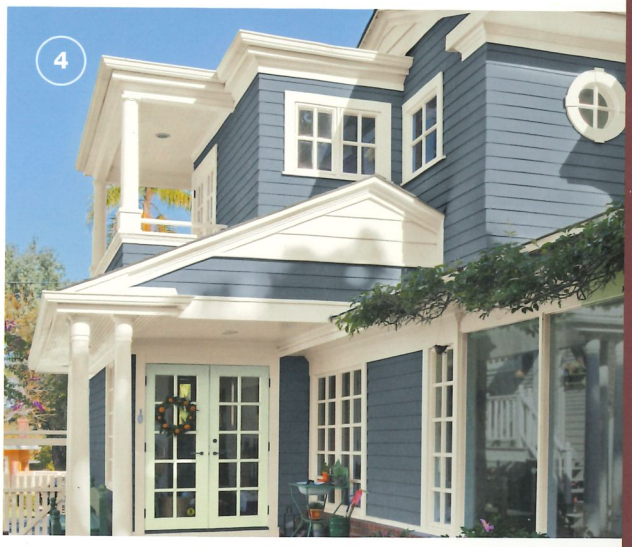
**nd misty colors reflect the**
**nt ease of the Southeast. Pale**
**ns, tans and light blue colors are**
**ed choices for body and trim.**

s suaves y brumosos reflejan la
cia y simplicidad del Sureste.
s cremas pálidos, tostados y azul
on opciones favorables para la
ura y moldura.

body | estructura:
Calla PPU6-12[U]
trim | molduras:
ULTRA PURE WHITE®

body | estructura:
Riviera Beach PPU7-07[M]
trim | molduras:
Roman Plaster PPU7-10[U]
accent | acento:
Blackout N510-7[D]

body | estructura:
Silver Marlin N360-2[U]
trim | molduras:
Frost 57[U]
accent | acento:
King Salmon[§] M180-5[D]




body | estructura:
French Colony N480-4[M]
trim | molduras:
Polar Bear 75[U]
door | puerta:
Green Power S340-2[U]

s color may require multiple coats.
e color podría requerir múltiples capas.

THE SUNRISE CITY
# FORT PIERCE
*Florida*
ENGINEERING DEPARTMENT

RECEIVED
JUN 14 2018
CITY OF FORT PIERCE
PLANNING & ZONING

**TO : Vennis Gilmore, Planning Analyst**

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

**RE : Braun Residence – 1661 Binney Drive – Conditional Use**
**TRC No. 18-04000010**

**DATE : June 11, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on June 7, 2018:

- ☑ Application Package
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☑ Conditional Use
- ☑ N/A
- ☐ Building Permit
- ☐ /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.

☑ Single Family Residential construction does not require engineering review or approval

JRA/TST/dhr

Q:\ENGINEERING\SITE DEVELOPMENT PROJECTS\B\BRAUN RESIDENCE\SUBMITTAL NO. 1 - 060718\CONDITIONAL USE APPROVAL - 061118.DOC

**June 13th, 2018**

**Project:** **Braun Residence**
**Subject:** **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

I have no comments.

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

# BUILDING DEPARTMENT
# TECHNICAL REVIEW COMMITTEE (TRC)
# COMMENT FORM

**Meeting Date:** June 21, 2018
**Property Address:** 1661 Binney Dr.
**Property Name:**
**Project Name:** Braun Residence – Conditional Use with No New Construction
**Planner:** Vennis Gilmore

***Please be advised that the project may trigger the requirements indicated below:***

☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☑ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature _____ Date: 6/20/18

**Planning Board** **6.h.**

Meeting Date: 07/10/2018

Information

REQUESTED ACTION

Abandonment - Granada Street Properties - A portion of Frances Avenue (between Granada Street and Hernando Street)

LOCATION

**The southern segment of the western portion of Frances Avenue, between Granada Street and Hernando Street**

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Staff recommends the Planning Board forward a recommendation to **approve** the requested abandonment.

Attachments

Staff Report
Application
Survey
Narrative
Letter to Property Owner abutting the Northside
Location Map
Appraisal
Proposed Development Location Map
Proposed Site Plan
Proposed Elevations
Utility Location Information
TRC Comments

**Form Review**

Form Started By: Vennis Gilmore Started On: 06/29/2018 11:55 AM

Final Approval Date: 07/02/2018

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:** **Abandonment of Unopened Right-of-Way**
**Granada Street Properties**
**The southern segment of the western portion of Frances Avenue, between Granada Street and Hernando Street**

**DATE:** June 29, 2018

## STAFF REPORT

**Property Owner:** City of Fort Pierce

**Applicant:** Granada Street Properties LLC – Henry Louden
500 S. Federal Highway, #1641
Hallandale, FL. 33008

**Applicant's Request:** Approval of Abandonment of an unopened southern segment of the western portion of Frances Avenue, between Granada Street and Hernando Street

**Location(s):** The southern segment of the western portion of Frances Avenue, between Granada Street and Hernando Street

**Abutting Parcel ID(s):** 2401-502-0084-000-0 & 2401-502-0077-000-8

**Surrounding Zoning:**

| North | East | South | West |
|---|---|---|---|
| R-4A | R-4A | R4-A | R-2 |

**Land Area of Subject ROW:** Approximately .095 acres

**Staff Analysis:**

***Request***

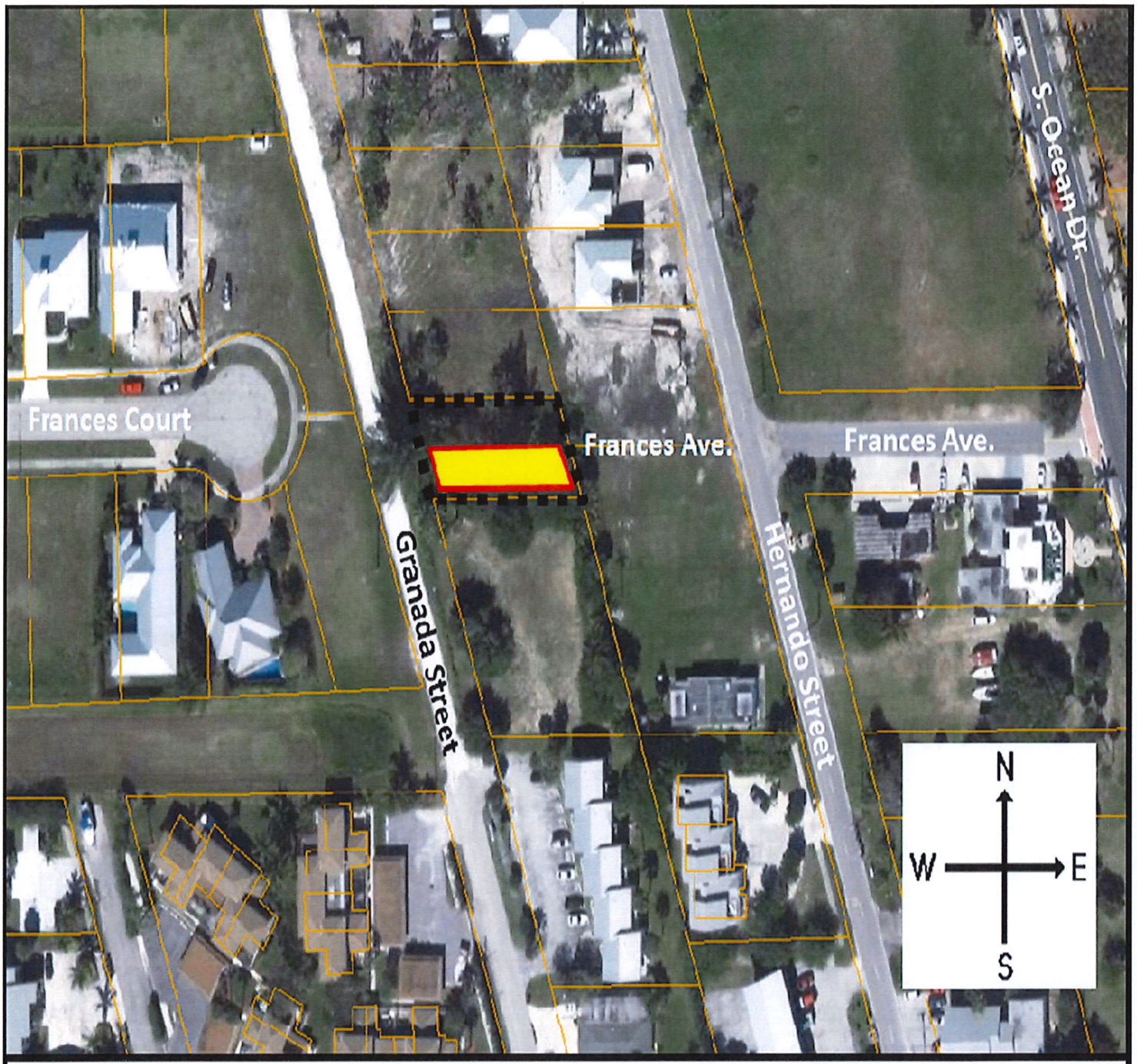
In accordance with City Code Sections 17-1: Abandonment , the applicant, is requesting the City of Fort Pierce abandon an unopened southern segment of the western portion of Frances Avenue, between Granada Street and Hernando Street, which abuts their land holdings.

The underlying objective for the applicant is the development consisting of approximately five (5) townhomes.

The segment of Frances Avenue has been unimproved, and has not been utilized for utility infrastructure. The City Commission of the City of Fort Pierce approved the abandonment of the eastern portion of Frances Avenue (between Granada Street and Hernando Street) on March 5, 2018. The right-of-way segment sought for abandonment offers minimal vehicular, pedestrian, or utility design advantage to the city, especially in its unimproved state.

The applicant owns the property adjacent to the southern half of the subject Frances Avenue ROW. The applicant has provided utility location reports and has stated that there is a utility line along the Granada Street – western border of the ROW. The property owner abutting the subject ROW to the north has not requested abandonment. Only the southern half of the right-of-way segment is being considered for abandonment, based upon Florida State Statutes Chapter 336. Florida State Statutes Chapter 336 states that right-of-way is granted to adjacent property owners. In the absence of the property owner to the north – only the southern half should be considered. The applicant has provided the appraisal value of the entire Frances Avenue Right-of-Way. The entire Right-of-Way appraisal is $58,000. Fifty (50) percent of the appraisal value equals $29,000. Therefore, the applicant is required to pay the City of Fort Pierce a total of $29,000. The underlying objective for the applicant is a development consisting of approximately five (5) townhomes.

The Fort Pierce Utilities Authority (FPUA) has provided approval of the proposed abandonment.




**Legend**

**Subject Site**

**Proposed ROW for Abandonment**

**Aerial Map**

**Frances Avenue (Segment)**

THE SUNRISE CITY FORT PIERCE Florida

**Technical Review Committee**
All affected Departments have reviewed and approved the proposed Abandonment.

**Staff Recommendation**:
Staff recommends the Planning Board forward a recommendation to **approve** the requested abandonment.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Abandonment

Property address or Location. FRANCES AVE

Parcel ID#(s) 2401502008400000

Project description. ROAD ABANDONMENT

| | |
|---|---|
| GRANADA STREET PROPERTIES LLC | HENRY LOUDEN |
| Property Owner(s)<br>500 S FEDERAL HEY, #1641 | Applicant/Representative, Title, Company<br>SAME |
| Street Address<br>HALLANDALE, FL 33008 | Street Address<br>SAME |
| City State Zip<br>305-525-2545 | City State Zip<br>305-525-2545 |
| Phone Number<br>HTLOUDEN@GMAIL.COM | Phone Number<br>HTLOUDEN@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.*

*Property Owner(s) Signature(s)*

STATE OF FLORIDA •• COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 14 day of MAY 20 18 by HENRY LOUDEN who is personally known to me or has produced as identification.

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA (seal)

ANA M LOPEZ
MY COMMISSION # GG 080137
EXPIRES: April 4, 2021
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<br>Non-Contributing None |

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

# ABANDONMENT

***Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:***

- ☑ Current survey, including property size
- ☑ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☑ Encumbrance Title Search
- ☑ Complete, notarized application

*Application Type:*

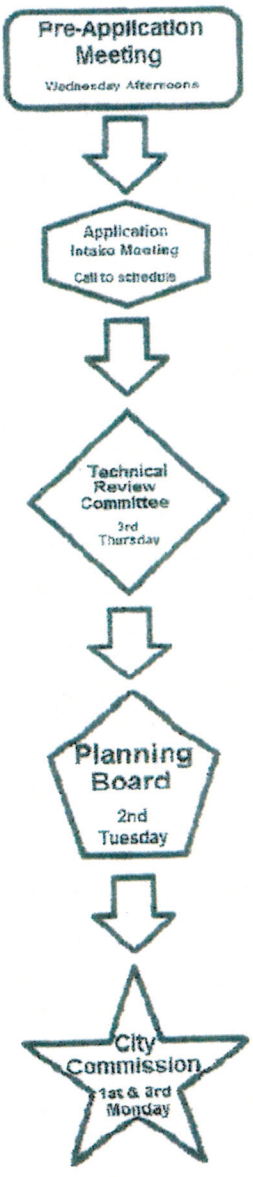
☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: NON-USE OF EASEMENT

List any utilities visible or known to exist in the right of way/easement: NONE

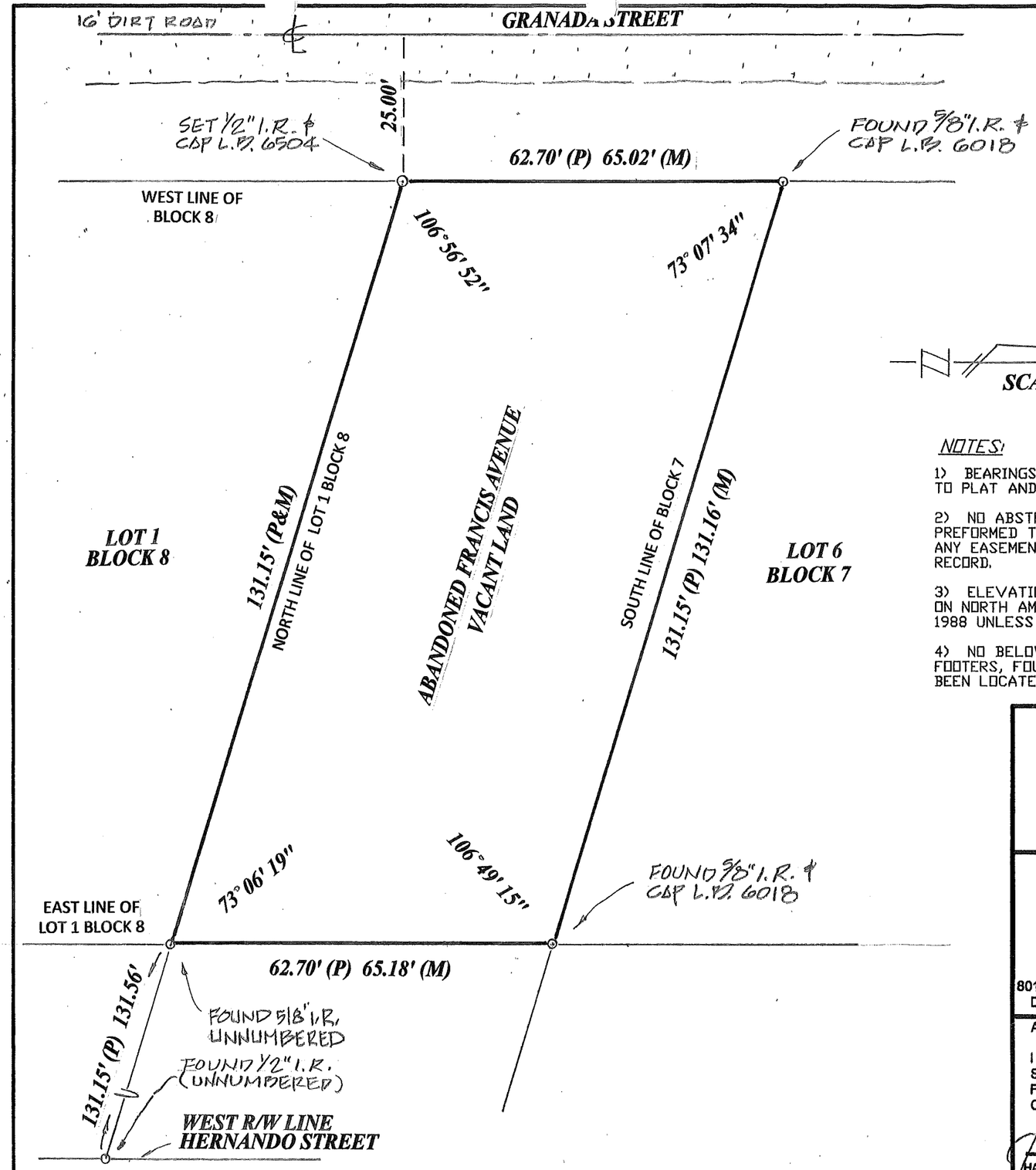
Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



A PORTION OF A PLATTED RIGHT-OF-WAY AS PLATTED IN PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8 PAGE 44 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA . BEING MORE PARTICULARLY DESCRIBED AS

BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7




SCALE: 1" = 20'

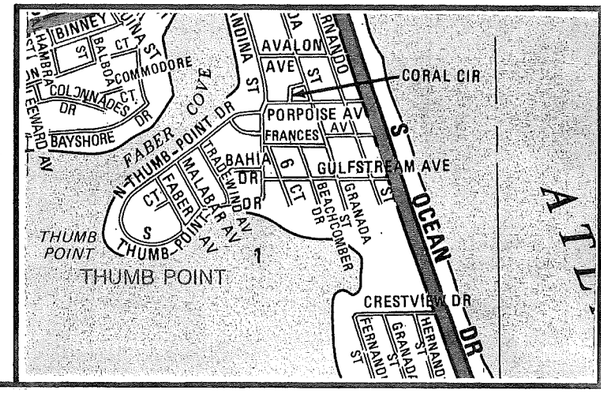
NOTES:

1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.

2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.

3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.




NORTH
NOT TO SCALE
VICINITY MAP

| | | | | |
|---|---|---|---|---|
| O.R.B. = official record book | TRAN. = transformer pad | P.B. = plat book | P = plat | P.G. = page |
| C.B.S. = concrete block structure | F.P.&L. = Florida power and light | TYP. = typical | Ø = power pole | I.R. = iron rod |
| P.C.C. = point of compound curve | CM = concrete monument | R/W = right-of-way | M = MEASURED | R = radius |
| P.C.P. = permanent control point | P.R.C. = point of reverse | Δ = central angle | I.P. = IRON PIPE | D = deed |
| P.O.C. = point of commencement | P.I. = point of intersection | (B) = bearing basis line | RP = radius point | O/S = offset |
| P.O.B. = point of beginning | P.T. = point of tangency | ASPH = asphalt | L = ARC LENGTH | CONC. = concrete |
| D/E = drainage easement | ✱ = not field measured | M.H. = manhole | CL = centerline | ESMT. = easement |
| C.M.P. = corrugated metal pipe | WPF = wood privacy fence | U/E = utility easement | ALUM. = aluminum | CALC. = calculated |
| R.L.S. = registered land surveyor | CHATT = chattahoochee | CLF = chain link fence | P.C. = point of curvature | |
| L.B. = licensed business | ELEV = elevation | P.R.M. = permanent reference monument | | |


Renner Burgess, Inc.
LAND SURVEYING
801 S.E. 6th Ave., Suite 101
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869


CERTIFIED TO:

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

FLOOD ZONE: AE ELEV. 8
MAP NO.: 12028C0183J
MAP DATE: 2-16-12

DATE: 4-11-18
JOB NO. 4-18-017
REVISED:

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

# Granada Street Properties, LLC.

500 S Federal Hwy, #1641, Hallandale, FL 33008; Phone-954-554-0821

June 1, 2018

To: Technical Review Board, Planning Board, & City Commission

From: Henry Louden

Granada Street Properties, LLC.

Subject: Abandonment Letter

Frances Ave, between Granada Street and Hernando Street

I am asking for your approval to abandon a portion of unopened right-of-way, the road called Frances Ave, between Granada Street and Hernando Street.

In an effort to advance investment, redevelopment, and infill on Hutchinson Island, I'm submitting the application for abandonment of the portion abutting property within my control.

The abandonment of the un-open right-of-way would provide capacity to join two parcels presented held, to expand holdings for consideration of a development application for construction of 6 coastal style, single-family homes on these lots. I have attached a sample drawing and photos of the home. It will be on stilts with parking below.

I am working on a conceptual lot configurations and setbacks, which will be beneficial in showing you the concept. Below is a draft concept showing the land and the proposed homes.

y Louden
S. Federal Hwy
y
dale, FL
33008

CERTIFIED MAIL

7017 3040 0000 8796 8505

UNITED STATES POSTAL SERVICE

1000

34949

U.S. POSTAGE
PAID
MIAMI BEACH, FL
33140
APR 23, 18
AMOUNT
$7.41
R2305P149927-25

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. & Mrs. Keith Danks Jr.
1136 S. Ocean Dr.
Ft. Pierce, FL 34949

9590 9402 2460 6249 2506 57

2. Article Number *(Transfer from service label)*

7017 3040 0000 8796 8505

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

NIXIE 326 C0 1 7204/30/18
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 33008607116 2247N120201-02441

Mr.
113
Ft.

RETURN RECEIPT REQUESTED

REFUSED

April 23, 2018

Mr. Keith Danks Jr. and Mrs. Meridee S. Danks
1136 S Ocean Drive
Fort Pierce, FL 34949

Re: Frances Ave – ROW lot

CERTIFIED MAIL #: 7017 3040 0000 8796 8505

Dear Mr. and Mrs. Danks,

Good morning. We are contacting you to find out if you are interested in purchasing half of the Frances Ave ROW lot, which is south of your Lot 6. The City will not be building the Frances Ave roadway. The same Frances Ave to the east was sold to Mr. Sante by the City previously. We would like to purchase the Frances Ave ROW lot from the City at the current appraised value. In order to purchase the Frances Ave ROW lot from the City, we have to prepare a package which includes hiring an appraisal firm to prepare a current appraisal, performing a title search of the Frances Ave ROW lot, hiring a surveyor to prepare a current survey of the Frances Ave ROW lot and submitting these items and other required items to the City for review and approval; the estimated costs is around $6k; if you are interested in purchasing half of the lot, your half of the initial prep cost would be around $3k, unless you prepare your own package which would costs around $6k. The appraised value we estimate to be around $40k; if you are interested in buying half, your cost for the Frances Ave ROW lot would be around $20k, plus closing costs. In summation, your costs to purchase half of the Frances Ave ROW lot would be around $26k or more.

If you are not interested, please sign the attached affidavit and return back to us. Our RE agent can come by & pick up the original from you, if you want – attached is map of the Frances Ave ROW lot.

Please review and call me to discuss at 305-525-2545. Thank you very much for your time.

Sincerely,

Henry Louden

# AFFIDAVIT

We, Keith Danks Jr. and Meridee S. Danks, the undersigned below are not interested in purchasing half of the Frances Ave ROW roadway from the City of Ft. Pierce. We affirm that we are the adjacent property owners to the north of the Frances Ave ROW. We own **Lot 6 = Legal Description** PALM HAVEN S/D-UNIT 1- BLK 7 LOT 6 (0.16 AC - 6,969 SF) (OR 3775-2680).

_____ _____

Keith Danks Jr.
1136 S Ocean DR
Fort Pierce, FL 34949

Meridee S. Danks
1136 S Ocean DR
Fort Pierce, FL 34949

COUNTY OF: _____ STATE: FL

Sworn to and subscribed before me this _____.

_____ Personally known ☐ OR Produced Identification ☐

Notary Public – Signature

Type of Identification Produced _____

_____

Print, Type or Stamp Commissioned Name or Notary

FRANCES AVE ROW
FRANCES CT
FRANCES AVE
GRANADA ST
HERNANDO ST
BEACHCOMBER LN
70
100.03
75
75.03
140
136.63
178.20
121.47
75.59
40
47.18
74.29
176.88
138.33
134.95
134.09
107.99
73.47
130.77
130.86
130.95
131.07
131.15
156.66
186.73
131.45
158.79
132.32
131.40
79.39
52.93
49.14
26.28
262.80
286.09
79.88
37.60
262.5
315
315.05
256.58
256.74
78.75
256.95
78.0
78.07
251.14
262
52.93
131.4
105.86

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

## Property Identification

| | |
|---|---|
| Site Address: | GRANADA ST |
| Parcel ID: | 2401-502-0077-000-8 |
| Account #: | 179990 |
| Map ID: | 24/01 |
| Use Type: | 0000 |
| Zoning: | R4A |
| City/County: | Fort Pierce |

LOT 6

## Ownership

Keith D Danks Jr
1136 S Ocean DR
Fort Pierce, FL 34949

## Legal Description

PALM HAVEN S/D-UNIT 1- BLK 7 LOT 6 (0.16 AC - 6,969 SF) (OR 3775-2680)

## Current Values

| | |
|---|---|
| Just/Market Value: | $39,500 |
| Assessed Value: | $39,500 |
| Exemptions: | $0 |
| Taxable Value: | $39,500 |

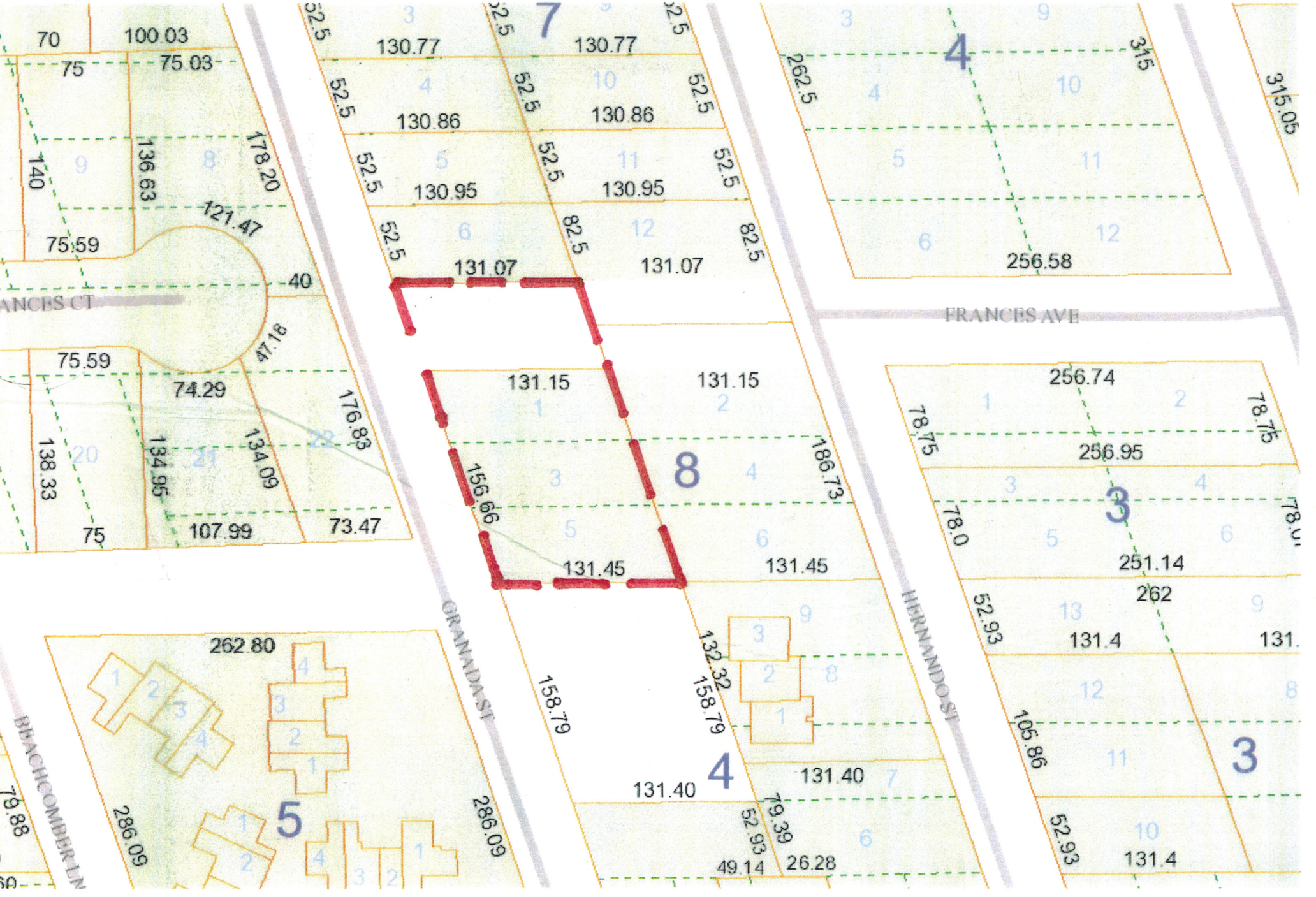
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Area (SF): | 0 |
| Land Size (acres): | 0.16 |
| Land Size (SF): | 6,969 |

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

CONCEPTUAL ONLY



AN APPRAISAL REPORT OF
A 0.19 Acre Public Right of Way
Located at
Francis Avenue & Hernando Street
Fort Pierce, St. Lucie County, Florida

---

PREPARED FOR
Mr. Henry Louden
Granada Street Properties, LLC
500 South Federal Highway, #1641
Hallandale, Florida 33008

---

"AS IS" ESTIMATE AS OF
May 07, 2018

---

PREPARED BY
THOMAS JOHNSON & ASSOCIATES, INC.
REAL ESTATE APPRAISAL & CONSULTANTS

THOMAS J. JOHNSON, MAI, SRA
STATE CERTIFIED GENERAL
REAL ESTATE APPRAISER-RZ798

NIKOLAUS M. SCHROTH, CCIM,
STATE CERTIFIED GENERAL
REAL ESTATE APPRAISER-RZ3704

CRISTEN G. CROSBY
REGISTERED TRAINEE APPRAISER RI24326

---

18-060

THOMAS JOHNSON & ASSOCIATES, INC
APPRAISERS • CONSULTANTS

May 14, 2018

Mr. Henry Louden
Granada Street Properties, LLC
500 South Federal Highway
Hallandale, Florida 33008

Dear Mr. Louden:

Re: 18-060 NMS

In accordance with your request, we have made an inspection, analysis, and appraisal of the following:

**A 0.19 Acre Public Right of Way**
**Located at**
**Francis Avenue & Hernando Avenue**
**Fort Pierce, St. Lucie County, Florida**

As a result of our investigation and analysis of the information outlined in this report, we hereby submit that the "As Is" Market Value of the Fee Simple Estate of the subject property as of May 07, 2018, is as follows:

**FIFTY-EIGHT THOUSAND DOLLARS**

**$58,000**

The subject is a 0.19 acre or 8,235 square foot parcel located on the west side of Hernando Street, across the street from Frances Court on Hutchinson Island, Florida. The property is level however, there is some vegetation present that would need to be cleared prior to development of the land. Zoning is R4A and is compatible with the Medium Density Residential Hutchinson Island designation.

The property is not known to have been inspected for environmental contamination, such as underground storage tanks, drums of known or unknown contents, evidence of waste disposal such as sludge, paints, chemical residues, oil spillage, asbestos, etc. No environmental contamination is known to exist by the appraiser. The appraiser was not provided with an environmental survey of the subject. A description of the property appraised together with an explanation of the valuation procedures utilized is contained within the body of the report. This letter is made part of this report and subject to the Limiting Conditions as set forth herein. This appraisal is intended to comply with Federal

reporting standards and the standards and reporting requirements of the Uniform Standards of Professional Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation. This is a Commercial Appraisal Report of the subject property.

Sincerely,

Thomas J. Johnson, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Nikolaus Martin Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704

Cristen G. Crosby
Registered Trainee Appraiser RI24326

## CERTIFICATION

The undersigned hereby certify that, except as otherwise noted in this appraisal report:

1) It is acknowledged that Cristen Crosby, Registered Trainee Appraiser RI24326, under the direct supervision of Thomas J. Johnson, MAI, SRA, State Certified General Real Estate Appraiser RZ798, made a significant professional contribution to this appraisal, consisting of participating in the property's inspection, conducting research on the subject, competitive markets and comparable data, performing appraisal analyses and assisting in the report writing, all under the appropriate supervision.

2) I, Thomas J. Johnson, MAI, SRA, the supervisory appraiser of a registered trainee who contributed to the development or communication of this appraisal, hereby accepts full responsibility for any work performed by the registered appraiser trainee named in this report for any work performed by the registered appraiser trainee named in this report as if it were my own work.

3) Nikolaus M. Schroth and Cristen Crosby have personally inspected the property that is the subject of this appraisal report.

4) The statements of fact contained within this report are true and correct, and no pertinent facts affecting value have been knowingly withheld.

5) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.

6) I/We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

7) I/We have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

8) My/Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

9) My/Our compensation for completing this assignment is not contingent upon developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

10) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

11) As of the date of this report, Thomas J. Johnson, MAI, has completed the continuing education program of the Appraisal Institute.

12) The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Board.

13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14) Thomas J. Johnson and Nikolaus M. Schroth currently hold the appropriate State certification allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.

15) Cristen Crosby currently holds the appropriate Trainee License allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located, under the supervision of Thomas J. Johnson.

16) I/We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

17) The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

18) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

Thomas J. Johnson, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Nikolaus Martin Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704

Cristen G. Crosby
Registered Trainee Appraiser RI24326

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## SUMMARY OF SALIENT FACTS

| | |
|---|---|
| **LOCATION:** | East side of Granada Street, Across the street from Frances Court, Hutchinson Island, St. Lucie County, FL |
| **OWNER OF RECORD:** | City of Fort Pierce |
| **IMPROVEMENTS:** | N/A; Vacant Land |
| **SITE SIZE:** | 0.19 Acres, 8,276 SF |
| **ZONING & LAND USE:** | R4A, Medium Density, St. Lucie County |
| **FLOOD ZONE:** | "AE" Map #12111C0183J, dated 02/16/2012 |
| **CENSUS TRACT:** | 3913.00, City of Fort Pierce |
| **HIGHEST AND BEST USE:** | |
| **(AS VACANT):** | Develop with a medium density, multi-family use |
| **(AS IMPROVED):** | N/A; Vacant Land |
| **INTEREST APPRAISED:** | Fee Simple Estate |

**VALUE INDICATIONS –**

| Value Reconciliation | |
|---|---|
| Cost Approach | N/A |
| Sales Comparison Approach | $58,000 |
| Income Approach | N/A |
| | |
| Final Value Conclusion | $58,000 |

| | |
|---|---|
| **DATE OF APPRAISAL:** | May 07, 2018 |
| **DATE OF REPORT:** | May 14, 2018 |
| **ESTIMATED MARKETING TIME:** | 6-12 Months |

**HYPOTHETICAL CONDITIONS:** "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the date of the assignment results but is used for the purpose of analysis". – None employed

**EXTRAORDINARY ASSUMPTIONS/ LIMITING CONDITIONS:** "An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions". – None employed

**COMPETENCY PROVISION:** Thomas Johnson & Associates, Inc. and the signatories hereto have experience in the appraisal of properties similar to the subject and are qualified due to education, training and experience in the preparation of such reports to comply with the competency provision of USPAP and the State of Florida. All signatories are state licensed through November 2018.

**APPRAISER:** Thomas Johnson & Associates, Inc.

Thomas J. Johnson, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Nikolaus M. Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704

Cristen G. Crosby
Registered Trainee Appraiser RI24326

## LOCATION MAP

## IDENTIFICATION AND LOCATION OF SUBJECT PROPERTY

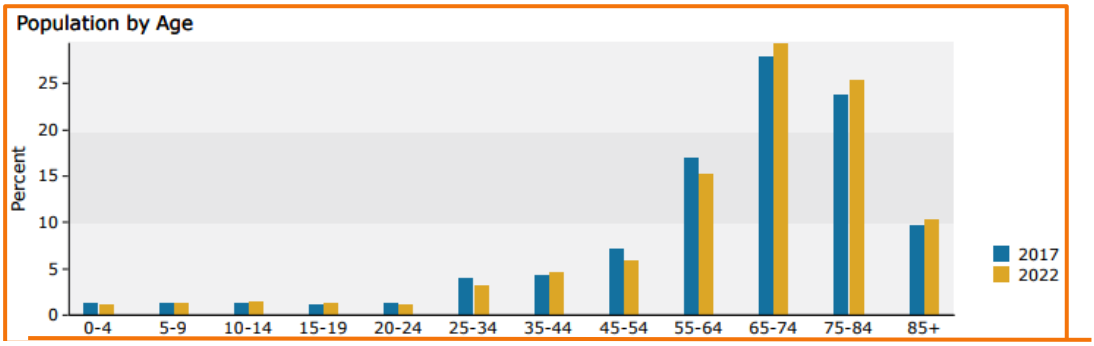
The subject is a 0.19-acre public right of way located on the east side of Granada Street across the street from Frances Court on Hutchinson Island. The parcel is situated on the northern section of South Hutchinson Island within the City of Fort Pierce. The subject's neighborhood is generally considered the South Beach neighborhood of Fort Pierce. In recent years, new development has started to occur in this area and has been well received by the market.

**Hutchinson Island Neighborhood Analysis & Demographic Profile**

Hutchinson Island is a 23-mile long barrier island on the East coast of Florida bounded on the east by the Atlantic Ocean, on the south by the St. Lucie Inlet, on the west by the Indian River and on the north by the Fort Pierce Inlet. The southern one-third of Hutchinson Island is part of unincorporated Martin County while the northern two-thirds is part of St. Lucie County. The island is connected to the mainland by three bridges, A1A connects at the northern end, in Fort Pierce, and southern end, in Stuart, and NE Causeway Boulevard connects in Jensen Beach.

Below is a chart that lists the past (2000;2010), present (2016) and future (2021) population, current households, current housing units, current median household income, current median home value, per capita income and median age for Sewall's Point, Martin County, Florida.

| Hutchinson Island Demographic Profile | |
|---|---|
| Current Population | 9,758 |
| 2000 Population | 8,312 |
| 2010 Population | 8,887 |
| 2017-2021 Projected Rate | 1.40% |
| Current Households | 5,641 |
| Current Average Household Size | 1.73% |
| % of Households with College Degree | 47.1% |
| (2010) % Family Households | 54.0% |
| (2010) % Non-Family Households | 6.6% |
| % 65 Years and Over | 61.3% |
| Current Housing Units | 10,555 |
| Current Median Household Income | 51,882 |
| Current Median Home Value | $268,938 |
| Per Capita Income | $44,694 |
| Median Age | 69.2 |
| Source: ESRI Economic & Social Research Institute | |



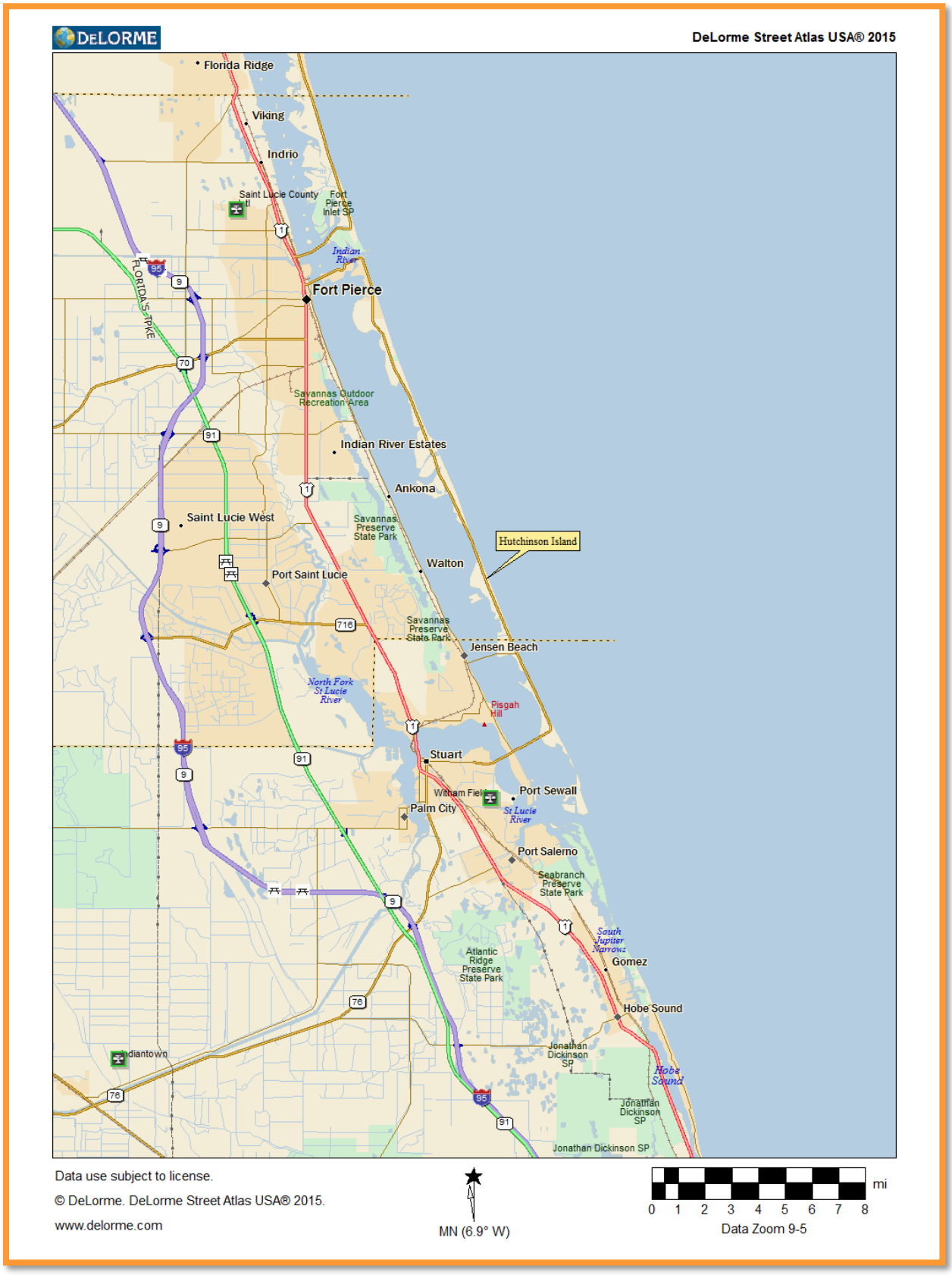

**Neighborhood Access**

The 23-mile-long island is connected to the mainland by three bridges, A1A connects at the northern end, in Fort Pierce, and southern end, in Stuart, and NE Causeway Boulevard connects in Jensen Beach. A1A is the only primary road on the island, running north to south. Other main arterial roadways such as US 1, The Florida Turnpike and I-95 can be accessed off the island to the west.

Airports, hospitals and school are all located on the mainland. Palm Beach International Airport (PBI) and Melbourne International Airport (MLB) are the closest major airports to the island. Several smaller airports such as Witham Field in Stuart, Vero Beach Municipal Airport and St. Lucie County International Airport are all located within 30 miles of the island.

The closest hospitals; Lawnwood Regional Medical Center in Fort Pierce, St. Lucie Medical Center in Port St. Lucie and Martin Medical Center in Stuart are all acute care hospitals with emergency centers and each containing over 200 beds. Lawnwood Regional has a Level II Trauma Center and in 2014 opened a Level III Neonatal Intensive Care Unit and a pediatric ER.

Schools for Hutchinson Island residents are also all located on the mainland with many schools in both Martin and St. Lucie County. As of 2017, both counties school districts received B rankings with St. Lucie County rising up from their C ranking in previous years.


DeLorme Street Atlas USA® 2015
Florida Ridge
Viking
Indrio
Saint Lucie County Fl
Fort Pierce Inlet SP
Indian River
Fort Pierce
FLORIDA'S TPKE
Savannas Outdoor Recreation Area
Indian River Estates
Ankona
Saint Lucie West
Savannas Preserve State Park
Hutchinson Island
Walton
Port Saint Lucie
Jensen Beach
North Fork St Lucie River
Pisgah Hill
Stuart
Witham Field
Port Sewall
Palm City
St Lucie River
Port Salerno
Seabranch Preserve State Park
South Jupiter Narrows
Gomez
Atlantic Ridge Preserve State Park
Hobe Sound
Jonathan Dickinson SP
Hobe Sound
Jonathan Dickinson SP
Jonathan Dickinson SP
Data use subject to license.
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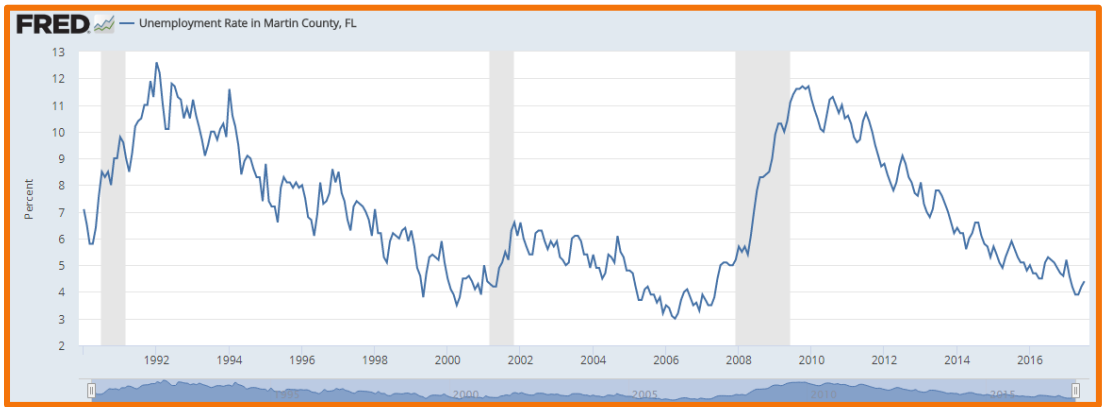
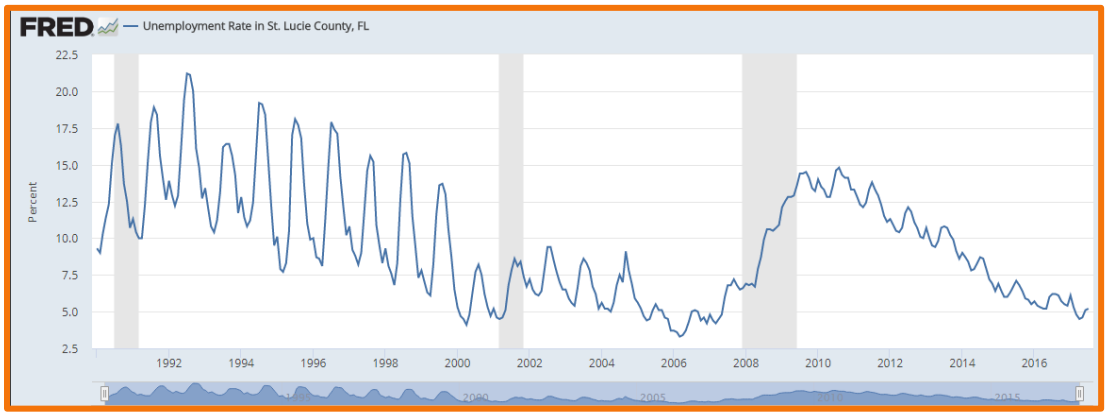
Data Zoom 9-5

## Employment & Growth Management

Employment opportunities often influence people to move, a city's unemployment rate is a major indicator of an economy's overall health and lower unemployment rates often mean a region is better able to attract and retain skilled workers, new industries and retailers. Martin County's current unemployment rate is 4.4% and St. Lucie County's current unemployment rate is 5.2%. Below is an Unemployment Rate History Chart.




Unemployment Rate Chart – Martin County




Unemployment Rate Chart – St. Lucie County

Below is a chart that shows the Martin County Top Employers and number of employees.

| St. Lucie County Top Employers | |
|---|---|
| **Employer** | **Employees** |
| School Board of St. Lucie County | 5,416 |
| Indian River State College | 2,400 |
| Lawnwood Regional Medical Center | 1,339 |
| City of Port St. Lucie | 1,086 |
| Convey Health Solutions | 950 |
| Walmart Distribution Center | 890 |
| Martin Health System | 850 |
| St. Lucie Medical Center | 850 |
| Florida Power & Light | 829 |
| Teleperformance | 800 |
| St. Lucie County | 658 |
| St. Lucie County Fire District | 434 |
| Treasure Coast Hospice | 425 |
| Blue Goose Growers/Construction | 400 |
| New Horizons of the treasure Coast | 360 |
| City of Fort Pierce | 335 |
| Pursuit Boats | 318 |
| Tropicana Products Inc. | 295 |
| Maverick Boat Company | 275 |
| McKesson | 275 |
| Source: Business Development Board of Martin County Florida | |

**Commercial & Industrial Market**

The main commercial corridor, U. S. Highway No. 1, is located in Ft. Pierce, off the island and consists of a variety of commercial uses from big box retail, shopping center, regional and national tenants to mom and pop type retail/commercial. Other areas of commercial development throughout the area are concentrated mostly along the arterial streets such as Orange Avenue and Okeechobee Road. The commercial developments along Okeechobee Road includes a number of restaurants, an Outlet Center, big-box stores including Wal-Mart and Home Depot, and a variety of regional and national retail, restaurant, and service business that have developed around the larger national retailers. This area of Okeechobee Road also has very good access to Interstate 95 and Florida's Turnpike, with interchanges serving both of these highways within one mile of each other.

Orange Avenue is a commercial corridor, but inferior to that of Okeechobee Road. The commercial/retail tenants along Orange Avenue are predominately local business owners. The overall conditions of these buildings are inferior to that of buildings located along Okeechobee Road or U. S. Highway No. 1. The majority of their business comes from the residents who live within close proximity. Considering this, traffic counts are lower than that

of Okeechobee Road and U. S. Highway No. 1; therefore, the Orange Avenue market does not draw interest from national tenants.

Retail development within the Fort Pierce market area consist of two market areas, the eastern market located along U. S. Highway No. 1 and the western market centralized by the interchanges of Florida's Turnpike and Interstate 95 with Okeechobee Road. Development in the eastern area of the City consists of two Publix anchored centers, a K-Mart center and several older neighborhood strip centers. Publix and K-Mart both are located at the intersection of Virginia Avenue and U. S. Highway No. 1 with the second Publix location being north of Taylor Creek in a center originally developed as a Food Lion anchored plaza and primarily serves the North Hutchinson Island market. New development in this corridor consists of a Walgreens built in 2009 and a Save-A-Lot anchored center that was built in 2010 known as Coral Square Shoppes and West Marine. The Coral Square center was to be developed as an 182,000 square foot power center on the site of the former Jefferson Shoppes. However, only 42,801 square feet of the center has been developed with Save-A-Lot as the anchor tenant and 19,500 square feet of available inline space. A portion of the previous mall was formerly occupied by Riverside Bank as an operations center. The operations center occupied a former department store big box. When the FDIC shut down Riverside Bank, the site was auctioned and sold and has been remodeled to accommodate Virginia University.

To the west, Virginia Avenue merges with Okeechobee Road to form the primary corridor in this area. Having an interchange with both, Interstate 95 and Florida's Turnpike, Okeechobee Road is heavily traveled by tractor trailer trucks and has the associated commercial uses such as truck stops and several hotels. In 2008-2009 three new hotels were constructed at this intersection essentially doubling the number of rooms within the immediate market area. Existing retail development in the area consists of the Orange Blossom Mall which was built in 1984 and currently houses the Saint Lucie County School Board. Newer development consists of a Home Depot center built in 1997, a Wal-Mart Super Center that was built in 1998 and a Walgreens that was built in 2009. There are a few neighborhood strip centers primarily located in the area of the Wal-Mart Supercenter. Proposed development in the area consisted of a Lowe's, Target and the redevelopment of the old Furniture Mart located in the northwest corner of the intersection of Okeechobee Road and Interstate 95. None of this development ever came to fruition, although several developers contracted and closed on sites as if the developments were done deals, even sending press releases of future tenants and projects which never came to fruition.

**Residential Market**

Homes on the island typically start in the mid $200's with prices rising into the $1,000,000's.

**Vacant Land Market**

Land on Hutchinson Island is considered adequate, with vacant residential and commercial lots available for development throughout. However, several acres of land on the island are unbuildable as they are home to an abundance of Mangrove Trees and wetlands.

**Conclusion**

The subject's south beach location puts it within an area of Ft. Pierce that has shown strong appeal in the local market. Although development has been small in scale, increasing prices and renovations and redevelopment have been consistent themes in the area. It is expected that the South Beach area will continue to be an area of high demand for the Ft. Pierce market.

## PURPOSE AND DATE OF APPRAISAL

The purpose of this appraisal is to estimate the "As Is" Market Value of the subject property, as of May 07, 2018 . The appropriate rights appraised are the Fee Simple Estate.

## FUNCTION, INTENDED USE, AND USER OF APPRAISAL

According to the client and users, Granada Street Properties, LLC, the function of this appraisal is to provide an estimated market value of the subject for use in establishing a value to purchase the property. There are no other users known to this appraiser. This appraisal is intended to conform to all federal report writing requirements.

## PROPERTY RIGHTS APPRAISED

The property rights appraised are the Fee Simple Estate of the subject property.

## OWNER OF RECORD WITH 5-YEAR HISTORY

The owner of record of the subject property is The City of Ft. Pierce. As a Public Right of Way, the subject is a part of the city's infrastructure and would require public hearings to be sold or abandoned. The subject property is not listed for sale or under any known agreement for sale. There are no known contracts on the subject property at this time. The property is not listed on the MLS or LoopNet.

## LEGAL DESCRIPTION - ABBREVIATED

A portion of Public Right of Way known as Frances Avenue, located East of Granada Avenue, Fort Pierce, St. Lucie County Florida.

## SCOPE OF WORK

Our client has requested an appraisal of the subject for use in rendering a decision on financing.

In preparing this appraisal, the appraiser

- Inspected the subject site;
- Gathered information on comparable land sales; and
- Confirmed and analyzed the data and applied the Sales Comparison Approach.

The Cost Approach was not developed as the subject is vacant land and the approach is not applicable.

The Sales Comparison Approach is considered the only indicator of value in the valuation of vacant land such as the subject. Therefore, it is the only approach developed herein.

The Income Approach is not developed herein due to the fact that the subject is vacant land and is not leased. Although land leases can be found within the subject market, it has been determined that the subject would not typically be leased or purchased for the income potential of the site for lease.

***Sources of Information*:** St. Lucie County Property Appraiser, St. Lucie County Tax Collector, St. Lucie County Clerk of Court, Crexi, De Lorme Street Maps, A La Mode Interflood, LoopNet

**Market Participant Interviews:** Stephen Dutcher (Illustrated Properties), Chris and Pamela Sante, Linda Nelson (Coldwell Banker Paradise)

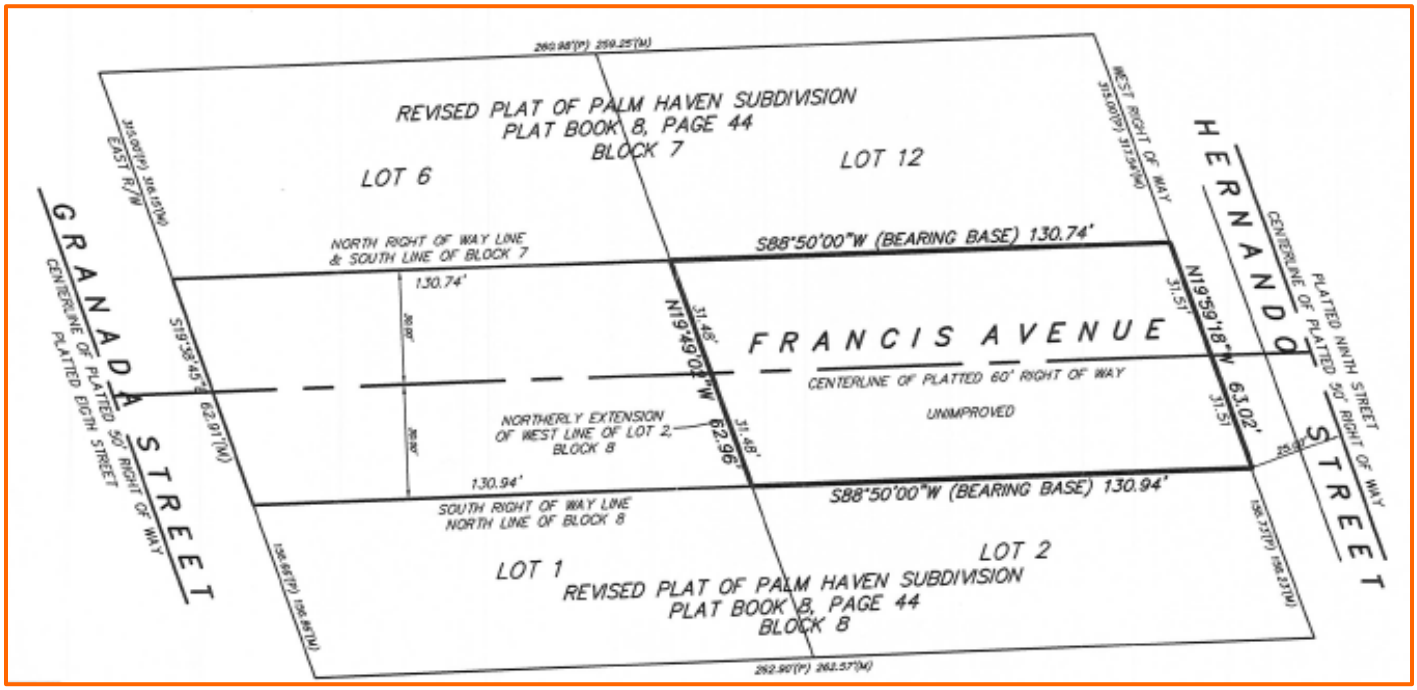
The parcel size was taken from the subject's survey.

*This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated previously. The appraiser is not responsible for unauthorized use of this report.*

## PROPERTY DESCRIPTION

| Subject Site Data | | | | | |
|---|---|---|---|---|---|
| **Size** | 0.19 Acres, 8,276 SF | **Shape** | Irregular | **Topography** | Level |
| **Frontage** | 62' | **Road** | Granada Street | **Ingress/egress** | N/A |
| **Water** | City of Ft. Pierce | **Wastewater** | City of Ft. Pierce | **Power** | FPUA |
| **Parking** | N/A | **Parking Ratio** | N/A | **Handicap Spaces** | N/A |

The subject is a 0.19 acre or 8,276 square foot parcel located on the east side of Granada Street, across the street from Frances Court on Hutchinson Island, Florida. The property is level and some vegetation is present. Zoning is R4A and is compatible with the Medium Density Residential Hutchinson Island designation.


REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44
BLOCK 7
LOT 6
LOT 12
LOT 1
LOT 2
REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44
BLOCK 8
GRANADA STREET
CENTERLINE OF PLATTED EIGHTH STREET
HERNANDO STREET
CENTERLINE OF PLATTED NINTH STREET 50' RIGHT OF WAY
FRANCIS AVENUE
CENTERLINE OF PLATTED 60' RIGHT OF WAY
UNIMPROVED
NORTH RIGHT OF WAY LINE & SOUTH LINE OF BLOCK 7
S88°50'00"W (BEARING BASE) 130.74'
130.74'
NORTHERLY EXTENSION OF WEST LINE OF LOT 2, BLOCK 8
N19°49'01"W 62.96'
SOUTH RIGHT OF WAY LINE NORTH LINE OF BLOCK 8
130.94'
S88°50'00"W (BEARING BASE) 130.94'
N19°59'18"W 63.02'
S19°38'49"E 62.91'(M)
31.48'
31.51'
260.98'(P) 259.25'(M)
262.90'(P) 262.57'(M)

| Subject Zoning, Land Use, Development Standards | | | | | |
|---|---|---|---|---|---|
| **Zoning & Land Use** | R4A, Medium Density, | **Min Lot Size** | 5,000 | **Min Frontage** | 60' |
| **Setback (F)** | 25' | **Max Height** | 45' | **Open Space** | N/A |
| **Setback (R)** | 15' | **Max Bldg. Cover** | 40% | **CRA (Y/N)** | No |
| **Setback (S)** | 6' | **Max Density** | 8 UPA | **Municipality** | St. Lucie County |

The subject is zoned R4A, Hutchinson Island Medium Density Residential District. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The subject is a buildable site by zoning and appears to be allowable for a single unit without bonus density.

**Flood Zone:** According to Flood Panel #12111C0183J, the subject is in Flood Zone "AE". The date of the map is 02/16/2012.

**Census Tract:** The subject is located in Census Tract 3913.00 in City of Fort Pierce.

## ASSESSED VALUATION AND TAXES:

The subject property is part of a Public Right of Way and is not assessed. Upon dedicating the ROW to a private party, the assessment will be reassessed or included in the adjacent properties.

## HIGHEST AND BEST USE

Highest and Best Use as defined by the Appraisal Institute is as follows:

> **Highest and Best Use** - The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value (Source: The Appraisal of Real Estate, Twelfth Edition).

A proper analysis of the Highest and Best Use of a site is to examine each segment of the definition. If a use is feasible when considering each segment, it will represent one of the Highest and Best Uses of the site.

### As Vacant

The first segment of the definition calls for the use to be a reasonable, probable and a legal alternative use. The subject zoning allows for a variety of residential uses not exceeding (8) units per acre and taking into consideration the island's sensitive barrier when developing. The subject as a standalone parcel would not meet the development criteria of the zoning but could be combined with the adjacent properties and provide contributive value.

The next segment of the definition deals with the site being physically possible to develop and having that developed use being appropriately supported. The subject is a 0.19-acre parcel with a level topography and little vegetation and presents no obvious physical hurdles to development.

The last and possibly most important segment of the definition is that the use be financially feasible. The financial feasibility of the site is directly related to the demand for the development possibilities of that site. Demand for residential lots within the South Beach market of Ft. Pierce is strong. The subject could be developed with a single-family home or assembled with adjacent lots to be developed as a Planned Development.

### Conclusion as Vacant

Taking into consideration all of the above factors, which include location of the subject site, size of the subject site, the Highest and Best Use of the site "As Vacant", is concluded to be to develop with a single-family home or to assemble with adjacent lots and develop as a Planned Development.

### Highest and Best Use as Improved

The subject parcel is vacant undeveloped land and no analysis of Highest and Best Use as improved is therefore applied.

## SWOT Analysis

A SWOT analysis is a comprehensive analysis of the Strengths, Weaknesses, Opportunities and Threats to a property. This analysis allows the appraiser to consider market activities that are presently occurring that may have an impact on the subject value, the effect of which may not be captured in comparable sales. Such actions include road improvement projects, shifts in government such as a change in commission, competitors entering the market or new developments. The SWOT analysis pertaining to the subject is shown below:

### Strengths

- Located close to the water, desirable location
- Level ground, easy to build on as it

### Weaknesses

- FEMA Special Flood Hazard Area
- Sensitive Island Barrier, caution required in development

### Opportunities

- Develop with multi-family use not exceeding (8) units per acre

### Threats

- T Lot, creates a less desirable location at the end of a street with the potential for additional noise and light from vehicle traffic.

# COST APPROACH TO VALUE

**Cost Approach**: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

The Cost Approach is not applicable to the subject as the subject property is vacant land. Although the Cost Approach will typically contain a Land Value Analysis, the analysis is based on the same methodology as the Sales Comparison Approach and therefore it is most appropriate for the Scope of Work in the subject assignment that the Land Value Analysis be included as part of the Sales Comparison Approach.

# J

## SALES COMPARISON APPROACH

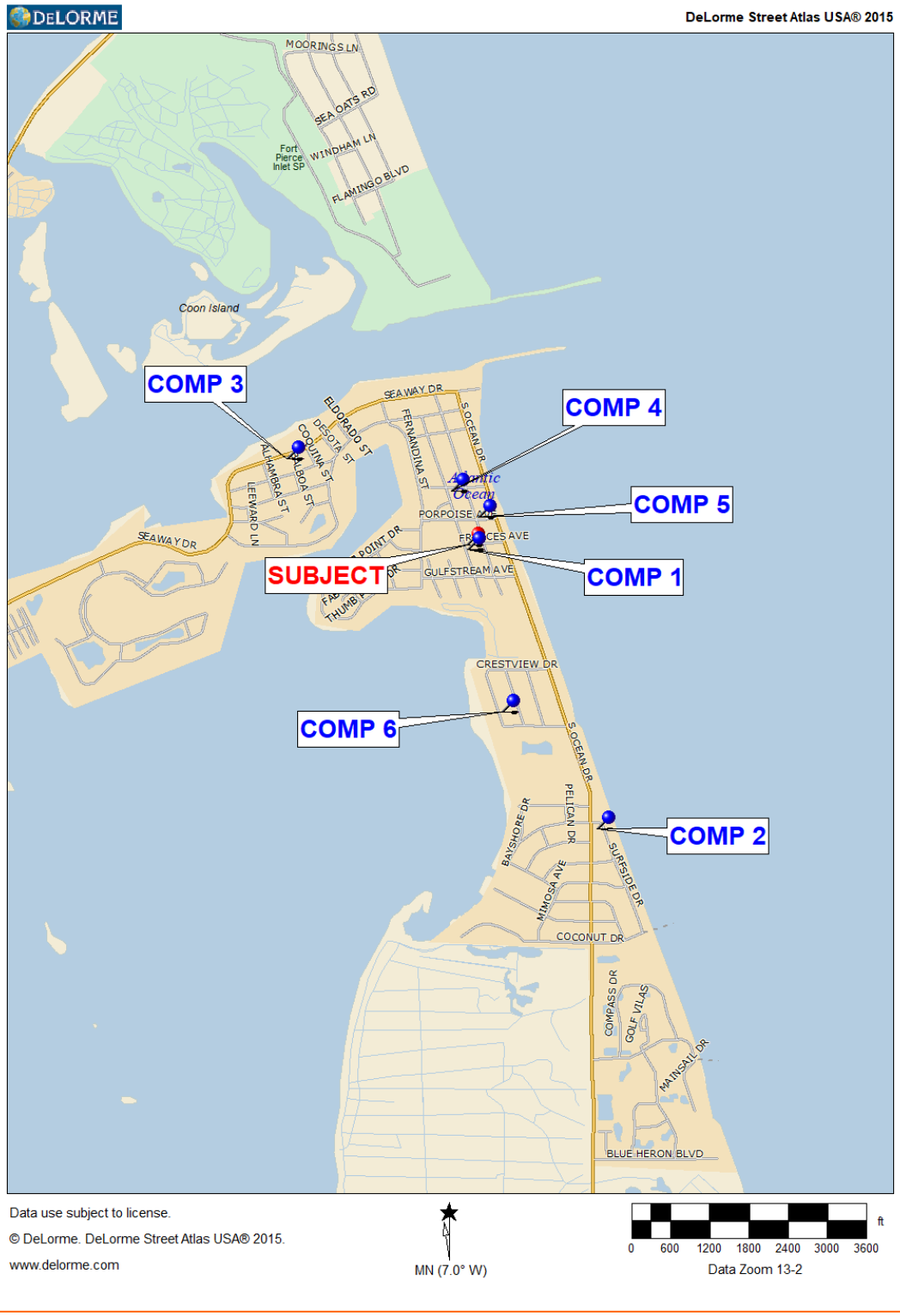
The Sales Comparison Approach is based upon the principle of substitution that states that a prudent purchaser would pay no more for a property than the cost of acquiring a substitute property on the open market. Substitution may assume purchase of an existing property, with equal utility, or of acquiring an investment that will produce an income stream of similar size with similar risk, as the subject property.

The subject's competitive neighborhood is considered to be Hutchinson Island. Our search revealed several sales of properties that met the subject criteria but was narrowed to six (6) properties located within St. Lucie county.

Adjustments are made to the sales to account for physical and economic differences as compared to the subject property. An adjusted sales price indication is derived from each comparable sale analyzed. These are then weighted according to their relative comparability and then applied to the subject property to indicate a value.

The comparables selected for use in this appraisal are summarized on the Sales Comparison and Adjustment Grid table and presented on the following pages along with a location map of the comparable properties.

## SALES COMPARISON MAP



## SALES COMPARISON AND ADJUSTMENT CHART

| Land Sales Comparables | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Sales** | **Subject** | **1** | **2** | **3** | **4** | **5** | **6** |
| Address | **Granada Street** | Granada Street | Surfside Drive | 1241 Seaway Drive | 1801 Avalon Ave. | Hernando Street (Parcel 9) | Fernandina Street |
| City | **Fort Pierce** | Fort Pierce | Fort Pierce | Fort Pierce | Fort Pierce | Fort Pierce | Fort Pierce |
| County | **St. Lucie** | St. Lucie | St. Lucie | St. Lucie | St. Lucie | St. Lucie | St. Lucie |
| Site Size (Acre) | **0.19** | 0.47 | 0.27 | 0.17 | 0.14 | 0.15 | 0.20 |
| Site Size (SF) | **8,276** | 20,473 | 11,761 | 7,405 | 6,098 | 6,534 | 8,712 |
| Front Feet | **63** | 157 | 130 | 60 | 53 | 53 | 70 |
| Zoning | **R4A** | R4A | R4A | R4A | R4A | R4A | R2 |
| Units Per Proposed/Zoned | **8 UPA** | 8 UPA | 8 UPA | 8 UPA | 8 UPA | 8 UPA | 5 UPA |
| Date of Sale | **-** | Apr 2018 | Jan 2018 | Nov 2017 | May 2017 | Apr 2017 | Dec 2016 |
| OR Book | **-** | 4123 | 4083 | 4067 | 3992 | 3985 | 3939 |
| Page | **-** | 236 | 1272 | 2672 | 896 | 2336 | 1094 |
| Sales Price | **-** | $144,000 | $155,000 | $102,500 | $50,000 | $51,000 | $78,000 |
| **Price Per Front Foot** | **-** | **$917.20** | **$1,192.31** | **$1,708.33** | **$943.40** | **$962.26** | **$1,114.29** |
| | | | | | | | |
| **Economic Adjustments** | | | | | | | |
| Sale Conditions | | 0% | 0% | 0% | 0% | 0% | 0% |
| Financing | | 0% | 0% | 0% | 0% | 0% | 0% |
| Time | | 0% | 0% | 1% | 2% | 2% | 3% |
| **Gross Adjusted Price/FF** | | **$917.20** | **$1,192.31** | **$1,725.42** | **$962.26** | **$981.51** | **$1,147.71** |
| | | | | | | | |
| **Physical Adjustments** | | | | | | | |
| Location | | 0% | -15% | -25% | -5% | 0% | -10% |
| Size | | 0% | 0% | 0% | 0% | 0% | 0% |
| Access/Frontage | | 0% | -5% | -20% | -5% | -10% | -5% |
| Topography | | 0% | 0% | 0% | 0% | 0% | 0% |
| Utilities | | 0% | 0% | 0% | 0% | 0% | 0% |
| Zoning | | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total Adjustment** | | **0%** | **-20%** | **-45%** | **-10%** | **-10%** | **-15%** |
| | | | | | | | |
| **Net Adjusted Price/FF** | | **$917.20** | **$953.85** | **$948.98** | **$866.04** | **$883.36** | **$975.56** |

| Range & Mean | |
|---|---|
| Min | $866.04 |
| Max | $975.56 |
| **Mean** | **$924.16** |

## SALES COMPARISON APPROACH

On the previous page, the comparables are shown in the Sales Summary and Adjustment Chart and each comparable was considered and adjusted as shown. The comparable sales are broken down to an appropriate unit of comparison. For the subject property, the appropriate unit of comparison was determined to be a price per front foot.

All of the comparable sales were verified to the fullest extent possible. Where transfers of property were between related parties, involved additional parties or properties, were part of larger transactions, or for any other reason may not have represented a true Arm's Length Transaction, the transactions have been excluded from the comparable set or adjusted for and discussed as a condition of the sale. Financing involved in the sale was researched and is discussed and adjusted for where applicable.

The comparable sale dates range from December, 2016 to April, 2018. The recovery from the great recession began to be felt in the Treasure Coast market in 2012 with investors citing cautious optimism. However, at that time inventory continued to be out of balance with more bank owned inventory being added to the market than was being absorbed from the market. As 2013 began, this trend started to reverse and gains in absorption toward stability were noted. In 2014, most markets stabilized. Residential land and industrial properties led the gains, while office markets struggled and continue to struggle with an oversupply of inventory, although less bank owned inventory. As a vacant residential property, the subject has good visibility and access from Hernando Street and Frances Avenue.

Finally, the physical traits of the properties are compared and adjusted for. The breakdown of the traits is shown in the chart above and the adjustments for each comparable are discussed in the following pages. The resulting value indications are then reconciled and discussed in the Sales Comparison Conclusion.

## PHYSICAL CHARACTERISTIC ADJUSTMENTS

| Comparable 1 | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Address** | **City** | **County** | **Sale Price** | **Sale Date** | **Book** | **Page** | **LTV** |
| Granada Street | Fort Pierce | St. Lucie | $144,000 | Apr-18 | 4123 | 236 | 0% |
| **Grantor** | James D. Buzzard | | | | | | |
| **Grantee** | Granada Street Properties LLC | | | | | | |
| **Lender** | N/A | | | | | | |
| **5-Year Sales History** | None | | | | | | |
| **Site Size (Acre)** | 0.47 | | | | | | |
| **Site Size (SF)** | 20,473 | | | | | | |
| **Zoning / Land Use** | R4A | | | | | | |
| **Units Proposed/Zoned** | 8 UPA | | | | | | |
| **Parcel Control #(s)** | 240150200840000 | | | | | | |

## Comparable 2

| Address | City | County | Sale Price | Sale Date | Book | Page | LTV |
|---|---|---|---|---|---|---|---|
| Surfside Drive | Fort Pierce | St. Lucie | $155,000 | Jan-18 | 4083 | 1272 | 0% |

| | |
|---|---|
| **Grantor** | Dorothy Kargman TR |
| **Grantee** | William Snyder Jr. |
| **Lender** | N/A |
| **5-Year Sales History** | None |
| **Site Size (Acre)** | 0.27 |
| **Site Size (SF)** | 11,761 |
| **Zoning / Land Use** | R4A |
| **Units Proposed/Zoned** | 8 UPA |
| **Parcel Control #(s)** | 241250101110000 |

## Comparable 3

| Address | City | County | Sale Price | Sale Date | Book | Page | LTV |
|---|---|---|---|---|---|---|---|
| 1241 Seaway Drive | Fort Pierce | St. Lucie | $102,500 | Nov-17 | 4067 | 2672 | 0% |

| | |
|---|---|
| **Grantor** | Gloria Scelfo |
| **Grantee** | Ralph Femminella |
| **Lender** | N/A |
| **5-Year Sales History** | None |
| **Site Size (Acre)** | 0.17 |
| **Site Size (SF)** | 7,405 |
| **Zoning / Land Use** | R4A |
| **Units Proposed/Zoned** | 8 UPA |
| **Parcel Control #(s)** | 240160100040000 |

## Comparable 4

| Address | City | County | Sale Price | Sale Date | Book | Page | LTV |
|---|---|---|---|---|---|---|---|
| 1801 Avalon Ave. | Fort Pierce | St. Lucie | $50,000 | 5/1/17 | 3992 | 896 | 0% |

| | |
|---|---|
| **Grantor** | Manhire, Lynn & Richard |
| **Grantee** | Miller, David & Kim |
| **Lender** | Enter |
| **5-Year Sales History** | None |
| **Site Size (Acre)** | 0.14 |
| **Site Size (SF)** | 6,098 |
| **Zoning / Land Use** | R4A |
| **Units Proposed/Zoned** | 8 UPA |
| **Parcel Control #(s)** | 240150200540001 |

## Comparable 5

| Address | City | County | Sale Price | Sale Date | Book | Page | LTV |
|---|---|---|---|---|---|---|---|
| Hernando Street (Parcel 9) | Fort Pierce | St. Lucie | $51,000 | 4/13/17 | 3985 | 2336 | 0% |

| | |
|---|---|
| **Grantor** | Danks, Keith Jr. |
| **Grantee** | Fischer, Allyson & David |
| **Lender** | Enter |
| **5-Year Sales History** | Sold 08/05/2015 for $42,900 |
| **Site Size (Acre)** | 0.15 |
| **Site Size (SF)** | 6,534 |
| **Zoning / Land Use** | R4A |
| **Units Proposed/Zoned** | 8 UPA |
| **Parcel Control #(s)** | 240150200800002 |

## Comparable 6

| Address | City | County | Sale Price | Sale Date | Book | Page | LTV |
|---|---|---|---|---|---|---|---|
| Fernandina Street | Fort Pierce | St. Lucie | $78,000 | 12/5/16 | 3939 | 1094 | - |

| | |
|---|---|
| **Grantor** | Chris Humphreys |
| **Grantee** | Charles & Denise Gordils |
| **Lender** | - |
| **5-Year Sales History** | None |
| **Site Size (Acre)** | 0.2 |
| **Site Size (SF)** | 8,712 |
| **Zoning / Land Use** | R2 |
| **Units Proposed/Zoned** | 5 UPA |
| **Parcel Control #(s)** | 240181100320000 |

## SALES COMPARISON CONCLUSION

After making adjustments for transactional and physical conditions, the indicated range and mean are as shown in the chart below:

| Range & Mean | |
|---|---|
| Min | $866.04 |
| Max | $975.56 |
| **Mean** | **$924.16** |

All of the comparable parcels are located on Hutchinson Island within close proximity of the subject and with similar topography. Parcel 3 has a higher price per front foot due to its superior frontage and access along Seaway Drive, a main road on the island. Greatest weight is placed on Comparable 1 as it is adjacent to the subject. A market value indicator for the subject of $920.00 per front foot has been selected as reasonable and market supported for the subject, as follows:

63 Front Feet X $920.00/Front Foot = $57,960 Rounded to $58,000

In conclusion, the "As Is" market value of the subject property via the Sales Comparison Approach, as of May 07, 2018, is:

**FIFTY-EIGHT THOUSAND DOLLARS**

**$58,000**

# J

## INCOME APPROACH

The Income Capitalization Approach to Value considers the relationship between income and value. This approach analyzes the anticipated future benefits that the property is expected to generate and what a prudent purchaser would pay to receive these benefits. The Income Approach is most pertinent to a purchaser who would seek to derive income from the property as an investor. An income approach was not applied as the subject is vacant land not subject to a land lease. Further, sites similar to the subject are not typically developed under a land lease agreement within the market area.

## RECONCILIATION AND VALUE CONCLUSION

The estimates of value obtained are as follows:

| Value Reconciliation | |
|---|---|
| Cost Approach | N/A |
| Sales Comparison Approach | $58,000 |
| Income Approach | N/A |
| | |
| Final Value Conclusion | $58,000 |

The Cost Approach was not developed as the subject is vacant land and the approach is not applicable.

The Sales Comparison Approach is considered the only indicator of value in the valuation of vacant land such as the subject. Therefore, it is the only approach developed herein.

The Income Approach is not developed herein due to the fact that the subject is vacant land and is not leased. Although land leases can be found within the subject market, it has been determined that the subject would not typically be leased or purchased for the income potential of the site for lease.

Placing full weight on the Sales Comparison Approach, it is concluded that the "As Is" Market Value of the Fee Simple Estate of the subject as of May 07, 2018, is as follows:

**Market Value of the Fee Simple Estate**

**FIFTY-EIGHT THOUSAND DOLLARS**

**$58,000**

**ADDENDUM**

## ASSUMPTIONS AND LIMITING CONDITIONS

The following assumptions and limiting conditions apply to the attached appraisal report:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. Legal access to the site is available unless otherwise stated.

3. It is assumed that all licenses, certificates of occupancy, consents or other legislative or administrative authority from local, state, or national government, or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

4. The appraisal has relied upon the size and dimensions data as stated herein. Should a survey prove these characteristics inaccurate, it may be necessary for the appraisal to be adjusted.

5. Any proposed improvements are assumed to have been completed unless otherwise stipulated; any construction is assumed to conform with building plans, if any, referenced in this report.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct; however, no responsibility for accuracy of such items furnished to the appraiser can be assumed by the appraiser.

7. The property is appraised free and clear of any or all liens or encumbrances, unless otherwise stated.

8. Responsible ownership and competent property management are assumed.

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.

10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. The appraiser assumes no responsibility for such conditions, if any.

11. It is assumed that there is full compliance with all applicable Federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.

12. This analysis has been prepared by the appraisers during the normal course of their inspection of the property and resulting preparation of a real estate appraisal report. Only a visual observation of the property has been made. Any form of environmental audit is both beyond the scope of this assignment and the particular expertise of the appraisers, who have not searched title, interviewed the current or prior owners of the site, or researched the property beyond the scope normally associated with the appraisal process, unless otherwise stated herein. The appraiser is neither trained nor qualified to identify and/or quantify any existing or potential environmental problems. The presence of hazardous waste or materials on the site and/or in any improvements thereon may affect the value of the property. The value conclusions and other related opinions expressed in this report are based upon the assumption that the site and improvements, if any, are clean and free of any and all forms of contamination. Any statements made in this report relative to the existence of or potential for existence of contamination or any other environmental problems are made only to assist the users in their own determination as to whether the site requires further investigation by an appropriate environmental expert or professional. The appraisers cannot be held liable for lack of detection and/or identification of possible environmental problems.

13. Compliance with the *Americans with Disabilities Act* (ADA), effective January 26, 1992, has not been verified by the appraiser. The appraiser is neither trained nor qualified to verify said compliance. The property is assumed to be in compliance with said act. Any non-compliance should be brought to the attention of the appraiser for further assessment of the possible impact on property value stated herein.

14. Where the values of the various components of the property are shown separately, the value of each is segregated only as an aid to better estimate the value of the whole; the independent value of the various components may, or may not, be the market value of the component. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid is so used.

15. Any value estimates provided in the report apply to the entire property and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

16. This appraisal report covers only the property described and any values or rates used are not to be construed as applicable to any other property however similar the properties may be. Further, it is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass, unless noted in the report.

17. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.

18. The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to change in future conditions.

19. Disclosure of the contents of the appraisal is governed by the By-laws and Regulations of the professional appraisal organizations with which the appraisers are affiliated.

20. The contents of this appraisal are for the ***exclusive*** use and reliance upon by the client for whom it has been prepared and to whom it has been certified. Neither all, nor any part, of the content of the report or copy thereof (including conclusions as to property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations or the firm with which the appraiser is connected) shall be used for any purpose by anyone but the client specified in the report, without written consent of the appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the prior written consent of the appraiser.

21. If the appraiser is required to give testimony of any nature whatsoever because of having made the appraisal with reference to the property in question, arrangements for payment of fees for the appraiser's services as an expert witness must be made in advance of such testimony.

22. The appraisal expresses the opinion of the signers and is not contingent upon a predetermined value. Neither the employment to make the appraisal nor the compensation in any way determined the amount of the valuation reported.

23. The contract for this appraisal of the property legally described herein is fulfilled by the signer upon delivery of this appraisal and the total fee is payable.

24. If this appraisal concludes a Prospective Value, the value is contingent upon the market conditions described herein remaining the same until the effective date specified. We cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the Prospective Value.

## QUALIFICATIONS OF APPRAISER

**THOMAS J. JOHNSON, MAI, SRA**
State Certified General Real Estate Appraiser RZ798

**Personal**
Resident, Palm Beach County, Florida since 1951
Licensed Broker, Florida Real Estate Commission #135591

**Professional Designation**
Member - The Appraisal Institute. MAI Certificate No. 8851
SRPA - Senior Real Property Appraiser

**Education**
Graduate, University of South Florida, College of Business Administration, BSBA (Major: Finance)

**Professional Courses**

| | | |
|---|---|---|
| Developing A Suitable Work File | | 2016 |
| Tightening the Appraisal | | 2016 |
| 7- Hour USPAP Update Course | | 2016 |
| The Tough Ones – Mixed Use Properties | | 2016 |
| Fundamentals of Separating Real Property, Personal & Tangible Business | | 2016 |
| Assets | | 2012 |
| Florida Appraisal Law | | 2012 |
| 7-Hour National USPAP Update | | 2012 |
| Appraising the Appraisal | | 2012 |
| Sales Contract Seminar | | 2012 |
| 7-Hour Appraisal Review-Residential | | 2012 |
| 7-Hour Appraisal Institute & Florida Real Estate Appraisal Board #08935 | | 2012 |
| AIREA- | Mastering Unique & Complex Appraisals | 2010 |
| AIREA- | Florida Supervisor/Trainee Roles & Relationships | 2010 |
| AIREA- | Appraisal Institute's Course | 2010 |
| AIREA- | Florida Law for R.E Appraisers | 2010 |
| AIREA- | Business Practices & Ethics | 2009 |
| AIREA – | Litigation Skills for the Appraiser | 2008 |
| AIREA – | Florida Law for Real Estate Appraisers | 2008 |
| AIREA – | Spotlight on USPAP: Hypothetical Conditions & Extraordinary | 2008 |
| AIREA - | Supervisor Trainee Roles and Rules | 2008 |
| 7-Hour National USPAP Update Course | | 2006 |
| 7-Hour National USPAP Update Course | | 2005 |
| 7-Hour National USPAP Update Course | | 2004 |
| USPAP – | Florida Law Update | 2000 |
| Standards of Professional Practice, Parts A & B, Appraisal Institute | | 1998 |
| SREA 101 | Introduction to Appraising Real Property | |
| SREA R2 | Case Study of Single Family Residence | |

| | |
|---|---|
| SREA 201 | Principles of Income Property Appraising |
| SREA 202 | Case Study of Income Property Valuation |
| SREA | Income Property Demonstration Report |
| AIREA 1A-1 | Real Estate Appraisal Principles |
| AIREA 1A-2 | Basic Valuation Procedures |
| AIREA 8 -1 | Real Estate Appraisal Principles |
| AIREA 2 -1 | Case Studies in Real Estate Valuation |
| AIREA 1B-A | Capitalization Theory and Techniques |
| AIREA 1B-B | Capitalization Theory and Techniques |
| AIREA 2 -2 | Case Studies |
| AIREA | Comprehensive Exam |

**Seminars Attended**

| | |
|---|---|
| Liability Management for Residential Appraisers, Appraisal Institute | 2006 |
| Professional's Guide to the Uniform Residential Appl. Report, Appraisal Institute | 2005 |
| Subdivision Valuation, Appraisal Institute | 2005 |
| Business Practices and Ethics, Appraisal Institute | 2005 |
| Florida Real Estate Appraisers, Appraisal Institute | 2006 |
| Scope of the Work: Expanding Your Range of Services, Appraisal Institute | 2003 |
| Florida State Law for Real Estate Appraisers, Appraisal Institute | 2003 |
| Condemnation Appraising: Advanced Topics and Applications, Appraisal Institute | 2003 |
| Houses to Hotels – The Income Approach, Appraisal Institute | 2002 |
| Florida State Law and USPAP Review for Real Estate Appraisers, Appraisal Institute | 2002 |
| Introduction to Appraising and Analysis of Proposed Subdivisions And Condominiums, Appraisal Institute | 2002 |
| FHA 4150.2 Seminar, Gold Coast | 2000 |
| Residential Cost Depreciation Seminar, Gold Coast | 2000 |
| Sales Comparison Valuation of Small, Mixed-Use Properties, Appraisal Institute | 1998 |
| Understanding & Using DCF Software: A Comparison of Argus, Project and Dynalease, Appraisal Institute | 1998 |
| Financial Analysis, CCIM | 1997 |
| Advanced Applications, Appraisal Institute | 1995 |
| Limited Appraisal/Evaluations, Appraisal Institute | 1995 |
| How to Prepare a Market Study for an Appraisal Practice, Appraisal Institute | 1994 |
| Understanding Limited Appraisals and Appraisal Reporting Options, Appraisal Institute | 1994 |
| Professional Standards USPAP Update Core Law for Appraisers, Appraisal Institute | 1994 |
| Appraising Complex Residential Properties, Appraisal Institute | 1993 |
| Mock Trial, Appraisal Institute | 1993 |
| Litigation Valuation, Appraisal Institute | 1993 |

| | |
|---|---|
| Appraising the Tough Ones, Appraisal Institute | 1993 |
| Appraisal Theory Update, Appraisal Institute | 1992 |
| Discounted Cash Flow Analysis, Appraisal Institute | 1991 |
| Comprehensive Appraisal Workshop | 1990 |
| Condemnation Seminar | 1988 |
| Rates, Ratios & Reasonableness | 1988 |
| Uniform Residential Appraisal Report Writing | 1986 |
| R4l-B & the Appraiser, FHLBB Appraiser Standards & Guidelines | SREA 1985 |
| Advanced Appraisal Techniques | SREA 1983 |
| Market Extraction | SREA 1981 |
| Valuation of Leases and Leaseholds | SREA 1979 |

**Types of Valuation/Consultation Services Performed**

Appraisals, Appraisal Reviews, Condemnation, Court Testimony, Estate Valuations, Feasibility Studies, Highest and Best Use Studies, Market Studies, Leasehold & Leased Fee Valuations, Tax Assessment Appeals/Impact Studies, Reproduction/ Replacement Cost Estimates

**Types of Property Appraised**

Residences, Condominiums, Shopping Centers, Industrial Properties, Marinas, Vacant Lots, Acreage, Residential Projects, Mobile Home Parks, Motels, Office Buildings, Warehouses, Restaurants, Churches, Night Clubs, Special Purpose Properties, Apartment Projects, Environmentally Sensitive Properties/Wetlands

**Professional Service**

Member SREA Chapter 200 Experience Review Committee
Chairman SREA Chapter 200 Employee Opportunities Committee
Qualified Expert Witness: Palm Beach County, Martin County, St. Lucie County, Okeechobee County Circuit Court, and Federal Bankruptcy Court
Special Master to Oversee Tax Appeals for Palm Beach County
Member Board of Directors Appraisal Institute Chapter 200

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ798 ISSUED: 09/20/2016

CERTIFIED GENERAL APPRAISER
JOHNSON, THOMAS J

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date: NOV 30 2018 L1609200003979

*DETACH HERE*

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

**STATE OF FLORIDA**
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**
**FLORIDA REAL ESTATE APPRAISAL BD**

| LICENSE NUMBER |
| --- |
| RZ798 |

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

JOHNSON, THOMAS J
742 COLORADO AVE
STUART FL 34994

ISSUED: 09/20/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1609200003979

## QUALIFICATIONS OF APPRAISER

**Nikolaus M. Schroth, CCIM**
**4729 SE Rocky Point Way, Stuart, FL 34997 – 772-403-3752**

### Personal

Resident, Palm Beach County, Florida, since 2005- Florida Native
Licensed Real Estate Broker Associate, FREC BK3157525
Certified General Appraiser RZ3704

### Professional Designations and Affiliations

Member – Martin County Board of Realtors - 2006
Associate Member of the Appraisal Institute – 2007
CCIM Candidate – 2007
CCIM Designee – 2013
Urban Land Institute- 2015
Stuart Main Street – Board Member

### Education

Graduate, University of Central Florida, College of Business Administration, BSBA (Major: Finance) 2005

### Professional Courses

7-Hour National USPAP Update Course – Appraisal Institute - 2016
3- Hour Florida Appraisal Law – Appraisal Institute – 2016
14- Hour Real Estate Finance Statistics & Valuation Modeling – Appraisal Institute – 2016
6- Methodology & Application of Sales Comparison – Bert Rodgers Schools – 2016
Tax Deferred 1031 Exchanges LANDU Course – National Association of Realtors – 2015
General Appraiser Report Writing and Case Studies – Appraisal Institute – 2014
CI 104 Investment Analysis for Commercial Real Estate – CCIM Institute – 2012
General Appraiser Sales Comparison Approach- Appraisal Institute – 2011
General Appraiser Site Valuation and Cost Approach – Appraisal Institute – 2011
General Appraiser Market Analysis and Highest & Best Use – Appraisal Institute – 2011
CI 102 Market Analysis for Commercial Real Estate – CCIM Institute – 2009
CI 103 User Decision Analysis for Investment Real Estate – CCIM Institute – 2009
Income Approach Part 2 – Appraisal Institute – 2008
7-Hour Business Law and Ethics – Appraisal Institute – 2007
CI 101 Financial Analysis for Commercial Real Estate– CCIM Institute- 2007
Real Estate Investment Analysis – University of Central Florida – 2005
Real Estate Finance – University of Central Florida - 2005
Appraisal Principals 110 - University of Central Florida - 2005
Appraisal Procedures 120 - University of Central Florida – 2005
Real Estate Law – University of Central Florida - 2005
15-Hour National USPAP Course – Appraisal Institute – 2005

## Seminars Attended

Subdivision Valuation – Appraisal Institute – 2005
Retailer One on One – Orlando – 2012
NAI Florida Forum – Miami 2014
NAI Florida Forum – Miami 2015
International Council of Shopping Centers – Orlando 2015

## Types of Valuation/Consultation Services Performed

Feasibility Studies, Market Studies, Leasehold & Leased Fee Valuations, Reproduction/ Replacement Cost Estimates, expert witness testimony

## Types of Property Appraised

Commercial Office, Retail and Industrial Buildings, Commercial Land, Residential Development Land, Pasture Land, Grove Land, Row Crop Land, Organic Farms, Gas Stations and Convenience Stores, Proposed Commercial Office and Retail Buildings, Mobile Home Parks, Restaurants, Proposed Residential Development

### Brokerage Experience

Transaction volume totaling over $50 million in sales and leasing since 2010 and over $23 million in transactions in 2016. Properties sold or leased include Professional and Medical Offices, Retail Centers, Industrial Buildings, Marina's, Vehicle Sales Facilities, Residential Vacant Land, Commercial Vacant Land, Agricultural Land, Bowling Alley, Church facility among others.

## Work Experience

2005 to 2006- Researcher – Johnson & Parrish of the Treasure Coast
2006 to 2014 – Trainee Appraiser – Johnson & Parrish of the Treasure Coast
2006 to 2010 – Sales Associate – Southcoast Incorporated
2014 to 2015 – Certified Appraiser – Thomas Johnson and Associates
2015 to Present – Certified Appraiser & Managing Partner – Thomas Johnson and Associates
2010 to Present – Broker Associate/Vice President – NAISouthcoast Incorporated
2012 to Present – Information Officer – Erfolg Holdings, Inc.
2014 to Present – Founding Partner/Director Islamorada Beer Company

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ3704 ISSUED: 12/20/2016

CERTIFIED GENERAL APPRAISER
SCHROTH, NIKOLAUS MARTIN

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date : NOV 30, 2018 L1612200002162

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

**STATE OF FLORIDA**
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**
**FLORIDA REAL ESTATE APPRAISAL BD**

| LICENSE NUMBER |
| --- |
| RZ3704 |

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

SCHROTH, NIKOLAUS MARTIN
742 COLORADO AVE
STUART FL 39994

ISSUED: 12/20/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1612200002162

## QUALIFICATIONS OF APPRAISER

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Florida dbpr

**STATE OF FLORIDA**
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE REGISTERED TRAINEE APPRAISER HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**CROSBY, CRISTEN GRACE**
3156 IBERVILLE WAY
TALLAHASSEE FL 32311

**LICENSE NUMBER: RI24326**
**EXPIRATION DATE: NOVEMBER 30, 2018**
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

## DEFINITIONS

**Cost Approach**: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Easement**: The right to use another's land for a stated purpose (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Exposure Time**: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal. (Source: USPAP 2014-2015 Edition published by The Appraisal Foundation, Definitions)

Exposure time is always presumed to precede the effective date of appraisal. Exposure time is a function of price, time, and use – not an isolated opinion of time alone.

**Fee Simple Estate**: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Going-Concern Value**: 1) The market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern. 2) The value of an operating business enterprise. Goodwill may be separately measured but is an integral component of going-concern value (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Highest and Best Use:** The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legally permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Highest and Best Use of Land or a Site as Though Vacant:** Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Highest and Best Use of Property as Improved:** The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Income Capitalization Approach:** A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Leased Fee Interest**: A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Leasehold Interest:** The tenant's possessory interest created by a lease (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Liquidation Value:** The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

1. Consummation of a sale will occur within a severely limited future marketing period specified by the client.
2. The actual market conditions currently prevailing are those to which the appraised property interest is subject.
3. The buyer is acting prudently and knowledgeable.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. The buyer is acting in what he or she considers his or her best interest.
7. A limited marketing effort and time will be allowed for the completion of a sale.
8. Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associate with the sale.

(Source: The Dictionary of Real Estate Fifth Edition published by The Appraisal Institute).

**Marketing Period**: Marketing Time according to Advisory Opinion AO-7 is "the amount of time it might take to sell a real or personal property interest at the concluded market value

level during the period immediately after the effective date of an appraisal." (Source: USPAP 2013-14 Edition published by The Appraisal Foundation)

**Market Value:** As defined in the Agencies' appraisal regulations, the most probably price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

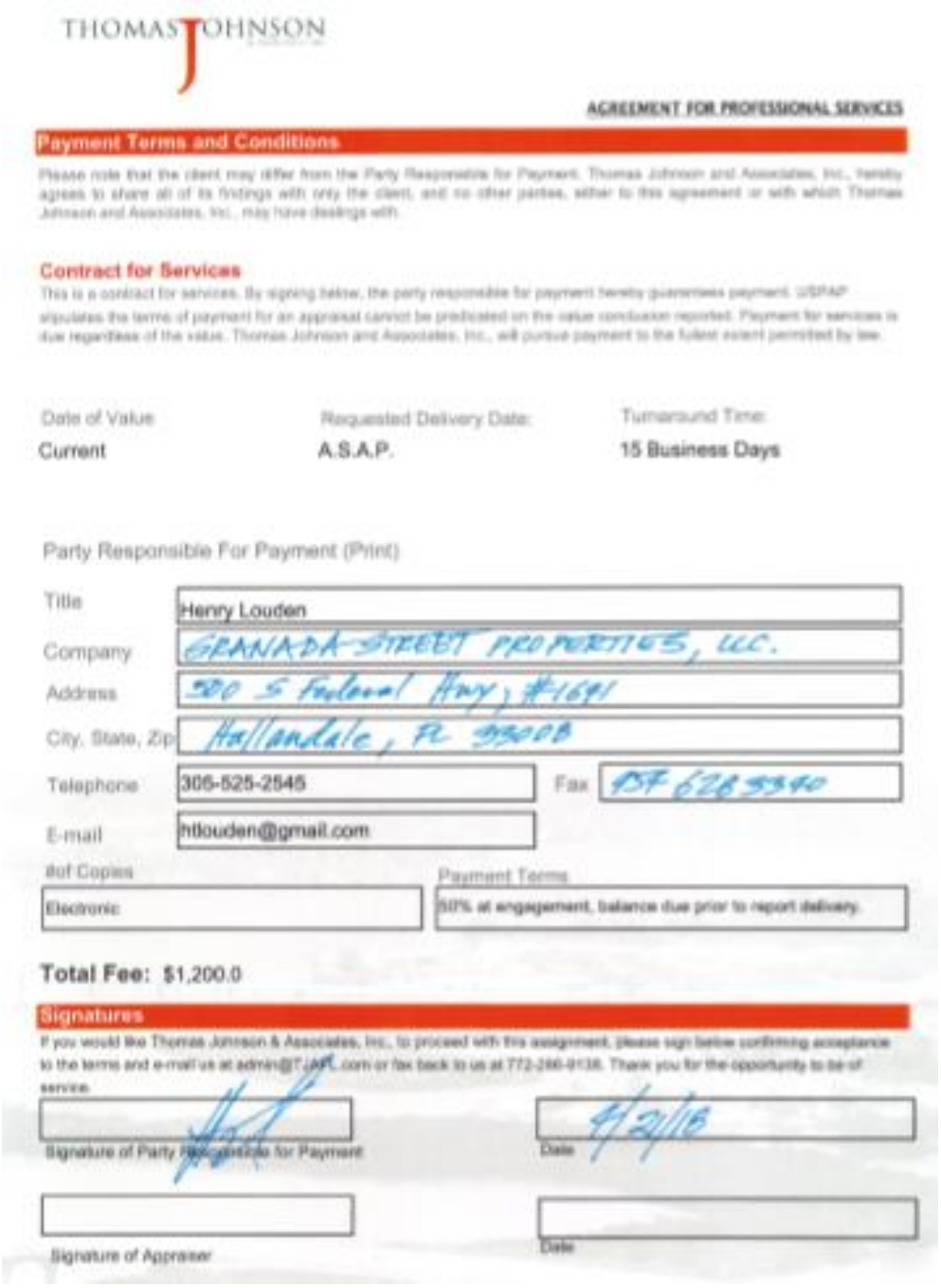
Source: Department of the Treasury, Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision and National Credit Union Administration under 12 CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"); and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 20, 2010.

**Prospective Opinion of Value**: A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Sales Comparison Approach:** The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

**Value in Use:** The value a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually (Source: The Dictionary of Real Estate Appraisal, Fifth Edition)

## ENGAGEMENT LETTER



THOMAS JOHNSON

AGREEMENT FOR PROFESSIONAL SERVICES

**Payment Terms and Conditions**

Please note that the client may differ from the Party Responsible for Payment. Thomas Johnson and Associates, Inc., hereby agrees to share all of its findings with only the client, and no other parties, either to this agreement or with whom Thomas Johnson and Associates, Inc., may have dealings with.

**Contract for Services**

This is a contract for services. By signing below, the party responsible for payment hereby guarantees payment. USPAP stipulates the terms of payment for an appraisal cannot be predicated on the value conclusion reported. Payment for services is due regardless of the value. Thomas Johnson and Associates, Inc., will pursue payment to the fullest extent permitted by law.

| Date of Value | Requested Delivery Date: | Turnaround Time: |
|---|---|---|
| Current | A.S.A.P. | 15 Business Days |

Party Responsible For Payment (Print)

| | |
|---|---|
| Title | Henry Louden |
| Company | GRANADA STREET PROPERTIES, LLC. |
| Address | 300 S Federal Hwy, #1691 |
| City, State, Zip | Hallandale, FL 33009 |
| Telephone | 305-525-2545 |
| Fax | 954 628 5340 |
| E-mail | htlouden@gmail.com |

| # of Copies | Payment Terms |
|---|---|
| Electronic | 50% at engagement, balance due prior to report delivery. |

**Total Fee:** $1,200.0

**Signatures**

If you would like Thomas Johnson & Associates, Inc., to proceed with this assignment, please sign below confirming acceptance to the terms and e-mail us at admin@TJAA.com or fax back to us at 772-286-9138. Thank you for the opportunity to be of service.

Signature of Party Responsible for Payment — Date: 4/2/18

Signature of Appraiser — Date

THOMAS JOHNSON

Proposal ID # 2018-17-04

CLIENT FORM

**Property Information- Please fill out to the best of your knowledge**

Property Address: Frances Avenue & Hernando Street

City: Fort Pierce County: St Lucie

Parcel Control #:

Description:

The Western Portion of the ROW as depicted in the drawing that the client has submitted to us.

Property Contact: Henry Louden Telephone: 305-525-2545

Property Type: Land Report Type: Evaluation

**Interest Valued/Intended User(s)/Intended Use**

Is the Property Leased: N/A If so, How many years: N/A

How many tenants: N/A Who will be relying on the report: Client to establish value to purchase

Note: No other use is intended by Client. The intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment

Hypothetical Conditions:

We are seeking to purchase parcel from the City of Ft. Pierce; City will not build Frances Ave Road (ROW).

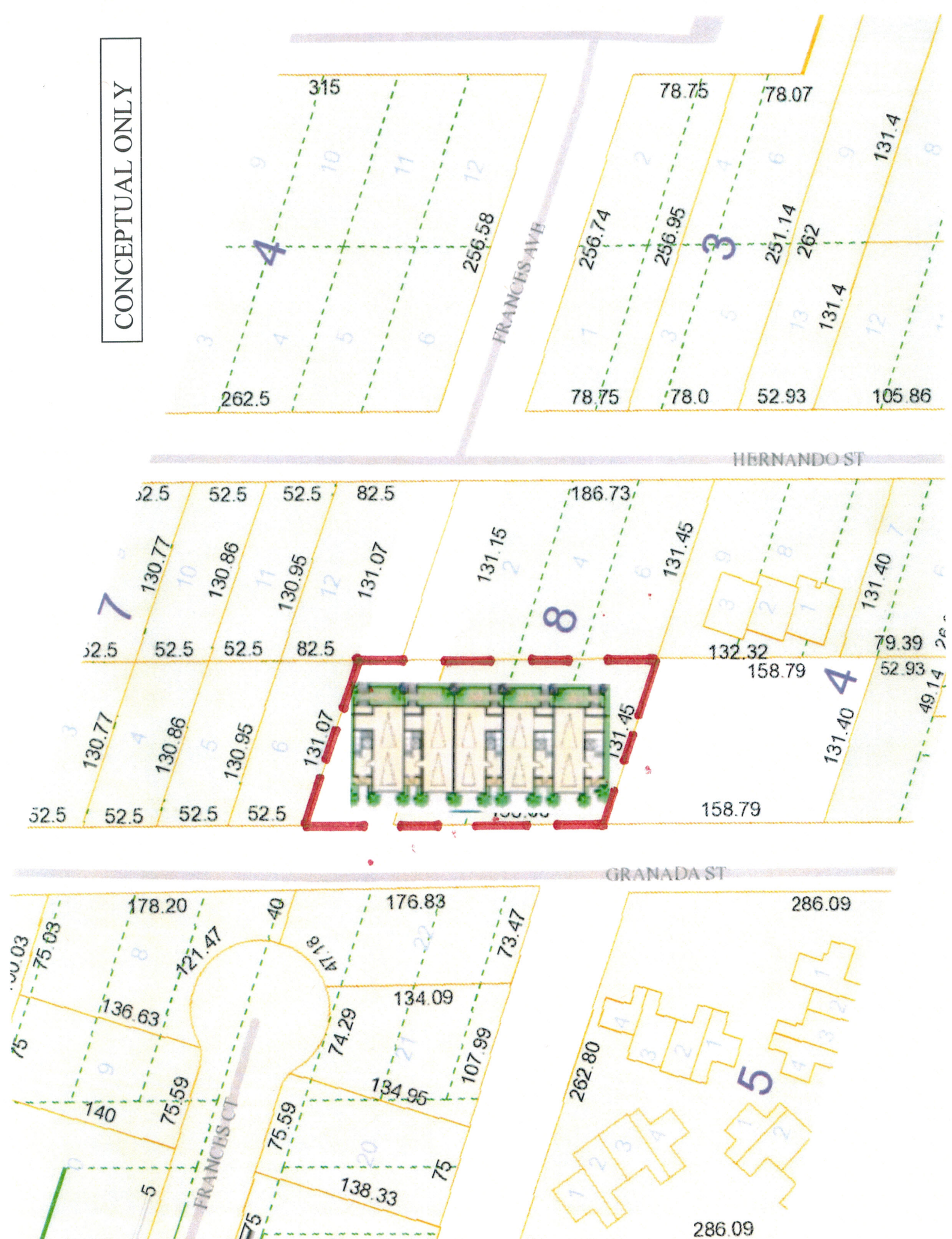
Extraordinary Assumptions/Limiting Conditions:

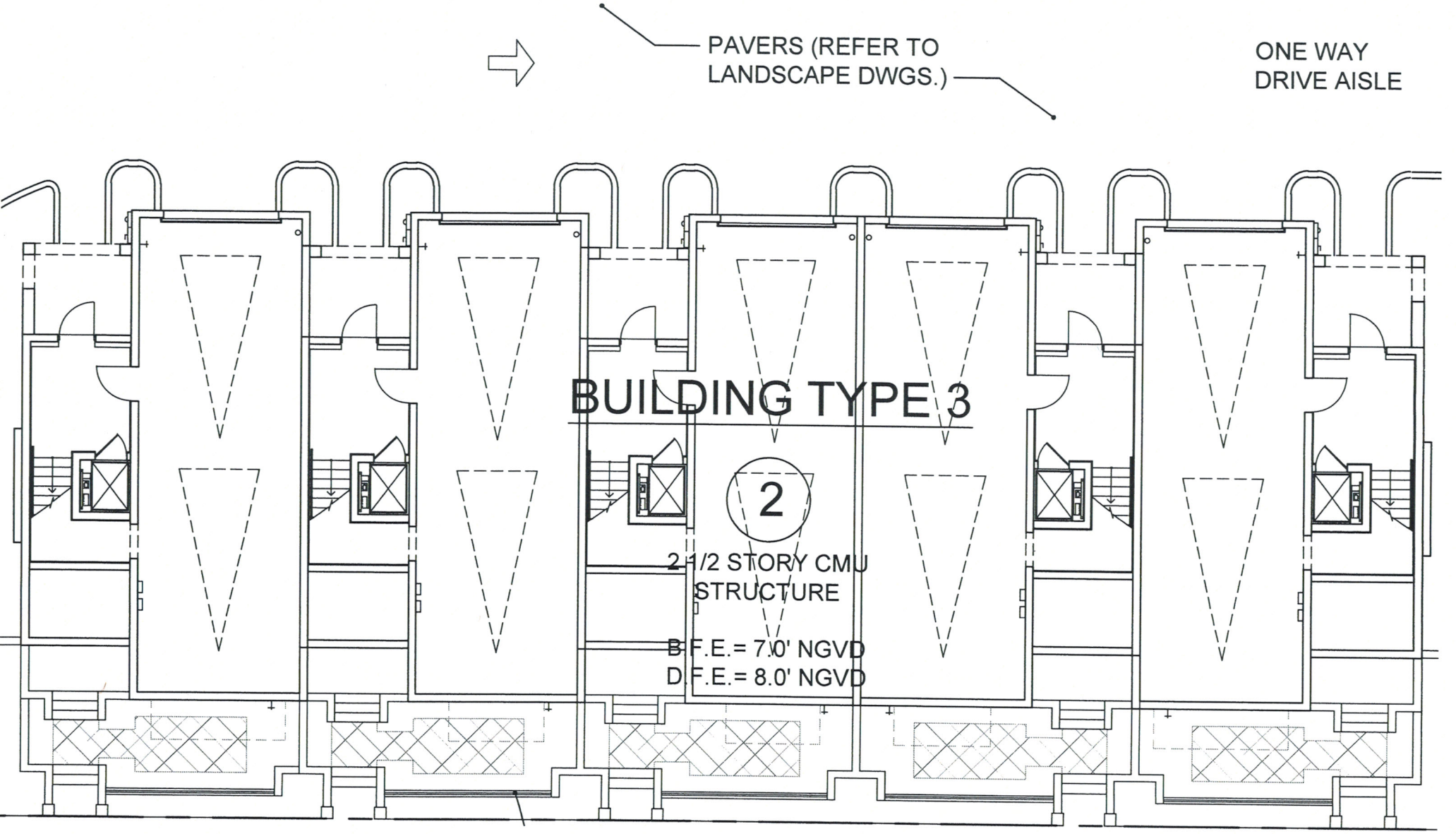
We are the owners of the three(3) lots South of the subject lot. Attached is copy of HUD closing doc. Purchase price was $ 1995 for 3 lots.

Scope of Work:

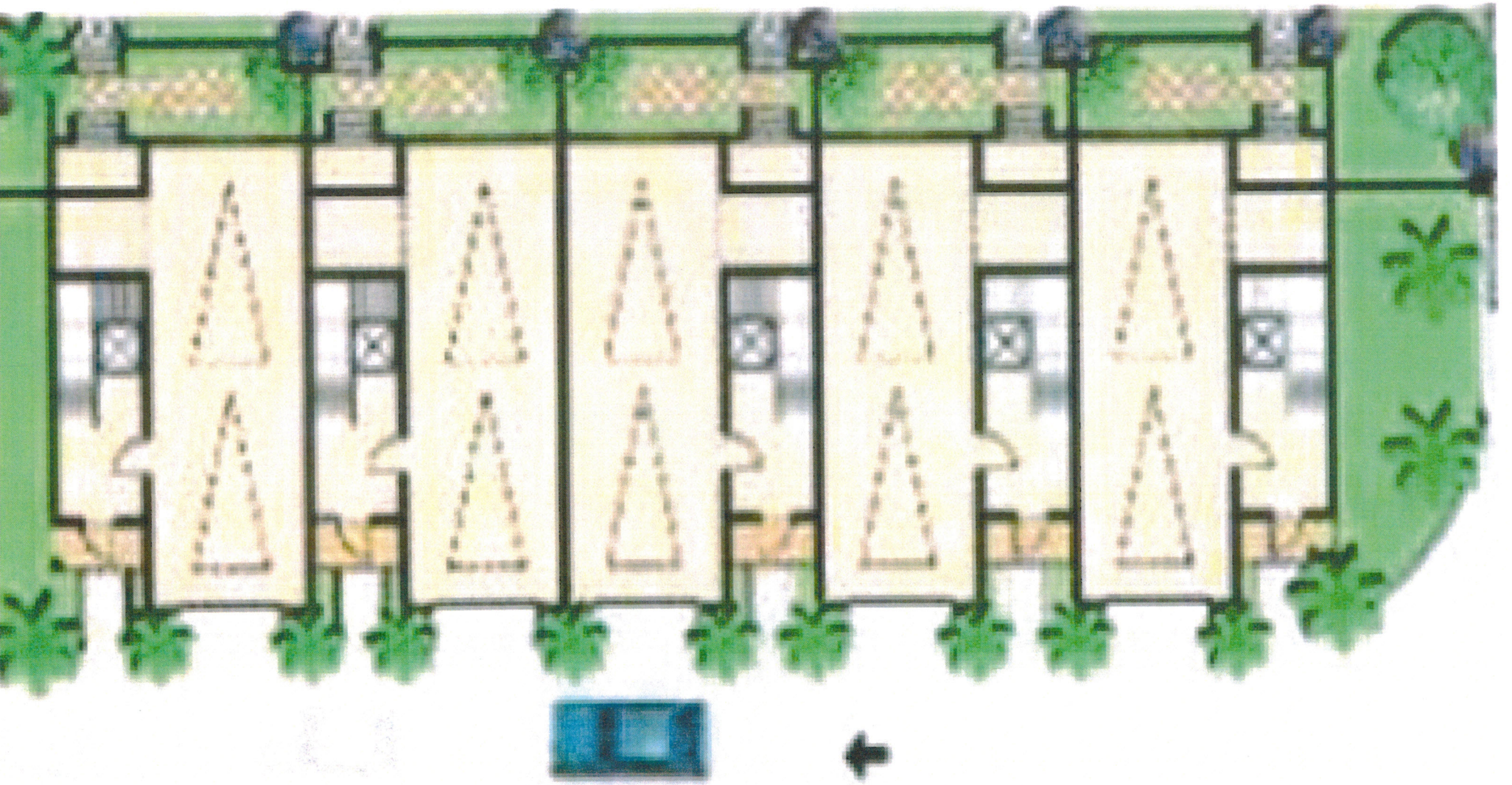
We are looking for the same type of appraisal that you firm provided for the Eastern portion of the ROW completed for Mr. Smith attached.

CONCEPTUAL ONLY

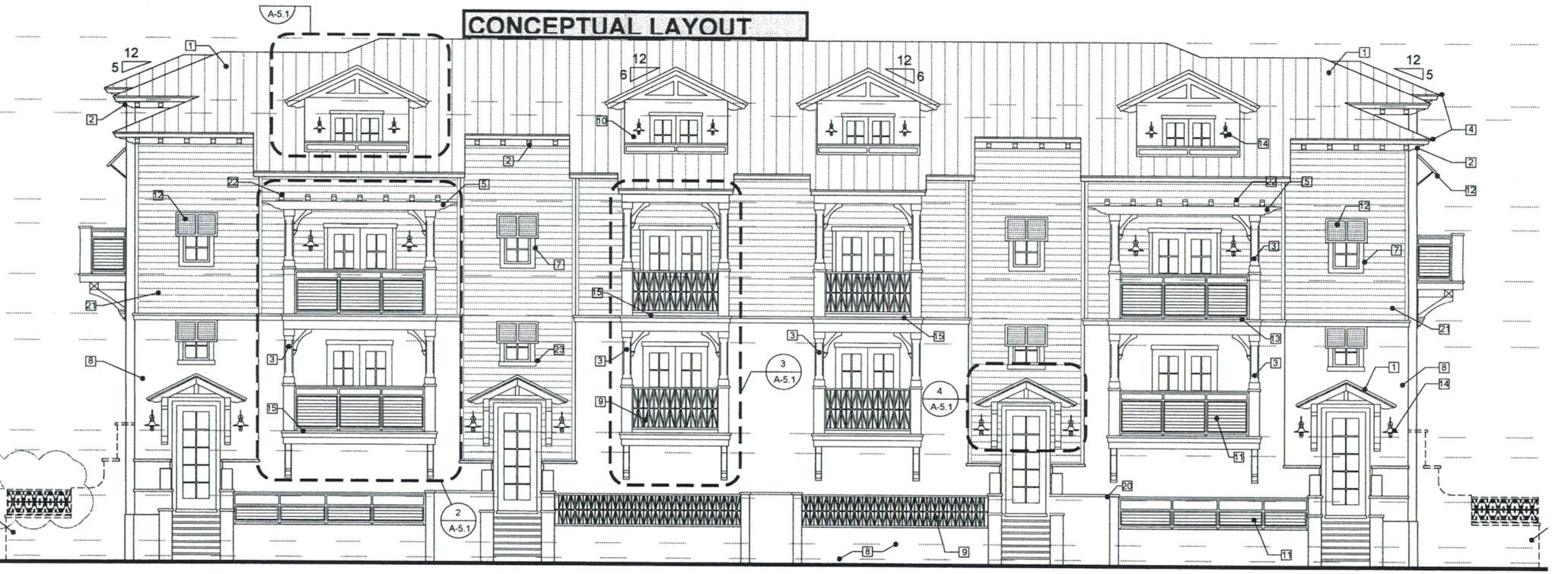



PAVERS (REFER TO
LANDSCAPE DWGS.)
ONE WAY
DRIVE AISLE
BUILDING TYPE 3
2
2 1/2 STORY CMU
STRUCTURE
B.F.E.= 7.0' NGVD
D.F.E.= 8.0' NGVD

CONCEPTUAL ONLY



CONCEPTUAL ONLY


CONCEPTUAL LAYOUT
A-5.1
12
5
12
6
12
6
12
5
2
A-5.1
3
A-5.1
4
A-5.1

## Frances Ave - utility clearances

**Henry Louden** to: Vennis Gilmore
Cc: Deryl Seemayer

06/28/2018 07:25 PM

See attached utility clearances to comply with item #3 on your list.

The only utility marked was shown in green paint running north to south on the edge of the ROW about 5' away from the unpaved road - see attached photos.

Thank you.
Henry Louden

3055252545 IMG_6304.JPG IMG_6303.JPG Utility locates reports.pdf

**HLouden@genexbldr.com**

**From:** irth_host@callsunshine.com
**Sent:** Wednesday, June 27, 2018 7:01 AM
**To:** hlouden@genexbldr.com
**Subject:** Response to Sunshine State One Call ticket 173810841

The following facility operators have responded for this locate request:

Ticket 173810841
FL : ST LUCIE County, Ft Pierce City
0 FRANCES AVE

FT PIERCE UTILITIES AUTHORITY
- Marked

A T & T/ DISTRIBUTION
- ***Response has not been entered***

COMCAST CABLE
- ***Response has not been entered***

CITY OF FORT PIERCE
- ***Response has not been entered***

The most up-to-date response status can always be gathered at
http://www.online811.com/IRTHOneCall/ or by calling 1 - (800) 852 - 8057.

**HLouden@genexbldr.com**

**From:** irthnet@callsunshine.com
**Sent:** Tuesday, June 26, 2018 11:11 AM
**To:** hlouden@genexbldr.com
**Subject:** Ticket 173810841 - Response to dig request

==========

To: GEN-EX BUILDERS LLC Attn: HENRY LOUDEN
Voice: 3055252545 Fax: 9546283340
Re: Response to dig request

This is an important message from the Fort Pierce Utilities Authority replying to your request to locate our underground facilties.

==========

Ticket: 173810841
County: ST LUCIE Place: Ft Pierce
Address: 0 FRANCES AVE

FTPRCE:
The Fort Pierce Utilities Authority has marked its facilities as requested on the Sunshine One Call Ticket.

==========

If you have any questions, please contact the Fort Pierce Utilities Authority, between 7:00 am, and 3:30 pm, weekdays, at 772-466-1600 extension 6226. For emergencies after hours and weekends, call 772-466-7703. Thank you.

==========

This message was generated by an automated system. Please do not reply to this email.

**HLouden@genexbldr.com**

**From:** irthnet@callsunshine.com
**Sent:** Tuesday, June 26, 2018 11:11 AM
**To:** hlouden@genexbldr.com
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==========

This message was generated by an automated system. Please do not reply to this email.

**HLouden@genexbldr.com**

**From:** irth_host@callsunshine.com
**Sent:** Monday, June 25, 2018 11:29 AM
**To:** hlouden@genexbldr.com
**Subject:** SSOCOF CONFRM 2018/06/25 #00000 173810841-001 NORM NEW

CONFRM 00000 CALL SUNSHINE 06/25/18 11:28:29ET 173810841-001 REXMIT GRID FRANCES AVE ROW
Ticket : 173810841 Rev:001 Taken: 06/25/18 11:09ET Old Tkt: 173810841 Taken: 06/22/18 20:28ET
Oper: Ano

State: FL Cnty: ST LUCIE GeoPlace: FT PIERCE
CallerPlace: FT PIERCE
Subdivision: PALM HAVEN

Address : 0
Street : FRANCES AVE
Cross 1 : GRANADA ST
Within 1/4 mile: Y

Locat: ENTIRE PROPERTY; REAR OF PROPERTY; WORK IN DRIVEWAY AREA; FRONT OF PROPERTY; SIDE OF PROPERTY; WORK IN PLANTER AREA; PERIMETER OF PROPERTY; WORK FROM STREET TO ADDRESS; WORK IN SIDEWALK AREA
:
Remarks : CENTER CORRECTION TO GRIDS FRANCES AVE HAS NO ADDRESSES ON IT
JUST A R/O/W PER CALLER WE ARE ASKING FOR LOCATIONS OF ANY UTILITIES ON
FRANCES AVE BETWEEN GRANADA ST & HERNANDO ST
*** LOOKUP BY MANUAL ***
:
Grids : 2727A8017B 2727A8017C 2727B8017B 2727B8017C

Work date: 06/26/18 Time: 23:59ET Hrs notc: 036 Category: 3 Duration: 12 MONS Due Date : 06/26/18 Time: 23:59ET Exp Date : 07/23/18 Time: 23:59ET Work type: FENCE INSTALLATION Boring: N White-lined: Y
Ug/Oh/Both: U Machinery: Y Depth: 3LF Permits: N N/A Done for : DEVELOPER

Company : GEN-EX BUILDERS LLC Type: CONT Co addr : 500 S FEDERAL HWY
City : HALLANDALE State: FL Zip: 33008
Caller : HENRY LOUDEN Phone: 305-525-2545 Contact : HENRY LOUDEN Phone: 305-525-2545
BestTime: 8AM
Fax : 954-628-3340
Email : HLOUDEN@GENEXBLDR.COM

Submitted: 06/25/18 11:09ET Oper: SAN
Mbrs : CC1283 CFP615 FTPRCE LS1104 SB2186 SBF02

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Henry Louden, Granada Street Properties LLC
500 S. Federal Highway, #1641
Hallandale, FL. 33008

**Re: Abandonment – Granada Street Properties – Frances Avenue**

Dear Mr. Louden,

The following are comments from the Planning Department's review of the application for the Abandonment of Frances Avenue (Please Provide a Written Response to all responsible Departments):

**1) Please submit payment to the City of Fort Pierce for the appraisal of the subject abandonment right-of-way.**

**2) The survey submitted was not to scale and did not include the required raised seal of the surveyor.**

**3) Please confirm with FPUA, Comcast, and AT&T whether or not they have any facilities located within the section of the proposed abandonment.**

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

# BUILDING DEPARTMENT
# TECHNICAL REVIEW COMMITTEE (TRC)
# COMMENT FORM

**Meeting Date:** June 21, 2018
**Property Address:** 462 Granada St. Properties
**Property Name:**
**Project Name:** Frances Avenue (Right-of-Way)
**Planner:** Vennis Gilmore

***Please be advised that the project may trigger the requirements indicated below:***

☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☑ 15. **No Comment**

**Additional Comments/Requirements:**

Building Official's or Representative's Signature _____ Date: 6/20/18

**June 14th, 2018**

**Project:** **Frances Avenue Abandonment**
**Subject:** **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

1) Please title the survey "Boundary Survey – Proposed Abandonment of a portion of Frances Avenue"
2) Please correct the spelling of Frances Avenue.
3) Please correct the spelling under note 1 of relative.
4) Please remove notes 1 and 3 as the sketch does not show bearings or elevations.
5) Please change your note from Abandoned Frances Avenue to: Proposed Abandonment of Frances Avenue.
6) Please indicate the acreage of the abandonment.
7) Please indicate if the right of way is open or closed.

Please provide a written response to all comments

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