



DEVELOPMENT REVIEW

CITY OF FORT PIERCE
PLANNING & ZONING

Property address or Location 515 S Indian River Dr.
Parcel ID #(s) 2410-810-0001-000-9
Project description Add addtl sq ft to building for B+B

Crownman FL, LLC
Property Owner(s)
207 1/2 Orange Ave, Ste A
Street Address
Fort Pierce FL 34950
City State Zip
on file
Phone Number
on file
Email Address

K. Einstein
Applicant/Representative, Title, Company
on file
Street Address
City State Zip
Phone Number
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.

[Signature]
Property Owner(s) Signature(s)

STATE OF FLORIDA St Lucie COUNTY
The foregoing instrument was acknowledged before me this 26 day of FEB, 2019, by
Walter & Cheryl Brath
who is personally known to me or has produced
as identification.

[Signature]
Signature of Notary

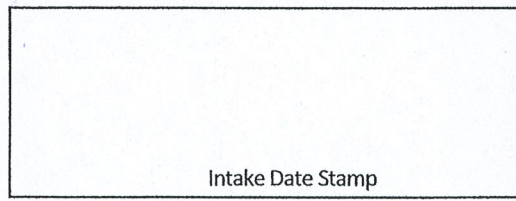


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____



DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type	
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Major Amendment
	<input type="checkbox"/> Minor Amendment

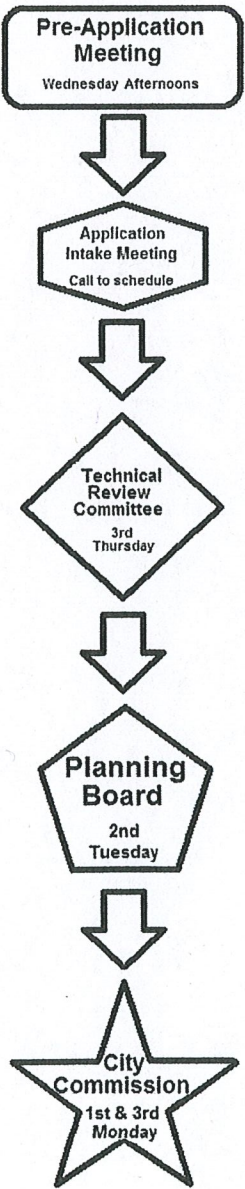
Site Information: Current 2877 SF (Gross) / Finished 21816 SF

Non-Residential: Proposed Sq. Ft.: 3088 SF (enclosed) Residential: Proposed Units: 6

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

North	South	East	West
<u>Office Bldg + Residential</u>	<u>Vacant Bldg Residential</u>	<u>IR Lagoon</u>	<u>Vacant lot (which we own)</u>

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)



Design Review

CITY OF FORT PIERCE
PLANNING & ZONING

Property address or Location 515 S Indian River Dr.
Parcel ID #(s) 2410-810-0001-000-9
Project Description BARB w/ Construction

Crownman PL, LLC
Property Owner(s)
207 1/2 Orange Ave Ste A
Street Address
Fort Pierce FL 34950
City State Zip
on file
Phone Number
on file
Email Address

K. Einstein
Applicant/Representative, Title, Company
on file
Street Address
City State Zip
Phone Number
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Signatures]
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 27 day of FEB, 2019, by
Walter & Cheryl Brett who is personally known to me or has produced
as identification.

[Signature]
Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

Character & Intended Use

Our intended use for our project is still the same as it was when we started this process in **August 2017** – Adaptive Reuse of 2 buildings in a Historic District – converting them from office space to a functional B&B. However, we were mis-informed on what “No New Construction” meant. Our back building was also removed from the application right before the Planning Board Meeting; the Planning Director stated it was “illegally converted” and we had no CO, which we immediately proved was inaccurate, but was too late. Since our Plans have New Construction on the Main Building and our back building cannot be included as part of the B&B, we must resubmit the application and go through the entire process again. Hopefully some checks & balances will be put into place, ensuring this will not happen to another applicant.

Project Overview

515 B&B Building (Existing)

The Main Building is currently ~2,816 SF (enclosed). It was approved for the Conditional Use as a Bed & Breakfast (B&B) with No New Construction on Nov 6, 2017. The proposed plans only add ~ 272 SF. Once the building is completed, it will be ~3,088 SF (enclosed).

This will be a 2 story B&B, with 6 guest rooms (each with an ensuite bathroom) plus gathering & dining areas, a common 1/2 bathroom (ADA compliant) and kitchen. Of the 6 guest rooms, one **waterfront** room will be ADA compliant.

- We intend to be licensed by the Division of Hotels & Restaurants for Public Food Service with Permanent Seating. Without this license, we are limited to only serving pre-packaged food products, fresh whole fruits, cereal in individual packages, bulk milk, juice and coffee.
 - 4/5/18 Application for Public Food Service License with Plan Review (Form DBPR HR-7030) was approved by the Division of Hotels & Restaurants & the Establishment Plans with minor conditions that need to be met at Inspection – see attached.
- We also intend to be licensed by the ABT to be able to serve guests alcoholic beverages. City Commission approved our Waiver of Distance on July 16, 2018.
- These licenses are of course in addition to the license required by the State of Florida to operate the B&B, which we submitted our application and paid License Fee on June 6, 2018 and will scheduled our inspection once the remodel is complete.
- February 26, 2018, The Historic Preservation Board approved the proposed floor plans. (COA is attached)
- June 2018, Plans were submitted to Building Department for permit review. All departments signed off with exception of FPUA, who unexpectedly required a 4” backflow preventer.
- July 2018, Fire Sprinkler Plans approved
- July 23, 2018, the Building Department approved our request for an “Early Start” while we were working out FPUA issue. We had to step back & rethink our future plans for the property; if we even wanted to move forward due to the unexpected costs. Around late September, we decided we could justify this expense by altering our PD plans and are currently working with our Civil Engineer to revise current building plans to meet FPUA’s requirements. We did not start the Remodel.8
- It took several months of research and designs to decide upon a new PD layout and we were about to finalize the plan design in January. The new plan had a building attached to the B&B

and we reached out to Planning Department to ask the max SF we could add to our current B&B plans under our current conditional use. Planning said they would check and then we were told our plans never should have been approved with the additional SF.

- Our initial thought was to remove the additional SF but then found out new building plans would be over \$35k and opted to resubmit our application for Conditional Use WITH New Construction.

512 S. 2nd Street Building (Existing) aka “Back Building”

The Back Building is a 2 story, Single Family Residential Building and is ~1,506 SF (Gross).

Initially it will be used as “Owners’ Residence” allowing Owners to live on the property to run the B&B (as required). In the future, the existing Back Building may be remodeled and will be able to be used as additional accommodations for the B&B. Of course, if we decide to exercise this option, we will follow all procedures required & will remain under the 15 Sleeping Rooms per Florida Statute to be considered a B&B (see bow). Owners/Caretaker will still live on property. These buildings sit on over 1.5 acres and we own a vacant lot directly behind this parcel, giving us a lot of space for required parking.

“FL Statute 509.242(1)(f) defines a Bed and Breakfast inn as “a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry.”

Lighting & Landscape Plan

We will provide a lighting & landscape plan if this Conditional Use is approved. We are not comfortable investing more money in additional plans at this point, based on this overall experience. We also plan to still comply with the Conditions required by the City from our Original Conditional Use Approval (see Attached).

Property Identification

Site Address: 515 S INDIAN RIVER DR
Parcel ID: 2410-810-0001-000-9
Account #: 23903
Map ID: 24/10H
Use Type: 1700
Zoning: OFFICE COM
City/County: Fort Pierce

Ownership

CROWNMAN FL LLC
10380 SW Village Center DR # 310
Port St Lucie, FL 34987-1931

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY'S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)

Current Values

Just/Market Value: \$980,200
Assessed Value: \$980,200
Exemptions: \$0
Taxable Value: \$980,200
Taxes for this parcel: SLC Tax Collector's Office [📄](#)
Download TRIM for this parcel: [Download PDF 📄](#)



Total Areas

Finished/Under Air (SF): 4,304
Gross Sketched Area (SF): 4,383
Land Size (acres): 1.6
Land Size (SF): 69,588

Sale History

Date:	Nov 19, 2017
Book/Page:	4066 / 2908
Sale Code:	0111
Deed:	UNTY
Grantor:	CROWNMAN FL LLC
Price:	\$0
Date:	Oct 10, 2017
Book/Page:	4050 / 1341
Sale Code:	0111
Deed:	UNTY
Grantor:	CROWNMAN FL LLC
Price:	\$0
Date:	Dec 14, 2016
Book/Page:	3943 / 2583
Sale Code:	0001
Deed:	WD
Grantor:	Kraaz and Kraaz Finance LLC

Price:	\$800,000
Date:	Sep 4, 2014
Book/Page:	3669 / 0906
Sale Code:	0205
Deed:	WD
Grantor:	Weaver Steven M
Price:	\$320,000
Date:	Jul 19, 2013
Book/Page:	3546 / 2272
Sale Code:	0205
Deed:	WD
Grantor:	MMG Holdings LLC
Price:	\$200,000
Date:	Nov 17, 2003
Book/Page:	1848 / 0865
Sale Code:	XX00
Deed:	WD
Grantor:	Brennan (TR) John T
Price:	\$370,000
Date:	Dec 31, 2001
Book/Page:	1474 / 0684
Sale Code:	XX03
Deed:	WD
Grantor:	Brennan John T
Price:	\$370,000
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	\$0

Building Information (1 of 2)

Finished Area: 2,816 SF

Gross Sketched Area: 2,877 SF

Exterior Data

View:
 Building Type: LROF
 Grade: Y_C-
 Story Height: 2 Story

Roof Cover: Fibrglss Shg
 Year Built: 1900
 Effective Year: 1960
 No. Units: 1

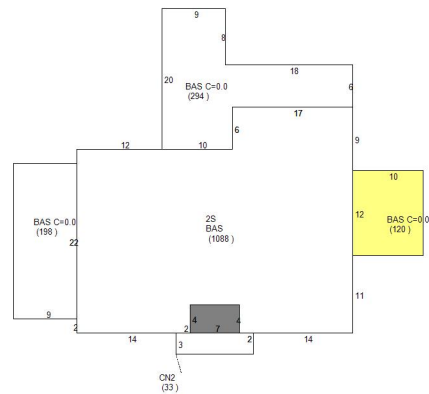
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Double Pine
 Sprinkled %: 0%



Building Information (2 of 2)

Finished Area: 1,488 SF

Gross Sketched Area: 1,506 SF

Exterior Data

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

Roof Cover: Fibrglss Shg
 Year Built: 1920
 Effective Year: 1960
 No. Units: -1

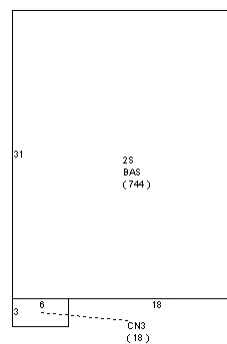
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic
 Sprinkled %: 0%



Special Features and Yard Items

Current Year Values


Current Values Breakdown

Building:	\$71,900
Land:	\$908,300
Just/Market:	\$980,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$980,200
Exemption(s):	\$0
Taxable:	\$980,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0041	3.8	Fort Pierce Stormwater Charge	\$205.20

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

Historical Values

Permits

Number:	F00-000394
Issue Date:	Mar 27, 2000
Description:	Roof
Amount:	\$8,700
Fee:	\$0
Number:	F94-000209
Issue Date:	Mar 1, 1994
Description:	Alterations/Remodeling
Amount:	\$60,000
Fee:	\$60,000
Number:	F94-00209A
Issue Date:	Mar 22, 1994
Description:	Heat and Air Conditioning
Amount:	\$4,800
Fee:	\$4,800
Number:	MC2004198
Issue Date:	Jul 12, 2004
Description:	Air Conditioning Only
Amount:	\$1,461
Fee:	\$75
Number:	DK20057
Issue Date:	Jan 14, 2005
Description:	Dock
Amount:	\$20,000
Fee:	\$325

Number: BP13-1899
Issue Date: May 16, 2013
Description: Alterations/Remodeling
Amount: \$1,500
Fee: \$329

Number: BP13-2100
Issue Date: Jun 18, 2013
Description: Roof
Amount: \$1,400
Fee: \$79

Number: BP13-3052
Issue Date: Oct 14, 2013
Description: Patio
Amount: \$200
Fee: \$79

Number: BP13-1899
Issue Date: Jan 23, 2014
Description: Alterations/Remodeling
Amount: \$1,800
Fee: \$129

Number: BP13-2100
Issue Date: Jan 27, 2014
Description: Re Roof Permit
Amount: \$1,400
Fee: \$129

Number: BP14-0608
Issue Date: Mar 10, 2014
Description: Alterations/Remodeling
Amount: \$1,900
Fee: \$80

Number: BP14-2597
Issue Date: Oct 14, 2014
Description: Electric
Amount: \$500
Fee: \$155

Number: BP15-0257
Issue Date: Feb 12, 2015
Description: Plumbing
Amount: \$1,800
Fee: \$162

Number: BP14-2597
Issue Date: Dec 14, 2016
Description: Electric
Amount: \$500
Fee: \$0

Number: BP17-0340
Issue Date: Feb 2, 2017
Description: Electric
Amount: \$1,200
Fee: \$0

Number: BP18-0356
Issue Date: Feb 7, 2018
Description: Demolition
Amount: \$1,000

Fee:	\$0
Number:	BP18-0673
Issue Date:	Apr 6, 2018
Description:	Occupancy Change
Amount:	\$2,500
Fee:	\$0

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Treasure Coast Abstract and Title Insurance Co.

426 Avenue A • Fort Pierce, FL 34950

(772) 461-7190 • Fax (772) 461-0487

January 4, 2017

Crownman FL, LLC
10380 SW Village Center Drive
#310
Port St. Lucie, FL 34987

RE: Purchase from Kraaz & Kraaz Finance, LLC

Enclosed please find your original Warranty Deed that has been recorded in the public records of St. Lucie County, Florida together with the original Owner's Policy of Title Insurance.

Please keep us in mind if you find yourself in need of a closing agent for a future real estate transaction. We would appreciate the opportunity to work with you again.

Sincerely,

Stacy E. Consalvo

Stacy E. Consalvo , Manager

Prepared by and return to:

Stacy E. Consalvo, Manager
Treasure Coast Abstract & Title Insurance Co.
426 Avenue A
Fort Pierce, FL 34950
772-461-7190
File Number: 16-1178

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4258862 12/16/2016 02:31:40 PM
OR BOOK 3943 PAGE 2583 - 2587 Doc Type: DEED
RECORDING: \$44.00
Doc Tax: \$5600.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of December, 2016 between Kraaz & Kraaz Finance, LLC, a Florida limited liability company whose post office address is 124 North 2nd Street, Fort Pierce, FL 34950, grantor, and Crownman FL LLC, a Florida limited liability company whose post office address is 10380 SW Village Center Drive, #310, Port Saint Lucie, FL 34987, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Parcel Identification Number: 2410-809-0005-000/3; 2410-809-0001-000/5; 2410-809-0002-000/2; 2410-809-0004-000/6; and 2410-810-0001-000/9.

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2017 and subsequent years.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

CERTIFICATE OF LIMITED LIABILITY COMPANY RESOLUTION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HANS E. KRAAZ, as Manager of KRAAZ MANAGEMENT, LLC, a Florida limited liability company, as Manager of KRAAZ & KRAAZ FINANCE, LLC, a Florida limited liability company, being duly sworn, before the undersigned authority, hereby consents to the adoption of the following resolutions and certify the following:


1. Affiant, HANS E. KRAAZ, as Manager of KRAAZ MANAGEMENT, LLC, a Florida limited liability company, as Manager of KRAAZ & KRAAZ FINANCE, LLC, a Florida limited liability company ("Company") and hereby adopts the following resolutions:

RESOLVED that HANS E. KRAAZ, as Manager of the Company is hereby authorized, empowered and directed to negotiate, execute and deliver, without the joinder of any other manager or member, any and all documentation which he deems necessary or desirable in his discretion or which may otherwise be required to resolve any disputed matters and to close the sale transaction contemplated for the sale from the Company, as Seller, to CROWNMAN FL LLC, a Florida limited liability company, as Buyer, for property located in St. Lucie County, Florida, being more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART
HEREOF,

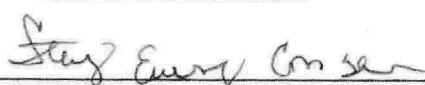
FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon until receipt of written notice of any change in these resolutions."

Further Affiant sayeth not.



HANS E. KRAAZ

Sworn to and subscribed before me this 14th day of December, 2016, by HANS E. KRAAZ, who is personally known to me; or _____ who produced _____ as identification.



Notary Public – State of Florida
My Commission Expires:



EXHIBIT "A"

Parcel 1:

That part of Lot 4, Block E, A.B. Lowry's Subdivision of the East part of Lot 7 of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 211, of the Public Records of St. Lucie County, Florida, more particularly described as follows:

Beginning at a point which lies on the South boundary line of Lot 4 of Block E of said A.B. Lowry's Subdivision, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4; from said point of beginning run North a distance of six tenths (0.6 feet) of a foot; thence Westerly for a distance of approximately 25 feet; thence South a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4 of Block E of Lowry's Subdivision; thence Easterly along the aforesaid South boundary line of said Lot 4, a distance of approximately 24.8 feet to the original Point of Beginning.

Parcel 2

Commencing on the bank of Indian River at the Northeast corner of Lot 7 of the Subdivision of Lot 4, of Section 10, Township 35 South, Range 40 East, according to the plat of said Lot 4 on file in Plat Book 1, at page 188, of the public records of St. Lucie County, Florida; from thence run West to the East line of Second Street (formerly known as Pine Street); thence Southerly along the East line of said street to a point of 50 feet due South of said East and West line; thence East parallel with and 50 feet distance from aforesaid East and West line to River bank; thence Northerly along said bank to Point of Beginning. Excepting from above all rights of way for public roads. Said parcel being also described as Lot 1, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lots 2 and 3, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 4:

Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

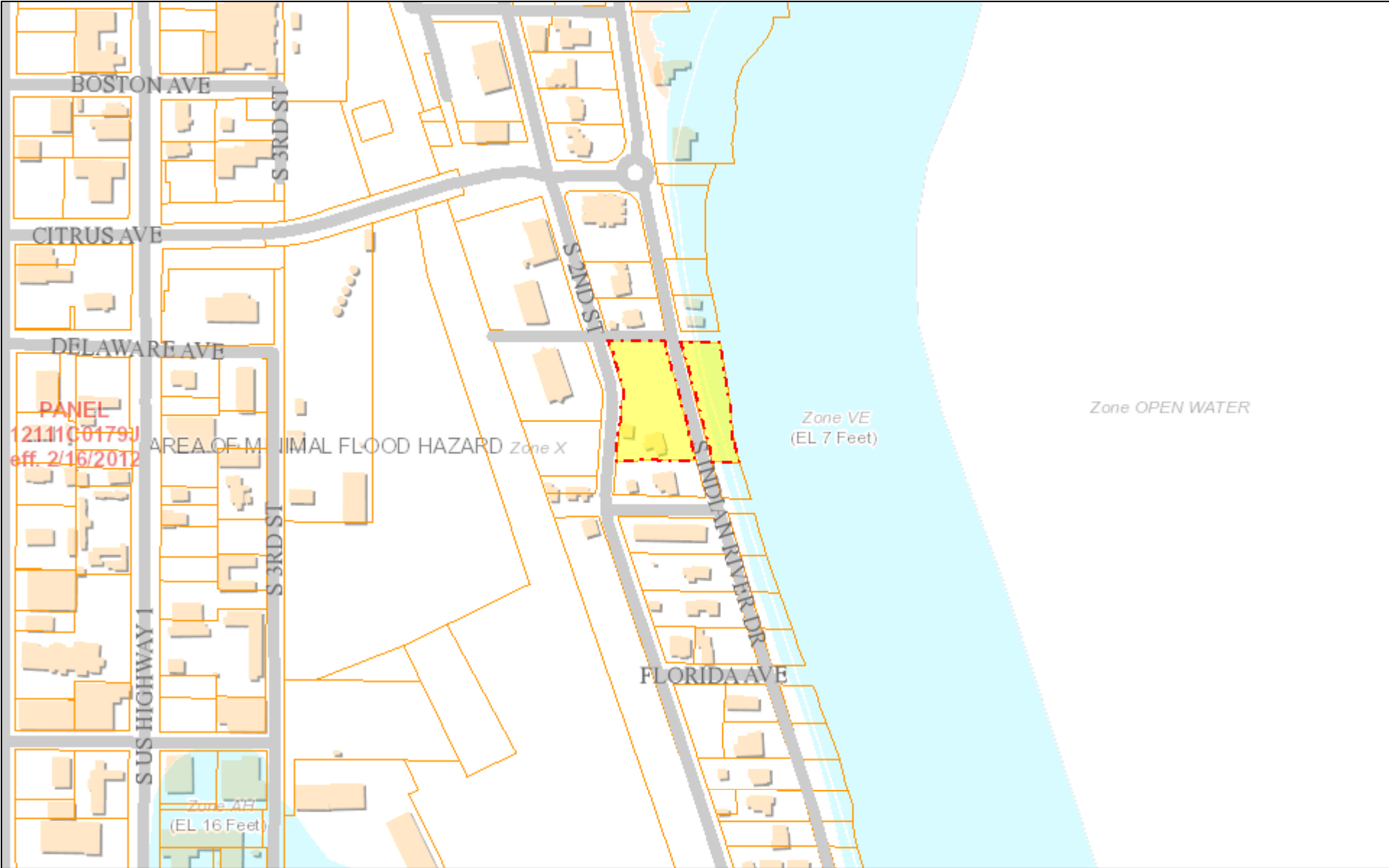
LESS AND EXCEPTING THEREFROM that portion of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, previously conveyed by A.C. Simmons, et ux, to Anna Lee Denison, by warranty deed dated March 29, 1951, filed April 4, 1951 and recorded in Deed Book 164, page 329, Public Records of St. Lucie County, Florida, more particularly described as follows: Beginning at a point which lies on the South boundary line of Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the Plat thereof, on record in the Clerk's office in the courthouse building in and for St. Lucie County, Florida, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4 etc.; from said point of beginning run North a distance of six tenths (0.6') of a foot; thence Westerly along the North side of a garage apartment belonging to Charles B. Hulcher, Annie Laura H. Garwood and Ruth H. Story for a distance of approximately 25 feet; thence South for a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, thence Easterly along the aforesaid South boundary line of said Lot 4 a distance of approximately 24.8 feet to the original Point of Beginning; it being the intention to convey that particular strip of ground over which the aforesaid garage apartment extends.

Parcel 5

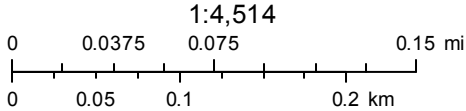
All of Lots 1 and 2, situate and being East of Pine Street (Second Street), Plat of Andrews and Richards Resubdivision of Tyler's Subdivision, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 199, of the Public Records of St. Lucie County, Florida, EXCEPTING THEREFROM that part of Lot 2 conveyed to J.A. McNeill by Warranty Deed recorded in Deed Book 43, Page 560, as last conveyed by Warranty Deed from MMG Holdings, LLC to Jerome T. Cypher and Barbara V. Cypher, husband and wife, as recorded in Official Records Book 3523, page 1510, of the Public Records of St. Lucie County, Florida.

EXCEPTING THEREFROM all rights of way for public roads.

Michelle Franklin, CFA - Saint Lucie County Property Appraiser

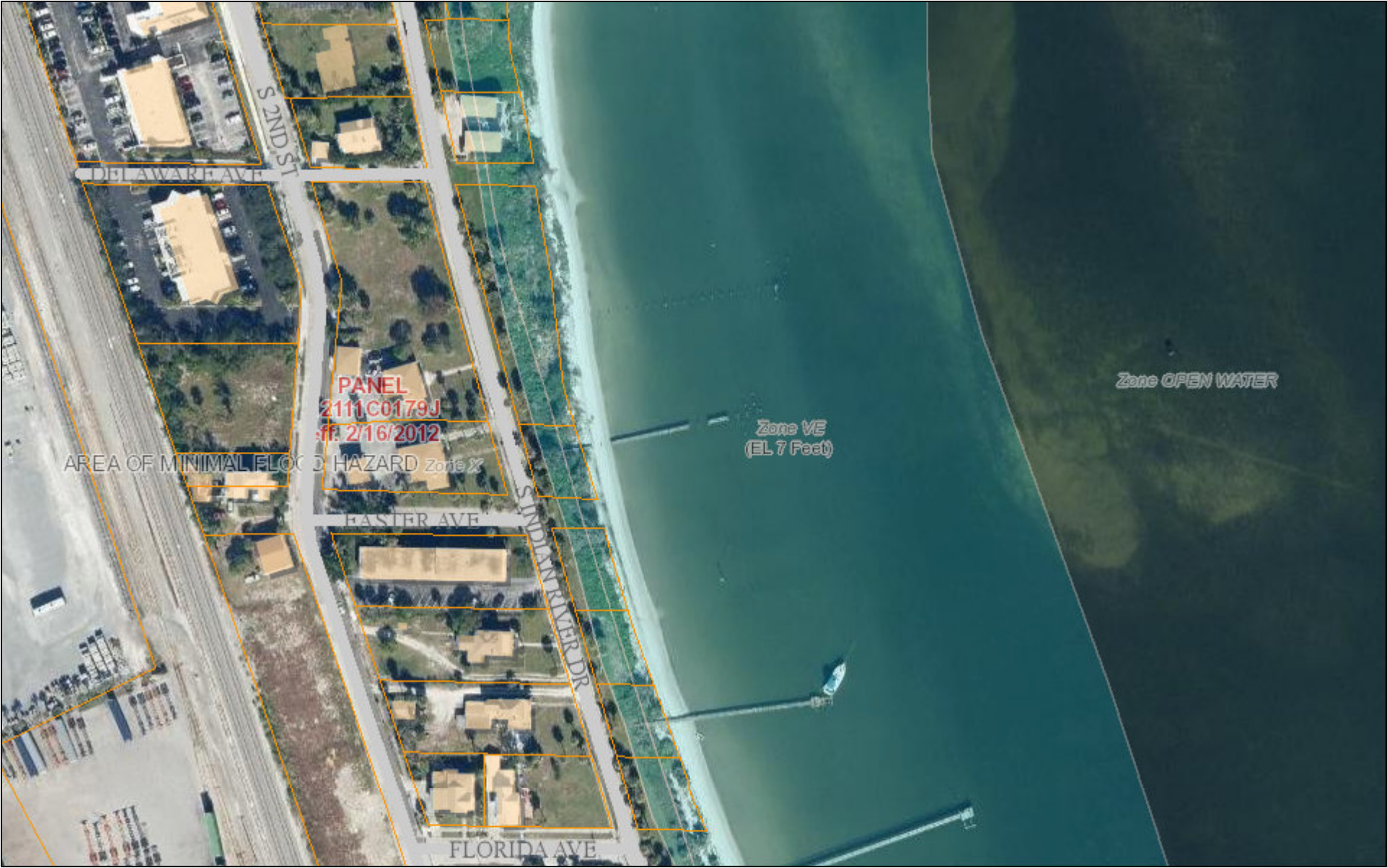


February 26, 2019

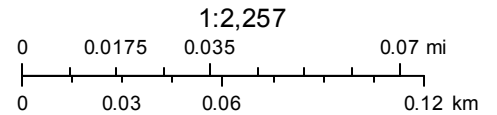


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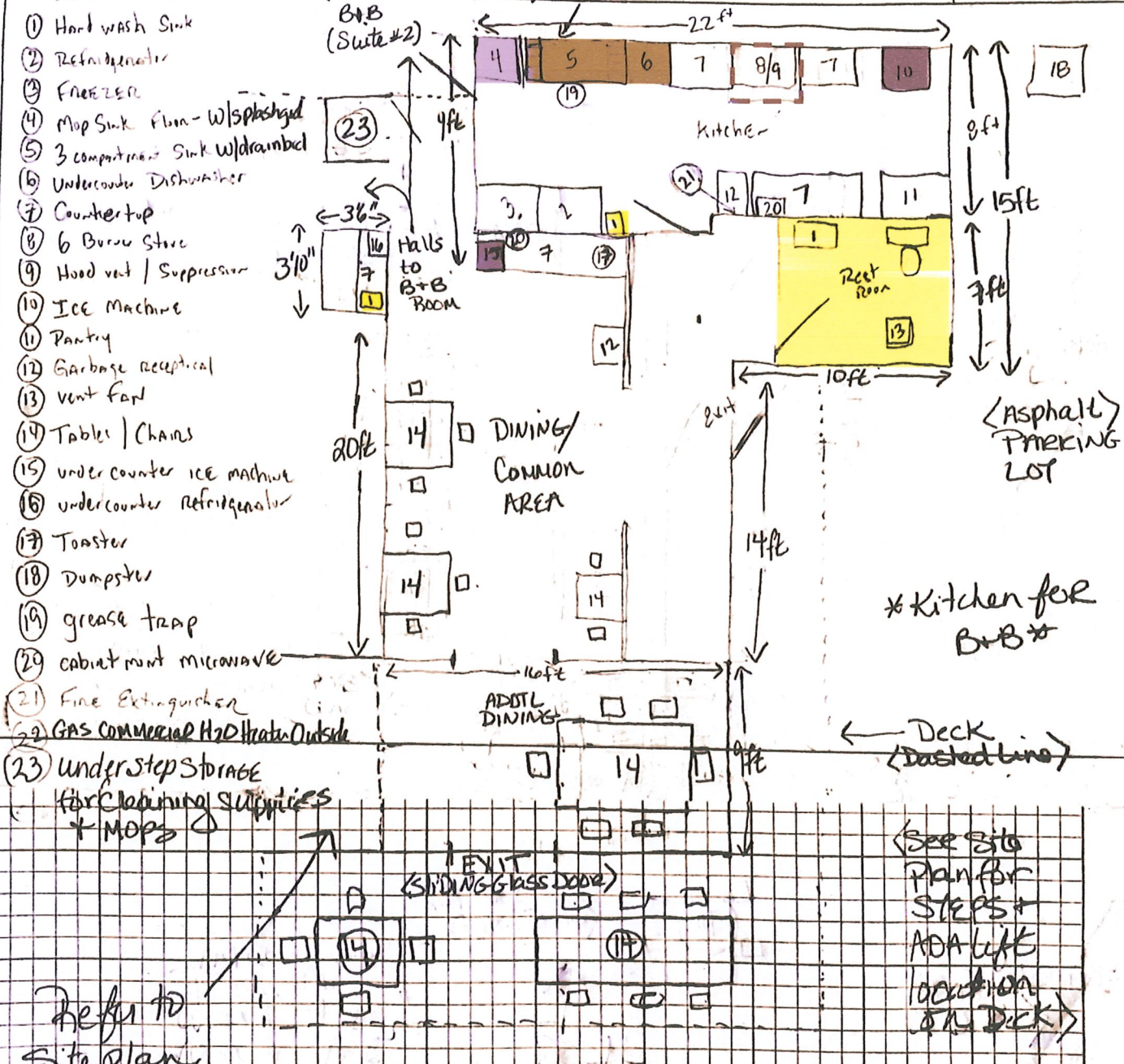
February 26, 2019



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*See Site Plan for layout of entire establishment

(1/4 inch = 1 foot)

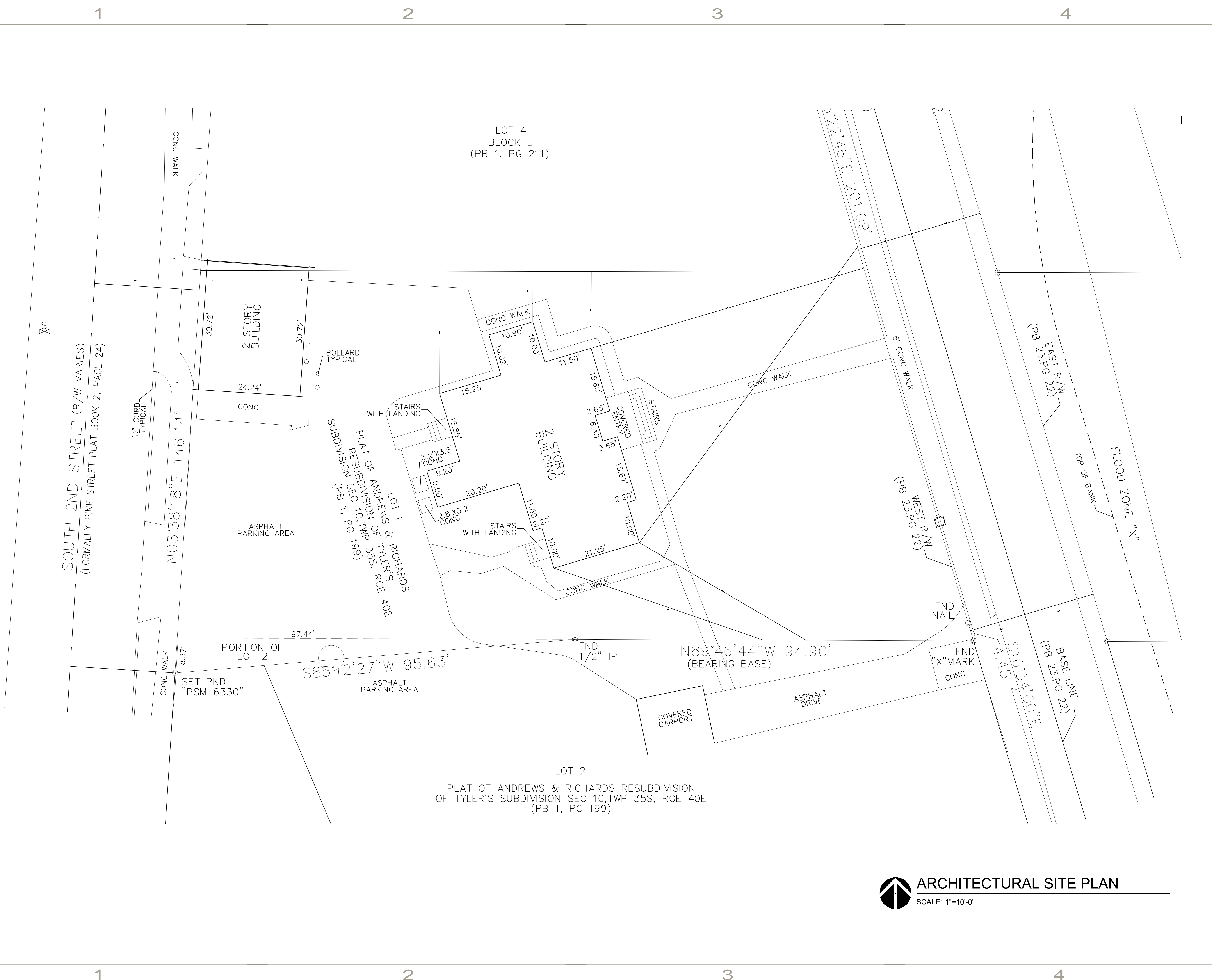


- ① Hand wash Sink
- ② Refrigerator
- ③ Freezer
- ④ Mop Sink Floor - W/splashguard
- ⑤ 3 compartment Sink w/drainbel
- ⑥ Undercounter Dishwasher
- ⑦ Countertop
- ⑧ 6 Burner Stove
- ⑨ Hood vent / Suppressor
- ⑩ Ice Machine
- ⑪ Pantry
- ⑫ Garbage receptical
- ⑬ vent Fan
- ⑭ Tables / Chairs
- ⑮ under counter ice machine
- ⑯ undercounter refrigerator
- ⑰ Toaster
- ⑱ Dumpster
- ⑲ grease trap
- ⑳ cabinet mount microwave
- ㉑ Fire Extinguisher
- ㉒ GAS Commercial H2O Heater Outside
- ㉓ under step storage for cleaning supplies + MOPS

PAGE 2: SITE PLAN

FOOD SERVICE PLAN APPROVED
 Reviewer: [Signature] Date: 04.05.2018

- Plans are in compliance subject to:
- 1) Connection to approved water and wastewater systems.
 - 2) Compliance with applicable state and local codes.
 - 3) Compliance with all provisos on specification worksheet.
- See comments on Specification Sheet
 File # 309087



RAUL OCAMPO & ASSOCIATES, LLC
 ARCHITECTURE | URBAN DESIGN
 PLANNING | INTERIORS
 2674 SOUTHEAST WELLSBORO BLVD.
 SUITE 11, 34704
 TEL: (772) 286-9104
 www.oastudio.net

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STATE OF FLORIDA

FLORIDA ARCHITECT
 BUSINESS LICENCE #
 AA26002935
 2-12-18

ARCHITECT

REVISIONS:

Date	Description

CONTRACT DOCUMENTS FOR:

515 BUILDING BED & BREAKFAST

ADDRESS:
 515 S INDIAN RIVER DR, FORT PIERCE, FLORIDA, 34950

ARCHITECTURAL
 SITE PLAN

Drawn by:	CRRO	Date:	Checked by:
		10-25-17	
	DESIGN		
	CD		
	BID		

JOB FILE NUMBER:
 C-17132

SP-1
 OF 2
 SHEETS

ARCHITECTURAL SITE PLAN
 SCALE: 1"=10'-0"

MECHANICAL SYMBOLS

LIQUID AND VAPOR LINES
 3/4" LIQ. 1 5/8" VAP. AHU #X

MECHANICAL SYMBOLS:
 LINEAR SUPPLY AIR GRILL
 LINEAR RETURN AIR GRILL
 SUPPLY AIR GRILL
 RETURN AIR GRILL
 DISTRIBUTION BOX
 MIXING BOX
 R-6 FLEX DUCT
 SUPPLY AIR GRILL
 EXHAUST FAN

CONDENSING UNIT
AIR HANDLING UNIT

FIRE DAMPER
VOLUME DAMPER
UNDER CUT
FIRE SPRINKLED HEAD
THERMOSTAT @ 48° A.F.F
SUPPLY DUCT
RETURN DUCT
CARBON MONOXIDE / SMOKE DETECTOR INTERCONNECTED TO EXHAUST FANS SYSTEM & MAIN DOOR OPERATION TO FORCE DOOR TO OPEN W/ ACTUATED PROVIDE OVER RIDE TO DOOR OPERATION
RIGID AIR DUCT SQUARE OR ROUND R-6 RATED INSULATION

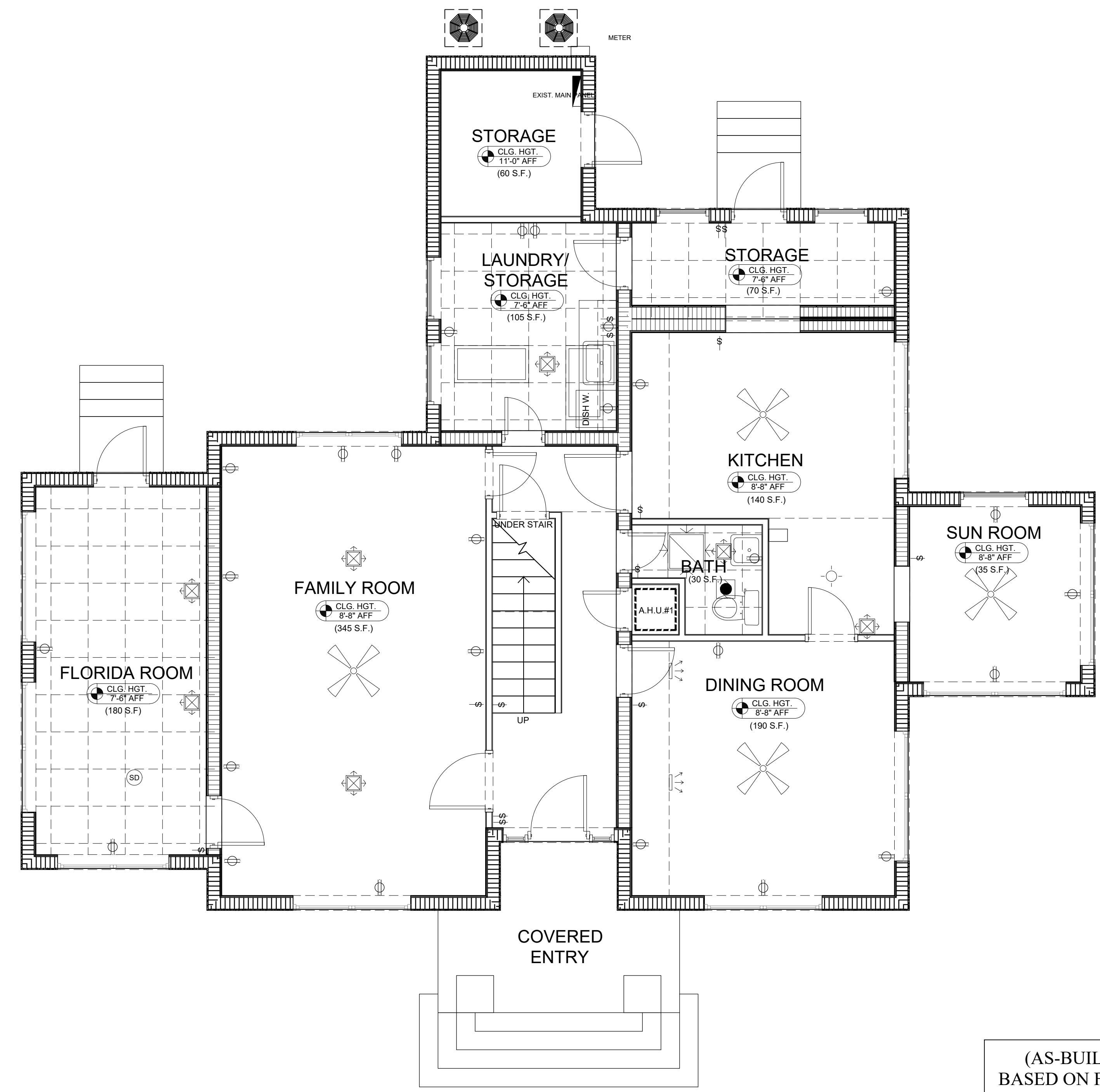
FIXTURE SYMBOLS

RECESS HI-HAT
 TRACK LIGHTING
 WALL MOUNTED LIGHT
 CEILING MOUNTED LIGHT
 CEILING MOUNTED LIGHT / VAPOR PROOF
 ELECTRICAL FAN

LINEAR LED LIGHT
 TIME CLOCK
 WALL PACK LIGHTING
 EXHAUST FAN
 SMOKE / CARBON MONOXIDE DETECTOR
 SECURITY LIGHTS

WALL LEGEND

CMU WALL
 EXTERIOR FRAMED WALL
 INTERIOR FRAMED PARTITION WALL



(AS-BUILT DRAWINGS
 BASED ON FIELD MEASURE)

AS-BUILT FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0" PRELIMINARY

O&A DESIGN STUDIO
 RAUL OCAMPO & ASSOCIATES, LLC
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 FLORIDA ARCHITECT
 BUSINESS LICENCE #
 AA26002935
 2-12-18
 ARCHITECT

REVISIONS:

Date	Description

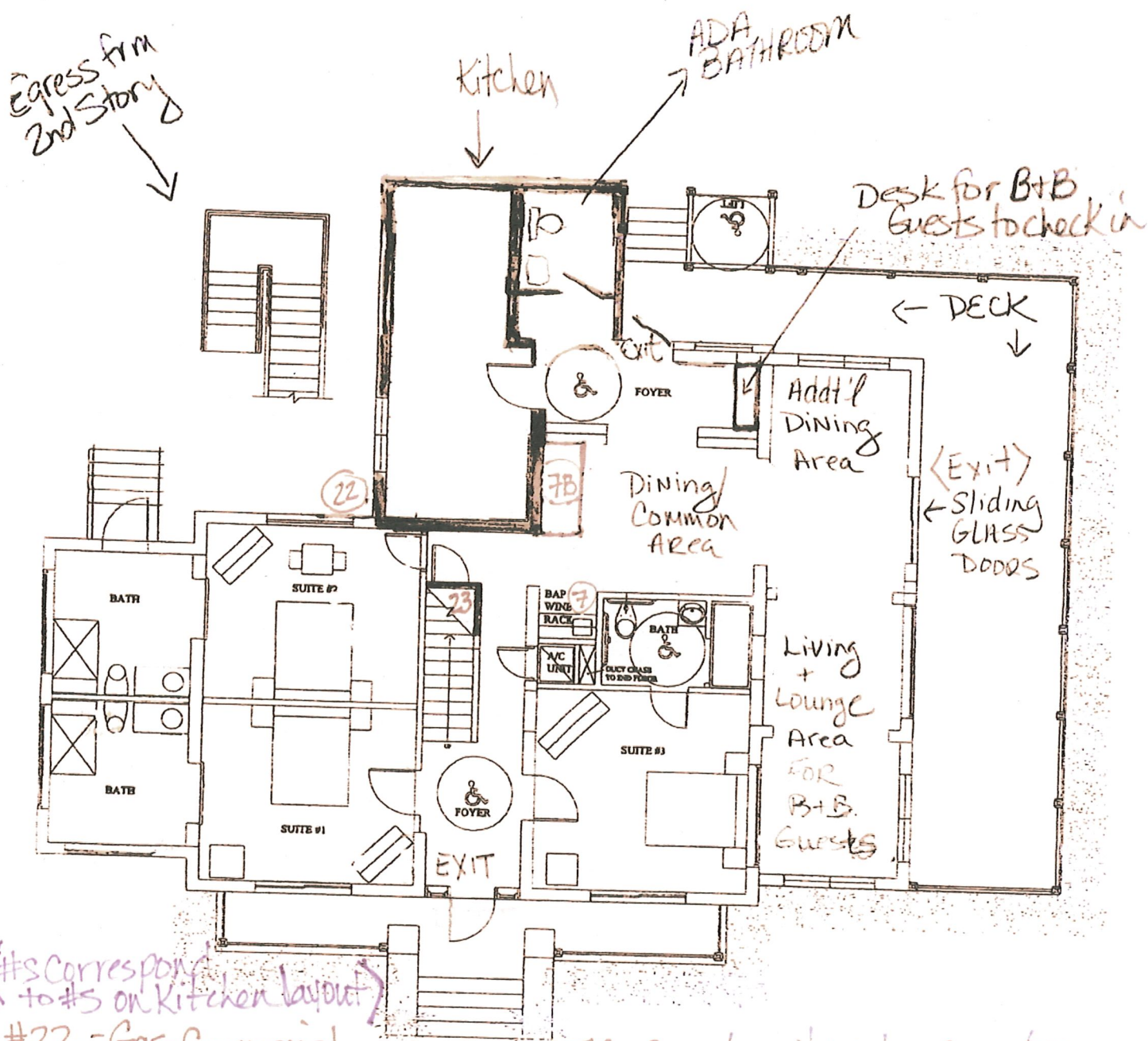
CONTRACT DOCUMENTS FOR:
515 BUILDING BED & BREAKFAST
 ADDRESS:
 515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA, 34950

AS BUILT FIRST FLOOR PLAN

Drawn by:	ORRO	Date:	10-25-17
DESIGN			
CD			
BID			

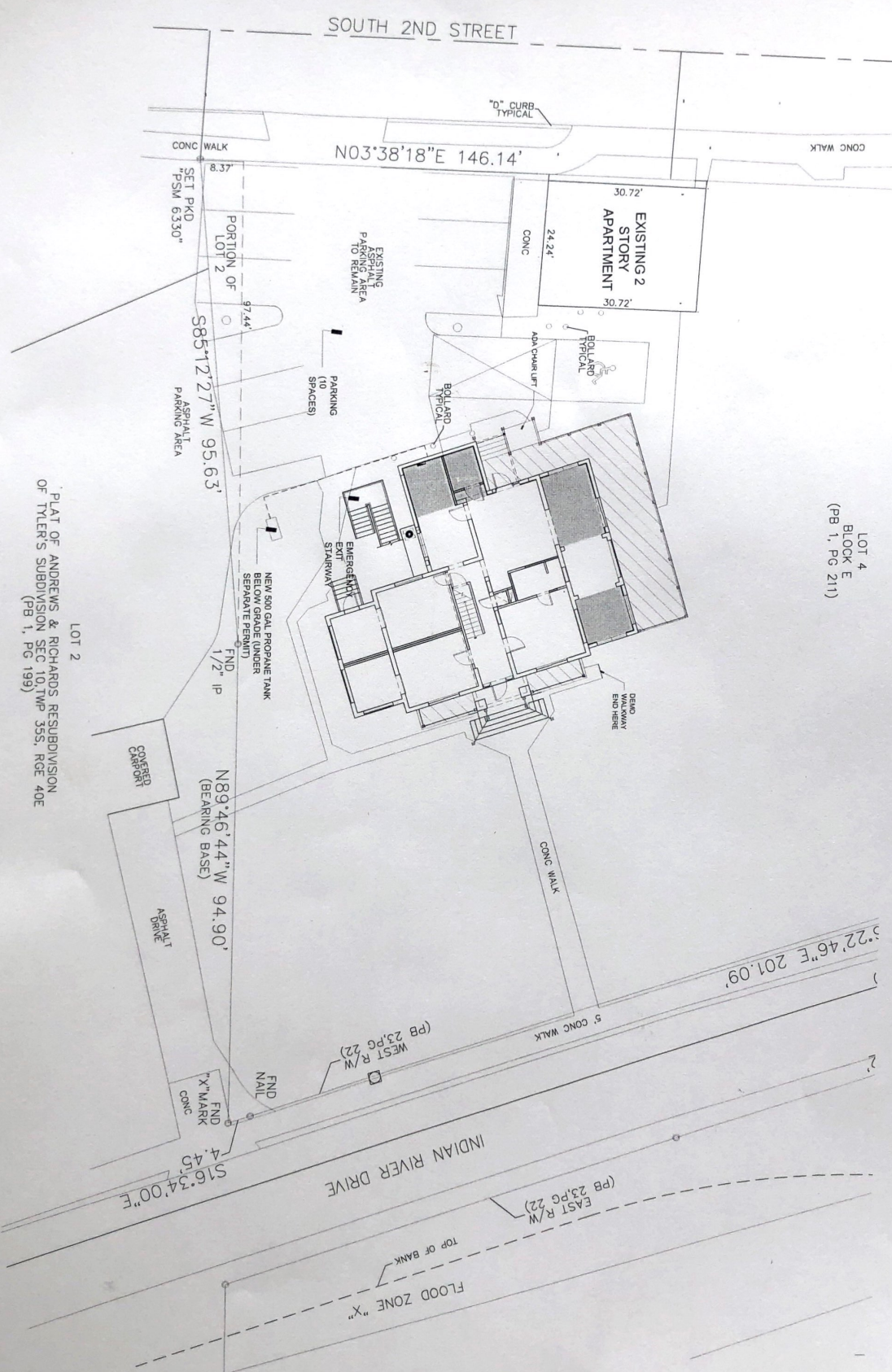
JOB FILE NUMBER:
C-17132
A-3
 OF 3 SHEETS

B+B layout (1st Floor) - See "Kitchen layout" for Placement of equipment.



- «#s correspond to #s on Kitchen layout»
- #22 - Gas Commercial Hot water Heater (outside)
 - #23 - under Stair Storage for cleaning supplies including Mops
 - #7 - Counter w/ under counter Refrig. + hand sink

#7B - Counter w/ under counter ice machine, TOASTER + MICROWAVE AREA



ARCHITECTURAL SITE PLAN
SCALE: 1"=10'0"

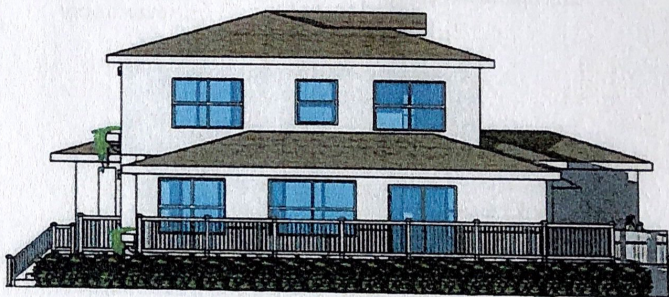
SP-1 <small>1 of 3 SHEETS</small>	ARCHITECTURAL SITE PLAN <small>DATE: 08/20/2013</small>	CONTRACT DOCUMENTS FOR: 515 BUILDING BED & BREAKFAST <small>ADDRESS: 515 S INDIAN RIVER DR, FORT PIERCE, FLORIDA 34950</small>	ARCHITECT <small>PROJECT NUMBER: 515150002935</small>	STATE OF FLORIDA <small>PROFESSIONAL SEAL</small>	REVISIONS <small>DATE DESCRIPTION</small>	PAUL O'CONNOR & ASSOCIATES, LLC <small>ARCHITECTS</small> <small>1000 W. UNIVERSITY BLVD., SUITE 200, FORT PIERCE, FL 34950</small> <small>TEL: 888-888-8888</small>	ORCA <small>ONLINE RENDERING</small>
	<small>OWNER: 515 BUILDING LLC</small> <small>DESIGNER: 515 BUILDING LLC</small> <small>DATE: 08/20/2013</small>	<small>PROJECT: 515 BUILDING</small> <small>DATE: 08/20/2013</small>	<small>SCALE: 1"=10'0"</small>	<small>DATE: 08/20/2013</small>	<small>DATE: 08/20/2013</small>	<small>DATE: 08/20/2013</small>	<small>DATE: 08/20/2013</small>



SCHEME B WEST ELEVATION

SCALE: NTS

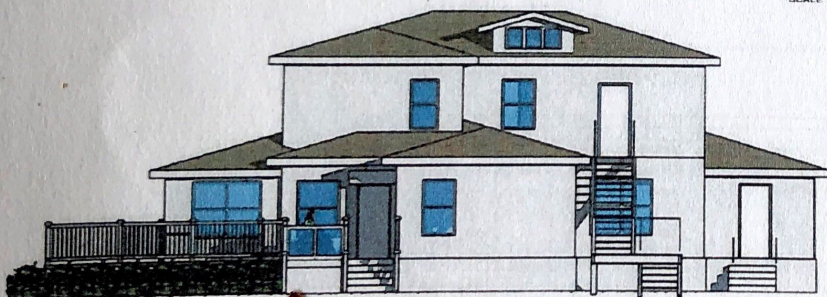
PRELIMINARY



SCHEME B SOUTH ELEVATION

SCALE: NTS

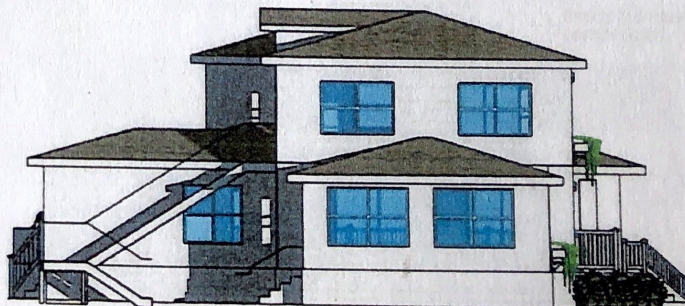
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SCHEME B EAST ELEVATION

SCALE: NTS

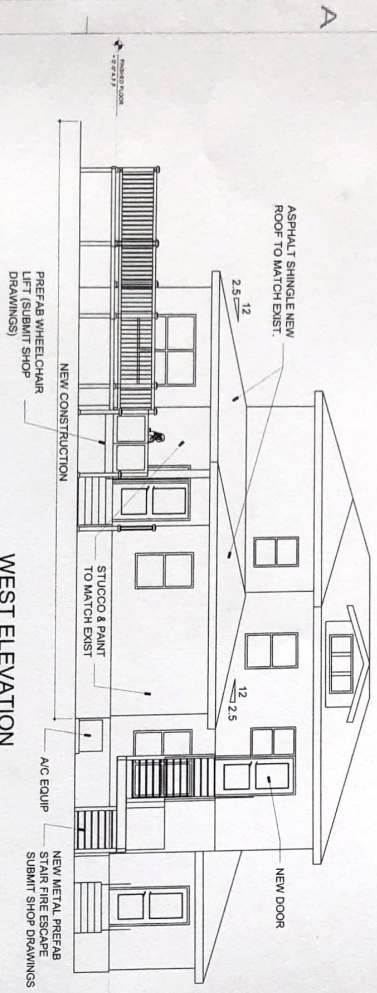
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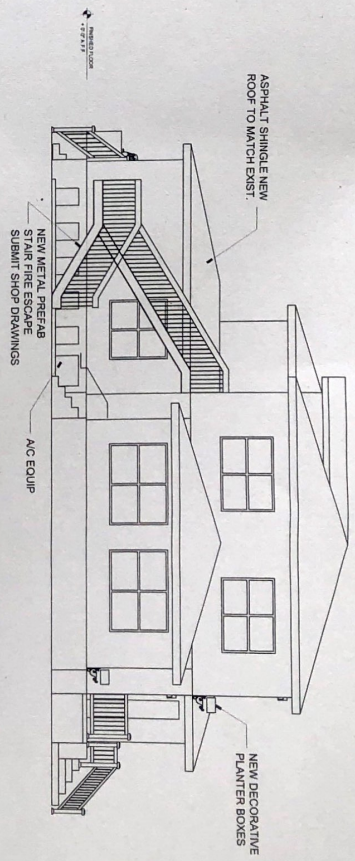
SCHEME B NORTH ELEVATION

SCALE: NTS

PRELIMINARY

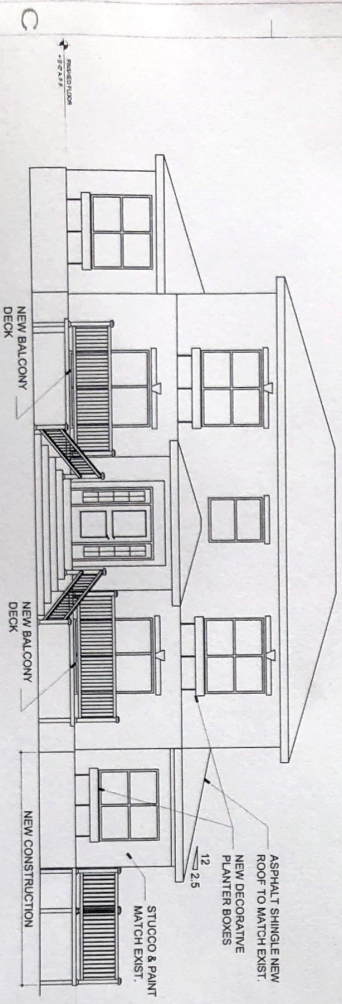


WEST ELEVATION
SCALE: 3/16"=1'-0"

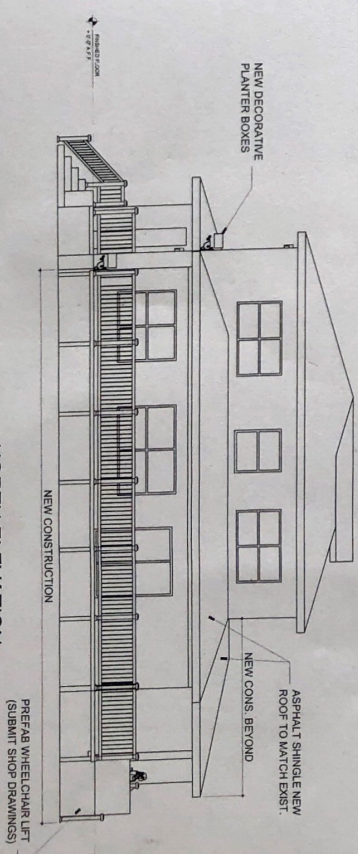


SOUTH ELEVATION
SCALE: 3/16"=1'-0"

NOTE:
ALL WINDOWS IMPACT RESISTANT COI WINDOWS



EAST ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"

STATE OF FLORIDA FLORIDA ARCHITECT AA28002935 1-11-18	ARCHITECT
	REVISIONS: Description
CONTRACT DOCUMENTS FOR 515 BUILDING BED & BREAKFAST ADDRESS: 515 S INDIAN RIVER DR. FORT FIERCE, FLORIDA 34950	CONTRACT DOCUMENTS FOR 515 BUILDING BED & BREAKFAST ADDRESS: 515 S INDIAN RIVER DR. FORT FIERCE, FLORIDA 34950
ELEVATIONS C-17/132	A-6

TRAFFIC ANALYSIS
FOR
Indian River Drive LUPA

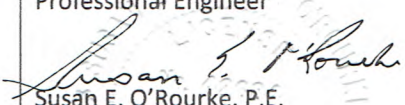
Prepared for:

Michael Abinanti
266 Park Drive
Palantine, IL 60067

Prepared by

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

SR15013.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 4/29/15 License #: 42684
---	---

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

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

Traffic Engineering, Transportation Planning

April 29, 2015

Mr. Michael Abinanti
266 Park Drive
Palantine, IL 60067

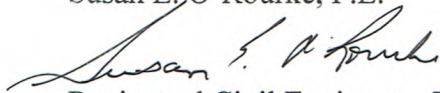
Re: Indian River Drive, 8 lots LUPA

Dear Mr. Abinanti:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the proposed land use plan amendment from OP to CBD. The land use amendment affects 8 lots with a total of 3.87 acres east of Indian River Drive in Fort Pierce, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
Susan E. O'Rourke, P.E.



Registered Civil Engineer – Traffic

C 5.s.Indian River Drive 8lots report 4 18 15

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

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TRIP GENERATION	3
LANE GEOMETRICS	3
PROJECT ASSIGNMENT	3
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APPENDIX

APPENDIX A: Traffic Counts and Level of Service Report Fall 2014 and 2013 Growth Rate Calculation	
APPENDIX B 2035 Traffic Volumes and Roadway Network Data	

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed land use amendment of 3.87 acres of land with a land use category of OP Professional and business office. The proposal is to change the land use to CBD which is Central Business District. The purpose of this report is to determine the impact on the surrounding roadway system associated with the change in land use. The following analytical steps were taken:

- ◆summary of the project description; existing land use and proposed land use,
- ◆summary of existing lane geometrics,
- ◆assessment of the change in trip generation
- ◆summary of 2020 traffic volumes
- ◆summary of 2035 traffic volumes

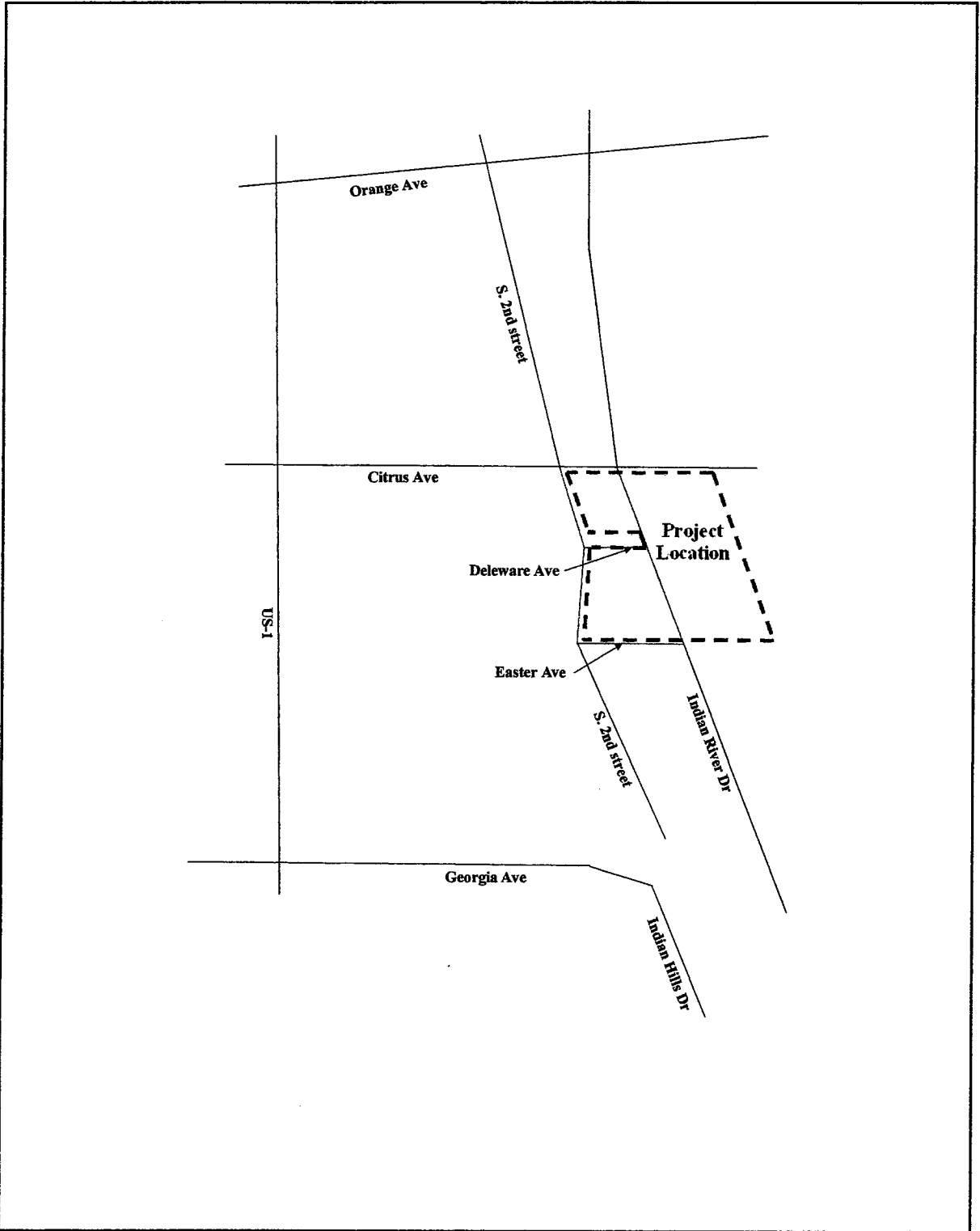
Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves 8 parcels of land located south of Citrus Avenue, North of Easter Avenue, east of 2nd Street to the Indian River. **Figure 1** shows the project's location.

The existing land use designation for the site is OP. OP allows for up to 20% of the land to be residential and an FAR (floor area ratio) of 1.0 for the site. The worst case would be to have all non-residential. Professional office of 168,577 square feet was assumed. The proposal is to change the land use to CBD. CBD allows all the land to be used as high density residential but a minimum of 25% of square footage must be residential. An FAR of 3.0 is allowed. However, given the proximity to the River and the constraints of parking and other site restrictions, it is unlikely that an FAR of 3.0 would be achieved. Therefore, a 2.0 FAR was used for this analysis. 252,866 square feet of professional office and 56 multi family dwelling units were assumed.

The analysis of the project impacts in the five year period and the long range scenario, 2035 are discussed herein.



↑
NORTH
 Not to Scale

LEGEND
 - - - General Project Boundary

FIGURE 1
 Project Location
 Indian River Drive

TRIP GENERATION

To estimate the trips generated by the existing future land use 168,577 square feet of office were assumed. ITE 9th edition, Land Use code 710 was applied to estimate the trips associated with the project. The trip generation for the land use under the existing future land use category is shown in **Table 1**.

For the proposed future land use, 56 multi-family units were assumed with 252,866 square feet of office on site. **Table 2** summarizes the trip generation associated with the proposed future land use.

The change in land use is the subject of the land use plan amendment. As shown in **Table 3**, there will be an increase of 3,033 daily trips, 137 AM peak hour trips and 125 PM peak hour trips.

LANE GEOMETRICS

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

Indian River Drive is a two lane arterial with a north/ south alignment.

Citrus Avenue is a four lane divided east/west arterial.

2nd Street is a two lane collector with a north/south alignment.

US 1 is a four lane divided major arterial with a north/south alignment.

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations.

The project percent assignment is shown in **Figure 2**.

Table 4 shows the project percent impact on the study area network.

Table 1: Trip Generation- Existing Future Land Use

DAILY					
Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Net Trips
Office	710	168,577	$T = 32.2(X)$ $L_n(0) = 0.80 + 1.57$	5445	5445
Total		168,577		5445	5445

AM												
Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net In	Net out
Office	710	168,577	$L_n(0) = 0.80 + 1.57$	291	88	12	256	35	0	291	256	35
Total		168,577		291			256	35		291	256	35

PM												
Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net In	Net out
Office	710	168,577	$T = 1.12(X) + 78.45$	267	17	83	45	222	0	267	45	222
Total		168,577		267			45	222		267	45	222

Source: Trip Generation, 9th Edition

Table 2: Trip Generation- Proposed Future Land Use

DAILY					
Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Net Trips
Office	710	252,866	$T = 32.2(X)$	8168	8129
Condo Units	230	56	$L_n(0) = 0.87L_n(X) + 2.46$	388	349
Total				8556	8478

AM												
Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net In	Net out
Office	710	252,866	$L_n(0) = 0.80 + 1.57$	402	88	12	354	48	0.78%	389	351	48
Condo Units	230	56	$L_n(0) = 0.80 + 0.26$	32	17	83	5	27	10%	29	5	24
Total				434			359	75		428	357	72

PM												
Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net In	Net out
Office	710	252,866	$T = 1.12(X) + 78.45$	362	17	83	61	301	1%	358	61	287
Condo Units	230	56	$L_n(0) = 0.82L_n(X) + 0.32$	37	67	33	25	12	10%	34	23	11
Total				399			86	313		392	84	308

Source: Trip Generation, 9th Edition

Table 3: Net Trips			
Description	Existing FLU	Proposed FLU	Difference
Daily	5445	8478	3033
AM Peak Hour Trips	291	428	137
PM Peak Hour Trips	267	392	125

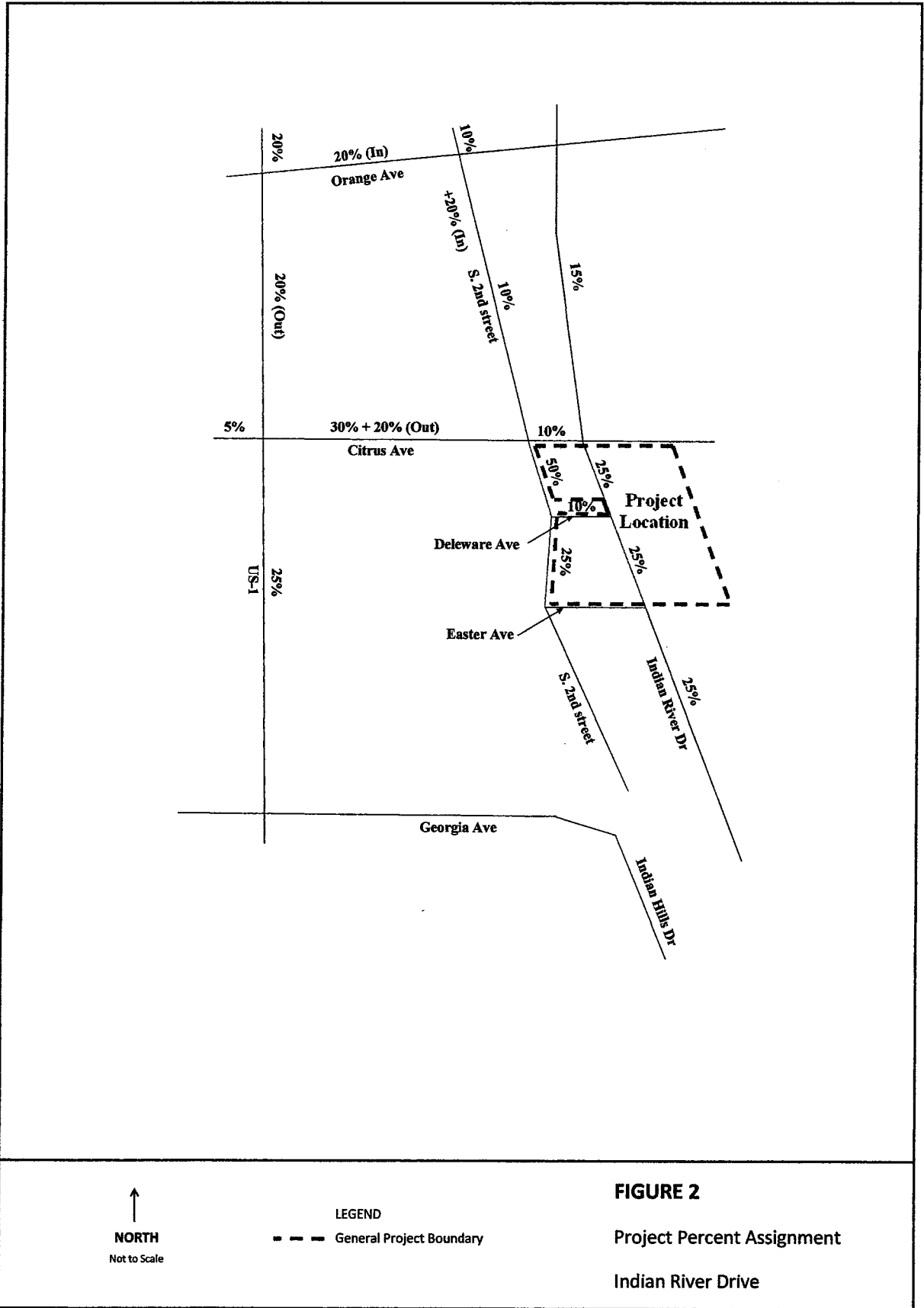


TABLE 4: Project Percent Impact

Segment		To	Lanes	(1) Roadway Classification	>=3% or >= 1% Adjacent Link	(2) LOS D Capacity	Project Traffic	Project % of Capacity	Project Percent Assignment
Orange Ave	7th Street	US 1	2	State Interrupted Flow Class I	NO	17700	0	0.00%	0%
	US 1 (3)	2nd Street	4LD+	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	0	0.00%	0%
Citrus Avenue	7th Street	US 1	4LD	State Interrupted Flow Class I	NO	39800	152	0.38%	5%
	(4)US 1	2nd Street	4LD	State Interrupted Flow Class I	Yes	39800	1213	3.05%	50%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	10%
US 1	Avenue A	Orange Avenue	4LD	State Interrupted Flow Class I	NO	39800	607	1.52%	20%
	(5)Orange Ave	Citrus Avenue	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	Citrus	Delaware	4LD	State Interrupted Flow Class I	NO	39800	758	1.91%	25%
2nd Street	North	Orange Avenue	2L	Non-State Interrupted Flow ClassII	NO	13320	303	2.28%	10%
	(6)Orange Ave	Citrus Avenue	2L	Non-State Interrupted Flow ClassII	Yes	13320	607	4.55%	30%
	Citrus Ave	Easter Avenue	2L	Non-State Interrupted Flow ClassII	Yes	13320	1517	11.39%	50%
Indian River Drive	Avenue A	Orange	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Orange Ave	Citrus Avenue	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Citrus Ave	Easter Avenue	2L	State Interrupted Flow Class I	Yes	17700	758	4.28%	25%
	Easter Avenue	Savannah	2L	Uniterrupted Flow Highway	Yes	24200	758	3.13%	25%
	Savannah	South	2L	Uniterrupted Flow Highway	Yes	24200	607	2.51%	20%

1) St. Lucie County Comprehensive Plan Classification	Daily Trips In	1,517
2) FDOT 2012 Corresponding LOS	Daily Trips Out	1,516
3) Inbound only		1.010
4) Inbound /outbound 30% plus 20% outbound		5
5) 20% Outbound Only	Total	3033
6) 10% plus 20% Inbound Only		

FUTURE TRAFFIC VOLUMES – 2020

Links where the project traffic has an impact of 3% or more were considered in the link analysis. Future traffic estimates were developed for those links. The 2013 and 2014 traffic volumes were taken from the TPO Traffic Counts and Level of Service Report Fall 2013 and 2014 to reflect existing conditions and grown to reflect the 2020 volumes before the project traffic was added. The growth rate is negative however, a 1% per year rate was used to project to 2020. The project traffic was then added to that volume to create the 2020 total traffic volumes.

Table 5 shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place for 2020. As shown, all links will be operating at acceptable levels of service with the amendment in place.

Appendix A provides the TPO Traffic Counts and Level of Service Report 2013 and 2014 as well as the historic growth rate calculations.

FUTURE TRAFFIC – 2035 LINK ANALYSIS

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long range circulation plan that has been adopted for the existing future land use. To determine the impact created by the change in land use, the traffic volumes from the 2035 Long Range Transportation Plan were used.

Table 6 summarizes the 2035 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2035 conditions. As shown, all links will be operating at acceptable levels of service for the long range scenario with the amendment in place.

Appendix B contains the 2035 volumes and network data.

CONCLUSION

The proposed land use will result in an increase in trips of 3,033 daily trips.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment. However, the analysis has demonstrated that the roadway network will accommodate the change in land use.

Table 5 - Daily LINK ANALYSIS-2020

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2014 (1) Grown	Years Grown	2020 + Growth	Existing FULLA Trips	2020 Committed Growth	LOS D Daily Capacity(FDO T Quality LOS 2012)	Project Volume	2020 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	4680	6	4968	817	5785	14800	455	6240	3.07%	YES	15%	C
	Orange Ave	Citrus Ave	2	Yes	4524	6	4802	817	5619	14800	455	6074	3.07%	YES	15%	C
	* Citrus Ave	Savannah Rd	2	Yes	4100	6	4352	1361	5713	17700	758	6472	4.28%	YES	25%	C
	* Easter Ave	South	2	Yes	4100	7	4396	1361	5757	24200	758	6515	3.13%	YES	25%	A
	* Savannah Rd	South	2	Yes	5369	7	5756	1089	6845	24200	607	7452	2.51%	YES	20%	B
Citrus Ave	US 1	2nd St	4LD	Yes	4020	6	4267	2723	6990	39800	1213	8203	3.05%	YES	50%	C
2nd Street	Orange Ave	Citrus Ave	2	Yes	2400	6	2548	1634	4181	13320	607	4788	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2400	6	2548	2723	5270	13320	1517	6787	11.39%	YES	50%	C

(1)St. Lucie County TPO 2014 ADT
 *2014 Counts N/A on Indian River Drive south of Citrus Avenue; 2013 ADT used

Net Existing
 Daily: 3033 5445
 Growth 1.01

Table 6 - Daily LINK ANALYSIS-2035

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2035 Grown	Years Grown	2035 AADT	Existing FULLA Trips	2035 PM Growth	LOS D Daily Capacity(FDO T Quality LOS 2012)	Project Volume	2035 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Orange Ave	Citrus Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Citrus Ave	Easter Ave	2	Yes	16556	0	16556	0	16556	17700	758	17314	4.28%	YES	25%	D
	Easter Ave	Savannah Rd	2	Yes	16556	0	16556	0	16556	24200	758	17314	3.13%	YES	25%	D
	Savannah Rd	South	2	Yes	15506	0	15506	0	15506	24200	607	16113	2.51%	YES	20%	C
Citrus Ave	US 1	2nd St	4LD	Yes	5108	0	5108	0	5108	39800	1213	6321	3.05%	YES	50%	C
2nd Street (1)	Orange Ave	Citrus Ave	2	Yes	2814	0	2814	0	2814	13320	607	3421	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2814	0	2814	0	2814	13320	1517	4331	11.39%	YES	50%	C

2035 Traffic Volumes

Note: The Future Volumes assume EFLU volumes are included.

(1) 2035 Volume

Estimated based on

2014 Volume grown to

2035 w/ 1% growth

Net Existing
 Daily 3033 5445

APPENDIX A

**2013 and 2014 Traffic Counts and Level of Service Report Fall
Growth Rate Calculation**



Traffic Counts and Level of Service Report Fall 2013

Roadway Name	Location	AADT	Peak Hr. Service Capacity	AMP (P, H, P, D, F)		AMP (P, H, P, D, F)	
				Volume	LOS	Volume	LOS
				V/C	V/C		
GLADES CUT-OFF RD	RANGE LINE RD to 0.6 MILE EAST OF RESERVE BL...	1,800	1,120	135	B	0.321	B
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,900	1,120	393	B	0.936	B
GLADES CUT-OFF RD	MARTIN COUNTY LINE to RANGE LINE RD	1,800	430	135	B	0.563	B
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	1,783	830	135	B	0.281	B
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,000	830	401	B	0.835	B
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,800	830	294	B	0.613	B
GRAHAM RD	KINGS HWY to JENKINS RD	2,800	460	219	B	0.811	B
GREEN RIVER PKWY	BERKSHIRE BLVD to MARIPOSA AVE	3,451	1,140	240	B	0.600	B
GREEN RIVER PKWY	MARIPOSA AVE to MELALEUCA	3,451	1,140	240	B	0.600	B
GREEN RIVER PKWY	MELALEUCA to WALTON RD	3,451	1,140	240	B	0.600	B
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	4,800	790	302	B	0.657	B
HARTMAN RD	PETERSON RD to DELAWARE AVE	4,800	630	302	B	0.816	B
HARTMAN RD	DELAWARE AVE to ORANGE AVE	4,800	770	302	C	0.570	C
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	447	740	32	B	0.133	B
HILLMOOR DR	TIFFANY AVE to LENNARD RD	3,600	600	229	B	0.654	B
INDIAN RIVER DR	MARTIN COUNTY LINE to WALTON RD	5,400	1,140	326	B	0.815	B
INDIAN RIVER DR	WALTON RD to MIDWAY RD	3,800	1,140	297	B	0.743	B
INDIAN RIVER DR	MIDWAY RD to SAVANNAH RD	5,369	1,140	465	C	0.581	C
INDIAN RIVER DR	SAVANNAH RD to CITRUS AVE	4,100	1,140	366	B	0.915	B
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,423	730	263	C	0.526	C
INDIAN RIVER DR	ORANGE AVE to AVENUE A	4,639	790	271	B	0.589	B
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,876	600	343	D	0.572	D
INDIAN RIVER DR	AVENUE A to AVENUE D	5,876	630	343	B	0.927	C
INDRIO RD	3 MILES WEST OF I-95 to INTERSTATE 95 - WEST...	1,318	1,120	96	B	0.229	B
INDRIO RD	INTERSTATE 95 - WEST RAMPS to INTERSTATE 95 ...	1,318	3,130	96	B	0.057	B
INDRIO RD	INTERSTATE 95 - EAST RAMPS to KOBLEGARD RD	10,129	3,130	579	B	0.347	B
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	10,129	640	579	C	0.965	D
INDRIO RD	JOHNSTON RD to EMERSON RD	10,129	800	579	C	0.772	C
INDRIO RD	EMERSON RD to KINGS HWY	9,745	840	587	C	0.743	C

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir		PM Pk Hr Pk Dir			
				Volume	LOS	Volume	LOS	Volume	V/C
2ND ST	CITRUS AVE to ORANGE AVE	2,400	510	211	C	173	C	0.844	0.692
2ND ST	ORANGE AVE to AVENUE A	2,000	510	122	C	123	C	0.488	0.492
7TH ST	SUNRISE BLVD to GEORGIA AVE	584	510	41	C	41	C	0.164	0.164
7TH ST	GEORGIA AVE to DELAWARE AVE	1,209	710	72	C	85	C	0.206	0.243
7TH ST	DELAWARE AVE to CITRUS AVE	2,168	710	118	C	116	C	0.337	0.331
7TH ST	CITRUS AVE to ORANGE AVE	2,168	640	118	C	116	C	0.369	0.363
7TH ST	ORANGE AVE to AVENUE C	3,700	640	194	C	202	C	0.606	0.631
7TH ST	AVENUE C to AE BACKUS AVE	3,700	510	194	C	202	C	0.776	0.808
7TH ST	AE BACKUS AVE to AVENUE D	3,700	640	194	C	202	C	0.606	0.631
7TH ST	AVENUE D to AVENUE H	1,700	640	108	C	107	C	0.338	0.334
10TH ST	DELAWARE AVE to ORANGE AVE	150	510	11	C	14	C	0.044	0.056
10TH ST	ORANGE AVE to AVENUE C	150	510	11	C	14	C	0.044	0.056
10TH ST	AVENUE C to AVENUE D	150	510	11	C	14	C	0.044	0.056
13TH ST	VIRGINIA AVE to NEBRASKA AVE	6,937	640	405	D	367	D	0.633	0.573
13TH ST	NEBRASKA AVE to GEORGIA AVE	6,937	710	405	D	367	D	0.570	0.517
13TH ST	GEORGIA AVE to DELAWARE AVE	5,100	640	269	C	269	C	0.841	0.841
13TH ST	DELAWARE AVE to ORANGE AVE	4,400	640	315	C	308	C	0.984	0.963
13TH ST	ORANGE AVE to AVENUE B	3,400	640	190	C	191	C	0.594	0.597
13TH ST	AVENUE B to AVENUE D	3,400	640	190	C	191	C	0.594	0.597
13TH ST	AVENUE D to AVENUE H	3,600	640	204	C	194	C	0.638	0.606
13TH ST	AVENUE H to AVENUE I	3,600	510	204	C	194	C	0.816	0.776
13TH ST	AVENUE I to AVENUE O	3,600	510	204	C	194	C	0.816	0.776
13TH ST	AVENUE O to AVENUE Q	3,600	510	204	C	194	C	0.816	0.776
17TH ST	GEORGIA AVE to DELAWARE AVE	2,533	510	139	C	133	C	0.556	0.532
17TH ST	DELAWARE AVE to ORANGE AVE	6,500	710	305	C	297	C	0.871	0.849
17TH ST	ORANGE AVE to AVENUE D	3,367	640	168	C	166	C	0.525	0.519
17TH ST	AVENUE D to AVENUE Q	3,367	640	168	C	166	C	0.525	0.519
25TH ST	MIDWAY RD to BELL AVE	16,311	2,100	1,169	C	1,090	C	0.582	0.542

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

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	PK Hr Service Capacity	AM PK Hr PK Dir		PM PK Hr PK Dir			
				Volume	LOS	Volume	LOS	V/C	V/C
CAMEO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	4,600	640	299	C	286	C	0.934	0.894
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	710	528	D	448	D	0.744	0.631
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	39	C	0.176	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,540	510	C	528	C	0.739	0.765
CITRUS AVE	7TH ST to US 1	900	680	129	C	129	C	0.391	0.391
CITRUS AVE	US 1 to 2ND ST	4,020	710	239	C	244	C	0.683	0.697
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	172	C	0.664	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	209	C	0.353	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,540	162	C	143	C	0.235	0.207
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	261	D	0.932	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	640	0	B	0	B	0.000	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	640	159	C	148	C	0.497	0.463
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,540	336	C	318	C	0.487	0.461
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	2,850	589	C	559	C	0.212	0.201
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	2,850	899	C	868	C	0.323	0.312
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	2,850	692	C	620	C	0.249	0.223
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	2,850	743	C	677	C	0.267	0.244
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	2,850	779	C	792	C	0.280	0.285
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	2,850	550	C	533	C	0.198	0.192
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	2,850	410	C	406	C	0.147	0.146
CROSSTOWN PKWY	SANDIA DR to MANATH LN	5,333	830	269	C	292	C	0.345	0.374
CROSSTOWN PKWY	MANATH LN to FLORESTA DR	4,567	510	259	D	242	C	0.508	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	710	81	C	74	C	0.231	0.211
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	407	C	0.825	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	830	462	C	407	C	0.592	0.522
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	830	653	C	667	C	0.837	0.855
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	830	605	C	544	C	0.776	0.697
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	750	202	C	218	C	0.285	0.307
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	750	237	C	277	C	0.334	0.390

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	IPPH Service Capacity	AMPH/PPK/DI		PMPP/H/PPK/DI				
				Volume	LOS	Volume	LOS	Volume	V/C	
I-95	DRANGE AVE to INDRID RD	40,869	7,320	1,966	B	0.437	B	1,809	B	0.402
INDIAN RIVER DR	CITRUS AVE to DRANGE AVE	4,524	640	269	C	0.841	C	308	C	0.963
INDIAN RIVER DR	DRANGE AVE to AVENUE A	4,680	640	273	C	0.853	C	266	C	0.831
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,792	710	338	C	0.966	C	398	D	0.561
INDIAN RIVER DR	AVENUE A to AVENUE D	5,792	510	338	D	0.663	D	398	D	0.780
INDRID RD	PRIVATE RD to I-95 W RAMP	1,056	810	77	B	0.257	B	83	B	0.277
INDRID RD	I-95 W RAMP to I-95 E RAMP	1,056	3,240	77	B	0.043	B	83	B	0.046
INDRID RD	I-95 E RAMP to KDBLEGARD RD	9,713	3,240	555	B	0.307	B	584	B	0.323
INDRID RD	KOBLEGARD RD to JOHNSTON RD	9,713	660	555	C	0.895	C	584	C	0.942
INDRID RD	JDHNSTDN RD to EMERSON AVE	9,713	840	555	C	0.703	C	584	C	0.739
INDRID RD	EMERSON RD to SEMINDLE RD	9,247	920	557	C	0.640	C	469	C	0.539
INDRID RD	SEMINDLE RD to KINGS HWY	9,247	790	557	D	0.705	D	469	D	0.594
INDRID RD	KINGS HWY to SLASH PINE TRL	5,525	710	377	D	0.531	D	357	D	0.503
INDRID RD	SLASH PINE TRL to US 1	5,525	830	377	C	0.483	C	357	C	0.458
INDRID RD	US 1 to DLD DIXIE HWY	900	640	61	C	0.191	C	76	C	0.238
JENKINGS RD	US 1 to LENNARD RD	3,833	1,890	308	C	0.171	C	221	C	0.123
JENKINS RD	EDWARDS RD to DKEECHDBEE RD	7,179	750	360	C	0.507	C	367	C	0.517
JENKINS RD	DKEECHDBEE RD to GRAHAM RD	9,848	830	592	C	0.759	C	521	C	0.668
JENKINS RD	GRAHAM RD to PETERSDN RD	9,848	590	592	F	1.003	F	521	C	0.930
JENKINS RD	PETERSDN RD to ORANGE AVE	9,848	830	592	C	0.759	C	521	C	0.668
JDHNSTDN RD	ANGLE RD to L20	2,100	800	151	B	0.539	B	122	B	0.436
JDHNSTDN RD	L20 to MEADDWDD DR	1,800	1,020	123	B	0.342	B	116	B	0.322
JDHNSTDN RD	MEADDWDD DR to DLD JDHNSTDN RD	1,800	800	123	B	0.439	B	116	B	0.414
JDHNSTDN RD	DLD JDHNSTDN RD to INDRID RD	1,800	800	123	B	0.439	B	116	B	0.414
JOHNSTON RD	INDRID RD to RUSSOS RD	6,674	800	428	C	0.751	C	432	C	0.758
JDHNSTDN RD	RUSSOS RD to INDIAN RIVER C.L.	6,674	800	428	C	0.751	C	432	C	0.758
JUANITA AVE	53RD ST to 25TH ST	2,200	640	127	C	0.397	C	135	C	0.422
JUANITA AVE	25TH ST to US 1	3,300	640	223	C	0.697	C	202	C	0.631
KEEN RD	ANGLE RD to JUANITA AVE	2,566	590	220	C	0.393	C	225	C	0.402

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

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	PK/HP Services Capacity	AM/PK/HP/TK/Dir		PM/PK/HP/TK/Dir	
				Volume	LOS	Volume	LOS
ORANGE AVE	KINGS HWY to I-95	18,209	0	784	C	790	C
ORANGE AVE	I-95 to JENKINS RD	13,335	0	916	C	861	C
ORANGE AVE	JENKINS RD to HARTMAN RD	12,597	0	678	C	631	C
ORANGE AVE	HARTMAN RD to ANGLE RD	12,597	0	678	C	631	C
ORANGE AVE	ANGLE RD to 25TH ST	12,251	1,710	965	D	1,123	D
ORANGE AVE	25TH ST to 17TH ST	13,066	1,630	683	C	749	D
ORANGE AVE	17TH ST to 13TH ST	13,066	1,710	683	C	749	C
ORANGE AVE	13TH ST to 10TH ST	13,066	350	683	D	749	E
ORANGE AVE	10TH ST to 7TH ST	7,816	280	395	D	454	D
ORANGE AVE	7TH ST to US 1	6,904	280	440	D	391	D
ORANGE AVE	US 1 to 2ND ST	3,109	250	198	C	193	C
ORANGE AVE	2ND ST to INDIAN RIVER DR	3,109	320	198	C	193	C
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	927	590	69	C	66	C
PARR DR	DARWIN BLVD to TULIP BLVD	1,800	510	121	C	110	C
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	927	590	69	C	66	C
PARR DR	ROSSER BLVD to SAVONA BLVD	927	590	69	C	66	C
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,300	590	280	C	236	C
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	7,867	830	609	C	502	C
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	18,400	1,890	0	B	0	B
PETERSON RD	BENT CREEK DR to HARTMAN RD	1,400	510	102	C	132	C
PICOS RD	CAMPBELL RD to KINGS HWY	1,400	510	99	C	93	C
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	9,300	830	0	B	0	B
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	9,300	830	0	B	0	B
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	9,300	590	0	B	0	B
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	9,300	830	0	B	0	B
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	29,000	2,720	1,703	C	1,507	C
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	38,500	2,850	2,395	C	2,128	C
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	48,065	2,850	3,214	F	2,917	F
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	48,065	2,720	3,214	F	2,917	F

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

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	PKWV Service Capacity	AM PK Hr Pk Dir		PM PK Hr Pk Dir			
				Volume	LOS	Volume	LOS	Volume	V/C
US 1	S OF SAEGER AVE to EASY ST	30,989	3,170	1,515	C	1,372	C	0.490	0.444
US 1	EASY ST to MIDWAY RD	29,394	3,170	1,370	C	1,332	C	0.443	0.431
US 1	MIDWAY RD to WEATHERBEE RD	29,824	2,100	1,401	C	1,418	C	0.697	0.705
US 1	WEATHERBEE RD to FARMER'S MARKET RD	29,824	2,000	1,401	C	1,418	C	0.734	0.742
US 1	FARMER'S MARKET RD to EDWARDS RD	29,824	2,000	1,401	C	1,418	C	0.734	0.742
US 1	EDWARDS RD to SAVANNAH RD	30,490	2,000	1,397	C	1,370	C	0.731	0.717
US 1	GARDENIA AVE to VIRGINIA AVE	30,490	2,000	1,397	C	1,370	C	0.731	0.717
US 1	SAVANNAH RD to GARDENIA AVE	30,490	2,000	1,397	C	1,370	C	0.731	0.717
US 1	VIRGINIA AVE to OHIO AVE	27,870	2,000	1,342	C	1,370	C	0.703	0.708
US 1	OHIO AVE to GEORGIA AVE	27,870	1,630	1,342	D	1,352	D	0.823	0.829
US 1	GEORGIA AVE to DELAWARE AVE	24,720	1,630	1,275	D	1,218	D	0.782	0.747
US 1	DELAWARE AVE to CITRUS AVE	25,675	1,630	1,301	D	1,267	D	0.798	0.777
US 1	CITRUS AVE to ORANGE AVE	24,421	1,630	1,216	D	1,096	D	0.746	0.672
US 1	ORANGE AVE to AVENUE A	25,675	1,630	1,301	D	1,267	D	0.798	0.777
US 1	AVENUE A to AE BACKUS AVE	25,675	1,630	1,301	D	1,267	D	0.798	0.777
US 1	AE BACKUS AVE to AVENUE D	25,675	1,630	1,301	D	1,267	D	0.798	0.777
US 1	AVENUE D to SR A1A SOUTH	25,675	1,630	1,301	D	1,267	D	0.798	0.777
US 1	SR A1A SOUTH to AVENUE H	28,000	2,100	1,496	C	1,378	C	0.744	0.686
US 1	AVENUE H to OLD DIXIE HWY	28,000	2,000	1,496	C	1,378	C	0.783	0.721
US 1	OLD DIXIE HWY to AVENUE O	23,190	2,000	1,610	C	1,258	C	0.843	0.659
US 1	AVENUE O to SR A1A NORTH	23,190	2,100	1,610	C	1,258	C	0.801	0.626
US 1	SR A1A NORTH to JUANITA AVE	15,177	2,100	911	C	729	C	0.453	0.363
US 1	JUANITA AVE to ST LUCIE BLVD	15,177	2,100	911	C	729	C	0.453	0.363
US 1	ST LUCIE BLVD to 25TH ST	15,795	2,100	940	C	902	C	0.468	0.449
US 1	25TH ST to INDRIIO RD	15,795	2,100	940	C	902	C	0.468	0.449
US 1	INDRIIO RD to TURNPIKE FEEDER RD	18,319	2,100	997	C	991	C	0.496	0.493
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	18,319	2,100	997	C	991	C	0.496	0.493
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	16,500	1,890	1,080	C	1,027	C	0.600	0.571
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	13,500	1,890	804	C	780	C	0.447	0.433

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

Historical Growth Calculation

Roadway	From	To	2008	2013	Growth
Indian River Drive	Savannah	Citrus	4720	4100	0.87
	Citrus	Orange	5333	4423	0.83
	Orange	Ave A	5102	4639	0.91
Orange Ave	25th St	US 1	7514	7175	0.95
US 1	Delaware	Citrus	31419	27451	0.87
	Citrus	Orange	29995	22239	0.74
Citrus	US 1	2nd St	5607	3237	0.58
Total			91698	75277	0.82

-1.04

APPENDIX B
2035 Traffic Volumes and Roadway Network Data

TABLE 1

Generalized Annual Average Daily Volumes for Florida's Urbanized Areas

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	16,800	17,700	**	4	47,400	64,000	77,900	84,600	
4	Divided	*	37,900	39,800	**	6	69,900	95,200	116,600	130,600	
6	Divided	*	58,400	59,900	**	8	92,500	126,400	154,300	176,600	
8	Divided	*	78,800	80,100	**	10	115,100	159,700	194,500	222,700	
						12	162,400	216,700	256,600	268,900	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	7,300	14,800	15,600	4	45,800	61,500	74,400	79,900	
4	Divided	*	14,500	32,400	33,800	6	68,100	93,000	111,800	123,300	
6	Divided	*	23,300	50,000	50,900	8	91,500	123,500	148,700	166,800	
8	Divided	*	32,000	67,300	68,100	10	114,800	156,000	187,100	210,300	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%						Freeway Adjustments Auxiliary Lanes Present in Both Directions + 20,000 Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	8,600	17,000	24,200	33,300
2	Undivided	No	No	-20%		4	Divided	36,700	51,800	65,600	72,600
Multi	Undivided	Yes	No	-5%		6	Divided	55,000	77,700	98,300	108,800
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%		Uninterrupted Flow Highway Adjustments					
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						Lanes	Median	Exclusive left lanes	Adjustment factors		
						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.					
		B	C	D	E	³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	2,900	7,600	19,700		* Cannot be achieved using table input value defaults.					
50-84%	2,100	6,700	19,700	>19,700		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%	9,300	19,700	>19,700	**							
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage											
	B	C	D	E							
0-49%	*	*	2,800	9,500							
50-84%	*	1,600	8,700	15,800							
85-100%	3,800	10,700	17,400	>19,700							
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage											
	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							
						<i>Source:</i> Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/ks/default.shtm					

APRIL 5, 2018

ARE YOU READY FOR YOUR INSPECTION?

EMAIL: DHR.DISTRICT4@MYFLORIDALICENSE.COM *With your file number*

File #. 309087

CROWNMAN FL LLC
10380 SW VILLAGE CENTER DR 310
PORT ST LUCIE, FL 34987

Re: Division of Hotels and Restaurants Plan Review
License Type: 2010 PERMANENT FOOD SERVICE
Application No. 1079136
D408

Log No. HQ-18-4496

Dear Plan Review Applicant:

Congratulations on your decision to operate a restaurant in Florida! I have approved the public food service establishment plans for CROWNMAN FL LLC, 515 SOUTH INDIAN RIVER DRIVE, FORT PIERCE, FL 34950, as of 04/05/2018, **with the following condition(s)**:

- 1) PROPER AND EFFECTIVE PROTECTION OF ALL DISPLAYED FOODS TO BE VERIFIED BY INSPECTOR.**
- 2) IF HAND WASHING VIOLATIONS ARE OBSERVED ADDITIONAL HAND WASH SINK(S) MAY BE REQUIRED.**
- 3) HANDWASH SINKS MUST BE EASILY ACCESSIBLE AT ALL TIMES. THEY MAY NOT BE BLOCKED BY STORAGE RACKS OR TABLES. THEY CANNOT BE USED FOR ANY OTHER PURPOSES. THEY MUST REMAIN FULLY STOCKED WITH A HAND WASH SIGN, SOAP, AND DRYING DEVICES AT ALL TIMES.**
- 4) IF ANIMAL PRODUCTS ARE OFFERED RAW OR UNDERCOOKED, A WRITTEN CONSUMER ADVISORY MUST BE PROVIDED.**
- 5) PLANS PROVIDED MUST ACCURATELY REFLECT ALL FOOD SERVICE EQUIPMENT AND ITS LOCATION IN THE ESTABLISHMENT. FAILURE TO PROVIDE ACCURATE PLANS COULD RESULT IN DELAY AT THE TIME OF THE LICENSING INSPECTION.**
- 6) FLOORS, WALLS, COVE BASE, AND CEILING FINISHES IN ALL FOOD PREPARATION, FOOD STORAGE, AND WARE WASHING AREAS MUST BE SMOOTH, NON-POROUS, AND EASILY CLEANABLE.**

Please have the above information or proof of compliance with the conditions ready for the inspector at your opening inspection. The conditions listed above are required to pass your opening inspection. Please include the file number and log number listed above on any documents submitted. Your plans are only approved as submitted to us *and* with the above conditions. Changes in proposed operational procedures may require additional equipment and certain changes may require a new plan review. If you decide to change the menu, equipment or operation, please notify us immediately.

Your plan approval is valid for one year from the date of this letter, so you must license the proposed establishment before then. If your plan approval expires after a year, you may have to complete the plan review process including fee payment again. If you are no longer in charge of this project, please forward this letter to the correct person or company.

When the construction is complete, please email Dhr.district4@myfloridalicense.com to request contact from an inspector to schedule an opening inspection. ***Be ready to provide the file number located at the top of this letter.*** Please allow 1-2 days for the inspector to contact you to schedule the inspection.

Good luck with your enterprise!

Sincerely,



Josh Phillips, Plan Review Manager
Josh.Phillips@myfloridalicense.com
850.717.1129

ENCLOSURE(S)

State of Florida
Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399

Online Payment Summary

Amount Paid: \$355.00
Payment Method: MasterCard
Validation Number: 178355716
Batch Trace Number 2398152

Application Number / Misc Charge	License Type Description	Board / Applicant Name License Number	Fee	Trace Number
2005-5459	Bed and Breakfast Application for an Initial Bed and Breakfast License	CROWNMAN FL LLC	\$355.00	9060333



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-14 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address 515 S Indian River Drive

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
<p>Consideration of an approval for making changes in order to convert building to a functional B&B.</p> <p>Please see attached.</p>		<p>Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.</p>

APPROVED:

Board Approval

ML FOR CHAIRMAN 02/26/2018
PAUL SAMSON

Paul Samson, Chair Date 02/26/2018

Administrative Approval

Maria Lewicka, AICP Date

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@city-ftpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	Crownman FL LLC 10380 SW Village Center Dr., #310 Port St Lucie, FL 34987	E-Mail
Representative	Kris Einstein 207 1/2 Orange Ave, Suite K Fort Pierce, FL 34950	E-Mail kris@entertainair.com
Other	Paul Thomas, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

Applicant's Request

Consideration of an approval for converting building to a functional B&B, while maintaining as much of the building integrity and historical significance but making some changes in order to use building as needed.

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- Add window boxes to second level window on main structure
- Change railing for steps in front of building to curved railing going down steps.
- Back of building:
 - * Build a small addition on lower level for the ADA bathroom.
 - * On second floor, build fire escape
 - * Add ADA lift



Rear Facade



O&A ARCHITECTS, INC.
 ARCHITECTURE | INTERIOR DESIGN
 10000 W. BAYHAVEN BLVD., SUITE 100
 MIAMI, FL 33154
 (305) 551-1100
 WWW.O&AARCHITECTS.COM

STATE OF FLORIDA
 COMMERCIAL ARCHITECT
 LICENSE NO. 12500
 EXPIRES 12/31/2024

ARCHITECT

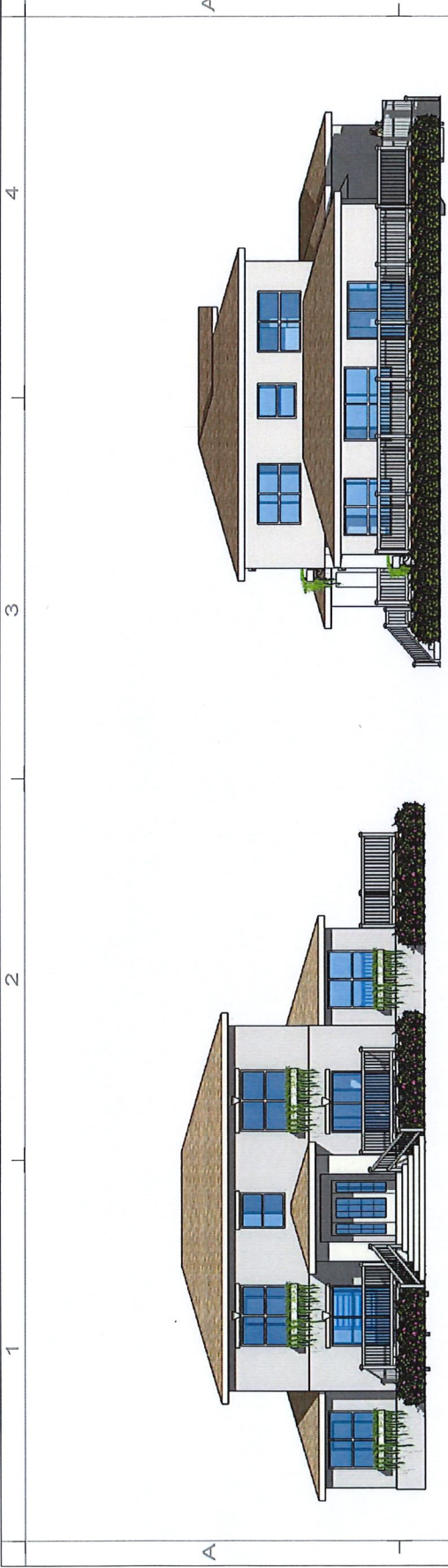
REVISIONS	Description
Date	

CONTRACT DOCUMENTS FOR
515 BUILDING BED & BREAKFAST
 ADDRESS:
 515 S HOKAN AVENUE OR FORT PIERCE, FLORIDA 34901

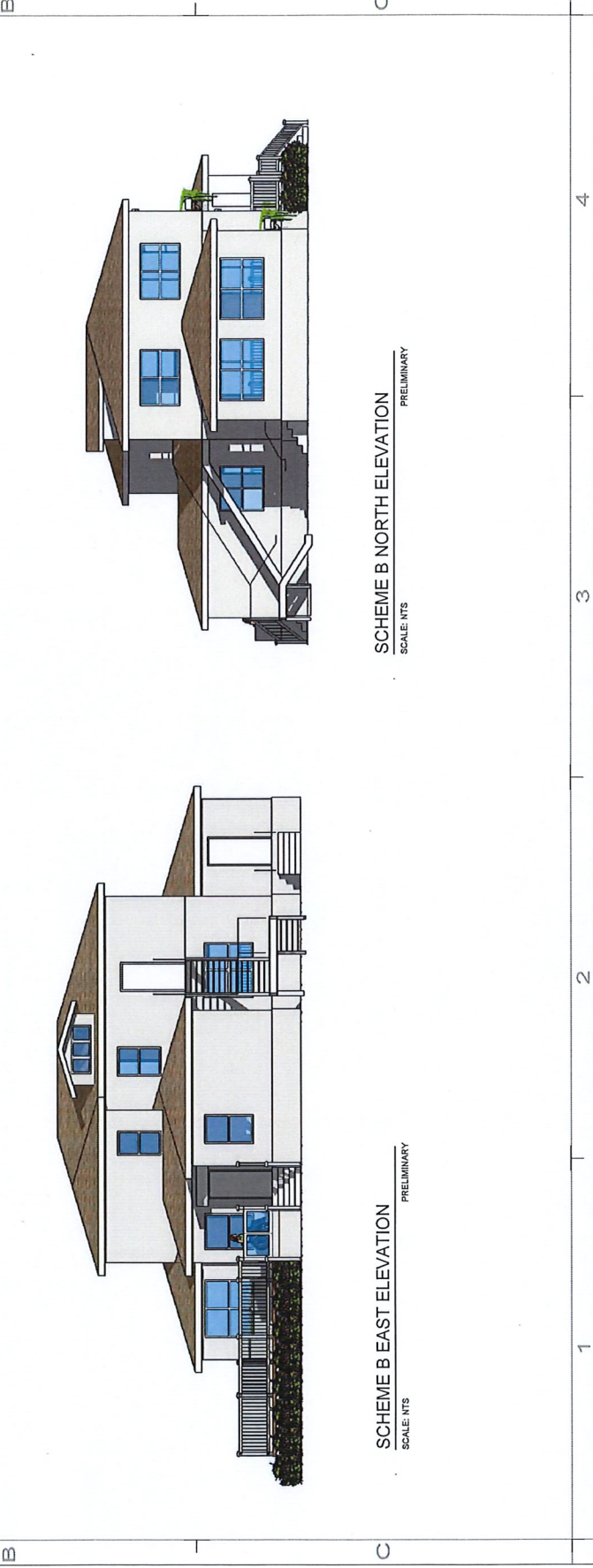
SCHEME B ELEVATIONS

NO.	DATE	BY	CHKD.
1	10/20/23	MM	MM
2	10/20/23	MM	MM
3	10/20/23	MM	MM
4	10/20/23	MM	MM
5	10/20/23	MM	MM
6	10/20/23	MM	MM
7	10/20/23	MM	MM
8	10/20/23	MM	MM
9	10/20/23	MM	MM
10	10/20/23	MM	MM

PROJECT NUMBER:
C-17132
A-6



SCHEME B SOUTH ELEVATION
 SCALE: NTS
 PRELIMINARY



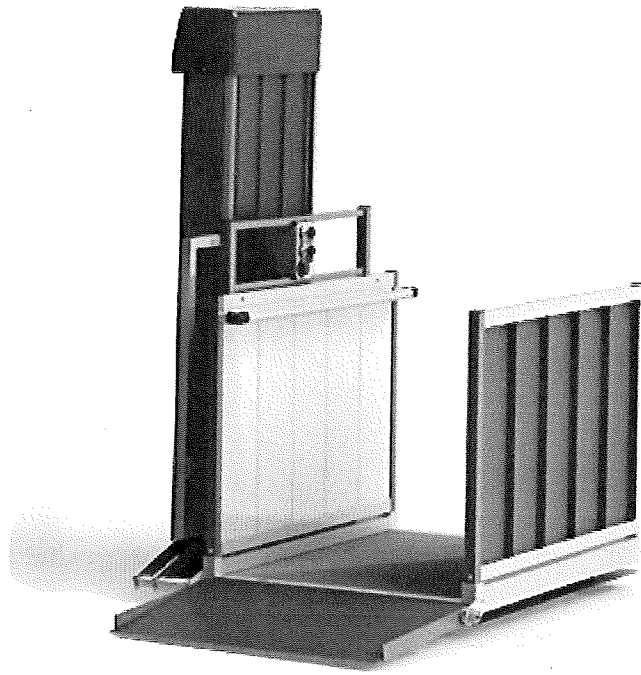
SCHEME B NORTH ELEVATION
 SCALE: NTS
 PRELIMINARY



SCHEME B WEST ELEVATION
 SCALE: NTS
 PRELIMINARY



SCHEME B EAST ELEVATION
 SCALE: NTS
 PRELIMINARY



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Model # 9117172 Internet #205935247 Store SKU #1001403999



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Andersen 71 in. x 80 in. 400 Series Frenchwood Sandtone Right-Hand Sliding Patio Door, Oak Interior, Low-E SmartSun Glass

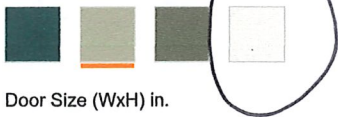
★★★★★ (1) [Write a Review](#) [Ask the first question](#)

- Wide profiles offer the authentic craftsmanship of French doors
- Stain-grade quality wood interiors are ready to finish
- Low-maintenance Perma-Shield exterior cladding protects the door

white Door

Choose Your Options

Sandtone



Door Size (WxH) in.

71 x 80

Door Handing

Right-Hand/Slide

Quantity

-

1

+

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SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years* of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel*
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

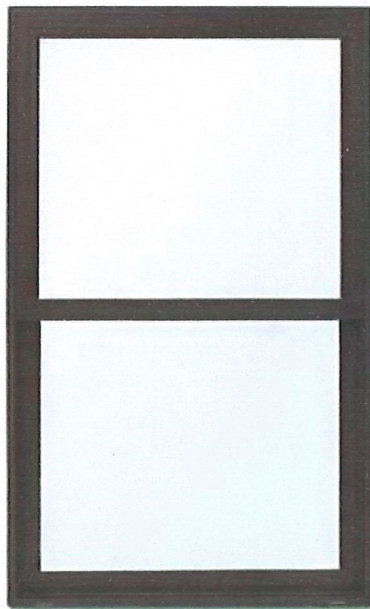
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series single-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



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- Clean, attractive corner seams
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- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS





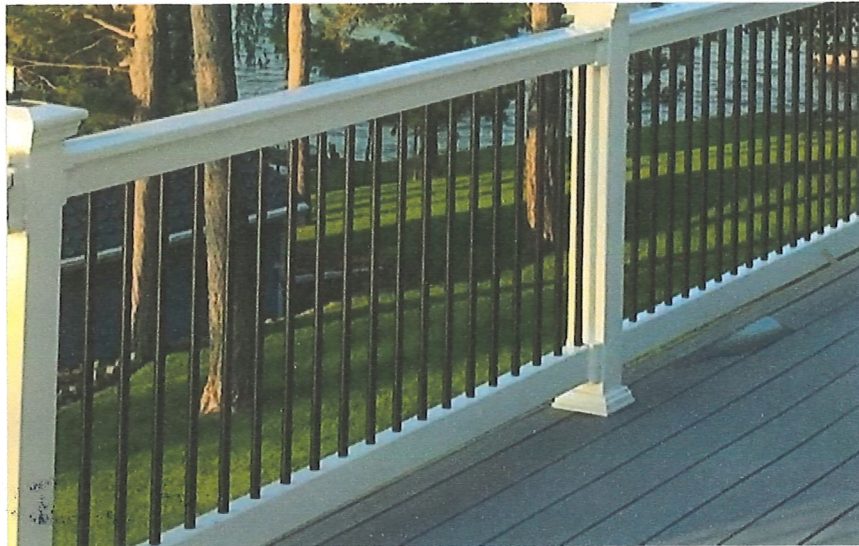
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Vinyl Fence Wholesaler Deck Railings

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Type: Commercial Grade / Heavy Duty

Size: 42" X 96"

Quantity:

1 kits minimum

kits

Enter your quantity

Add To Cart for Shipping Rate

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Product Overview

Specifications

Product Overview



**CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE**

COA#18-14 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address 515 S Indian River Drive

Contributing Non-Contributing Individually Designated

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APPROVED:

Board Approval

ML FOR CHAIRMAN 02/26/2018
PAUL SAMSON

Paul Samson, Chair Date 02/26/2018

Administrative Approval

Maria Lewicka, AICP Date

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Representative	Kris Einstein 207 1/2 Orange Ave, Suite K Fort Pierce, FL 34950	E-Mail kris@entertainair.com
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 - * On second floor, build fire escape
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Rear Facade

OSHA

OSHA COMPLIANCE CONSULTING ARCHITECTURE & INTERIORS
 10000 W. BOULEVARD, SUITE 100
 BOCA RATON, FLORIDA 33433
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 BOCA RATON, FLORIDA 33433
 (561) 991-1111
 WWW.OSHAARCHITECTURE.COM

STATE OF FLORIDA
 COMMERCIAL LICENSE # 12515
 ARCHITECT

REVISIONS:

Date	Description

CONTRACT DOCUMENTS FOR
 515 BUILDING BED & BREAKFAST
 ADDRESS:
 515 S MOYAN RIVER DR FORT PIERCE, FLORIDA 34901

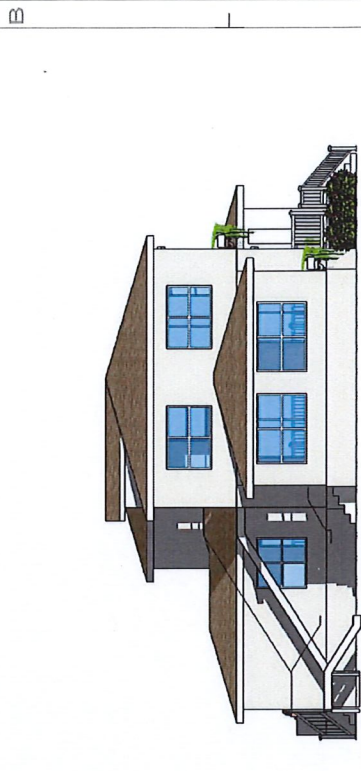
SCHEME B ELEVATIONS

NO.	DATE	BY	CHKD.

PROJECT NUMBER:
 C-17132
 A-6



SCHEME B SOUTH ELEVATION
 SCALE: NTS
 PRELIMINARY



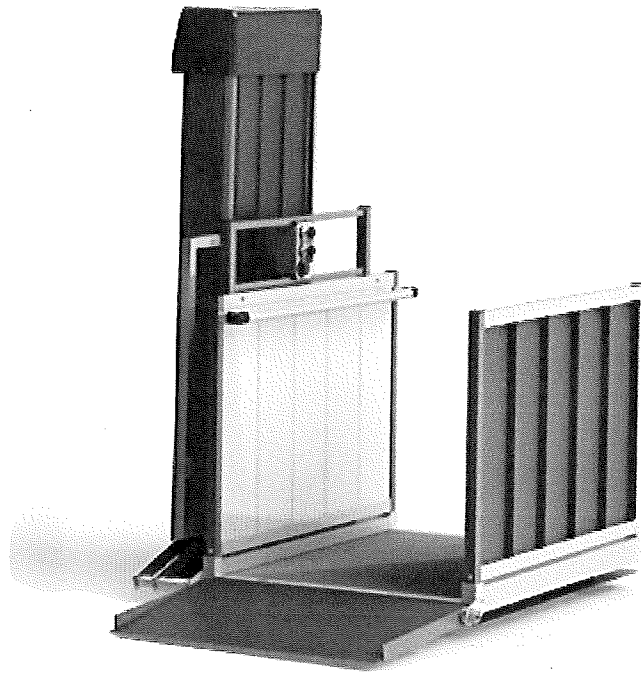
SCHEME B NORTH ELEVATION
 SCALE: NTS
 PRELIMINARY



SCHEME B WEST ELEVATION
 SCALE: NTS
 PRELIMINARY



SCHEME B EAST ELEVATION
 SCALE: NTS
 PRELIMINARY



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Model # 9117172 Internet #205935247 Store SKU #1001403999



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Andersen 71 in. x 80 in. 400 Series Frenchwood Sandtone Right-Hand Sliding Patio Door, Oak Interior, Low-E SmartSun Glass

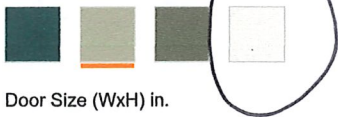
★★★★★ (1) [Write a Review](#) [Ask the first question](#)

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white Door

Choose Your Options

Sandtone



Door Size (WxH) in.

71 x 80

Door Handing

Right-Hand/Slide

Quantity

-

1

+

Pick Up In Store

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0 in stock

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SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

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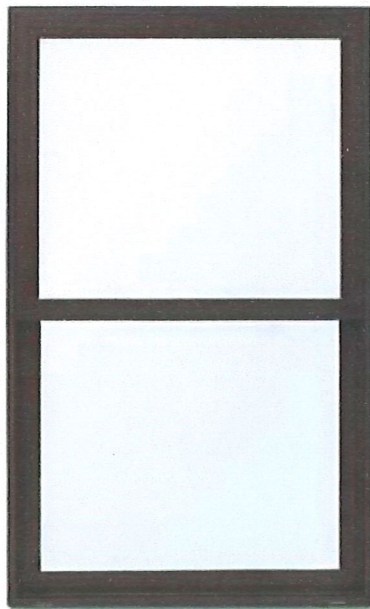
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series single-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS



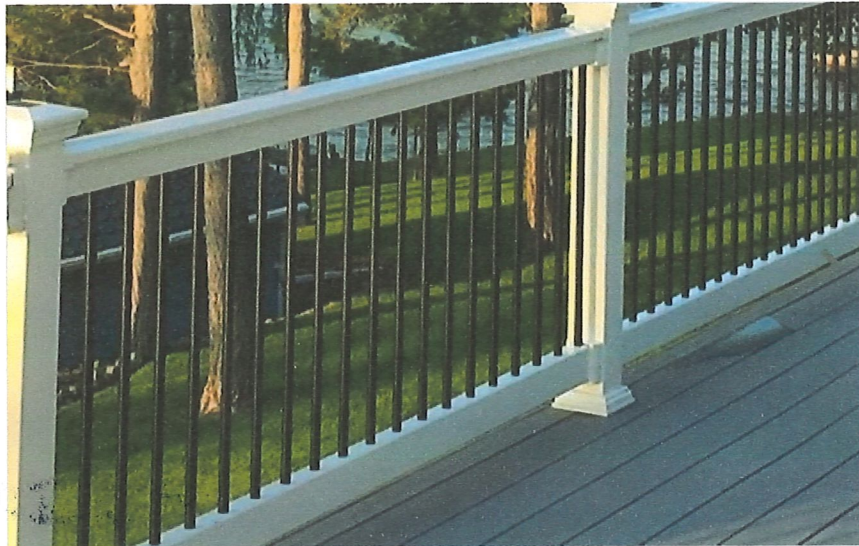
Home > Decking > Deck Railings > All Products

> WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles. / Commercial Grade / Heavy Duty / 42" X 96"

Vinyl Fence Wholesaler Deck Railings

WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles. / Commercial Grade / Heavy Duty / 42" X 96"

Sold by: Vinyl Fence Wholesaler
Not yet reviewed | SKU: 15193196



1 / 15 images

Samples Not Available



Share:



Share:

30 Day Money Back Guarantee

This means you get 30 days to decide if the product is right for you. [Learn more](#)

- ✓ Get a free sample in your hands tomorrow [Learn more](#)
- ✓ Personalized customer care [Learn more](#)
- ✓ A+ rating by [Better Business Bureau \(BBB\)](#)



[See price tiers](#)
[See price tiers](#)

In Stock

Save up to \$10 on shipping!

Other Styles:



Style: WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles.

Type: Commercial Grade / Heavy Duty

Size: 42" X 96"

Quantity:

1 kits minimum

kits

Enter your quantity

Add To Cart for Shipping Rate

Save to Wishlist



30 Day Money Back Guarantee

This means you get 30 days to decide if the product is right for you. [Learn more](#)

- ✓ Get a free sample in your hands tomorrow [Learn more](#)
- ✓ Personalized customer care [Learn more](#)
- ✓ A+ rating by [Better Business Bureau \(BBB\)](#)

Product Overview

Specifications

Product Overview



THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

November 8, 2017

Ms. Kris Einstein
207 ½ Orange Avenue, Suite K
Fort Pierce, FL. 34950

Dear Ms. Einstein:

The City Commission of the City of Fort Pierce, Florida, on Monday, November 6, 2017 considered your application for a Conditional Use with No New Construction, submitted by Property Owner and Applicant, Crownman FL LLC to add the use of Bed and Breakfast to the existing, primary, structure located at 515 S. Indian River Drive, Fort Pierce, FL. The request was approved with the following conditions:

- 1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. **Please provide the lighting plan and the parking plan with the building permit.**
- 2) Demonstrate compliance with Florida regulations for bed and breakfasts. **Identify the meal services being provided and hours of operation.** For example, if the establishment conducts food handling or preparation beyond the scope of prepackaged food products, fresh whole fruits, cereal in individual packages, or bulk milk, juice or coffee, the facility must also meet the minimum requirements for a public food service establishment and be separately licensed for this activity.
- 3) The applicant identifies the maximum occupancy of the building, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units.
- 4) Registration of the property manager(s) accessible at all times, to resolve complaints or violations of City Code;
- 5) Provide a guide booklet for renters regarding local rules and public service resources to minimize conflicts; these are available from the Code Enforcement department of the City.
- 6) The applicant files for and obtains a City of Fort Pierce, County, and State Business Tax Licenses within fourteen (14) days of Conditional Use approval.

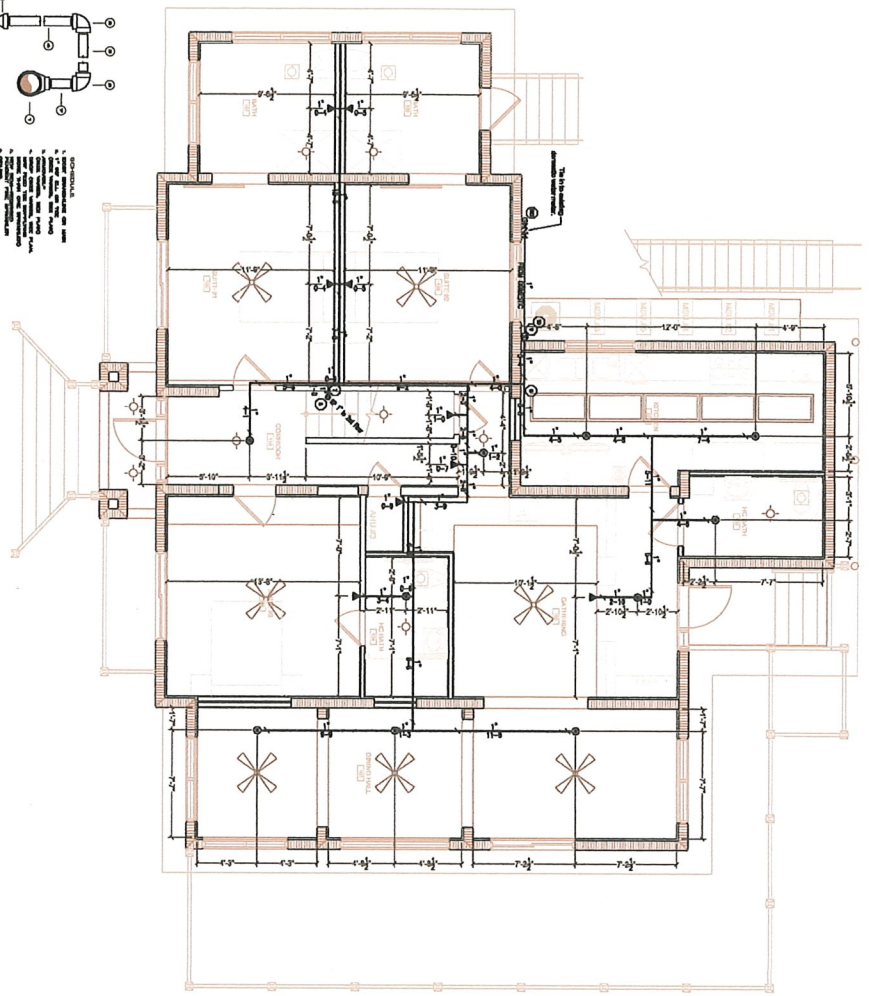
If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

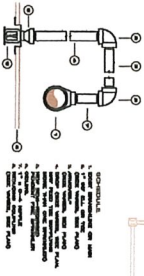
cc: Rebecca Grohall, Planning Director

Crownman FL LLC
10380 SW Village Center Drive #310
Port St. Lucie, FL. 34987



1st Floor Fire Sprinkler Plan
SCALE: 1/4" = 1'-0"

TYPICAL SPRINKLER DETAIL #1
SCALE: 1/4" = 1'-0"



CPC DETAIL 6

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	SPRINKLER HEAD	1	EA	1.00	1.00
2	PIPE	1	LF	1.00	1.00
3	ELBOW	1	EA	1.00	1.00
4	FLANGE	1	EA	1.00	1.00
5	WASHER	1	EA	1.00	1.00
6	NUT	1	EA	1.00	1.00
7	PIPE	1	LF	1.00	1.00
8	ELBOW	1	EA	1.00	1.00
9	FLANGE	1	EA	1.00	1.00
10	WASHER	1	EA	1.00	1.00
11	NUT	1	EA	1.00	1.00
12	PIPE	1	LF	1.00	1.00
13	ELBOW	1	EA	1.00	1.00
14	FLANGE	1	EA	1.00	1.00
15	WASHER	1	EA	1.00	1.00
16	NUT	1	EA	1.00	1.00
17	PIPE	1	LF	1.00	1.00
18	ELBOW	1	EA	1.00	1.00
19	FLANGE	1	EA	1.00	1.00
20	WASHER	1	EA	1.00	1.00
21	NUT	1	EA	1.00	1.00
22	PIPE	1	LF	1.00	1.00
23	ELBOW	1	EA	1.00	1.00
24	FLANGE	1	EA	1.00	1.00
25	WASHER	1	EA	1.00	1.00
26	NUT	1	EA	1.00	1.00
27	PIPE	1	LF	1.00	1.00
28	ELBOW	1	EA	1.00	1.00
29	FLANGE	1	EA	1.00	1.00
30	WASHER	1	EA	1.00	1.00
31	NUT	1	EA	1.00	1.00
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33	ELBOW	1	EA	1.00	1.00
34	FLANGE	1	EA	1.00	1.00
35	WASHER	1	EA	1.00	1.00
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206	NUT	1	EA	1.00	1.00
207	PIPE	1	LF	1.00	1.00
208	ELBOW	1	EA	1.00	1.00
209	FLANGE	1			



	Water Gate Valve		Manhole
	Water Meter		Active Sewer Service
	Active Fire Hydrant		Active Force Main
	Active Water Service		Active Gravity Main
	Active Water Main		Gas Meter
	Sewer Valve		Active Gas Main
	Lift Station		Clean Out

FPUA Utility Map
 By: Name
 Date: 5/9/2017
 1" = 51'



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
CROWNMAN FL LLC

Filing Information

Document Number	L16000218307
FEI/EIN Number	81-4574633
Date Filed	12/01/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/19/2016
Event Effective Date	NONE

Principal Address

10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Mailing Address

10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Registered Agent Name & Address

BRETT, WALTER
10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Authorized Person(s) Detail

Name & Address

Title AMBR

BRETT, WALTER
10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Title AMBR,VP

BRETT, CHERYL
10380 SW VILLAGE CENTER DR #310
PORT ST LUCIE, FL 34987

Annual Reports

Report Year	Filed Date
2017	03/15/2017
2018	03/26/2018

Document Images

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[12/19/2016 -- LC Amendment](#)

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[12/01/2016 -- Florida Limited Liability](#)

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SAMPLE MENU

2 EGGS COOKED YOUR WAY HASHBROWN OR GRITS CHOICE OF BACON, SAUSAGE AND TOAST OR
BUSCUIT

2 EGGS COOKED YOUR WAY HASHBROWNS OR GRIT CHOICE OF TOAST OR BISCUIT

SHORT STACK PANCAKES

YOGURT WITH FRESH FRUIT

FRESH FRUIT BOWL

AL CARTE

1 EGG

2 EGG

2 BACON

2 SAUSAGE

BISCUIT

TOAST

HASHBROWN

GRITS

HAM SANDWICH LETTUCE TOMATO PICKLE

TURKEY SANDWICH LETTUCE TOMATO PICKLE

BLT

CHOCOLATE CHIP COOKIES

APPLE PIE

CHOCOLATE CAKE

CHOCOLATE BROWNIE

ICE CREAM VARIOUS FLAVORS

COKE/DIET COKE

ICED TEA SWEET/UNSWEET

COFFEE

MILK

ORANGE JUICE

LEMONADE