C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, August 19, 2019 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Reverend Canon Christopher Brathwaite, St. Andrews Episcopal Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the August 5, 2019 regular meeting.

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

   a. Letter from Annie Huff-Hoskins and Gary Hoskins commending Detective Jesse Streeter for his compassion, empathy and extreme diligence while conducting the investigation of their granddaughter's injury.

   b. Letter from Dan Bradley commending Officer Brandon Adkins for going over and beyond the call of duty and for his patience, demeanor and care shown for the elderly neighbors while handling a situation.

   c. Letter from Rhea-Lyn Gerstenkorn, President, Florida Crime and Intelligence Analyst Association, Inc., in appreciation of Crime Analyst April Lee's hard work as a volunteer member of the Conference Committee.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by

the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

10. **MISCELLANEOUS REPORTS**

a. World Changers Presentation

b. Third Quarter Financial Report

11. **CONSENT AGENDA**

a. Approval of Loan Agreement with the Fort Pierce Women's Club to house original A.E. Backus paintings in City Hall and at the Fort Pierce Police Department.

b. Approve the award of Sunrise Theatre Catering Services RFP 2019-017 to Annie's Mobile Catering; contract is valid from October 1, 2019 to September 30, 2020, with two additional optional years.

c. Approval of an Interlocal Agreement between the City of Fort Pierce and St. Lucie County for the installation of bus stop stations at various transit stops throughout the City of Fort Pierce.

12. **PUBLIC HEARINGS**

a. Public Hearing and Resolution 19-R39 - TEFRA Hearing for St. James Christian Academy request to issue tax exempt private activity bonds to be used to acquire the Virginia College Campus in Fort Pierce, FL as required under the Internal Revenue Code.

b. Legislative Hearing - Ordinance 19-033 - An Ordinance amending the City's Comprehensive Plan pursuant to the Evaluation and Appraisal Review based amendments. FIRST READING

c. Legislative Hearing - Ordinance 19-034 Text Amendment 22-22 - An ordinance amending the code of ordinances of the City of Fort Pierce, Florida Chapter 22, Article III, Section 22-22, amending the use table to allow limited vehicle repair and general vehicle repair uses to be allowed by right in lieu of requiring a conditional use approval; amending the use table by creating a new use category "marine-related repair" and providing for its allowance in certain zoning districts.

d. Legislative Hearing - Ordinance 19-035 FLUMA - an application submitted by the property owner, Yo No Se LLC, and representative, Darren Guettler, P.E of Velcon Engineering & Surveying, LLC for a Future Land Use Map Amendment for one (1) parcel of land, 1.19 acres in total, to change the Future Land Use Designation, within the Comprehensive Plan, from RM, Medium Density Residential to GC, General Commercial. Said Parcel is generally located south of Ohio Avenue & 417 ft. west of South US Highway 1, Ft. Pierce, FL. 34950. FIRST READING

e. Quasi-Judicial Hearing - Ordinance 19-036 Rezoning the property generally located at PARCEL ID: 2415-312-0001-010-8, from R-4, Medium Density Residential Zone, TO C-3, General Commercial Zone. FIRST READING

f. Quasi-Judicial Hearing - Ordinance 19-037 - An Ordinance by the City Commission of the City Of Fort Pierce, Florida; modifying the Harbour Isle Planned Development to revise the previously approved Site Plan for a convenience store with fuel sales on property generally located at 835 Seaway Drive; providing for a severability clause; repealing all Ordinances or parts thereof in conflict herewith; and providing for an effective date. FIRST READING

13. **CITY COMMISSION**

a. Resolution 19-R37 establishing the City of Fort Pierce Parks Advisory Committee.

b. Resolution 19-R38 Appointing a member to the Planning Board following a vote.

c. Resolution 19-R40, a resolution of the City Commission of the City of Fort Pierce, Florida, extending the boundaries of the Peacock Arts District, providing for an effective date.

14. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Regular Meeting **5.a.**

Meeting Date: 08/19/2019

Re:

SUBJECT:

Approval of minutes from the August 5, 2019 regular meeting.

Attachments

08.05.2019 Minutes

Form Review

Form Started By: Linda Cox Started On: 08/14/2019 10:34 AM

Final Approval Date: 08/14/2019

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, **DATE**

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 6:30 PM

2. OPENING PRAYER - William Armstead - Boys & Girls Clubs of St. Lucie County

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Commissioner Reginald Sessions

Absent: Commissioner Rufus Alexander

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Peter Sweeney

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to excuse Commissioner Alexander.

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

5. APPROVAL OF MINUTES

a. Approval of the minutes from the July 15, 2019 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the Minutes of July 15, 2019

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

The following letters will be kept on file in the Office of the City Clerk.

a. Letter from Blades Robinson expressing his appreciation for the exceptional work done by Solid Waste Supervisor Marlon Pryce and Robert Jackson, who operated the vegetation hauler, and also commending Tysha Williams, Solid Waste Operations Manager, for good management.

b. Letter from Patricia N. Robertson in appreciation of the quick response and action of Paul Bertram, Parks and Grounds Manager and Richard Stauffer, Facilities Manager, to their request for the trimming and fertilizing of the trees along A1A at Ocean Village.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Dale Mutchler - Item 13c
John Parry - Item 13c
Lori Boettger - Item 13c
Charlene Crow - Item 13c
Jessica Heller - Item 13c
Kathy Norton - Item 13c
Saundra Robidoux - Item 13c
Janice Douglas - Item 13c
Terri Walden - Item 13c

9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to set agenda.

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

10. MISCELLANEOUS REPORTS

a. Presentation of utilization of Percy Peek Gymnasium by Boys & Girls Clubs of St. Lucie County

Mr. William Armstead, CEO of the Boys & Girls Club of St. Lucie County thanked the City of Fort Pierce for its support. Approximately 30 youth members of the Boys & Girls Club of St. Lucie County also attended this meeting and Mr. Armstead acknowledged that the parents in the City of Fort Pierce are doing something right to have such a wonderful turnout by the youth. Mr. Armstead introduced Christina Coble from Career Source, a partner of the Boys & Girls Club, who briefly explained some programs provided to the youth this summer. Mr. Armstead recognized Mr. Sean Boyle from the Children's Services Council for their support of the programs. Mr. Armstead further thanked the City Commission and Mayor for their continued support of youth programs in the City of Fort Pierce. Dr. Anastasia Legakes, VP of Operations discussed the teen programs and college visits in which the youth have participated. Dr. Legakes would like to see a year-round college and career source program developed. Jarvis Gillum, Club Director for the Percy Peek Gym spoke about the value to the community of the Percy Peek Gym and the valuable programs and resources available to the community through the support of the partners of the Boys & Girls Club of St. Lucie County.

11. CONSENT AGENDA

a. Approval of the Collective Bargaining Agreement between the City of Fort Pierce and the Teamsters Local Union #769 for the period of October 1, 2017 through September 30, 2020.

b. Approval of Johnson-Davis, Inc. Change Order No. 6 in the amount of $37,425.60 to compensate for additional Edwards Road Canal (Canal No. 9) construction services and quantity overruns.

c. Approval of Specific Authorization No.4 to RFQ No.2014-016 to Tetra Tech Inc. for dredge permitting in the amount of $120,269.00. .

d. Approve letter to Western Pennsylvania National Parks Service requesting the loan of a rock from the Flight 93 National Memorial which will be incorporated into the memorial for CeeCee Ross Lyles located adjacent to the River Walk Center.

e. Approval of travel for Mayor Linda Hudson to attend FLC Annual Conference from August 14, 2019 to August 17, 2019 in the total amount of $1,335.04.

f. Approval of travel for Commissioner Reginald Sessions to attend FLC Annual Conference from August 14, 2019 to August 18, 2019 in the total amount of $1,555.80.

g. Approval of travel for Commissioner Rufus Alexander to attend FLC Annual Conference from August 14, 2019 to August 18, 2019 in the total amount of $1,555.80.

h. Request to reduce code enforcement lien in the amount of $19,250.00 against 1007 Avenue C, Ft. Pierce, Florida 34950 - Parcel ID Number 2409-513-0008-000-2 previously owned by William I Petit, 6448 NW Foxglove Street, Port St. Lucie, Florida 34986 and currently owned by Kassandra Petit, K and A Petit Trust, P. O. Box 13504, Ft. Pierce, Florida 34979 to $1,200.00 payable in 90 days.

i. Request to reduce code enforcement lien in the amount of $68,540.00 against 3101 Louisiana Avenue, Ft. Pierce, Florida - Parcel ID Number 2417-504-0008-000-9 owned by William Petit, previous address P. O. Box 882251, Port St. Lucie, Florida, 34988 and currently P. O. Box 13504, Ft. Pierce, Florida 34979 to $1,100.00 payable in 90 days.

j. Request to partially reduce Building Department violation lien in the amount of $19,500.00, currently accruing, against 1222 Avenue G, Ft. Pierce, Florida 34950- Parcel ID Number 2404-442-0011-000-4 owned by McNair Empire LLC, 5259 NW South Lovett Cir, Port St. Lucie, FL 34986 encumbering all properties within St. Lucie County owned by McNair Empire LLC, to partially release the encumbered property located at 6605 Salerno Rd, Fort Pierce, FL 34951 upon payment of $500.00 payable in 30 days.

k. Request to reduce Building Department violation lien in the amount of $59,580.00 against 119 S 13th Street, Ft. Pierce, FL 34950- Parcel ID Number 2409-812-0006-000-6 owned by Peter Oyibo, 720 Texas Ct, Fort Pierce, FL 34950 to $973.62 payable in 180 days.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve items 11a, 11b, 11c, 11d, 11e, 11f, 11g, 11h, 11i, 11j, and 11k

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

12. PUBLIC HEARINGS

a. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with No New Construction submitted by property owner and applicant, Michael Robbins, to establish a Dwelling Rental, offering lodging for less than six (6) months, with a minimum of thirty-one (31) days at 1014 South 7th Street, Fort Pierce, FL. The property is zoned Single-Family Intermediate Density Residential Zone (R-2), and Parcel ID: 2415-601-0254-000-0.

Mayor Hudson asked all present to listen carefully to what City Attorney, Peter Sweeney, would read regarding Quasi-Judicial Hearings as they apply to all subsequent Quasi-Judicial Hearings tonight.

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the Commission that the City Commission serves both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies, and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications. Mayor Hudson received an email which is public record.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Mr. Vennis Gilmore, Planning Analyst, provided an overview for the Application for Conditional Use with No New Construction, to establish a Dwelling Rental, offering lodging for less than six (6) months with a minimum of 31 days at 1014 South 7th Street, Fort Pierce, FL. On 04/18/19 the Technical Review Committee approved with conditions. On 06/11/19, the Planning Board disapproved by 5-1. Because of this, the application requires a 4/5 vote from City Commission.

Staff recommends approval with five (5) conditions:
1) The property manager for the site shall be available at all times to resolve complaints or

violations of the city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce;
2) Guide booklets (available from Code Enforcement) shall be provided for all renters regarding local rules and public service resources to minimize conflicts;
3) The applicant must file for and obtain a Business Tax Receipt from the City of Fort Pierce and the County of St. Lucie within 30 days of Conditional Use approval;
4) There shall be a limitation of no more than two (2) vehicles at the site;
5) The City of Fort Pierce Business Tax Receipt License number shall be included in all advertisements.

Commissioner Johnson inquired as to why this application went before the planning twice. City Attorney Peter Sweeney explained that proper procedure was not followed and it was represented in proper form. Commissioner Perona inquired if any other short term rentals were approved within a R-2 zone. Mr. Gilmore stated that there are no other approved rentals in an R-2 zone. In response to Commissioner Perona, Mr. Gilmore stated that there are sidewalks. Commissioner Sessions inquired as to why the Planning Board disapproved this application, and Mr. Gilmore thought that it could have been the public comments in opposition.

The applicant, Michael Robbins was given the opportunity to cross-examine Staff. Mr. Robbins had no questions for Staff.

Mr. Robbins was given the opportunity for comment. Mr. Robbins has concerns that people in opposition indicated that he would be renting to vagrants and criminals. Mr. Robbins stated that he only wants to rent to family oriented people and vacationers. Mr. Robbins stated he would not be doing a background check for short term renting, that he would be offering rentals to people he knows or through AirBnB. Mr. Robbins stated his Property Manager lives on Seaway Drive and could be at his house within 5 minutes if a situation arises. His neighbor directly across the street also has access to the residence in the event of an emergency. Mr. Robbins thinks there is one school nearby. Mr. Robbins stated that he uses the home during the summer and only intends to rent it out for three to five months in the winter.

Mayor Hudson opened the hearing to the public.

Marcia Baker, sworn, expressed her concerns that the Conditional Use does not serve the neighborhood.
Luca Bradley, sworn, expressed his concerns regarding student safety because the residence is within a 1/2-mile of multiple schools.
Mike Menard, sworn, expressed his concerns regarding inspections for minimum housing standards and ADA compliance.
Clay Yates, sworn, expressed his concerns about the vetting of tenants and the application being inconsistent with R2 zoning.
Charlene Adair, sworn, expressed concerns about the advertisement violations.

The Applicant, Mr. Robbins was given the opportunity to speak. Mr. Robbins said he thought the ads could stay as long as he didn't rent the house. He said the school bus does not stop on his corner. He doesn’t feel vetting a tenant will prevent something from happening.

Being no further comment from the Public, Mayor Hudson closed the hearing to the Public.

Staff had no final comments. Testimony and questions have been closed.

Regarding the vetting of applicants, Commissioner Johnson was unsure how one confirms a family-oriented applicant. Other valid points raised were regarding schools and traffic flow (foot & motor vehicle). Regarding minimum standards for housing, it would need to meet minimum standards under commercial codes for ingress/egress, ADA compliance, etc. Awning windows do not meet commercial code. Also, the driveway may not meet code, and it is not ADA compliant. Commissioner Perona is concerned about the preservation of our neighborhoods and not changing usage. Commissioner Perona is also concerned that the proper vetting of potential tenants is not in place. This is a concern for the health, safety and wellness of the public and especially the neighbors and school children in the area. Commissioner Sessions is also concerned about the minimum housing standards not being met and the fact that the applicant did not address that issue. Commissioner Johnson discussed the trash and potential for there to be a health issue. Mayor Hudson mentioned that there was another similar application denied due to the proximity to schools and the safety of children. Mayor Hudson also reminded the Commissioners that Legislature has prevented the Commission from denying by location or duration, and that all areas need to be treated equally.

Motion was made by Commissioner Reginald Sessions, to disapprove the application for Conditional Use with No New Construction as submitted by property owner Michael Robbins to establish a Dwelling Rental.

Attorney Peter Sweeney summarized the substantial evidence discussed supporting the motion to disapprove:

- Overcapacity trash creation for a single-family home being used as a dwelling rental.
- Overcapacity parking of vehicles for a single-family home being used as a dwelling rental.
- Inadequate monitoring and management of end-users (vacationers) for a single-family home being used as a dwelling rental.
- Likely non-conforming use of a single-family home in an R2 zone district, pursuant to City Code.
- Student safety concerns with nearly 100 students living within a half-mile radius and four schools to which they walk.
- Failure to meet minimum housing standard requirements
- Inconsistent current building application versus existing prior records
- Current advertising inconsistent with current City application process.

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

b. Quasi-Judicial Hearing - Review and approval of an application for a Site Plan and Design Review submitted by the applicant, John H. Blum from Carter Associates, Inc, and the owner, Kraaz and Kraaz Finance LLC, to construct a building consisting of 3,000 square feet of mercantile and 1,986 square feet of business office in the C-4, Central Commercial Zone, located at 102 Avenue A (Marina Way), Fort Pierce, FL. (Parcel ID 2410-503-0045-000-6).

Mayor Hudson indicated the Quasi-Judicial proceedings procedures remained in effect. No one requested they be read again.

Mayor Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications; Commissioner Perona clarified that he had communications and saw plans for the first application but not regarding this second application. Commissioner Johnson has spoken with the applicant. Commissioner Sessions also had communications for the first application but not this second application.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Vennis Gilmore, Planning Analyst, provided an overview of this application for a Site Plan and Design Review submitted by the applicant, to construct a building consisting of 3,000 square feet of mercantile and 1,986 square feet of business office located at 102 Avenue A (Marina Way), Fort Pierce. The first application submitted to the Commission was approved on May 07, 2018. This Site Plan and Design Review expired on May 07, 2019. No changes have been made to this application since the expiration of the original approved plan.

Planning Board recommended approval unanimously. Staff recommends approval with the same four conditions from 2018.

Applicant was not present.

Mayor Hudson opened the hearing to the Public. Being no comment from the Public, Mayor Hudson closed the hearing to the Public.

Staff had no final comments. Testimony and questions have been closed.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve with the four Staff recommendations

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

c. Quasi-Judicial Hearing - Review and approval of an application for Waiver of Distance for Beer and Wine Consumption, submitted by Rocamar Restaurant LLC, to open a new restaurant with 2COP Alcoholic Beverages License at 850 South 21st Street, Suite A, Fort Pierce, Florida. The property is zoned General Commercial (C-3), Parcel ID: 2416-504-0079-000-4.

Mayor Hudson indicated the Quasi-Judicial proceedings procedures remained in effect. No one requested they be read again.

Mayor Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications. None.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Maria Lewicka, Historic Preservation Officer provided an overview of this application for Waiver of Distance for Beer and Wine Consumption submitted by Rocamar Restaurant LLC for a new restaurant at 850 South 21st Street, Suite A, Fort Pierce FL.

Staff and Planning Board both recommended approval of the requested Waiver of Distance subject to one condition:
1) Applicant provide a lighting plan or photometric survey that complies with City Code Section 22-60(j)(1)d.

Commissioner Sessions asked the distance from the Recreation Center located at 921 South 21st. Commissioner Sessions asked if any consideration was given to the foot traffic and youth going to and from the Recreation Center. Ms. Lewicka indicated no consideration is required by City Code.

The applicant, Ando Lilian was given the opportunity to come forward and cross-examine Staff. Ms. Lilian had no questions for Staff.

Ms. Lilian was given the opportunity for comment. Ms. Lilian had no comments.

Mayor Hudson opened the hearing to the Public. Being no comment from the Public, Mayor Hudson closed the hearing to the Public.

Staff had no final comments. Testimony and questions have been closed.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve with the Waiver of Distance for Beer and Wine Consumption with one condition:
1) Applicant provide a lighting plan or photometric survey that complies with City Code Section 22-60(j)(1)d.

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

d. Legislative Hearing - Review and approval of Ordinance 19-029 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; abandoning Francis Avenue right-of-way, 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 of the Palm Haven subdivision within the City of Fort Pierce, Florida; providing for a replacement easement; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; and providing for an effective date. SECOND

READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 19-029
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ABANDONING FRANCIS AVENUE RIGHT-OF-WAY, 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 OF THE PALM HAVEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A REPLACEMENT EASEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the Public Hearing. Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance No. 19-029.

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

13. CITY COMMISSION

a. Submittal of applications for the Planning Board

Applications for the Planning Board have been received. Ballots will be presented for vote at the next City Commission Meeting.

b. Approval and Acceptance of the FPUA FY2020 Annual Budget and FY 2019 Amended Budget.

Mr. John Tompeck, Director of Utilities and Nina B Penick, Director of Financial Services were present. Mr. Tompeck stated that on May 17, 2019 there was a joint budget workshop with the FPUA and City Commission. At that time there was a comprehensive review of the budget which included details of all ongoing capital projects. Mr. Tompeck discussed several long term and capital projects which may be phased in as well as a budget analysis for the next five years. Mr. Tompeck discussed FPUA's spending including increased staff and engineering, adding contractor for construction work to wastewater, and developing additional consulting engineering agreements for design build projects. Staffing level is at 283 employees which is an increase over last fiscal year. The revenue portion of budget does not take into account rate changes. Ms. Penick provided in depth details regarding the proposed FY20 budget as well as the FY19 amended budget. Ms. Penick provided a five-year analysis of revenues by systems as well as a budget trend for rate-funded capital, O&M and purchases for re-sale. Ms. Penick went into great detail about expenditures, revenue as well as distribution; funding sources, capital improvements and contingencies.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the FPUA FY20 Annual Budget and the FY19 Amended Budget and to waive the 30-day approval period

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

c. Update on the status of negotiations with Second Chance Animal Shelter aka the Humane Society of St. Lucie County.

Mr. Mimms provided an update on the negotiations with Second Chance Animal Shelter aka Humane Society of St. Lucie County. The City of Fort Pierce Code Enforcement has been working with the City of Port St. Lucie and St. Lucie County to negotiate a clear and comprehensive contract for the three entities. At this point in time the negotiations have come to an impasse.

Peggy Arriaz, Code Compliance Manager stated that the three jurisdictions, City of Fort Pierce, St. Lucie County Animal Safety, Services and Protection (ASSP) and Port St. Lucie Animal Control have worked very closely together from the beginnig of this process to draft a unified contract with Second Chance Animal Shelter/Humane Society of St. Lucie County (SCAS/HSSLC).

Second Chance Animal Shelter/Humane Society of St. Lucie County has refused to negotiate or comply with requirements requested. The current contract expires on September 30, 2019. They have provided monthly financial reports except for March 2019 where they had employee turnover. They have shown a steady decline in revenue since January 2019. They have requested a substantial (not a defined number) increase from the three jurisdictions but will not provide a business plan or budget. They have also refused to release the Best Friends audit report which was conducted.

Plans have been made in preparation of immediate closing of the facility. An Emergency Response plan has been developed which will be in place within the first 48-72 hours which provides for a WebEOC mission request for a State Animal Response Coalition Team (SARC); relocation assistance; local veterinary care and assistance; and, to obtain the service of a Certified Animal Behaviorist to properly assess the animals on site. Another option is Gap Coverage wherein all three jurisdictions will join together to help manage the shelter until a management company is in place. Another plan includes new management by a third party. The three jurisdictions have tried to develop a plan for any contingency.

Staff is requesting the City Commission approve the City Attorney take any legal action available to protect our interests.

Commissioner Johnson inquired about the maintenance and upkeep. Ms. Arriaz stated there are areas of visible need for maintenance. City Manager, Mr. Mimms said that our building official can do a thorough inspection of the facility to see if it is kept in an appropriate condition. We hope that the occupant will grant access to the facility and if not, we will take legal action to obtain access to the facility. Mr. Mimms requested the Commission's directive on how to proceed. Commissioner Johnson stated that this is a health, safety and welfare issue as there are employees, staff, volunteers and public visitors entering this building. Mayor Hudson encouraged staff to continue working with our partners to develop and implement plans for the future success of this facility. Commissioner Sessions stated at this time we need to pursue breach of contract on the tenant's part to obtain injunctive relief. Mayor Hudson the animals are the top priority.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to direct Staff to immediately proceed with all legal remedies available with regard to breach of contract and the facility lease agreement

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to draft an RFP seeking immediate care and services for the animals in the City of Fort Pierce.

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

14. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

John Parry
Kathy Norton
Dale Mutchler
Lori Bachelor
Diana Boyd Voss
Rick Reed

15. COMMENTS FROM THE CITY MANAGER

City Manager
The FY2020 budget process is almost complete. South 7th Street from Wendel to South 10th is currently under construction for improvements thanks to the half-cent surtax. On July 31-Aug 01, we held the Local Food Workshop which was a tremendous success. Items to be discussed at the upcoming Conference Agenda include the reconfiguration of Fernandina from A1a to S Thumb Point Drive; Emergency and Hurricane Preparedness; Animal Control Policies with regard to death; and public comment procedures.

City Attorney
Attorney Peter Sweeney distributed a copy of the development plan and related documents which is the designation of the “Citrus Avenue Right of Way”. This is not a designated "park". Without this property transfer to the developer, the development would not have been approved. A park and a right-of-way are mutually exclusive. To make this property a park, the right of way would be abandoned which takes away vehicular access which removes the ingress/egress for the development. Attorney Sweeny brings this information to the Commission and the Public for informational purposes and to clear any confusion.

16. COMMENTS FROM THE COMMISSION

Commissioner Perona
Attended and gave a Conference update for the FMEA Conference

Commissioner Sessions
Expressed prayers to the families of the Ohio and Texas mass shootings.

Commissioner Johnson
No Comment

Mayor Hudson
Would like Staff to review the Waiver of Distance requirements. These may need updating. Mayor Hudson would like to reach out to her County counterpart to see if there is an appropriate building to be named in honor of Sylvie Kramer.

17. ADJOURNMENT

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **7.a.**

Meeting Date: 08/19/2019

Re: Letter from Anne Huff-Hoskins

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Annie Huff-Hoskins and Gary Hoskins commending Detective Jesse Streeter for his compassion, empathy and extreme diligence while conducting the investigation of their granddaughter's injury.

Attachments

Letter from Annie Huff-Hoskins

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 11:14 AM
City Manager	Nick Mimms	08/13/2019 11:14 AM

Form Started By: Jennifer Robinson Started On: 08/07/2019 04:20 PM

Final Approval Date: 08/13/2019

July 14, 2019

Chief Diane Hobley-Burney
Fort Pierce Police Department
920 U.S. 1
Fort Pierce, Florida 34950

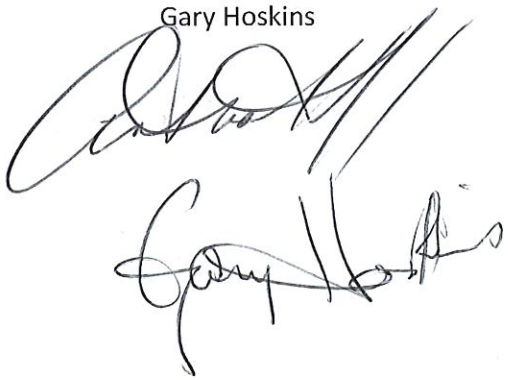
Dear Chief Hobley-Burney,

We are writing this letter to commend one of your officers, Detective Jesse Streeter. Just so you are aware, we have had custody of our, now three year old granddaughter, Ariyah Huff (Ari) for most of her life. On June 10, 2017, the parents were asked to leave our house because of a one sided argument. They took Ari with them. Nine days later, Ari was returned to our home. Subsequently, we took her to the hospital and found that her arm was broken in two places. Ari was just 10 ½ months old at the time, and could not tell us how this happened. That all changed in March 2019. Ariyah, now two and a half, started saying that her mommy had hurt her arm. We were at a loss of what to do. Since the injury occurred in your city, we reached out to the detective bureau for assistance. This was our first contact with Detective Streeter. We found him to be compassionate, empathetic and an extremely diligent lifesaver. Detective Streeter went right to work to get justice for Ariyah, and would not stop until charges were brought against the mother. We feel he is Ari's Guardian Angel. You could not ask for a better investigator. He kept us abreast of what was happening, and was always available day or night to hear our concerns. While this case is not over, hopefully we will, with the Grace of God, adopt Ariyah.

Jesse will always have a place in our hearts for the extra mile he went to save Ari. He is a true Guardian Angel sent from God, and an asset to your great department. Thank you so much!

Sincerely,

Ariyah Huff
Anthia (Annie) Huff-Hoskins
Gary Hoskins



RECEIVED
JUL 24 2019
CHIEFS OFFICE/FPPD

City Commission Regular Meeting **7.b.**

Meeting Date: 08/19/2019

Re: Letter from Dan Bradley

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Dan Bradley commending Officer Brandon Adkins for going over and beyond the call of duty and for his patience, demeanor and care shown for the elderly neighbors while handling a situation.

Attachments

Letter from Dan Bradley

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 11:13 AM
City Manager	Nick Mimms	08/13/2019 11:13 AM

Form Started By: Jennifer Robinson Started On: 08/07/2019 05:00 PM

Final Approval Date: 08/13/2019

Diane Hobley-Burney, Chief of Police
Fort Pierce Police Department
920 S Federal Highway
Fort Pierce, FL 34950

RE: Officer Brandon Adkins

June 19, 2019

Dear Chief Hobley-Burney,

I am writing to commend Officer Brandon Adkins for my interactions with him over the past several days. Officer Adkins responded to my neighbor's complaint of a suspicious person/trespass at 408 S. Ocean on several occasions. The first was June 4 (I was not present) and June 17 and 18, which I had the pleasure of meeting him.

My neighbors have lived on South Beach for over a decade and never had an issue. Recently, a man approached my neighbor Joanne Albarelli about a lost cat. For the past several weeks, he has been lurking outside our residence almost on a daily basis (sleeping in his car directly across the street at Archie's) and causing them severe emotional distress. Joanne is elderly and lives with her elderly partner Linda who has many health ailments. On June 17, I was verbally assaulted by the man and while I do not have evidence, my car was keyed the next day and Joanne had a few magnetic signs off her car stolen (the timing is a bit suspicious). I am not concerned about my car or my safety, but Joanne and Linda are like family to me and they are scared to death. Officer Adkins has been a godsend to make them feel safe and assure them that he along with the rest of the Fort Pierce police department will handle the situation.

Office Adkins has gone above and beyond the call of duty. His patience, demeanor and care that he has shown for Joanne and Linda has been remarkable. He stopped by to check on them on June 18, which made them feel great. A few hours later he responded when they called the police to report he was back. Again, he showed the same patience and care he has since their very first encounter with him.

While I hope Joanne will not have to call the police again, if she does, I can assure you that Joanne and Linda (and myself if I am there) will be hoping that Officer Adkins will be that officer responding.

Sincerely,

Dan Bradley

408 S Ocean, Unit B
Fort Pierce, FL 34949

10557 Bermuda Isle Drive
Tampa, FL 33647
864.353.4456

RECEIVED

JUN 24 2019

CHIEFS OFFICE/FPPD

City Commission Regular Meeting **7.c.**

Meeting Date: 08/19/2019

Re: Letter from Rhea-Lyn Gerstenkorn

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Rhea-Lyn Gerstenkorn, President, Florida Crime and Intelligence Analyst Association, Inc., in appreciation of Crime Analyst April Lee's hard work as a volunteer member of the Conference Committee.

Attachments

Letter from Gerstenkorn

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 11:13 AM
City Manager	Nick Mimms	08/13/2019 11:13 AM

Form Started By: Jennifer Robinson Started On: 08/07/2019 04:34 PM

Final Approval Date: 08/13/2019

FLORIDA CRIME & INTELLIGENCE ANALYST ASSOCIATION, INC.

Serving Florida Analysts Since 1995

Rhea-Lyn Gerstenkorn, President/ VP Membership
Delray Beach Police Department
300 W Atlantic Avenue
Delray Beach, FL 33444
(561) 243-7847
president@fciaa.org
vpmembership@fciaa.org

Donna Sita, VP Training
Osceola County Sheriff's Office
2601 E Irlo Bronson Memorial Highway
Kissimmee, FL 34744
(321) 697-4462
vptraining@fciaa.org

Kelly Morrow, Secretary
Orange County Public Schools District Police
445 W Amelia Street
Orlando, FL 32801
(407) 317-3200 ext. 2004800
secretary@fciaa.org

Tanya Mahan, Treasurer
Valencia College District Office
MC: DO-21
1768 Park Center Drive
Orlando, FL 32835
(407) 721-8573
treasurer@fciaa.org

Tommy Smith, Technical Director
Leon County Sheriff's Office
2825 Municipal Way
Tallahassee, FL 32304
(850) 606-3291
webmanager@fciaa.org

Fort Pierce Police Department
920 S U.S. Highway 1
Fort Pierce, FL 34950

June 24, 2019

Dear Chief Diane Hobley-Burney,

I am writing to personally thank you and your agency for allowing April Lee to serve as a member of the Conference Committee. April has been instrumental to the Florida Crime and Intelligence Analyst Association, Inc. since she started volunteering as a committee member several years ago. Our Annual Conference was held June 18th – 20th and our attendees expressed their appreciation for April and her hard work that was seen during the conference. I also wanted to express my appreciation for her hard work prior to and after the conference.

All of our Board members and committee members worked tirelessly Monday, June 17th setting up for our conference, putting handouts and name tags together, and making sure all accommodations were correct, ready to go, and top notch. Each day of the conference our Board members and committee members put in approximately 10 hours a day. April was always one of the first to arrive and one of the last to leave. On Friday, June 21st, we had our wrap-up day. Again, April made sure everything was completed and squared away prior to our departure.

I can truly see why your agency hired April. She is a true asset, and I just wanted to take the time to make sure your agency knew how much FCIAA appreciates her service.

Sincerely,

Rhea-Lyn Gerstenkorn
President

RECEIVED
JUL 3 2019
CHIEFS OFFICE/FPPD

City Commission Regular Meeting **10.a.**

Meeting Date: 08/19/2019

Re: World Changers Presentation

SUBJECT:

World Changers Presentation

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	07/29/2019 09:56 AM
City Manager	Nick Mimms	08/13/2019 11:11 AM
Form Started By: Kaitlyn Ballard		Started On: 07/11/2019 05:53 PM
Final Approval Date: 08/13/2019		

City Commission Regular Meeting **10.b.**

Meeting Date: 08/19/2019

Re: Third Quarter Financial Report

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Third Quarter Financial Report

SUMMARY:

The Finance Director prepares and presents to the City Commmission and Citizens a quarterly report on the financial status of the different funds of the City. The financial report for the period ending July 31, 2019, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Urban Redevelopment Funds. The financial book shows comparative information for the third quarters of FY 2018 and 2019.

RECOMMENDATION:

The Finance Department welcomes any suggestions and/or changes to the format or contents.

ALTERNATIVES:

The report can be enhanced or changed completely.

RESPONSIBLE STAFF:

Director of Finance

COORDINATED WITH:

Finance Department and City Manager.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2019

OTHER INFORMATION:

Report on FY 2019 budgeted Revenue and Expenditures.

Attachments

3rd Quarter Financial Report 2019

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/06/2019 03:35 PM
City Manager	Nick Mimms	08/13/2019 01:54 PM

Form Started By: Queen Thompkins Started On: 08/06/2019 01:58 PM

Final Approval Date: 08/13/2019

CITY OF FORT PIERCE, FLORIDA
FUND EVALUATION REPORT
FOR THE QUARTER ENDING
June 30, 2019

Evaluation Criteria	General Fund	Marina Fund	Solid Waste	Golf Course	Sunrise Theatre	Building & Code
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes	Yes	Yes
Positive Net Operating Income	Yes	Yes	Yes	Yes	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	No	No	Yes
The fund current financial position is stable.	Yes	Yes	Yes	No	No	Yes

Evaluation Criteria	CRA Operating	103 CDBG	105 SHIP	106 HHR
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	Yes
The fund current financial position is stable.	Yes	Yes	Yes	Yes

GENERAL FUND
Projected (Shortage) or Overage for
Fiscal Year 2018/19

	1ST QUARTER	2ND QUARTER	3RD QUARTER
REVENUES:			
CURRENT AD VALOREM	0	0	0
DELIQUENT AD VALOREM	0	0	0
LOCAL OPTION GAS TAX	0	0	0
TELECOMMUNICATION TAX	0	0	0
UTILITY TAX	0	0	0
OCCUPATIONAL LICENSE & PERMITS	0	0	0
FEDERAL & STATE GRANTS	0	29,000	63,521
STATE SHARED REVENUES	0	0	0
HALF CENTS INFRASTRUCTURE SALES TAX	0	126,000	584,437
CHARGES FOR SERVICES	0	0	0
ALARM PERMIT & PROPERTY VIOLATIONS	0	13,000	72,889
INTEREST ON INVESTMENTS	0	0	73,805
MISCELLANEOUS CONTRACTUAL REVENUE	0	43,000	22,000
UTILITY AUTHORITY TRANSFER	0	0	42,939
INTER-FUND TRANSFER	0	0	0
FUND BALANCE	0	0	0
REVENUE TOTALS	0	211,000	859,592

GENERAL FUND
Projected (Shortage) or Overage for
Fiscal Year 2018/19 CONT'D

	1ST QUARTER	2ND QUARTER	3RD QUARTER
EXPENDITURES:			
SALARIES AND BENEFITS	0	0	0
EXPENDITURES	0	0	0
CAPITAL	65,000	240,000	240,000
INFRASTRUCTURE SALES TAX (RESTRICTED)	0	0	584,437
GRANTS AND AIDS	0	0	0
FUNDS TRANSFER	0	0	0
EXPENDITURES TOTALS	65,000	240,000	824,437
PROJECTED REVENUE OVERAGE (SHORTAGE)	(65,000)	(29,000)	35,155

GENERAL FUND - REVENUE DETAIL

		2017/18 Budget	2017/18 Actual	Yr. Lapse 75%	2018/19 Budget	2018/19 Actual	Yr. Lapse 75%
Taxes							
311 10	Current Ad Valorem	$ 15,604,410	$ 14,899,196	95.48%	$ 16,485,272	$ 15,808,775	95.90%
311 15	Ad Valorem Adjustment Amount	(773,881)	0	0.00%	(824,264)	0	0.00%
311 20	Delinquent Ad Valorem	40,000	106,029	265.07%	35,000	2,578	7.37%
312 31	Local Option Gas Tax	1,100,000	935,377	85.03%	1,200,000	975,381	81.28%
312 32	New Local Option Gas Tax	825,000	660,397	80.05%	825,000	690,196	83.66%
314 10	Public Service Electricity	1,950,000	1,397,484	71.67%	2,000,000	1,482,408	74.12%
314 11	Electricity FPL	350,000	319,552	91.30%	400,000	313,981	78.50%
314 20	Telecommunications Tax	1,300,000	964,507	74.19%	1,215,000	885,899	72.91%
314 30	Public Service Water	425,000	306,765	72.18%	425,000	275,662	64.86%
314 30	Miscellaneous Taxes	0	499	0.00%	0	482	0.00%
	Total Taxes	$ 20,820,530	$ 19,589,805	94.09%	$ 21,761,008	$ 20,435,359	93.91%
Licenses and Permits							
321 20	Occupational Licenses	$ 275,000	$ 328,887	119.60%	$ 275,000	$ 101,357	36.86%
323 10	Planning & Zoning Fees	25,000	50,742	202.97%	40,000	42,598	106.49%
323 30	Amendments	15,000	98,442	656.28%	25,000	25,158	100.63%
323 60	Sign Fees	5,000	4,485	89.70%	5,000	6,090	121.80%
323 90	Miscellaneous	25,000	41,712	166.85%	25,000	29,555	118.22%
329 10	Animal Licenses	8,000	8,170	102.13%	8,000	8,011	100.14%
329 20	Lot Clearing Permits	2,000	308	15.38%	1,000	36	3.55%
329 92	Vendor Permit/Application Fees	5,000	975	19.50%	1,500	1,100	73.33%
329 93	Vendor Permit Fees	1,000	1,125	112.50%	1,000	687	68.75%
329 99	Other Licenses/Permits	500	1,200	240.00%	1,500	6,400	426.67%
	Total Licenses and Permits	$ 361,500	$ 536,046	148.28%	$ 383,000	$ 220,992	57.70%
Intergovernmental Revenues							
331 50	Federal Grants	$ 0	$ 2,169,941	0.00%	$ 0	$ 54,447	0.00%
334 50	State Grants	0	133,063	0.00%	0	9,075	0.00%
335 12	State Revenue Sharing	1,250,000	1,022,096	81.77%	1,350,000	1,090,395	80.77%
335 13	Half Cent Sales Tax	1,550,000	1,435,326	92.60%	1,750,000	1,501,422	85.80%
335 16	Half Cent Infrastructure Sales Tax	0	0	0.00%	0	584,437	0.00%
335 14	Mobile Home License	35,000	39,551	113.00%	35,000	40,134	114.67%
335 15	Beverage License	38,000	41,465	109.12%	38,000	8,582	22.58%
335 22	Casualty Premium Tax	260,000	0	0.00%	300,000	0	0.00%
335 41	Fuel Tax Refund	55,000	42,444	77.17%	55,000	34,375	62.50%
338 20	County Shared Occup. License	50,000	13,297	26.59%	50,000	25,772	51.54%
339 10	Payments in Lieu of Tax-Hsg Auth	21,000	0	0.00%	21,000	0	0.00%
	Total Intergovernmental Rev.	$ 3,259,000	$ 4,897,183	150.27%	$ 3,599,000	$ 3,348,640	93.04%

GENERAL FUND - REVENUE DETAIL

		2017/18 Budget	2017/18 Actual	Yr. Lapse 75%	2018/19 Budget	2018/19 Actual	Yr. Lapse 75%
Charges for Services							
341 30	Sale Maps and Publications	$ 100	$ 0	0.00%	$ 100	$ 85	85.00%
341 40	Certified Copying & Rec Search	20,000	31,937	159.69%	25,000	25,274	101.10%
341 41	Reproduction-City Hall	10,500	5,329	50.75%	10,500	9,296	88.53%
341 42	Application Fee	15,000	9,008	60.05%	15,000	8,872	59.15%
341 90	Investigative Surcharge	25,000	24,602	98.41%	25,000	22,037	88.15%
341 91	Jury Duty and Fees	100	84	84.00%	100	250	250.00%
341 92	Qualifying Fees	1,500	954	63.62%	0	50	0.00%
341 93	Data Processing Services	500	0	0.00%	100	0	0.00%
343 91	Lot Clearing-Admin. Charge	8,000	6,823	85.29%	8,000	7,739	96.74%
343 92	Rotation Towing-Admin. Charge	25,000	8,675	34.70%	25,000	18,700	74.80%
344 50	Parking Fines	5,000	22,003	440.06%	20,000	28,730	143.65%
344 51	Traffic Fines	0	23,022	0.00%	20,000	26,111	130.55%
347 40	Community Center/Bus. Social	55,000	58,709	106.74%	60,000	63,863	106.44%
347 42	Community Center Special Events	30,000	19,945	66.48%	30,000	23,446	78.15%
347 44	Community Center Rental Fees	25,000	21,415	85.66%	28,000	19,600	70.00%
347 48	Community Center Events	17,500	16,396	93.69%	17,500	17,227	98.44%
347 49	Community Center Other	5,000	5,865	117.30%	6,500	5,146	79.17%
347 92	Youth Activity Funds	6,500	37,885	582.84%	40,000	42,200	105.50%
	Total Charges for Services	$ 249,700	$ 292,652	117.20%	$ 330,800	$ 318,626	96.32%
Fines and Forfeitures							
351 10	Court Fines	$ 65,000	$ 4,801	7.39%	$ 45,000	$ 3,472	7.72%
351 30	Police Education	8,500	4,712	55.44%	8,500	4,631	54.48%
354 10	Alarm Permit Violations	2,000	97,110	4855.50%	50,000	102,278	204.56%
354 20	License Penalties	10,000	7,337	73.37%	10,000	9,410	94.10%
354 30	Animal Control	7,500	4,730	63.07%	7,500	2,300	30.67%
354 50	Property Code Violations	125,000	169,088	135.27%	125,000	145,611	116.49%
	Total Fines & Forfeitures	$ 218,000	$ 287,780	132.01%	$ 246,000	$ 267,701	108.82%
Miscellaneous Revenues							
361 10	Interest on Investments	$ 50,000	$ 25,647	51.29%	$ 60,000	$ 127,530	212.55%
361 33	Other Interest Earnings	15,000	90,715	604.77%	30,000	36,275	120.92%
362 11	Anchor Carwash	1,440	0	0.00%	1,440	0	0.00%
362 13	Rent - Little Jim	24,894	18,808	75.55%	24,894	19,177	77.03%
362 13	Rent-Old City Hall	27,412	20,559	75.00%	0	4,569	0.00%
362 15	Misc. Rental	1,000	2,279	227.90%	2,000	2,029	101.45%

GENERAL FUND - REVENUE DETAIL

		2017/18 Budget	2017/18 Actual	Yr. Lapse 75%	2018/19 Budget	2018/19 Actual	Yr. Lapse 75%
Miscellaneous Revenues contd.							
363 10	Liens	10,000	12,256	122.56%	10,000	18,003	180.03%
363 30	Demolitions	2,000	0	0.00%	0	0	0.00%
363 40	Lot Clearing	5,000	10,122	202.44%	5,000	14,022	280.44%
363 50	Interest on Assessments	100	20	19.83%	100	0	0.00%
364 60	Emergency Repair Liens	1,000	11,502	1150.22%	2,500	9,713	388.50%
364 41	Sales of Surplus Equipment	0	0	0.00%	0	19,533	0.00%
365 10	Sales of Scrap	0	0	0.00%	0	517	0.00%
366 90	Other Contributions/Donations	500	132,201	26440.20%	500	43,901	8780.20%
367 00	Gain/Loss on Sale of Investments	5,000	(315)	-6.30%	5,000	2,903	58.07%
369 31	Reimbursement of Expenditures	125,000	106,916	85.53%	125,000	120,563	96.45%
369 32	Purchasing Card Rebate	50,000	52,051	104.10%	50,000	53,165	106.33%
369 34	Wellness Program	1,500	2,588	172.50%	1,500	1,690	112.67%
	Reimbursement Contractual Services						
369 41	Marina	0	0	0.00%	0	0	0.00%
369 43	Community Dev. Block Grant	0	0	0.00%	0	0	0.00%
369 45	Stormwater	860,000	306,139	35.60%	700,000	199,508	28.50%
369 46	Golf Course	33,000	24,750	75.00%	33,000	24,750	75.00%
369 47	Sunrise Theatre	33,000	24,750	75.00%	33,000	24,750	75.00%
369 49	Accidents	2,500	0	0.00%	2,500	0	0.00%
369 50	Other Misc Revenues	5,000	3,229	64.59%	5,000	2,973	59.46%
	Administrative Reimbursement						
369 51	Ft. Pierce Redevelopment Agcy	125,000	93,750	75.00%	145,000	108,750	75.00%
369 52	Marina	45,000	33,750	75.00%	45,000	33,750	75.00%
369 53	Solid Waste	80,000	60,000	75.00%	80,000	60,000	75.00%
369 54	Utilities Authority	0	2,435	0.00%	0	2,290	0.00%
369 55	Retirement & Benefit System	150,000	112,500	75.00%	160,000	120,000	75.00%
369 59	Police Department/Detail Work	45,000	59,659	132.58%	60,000	14,147	23.58%
369 61	Building Department	115,000	86,250	75.00%	115,000	86,250	75.00%
	Other Miscellaneous Reimbursements						
369 57	St. Lucie County	30,000	(13)	-0.04%	15,000	0	0.00%
369 60	State of Florida	380,000	182,021	47.90%	475,000	497,964	104.83%
369 71	Keep Ft. Pierce Beautiful	15,000	0	0.00%	15,000	1,500	10.00%
369 85	Settlement of Claims	25,000	45,104	180.42%	25,000	45,618	182.47%
369 90	Other Misc. Revenues	5,000	3,466	69.32%	5,000	2,867	57.35%
	Total Miscellaneous Revenues	$ 2,268,346	$ 1,523,138	67.15%	$ 2,231,434	$ 1,698,707	76.13%

GENERAL FUND - REVENUE DETAIL

		2017/18 Budget	2017/18 Actual	Yr. Lapse 75%	2018/19 Budget	2018/19 Actual	Yr. Lapse 75%
Interfund Transfers							
381 23	Transfer from Special Revenue	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
381 89	Restricted Fund	0	9,580	0.00%	300,000	600,000	200.00%
381 91	FPRA Debt Services	2,683,710	2,783,938	103.73%	2,660,947	2,665,946	100.19%
381 92	Debt Service Fund	0	0	0.00%	0	3,441	0.00%
	Total Interfund Transfers	$ 2,683,710	$ 2,793,518	104.09%	$ 2,960,947	$ 3,269,387	110.42%
Contribution from Enterprise Funds							
382 10	Electricity	$ 3,914,520	$ 3,889,934	99.37%	$ 4,037,550	$ 4,021,268	99.60%
382 20	Water	1,031,820	1,012,680	98.15%	990,072	1,059,958	107.06%
382 30	Gas	256,830	256,840	100.00%	255,561	263,834	103.24%
382 40	Sewer	756,360	796,260	105.28%	768,120	776,986	101.15%
382 41	UA Other	3,318	182,931	5513.29%	31,212	3,408	10.92%
382 50	Solid Waste Transfer	800,000	615,000	76.88%	800,000	654,955	81.87%
382 60	Marina Transfer	250,000	187,500	75.00%	250,000	187,500	75.00%
382 90	Golf Course Transfer	28,000	0	0.00%	28,000	5,387	19.24%
	Total Contribution from Enterprise F	$ 7,040,848	$ 6,941,145	98.58%	$ 7,160,515	$ 6,973,296	97.39%
	Total Revenue	$ 36,901,634	$ 36,861,267	99.89%	$ 38,672,704	$ 36,532,708	94.47%
	Appropriated Fund Balance	584,565	0	0.00%	836,909	0	0.00%
	Restricted Revenue	(600,000)	0	0.00%	(600,000)	0	0.00%
	Unrestricted Fund Balance	0	0	0.00%	0	0	0.00%
TOTAL GENERAL FUND RESOURCES		**$ 36,886,199**	**$ 36,861,267**	**99.93%**	**$ 38,909,613**	**$ 36,532,708**	**93.89%**

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
City Commission							
10 00	Personnel Services	$ 198,708	$ 152,647	76.82%	$ 206,106	$ 159,294	77.29%
	Operating Expense	40,500	36,043	89.00%	40,500	29,893	73.81%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 239,208	$ 188,690	78.88%	$ 246,606	$ 189,187	76.72%
City Manager							
13 00	Personnel Services	$ 496,509	$ 375,568	75.64%	$ 679,725	$ 496,316	73.02%
	Operating Expense	70,594	46,258	65.53%	88,175	53,831	61.05%
	Capital Outlay	0	0	0.00%	0	2,965	0.00%
		$ 567,103	$ 421,827	74.38%	$ 767,900	$ 553,113	72.03%
City Attorney							
14 00	Personnel Services	$ 574,998	$ 410,169	0.00%	$ 578,864	$ 307,611	53.14%
	Operating Expense	150,700	67,773	44.97%	89,000	116,765	131.20%
	Capital Outlay	0	0	0.00%	0	1,068	0.00%
		$ 725,698	$ 477,942	65.86%	$ 667,864	$ 425,445	63.70%
City Clerk							
16 00	Personnel Services	$ 297,811	$ 201,765	67.75%	$ 290,653	$ 207,826	71.50%
	Operating Expense	33,115	30,290	91.47%	33,115	24,180	73.02%
	Capital Outlay	0	0	0.00%	0	533	0.00%
		$ 330,926	$ 232,054	70.12%	$ 323,768	$ 232,539	71.82%
Human Resources							
22 00	Personnel Services	$ 408,782	$ 325,916	79.73%	$ 362,854	$ 263,701	72.67%
	Operating Expense	83,253	83,093	99.81%	72,878	51,837	71.13%
	Capital Outlay	0	0	0.00%	0	434	0.00%
		$ 492,035	$ 409,009	0.00%	$ 435,732	$ 315,972	72.52%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Finance							
24 00	Personnel Services	$ 783,899	$ 607,652	77.52%	$ 833,102	$ 627,155	75.28%
	Operating Expense	49,800	28,597	57.42%	52,800	29,153	55.21%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 833,699	$ 636,250	76.32%	$ 885,902	$ 656,308	74.08%
Information Technology							
25 00	Personnel Services	$ 590,164	$ 452,942	76.75%	$ 651,390	$ 386,568	59.35%
	Operating Expense	533,150	363,967	68.27%	533,150	430,383	80.72%
	Capital Outlay	6,000	4,595	0.00%	6,000	11,574	192.91%
		$ 1,129,314	$ 821,504	72.74%	$ 1,190,540	$ 828,526	69.59%
Purchasing							
26 00	Personnel Services	$ 231,089	$ 165,470	71.60%	$ 293,976	$ 174,262	59.28%
	Operating Expense	27,362	12,585	45.99%	28,762	24,175	84.05%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 258,451	$ 178,055	0.00%	$ 322,738	$ 198,436	61.49%
Planning							
29 01	Personnel Services	$ 448,846	$ 328,791	73.25%	$ 465,559	$ 347,785	74.70%
	Operating Expense	56,400	35,687	63.28%	101,400	56,449	55.67%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 505,246	$ 364,479	72.14%	$ 566,959	$ 404,234	71.30%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Community Response/Code Enforcement							
29 03	Personnel Services	$ 611,576	$ 483,050	78.98%	$ 720,127	$ 522,458	72.55%
	Operating Expense	337,085	389,578	115.57%	337,085	289,785	85.97%
	Capital Outlay	0	542	0.00%	0	10,539	0.00%
		$ 948,661	$ 873,170	92.04%	$ 1,057,212	$ 822,782	77.83%
Police							
Combined	Personnel Services	$ 12,286,763	$ 9,307,713	75.75%	$ 12,554,248	$ 10,247,521	81.63%
	Operating Expense	1,721,405	1,148,953	66.75%	1,721,405	1,185,069	68.84%
	Capital Outlay	0	71,194	0.00%	0	103,089	0.00%
		$ 14,008,168	$ 10,527,861	75.16%	$ 14,275,653	$ 11,535,680	80.81%
Public Works/Director							
40 02	Personnel Services	$ 61,228	$ 46,535	76.00%	$ 63,252	$ 42,258	66.81%
	Operating Expense	35,000	13,983	39.95%	35,000	40,057	114.45%
	Capital Outlay	0	10,627	0.00%	0	170	0.00%
		$ 96,228	$ 71,145	73.93%	$ 98,252	$ 82,485	83.95%
Public Works/Fleet Maintenance							
40 03	Personnel Services	$ 556,049	$ 427,452	76.87%	$ 551,437	$ 509,616	92.42%
	Operating Expense	33,950	17,318	51.01%	33,950	23,772	70.02%
	Capital Outlay	0	0	0.00%	0	2,498	0.00%
		$ 589,999	$ 444,769	75.38%	$ 585,387	$ 535,885	91.54%
Public Works/Facilities Maintenance							
40 04	Personnel Services	$ 632,759	$ 468,364	74.02%	$ 655,603	$ 434,944	66.34%
	Operating Expense	315,750	402,783	127.56%	365,750	371,626	101.61%
	Capital Outlay	0	20,617	0.00%	0	1,315	0.00%
		$ 948,509	$ 891,764	94.02%	$ 1,021,353	$ 807,885	79.10%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Public Works/Parks & Grounds							
40 05	Personnel Services	$ 1,268,703	$ 1,015,681	80.06%	$ 1,385,814	$ 1,007,071	72.67%
	Operating Expense	757,200	592,424	78.24%	757,200	548,049	72.38%
	Capital Outlay	0	9,119	0.00%	0	19,553	0.00%
		$ 2,025,903	$ 1,617,224	79.83%	$ 2,143,014	$ 1,574,673	73.48%
Public Works/Streets & Drainage							
4006	Personnel Services	$ 992,099	$ 726,041	73.18%	$ 973,219	$ 654,764	67.28%
	Operating Expense	811,450	836,795	103.12%	811,450	699,742	86.23%
	Capital Outlay	0	0	0.00%	0	11,275	0.00%
		$ 1,803,549	$ 1,562,836	86.65%	$ 1,784,669	$ 1,365,782	76.53%
Engineering							
44 00	Personnel Services	$ 774,856	$ 591,791	76.37%	$ 822,081	$ 575,570	70.01%
	Operating Expense	448,891	57,711	12.86%	471,630	322,151	68.31%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 1,223,747	$ 649,502	53.07%	$ 1,293,711	$ 897,721	69.39%
Riverwalk Center							
4504	Personnel Services	$ 122,952	$ 93,417	75.98%	$ 231,786	$ 112,722	48.63%
	Operating Expense	48,250	57,257	118.67%	98,250	97,840	99.58%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 171,202	$ 150,675	88.01%	$ 330,036	$ 210,562	63.80%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Administrative							
60 00	Personnel Services	$ 423,684	$ 114,123	26.94%	$ 471,342	$ 77,063	16.35%
	Operating Expense	4,062,384	4,232,404	104.19%	4,661,178	4,666,774	100.12%
	Capital Outlay	525,000	438,702	83.56%	825,000	520,965	63.15%
	Grants and Aid	240,000	238,159	99.23%	255,000	211,418	82.91%
	Non-Oper. Transfer	4,737,484	3,867,969	81.65%	4,699,797	6,063,203	129.01%
		$ 9,988,553	$ 8,891,356	89.02%	$ 10,912,317	$ 11,539,423	105.75%
All Departments							
	Personnel Services	$ 21,761,475	$ 16,295,087	74.88%	$ 22,791,138	$ 17,154,507	75.27%
	Operating Expense	$ 9,616,239	$ 8,453,500	87.91%	$ 10,332,678	$ 9,061,531	87.70%
	Capital Outlay	$ 531,000	$ 555,396	104.59%	$ 831,000	$ 685,979	82.55%
	Grants and Aid	240,000	238,159	99.23%	255,000	211,418	82.91%
	Non-Oper. Transfer	4,737,484	3,867,969	81.65%	4,699,797	6,063,203	129.01%
TOTAL GENERAL FUND EXPENDITURES		**$ 36,886,199**	**$ 29,410,110**	**79.73%**	**$ 38,909,613**	**$ 33,176,637**	**85.27%**

Fund Title: FPRA				Department: FPRA		
Fund/Division Number:				Division:		
	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Taxes						
311 10 Ad Valorem Taxes	$ 5,240,683	$ 5,798,627	110.65%	$ 6,306,127	$ 6,321,663	100.25%
Total Taxes	$ 5,240,683	$ 5,798,627	110.65%	$ 6,306,127	$ 6,321,663	100.25%
Licenses and Permits						
329 20 Lot Clearing	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Licenses and Permits	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Intergovernmental						
334 90 EPA Brownfield	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
347 54 Marina Dockage	0	8,043	0.00%	0	2,923	0.00%
384 90 Other State Grants	0	0	0.00%	0	0	0.00%
Total Intergovernmental	$ 0	$ 8,043	0.00%	$ 0	$ 2,923	0.00%
Miscellaneous Revenue						
361 10 Interest on Investments	$ 500	$ 6,996	1399.21%	$ 500	$ 2,920	583.91%
362 14 Leases	170,000	169,565	99.74%	170,000	170,257	100.15%
363 10 Liens	1,000	0	0.00%	500	157	31.35%
366 90 FPAT	0	0	0.00%	0	0	0.00%
369 31 Reimburse - Expenditures	9,000	6,158	68.42%	5,000	5,374	107.48%
369 40 Reimburse - Contract Svcs.	0	0	0.00%	0	176	0.00%
369 31 Other Misc. Revenues	2,000	37	1.83%	2,000	460,782	23039.11%
388 10 Sale of Land	0	0	0.00%	0	0	0.00%
Total Miscellaneous Revenues	$ 182,500	$ 182,755	100.14%	$ 178,000	$ 639,665	359.36%
Transfers						
381 01 Transfer from General Fund	$ 550,967	$ 274,994	49.91%	$ 0	$ 0	0.00%
Total Transfers	$ 550,967	$ 274,994	49.91%	$ 0	$ 0	0.00%
Total Revenues	**$ 5,974,150**	**$ 6,264,419**	104.86%	**$ 6,484,127**	**$ 6,964,252**	107.40%
Prior Year Carry-Overs Operating	0	0	0.00%	0	0	0.00%
TOTAL RESOURCES	**$ 5,974,150**	**$ 6,264,419**	104.86%	**$ 6,484,127**	**$ 6,964,252**	107.40%

Fund Title: FPRA				Department: FPRA		
Fund/Division Number:				Division:		
	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Total Personnel Services	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Operating Expense	313,000	251,572	80.37%	492,261	563,161	114.40%
Total Capital Outlay	0	42,194	0.00%	0	81,091	0.00%
Total Grants - Programs & Projects	20,000	1,204	6.02%	370,000	0	0.00%
Total Transfers	5,641,150	5,802,501	102.86%	5,621,866	5,626,866	100.09%
TOTAL APPROPRIATIONS	**$ 5,974,150**	**$ 6,097,471**	102.06%	**$ 6,484,127**	**$ 6,271,118**	96.71%

Fund Title: Urban Redevelopment				Department: CDBG &SHIP		
Fund/Division Number:				Division:		
	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
CDBG REVENUE						
331 50 Disaster Relief	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
331 90 Entitlement Grant	477,456	269,573	56.46%	549,380	103,776	18.89%
331 92 Program Income	5,000	0	0.00%	5,000	0	0.00%
369 90 Miscellaneous Revenue	0	0	0.00%	0	20,000	0.00%
361 39 Other Interest Earnings	1,000	8,993	899.34%	1,000	15,003	1500.29%
369 31 Reimb. of Expenditures	3,918	925	0.00%	3,918	0	0.00%
369 41 Contractual Svcs./CDBG	0	26,353	0.00%	0	0	0.00%
Carry Over Funding	458,164	0	0.00%	309,940	0	0.00%
TOTAL REVENUE	$ 945,538	$ 305,844	32.35%	$ 869,238	$ 138,778	15.97%
TRANSFERS						
369 41 Contractual Svc./CBDG	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
381 05 Transfer from FPRA	0	14,350	0.00%	0	0	0.00%
381 10 Transfer from General	25,177	0	0.00%	0	0	0.00%
TOTAL TRANSFERS	$ 25,177	$ 14,350	0.00%	$ 0	$ 0	0.00%
TOTAL CDBG REVENUE	**$ 970,715**	**$ 320,194**	**32.99%**	**$ 869,238**	**$ 138,778**	**15.97%**

Fund Title: Department of Urban Redevelopment Fund/Division Number:				CDBG & SHIP			
		2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
CDBG Department							
Administrative							
10 10	Personnel Services	$ 164,767	$ 110,344	66.97%	$ 163,965	$ 64,511	39.34%
34 90	Administrative-Contractual	0	0	0.00%	0	19,110	0.00%
49 60	Administrative Expenses	91,374	21,973	24.05%	11,911	21,298	178.81%
Rehabilitation Department							
83 10	Housing Rehabilitation	$ 20,000	$ 12,043	60.21%	$ 20,000	$ 9,742	48.71%
83 30	Senior Citizens Housing	0	6,272	0.00%	0	1,284	0.00%
83 40	Other Grants & Aids	0	10	0.00%	0	0	0.00%
83 45	Weatherization	20,000	20,000	100.00%	20,000	20,000	100.00%
Economic Development							
83 80	Lincoln Park Mainstreet	$ 50,000	$ 50,000	100.00%	$ 50,000	$ 37,500	75.00%
83 80	Fort Pierce Mainstreet	50,000	50,000	100.00%	50,000	37,500	75.00%
83 83	Micro -Bus/Economic Development	60,000	39,490	65.82%	30,000	13,469	44.90%
83 83	Lincoln Park/Orange Ave. Bus Dev	70,000	1,960	2.80%	70,000	578	0.83%
83 86	Local Art/Cultural Heritage	30,000	20,544	68.48%	33,422	35,060	104.90%
86 86	FPAT	0	0	0.00%	20,000	0	0.00%
83 87	Commercial Facades	0	11,413	0.00%	50,000	5,500	11.00%
Public Service							
83 97	Public Facility Improvements	$ 20,000	$ 12,072	0.00%	$ 20,000	$ 3,094	15.47%
83 97	Public Amenities	0	2,606	0.00%	0	0	0.00%
83 98	Youth and Children Projects	70,000	33,884	48.41%	80,000	16,139	20.17%
	Total CDBG	**$ 646,141**	**$ 392,611**	**60.76%**	**$ 619,298**	**$ 284,784**	**45.98%**
Prior Grants-Programs & Projects							
83 10	Housing Rehabilitation (Roll-over)	$ 14,700	$ 0	0.00%	$ 18,000	$ 0	0.00%
83 41	Commercial Facades (Roll-over)	30,000	0	0.00%	25,000	0	0.00%
83 30	Senior Citizen Housing/Security	37,500	0	0.00%	30,000	0	0.00%
83 82	Code Enforcement	0	0	0.00%	0	0	0.00%
83 83	Micro-Bus/Economic Development	60,000	0	0.00%	48,000	0	0.00%
83 85	Community Focal Point	0	0	0.00%	0	0	0.00%
83 86	Local Art/Cultural Heritage	17,000	0	0.00%	30,000	0	0.00%
83 98	Public Service	45,000	1,100	2.44%	45,000	0	0.00%
83 99	Weatherization	0		0.00%	0	0	0.00%
83 99	Infrastructure Improvements	33,374	0	0.00%	30,000	0	0.00%
83 99	Playground Equipment (Roll Over)	12,000	0	0.00%	23,940	0	0.00%
	Administrative Expenses	75,000	0	0.00%	0	0	0.00%
	Total Roll-Over Expenditures	**$ 324,574**	**$ 1,100**	**0.34%**	**$ 249,940**	**$ 0**	**0.00%**

Fund Title: Department of Urban Redevelopment Fund/Division Number:				CDBG & SHIP			
		2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Capital							
63 10	Road & Bridge Improvements	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
63 20	Other Improvements	0	0	0.00%	0	27,835	0.00%
64 45	Other Equipment	0	19,486	0.00%	0	0	0.00%
99 99	Unencumbered	0	0	0.00%	0	0	0.00%
	Total Capital	**$ 0**	**$ 19,486**	0.00%	**$ 0**	**$ 27,835**	0.00%
	TOTAL CDBG APPROPRIATIONS	**$ 970,715**	**$ 413,197**	**42.57%**	**$ 869,238**	**$ 312,619**	**35.96%**
SHIP REVENUES							
344 90	SHIP	$ 260,000	$ 111,072	42.72%	$ 73,000	$ 73,063	100.09%
334 50	Program Income	40,000	200	0.50%	40,000	0	0.00%
361 10	Interest on Investments	500	4,286	857.18%	500	790	158.00%
369 90	Other Misc. Revenues	0	6,000	0.00%	0	1,001	0.00%
381 90	Program Income HHR	0	0	0.00%	0	680,082	0.00%
	Carry Over Funding	430,974	0	0.00%	280,000	0	0.00%
	Total SHIP Revenue	**$ 731,474**	**$ 121,558**	**16.62%**	**$ 393,500**	**$ 754,936**	**191.85%**
SHIP EXPENDITURES							
Total Operating Expenses		$ 25,000	$ 52,520	210.08%	$ 25,000	$ 1,345	5.38%
Total Grants-Programs &Projects		706,474	274,794	38.90%	368,500	565,904	153.57%
	TOTAL SHIP APPROPRIATIONS	**$ 731,474**	**$ 327,314**	**44.75%**	**$ 393,500**	**$ 567,249**	**144.15%**

Fund Title: Urban Redevelopment				Department: Grant Administration		
Fund/Division Number:				Division:		
	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Intergovernmental						
334 50 Program Income	$ 0	$ 6,174	0.00%	$ 0	$ 11,455	0.00%
Total Intergovernmental	$ 0	$ 6,174	0.00%	$ 0	$ 11,455	0.00%
Miscellaneous Revenue						
361 10 Interest on Investments	$ 250	$ 8,450	3380.12%	$ 250	$ 1,983	793.27%
361 38 HHRP Loan	20,000	837	4.19%	20,000	464	2.32%
362 30 Miscellaneous	0	0	0.00%	0	0	0.00%
366 00 Contributions from Private Sources	0	0	0.00%	0	1,000	0.00%
369 33 Escrow Reimbursement	0	0	0.00%	0	0	0.00%
369 40 Contractual Svcs. /Allegany(AFM)	62,250	62,250	0.00%	43,500	37,500	86.21%
369 90 Other Misc. Revenues	0	0	0.00%	0	0	0.00%
Carry Forward Funding	160,000	0	0.00%	150,000	0	0.00%
Total Miscellaneous Revenues	$ 242,500	$ 71,537	29.50%	$ 213,750	$ 40,947	19.16%
Interfund Transfer						
381 10 General Fund	$ 27,000	$ 0	0.00%	$ 45,000	$ 0	0.00%
Total Interfund Transfers	$ 27,000	$ 0	0.00%	$ 45,000	$ 0	0.00%
Total Revenues	**$ 269,500**	**$ 77,711**	28.84%	**$ 258,750**	**$ 52,402**	20.25%
TOTAL RESOURCES	**$ 269,500**	**$ 77,711**	28.84%	**$ 258,750**	**$ 52,402**	20.25%

Fund Urban Redevlopment Fund/Division Number:			Department: Division:	Grant Administration		
	2017/18 Adopted	2017/18 Adopted	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Total Personnel Services	$ 88,466	$ 68,383	77.30%	$ 88,235	$ 93,997	106.53%
Total Operating Expense	181,034	3,690	2.04%	170,515	1,263	0.74%
Total Capital Outlay	0	0	0.00%	0	0	0.00%
Total Grants - Private Orgs.	0	0	0.00%	0	0	0.00%
Total Grants - Programs & Projects	0	0	0.00%	0	0	0.00%
Total Transfers	0	0	0.00%	0	680,082	0.00%
TOTAL APPROPRIATIONS	**$ 269,500**	**$ 72,073**	26.74%	**$ 258,750**	**$ 775,342**	299.65%

CITY OF FORT PIERCE

MARINA FUND (401)

OPERATING STATEMENT

JUNE 30, 2019

3rd QUARTER-JUNE '18 to 3rd QUARTER-JUNE '19 COMPARISON

	3RD QUARTER 6/30/2018	3RD QUARTER 6/30/2019
OPERATING INCOME		
CHARGES FOR SERVICES	$ 1,360,267	$ 1,413,930
MISCELLANEOUS	1,535,656	1,559,613
GRANTS	0	14,976
TOTAL OPERATING INCOME	$ 2,895,923	$ 2,988,518
OPERATING EXPENSES		
PERSONAL SERVICES	$ 288,051	$ 341,736
ADMINISTRATIVE CHARGES	97,271	105,758
CONTRACTUAL FEES	312,836	278,460
UTILITIES	103,764	97,477
COST OF GOODS SOLD	885,248	917,611
DEPRECIATION	839,997	838,213
OTHER OPERATING EXPENSES	486,402	603,749
TOTAL OPERATING EXPENSES	$ 3,013,569	$ 3,183,004
NET OPERATING INCOME (LOSS)	($117,647)	($194,487)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 7,137	$ 8,260
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
	$ 7,137	$ 8,260
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 224,536	$ 36,547
OTHER NON-OPERATING EXPENSES	17,931	14,706
TRANSFER-OUT	187,500	187,500
TOTAL NON-OPERATING EXPENSES	$ 429,967	$ 238,753
NET NON-OPERATING INCOME (LOSS)	($422,830)	($230,493)
NET INCOME (LOSS)	($540,477)	($424,979)

Fund Title: Marina				Department: Marina		
Fund/Division Number:				Division:		
	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Grants						
331 50 Disaster Relief/Federal	$0	$ 0	0.00%	$0	$ 0	0.00%
334 39 Physical Environmental Grant	773,850	0	0.00%	100,000	14,976	14.98%
334 50 Disaster Relief	0	0	0.00%	0	0	0.00%
Total Grants	$ 773,850	$ 0	0.00%	$ 100,000	$ 14,976	14.98%
Charges for Services						
347 54 Dockage	$ 830,652	$ 916,444	110.33%	$ 1,000,000	$ 949,286	94.93%
347 55 Transient Dockage	664,348	443,823	66.81%	500,000	464,643	92.93%
Total Charges for Services	$ 1,495,000	$ 1,360,267	90.99%	$ 1,500,000	$ 1,413,930	94.26%
Miscellaneous Revenue						
361 10 Interest Earnings	$ 5,000	$ 7,137	142.75%	$ 5,000	$ 8,166	163.33%
361 33 Other Interest Earnings	0	0	0.00%	0	93	0.00%
362 14 Leases	34,000	7,678	22.58%	8,762	7,613	86.89%
362 15 Tiki Lease	210,000	194,204	92.48%	133,000	130,430	98.07%
369 31 Reimbursement of Expenditures	0	0	0.00%	0	0	0.00%
369 70 Events	10,000	0	0.00%	0	0	0.00%
369 90 Other Misc. Revenues	10,000	3,524	35.24%	7,500	4,685	62.47%
369 91 Gas and Oil Sales	880,000	977,529	111.08%	950,000	1,045,194	110.02%
369 92 Electric Utility Sales	135,000	110,970	82.20%	150,000	122,970	81.98%
369 93 Utility Fees	22,000	18,204	82.74%	21,000	16,692	79.49%
369 94 Soda, Candy & Ice Sales	185,000	151,302	81.78%	200,000	150,734	75.37%
369 96 Late Payment Charges	2,000	2,842	142.09%	3,000	2,502	83.39%
369 97 Live Aboards	43,000	56,693	131.84%	46,000	57,329	124.63%
369 98 Other Miscellaneous Revenues	11,000	12,712	115.56%	12,000	21,463	178.86%
Total Miscellaneous Revenue	$ 1,547,000	$ 1,542,793	99.73%	$ 1,536,262	$ 1,567,872	102.06%
Total Revenue	$ 3,815,850	$ 2,903,060	76.08%	$ 3,136,262	$ 2,996,777	95.55%
Appropriated Retained Earnings	317,790	0	0.00%	797,594	0	0.00%
TOTAL RESOURCES	**$ 4,133,640**	**$ 2,903,060**	70.23%	**$ 3,933,856**	**$ 2,996,777**	76.18%

Fund Title: Marina				Department: Marina		
Fund/Division Number:				Division:		
	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Total Personnel Services	$ 510,094	$ 288,051	56.47%	$ 474,129	$ 341,736	72.08%
Total Operating Expense	3,183,437	2,725,518	85.62%	3,305,546	2,841,268	85.95%
Total Capital Outlay	702,675	81,197	11.56%	429,500	535,767	124.74%
Total Debt Service	451,123	224,536	49.77%	439,847	36,547	8.31%
Total Non-Operating Expenses	404,831	205,430	50.74%	404,830	202,206	49.95%
TOTAL APPROPRIATIONS	**$ 5,252,160**	**$ 3,524,733**	67.11%	**$ 5,053,852**	**$ 3,957,524**	78.31%

CITY OF FORT PIERCE

SOLID WASTE FUND (402)

OPERATING STATEMENT

JUNE 30, 2019

3rd QUARTER-JUNE '18 to 3rd QUARTER-JUNE '19 COMPARISON

	3RD QUARTER 6/30/2018	3RD QUARTER 6/30/2019
OPERATING INCOME		
CHARGES FOR SERVICES	$ 5,647,481	$ 5,700,844
MISCELLANEOUS	0	17,567
GRANTS	0	0
TOTAL OPERATING INCOME	$ 5,647,481	$ 5,718,411
OPERATING EXPENSES		
PERSONAL SERVICES	$ 1,570,825	$ 1,476,607
ADMINISTRATIVE CHARGES	60,000	60,000
LANDFILL CHARGES	1,371,982	1,331,947
CONTRACTUAL	558,666	606,336
DEPRECIATION	174,240	365,750
OTHER OPERATING EXPENSES	877,493	1,005,114
TOTAL OPERATING EXPENSES	$ 4,613,206	$ 4,845,755
NET OPERATING INCOME (LOSS)	$ 1,034,275	$ 872,656
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 6,248	$ 8,608
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	266,893	0
TOTAL NON-OPERATING REVENUES	$ 273,141	$ 8,608
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	$ 0	$ 0
TRANSFER-OUT	615,000	654,955
TOTAL NON-OPERATING EXPENSES	$ 615,000	$ 654,955
NET NON-OPERATING INCOME (LOSS)	($341,859)	($646,346)
NET INCOME (LOSS)	$ 692,416	$ 226,310

Fund Title: Solid Waste Fund				Department: Solid Waste		
Fund/Division Number: 402-0000				Division:		
	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Charges for Services						
343 40 Residential Service	$ 2,600,000	$ 2,374,840	91.34%	$ 3,200,000	$ 2,403,494	75.11%
343 41 Commercial Service	3,200,000	2,893,981	90.44%	3,900,000	2,920,704	74.89%
343 43 Commercial Trash	100,000	75,968	75.97%	115,000	75,968	66.06%
343 44 Recycling	300,000	287,463	95.82%	345,000	292,305	84.73%
343 45 Other Income	1,000	0	0.00%	1,000	0	0.00%
343 46 Recycling Program	18,000	15,229	84.61%	18,000	8,374	46.52%
Total Charges for Services	$ 6,219,000	$ 5,647,481	90.81%	$ 7,579,000	$ 5,700,844	75.22%
Miscellaneous Revenue						
361 10 Interest on Investments	$ 4,000	$ 6,248	156.19%	$ 4,000	$ 8,608	215.21%
361 20 Sale of Surplus	0	0	0.00%	0	0	0.00%
364 41 Other Contirbutions/Donations	0	266,893	0.00%	0	17,047	0.00%
369 90 Miscellaneous Revenues	0	0	0.00%	0	520	0.00%
Total Miscellaneous Revenue	$ 4,000	$ 273,141	6828.52%	$ 4,000	$ 26,176	654.39%
Total Revenues	$ 6,223,000	$ 5,920,622	95.14%	$ 7,583,000	$ 5,727,020	75.52%
Appropriated Retained Earnings	563,166	0	0.00%	(419,775)	0	0.00%
TOTAL RESOURCES	**$ 6,786,166**	**$ 5,920,622**	87.25%	**$ 7,163,225**	**$ 5,727,020**	79.95%

Fund Title:	Solid Waste Fund	Department:	Solid Waste
Fund/Division Number:	402-4200-534	Division:	

	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Total Personnel Services	$ 2,153,142	$ 1,570,825	72.96%	$ 2,517,116	$ 1,476,607	58.66%
Total Operating Expense	3,574,783	3,042,381	85.11%	3,604,783	3,369,148	93.46%
Total Capital Outlay	152,000	326,126	214.56%	150,000	373,826	249.22%
Total Non-Operating Expense	1,193,659	615,000	51.52%	1,178,744	654,955	55.56%
TOTAL APPROPRIATIONS	**$ 7,073,584**	**$ 5,554,332**	78.52%	**$ 7,450,643**	**$ 5,874,536**	78.85%

CITY OF FORT PIERCE

GOLF COURSE (405)

OPERATING STATEMENT

JUNE 30, 2019

3rd QUARTER-JUNE '18 to 3rd QUARTER-JUNE'19 COMPARISON

	3RD QUARTER 6/30/2018	3RD QUARTER 6/30/2019
OPERATING INCOME		
CHARGES FOR SERVICES	$ 790,875	$ 833,143
MISCELLANEOUS	180,009	151,285
GRANTS	0	0
TOTAL OPERATING INCOME	$ 970,884	$ 984,428
OPERATING EXPENSES		
PERSONAL SERVICES	$ 186,953	$ 142,355
ADMINISTRATIVE CHARGES	46,136	47,337
CONTRACTUAL FEES	173,378	530,616
UTILITIES	36,214	34,448
COST OF GOODS SOLD	59,910	61,915
DEPRECIATION	101,003	101,510
OTHER OPERATING EXPENSES	691,978	276,032
TOTAL OPERATING EXPENSES	$ 1,295,572	$ 1,194,214
NET OPERATING INCOME (LOSS)	($324,688)	($209,785)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 132	$ 2,429
TRANSFER FROM OTHER FUNDS	358,000	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 358,132	$ 2,429
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	$ 0	$ 0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 358,132	$ 2,429
NET INCOME (LOSS)	$ 33,443	($207,357)

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405 0000	Division:	

		2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Charges for Services							
347 20	Membership Dues	$ 2,500	$ 23,400	936.00%	$ 3,500	$ 28,492	814.05%
347 22	Other Memberships	28,000	854	3.05%	35,000	1,278	3.65%
347 24	Golf Fees	1,117,438	815,504	72.98%	1,100,000	794,001	72.18%
347 25	Driving Range	30,000	15,707	52.36%	28,000	19,755	70.55%
347 26	Adjustment Golf Fees	0	(64,591)	0.00%	0	(10,383)	0.00%
	Total Charges for Services	$ 1,177,938	$ 790,875	67.14%	$ 1,166,500	$ 833,143	71.42%
Miscellaneous Revenue							
361 10	Interest Earnings	$ 250	$ 132	52.65%	$ 250	$ 2,429	971.48%
369 25	Pro Shop Merchandise	40,000	55,059	137.65%	85,000	66,320	78.02%
369 31	Reimb. Of Expeditures	0	5,205	0.00%	0	4,130	0.00%
369 80	Food	24,000	15,895	66.23%	25,000	18,581	74.33%
369 89	Packaged Sales	36,500	31,110	85.23%	45,000	37,957	84.35%
369 90	Misc Revenues	5,000	7,511	150.21%	10,000	4,153	41.53%
369 94	Snacks & Beverages	20,000	16,663	83.32%	25,000	18,120	72.48%
369 98	Other Misc Revenues	0	48,566	0.00%	0	2,025	0.00%
	Total Miscellaneous Revenue	$ 125,750	$ 180,140	143.25%	$ 190,250	$ 153,714	80.80%
Transfers							
381 01	Transfer from General Fund	$ 0	$358,000	0.00%	$ 0	$0	0.00%
382 50	Transfer from Solid Waste	0	0	0.00%	0	0	0.00%
	Total Transfers	$0	$358,000	0.00%	$0	$0	0.00%
	Total Revenues	$ 1,303,688	$ 1,329,015	101.94%	$ 1,356,750	$ 986,857	72.74%
	Appropriated Retained Earnings	(35,000)	0	0.00%	0	0	0.00%
	TOTAL RESOURCES	**$ 1,268,688**	**$ 1,329,015**	104.76%	**$ 1,356,750**	**$ 986,857**	72.74%

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405-4500-572	Division:	

	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Total Personnel Services	$ 162,568	$ 186,953	115.00%	$ 213,946	$ 142,355	66.54%
Total Operating Expense	1,202,208	1,106,202	92.01%	1,244,892	1,051,859	84.49%
Total Capital Outlay	6,000	6,011	100.18%	0	0	0.00%
Total Non-Operating Expense	32,641	0	0.00%	32,641	0	0.00%
TOTAL APPROPRIATIONS	**$ 1,403,417**	**$ 1,299,166**	92.57%	**$ 1,491,479**	**$ 1,194,213**	80.07%

CITY OF FORT PIERCE

SUNRISE THEATRE (406)

OPERATING STATEMENT

JUNE 30, 2019

3rd QUARTER-JUNE'18 to 3rd QUARTER-JUNE'19 COMPARISON

	3RD QUARTER 6/30/2018	3RD QUARTER 6/30/2019
OPERATING INCOME		
CHARGES FOR SERVICES	$ 1,991,817	$ 2,079,357
MISCELLANEOUS	241,835	173,942
GRANTS		
TOTAL OPERATING INCOME	$ 2,233,653	$ 2,253,298
OPERATING EXPENSES		
PERSONAL SERVICES	$ 517,547	$ 293,317
ADMINISTRATIVE CHARGES	76,383	75,280
CONTRACTUAL FEES	316,834	355,715
UTILITIES	109,957	92,624
COST OF EVENTS	1,116,199	1,173,521
ADVERTISING	355,956	311,387
DEPRECIATION	403,118	409,649
OTHER OPERATING EXPENSES	43,532	474,566
TOTAL OPERATING EXPENSES	$ 2,939,526	$ 3,186,059
NET OPERATING INCOME (LOSS)	($705,874)	($932,761)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 780	$ 2,841
TRANSFER FROM OTHER FUNDS	455,726	450,000
TOTAL NON-OPERATING REVENUES	$ 456,506	$ 452,841
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 0	$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 456,506	$ 452,841
NET INCOME (LOSS)	($249,368)	($479,920)

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406 0000	Division:	

	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Charges for Services						
347 56 10 Ticket Sales	$ 2,500,000	$ 1,652,762	66.11%	$ 2,000,000	$ 1,343,629	67.18%
347 56 11 Ticket Sales - Rentals	250,000	171,310	68.52%	200,000	543,704	271.85%
347 56 15 Ticket Handling Fees	120,000	91,493	76.24%	110,000	93,706	85.19%
347 56 50 Sponsorship Fees	15,000	19,000	126.67%	15,000	33,798	225.32%
347 56 80 Memberships	185,000	43,930	23.75%	130,000	52,625	40.48%
347 56 90 Donations & Pledges	15,000	13,322	88.81%	15,000	11,895	79.30%
Total Charges for Services	$ 3,085,000	$ 1,991,817	64.56%	$ 2,470,000	$ 2,079,357	84.18%
Grants						
347 70 10 DCF/State Grant	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Grants	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Miscellaneous Revenue						
361 10 00 Interest Earning	$ 600	$ 780	129.97%	$ 600	$ 2,841	473.58%
362 14 00 Rents and Royalties	50,000	19,188	38.38%	50,000	2,651	5.30%
369 31 00 Reimb. of Expenditures	110,000	84,490	76.81%	100,000	5,320	5.32%
369 70 00 Events	20,000	21,935	109.68%	25,000	22,705	90.82%
369 89 00 Packaged Sales	140,000	113,164	80.83%	140,000	139,796	99.85%
369 90 00 Miscellaneous Revenues	6,000	370	6.17%	3,000	265	8.84%
369 95 00 Commission/Tips/Merch.	6,500	2,688	41.36%	5,000	3,204	64.08%
369 96 00 Late Payment Charges	0	0	0.00%	0	0	0.00%
369 97 00 Capital Improvement Fee	0	0	0.00%	0	0	0.00%
Total Miscellaneous Revenues	$ 333,100	$ 242,615	72.84%	$ 323,600	$ 176,783	54.63%
Other Resources						
381 01 00 Transfer from General	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
381 89 00 Transfer from Restricted Fund	0	5,726	0.00%	0	0	0.00%
381 91 00 Transfer from FPRA	450,000	450,000	100.00%	450,000	450,000	100.00%
Total Other Resources	$ 450,000	$ 455,726	101.27%	$ 450,000	$ 450,000	100.00%
TOTAL RESOURCES	**$ 3,868,100**	**$ 2,690,158**	69.55%	**$ 3,243,600**	**$ 2,706,140**	83.43%

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406-4600-575	Division:	

	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Total Personnel Services	$ 657,865	$ 517,547	78.67%	$ 531,025	$ 293,317	55.24%
Total Operating Expense	3,742,735	2,812,980	75.16%	3,247,575	2,892,742	89.07%
Total Capital Outlay	2,500	5,755	0.00%	0	1,877	0.00%
Total Transfers	0	0	0.00%	0	0	0.00%
TOTAL APPROPRIATIONS	**$ 4,403,100**	**$ 3,336,281**	75.77%	**$ 3,778,600**	**$ 3,187,936**	84.37%

CITY OF FORT PIERCE
BUILDING & CODE (420)
OPERATING STATEMENT
JUNE 30, 2019
3rd QUARTER-JUNE '18 to 3rd QUARTER-JUNE '19 COMPARISON

	3RD QUARTER 6/30/2018	3RD QUARTER 6/30/2019
OPERATING INCOME		
LICENSE and PERMIT	$ 1,527,907	$ 1,689,722
CHARGES FOR SERVICES	29,822	22,941
FINES AND FORFEITS	0	3,243
MISCELLANEOUS	41,178	56,319
TOTAL OPERATING INCOME	$ 1,598,907	$ 1,772,225
OPERATING EXPENSES		
PERSONAL SERVICES	$ 637,599	$ 821,346
ADMINISTRATIVE CHARGES	96,943	97,328
CONTRACTUAL FEES	158,988	24,739
DEPRECIATION	729	46,743
OTHER OPERATING EXPENSES	162,956	164,588
TOTAL OPERATING EXPENSES	$ 1,057,216	$ 1,154,744
NET OPERATING INCOME (LOSS)	$ 541,691	$ 617,481
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 6,153	$ 16,423
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 6,153	$ 16,423
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 0	$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 6,153	$ 16,423
NET INCOME (LOSS)	$ 547,844	$ 633,904

Fund Title:	Building & Code	Department:	Building Inspection
Fund/Division Number:	420-2902-524	Division:	

		2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Licenses and Permits							
322 10	Permits-Building Dept.	$ 785,000	$ 912,760	116.28%	$ 805,000	$ 980,068	121.75%
322 20	Inspections	15,000	11,330	75.54%	15,000	11,298	75.32%
322 90	Other Permit Fees	500,000	578,731	115.75%	539,972	677,420	125.45%
329 40	Contractor's License	55,000	25,086	45.61%	55,000	20,936	38.07%
	Total Licenses and Permits	$ 1,355,000	$ 1,527,907	112.76%	$ 1,414,972	$ 1,689,722	119.42%
Charge for Services							
341 40	Cert.,Copying, Rcd. Search	$ 2,000	$ 71	3.55%	$ 2,000	$ 135	6.74%
341 60	Administration Fees	0	0	0.00%	0	0	0.00%
341 61	Demo & Flood Plain Mgmnt	0	2,823	0.00%	0	2,063	0.00%
341 94	Credti Card Process Fees	20,000	26,927	134.64%	20,000	20,743	103.72%
	Total Charges for Service	$ 22,000	$ 29,822	135.55%	$ 22,000	$ 22,941	104.28%
Fines & Forfeits							
354 60	Unlicensed Contracting	$ 3,000	$ 0	0.00%	$ 18,000	$ 0	0.00%
354 60	Property Code Violations	0	0	0.00%	0	3,243	0.00%
	Total Fines & Forfeits	$ 3,000	$ 0	0.00%	$ 18,000	$ 3,243	18.02%
Miscellaneous Revenue							
361 10	Interest on Investments	$ 0	$ 6,153	0.00%	$ 0	$ 16,423	0.00%
369 00	Miscellaneous Revenues	16,000	41,178	257.36%	21,000	56,319	268.19%
	Total Miscellaneous Revenues	$ 16,000	$ 47,331	295.82%	$ 21,000	$ 72,742	346.39%
	Appropriated Retained Earnings	109,102	$ 0	0.00%	222,170	$ 0	0.00%
	TOTAL RESOURCES	**$ 1,505,102**	**$ 1,605,060**	**106.64%**	**$ 1,698,142**	**$ 1,788,648**	**105.33%**

Fund Title: Building & Code			Department: Building Inspection		
Fund/Division Number: 420-2902-524			Division:		
	2017/18 Adopted	2017/18 Actual	Yr. Lapse 75%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 75%
Total Personnel Services	$ 1,151,402	$ 637,599	55.38%	$ 1,255,855	$ 821,346	65.40%
Total Operating Expense	353,700	419,617	118.64%	365,372	333,398	91.25%
Total Capital Outlay	0	152,358	0.00%	72,500	154,340	212.88%
Total Non-Operating	5,277	0	0.00%	5,387	5,387	0.00%
TOTAL APPROPRIATIONS	**$ 1,510,379**	**$1,209,574**	80.08%	**$ 1,699,114**	**$ 1,314,471**	77.36%

FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
3rd Quarter Report
June 30, 2019

CASH AND INVESTMENT REPORT

October 1, Estimated Beg. Available Resources	328,200
Revenues	6,964,252
Available Resources	7,292,452
Expenditures	6,271,118
Current Available Resources	**1,021,334**

FPRA Operating Resources and Uses	**Budget**	**Budget Adjust.**	**Revised Budget**	**Expended**	**Balance**
Current Resousces Available for Operating					**1,021,334**
Plus Unrealized Revenue:					
303 Leases					0
Total Unrealized Revenue					**0**
Estimated Resources Available For Operating					**1,021,334**
Less Outstanding Expenditures:					
501 Personnel Services	0	0	0	0	0
502 Operating Expenditures	492,261	0	492,261	563,161	(70,900)
503 Capital Outlay	0	0	0	81,091	(81,091)
504 Total Grants-Private Organ.	370,000	0	370,000	0	370,000
505 Transfers	5,171,866	0	5,171,866	5,176,866	(5,000)
506 Sunrise Theatre	450,000	0	450,000	450,000	0
Categories Balances	6,484,127	0	6,484,127	6,271,118	**213,009**
Projected Resources Over (Short)					**808,325**

FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
3rd Quarter Report
June 30, 2019

TRANSFERS FROM GENERAL

Fiscal Year:		
	2011	1,319,504
	2012	1,129,036
	2013	1,410,793
	2014	1,689,274
	2015	1,470,701
	2016	1,676,422
	2017	737,543
	2018	550,967
Total Transfers		9,984,240
Plus		
Additions:		
Land Purchase for Beach Parking		820,000
Less:		
Reductions:		
Seaway Drive Roundabout (Days Inn Sight)		(1,488,000.00)
Transfer to General		(600,000.00)
Total Reductions		(2,088,000.00)
Total Due General Fund		**8,716,240**

City of Fort Pierce
Financial Position/Resources and Uses
June 30, 2019
3rd Quarter Fiscal 2019

	001 General	401 Marina	402 Solid Waste	405 Golf Course	406 Sunrise Theatre	420 Building Code
Estimated Avail. Resources Sept. 30, 2018	**9,650,552**	**450,427**	**1,554,235**	**(368,750)**	**(973,509)**	**1,388,967**
Less:						
10% Budget Reserve	(3,890,961)					
2019 Budget Appropriation	(836,909)	(797,594)	(419,775)	0	0	(222,170)
10/01/2018 Unrestricted Resources	**4,922,682**	**(347,167)**	**1,134,460**	**(368,750)**	**(973,509)**	**1,166,797**
3rd Quarter Revenues	36,532,708	2,996,777	5,727,020	986,857	2,706,140	1,788,648
2019 Budget Appropriation	836,909	797,594	419,775	0	0	222,170
2020 Budget Appropriation	(600,000)	0	0	0	0	0
10/01/18 thru 6/30/19 Resources	36,769,617	3,794,371	6,146,795	986,857	2,706,140	2,010,818
3rd Quarter Expenses	33,176,637	3,957,524	5,874,536	1,194,213	3,187,936	1,314,471
Less Accum. Depreciation	0	(838,213)	(365,720)	(101,510)	(409,649)	(46,743)
Total Uses	33,176,637	3,119,311	5,508,816	1,092,703	2,778,287	1,267,728
FY 2019 Net Resources	**3,592,980**	**675,061**	**637,979**	**(105,846)**	**(72,148)**	**743,090**
Total Resources Available	**8,515,661**	**327,894**	**1,772,439**	**(474,596)**	**(1,045,657)**	**1,909,887**

City of Fort Pierce
Urban Redevelopment
Financial Position/Resources and Uses
30-Jun-19
3rd Quarter Fiscal 2019
****

	104 CRA	103 CDBG	105 SHIP	106 Grant HHR	100 Restrict Rev Fund	102 Law Enforce Trust
Estimated Avail. Resource Sept. 30, 2018	**328,200**	**749,867**	**150,981**	**1,016,482**	**4,925,249**	**99,986**
Less:						
Reserve						
Budget Appropriation						
10/01/2018 Restricted (***) and Unrestricted Resources	**328,200**	**749,867**	**150,981**	**1,016,482**	**4,925,249**	**99,986**
3rd Quarter Revenues	6,964,252	138,778	754,936	52,402	2,305,104	1,265
10/01/18 thru 6/30/19 Resources	6,964,252	138,778	754,936	52,402	2,305,104	1,265
3rd Quarter Expenses	6,271,118	312,619	567,249	775,342	831,700	6,516
Total Uses	6,271,118	312,619	567,249	775,342	831,700	6,516
FY 2019 Net Resources	**693,134**	**(173,840)**	**187,687**	**(722,939)**	**1,473,405**	**(5,251)**
Total Resources Available	**1,021,334**	**576,027**	**338,668**	**293,543**	**6,398,654**	**94,736**

City Commission Regular Meeting **11.a.**

Meeting Date: 08/19/2019

Re: Arts & Culture Advisory Board Recommendation - Artwork Loan Agreement

---

SUBJECT:

Approval of Loan Agreement with the Fort Pierce Women's Club to house original A.E. Backus paintings in City Hall and at the Fort Pierce Police Department.

SUMMARY:

At the July 11 meeting, the Arts and Culture Advisory Board unanimously voted to recommend the acceptance of the loan agreement with the Fort Pierce Women's Club, for three(3) original A.E. Backus paintings in City Hall and at the Fort Pierce Police Department. Upon approval, the Public Works Department will assist with coordination of installation.

RECOMMENDATION:

Approve the Arts and Culture Advisory Board recommendation.

ALTERNATIVES:

Proceed as directed by the City Commission

RESPONSIBLE STAFF:

Caleta Scott, Grants Administration Manager

COORDINATED WITH:

Johnna Morris, Finance Director

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2019
Account:	N/A
Amount:	N/A

OTHER INFORMATION:

There is no fiscal impact.

Attachments

Artwork Loan Agreement
A.E. Bacus Painting
A.E. Bacus Painting (2)
A.E. Bacus Painting (3)

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	07/29/2019 09:54 AM
City Manager	Nick Mimms	08/13/2019 11:11 AM

Form Started By: Kaitlyn Ballard
Started On: 07/19/2019 01:07 PM
Final Approval Date: 08/13/2019

ARTWORK LOAN AGREEMENT

This Artwork Loan Agreement is entered into by FORT PIERCE WOMEN'S CLUB (Lender) and the City of Fort Pierce (Institution).

Exhibition Title: WOMEN'S CLUB BACKUS DONATION

Exhibition Commencement/Termination Dates: 5 YEARS FROM DATE OF ACCEPTANCE

Location: FORT PIERCE CITY HALL ; FORT PIERCE POLICE DEPARTMENT

Lender Name: FORT PIERCE WOMEN'S CLUB Address: 2408 S 29th STREET

Main Phone: 772-971-4648 Cell Phone: 804-731-6119

Email Address: KURTANDJERRY@hotmail.com

Artist: A.E. BACKUS

How many pieces of Artwork are subject to the Agreement? 3
(Lender will provide by written attachment hereto the information requested in this Agreement with regard to each piece of Artwork.)

Dimensions without frame or base in inches: 43.5 ; 25.25 x 30.25 (2)

Dimensions with frame or base in inches: 52x58; 30x35 (2)

Sale/Insurance value of work: $90K-large ; $35K (2) Is the work available for purchase? Yes ___ No X

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) Yes ___ No X

Will you supply: (check one) ✓ an 8x10 ~~black-white~~ COLOR photograph ___ a 4x5 color transparency ___

Describe condition of work and specify any defects:

Paintings are in excellent condition. Frames are naturally aged.

Photographer credit: ___

Lender's special instructions:

JLK I have read and agree to the Terms and Conditions Governing Artwork Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Lender's Signature: Jerry Koedyker

Name and title for Lender: Jerry Koedyker - Club President Date: 6/13/19

Borrower's signature for Institution: ___

Name and Title for Institution: ___ Date: ___

Please sign, date, and return the completed Loan Agreement to the Institution. A countersigned copy will be returned to you for your records.

TERMS AND CONDITIONS GOVERNING ARTWORK LOAN AGREEMENT

1. UNLESS PERMISSION IS REFUSED IN WRITING, IT IS UNDERSTOOD THAT THE Lender authorizes the Institution to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, institution will grant credit to the lender as specified on the face of this Agreement in any labels or publications. If there is more than one piece of Artwork subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Artwork. Institution shall have no obligation or liability hereunder for any piece of Artwork that is not identified and described in writing as required herein.
2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the Institution will insure this artwork under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical loss or damage from any external cause while on location during the period of the loan. The policy referred to contains limitations for acts of God and the usual exclusions for loss damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation trade. The party that makes the transportation arrangements for the Artwork to or from the Exhibit must provide for appropriate insurance coverage as specified herein.
3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the Institution prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the Institution from all liability in connection with the loan.
4. The work shall remain in the possession of the Institution in the Exhibition for which it has been borrowed, for the time specified in this agreement, but may be withdrawn from Exhibition at any time by the Institution. The work will be returned only to the Lender at the address shown in this agreement unless the Institution is notified in writing. If the legal ownership of the loan shall change during the period of the loan, the new owner may, prior to its return, be required to establish legal right to receive the loan by proof satisfactory to the Institution. Lender may choose to make arrangements for the return of the loan at Lender's expense, including insurance at the loan termination date by notifying Institution in writing 15 calendar days prior to the termination of the Agreement.
5. Except in case of emergency to preserve the Artwork, the work will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing.
6. If the work is for sale and is sold during the period of this loan, the Lender shall notify Institution in writing 15 calendar days prior.
7. Except as set forth by Lender above, Lender warrants that it has all right, title of ownership interest in the Artwork, and that the Artwork is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of Institution.
8. This Agreement shall be governed by and construed under the laws of the State of Florida, which shall also be the forum for any litigation arising from or incident to this Agreement. The specific venue for any litigation is the Circuit Court for St. Lucie County, Florida and all trials shall be non-jury trials. The agreement may not be assigned by either party without the express written consent of the other, in advance.
9. This agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to the either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested or overnight mail service, with proof of delivery
10. Either party may terminate this Agreement by giving the other party 30-calendar days written notice.

E. BACKUS

City Commission Regular Meeting **11.b.**

Meeting Date: 08/19/2019

Re: Sunrise Theatre Catering Services RFP 2019-017 Awarded to Annie's Mobile Catering

Submitted For: Sharon Engle, Executive Director, Sunrise Theatre

SUBJECT:

Approve the award of Sunrise Theatre Catering Services RFP 2019-017 to Annie's Mobile Catering; contract is valid from October 1, 2019 to September 30, 2020, with two additional optional years.

SUMMARY:

Three vendors responded to Catering Services for the Sunrise Theatre RFP 2019-017 on June 6, 2019: Annie's Mobile Catering, The Braford, LLC & The Flavored Fork, LLC. It was determined by Purchasing staff that The Flavored Fork, LLC did not meet the requirements of the RFP. The Selection Committee met and evaluated two vendors. Annie's Mobile Catering received a 279.4 score out of a maximum 300 points. The Braford, LLC received a score of 250.2. The contract is valid from October 1, 2019 to September 30, 2020, with two additional optional years.

RECOMMENDATION:

Award RFP No. 2019-017 for catering/hospitality services to Annie's Mobile Catering.

ALTERNATIVES:

Re-bid

RESPONSIBLE STAFF:

Sharon Engle, Gelencia Carter & Latonya Hubbard

COORDINATED WITH:

Sharon Engle, Executive Director Sunrise Theatre
Gelencia Carter, Purchasing Manager

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2019/20
Account:	40646005754040
Amount:	60,000

OTHER INFORMATION:

Amount is budgeted for 2019/20 fiscal year.

Attachments

Braford
Annie's Mobile
RFP 2019-017 Cumlative Score Sheet

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	08/12/2019 08:22 AM
Finance Department	Johnna Morris	08/13/2019 01:46 PM
City Manager	Nick Mimms	08/13/2019 01:54 PM
Form Started By: Anne Satterlee		Started On: 07/31/2019 12:27 PM
Final Approval Date: 08/13/2019		

DELIVER TO: City of Fort Pierce, Purchasing Division, Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**REQUEST FOR PROPOSALS** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	RFP No: 2019-017
Pre-Bid Conference Date: N/A	RFP Title: SUNRISE THEATRE CATERING SERVICES
Pre-Bid Location: N/A	RFP Opening Location: Purchasing Division, Room 101 100 North U.S. #1 Ft. Pierce, Florida 34950
Proposal Due Date & Time: 3:00 PM, THURSDAY, JUNE 6 2019	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: The Braford, LLC Mailing Address: 100 S. 2nd Street Fort Pierce, FL 34950	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.* X Scott A. McFall Authorized Signature (Manual)
City, State, Zip Code: Fort Pierce, FL 34950	Typed or Printed Name: Scott A. McFall
Type of Entity (Place a check or X): ✓ Corporation ___ Partnership ___ Proprietorship	Title: Director of Operations
Incorporated in the State of: FL Year: 2018	Delivery in _____ days, ARO
Phone Number: 772-882-9786	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 821255060
E-Mail Address: scott@thebraford.com	Local Business: ✓ Y ___ N MWBE: ___ Y ___ N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason: N/A
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

The Braford Group

The BRAFORD STEAKHOUSE

IN THE GARDEN

Thursday June 6th, 2019
City of Fort Pierce, FL
Sunrise Theater Catering Services

RFP No: 2019-017

Att: Latonya Hubbard, 772-467-3102

RFP Opening Location: Purchasing Division, Room 101 100 North U.S. #1 Ft. Pierce, Florida 34950

The Braford
BRAFORD
STEAKHOUSE

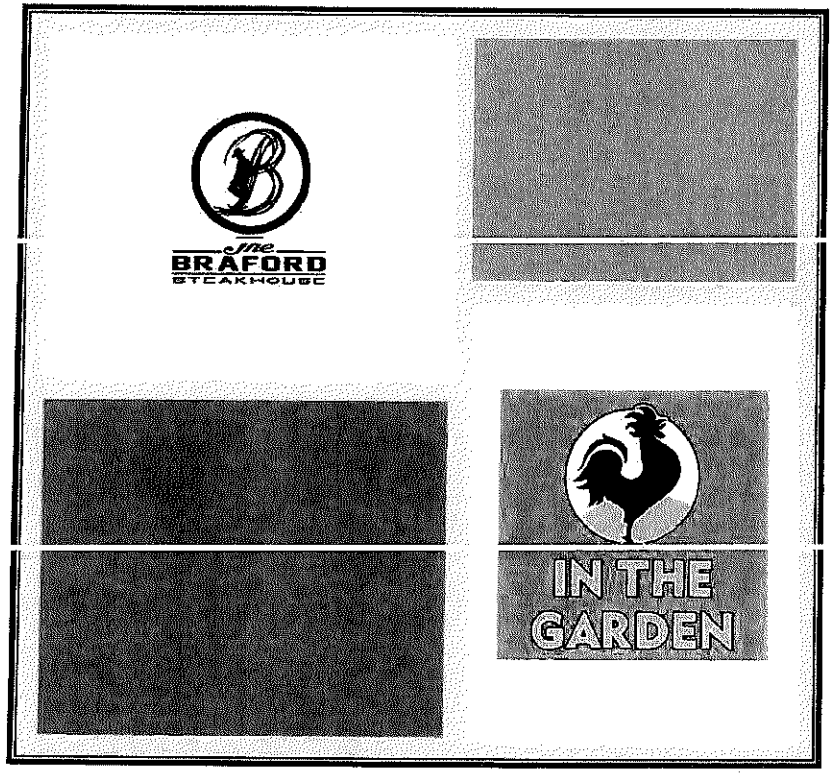
IN THE GARDEN

The Braford Group
100 S 2nd St . Fort Pierce, Florida 34950
Scott McFall, Director of Operations

772-882-9131

Table of Contents

- Tab A – Letter of Transmittal.....3
- Tab B – Organization Profile.....7
- Tab C – Scope of Work.....15
- Tab D – Additional Data.....22
- Drug Free Workplace Form.....24
- Checklist.....25
- Certification of Local Vendor Preference.....26
- Certificate of Liability Insurance.....27
- Cost Proposal Form (Original).....28
- DBPR Food Service License.....31
- Reference Check Forms (Original).....32
- Exhibits B-D.....34
- Sample Event Order.....42



Tab A

June 6th, 2019

The City of Fort Pierce
Latonya Hubbard, 772-467-3102
RFP Opening Location:
Purchasing Division, Room 101
100 North U.S. #1 Ft. Pierce, Florida 34950

RE: Sunrise Theater Catering Services
RFP No: 2019-017

The Braford Group is pleased to have the opportunity to respond to this proposal for Catering Services at our neighbors and partners at The Sunrise Theater. The Braford Group understands you are seeking a full service catering provider for the performers forty plus times a year. This is inclusive of all meal periods including snacks and breaks. We understand that this is only for food and does not include alcoholic beverages.

We understand that it is of utmost importance that we deliver a great product in a timely manner on a consistent basis. With our convenient location and quality of product, we can ensure a memorable and seamless experience for your clients at The Sunrise Theater.

We understand that safety and sanitation are of upmost importance and have a proven track record of this with our state inspections.

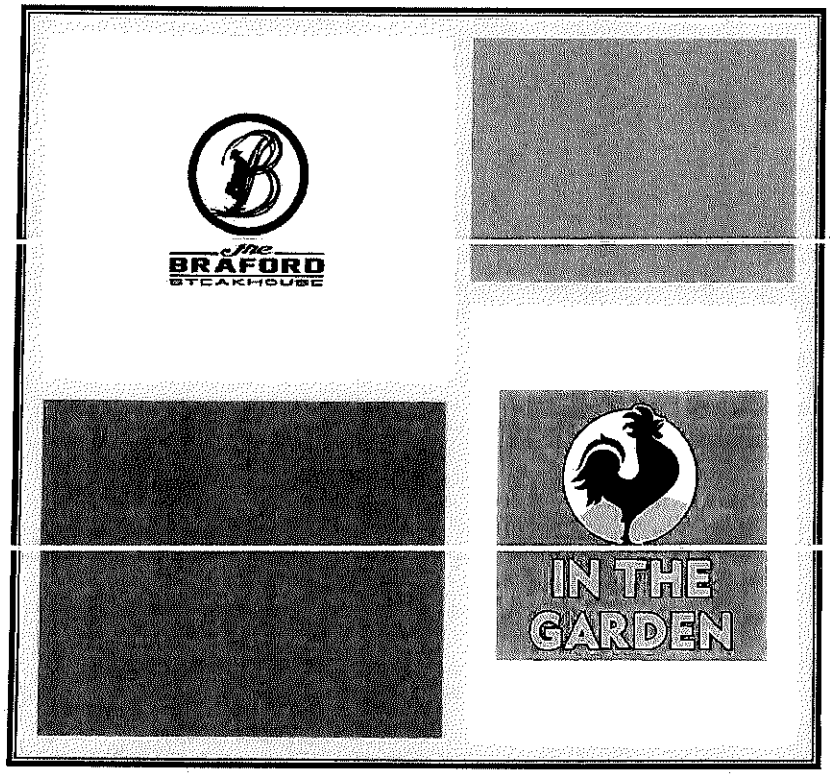
We are proposing to deliver the same great quality that you find in our nearby locations. Our food will be prepared fresh with an appealing presentation. We understand that there will be many special requests throughout the year and will be accommodating to these needs.

We look forward to the opportunity to being a further partner of the Sunrise Theater Family and City of Fort Pierce, Florida

This is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

Best Regards,

Scott A. McFall	Gregg DeAquair	Bill Cushing	Kayla Skiff
Director of Operations	Executive Chef	Manager	Manager



Tab B

About The Braford Group

We are committed to excellence and it all starts with the food and flows through to our personable yet professional service and attention to details. Stemming from the rich culture and product of the Adams Ranch, we understand quality and dedication. With this we know that we will be able to deliver a seamless experience for groups of any size.

Commitment to Excellence

The Braford Group is comprised of two full service restaurants. Opening first in Spring of 2018 is the Rooster in the Garden, an 80 seat restaurant featuring farm to table upscale casual offerings, while incorporating the local Southern Charm. The location serves lunch and dinner, as well as an ala carte brunch on Sundays. We have serviced groups seamlessly up to 200 in this venue.

The Braford Steakhouse, opening in June of 2018 is becoming the premier dining experience for the Fort Pierce area. Featuring the Adams Ranch Beef and produce that is sourced through our local farms. We feature many varieties of fresh catch and seafood entrees in both restaurants which allows us the ability to be seasonal and flexible with our menus. We are committed to the freshest ingredients and impeccable service.

The Team

Chef Gregg DeAquair

- Executive Chef

DeAquair, who was born in Broward County and moved to Vero Beach in 1982 is a graduate of Vero Beach High School and Indian River State College. DeAquair has worked at Ocean Grille, The Moorings Club, Indian River Club and Quail Creek Plantation.

An avid outdoorsman, sportsman and surfer, DeAquair has an inherent appreciation for the local farms, wildlife, fish and game in our area and is excited to highlight the flavors of the Treasure Coast and Florida on his menu at The Braford Steakhouse and Rooster In The Garden.

The Team

Scott McPhil

- Director of Operations

Scott has recently joined The Braford Group in April of this year. Originally from Muncie, Indiana he joins us with a wealth of knowledge of the food and beverage industry. Most recently, he was the Food and Beverage Director at Disney's Coronado Springs Resort at Walt Disney World. Prior to that he was instrumental in the opening of One Ocean, a boutique resort in Atlantic Beach Florida. He also has been in leadership at Gaylord Opryland Resort & Convention Center in Nashville, Tennessee and the Brown Hotel in Louisville, Kentucky. He is dedicated to delivering a seamless experience to every guest every time.

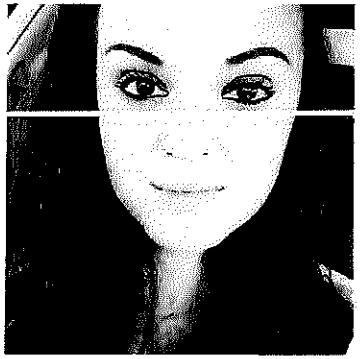
The Team

Bill Cushing

- Restaurant Manager

Kayla Skiff

- Restaurant Manager



References

St. Lucie County School Board

- Telephone: 772-579-9921
- Contact: Karla Giametta
- Email: karla.kahn@stlucieschools.org

IRSC & Sunrise Theater Board

- Telephone: 863-669-8649
- Contact: Melanie George

References (cont.)

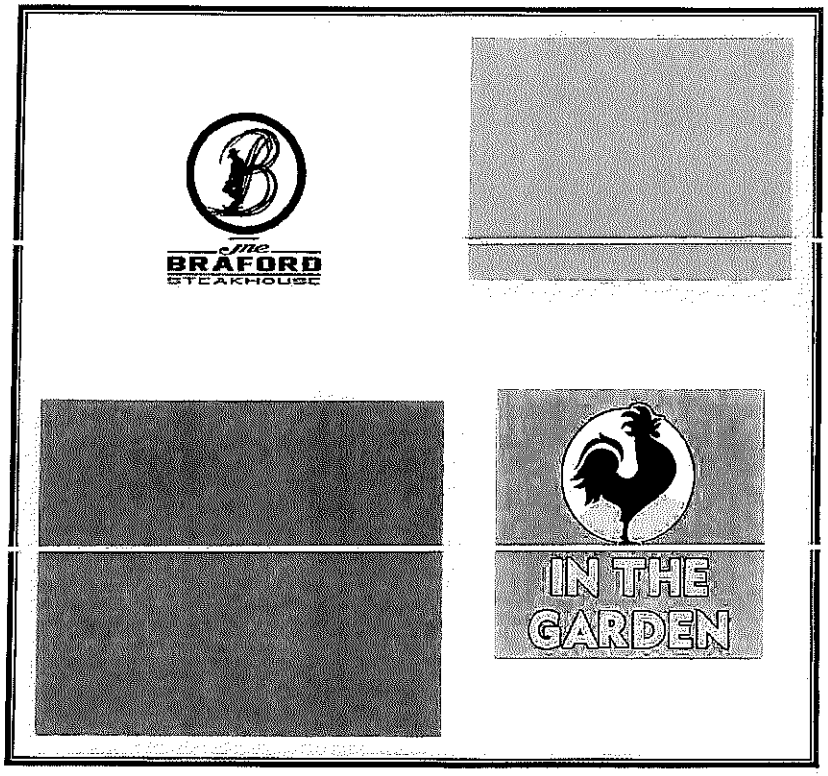
MLK Lincoln Theater Restoration Committee

- Telephone: 772-971-2396
- Contact: Reginald T. Floyd
- Email:

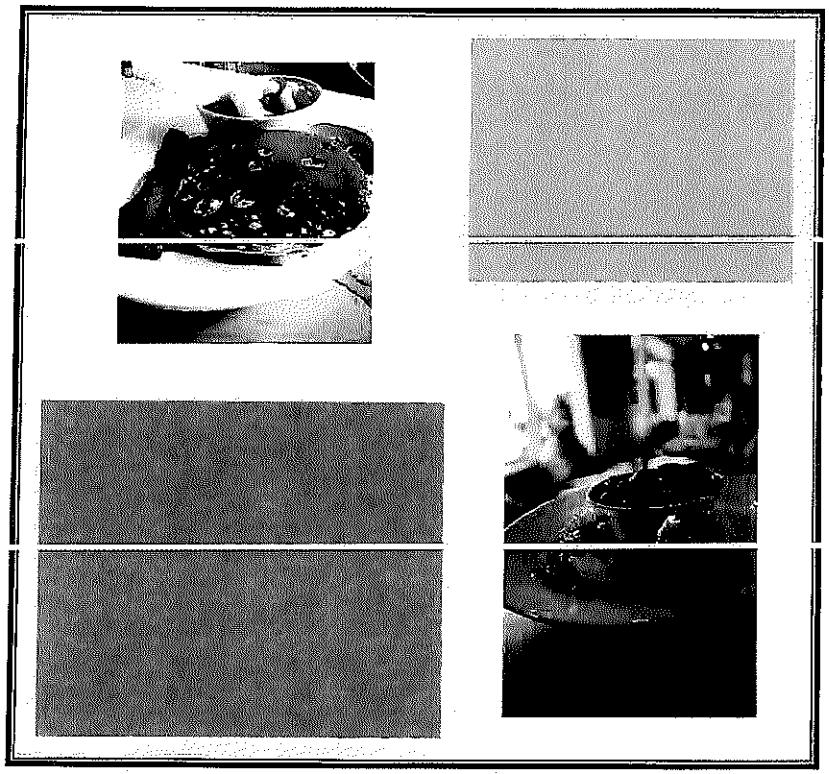
New York Mets

- Telephone: 772-871-2100
- Fax: 772-878-9802
- Contact: Paul Taglieri

- Please see original Reference Check Forms attached to end of proposal

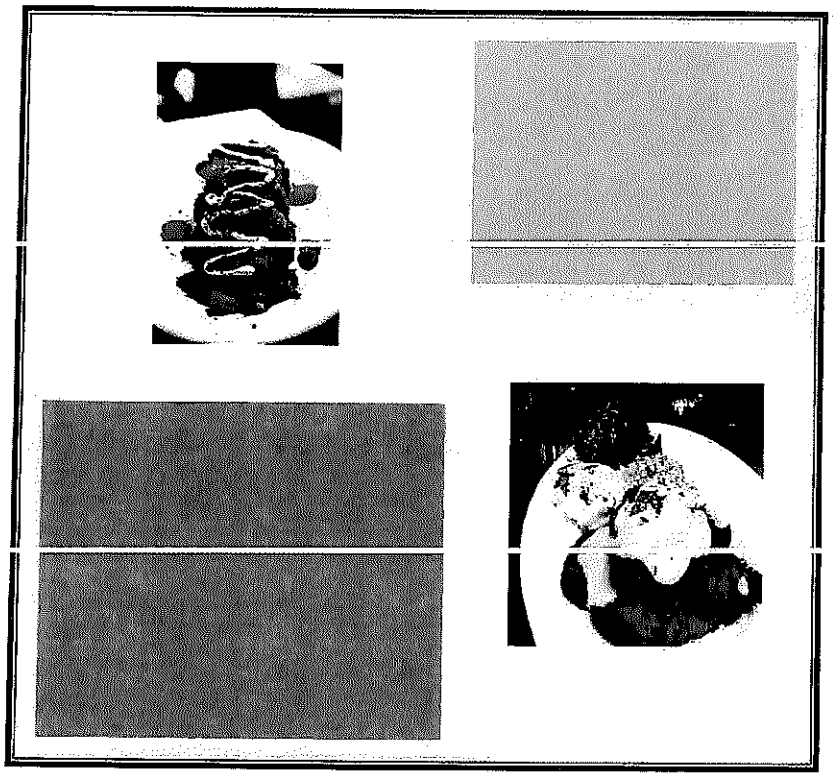


Tab C



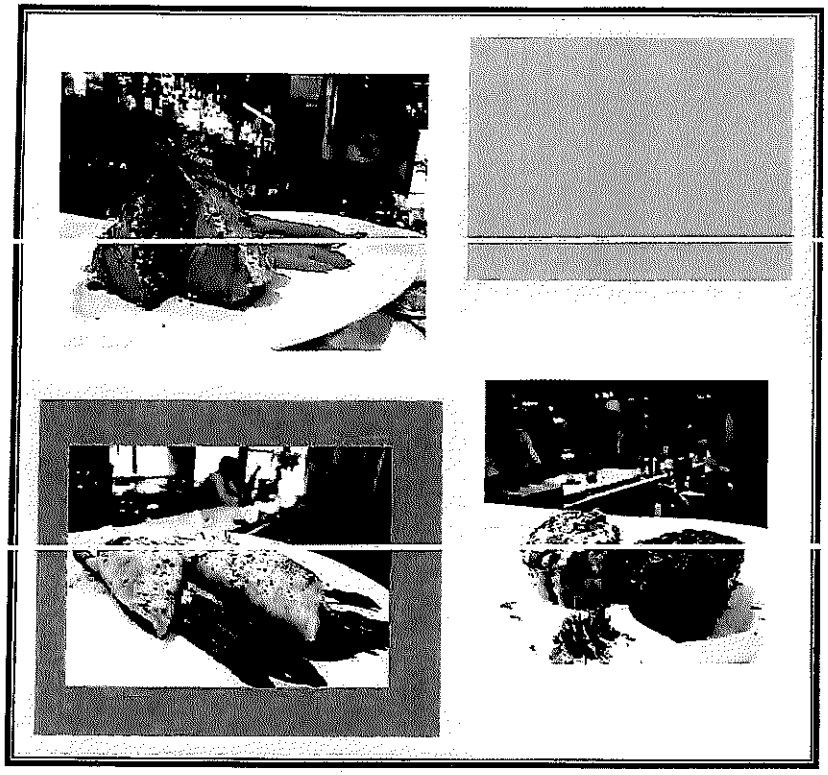
Breakfast

Start the day off with a Chef Special Benedict or Fresh Berry Pancakes. Offering continental breakfasts with scented yogurts to full breakfast buffets. Prices ranging from $12 up per person.



Lunch

From deli buffets, to Southern Comfort entrees like our Fried Green tomatoes and Country Fried Chicken, we have offerings that are sure to please any mid-day appetite. Prices Ranging from $16.00 up per person.



Dinner

Sure to please any of your guests at the theater, we have a wide array of dinner options from our Adams Ranch Steaks, Fresh seafood and other select cuts. We pride ourselves in tailoring our menus to your guests needs. Prices range from $18 up per person.

Cost Proposal

All pricing figured Per Person

Cold Breakfast	$14	Sandwich/Wrap Platter	$18
Hot Breakfast	$23	Add Potato/Pasta Salad	$3
Add Omelet Station	$6	Add Tuna/Chic/Ham Sal	$4
Coffee Service	$12	Caesar Salad	$8
Fruit Tray	$7	Add Chicken/Shrimp	$5
Cheese & Cracker Tray	$8	Boxed Lunch	$16
Deli/Flat meat & cheese	$10	Dancer Food	$16

Cost Proposal

All pricing figured Per Person

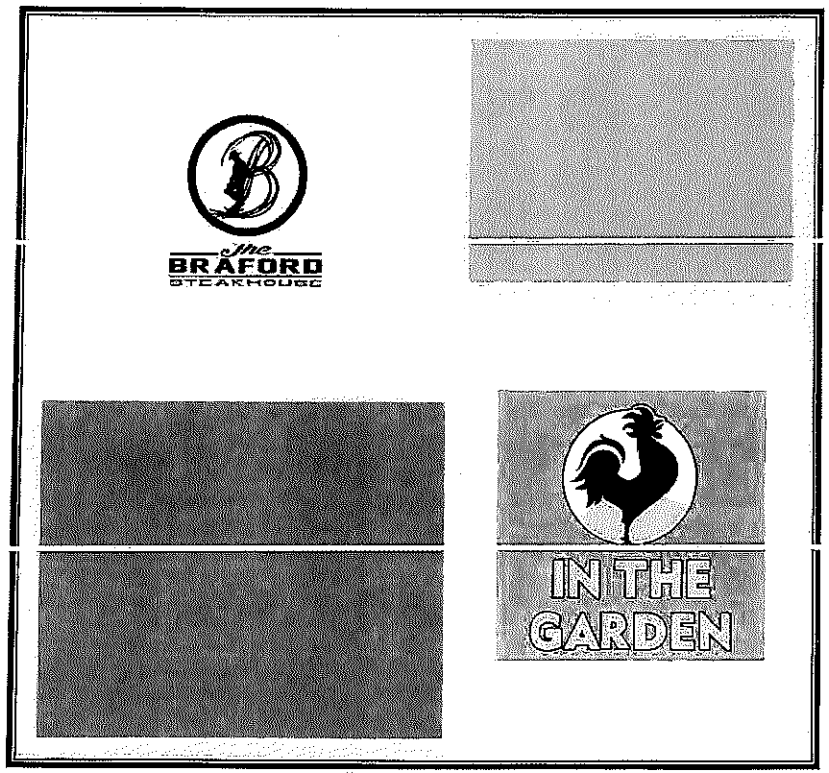
Luncheon Soup	$6	Dinner Soup	$8
Burgers & Dogs	$14	Dinner Salad	$10
Grilled Ham & Cheese	$12	Dinner Veggies	$6
Luncheon Pasta	$12	Dinner Pasta Dish	$18
Luncheon Meat Dish	$14	Dinner Meat Dish	$34
Luncheon Chicken Dish	$14	Dinner Chicken Dish	$28
Luncheon Fish Dish	$16	Dinner Fish Dish	$32
Luncheon BBQ	$14	Dinner Meat Loaf	$22

Cost Proposal

All pricing figured Per Person

- Carving Station $18 ($200min)
- Desserts $7+
- Full Dinner Entrée $38+
- El Cheapo $27
- Plated Dinner w/Service $42+

- There would be no upcharge for plates and silverware, it is built into the cost for plated meals.
- 20% gratuity will be added to all functions.



Tab D

Additional Data

- 20% gratuity will be added to all event orders.
- $25 minimum service charge if gratuity falls below.
- Chef attendant $100
- All specialty ordered items not readily available will exceed pricing structure in delineated in this document.
- Service beyond agreed timeframes for functions is $50 per hour per person.
- Cake Cutting Fee $3 per person
- Final Guarantee due 72 hours in advance
- Sample Event Order attached

THE SUNRISE CITY
FORT PIERCE
PURCHASING DEPARTMENT
Florida

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

The Bradford, LLC does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Scott Stafford
Proposer's Signature

5/29/19
Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents.	✓	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.	✓	
Proposal envelope is marked accordingly.	✓	
Did you include the correct number of the complete proposal packages included (**one original and four copies**)?	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

25

SECTION VII

THE SUNRISE CITY
FORT PIERCE
PURCHASING DEPARTMENT
Florida

Certification Statement Local Vendor Preference

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

1) That my company has a fixed, staffed office or distribution point located in and having a street address within St. Lucie, Indian River, Martin or Okeechobee County for at least one year prior to the issuance of the request for competitive bids or request for proposals by St. Lucie County; and

2) That my company holds any business or contractor license required by St. Lucie County and/or can document payment of business license taxes in St. Lucie County;

3) That my company is principal offeror who is single offeror a business which is the prime contractor and not a subcontractor; or a partner or joint venturer submitting an offer in conjunction with other businesses,

4) Attached is a copy of a business or contractor license and/or business tax receipt for St. Lucie County, Indian River, Martin or Okeechobee Counties to verify that I have been in business at least one year prior to the issuance of the Request for Bid or Proposal.

Company Name: The Bradford, LLC

Address: 100 S. 2nd, Fort Pierce, FL 34950

Business or Contractor License Number: SEA6603176

Phone Number: 772-832-9786 Fax Number: N/A

Owner's Name: Michael L. Adams

Signature: Michael L. Adams

SCOTT ALLEN MCFALL
MY COMMISSION # FF917833
EXPIRES September 19, 2019
(407) 398-0153 FloridaNotaryService.com

Sworn to before me this 30th *day of* May 2019

Notary Public for the State of Florida *My Commission Expires* 9/19/19

Notary Public Signature Scott A. McFall *Printed Name* Scott A. McFall

FOR PROCURMENT OFFICE ONLY ~ DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative from the City of Fort Pierce Purchasing Department:

Vendor Certified by: _____ Date: _____

(Authorized Signature)

To be approved as a local bidder and receive bid preference on an eligible local project, this certification and a copy of your local business or contractor license must be submitted with your bonafide Bid/RFP package.

BRAFO-1 OP ID: BB

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/28/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lott Insurance Services, LLC 4808 South US1 Fort Pierce, FL 34982 Joe C Lott 772-468-1009	CONTACT NAME: Lott Insurance Services PHONE (A/C, No, Ext): 772-468-1009 FAX (A/C, No): 772-468-1837 E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Voyager Indemnity Insurance Co — 40428
INSURED The Braford LLC 108 Orange Ave Fort Pierce, FL 34950	INSURER B : INSURER C : INSURER D : AmTrust INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
X	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			AMW 0005502	03/07/2019	03/07/2020	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
X	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N/A			AWC1103222	03/05/2019	03/05/2020	E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
X				BDG-3026605-01	03/07/2019	03/07/2020	Contents	300,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CITYOFF

City of Ft Pierce
100 N US Highway 1
Ft Pierce, FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Joe C Lott

ACORD 25 (2016/03)

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27

SECTION VII

COST PROPOSAL FORM

CATERING/HOSPITALITY SERVICES

RFP NO. 2019-017

Please provide per person pricing for items below for the Sunrise Theater:

Cold (continental) Breakfast:	$ 14 / per person
Hot Breakfast:	
• Chafers-2 meats, potato, eggs, pancakes	$ 23 / per person
• Omelet station	$ Add+$6 / per person
Coffee Service: Donuts, bagels, danish, muffins, juices, etc. 45 Days	$ 12 / per person
Fruit tray	$ 7 / per person
Cheese tray, crackers	$ 8 / per person
Deli/Flat meat & cheese tray	$ 10 / per person
Sandwich/wraps platter with chips, condiments, lettuce & tomatoes, etc.	$ 18 / per person
add potato/pasta salad, slaw	$ Add 3 / per person
add tuna/chicken/ham salad	$ Add 4 / per person
Caesar Salad	$ 8 / per person
add chicken/shrimp	$ 5 / per person
Box Lunch: Sandwich, chips, drink, fruit	$ 16 / per person
Dancer food: Yogurt, fruit, raw veggie tray, granola, hummus, pita, cookies, energy bars	$ 16 / per person
Hot Lunch:	
Soup	$ 6 / per person
Burgers & dogs	$ 14 / per person
Grilled cheese/ham & cheese	$ 12 / per person
Pasta	$ 12 / per person
Meat dish	$ 14 / per person
Chicken	$ 14 / per person
Fish	$ 16 / per person
BBQ	$ 14 / per person

COST PROPOSAL FORM

Dinner:

Soup		$ 8 / per person
Salad		$ 10 / per person
Veggies		$ 6 / per person
Pasta dish		$ 18 / per person
Meat dish		$ 34 / per person
Chicken		$ 28 / per person
Fish		$ 32 / per person
Meat Loaf		$ 22 / per person
Carvery*	$200 min	$ 18 / per person
Desserts		$ 7 / per person

Per person for salad, entrée, 1 vegetable, 1 starch, dessert $ 38 / per person

El Cheapo: Salad, lasagna/pasta/arroz con pollo, (i.e. - single dish)
Bread, sodas, juices, cookies. $ 27 / per person

Plated dinner w/server $ 42 / per person

Is there an up charge for plates & silverware? Yes ___ or No X

If yes, $ N/A / per person

*Indicates what up charge would be if any.

Items above are sample menus provide as a guideline of the selection Sunrise Theater is looking for in a qualified vendor who is able to provide an adequate catering service that meets the theatres needs.

Please include hourly charge for providing hospitality items as listed in Scope of Work located in Section V of the proposal documents

$ 25 / per person

COST PROPOSAL FORM

- Do you accept the Purchasing Card Visa? (Please Check One) Yes____ or No X
- Percentage of discount of bid price when payment is made with Visa: N/A %

Vendor The Braford LLC

Address 100 S. 2nd St

City, State, Zip Code Fort Pierce, FL 34950

Email Address SCOTT@THEBRAFORD.COM

Typed Name, Title Scott A. McFall, Director of Operations

Signature [signature]

Telephone# 772-882-9786 Fax# N/A

(*Please include Remit to address if different than address stated above)

Check block below for applicable minority indicator:

Asian Indian ☐ **Black Asian** ☐ **Pacific** ☐ **Hispanic** ☐ **Native American** ☐

Small Business ☑ **Women Owned** ☐ **Small Disadvantage Business** ☐

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

850-487-1395

THE BRAFORD LLC
THE BRAFORD
100 S 2ND ST, SUITE 106
FORT PIERCE FL 34950

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.

Every day we work to improve the way we do business in order to serve you better. For information about our services please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

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

SEA6603176 ISSUED: 02/26/2019

SEATING FOOD SERVICE (2010)
THE BRAFORD LLC
THE BRAFORD

IS LICENSED under the provisions of Ch.509 FS.
Expiration date APR 1, 2020 L1902280000388

DETACH HERE

SECTION VII

REFERENCE CHECK FORM

Bid No: 2019-017 **Title: Sunrise Theater Catering Services**

Bidder/Respondent Name: The Braford Group

Reference Company Name: St. Lucie County School Board

Telephone Number: 772-579-9921 Fax Number: _____

Contact Name: Karla Giametta Email: Karla.Khan@stlucieschools.org

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work:

Dependability:

Integrity of owner and employees:

What areas could he/she improve upon?

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Add any information/comments that might help us evaluate their ability to perform for us?

SECTION VII

REFERENCE CHECK FORM

Bid No: 2019-017 **Title: Sunrise Theater Catering Services**

Bidder/Respondent Name: Rooster in the Garden

Reference Company Name: New York Mets

Telephone Number: 772-871-2100 Fax Number: 772-878-9802

Contact Name: Paul Tagliceri Email: _____

Reference Instructions: Submit a minimum of three (3) References Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work:

Dependability:

Integrity of owner and employees:

What areas could he/she improve upon?

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Add any information/comments that might help us evaluate their ability to perform for us?

SECTION VII

REFERENCE CHECK FORM

Bid No: 2019-017 **Title: Sunrise Theater Catering Services**

Bidder/Respondent Name: Rooster in the Garden

Reference Company Name: Martin LutherKing - Lincoln Theater Restoration Committee

Telephone Number: 772-971-2396 Fax Number: _____

Contact Name: Reginald T Floyd Email: CoolSie1PinK@yahoo.com

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work:

_____

_____

_____

Dependability:

_____

_____

_____

Integrity of owner and employees:

_____

_____

_____

What areas could he/she improve upon?

_____

_____

_____

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Add any information/comments that might help us evaluate their ability to perform for us?

_____

_____

_____

SECTION VII

REFERENCE CHECK FORM

Bid No: 2019-017 **Title: Sunrise Theater Catering Services**

Bidder/Respondent Name: The Bradford Group

Reference Company Name: IRSC + Sunrise Theater Board

Telephone Number: 863-669-3649 Fax Number: _____

Contact Name: Melanie George Email: _____

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work:

_____

_____

_____

Dependability:

_____

_____

_____

Integrity of owner and employees:

_____

_____

_____

What areas could he/she improve upon?

_____

_____

_____

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Add any information/comments that might help us evaluate their ability to perform for us?

_____

_____

_____

SECTION VII

REFERENCE CHECK FORM

Bid No: 2019-017 **Title: Sunrise Theater Catering Services**

Bidder/Respondent Name: The Bradford Group

Reference Company Name: Donna + Tom Regan

Telephone Number: 772-486-2852 Fax Number: _____

Contact Name: Donna Regan Email: Donnaregan411@gmail.com

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work:

_____

_____

_____

Dependability:

_____

_____

_____

Integrity of owner and employees:

_____

_____

_____

What areas could he/she improve upon?

_____

_____

_____

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Add any information/comments that might help us evaluate their ability to perform for us?

_____

_____

_____

EXHIBIT "B"

SAMPLE OF ARTIST RIDERS

LONESTAR

Schedule "B" CATERING REQUIREMENTS

If there are any questions or concerns regarding catering or specific menu items, please contact ARTIST'S Tour Manager, Wade Hooker (615) 414-0824, Email: hooker948@gmail.com.

All meals are to be served in a private area completely separate from the public. All numbers reflect I-ONESTAR personnel only. This does not include Opening Acts, local crews, promotions staff, etc. If and when the aforementioned are included for catering, it is requested that LONESTAR personnel eat first for all meals,

ALL DAY BEVERAGES

The following beverages are to be served with breakfast, lunch and dinner:
Coke, Coffee and 2% milk, along with plenty of individually bottled non-carbonated spring water (Dasani or Aquafina). These beverages should be left up in the catering area all day and should be refreshed throughout the day.

Please make sure there is one (1) LARGE cooler, iced down with assorted soft drinks and water upstage right, at time of load-in and refreshed throughout the day.

BREAKFAST

Please expect 10 - 12 people + locals for breakfast unless otherwise specified.
FOOD: Eggs, meat (lean regular bacon and sausage links or patties), hash brown potatoes, assorted cereals (Corn Flakes, Special K, Raisin Bran or Frosted Flakes), whole wheat or white toast, bagels, fresh fruit platter (canta oupe, watermelon, bananas, in season berries and grapes).
CONDIMENTS: Cream cheese, strawberry and grape preserves, peanut butter, picante sauce, ketchup, butter, syrup, sugar, Equal or Sweet-n-low.
BEVERAGES: 2% milk, fresh orange juice, regular and decaffeinated coffee, Coke, Diet Coke, Diet Mt. Dew, Dr.Pepper, A&W Root Beer and plenty of individually bottled, non-carbonated water. (Dasani or Aquafina). Please provide a USA Today & Local newspaper.

LUNCH

Please expect 10 - 12 people + locals for lunch unless otherwise specified. All lunches must include fresh salad. Please provide assorted regular and a fat free salad dressing; please provide condiments accordingly with each meal. Hot meals of Tour Manager's choice (Hamburgers, Cheese Burgers, Hot Dogs, Taco Bar Sloppy Joes, etc.) to be discussed with caterer in advance, local specialties are encouraged. Lunch should include chips, potato salad, etc. Beverage choices as listed above

EXHIBIT "B"

SAMPLE OF ARTIST RIDERS

DINNER

Please expect 10 - 12 people + locals for dinner unless otherwise specified. All dinners are to be served with real plates and utensils. All dinners must include fresh salad, Please provide assorted regular and fat free salad dressing for dinner salads. Hot meals to include: two (2) entrees of Tour Manager's choice, to be discussed with caterer in advance, local specialties are encouraged. Meals ate to include two (2) vegetables, potatoes or rice, and fresh bread. Meals to include caterer's choice of two desserts. Please supply salt and pepper, butter ketchup, steak sauce, etc. Beverage choices as listed above.

AFTER SHOW FOOD: Venue Does Not Supply After Show Food

Often times, due to time constraints, ARTISTS are not able to participate in dinner and must wait until after show to eat. Therefore, the After Show Food is very important.

~~ARTIST Tour Manager will decide from assortectl@lian or Chinese food -BBQ, burgers, pizza or similar for fifteen (15) people. Please provide menus from locafre :taurants for options. NO DI LI TRAYS PLEASE.~~

~~After-Show Food to be delivered to Buses at times to be determined by T ɔuÊMänager4~~

Please complete and submit with your proposal:

Price Cost Exhibit B: $ 130 per person + tax + 20%

Proposer's Name: The Bradford Group

Signature:

EXHIBIT "C"

SAMPLE OF ARTIST RIDERS

ROCK AGES ~ HOSPITALITY

A. All catering/hospitality must be discussed in advance with the Company Manager. If the venue requires the use of an exclusive catering service, please inform the Company Manager Immediately.

B. For Section 13 items (c) through (f) below, the Presenter must provide one food option at all meals that is both Gluten Free (contains no wheat, rye, barley, and oats) and Vegetarian. The gluten free option must be suitable for a person with Celiac Disease (i.e., the food cannot come into contact with gluten; must be treated like an allergy).

C. On the day of the load-in, the Presenter must provide as a local Documented Expense coffee break catering inclusive of donuts, muffins, bagels; coffee, tea, fruit juice, cereal, soda, etc. for the entire local and traveling crew (approximately 60 people). These refreshments shall be available no later than two (2) hours after the start of the calf.

D. The Production must have an unrestricted right to consume food and non-alcoholic beverages in the backstage and dressing room areas of the venue, Should there be any catering fee or other charges in connection with catering, it will be the responsibility of the Local Presenter.

Section 14: TEMPERATURE

a) The stage and dressing rooms must be maintained at a temperature between 68 and 72 degrees at all times per AEA requirements while the company is in the Venue. This includes Load In and Load Out whenever possible. This must be achieved by half-hour and maintained throughout the performance with as little air movement as possible on stage. If portable heaters/cooling units are required to achieve this, they shall be obtained at Presenter's expense prior to the engagement.

Please complete and submit with your proposal:

Price Cost Exhibit C: $ 26 per person + tax ~~20%~~ 0 gratuity

Proposer's Name: The Brafford Group

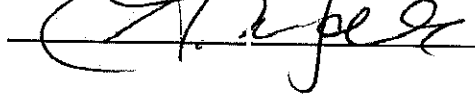
Signature: 

EXHIBIT "D"

SAMPLE OF ARTIST RIDERS

TONY BENNETT

LOAD IN/DRESSING ROOM CATERING ETC.

Please put local venue Internet login info in each dressing room.

LOAD-IN 10AM

Breakfast for four (4)
Continental style, cold juices, cereal, bagels, cream cheese, pastries $88
Coffee set up. Toaster for bagels Bottled water

LUNCH 12-1PM

Soup/Salad/Sandwiches for two (2) (Include assorted meats, egg / tuna salad) or delivered $48

DINNER

Possible dinner for 10 depending on travel schedule. We can discuss food options during the advance or option of meal buyout (preferred) $40/pp in $20s. $400

ROOM 1: TONY BENNETT for Two (2) - Set up 1 hr. prior to Showtime

1 - Small cut fruit platter
1 - Small cut crudité platter with dip. Cucumber, peppers, celery, carrots, etc. $120
1 - Assorted mixed nuts. Pistachios, cashews, almonds
1 - Small plate of four (4) assorted sandwiches (1/2 cut) Tuna egg salad, turkey, ham & cheese etc.
W/ asst. condiments (mayo, mustard, salt, pepper, local hot sauce) Plates, utensils, napkins
4 - Small bottles of Poland Spring (or similar) water. Room temp
4 - Wine glasses. (NO plastic cups)
1 - Corkscrew
4 - Bottles of asst. Iced Tea (Snapple, etc.)
1 - Decaf coffee setup
1 - Full length mirror
2 - Straight back chairs
6 - Small hand towels
1 - Portable steamer
1 - Hanging rack with hangers
1 - Wastebasket
1 - Small wastebasket w/ liner to be placed on Stage Right

EXHIBIT "D"

SAMPLE OF ARTIST RIDERS

Any revisions made to Artist Rider are subject to Artist Management approval.

Room 2: Antonioa Bennett: Set up 1-hr prior to showtime

6- Small bottles of Fiji (or similar) Room temp
1 - Asst. green mixed salad w/lettuce (Iceberg) w/asst. dressings
1 - Small fruit platter
~~1 – Bottle of good quality white wine w/corkscrew~~
1 - 1/2 cooked chicken breast
4 - Misc. Clif Bars
1 - Hanging rack w/hangers
1 - Box of Ziploc Quart size bags
1 - Wastebasket
4- Chairs
1 - Full length mirror
4 - Small hand towels
W/Asst. condiments (mayo, mustard, salt, pepper, Tabasco) / Cups, plates, utensils, napkins, etc.

Items crossed out by Sunrise Mgmt, venue cannot supply alcohol

ROOM 3: THE QUARTET for Six (6) - Set up 1 hr prior to Showtime

1 - Cut fruit / Asst. cheeses platter
1 -Plate of bread/rolls for sandwiches
1 - Chip & dip platter (Kettle cooked chips)
1 - Asst. fresh chicken, turkey, beef shrimp for sandwiches (**NOT COLD CUTS**)
Rotisserie chicken is always good w/knives to slice and local specialties
1 -Mixed green salad w/lettuce (Iceberg/Romaine) for Five (5) w/asst dressings
(Olive oil/Balsamic, Ranch, Italian)
3 - Sandwiches (pre made) Turkey, Tuna, Roast Beef
24- Small bottles of Evian (or similar) on ice
6 - Small bottles of San Pellegrino w/lemon, lime wedges
12- Cans/bottles of mixed sodas
~~2 – Bottles of good quality red wine (Merlot) w/corkscrew~~
~~1- Bottle for good quality white wine on ice or refrigerated~~
~~12- Bottles of Heineken beer on ice or refrigerated~~
~~6 – Bottles of Bud Light on ice or refrigerated~~
1 - Coffee set up w/milk, sugar etc.
1 - Mise tea setup
1 - Full length mirror
1 - Table
8 - Straight back chairs
12- Small hand towels
1 -Hanging rack w/hangers
1 - Box of Ziplock Quart size Baggies
1 - Waste basket
W/Asst. condiments (mayo, mustard, salt, pepper, Tabasco) / Cups, plates, utensils, napkins, etc.

Items crossed out by Sunrise Mgmt, venue cannot supply alcohol

Any questions about these requirements, please contact John Callahan at logistic@aol.com

EXHIBIT "D"

SAMPLE OF ARTIST RIDERS

Please complete and submit with your proposal:

Price Cost Exhibit D: $ 1017 + tax + 20% gratuity

Proposer's Name: The Bradford

Signature: _____

EXHIBIT "E"

SAMPLE OF ARTIST RIDERS

TWO HOURS PRIOR TO SHOWTIME/ DRESSING ROOMS SHOULD BE SUPPLIED WITH:

BILL MEDLEY -Star Room 1:
Clothes hanging rack, hand towel, soap, bath-towels bottled water, honey with a pot of hot water
FOR AFTER SHOW :(l) small deli' snack tray including bologna, raw onions, white bread, American mustard (no cheese),

BUCKY HEARD Star Room 2:
Clothes hanging rack, hand towel, soap, bath towels, bottled water, honey with a pot of hot water, pineapple juice, coconut water

BAND / CREW MALE Room 3 (7) people:
(1) Clothes hanging rack, hand towels with soap
(1) Case of bottled water,
(1) Whole fruit basket 10 pieces (ex, bananas, apples, oranges)
(1) Coffee (with creamer and sugar),
(1) Deli meat tray with cheese (serve 10) ham, turkey, roast beef, (with white and wheat bread) (no pre-packaged meats please)
(1) Garnish tray for sandwiches with lettuce, tomato, onion (mustard and mayonnaise)
(1) -Snack tray with cheese, crackers, pickles, celery

BAND FEMALE - Room 4 (3) people:
(1) clothes hanging rack, hand towels with soap
(6) bottles of spring water

4. PURCHASER will provide a dressing rooms guard plus ample security to insure that only authorized personnel are permitted backstage.
(Catering food for band and crew can be in (1) common location like Green Room)

NOTE: ALL MEAT, CHEESE, GARNISH, SNACK TRAYS AND BEVERAGES MUST BE KEPT ON ICE OR REFRIGERATED FOR THE ENTIRE TIME

FOOD

1. **LUNCH:** PURCHASES will provide a lunch for 10 people during setup, at no cost to ARTIST. Time of meal to be determined by ARTIST'S production manager.
(1) Case of bottled water, (1) six pack Diet. Coke
(1) Whole fruit basket 10 pieces (ex. bananas, apples, oranges)
(1) Coffee (with creamer and sugar)
(1) Deli meat tray with cheese (serve 10) ham, turkey, roast beef, (with white and wheat bread; No. pre-packaged meats please)

EXHIBIT "E"

SAMPLE OF ARTIST RIDERS

(1) Garnish tray for sandwiches with lettuce, tomato, onion (mustard and mayonnaise)
(1) -Snack tray with cheese, crackers, pickles celery

2. **DINNER:** PURCHASER will provide hot meals for 10 people following sound check, at no cost to ARTIST. Time of meal to be determined by ARTIST'S Production Manager
TBD @ ADVANCE
Meal to consist of salad, bread, one main course such as: (beef, chicken or turkey)
Two {2) vegetable selections and one (1} dessert.
Purchaser may substitute dinner with a buy out at $35.00 per person tfmes.11 if meal is not available. (Total= $385} Dinner buy out money is to be given to Tour Manager at sound check time in $20.00 denominations.

TRANSPORTATION – Local Ground only (note: by by SRT Mgmt)
PURCHASER will provide the following local transportation upon ARTIST'S arrival at airport. Vehicles and drivers are also to be used to and from hotel and venue for stage set-ups, sound checks, and performances. Transportation to be provided by a professional transportation company only.

1. A "'Town Car to transport ARTISTS.
2. One 15 passenger van is required for entourage. One extra vehicle may be needed for luggage and guitars etc.
3. ~~Extra trips to airport may be necessary based on flight arrival times~~ (strikethrough made by SRT Mgmt)

*In the event that ARTIST and entourage arrive via Tour Bus, Items #1 and #2 above must still be provided for use between hotel and venue.

COMPLIMENTARY TICKETS
PURCHASER must provide ARTIST with ~~twenty (20)~~ complimentary tickets per show within the first ten (10) rows, and of good positioning. Any unused portion of these tickets may be placed on sale the day of performance with the permission of ARTIST or ARTIST'S representative. ARTIST'S Tour Manager will determine time - of ticket release. Backstage guest lists/passes are subject to final approval by ARTIST'S tour manager.

FOOD AND BEVERAGE COMP:
When food and beverage coms are to be provided by the PURCHASER,

Please complete and submit with your proposal:

Price Cost Exhibit E: $ 1230 + tax + 20% Agent

Proposer's Name: The Bradford

Signature: [signature]

Food & Beverage Event Order

Account: Post As: Function Name: Address:	Contact: Phone: Email: On-Site Contact: Phone:
FBEO Number:	Event Coordinator: Phone: Email:

(Place Date of Event Here)

Time	Location	Function	Set-Up	Post	GTD	SET

Menu Arrangements	**Room Arrangements**
	Production Services
	Décor/Decorations
	Billing Instructions
Beverage Arrangements	

All Food and Beverage Prices are Subject to a Taxable 20% Service Charge and 7% Sales Tax. All Guarantees are due by 12:00pm, Three (3) Business Days Prior to Event Date. The guarantee may not be decreased after that time and may be increased with The Braford Group approval. If no guarantee is received, the original guarantee of guests will be the basis for billing purposes. Group will be charged the guaranteed attendance, or the number of guests served, whichever is greater. Food additions within 72 hours are subject to a 25% surcharge. To confirm this Banquet Event Order, please review carefully, sign below and return to your catering representative.

General Event Function Information

Welcome to The Braford Steakhouse and Rooster in the Garden. We look forward to hosting your upcoming Event with us. We strive to deliver a flawless experience for you and your guests to remember.

Menus

Our menus are designed to offer you selections of quality items that have been well established. While we feel our selections will delight a vast majority, they are by no means the entire scope of our capabilities with our talented chefs. We also take pride in our ability to create menus to accommodate the special tastes and dietary needs that your special occasion requires.

Food & Beverage Minimums

Food and Beverage minimums have been established for the different venues to ensure quality and consistency. All Food and Beverage minimums are guaranteed through December 31st, 2019. The Braford Group agrees to offer private closed events at a minimum food and beverage minimum which are based on current market conditions. Year over year increased to these minimums are guaranteed not to exceed 5% annually. The food and beverage minimums will be confirmed six months in advance of each event. All food and beverage event orders are subject to F&B minimum plus 20% service charge and applicable tax.

Guarantees

It is beneficial to you as well as The Braford Group to work as closely as possible to guaranteed numbers for each function. If a guarantee is not received 72 hours prior, the "expected' number will become your guarantee. It is our policy to prepare 5% overage.

Deposits, Cancellation and Billing

A deposit of 20% of food and beverage estimate will be due upon booking the space for your event. 50% of your food and beverage estimate will be due 30 days prior to your event. These deposits will be applied to your final bill. All payments for function are due at the end of your function. All major credit cards will be accepted.

Should you cancel your function within 30 days or less of your event, you will forfeit your 20% deposit. Should you cancel your function with less than 72 hours' notice, you will be responsible for 50% of the price of your function originally anticipated and outlined in the Food and Beverage Event Order. Should you cancel your function with less than 24 hours' notice, you will be responsible for 100% of the price of your function originally anticipated and outlined in the Food and Beverage Event Order.

Special Arrangements

In keeping with the traditions and quality of The Braford Group, table placement, table arrangements, decorations etc. are subject to approval by the management. All outside vendors must be approved by management.

Client Name:_____

Client Signature:_____

Date:_____

Event Coordinator Signature:_____

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents.	✓	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.	✓	
Proposal envelope is marked accordingly.	✓	
Did you include the correct number of the complete proposal packages included (**one original and four copies**)?	✓	
Is each Addendum (when issued) signed and included?		

PLEASE SIGN AND RETURN WITH PROPOSAL Anne Brown Hall

SECTION VII

THE SUNRISE CITY
FORT PIERCE
PURCHASING DEPARTMENT
Florida

Certification Statement Local Vendor Preference

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

1) That my company has a fixed, staffed office or distribution point located in and having a street address within St. Lucie, Indian River, Martin or Okeechobee County for at least one year prior to the issuance of the request for competitive bids or request for proposals by St. Lucie County; and

2) That my company holds any business or contractor license required by St. Lucie County and/or can document payment of business license taxes in St. Lucie County;

3) That my company is principal offeror who is single offeror; a business which is the prime contractor and not a subcontractor; or a partner or joint venturer submitting an offer in conjunction with other businesses.

4) Attached is a copy of a business or contractor license and/or business tax receipt for St. Lucie County, Indian River, Martin or Okeechobee Counties to verify that I have been in business at least one year prior to the issuance of the Request for Bid or Proposal.

Company Name: Annies Mobile Catering LLC

Address: 11710 Orange Ave

Business or Contractor License Number: _____

Phone Number: 772 201 5161 Fax Number: —

Owner's Name: Anne Hall

Signature: Anne Brewer Hall

Sworn to before me this 14th *day of* June

Notary Public for the State of FL *My Commission Expires* _____

Notary Public Signature _____ *Printed Name* _____

LORI A. WUCHTE
Notary Public - State of Florida
Commission # GG 040156
My Comm. Expires Oct 19, 2020

FOR PROCURMENT OFFICE ONLY ~ DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative from the City of Fort Pierce Purchasing Department:

Vendor Certified by: _____ Date: _____

(Authorized Signature)

To be approved as a local bidder and receive bid preference on an eligible local project, this certification and a copy of your local business or contractor license must be submitted with your bonafide Bid/RFP package.

DELIVER TO: City of Fort Pierce, Purchasing Division, Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**REQUEST FOR PROPOSALS** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	RFP No: 2019-017
Pre-Bid Conference Date: N/A	RFP Title: SUNRISE THEATRE CATERING SERVICES
Pre-Bid Location: N/A	RFP Opening Location: Purchasing Division, Room 101 100 North U.S. #1 Ft. Pierce, Florida 34950
Proposal Due Date & Time: 3:00 PM, THURSDAY, JUNE 6, 2019	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: Anne Brewer Hall Mailing Address: 1210 Orange Ave Fortpierce, FL 34945	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.* X _____ Authorized Signature (Manual)
City, State, Zip Code: Fortpierce, FL 34945	Typed or Printed Name: Anne Brewer Hall
Type of Entity (Place a check or X): ✓ Corporation ____Partnership ____Proprietorship	Title: Owner / President
Incorporated in the State of: FL Year:	Delivery in _____days, ARO
Phone Number: 772 2015161	Payment Terms: Net 30 Days
Fax Number: Ø	FEIN or SS Number:
E-Mail Address: AEChall@gmail.com	Local Business: ✓ Y ____N MWBE: ✓ Y -----N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID

Annie's

11710 Orange Ave
Fort Pierce, Fl
34945
(772) 201-5161
Anniesmobilecatering@gmail.com

An innovative business with foresight, experience, knowledge.

- Chef/ Owner Brewer's Café Local Downtown Business, Fort Pierce 11 Years

- Extensive experience In Catering/ Riders for the performers at the Sunrise Theater (2009, 2010, 2011, 2012, 2015, 2016, 2017, 2018)

- **Punctual**

- Freshly Prepared, High level of quality, Presentation and Taste

- Budget Friendly, Creative Menus

- Limitless

Annie's

11710 Orange Ave
Fort Pierce, Fl
34945
(772) 201-5161
Anniesmobilecatering@gmail.com

Special Notice of Consideration

Annie's Mobile Catering will provide Proof and Guarantee of Insurance/Worker's Comp Insurance in the amount specified within Ten (10 Days) with the acceptance of this bid.

Anne Brewer-Hall, President

Jarrod Trefelner
3245 River Dr
Fort Pierce, FL 34981

October 2, 2015

City of Fort Pierce
Purchasing Department
100 N. U.S. Highway 1
Fort Pierce, FL 34981

Dear City of Fort Pierce:

Please accept this as my letter of recommendation for Annie Hall of Annie's Catering Inc. I have previously had the pleasure of both working with her and enjoying her food and catering on numerous occasions. I have found her menu to be delicious, portions are generous and the presentations are always excellent. Annie is very attentive to all the guests, while delivering the food quickly and discretely.

I am always very impressed with her work; Annie's Catering Inc will be an excellent asset of Fort Pierce and Sunrise Theater.

Sincerely,

Jarrod Trefelner

4820 River Oak Ln
Ft. Pierce, FL. 34981

Phone 772-201-5161
E-mail aechall@gmail.com

Anne Brewer - Hall

Objective

Achieve challenging and rewarding position within the City of Fort Pierce And Sunrise Theater

Qualifications Summary

Over 20 years of experience in catering, food preparation, management and operations:

- Cook / Food Preparation
- Owner/ Manager of a successful café and catering business
- Managing Employees
- Inventory Management – quality control, ordering and loss control
- Managing a Budget
- Serving

Experience

Annie's Catering Inc. (Present Ft. Pierce, FL)

Owner, Chef, & Manager

Responsible for cooking, managing budgets, inventory, and employees. Responsibilities include but limited to - developing menus, cooking many times for large groups and quality control.

Uncle Scott's Steak House (1/2009 - 5/2011 Kingwood, NJ)

Chef & Server, & Manager

Responsibilities include but limited to – Server, Cooking, and Managing inventory.

Brewers Café (1998 – 2009 Ft. Pierce, FL)

Owner, Chef, & Manager

Responsible for cooking, managing budgets, inventory, and employees. Responsibilities include but limited to - developing menus, cooking, catering for many large groups, quality control and managing profitability.

Professional Certificates:

- Certified Food Manager – State of Florida
- Certified Safe Serve – State of Florida
- Management/Leadership Program
- Certified Nurse Assistant
- CPR

Education

Tulsa University — Tulsa, OK
Truckee Meadows CC

Edward C. Reed High School — Reno, Nevada
High School Diploma

Volunteer & Awards

Fairlawn Elementary – volunteer 2012

A Taste of St. Lucie for – volunteer for 7 years

Travel Magazine Recognition – (Brewers Café)

References

Available Upon Request

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that Annies Mobile Catering LLC does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Annie Brewer Hall
Proposer's Signature

June 3 2019
Date

SECTION VII

REFERENCE CHECK FORM

Bid No: 2019-017 Title: Sunrise Theater Catering Services

Bidder/Respondent Name: Annie's Mobile Catering

Reference Company Name: Anne Brewer Hall

Telephone Number: 772-221-5161 Fax Number: 0

Contact Name: Anne Brewer Hall Email: AEC1141@gmail.com

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work:

Dependability:

Integrity of owner and employees:

What areas could he/she improve upon?

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Add any information/comments that might help us evaluate their ability to perform for us?

References:

Jarrod Trefelner

Center State Bank, Fort Pierce, FL

(772)201-4991

Dr. Ian Boykin

2000 Nebraska Ave, Fort Pierce, FL

(772)-465-4444 or (772)-528-2647

Anne Nagel

TD Bank

(828)-817-3142

Jennifer Hendricks

St. Lucie County Sheriff's Office

(772)353-0407

Kelly Krazz

3307 North Indian River Drive

Fort Pierce, Fl

(772) 528-5991

Richard Owen PA

Urgent Care

Fort Pierce, FL

(772)370-8005

SECTION VII

COST PROPOSAL FORM

CATERING/HOSPITALITY SERVICES

RFP NO. 2019-017

Please provide per person pricing for items below for the Sunrise Theater:

Cold (continental) Breakfast:	$ 5.95 / per person
Hot Breakfast:	
• Chafers-2 meats, potato, eggs, pancakes	$ 8.95 / per person
• Omelet station	$ 12.95 / per person
Coffee Service: Donuts, bagels, danish, muffins, juices, etc.	$ 6.95 / per person
Fruit tray	$ 4.00 / per person
Cheese tray, crackers	$ 4.50 / per person
Deli/Flat meat & cheese tray	$ 7.33 / per person
Sandwich/wraps platter with chips, condiments, lettuce & tomatoes, etc.	$ 10.00 / per person
add potato/pasta salad, slaw	$ 11.00 / per person
add tuna/chicken/ham salad	$ 12.95 / per person
Caesar Salad	$ 9.25 / per person
add chicken/shrimp	$ 13.50/15.90 per person
Box Lunch: Sandwich, chips, drink, fruit	$ 10.95 / per person
Dancer food: Yogurt, fruit, raw veggie tray, granola, hummus, pita, cookies, energy bars	$ 9.50 / per person
Hot Lunch:	
Soup	$ 5.00 / per person
Burgers & dogs	$ 11.95 / per person
Grilled cheese/ham & cheese	$ 7.95 / per person
Pasta	$ 9.00 / per person
Meat dish	$ ~~9.95~~ 13.50 per person
Chicken	$ 13.50 / per person
Fish	$ 14.50 / per person
BBQ	$ 15.95 / per person

COST PROPOSAL FORM

Dinner:

Soup	$ 5.00 / per person
Salad	$ 5.00 / per person
Veggies	$ 5.00 / per person
Pasta dish	$ 10.95 / per person
Meat dish	$ 14.99 / per person
Chicken	$ 14.99 / per person
Fish	$ 14.99 / per person
Meat Loaf	$ 15.95 / per person
Carvery*	$ ~~[illegible]~~ 6.00 / per person
Desserts	$ 6-8 pp / per person

Per person for salad, entrée, 1 vegetable, 1 starch, dessert $ 14.95 / per person

El Cheapo: Salad, lasagna/pasta/arroz con pollo, (i.e. - single dish) Bread, sodas, juices, cookies. $ 16.95 / per person

Plated dinner w/server $ 20.00 / per person

Is there an up charge for plates & silverware? Yes ___or No___

If yes, $ No / per person

*Indicates what up charge would be if any.

Items above are sample menus provide as a guideline of the selection Sunrise Theater is looking for in a qualified vendor who is able to provide an adequate catering service that meets the theatres needs.

Please include hourly charge for providing hospitality items as listed in Scope of Work located in Section V of the proposal documents

$ 10.00 / per person

COST PROPOSAL FORM

- Do you accept the Purchasing Card Visa? (Please Check One) Yes ✓ or No ____
- Percentage of discount of bid price when payment is made with Visa: 0 %

Vendor Anne Brewer Hall

Address 11710 Orange ave

City, State, Zip Code Fort Pierce, FL 34945

Email Address Annies Mobile Catering@gmail.com / AHCHall@gmail.co

Typed Name, Title Owner - Anne Brewer Hall

Signature Anne Brewer Hall

Telephone# 772 201 5161 Fax# Ø

(*Please include Remit to address if different than address stated above)

Check block below for applicable minority indicator:

Asian Indian ☐ **Black Asian** ☐ **Pacific** ☐ **Hispanic** ☐ **Native American** ☐

Small Business ☒ **Women Owned** ☒ **Small Disadvantage Business** ☐

EXHIBIT "B"

SAMPLE OF ARTIST RIDERS

LONESTAR

Schedule "B" CATERING REQUIREMENTS

If there are any questions or concerns regarding catering or specific menu items, please contact ARTIST'S Tour Manager, Wade Hooker (615) 414-0824, Email: hooker948@gmail.com.

All meals are to be served in a private area completely separate from the public. All numbers reflect I-ONESTAR personnel only. This does not include Opening Acts, local crews, promotions staff, etc. If and when the aforementioned are included for catering, it is requested that LONESTAR personnel eat first for all meals,

ALL DAY BEVERAGES

The following beverages are to be served with breakfast, lunch and dinner:
Coke, Coffee and 2% milk, along with plenty of individually bottled non-carbonated spring water (Dasani or Aquafina). These beverages should be left up in the catering area all day and should be refreshed throughout the day.

Please make sure there is one (1) LARGE cooler, iced down, with assorted soft drinks and water upstage right, at time of load-in and refreshed throughout the day.

BREAKFAST

Please expect 10 - 12 people + locals for breakfast unless otherwise specified.
FOOD: Eggs, meat (lean regular bacon and sausage links or patties), hash brown potatoes, assorted cereals (Corn Flakes, Special K, Raisin Bran or Frosted Flakes), whole wheat or white toast, bagels, fresh fruit platter (cantaloupe, watermelon, bananas, in season berries and grapes).
CONDIMENTS: Cream cheese, strawberry and grape preserves, peanut butter, picante sauce, ketchup, butter, syrup, sugar, Equal or Sweet-n-low.
BEVERAGES: 2% milk, fresh orange juice, regular and decaffeinated coffee, Coke, Diet Coke, Diet Mt. Dew, Dr.Pepper, A&W Root Beer and plenty of individually bottled, non-carbonated water. (Dasani or Aquafina). Please provide a USA Today & Local newspaper.

LUNCH

Please expect 10 - 12 people + locals for lunch unless otherwise specified. All lunches must include fresh salad. Please provide assorted regular and a fat free salad dressing; please provide condiments accordingly with each meal. Hot meals of Tour Manager's choice (Hamburgers, Cheese Burgers, Hot Dogs, Taco Bar Sloppy Joes, etc.) to be discussed with caterer in advance, local specialties are encouraged. Lunch should include chips, potato salad, etc. Beverage choices as listed above,

EXHIBIT "B"

SAMPLE OF ARTIST RIDERS

DINNER

Please expect 10 - 12 people + locals for dinner unless otherwise specified. All dinners are to be served with real plates and utensils. All dinners must include fresh salad, Please provide assorted regular and fat free salad dressing for dinner salads. Hot meals to include: two (2) entrees of Tour Manager's choice, to be discussed with caterer in advance, local specialties are encouraged. Meals ate to include two (2) vegetables, potatoes or rice, and fresh bread. Meals to include caterer's choice of two desserts. Please supply salt and pepper, butter, ketchup, steak sauce, etc. Beverage choices as listed above.

AFTER SHOW FOOD: Venue Does Not Supply After Show Food

Often times, due to time constraints, ARTISTS are not able to participate in dinner and must wait until after show to eat. Therefore, the After Show Food is very important.

~~ARTIST Tour Manager will decide from assortectl@lian or Chinese food, BBQ, burgers, pizza or similar for fifteen (15) people. Please provide menus from locafrestaurants for options. NO DELI TRAYS PLEASE.~~

~~After-Show Food to be delivered to Buses at times to be determined by TouÊMänager4~~

Please complete and submit with your proposal:

Price Cost Exhibit B: $ 2495.00

Proposer's Name: Anne Brewer Hall

Signature: Anne Brewer Hall

STATEMENT

[Your Company Slogan]

Date: June 5, 2019
Statement #990101

Annie's Mobile Catering
11710 Orange Ave
Fort Pierce, FL 34945
772-201-5161
Aechall@gmail.com

City of Fort Pierce
Sunrise- Attn: Thomas Taylor
Click here to enter text.

Invoice #990101 Lonestar 3/15/2019

DATE	DESCRIPTION	BALANCE	AMOUNT
	All Day Drinks (load In)		
	Coffee Station Tea Station Assorted Soda Assorted Juice Bottled Water		
	Breakfast/ Lunch		
	Eggs Cooked to Order Bacon Sausage Pancakes Waffles Assorted Bread Assorted Bagels Muffins Pastries Fresh Fruit		
	Taco Bar Ground Seasoned Beef Pulled Seasoned Chicken Beans Saffron Rice Fresh Salsa Cheddar Cheese Lettuce Avocado Onion Jalapeno Assorted Tortilla (Corn and Flour)		
	Dessert		
	Dinner		
	Mixed Baby Green Salad Assorted Dressing Fresh Bread Fresh Mahi-Mahi Smoked Pork Loin Baked Chicken		

	Roasted Red Potato Asparagus Brussel Sprouts Pasta Assorted Dessert Table				

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
					2495.00

REMITTANCE	
Statement #	990101
Date	3/15/2019
Amount Due	2495.00
Amount Enclosed	

Make all checks payable to [Annie's Mobile Catering

Thank you for your business!

EXHIBIT "C"

SAMPLE OF ARTIST RIDERS

ROCK AGES ~ **HOSPITALITY**

A. All catering/hospitality must be discussed in advance with the Company Manager. If the venue requires the use of an exclusive catering service, please inform the Company Manager Immediately.

B. For Section 13 items (c) through (h) below, the Presenter must provide one food option at all meals that is both Gluten Free (contains no wheat, rye, barley, and oats) and Vegetarian. The gluten free option must be suitable for a person with Celiac Disease (i.e., the food cannot come into contact with gluten; must be treated like an allergy).

C. On the day of the load-in, the Presenter must provide as a local Documented Expense coffee break catering inclusive of donuts, muffins, bagels; coffee, tea, fruit juice, cereal, soda, etc. for the entire local and traveling crew (approximately 60 people). These refreshments shall be available no later than •two (2) hours after the start of the calf.

D. The Production must have an unrestricted right to consume food and non-alcoholic beverages in the backstage and dressing room areas of the venue, Should there be any catering fee or other charges in connection with catering, it will be the responsibility of the Local Presenter.

Section 14: TEMPERATURE

a) The stage and dressing rooms must be maintained at a temperature between 68 and 72 degrees at all times per AEA requirements while the company is in the Venue. This includes Load In and Load Out whenever possible. This must be achieved by half-hour and maintained throughout the performance with as little air movement as possible on stage. If portable heaters/cooling units are required to achieve this, they shall be obtained at Presenter's expense prior to the engagement.

Please complete and submit with your proposal:

Price Cost Exhibit C: $ 995.00

Proposer's Name: Anne Brewer Hall

Signature: Anne Brewer Hall

EXHIBIT "D"

SAMPLE OF ARTIST RIDERS

TONY BENNETT

LOAD IN/DRESSING ROOM CATERING ETC.

Please put local venue Internet login info in each dressing room.

LOAD-IN I0AM

Breakfast for four (4)
Continental style, cold juices, cereal, bagels, cream cheese, pastries
Coffee set up. Toaster for bagels Bottled water

LUNCH 12-1PM

Soup/Salad/Sandwiches for two (2) (Include assorted meats, egg / tuna salad) or delivered.

DINNER

Possible dinner for 10 depending on travel schedule. We can discuss food options during the advance or option of meal buyout (preferred) $40/pp in $20s.

ROOM 1: TONY BENNETT for Two (2) - Set up 1 hr. prior to Showtime

1 - Small cut fruit platter
1 - Small cut crudité platter with dip. Cucumber, peppers, celery, carrots, etc.
1 - Assorted mixed nuts. Pistachios, cashews, almonds
1 - Small plate of four (4) assorted sandwiches (1/2 cut) Tuna, egg salad, turkey, ham & cheese etc.
W/ asst. condiments (mayo, mustard, salt, pepper, local hot sauce) Plates, utensils, napkins
4 - Small bottles of Poland Spring (or similar) water. Room temp
4 - Wine glasses. (NO plastic cups)
1 - Corkscrew
4 - Bottles of asst. Iced Tea (Snapple, etc.)
1 - Decaf coffee setup
1 - Full length mirror
2 - Straight back chairs
6 - Small hand towels
1 - Portable steamer
1 - Hanging rack with hangers
1 - Wastebasket
1 - Small wastebasket w/ liner to be placed on Stage Right

EXHIBIT "D"

SAMPLE OF ARTIST RIDERS

Any revisions made to Artist Rider are subject to Artist Management approval.

Room 2: Antonioa Bennett: Set up 1-hr prior to showtime

6- Small bottles of Fiji (or similar) Room temp
1 - Asst. green mixed salad w/lettuce (Iceberg) w/asst. dressings
1 - Small fruit platter
~~1 – Bottle of good quality white wine w/corkscrew~~
1 - 1/2 cooked chicken breast
4 - Misc. Clif Bars
1 - Hanging rack w/hangers
1 - Box of Ziploc Quart size bags
1 - Wastebasket
4- Chairs
1 - Full length mirror
4 - Small hand towels
W/Asst. condiments (mayo, mustard, salt, pepper, Tabasco) / Cups, plates, utensils, napkins, etc.

Items crossed out by Sunrise Mgmt, venue cannot supply alcohol

ROOM 3: THE QUARTET for Six (6) - Set up 1 hr prior to Showtime

1 - Cut fruit / Asst. cheeses platter
1 -Plate of bread/rolls for sandwiches
1 - Chip & dip platter (Kettle cooked chips)
1 - Asst. fresh chicken, turkey, beef, shrimp for sandwiches (**NOT COLD CUTS**)
Rotisserie chicken is always good w/knives to slice and local specialties
1 -Mixed green salad w/lettuce (Iceberg/Romaine) for Five (5) w/asst dressings
(Olive oil/Balsamic, Ranch, Italian)
3 - Sandwiches (pre made) Turkey, Tuna, Roast Beef
24- Small bottles of Evian (or similar) on ice
6 - Small bottles of San Pellegrino w/lemon, lime wedges
12- Cans/bottles of mixed sodas
~~2 – Bottles of good quality red wine (Merlot) w/corkscrew~~
~~1- Bottle for good quality white wine on ice or refrigerated~~
~~12- Bottles of Heineken beer on ice or refrigerated~~
~~6 – Bottles of Bud Light on ice or refrigerated~~
1 - Coffee set up w/milk, sugar etc.
1 - Mise tea setup
1 - Full length mirror
1 - Table
8 - Straight back chairs
12- Small hand towels
1 -Hanging rack w/hangers
1 - Box of Ziplock Quart size Baggies
1 - Waste basket
W/Asst. condiments (mayo, mustard, salt, pepper, Tabasco) I Cups, plates, utensils, napkins, etc.

Items crossed out by Sunrise Mgmt, venue cannot supply alcohol

Any questions about these requirements, please contact John Callahan at logistic@aol.com

EXHIBIT "D"

SAMPLE OF ARTIST RIDERS

Please complete and submit with your proposal:

Price Cost Exhibit D: $ 95.00

Proposer's Name: Anne Brewer Hall

Signature: Anne Brewer Hall

STATEMENT

[Your Company Slogan]

Date: June 5, 2019
Statement #990104

Annie's Mobile Catering
11710 Orange Ave
Fort Pierce, FL 34945
772-201-5161
Aechall@gmail.com

City of Fort Pierce
Sunrise- Attn: Thomas Taylor
Click here to enter text.

Invoice #990104 Tony Bennett 3/27/2019

DATE	DESCRIPTION	BALANCE	AMOUNT
	All Day Drinks (load In) Coffee Station Tea Station Assorted Soda Assorted Juice Bottled Water Room 1 Cut Fruit Platter Assorted Mixed Nuts Assorted Sandwich Tray Spring Water Assorted iced Tea Bottles Café Starbucks Coffee Room 2 6 Bottles Fiji Water Mixed Green Salad 'Assorted Dressing Small Fruit Platter ½ Cooked Chicken Breast 4x Cliff Bars Ziplock quart sized bags Room 3 Assorted Fruit Platter Assorted Cheese Platter Assorted Bread Basket Chips and Dip Fresh Baked Turkey Beef Shrimp Whole Rotisserie Chicken Mixed Baby Green Salad Assorted Dressing Pre-Made Sandwich Tray 52 Bottles Fiji and Evian Water 12 Bottles San Pellegrino Lemon Lime Wedges Assorted Soda		

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
					995.00

REMITTANCE	
Statement #	990104
Date	3/27/2019
Amount Due	995.00
Amount Enclosed	

Make all checks payable to [Annie's Mobile Catering

Thank you for your business!

EXHIBIT "E"

SAMPLE OF ARTIST RIDERS

TWO HOURS PRIOR TO SHOWTIME/ DRESSING ROOMS SHOULD BE SUPPLIED WITH:

BILL MEDLEY -Star Room 1:
Clothes hanging rack, hand towel, soap, bath-towels, bottled water, honey with a pot of hot water
FOR AFTER SHOW :(I) small deli' snack tray including bologna, raw onions, white bread, American mustard (no cheese),

BUCKY HEARD Star Room 2:
Clothes hanging rack, hand towel, soap, bath towels, bottled water, honey with a pot of hot water, pineapple juice, coconut water

BAND / CREW MALE Room 3 (7) people:
(1) Clothes hanging rack, hand towels with soap
(1) Case of bottled water,..
(1) Whole fruit basket 10 pieces (ex, bananas, apples, oranges)
(1) Coffee (with creamer and sugar),
(1) Deli meat tray with cheese (serve 10) ham, turkey, roast beef, (with white and wheat bread) (no pre-packaged meats please)
(1) Garnish tray for sandwiches with lettuce, tomato, onion (mustard and mayonnaise)
(1) -Snack tray with cheese, crackers, pickles, celery

BAND FEMALE - Room 4 (3) people:
(1) clothes hanging rack, hand towels with soap
(6) bottles of spring water

4. PURCHASER will provide a dressing rooms guard plus ample security to insure that only authorized personnel are permitted backstage.

(Catering food for band and crew can be in (1) common location like Green Room)

NOTE: ALL MEAT, CHEESE, GARNISH, SNACK TRAYS AND BEVERAGES MUST BE KEPT ON ICE OR REFRIGERATED FOR THE ENTIRE TIME

FOOD

1. **LUNCH:** PURCHASES will provide a lunch for 10 people during setup, at no cost to ARTIST. Time of meal to be determined by ARTIST'S production manager.
   (1) Case of bottled water, (1) six pack Diet. Coke
   (1) Whole fruit basket 10 pieces (ex. bananas, apples, oranges)
   (1) Coffee (with creamer and sugar)
   (1) Deli meat tray with cheese (serve 10) ham, turkey, roast beef, (with white and wheat bread; No. pre-packaged meats please)

EXHIBIT "E"

SAMPLE OF ARTIST RIDERS

(1) Garnish tray for sandwiches with lettuce, tomato, onion (mustard and mayonnaise) .
(1) -Snack tray with cheese, crackers, pickles celery

2. **DINNER:** PURCHASER will provide hot meals for 10 people following sound check, at no co.st to ARTIST. Time of meal to be determined by ARTIST'S Production Manager
Meal to consist of salad, bread, one main course such as: (beef, chicken or turkey)
Two {2) vegetable selections and one (1} dessert.
Purchaser may substitute dinner with a buy out at $35.00 per person tfmes.11 if meal is not available. (Total= $385} Dinner buy out money is to be given to Tour Manager at sound check time in $20.00 denominations.

TBD @ ADVANCE

TRANSPORTATION – Local Ground only (note: by by SRT Mgmt)
PURCHASER will provide the following local transportation upon ARTIST'S arrival at airport. Vehicles and drivers are ·also to be used to and from hotel and venue for stage set-ups, sound checks, and performances. Transportation to be provided by a professional transportation company only.

1. A "'Town Car to transport ARTISTS.
2. One 15 passenger van is required for entourage. One extra vehicle may be needed for luggage and guitars etc.
3. ~~Extra trips to airport may be necessary based on flight arrival times~~ (strikethrough made by SRT Mgmt)

*In the event that ARTIST and entourage arrive via Tour Bus, Items #1 and #2 above must still be provided for use between hotel and venue.

COMPLIMENTARY TICKETS
PURCHASER must provide ARTIST with ~~twenty (20)~~ complimentary tickets per show within the first ten (10) rows, and of good positioning. Any unused portion of these tickets may be placed on sale the day of performance with the permission of ARTIST or ARTIST'S representative. ARTIST'S Tour Manager will determine time - of ticket release. Backstage guest lists/passes are subject to final approval by ARTIST'S tour manager.

FOOD AND BEVERAGE COMP:
When food and beverage coms are to be provided by the PURCHASER,

Please complete and submit with your proposal:

Price Cost Exhibit E: $ 2250.00

Proposer's Name: Anne Brewer Hall

Signature: Anne Brewer Hall

STATEMENT

[Your Company Slogan]

Date: June 5, 2019
Statement #990092

Annie's Mobile Catering
11710 Orange Ave
Fort Pierce, FL 34945
772-201-5161
Aechall@gmail.com

City of Fort Pierce
Sunrise- Attn: Thomas Taylor
Click here to enter text.

Invoice #990092 Righteous Brothers
1/18/2019

DATE	DESCRIPTION	BALANCE	AMOUNT
	All Day Drinks Coffee Station Tea Station Assorted Soda Assorted Juice Bottled Water Dressing Room Deli Tray Assorted Condiments, Veggie Tray Coconut Water Pineapple Juice Whole Fruit Basket 40x Bottled Water Hot Tea Set-up Lunch Boars Head Assorted Deli Meat Tray Whole Fruit Basket Cheese Platter Garnish Platter Pasta Salad Assorted Fresh Bread Snack Tray Assorted Cheeses, Pickles and Celery Assorted Drinks, Juice, Bottled Water Dinner Mixed Baby Green Salad Assorted Dressing Fresh Bread Smoked Chicken Baked Citrus Salmon Mashed Potato Pasta with Cream Sauce Brussel Sprouts Asparagus Vegan - Tofu, Mixed fresh organic Vegetables over rice noodles Dessert Table		

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
					2250.00

REMITTANCE	
Statement #	990092
Date	
Amount Due	2250.00
Amount Enclosed	

Make all checks payable to [Annie's Mobile Catering

Thank you for your business!

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Anne Brewer Hall

2 Business name/disregarded entity name, if different from above
Annies Mobile Catering

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
11710 Orange ave

Requester's name and address (optional)

6 City, state, and ZIP code
Fortpierce, FL 34945

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ]

or

Employer identification number
47 - 5287491

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here | **Signature of U.S. person** ▶ Anne Brewer Hall | **Date** ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

850-487-1395

ANNE HAU
ANNIE'S MOBILE CATERING LLC
4820 RIVER OAK LN
FORT PIERCE FL 34981

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.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

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

MFD6650306 ISSUED: 05/02/2017

MOBILE FOOD DISP VEHICLE (2014)
ANNIE'S MOBILE CATERING LLC
ANNIE'S MOBILE CATERING LLC

IS LICENSED under the provisions of Ch.509 FS.
Expiration date : APR 1, 2018 L1705020000781

DETACH HERE

RICK SCOTT, GOVERNOR

MATILDE MILLER, INTERIM SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER	
MFD6650306	VIN NUMBER: SELF SUFFICIENT

The MOBILE FOOD DISP VEHICLE (2014)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: APR 1, 2018

ANNIE'S MOBILE CATERING LLC
ANNIE'S MOBILE CATERING LLC
4820 RIVER OAK LN
FORT PIERCE FL 34981

. NON- .
. TRANSFERABLE .

ServSafe
National Restaurant Association

ServSafe® CERTIFICATION

ANNE HALL

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the American National Standards Institute (ANSI)–Conference for Food Protection (CFP).

13853914
NUMBER

5182
EXAM FORM NUMBER

7/7/2017
DATE OF E

7/7/2022
DATE OF EXPIRATION

Local laws apply. Ch ency for recertification requirements.

ANSI
#0655

In accordance with Maritime Labour C

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National R
ocle logo are trademarks of the NRAEF.

Contact us with questions at 175 W Jackson Blvd. Ste 1500, Chicago, IL 60604 or ServSafe@restaurant.org.

FLORIDA DEPARTMENT OF REVENUE

2019 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/18

This Certificate Expires on December 31, 2019

Business Name and Location Address

ANNIE'S MOBILE CATERING LLC
11710 ORANGE AVE
FORT PIERCE FL 34945-2022

Certificate Number

66-8016839432-6

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as commercial real property.
- Incorporation into tangible personal property being repaired.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit **floridarevenue.com/taxes/certificates**

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, Android devices, and Windows phones.

Mission:
To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

Florida HEALTH

Vision: To be the **Healthiest State** in the Nation

Rick Scott
Governor

John H. Armstrong, MD, FACS
State Surgeon General & Secretary

Fee $10.00 (10/2012)

HAZARDOUS WASTE SCREENING

FOR A LOCAL BUISNESS TAX RECEIPT
Location: 3855 US Highway 1 Fort Pierce, FL 34982

DATE 10-14-15

PLEASE PRINT

1. BUSINESS NAME Annies Mobile Catering LLC
2. BUSINESS OWNER(S) Anne Brewer Hall
3. BUSINESS PHONE 772 2015161
4. BUSINESS ADDRESS 4820 River Oak Ln Fortpierce (CITY) FL (STATE) 34981 (ZIP)
5. MAILING ADDRESS SAME SAME (CITY) SAME (STATE) 34981 (ZIP)
6. NAME OF COMMERCIAL/SHOPPING CENTER
7. **PROPERTY/PARCEL ID #**
8. BRIEF DESCRIPTION OF ACTIVITIES Mobile food ~~truck~~ trailer
9. DOES THIS BUSINESS OPERATE AT ANY OTHER LOCATIONS OR BUILDINGS **IN THIS COUNTY** OTHER THAN AT THE BUSINESS ADDRESS LISTED ABOVE? ☐ Y ☐ N IF SO, WHAT LOCATION
10. IS THIS A NEW BUSINESS? ☑ Y ☐ N
11. DOES THIS BUSINESS GENERATE OR DISPOSE; PAINT PRODUCTS, SOLVENTS, BATTERIES, CLEANING SOLVENTS, PESTICIDES, USED OILS, PETROLEUMS, OR OTHER SIMILAR HAZARDOUS WASTE? ☐ Y ☑ N

PLEASE CHECK THE FOLLOWING THAT APPLY TO THIS BUSINESS: (***MUST*** **BE COMPLETED FOR APPROVAL**)

PUBLIC SEWER: ☐ YES ☐ NO
SEPTIC TANK: ☐ YES ☐ NO
REGISTERED: ☐ YES ☐ NO ☐ NA
WATER SYSTEM: ☐ PUBLIC WATER ☐ WELL
UNDERGROUND TANKS: ☐ YES ☐ NO
RESIDENTIAL OFFICE: ☐ YES ☐ NO

DOES BUSINESS CURRENTLY HAVE A LICENSED HAULER: ☐ YES ☐ NO ☐ N/A Flying J 100 N Kings Hwy Ft. Pierce

I HEREBY AGREE THAT THE BUSINESS ABOVE WILL COMPLY WITH ALL FEDERAL, STATE AND LOCAL HAZARDOUS WASTE LAWS.

Anne Brewer Hall
PRINT NAME (AGENT FOR THE ABOVE BUSINESS)

Anne Brewer Hall
SIGNATURE

DO NOT WRITE BELOW THIS LINE

DBPR Lmd 4/1/2016

HAZARDOUS WASTE SURVEY REQUIRED:

☐ YES ☒ NO

SLCHD STAMP

APPROVED

OCT 14 2015

St. Lucie County Health Dept.
ENVIRONMENTAL HEALTH DIVISION

St. Lucie County Health Department
Division of Disease Contrl and Health Protection
Bureau of Environmental Health
3855 S. U.S. 1, Fort Pierce, FL 34982
PHONE: (772) 873-4931 ~ Fax (772) 873-4893
www.stluciecountyhealth.com

www.FloridasHealth.com
TWITTER:HealthyFLA
FACEBOOK: FLDepartmentofHealth
YOUTUBE: fldoh

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation

ANNIE'S CATERING, INC.

Filing Information

Document Number	P15000075507
FEI/EIN Number	NONE
Date Filed	09/10/2015
State	FL
Status	ACTIVE

Principal Address

4820 RIVER OAK LANE
FORT PIERCE, FL 34981

Mailing Address

4820 RIVER OAK LANE
FORT PIERCE, FL 34981

Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.
13302 WINDING OAK COURT
A
TAMPA, FL 33612

Officer/Director Detail

Name & Address

Title P, D

BREWER-HALL, ANNE
4820 RIVER OAK LANE
FORT PIERCE, FL 34981

Title T

BREWER-HALL, ANNE
4820 RIVER OAK LANE
FORT PIERCE, FL 34981

Title S

HALL, ROLAND R

00293 10/14/15

FLORIDA DEPARTMENT OF REVENUE

Certificate of Registration

DR-11
R. 10/15

Issued Pursuant to Chapter 212, Florida Statutes

66-8016839432-6	10/13/15
Certificate Number	Registration Effective Date

This certifies that

ANNIE'S MOBILE CATERING LLC
4820 RIVER OAK LN
FORT PIERCE FL 34981-4412

has met the sales and use tax registration requirements for the business location stated above and is authorized to collect and remit tax as required by Florida law. This certificate is non-transferable.

POST THIS CERTIFICATE IN A CONSPICUOUS PLACE

THIS IS YOUR SALES & USE TAX CERTIFICATE OF REGISTRATION
(DETACH AND POST IN A CONSPICUOUS PLACE)

THIS IS YOUR FLORIDA ANNUAL RESALE CERTIFICATE FOR SALES TAX

Note: New dealers who register after mid-October are issued annual resale certificates that expire on December 31 of the following year.

These certificates are valid immediately.

DR-11R, R. 10/15

FLORIDA DEPARTMENT OF REVENUE

2016 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/15

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2016

Business Name and Location Address

ANNIE'S MOBILE CATERING LLC
4820 RIVER OAK LN
FORT PIERCE FL 34981-4412

Certificate Number

66-8016839432-6

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as commercial real property.
- Incorporation into and sale as part of the repair of tangible personal property by a repair dealer.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

Florida law provides for criminal and civil penalties for fraudulent use of a *Florida Annual Resale Certificate*.

REQUEST FOR PROPOSALS NO. 2019-011
ANNUAL CONTRACT FOR INSPECTION SERVICES

EVALUATION CRITERIA	Annie's Mobile Catering Fort Pierce, FL	The Bradford, LLC Fort Pierce, FL
Response of the writtern proposal to the purpose and scope of services Points 15	14.5	11.5
Price of Service Points 90	84.9	59.7
Ability & hisgtory of successfully completing duties & svcs of this type, meet deadlines & experience. Points 75	75	60
References Points 45	45	44
Location Points 75	60	75
Maximum Points 300	279.4	250.2

REQUEST FOR PROPOSALS NO. 2019-011
ANNUAL CONTRACT FOR INSPECTION SERVICES
EVALUATION SHEET

City Commission Regular Meeting **11.c.**

Meeting Date: 08/19/2019

Re: Interlocal Agreement with SLC for Transit Bus Stop Seating Stations

Submitted For: Shyanne Helms, Communications Manager, City Manager

SUBJECT:

Approval of an Interlocal Agreement between the City of Fort Pierce and St. Lucie County for the installation of bus stop stations at various transit stops throughout the City of Fort Pierce.

SUMMARY:

An existing transit stop located at U.S. 1 and Virginia Avenue (Mobil Station) was relocated on April 23, 2019 to the Dollar General Plaza at approximately 2514 South US Highway 1. Relocation has enabled the installation of proper transit enhancements to include seating stations.

This Interlocal Agreement will allow St. Lucie County Transit to install transit enhancements at various transit stops throughout the City of Fort Pierce.

RECOMMENDATION:

Staff recommends approval of the Interlocal Agreement, which has been approved as to form and correctness by the City Attorney.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Shyanne Helms, Communications and Economic Development Manager

COORDINATED WITH:

Murriah Deckle, St. Lucie County Transit Manager
Peter J. Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

There is no fiscal impact.

Attachments

Interlocal Agreement with St. Lucie County for Transit Stop Seating

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 11:12 AM

Form Started By: Sara Delgado Started On: 07/31/2019 02:28 PM
Final Approval Date: 08/13/2019

INTERLOCAL AGREEMENT FOR
TRANSIT BUS STOP SEATING STATIONS

THIS INTERLOCAL AGREEMENT is made and entered into this _____ day of _____, 2019 , by and between **ST. LUCIE COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners (hereinafter referred to as "County") and the **CITY OF FORT PIERCE**, a Florida municipal corporation, (hereinafter referred to as "City").

WITNESSETH:

WHEREAS, the County operates a public transit system within the geographical boundaries of St. Lucie County; and,

WHEREAS, the County desires to locate bus stop seating stations at several sites within the City to serve residents and tourists using the St. Lucie County transit system; and,

WHEREAS, the City owns and maintains the rights-of-way within the City; and,

WHEREAS, the installation of bus stop seating stations on the City owned right-of-way adjacent to transit stops will assist the transportation of residents and tourists within the City and the County; and,

WHEREAS, the purpose of this Agreement is to establish responsibility for location and maintenance of bus stop seating stations within the City; and,

WHEREAS, Section 163.01, Florida Statues, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population and other factors influencing the needs and development of local communities.

NOW, THEREFORE, in consideration of the conditions contained in this agreement, the parties agree as follows:

1. **General.** This Agreement is entered into pursuant to Section 163.01, Florida Statutes, the Florida Interlocal Cooperation Act of 1969. This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions, or obligations other than those contained therein, and this Agreement shall supersede all previous telecommunications, representations, or agreements, either verbal or written, between the parties hereto.

2. **County Responsibilities.** The County shall have the following responsibilities:

A. Provide the city, for review and approval, the schematics and the location of the bus stop seating stations.
B. Install bus stop seating stations at locations agreed to by the City and the County.
C. Provide the City, for review and approval, detail and specifications of the proposed bus stop seating stations.
D. Install the bus stop seating stations which will measure approximately two feet wide by four feet long, containing capacity for an average of two bus stop seating, and informational signage attached to provide beneficial information to riders.
E. Remove bus stop seating stations from locations and restore the sites to original condition within 30 calendar days of the date said station is no longer utilized as a stop within the bus stop seating program;
F. Promptly repair or replace all damaged parts and permanent appointments to the station including, but not limited to, the fixture, signage, or other metal components which may rust;
G. Submit an overall map displaying bus stop seating station locations.

3. **City Responsibilities.** The City shall have the following responsibilities:

A. Concur with the County on the locations of the bus stop seating stations that are within City right-of-ways.
B. Assist the County or its representative in obtaining the consent as necessary of adjacent property owner(s) to bus stop seating stations locations.
C. Where feasible, as determined by the City, extend existing sidewalks to locations of bus stop seating station pads if current sidewalk is not adjacent to the bus stop seating stations.
D. Review submitted location description and design of the permitting submittal package.
E. Complete preparation and construction of appropriate concrete pads or fixture area for the selected and approved bus stop seating station sites within City right-of-way parks.

4. **Term.** The term of this Agreement shall begin on the effective date as provided below and shall terminate fifteen (15) years from that date. The term of this Agreement may be extended for additional five (5) year periods upon the mutual consent of both parties. Either party shall have the right to terminate this Agreement upon ninety (90) days prior written notice to the other party.

5. **Liability.** The parties to this Agreement shall not be deemed to have assumed any liability for the negligent or wrongful acts or omissions of the other party, or their respective officers, employees, servants or agents. Nothing contained herein shall be construed as a waiver by either party of the liability limits established in 768.28, Florida Statutes (2019).

6. **Notice of Complaints or Suits.** Each party will promptly notify the other of any citizen complaint, claim, suit, or cause of action threatened or commenced against it which arises out of or relates, in any manner, to the performance of this Agreement. Each party agrees to cooperate with the other in any investigation either may conduct, the defense of any claim or suit in which either party or Treasure Coast Connecter is named, and shall do nothing to impair or invalidate any applicable insurance coverage.

7. **COMPLETE UNDERSTANDING.** The Agreement contains a complete understanding of the parties hereto, notwithstanding any previous written or oral understandings between the parties on the same subject.

8. **NOTICES.** Any notice, payment, demand, or communication required or permitted to be given by any provision of this Agreement shall be in writing and shall be deemed to have been delivered and given for all purposes, whether or not the same is actually received, if sent by registered or certified mail, postage and charges prepaid, and addressed to the parties at the following addresses:

As to City:	**With a copy to:**
City Manager City of Fort Pierce Post Office Box 1480 Fort Pierce, Florida 34954	City Attorney City of Fort Pierce Post Office Box 1480 Fort Pierce, Florida 34954
As to County:	**With a copy to:**
St. Lucie County Administrator 2300 Virginia Avenue Fort Pierce, Florida 34982	St. Lucie County Attorney 2300 Virginia Avenue Fort Pierce, Florida 34982

or to such other address as the parties may from time to time specify by writing. Any such notice may at any time be waived by the person entitled to receipt of such notice.

9. **AMENDMENTS.** No amendment, modification, or waiver of this Agreement, or any part hereof, shall be valid or effective unless in writing and signed by both parties, and no waiver of any breach or condition of this Agreement shall be deemed to be a waiver of any other conditions or subsequent breach whether of like or different nature.

10. **FURTHER DOCUMENTS.** Each of the parties hereto hereby agree that they will execute and deliver such further instruments and do such further acts and things as may be necessary or desirable to carry out the purposes of this Agreement.

11. **SECTIONS-CAPTIONS.** Sections and other captions contained in this Agreement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent of intent of this Agreement or any provision hereof.

12. **SEVERABILITY.** Each provision of this Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegibility or invalidity shall not affect the validity of the remainder of this Agreement.

13. **GOVERNING LAW.** This Agreement and the rights of the Parties shall be governed by and construed or enforced in accordance with the laws of the State of Florida. Venue for any actions arising out of this Agreement is the Circuit Court of St. Lucie County, Florida. Any action shall be tried as a non-jury case.

14. **FILING; EFFECTIVE DATE.** This Agreement, and subsequent amendments, shall be filed with the Clerk of the Circuit Court of St. Lucie County, prior to its effectiveness.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed in their respective names by their proper officials and under their official seals this _____ day of _____, 2019.

ATTEST:

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY: _____
Chair

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
County Attorney

CITY OF FORT PIERCE

ATTEST:

BY: _____
Clerk

BY: _____
Mayor

APPROVED AS TO FORM AND CORRECTNESS

BY: _____
City Attorney

S:\atty\agreemnt\interloc\fp.transit stop seating.2019.doC

City Commission Regular Meeting **12.a.**

Meeting Date: 08/19/2019

Re: TEFRA Notice

SUBJECT:

Public Hearing and Resolution 19-R39 - TEFRA Hearing for St. James Christian Academy request to issue tax exempt private activity bonds to be used to acquire the Virginia College Campus in Fort Pierce, FL as required under the Internal Revenue Code.

SUMMARY:

St. James Christian Academy "The Borrower" is requesting that the Public Finance Authority ("PFA") issue tax exempt and taxable bonds (the "Bonds") for the Borrower. The proceeds of the Bonds will be used to acquire the Virginia College Campus in Ft. Pierce and for related purposes (the "Project").

PFA is a unit of government, and a body corporate and politic organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended. PFA has issued a number of these private activity bond issues over the years throughout the country, many of them in Florida.

The Internal Revenue Code requires that, prior to the issuance of tax exempt private activity bonds, there must be a public hearing held in the local jurisdiction where the project is located, notice of that public hearing must be published in a newspaper of general circulation at least 7 days in advance, and the issuance of the bonds must be approved by an elected official with jurisdiction over the Project. For purposes of the Internal Revenue Code, the City of Ft. Pierce has jurisdiction over the Project, and the elected official would be the City Commission. The specific action that would be requested from the City is a resolution approving the issuance of the bonds for purposes of the Internal Revenue Code.

It is important to note that the Bonds would not be issued by the City, and the City would have no obligation, moral or otherwise, with respect to the Bonds, and the Bonds would not count against any caps or limits on the issuance of debt by the City.

RECOMMENDATION:

Approve the Resolution.

ALTERNATIVES:

Do not approve the Resolution.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Pete Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

No fiscal impact to the City.

Attachments

19-R39
Presentation
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	08/07/2019 02:41 PM
City Manager	Nick Mimms	08/13/2019 03:56 PM

Form Started By: Linda Cox
Started On: 08/07/2019 02:36 PM
Final Approval Date: 08/13/2019

RESOLUTION NO. 19- R39

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING THE ISSUANCE OF NOT EXCEEDING $8,500,000 PUBLIC FINANCE AUTHORITY EDUCATIONAL FACILITIES REVENUE BONDS (ST. JAMES CHRISTIAN ACADEMY, INC. PROJECT) WITHIN THE MEANING OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, AND SECTION 66.0304(11)(a) OF THE WISCONSIN STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Public Finance Authority, a body corporate and politic of the State of Wisconsin (the "Authority"), proposes to issue its Educational Facilities Revenue Bonds (St. James Christian Academy, Inc. Project), in an aggregate principal amount not to exceed $8,500,000 (the "Bonds"); and

WHEREAS, the proceeds of the Bonds will be loaned to St. James Christian Academy, Inc., a Florida nonprofit corporation (the "Applicant"), and used by the Applicant to (a) acquire the former Virginia College Campus located at 2810 S. Federal Highway in Fort Pierce, Florida 34982, for use by the Applicant as a private school serving grades 6-12; (b) finance renovations to and buildout of said facility and the acquisition of furniture, fixtures and equipment for use of Applicant at said facility; (c) make a deposit to a debt service reserve fund, if required; (d) pay capitalized interest on the Bonds, if required; and (e) pay costs of issuance of the Bonds and certain other costs incurred in connection with the issuance of the Bonds (collectively, the "Project");

WHEREAS, in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") the issuance of the Bonds must be approved by the "Applicable Elected Representative" of the City of Fort Pierce, Florida (the "City"), as the host jurisdiction; and

WHEREAS, pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes, bonds issued by the Authority must be approved prior to their issuance by the governing body or highest ranking executive or administrator of the political jurisdiction within whose boundaries the project is to be located; and

WHEREAS, the Applicant has requested that the City Commission of the City (the "City Commission") approve the financing of the Project and the issuance of the Bonds in order to satisfy the requirements of Section 4 of the Amended and Restated

Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the "Joint Exercise Agreement"), and Section 66.0304(11)(a) of the Wisconsin Statutes; and

WHEREAS, in accordance with Section 147(f) of the Code, the City Commission, as host jurisdiction for the Project, must provide public notice of and conduct a public hearing concerning the Authority's intention to issue the Bonds, and approve the issue; and

WHEREAS, public notice was given as set forth in Exhibit A (the "Notice") in TC Palm, a newspaper of general circulation in the City of Fort Pierce; and

WHEREAS, the City Commission conducted a public hearing, pursuant to the Notice, on Monday, August 12, 2019.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Fort Pierce, Florida, as follows:

Section 1. APPROVAL OF ISSUANCE OF BONDS: The City Commission hereby approves the issuance of the Bonds by the Authority for financing the Project. It is the purpose and intent of the City Commission that this Resolution constitute approval of the issuance of the Bonds by the City, which is the governmental unit having jurisdiction over the area in which the Project is located, in accordance with Section 147(f) of the Code, Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Joint Exercise Agreement.

Section 2. LIMITATION: The Bonds are not a debt of the City, the State of Florida (the "State"), nor any other political subdivision thereof; and neither the City, the State nor any other political subdivision thereof shall be liable thereon. The approval given herein is for the sole purpose of providing approval of the Bonds pursuant to Section 147(f) of the Code, Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Joint Exercise Agreement, and the City does not pass judgment on the financial feasibility of the Project, the sufficiency of the proceeds of the Bonds to complete the Project, the ability of the Applicant to repay the loan of the proceeds of the Bonds or any other matter relating to the Applicant, the Bonds or the Project.

Section 3. EFFECTIVE DATE: This Resolution shall become effective immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 19th day of August, 2019.

_____
LINDA HUDSON, MAYOR

Attest:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, CITY ATTORNEY

EXHIBIT A

PUBLIC FINANCE AUTHORITY
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida (the "City") will hold a public hearing on Monday, August 19, 2019, at 6:30 p.m., or as soon thereafter as possible, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to discuss a project involving a qualified private activity bond financing. Anyone having an interest in this matter may attend the meeting to give their comments.

Applicant: St. James Christian Academy, Inc., a Florida non-profit corporation, d/b/a Synergy School of Tomorrow
2810 S Federal Highway
Fort Pierce, FL 34982

Project Description: The Educational Facilities Revenue Bond in one or more series (the "Bonds"), are expected to be issued by the Public Finance Authority (the "Authority"), and the proceeds loaned to the Applicant for the following:

(a) acquisition by the Applicant of the former Virginia College Campus, an approximately 75,000 square foot educational facility located at 2810 S. Federal Highway in Fort Pierce, Florida 34982, for use by the Applicant as a private school serving grades 6-12;

(b) finance renovations to and buildout of said facility and the acquisition of furniture, fixtures and equipment for use of Applicant at said facility;

(c) make a deposit to a debt service reserve fund, if required;

(d) pay capitalized interest on the Bonds, if required; and

(e) pay costs of issuance of the Bonds and certain other costs incurred in connection with the issuance of the Bonds.

Project Location: 2810 S. Federal Highway
Ft. Pierce, Florida 34982

Project Owner: Applicant

Maximum Aggregate Face Amount of Tax Exempt Obligations Requested: $8,500,000

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, by the Authority, a unit of government, and a body corporate and politic organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended. The Bonds will be special limited obligations of the Authority payable solely from the loan repayments to be made by the Applicants to the Authority, and certain funds and accounts held by the bond agreement for the Bonds. All of the facilities to be financed with the proceeds of the Bonds will be owned by the Applicant.

The Bonds will not be a debt or liability of the City, St. Lucie County, the State of Florida or any political subdivision thereof, and neither the City, St. Lucie County, the State of Florida or any political subdivision thereof shall have any payment responsibility whatsoever in connection with the Bonds.

At the public hearing, any and all persons in attendance will be afforded an opportunity to comment on the proposed Project and the issuance of the Bonds therefor. Interested persons are invited to submit written comments, speak at the public hearing, or both.

The public hearing is being held in the City as the host jurisdiction pursuant to the Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code").

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING 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 PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

This notice is published in accordance with the public notice requirements of Section 147(f) of the Code and the Tax Equity and Fiscal Responsibility Act of 1982.

/s/ Linda W. Cox, City Clerk
Publish: 08/12/2019

SYNERGY
School of Tomorrow

St. James Christian Academy

Acquisition of the Former Virginia College Building

St. James Christian Academy

Established in 2000, we are proud to be the only state Accredited Christian School in Saint Lucie County providing Preschoolers and Kindergartners through 12th Grade a unique blend of traditional education, with modern techniques. Our mission is to raise up young people who will be leaders in their chosen professions so that they may make an impact on our city, our state and our nation. Saint James Christian Academy offers classes designed to help develop children intellectually, socially & spiritually.

Step Up For Students empowers parents to pursue and engage in the most appropriate learning options for their children, with an emphasis on families who lack the information and financial resources to access these options. Since 2001 when Florida lawmakers approved the Florida tax Scholarship also known as Step Up for Students, Saint James Christian Academy has been able to utilize this amazing program. This program helps low income/ at risk families to be able to receive a private school education for their children. As of 2019, Saint James Christian Academy accepts the largest amount of Scholarships from Step Up for Students, 95% of the students enrolled in our school, receive this scholarship. Students of St. James Christian Academy / Florida State Christian Academy have access.

- ***Fully Accredited***
- ***National Baccalaureate***
- ***Magnet School***
- ***Dual Enrollment***
- ***Vocational Options***
- ***Aftercare & Busing***
- ***Athletics & Fine Arts***
- ***Breakfast & Lunch***
- ***S.T.E.A.M. Education***

St. James Christian Academy

We want to thank you for the swift action by the City and the Council regarding the Conditional Use Permit. When you allowed us to have the emergency hearing, it kept the tremendous vision and opportunity of the Synergy School of Tomorrow to continue. We are where we are today because this City went out of their way to provide an educational opportunity to the families of Fort Pierce that go above and beyond the standard. This has allowed us to enroll students and open school for the coming school year. Fort Pierce residents now have an opportunity to join a private education that provides, Vocational Training, Dual Enrollment, Cyber Coding, Pre-Med, Pharmacy Tech and much more for students in 6th grade through 12th. 95% of our students tuition is covered by Step Up For Students. Our students and families are considered below the poverty line and our education services provides opportunities that are not always available to this financial demographic.

St. James Christian Academy

OUR HISTORY & TIMELINE SINCE 2015 TO PRESENT.

- ***2015*** *& Prior- Congregation primarily affluent Port St Lucie Residents*
- ***2016*** *– Congregation moved to Fort Pierce in Orange Blossom Mall ("OBM"); 1st Sanctuary is in cafeteria early 2016*
- ***2016- Midyear****- Sanctuary completed at OBM, seats 900 people; congregation mostly Fort Pierce residents*
- ***2017*** *– Purchase Tradition Church on Civic Lane in PSL for new PSL congregation & Growth in Fort Pierce continues*
- ***2017-September****- Hurricane Irma strikes, OBM destroyed- Church & St. James Christian Academy; adjacent apartment complex evacuated and remains closed for next 12 months. St. James Christian Academy relocated to Oleander Ave. campus*
- ***2018****- Portion of Tradition parcel allocated for future Pre-K through 5th grade & joint-use for Christ Family Church Sunday School*
- ***2019*** *– St James Christian Academy signs contract to acquire former Virginia College Campus for grades 6-12th / Oleander remains Pre-K thru 5th*

St. James Christian Academy

The bankruptcy of the Virginia College parent corporation opened the door to purchase this fantastic facility. The building was purchased in 2009 as a vanilla box and completely built out to suit Virginia College. The building and its content are in top condition and provides a turnkey opportunity to the community. The opportunity includes Vocational Training to middle school and high school students in the county. The 76,000+ square foot facility provides ample room to grow. Due to the nature of the service offering that Virginia College once provided, we have the facilities and equipment to educate the students in the areas of :

Pre Med
Culinary Training
Cyber Coding
Cosmetology

We are also able to provide our students a Fully Accredited program in conjunction with the State of Florida. Our association with **AdvancedEd** allows Dual Enrollment and AP classes to our 6th through 12th grade students. We have a long working relationship with Indian River State College and through our collaboration we have programs available at the new facility for our students and people in the community.

St. James Christian Academy

We are proud to announce that our students are able to graduate high school with their associates degree as well as certifications in various vocations. Our middle school and high school students are offered pathways to sample in order to determine their future before college. Indian River State College is now enrolling classes at our Synergy campus as a pilot program which in essence makes Synergy an additional campus for them to the public .

IRSC & St. James Christian Academy are partnering to provide Dual Enrollment and Industrial Arts classes to students in St Lucie County. The joint Articulation Agreement also includes evening college and certification courses now offered at The Synergy School of Tomorrow (formerly Virginia College) campus. ALL students have opportunities for scholarships, certificates, diplomas, and degrees and will receive career and job placement training to launch them into successful careers in the community and the world.

IRSC INDIAN RIVER STATE COLLEGE

St. James Christian Academy

Please be advised that the bonds will be issued to pay for the purchase cost of the facility and that the bonds are not a financial obligation of the City of Fort Pierce, St Lucie County, nor the State of Florida. Repayment is based solely on the financial resources and pledge of payments by St James Christian Academy.

St. James Christian Academy

Thank you for your consideration and approval of our TEFRA Hearing to complete the bond issuance process.

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Piercein St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

August 12, 2019

Subscribed and sworn to before on August 12, 2019:

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $254.28
Ad No: 0003729841
Customer No: 1330884
PO #:

PUBLIC FINANCE AUTHORITY
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida (the "City") will hold a public hearing on Monday, August 19, 2019, at 6:30 p.m., or as soon thereafter as possible, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to discuss a project involving a qualified private activity bond financing. Anyone having an interest in this matter may attend the meeting to give their comments.

Applicant: St. James Christian Academy, Inc., a Florida nonprofit corporation, d/b/a Synergy School of Tomorrow
2810 S Federal Highway
Fort Pierce, FL 34982

Project Description: The Educational Facilities Revenue Bond in one or more series (the "Bonds"), are expected to be issued by the Public Finance Authority (the "Authority"), and the proceeds loaned to the Applicant for the following:

(a) acquisition by the Applicant of the former Virginia College Campus, an approximately 75,000 square foot educational facility located at 2810 S. Federal Highway in Fort Pierce, Florida 34982, for use by the Applicant as a private school serving grades 6-12;

(b) finance renovations to and buildout of said facility and the acquisition of furniture, fixtures and equipment for use of Applicant at said facility;

(c) make a deposit to a debt service reserve fund, if required;

(d) pay capitalized interest on the Bonds, if required; and

(e) pay costs of issuance of the Bonds and certain other costs incurred in connection with the issuance of the Bonds.

Project Location:
2810 S. Federal Highway
Ft. Pierce, Florida 34982

Project Owner: Applicant

Maximum Aggregate Face Amount of Tax Exempt Obligations Requested:
$8,500,000

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, by the Authority, a unit of government, and a body corporate and politic organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended. The Bonds will be special limited obligations of the Authority payable solely from the loan repayments to be made by the Applicants to the Authority. and certain funds and accounts held by the bond agreement for the Bonds. All of the facilities to be financed with the proceeds of the Bonds will be owned by the Applicant.

The Bonds will not be a debt or liability of the City, St. Lu-

cie County, the State of Florida or any political subdivision thereof, and neither the City, St. Lucie County, the State of Florida or any political subdivision thereof shall have any payment responsibility whatsoever in connection with the Bonds.

At the public hearing, any and all persons in attendance will be afforded an opportunity to comment on the proposed Project and the issuance of the Bonds therefor. Interested persons are invited to submit written comments, speak at the public hearing, or both. The public hearing is being held in the City as the host jurisdiction pursuant to the Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code").

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOINGIS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEALAND THAT SUCHPERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGSS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

This notice is published in accordance with the public notice requirements of Section 147(f) of the Code and the Tax Equity and Fiscal Responsibility Act of 1982.

/s/ Linda W. Cox, City Clerk
Pub: August 12, 2019 TCN 3729841

City Commission Regular Meeting **12.b.**

Meeting Date: 08/19/2019

Re: 2019 Comprehensive Plan Evaluation and Appraisal Review

SUBJECT:

Legislative Hearing - Ordinance 19-033 - An Ordinance amending the City's Comprehensive Plan pursuant to the Evaluation and Appraisal Review based amendments. FIRST READING

SUMMARY:

- In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code, where the City was responsible for determining whether the need existed for the City to amend its Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan and the City then had one year to prepare and transmit the proposed amendment.
- If any local government fails to timely submit a proposed amendment within one year of reporting, that local government may not amend its Comprehensive Plan until it complies with the requirements of the State. Because the City missed its deadline of January 31, 2019, that is in fact what happened. The City has now contracted with a Planning consultant, S&ME, to draft the needed EAR amendment, so that the City may process it according to its review procedures (i.e TRC, Planning Board, and City Commission).
- The Planning Board at their meeting on July 9, 2019 voted 5-0 to recommend approval of the request as presented.

RECOMMENDATION:

Approve the Transmittal of the Evaluation & Appraisal Review document to the Florida Department of Economic Opportunity

ALTERNATIVES:

Dissapprove the Transmittal of the Evaluation & Appraisal Review document to the Florida Department of Economic Opportunity

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate Planner

COORDINATED WITH:

Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director
Chris Dougherty, AICP, S&ME (Consultant)
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance #19-033
Staff Report
Presentation
EAR 1st Draft
EAR 1st Draft - Strikethrough Version
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/29/2019 09:52 AM

Form Started By: Brandon Creagan
Started On: 07/23/2019 01:32 PM
Final Approval Date: 08/01/2019

ORDINANCE NO. 19-033

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE CITY'S COMPREHENSIVE PLAN PURSUANT TO THE EVALUATION AND APPRAISAL REVIEW BASED AMENDMENTS; TO INCLUDE REVISIONS TO THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION ELEMENT, COASTAL MANAGEMENT ELEMENT INCLUDING A COASTAL HIGH HAZARD AREA MAP, HOUSING ELEMENT, RECREATIONAL AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, PUBLIC FACILITIES MANAGEMENT ELEMENT, AND THE PUBLIC SCHOOLS FACILITIES ELEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, section 163.3191, Florida Statutes, directs local governments to periodically assess the success or failure of the adopted plan to adequately address changing conditions and state policies and rules and submit an Evaluation and Appraisal Report (EAR); and

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, Section 2(b), Article VII of the State Constitution, and Chapter 166, Part I, Municipal Home Rule Powers Act, the City Commission desires to adopt the proposed comprehensive plan EAR-based amendments and authorize the transmittal to the Department of Economic Opportunity (DEO) and other agencies as required by State law; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, held an advertised public hearing pursuant to section 163.3164(40) and section 163.3174(4)(a), Florida Statutes (2018), on Tuesday, July 9, 2019 on the proposed EAR-based amendments and following that public hearing voted 5-0 to recommended that the City Commission approve the aforesaid EAR-based amendments to the City's Comprehensive Plan; and

WHEREAS, the City Commission reviewed the proposed EAR-based amendments, held an advertised public hearing, and provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and authorized transmittal of the EAR-based amendments to the DEO and reviewing agencies for the purpose of review in accordance with Florida law; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Amending the Comprehensive Plan Elements hereby described in **Exhibit A** (which is attached hereto and incorporated herein).

SECTION 2. Notice of this proposed change to the City of Fort Pierce Comprehensive Plan shall be published in the manner prescribed by section 163.3184, Florida Statutes.

SECTION 3. As a condition precedent to the adoption of this ordinance amending the City's Comprehensive Plan, the City Commission shall hold at least one advertised Public Hearing on the proposed Comprehensive Plan or plan amendment pursuant to Florida Statutes, Section 163.3184, for the purpose of transmitting the amendment to the Florida Department of Economic Opportunity.

SECTION 4. All ordinances and resolutions, or parts thereof that are in conflict with this ordinance, are hereby superseded by this Ordinance to the extent of such conflict.

SECTION 5. This ordinance shall become effective upon its final adoption and as provided by general law.

SECTION 6. If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provisions thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any person, property, or circumstance.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-033 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on July 21, 2019, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 5, 2019; and was duly introduced, read by title only, and passed on second and final reading _____, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this __ day of _____, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT “A”

COMPREHENSIVE PLAN

Final Comprehensive Plan Will Go Here After State Review

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Brandon C. Creagan, LEED Green Associate, Planner

SUBJECT: Proposed Evaluation & Appraisal Review Amendment for 2019

BOARD DATE: August 5, 2019

TEXT AMENDMENT
Comprehensive Plan - 2019 EAR Amendment

In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code, where the City was responsible for determining whether the need existed for the City to amend its Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan and the City then had one year to prepare and transmit the proposed amendment. If any local government fails to timely submit a proposed amendment within one year of reporting, that local government may not amend its Comprehensive Plan until it complies with the requirements of the State. Because the City missed its deadline of January 31, 2019, that is in fact what happened. The City has now contracted with a Planning consultant, S&ME, to draft the needed EAR amendment, so that the City may process it according to its review procedures (i.e TRC, Planning Board, and City Commission).

S&ME has reviewed the entire Comprehensive Plan and determined, based on changes in State Statutes, which Goals, Objectives, and Policies required revisions in order to be compliant with the Community Planning Act (aka Growth Management Act). In addition, the EAR amendment has incorporated development and redevelopment strategies into the Coastal Management Element to reduce flood risks in coastal areas and encourage use of strategies that will result in the removal of coastal property from FEMA flood zone designations. To this end, they have also created coastal flood maps to supplement and guide the strategies in the Element. Finally, as part of this amendment, S&ME has reviewed all interagency hazard mitigation reports that include recommendation s for amendments to the Comprehensive Plan.

Planning Board:

The Planning Board at their meeting on July 9, 2019 voted 5-0 to recommend approval of the request as presented.

Recommendation:

As the City of Fort Pierce is out of compliance with the Comprehensive Plan Evaluation and Appraisal Review (EAR) process, Staff recommends that the City Commission **APPROVE** the transmittal of the document to the Florida Department of Economic Opportunity for their review.

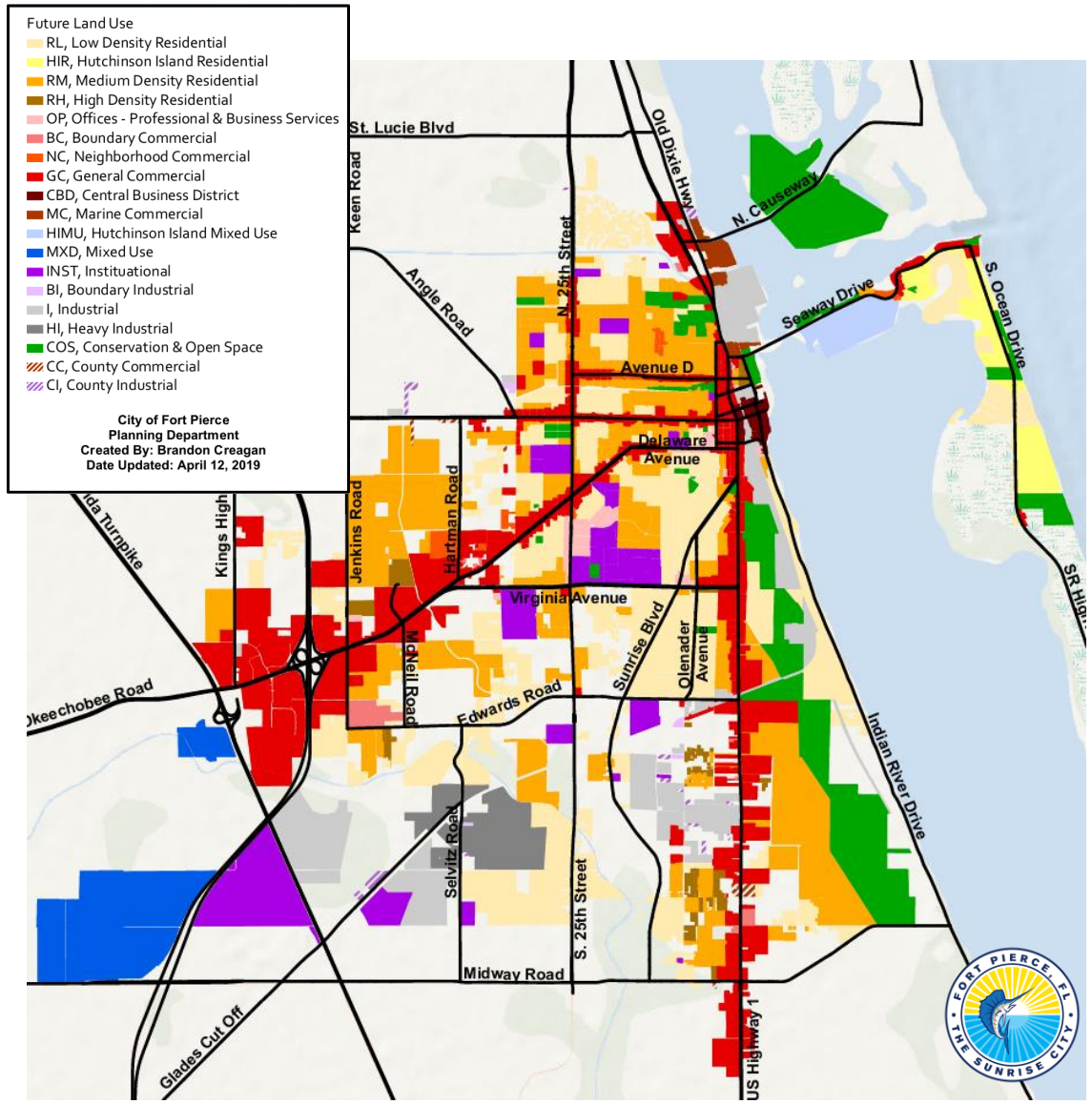
EAR-BASED AMENDMENTS

CITY COMMISSION

Transmittal Hearing
August 19, 2019

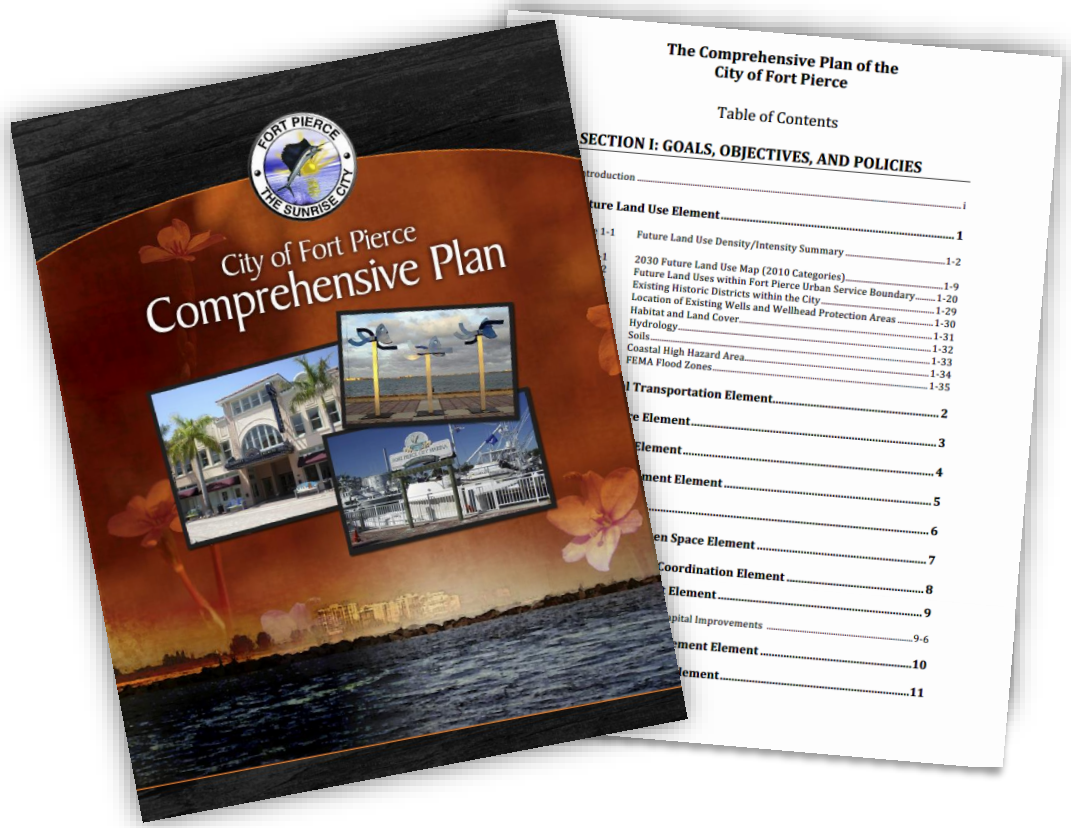
AGENDA

- Purpose
- Matrix of Proposed Changes
- Recent Growth Management Legislation
- Highlights of Proposed Amendments
- Coastal Mapping



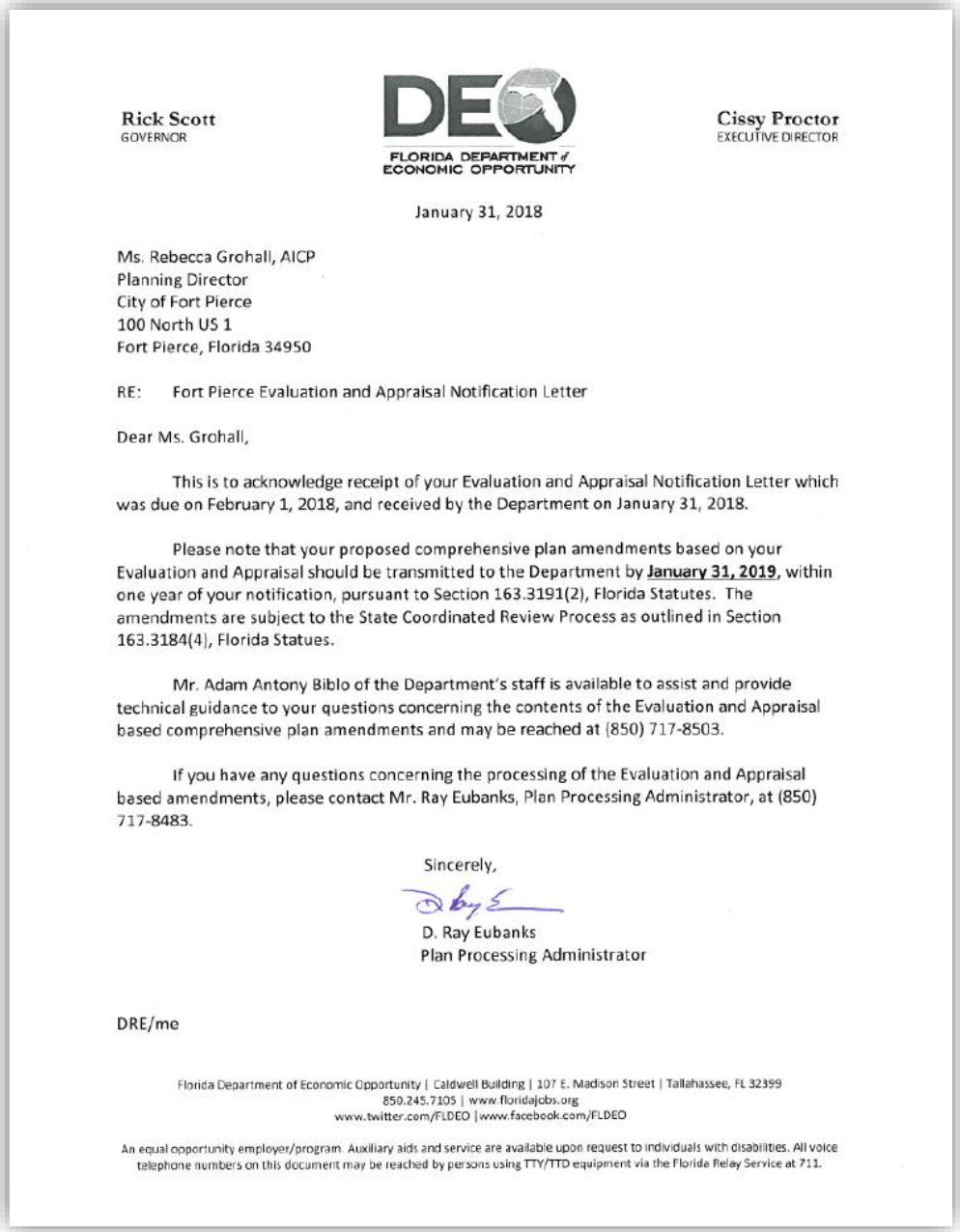
FT. PIERCE COMP PLAN

- Elements:
  - Future Land Use
  - Transportation
  - Infrastructure
  - Conservation
  - Coastal Management
  - Housing
  - Recreation and Open Space
  - Intergovernmental Coordination
  - Capital Improvements
  - Public Facilities Management
  - Public Schools Facilities



PURPOSE

- Section 163.3191, Florida Statutes:
  - Requires a review and evaluation of the comp plan every 7 years
  - Used to include a long report and a full update of the plan
  - Now requires a letter notifying the state of whether the City needs to make changes or not
  - City's letter submitted on 1/31/18
  - Amendments due **1/31/19**



Rick Scott
GOVERNOR

DEO
FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Cissy Proctor
EXECUTIVE DIRECTOR

January 31, 2018

Ms. Rebecca Grohall, AICP
Planning Director
City of Fort Pierce
100 North US 1
Fort Pierce, Florida 34950

RE: Fort Pierce Evaluation and Appraisal Notification Letter

Dear Ms. Grohall,

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on February 1, 2018, and received by the Department on January 31, 2018.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **January 31, 2019**, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statues.

Mr. Adam Antony Biblo of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8503.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

D. Ray Eubanks
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

MATRIX OF PROPOSED CHANGES

- Outlines changes in statutes since the last EAR (2011)
- S&ME's recommended changes
- Staff responses

MATRIX OF PROPOSED CHANGES

Years	Section	Title	Description	Proposed Action	City Response
General Comments		Change of agency name	Change 'Department of Community Affairs' to 'Department of Economic Opportunity'	Change: Page 2-1, 2.1.3 Policy. Page 11-4, 11.1.3.1 (a). Page 8-9, agency table. Page 8-9, agency table.	YES
		Remove rule reference	Remove reference to Rule 9J-5 and 9J-11	Page I, Page 1-11. Page 11-12. Page 11-14. Page 11-18.	YES
		Update of Statute References	Update specific statute sections referenced in the plan.	Update specific statute sections referenced in the plan.	YES
2016-2018	Sections 163.3246 (11), (12), and (14)		Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	Delete: ", development of regional impact" from Policy 11.1.1.4, Page 11-2. Delete: "developments of regional imact" Policy 11.1.1.7, Page 11-3. Delete: "developments of regional impact" from number 16, Page 11-32.	YES
2015	Section 163.3178	Coastal Management Element (Chapter 2015-69, section 1, Laws of Florida)	· Adds a requirement that the redevelopment component of the Coastal Management Element must: · Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. · Encourage removal of coastal real property from FEMA flood zone designations. · Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations. · Require construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes. · Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents.	ADD: 1) New Policy 5.2.14 "As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise." Page 5-5, after Paragraph 6. 2) "Construction seaward of the coastal construction control line shall to be consistent with chapter 161 of the Florida Statutes." to Policy 5.6.6, Page 5-11, Paragraph 7.	YES
	Section 163.3177(6)(c)4	Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30, section 2, Laws of Florida)	· Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1 percent of the public water utility's total permitted allocation.· The local government must cooperate with any local government or utility provider that provides service within its jurisdiction.	Requires the City to cooperate with any local government utility provider within its jurisdiction. Please confirm that no other water provider supplies water within the City of Fort Pierce.	CONFIRMED FOR WATER PROVIDERS
	Section 163.3202(1)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	· Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and	Add a policy to the FLUE requiring the city to ensure consistency between the updated	YES

RECENT LEGISLATION

- Changes to Chapter 163, F.S.
  - Community Planning Act 2011
    - Removed transportation, parks and school concurrency
    - EAR Process changed
    - CIPs annual update but outside of the plan amendment process
    - Repealed Rules 9J-5 and 9J-11, FAC
    - Establish Expedited/State Coordinated Review Processes
  - 2013
    - Alternatives to transportation concurrency
    - Local Manufacturing Development Program (optional)
  - 2014
    - Fuel Terminal use pre-emption

RECENT LEGISLATION

- Changes to Chapter 163, F.S.
  - 2015
    - Peril of Flood
    - Sea Level Rise and Flood Risks
    - National Flood Insurance Community Rating System encouraged
  - 2016
    - DRI sized projects require state coordinated review
  - 2018
    - Minor changes (definitions and editorial changes)

HIGHLIGHTS OF PROPOSED CHANGES

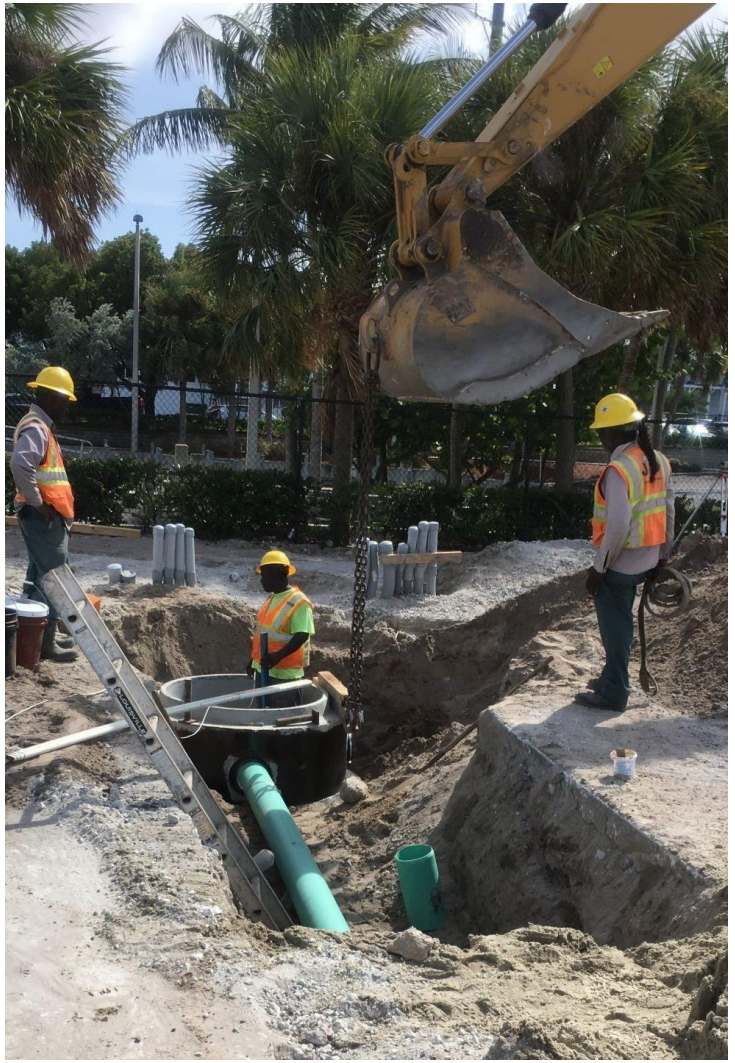
- General Changes
  - Removed References to Rules 9J-5 & 9J-11 FAC
  - Updated Timeframes and Dates
  - Ensured Cumulative Changes are Incorporated
  - Updated Statute References
  - Consistency with Florida Statutes

HIGHLIGHTS OF PROPOSED CHANGES

- Future Land Use Element
  - Fuel Terminal Uses
  - Incorporated Adopted FLUM
  - Updated Timeframes and Dates
  - Ensured Cumulative Changes are Incorporated
- Transportation Element
  - Confirmed Use of Transportation Concurrency
  - Updated or Removed Timeframes

HIGHLIGHTS OF PROPOSED CHANGES

- Infrastructure Element
  - Ensure Coordination Occurs with FPUA
  - Updated Master Plan Status
  - Updated Capacity Analysis Policy
- Conservation Element
  - Removed Obsolete Policies
  - Updated or Removed Timeframes



HIGHLIGHTS OF PROPOSED CHANGES

- Coastal Management Element
  - Peril of Flood
    - Ensure Development Occurs outside of the Coastal Construction Control Line (CCCL)
    - Reduction of Flood Risks on Redevelopment Sites
    - Ensure Consistency with the Local Mitigation Strategy
    - Continue Participation in the NFIP Community Rating System
    - Encourage Removal of Properties from a Flood Zone
    - Coastal Resiliency Adaption Area Action Planning

HIGHLIGHTS OF PROPOSED CHANGES

- Housing Element
  - Removal of Outdated Policy
- Recreation and Open Space Element
  - Updated LOS Standards
  - Removal of Outdated Policy
- Intergovernmental Coordination Element
  - Removed Obsolete Language
  - Updated or Removed Timeframes

HIGHLIGHTS OF PROPOSED CHANGES

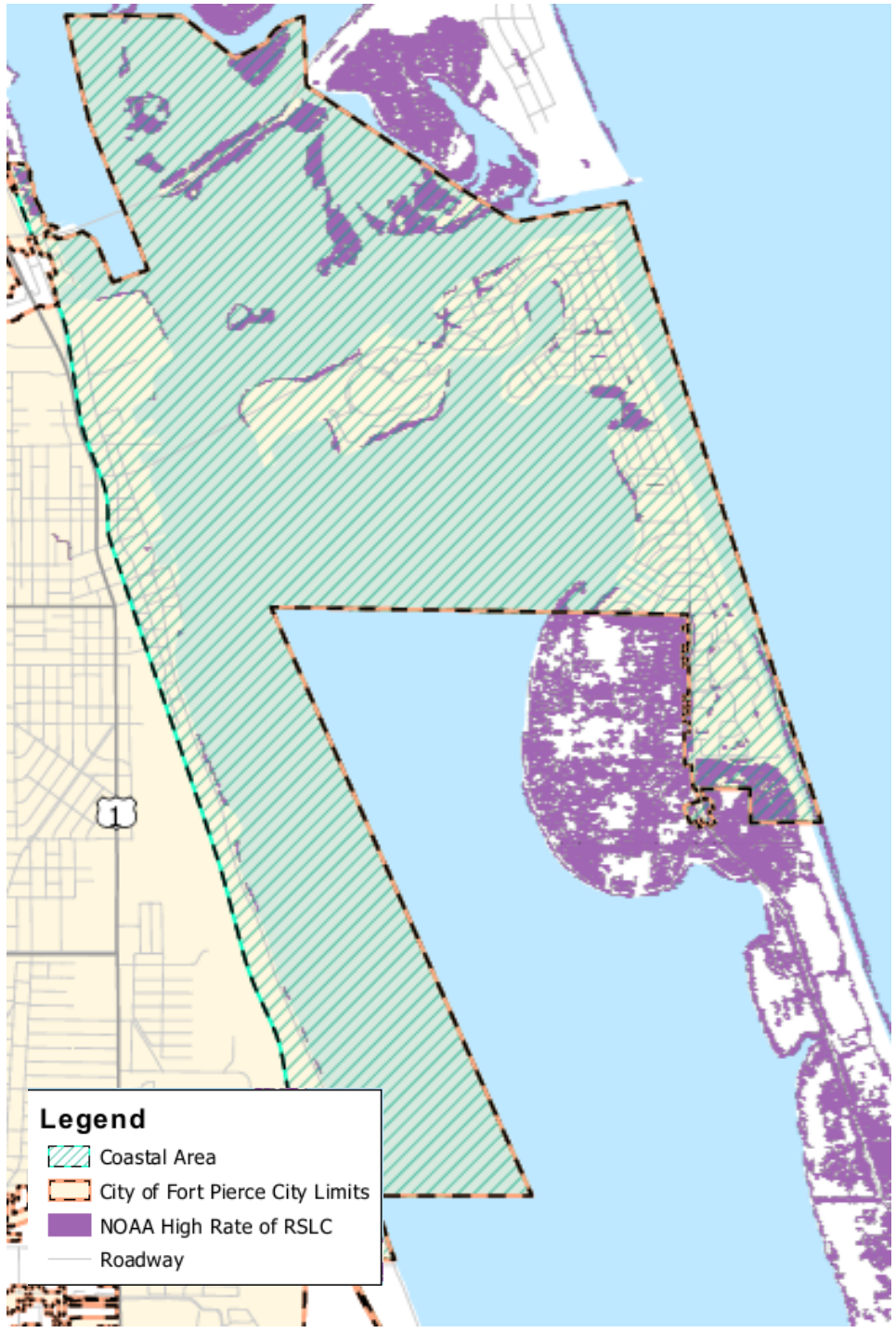
- Capital Improvements Element
  - Removed Financial Feasible Language
  - Updated Timeframes
  - Removed CIS Table from Text of Policy
  - Added CIS Table as a Standalone Document
  - Adopt CIS and Submit to DEO Separately
- Public Facilities Element
  - Updated LOS by Timeframes
  - Updated Statute References

HIGHLIGHTS OF PROPOSED CHANGES

- Public Schools Facilities Element
  - Removed Rule 9J-5 References
  - Updated Statute References
  - Removed Financial Feasibility Requirement

COASTAL MAPPING

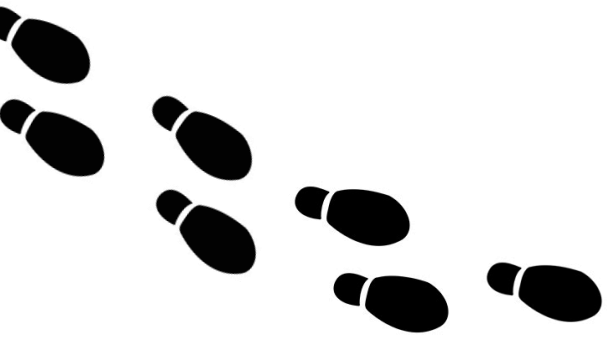
- Updated the CHHA
- Existing Land Use with Coastal Area
- FEMA Flood Zones in Coastal Area
- Surge Zones Map
- Future Land Use within Coastal Area

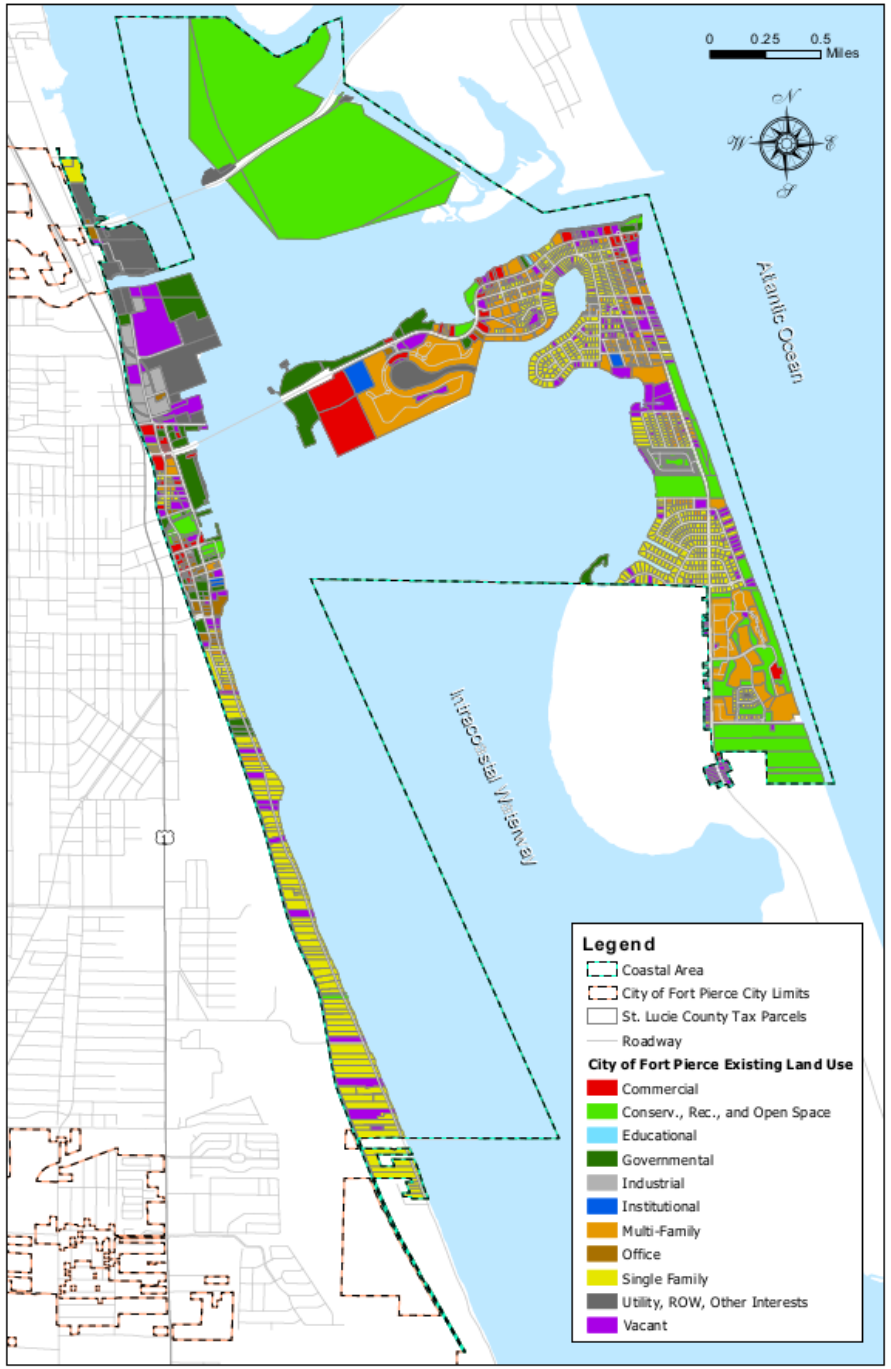


Worst Case Scenario Sea Level Rise (2050)

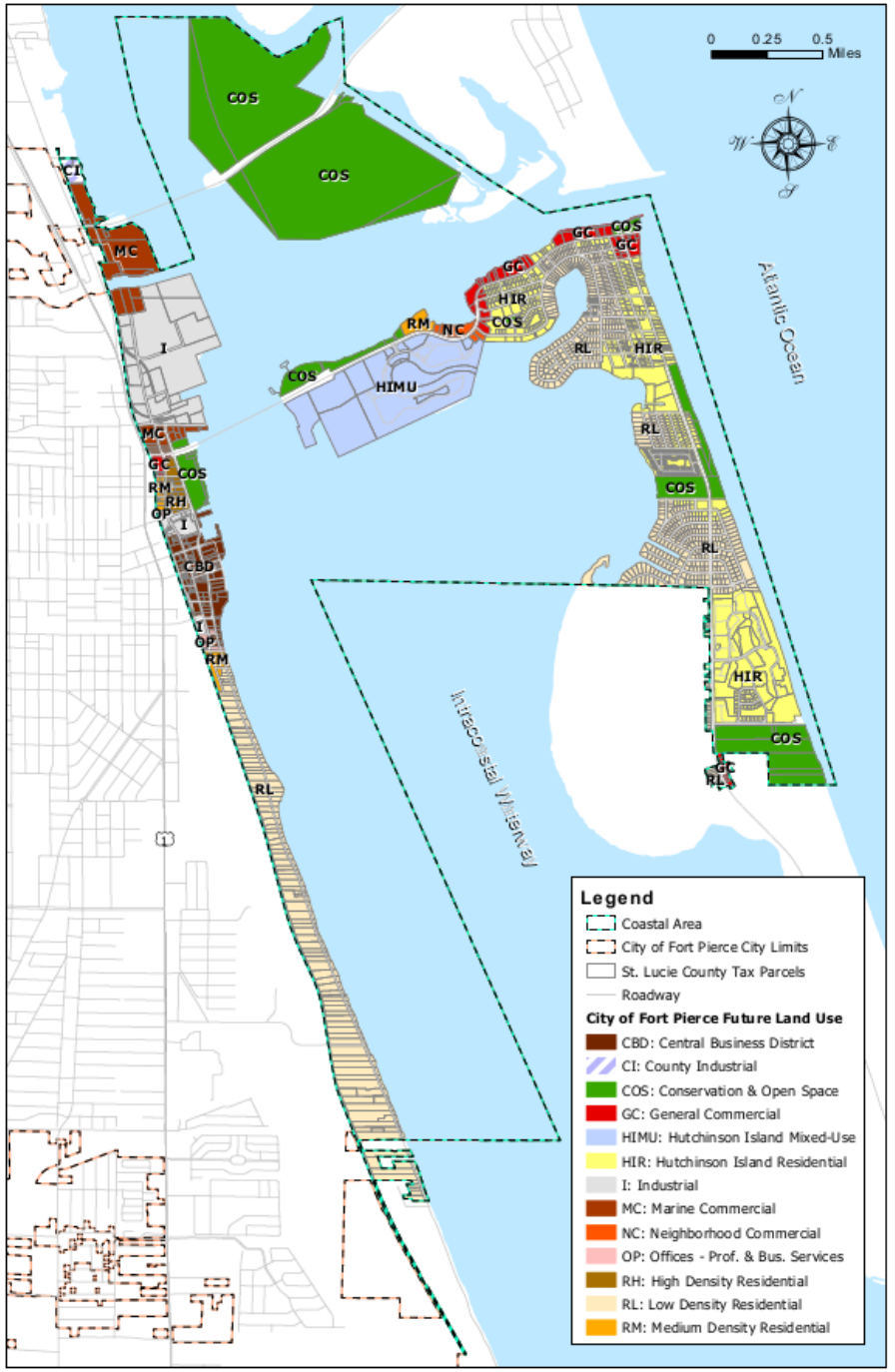
NEXT STEPS

- 10 Days to Transmit Amendments to DEO
- DEO – State Coordinated Review
  - 60 days for Agency Review
  - Respond to Objections, Recommendations, and Comments (ORC) report
- City Commission Adoption Hearing in November (TBD)

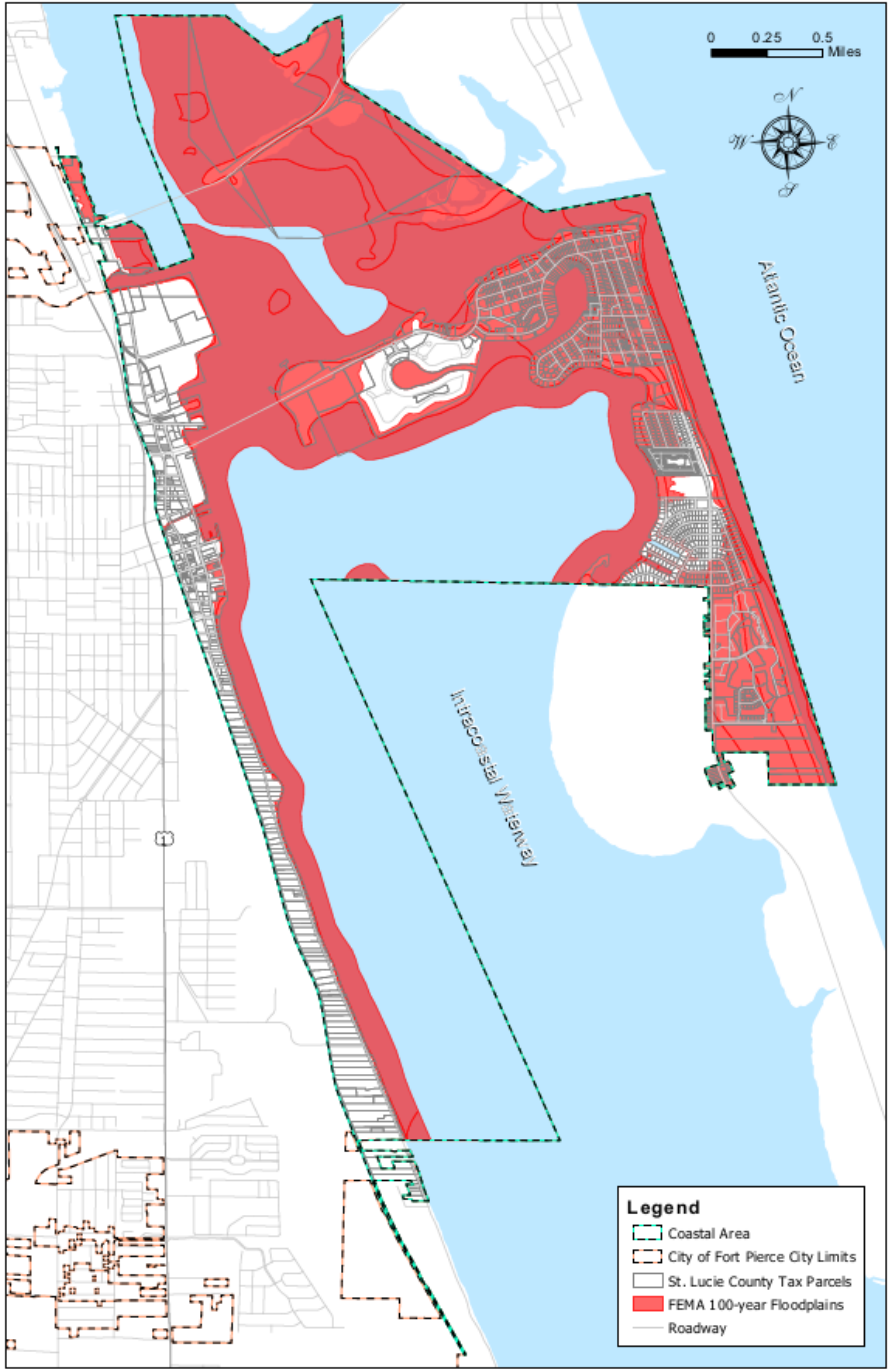




Existing Land Use Within the Coastal Area

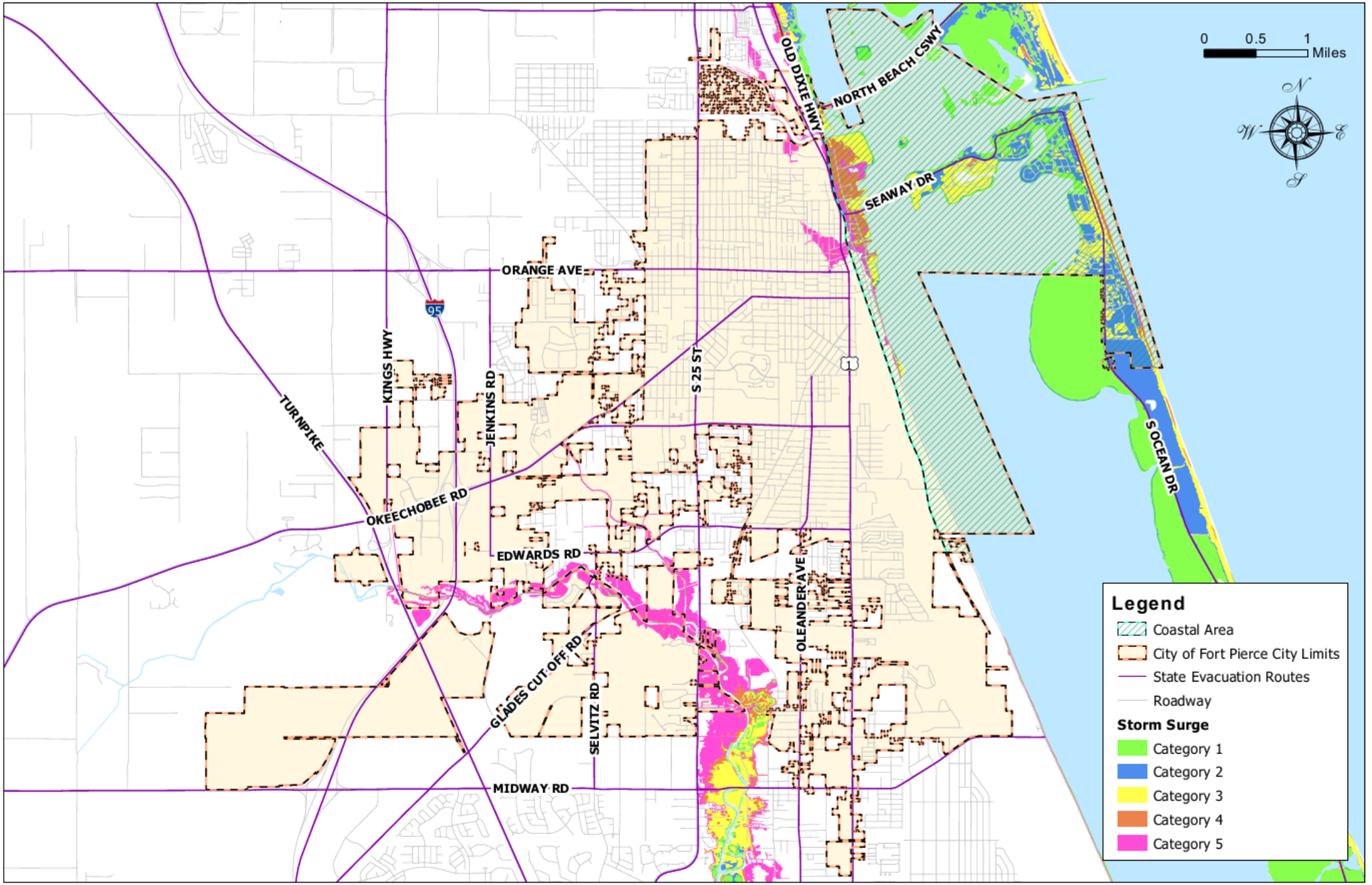


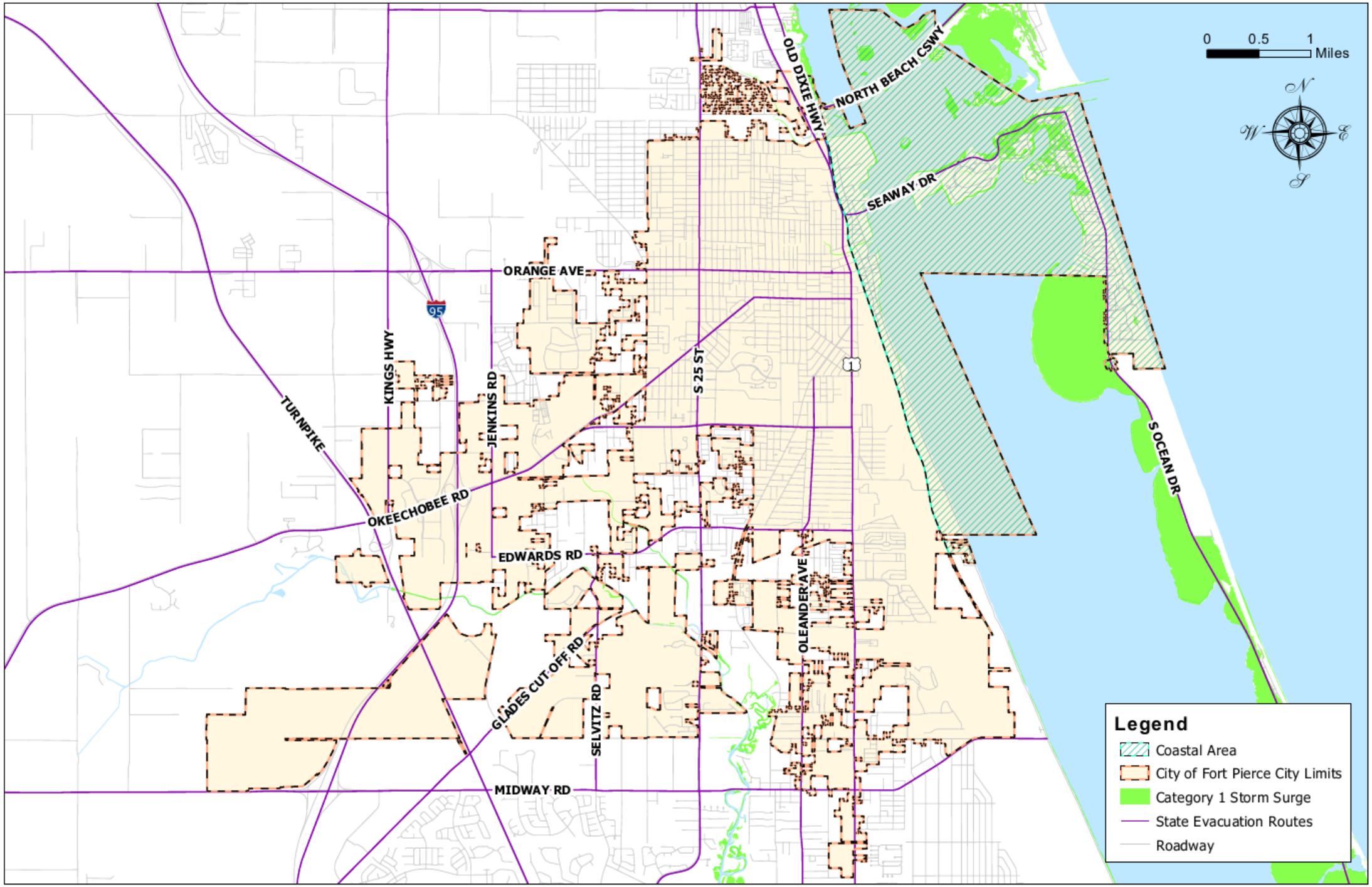
Future Land Use Within the Coastal Area



FEMA 100-year Floodplains Within the Coastal Area

Hurricane Surge Zones & Evacuation Routes





Hurricane Surge Zone & Evacuation Routes

City of Fort Pierce
Comprehensive Plan

ADOPTION DRAFT

Prepared In Collaboration With

July 2019

Table of Contents

Introduction	**i**
Statement of Legislative Inent	**ii**
Future Lane Use Element: Goals, Objectives, and Policies	**1-1**
Transportation Element: Goals, Objectives, and Policies	**2-1**
Infrastructure Element: Goals, Objectives, and Policies	**3-1**
Conservation Element: Goals, Objectives, and Policies	**4-1**
Coastal Manafement Element: Goals, Objectives, and Policies	**5-1**
Housing Element: Goals, Objectives, and Policies	**6-1**
Recreation and Open Space Element: Goals, Objectives, and Policies	**7-1**
Intergovernmental Coordination Element: Goals, Objectives, and Policies	**8-1**
Capital Improvements Element: Goals, Objectives, and Policies	**9-1**
Public Facilities Management Element: Goals, Objectives and Policies	**10-1**
Public Schools Facilities Element: Goals, Objectives, and Policies	**11-1**

INTRODUCTION

Under State law, the local government comprehensive plan is the ultimate regulatory authority governing all land development activities. The City Fort Pierce adopted their first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long range vision of the City. The City updated the plan again in 2010 and 2019. The 2019 update was done to reflect changes in Florida statutes and to update time specific goals and policies.

The State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. Comprehensive planning in Florida began in the 1970s and was codified in the 1985 Growth Management Act. The Act substantially increased the requirements for comprehensive plans, and mandated that local governments adopt land development regulations to implement the policies of the Comprehensive Plan. In 2011 the Community Planning Act was adopted, which substantially changed the requirements for comprehensive planning in Florida.
Chapter 163 mandates that local governments maintain a long-range, comprehensive planning program that functions as a continuous and ongoing process, rather than a one-time report. Pursuant to Rule Chapter 73C-49, Florida Administrative Code, at least every seven years each local government is required to evaluate the need to amend its Comprehensive Plan to reflect changes in state requirements since the last comprehensive plan was updated. In 2019, the City performed such evaluation which was followed by EAR-based amendments to update the plan accordingly.

In response to several natural disasters that have affected Florida, the Florida Division of Emergency Management created the Local Mitigation Strategy (LMS) program. The St. Lucie County LMS, originally adopted in 2010, is a multi-jurisdictional all hazards mitigation plan that includes vulnerabilities and a risk assessment. The City of Fort Pierce adopted the St. Lucie County LMS in 2011. The LMS is reviewed annually and comprehensively updated every five years. The City continues to coordinate its comprehensive plan updates with the current St. Lucie County LMS.

The Comprehensive Plan contained herein is consistent with Chapter 163, F.S., as required by State law. The Comprehensive Plan is organized into 11 Elements (chapters). The Data, Inventory, and Analysis (DIA) section provides the supporting data and information used as the foundation for the Goals, Objectives, and Policies (GOPs). The DIA for each Element of the Comprehensive Plan is not formally adopted by the City Commission. Each Element addresses an important aspect of land development and growth in Fort Pierce including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The intent of the GOPs contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. The City's Land Development Regulations which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Comprehensive Plan. Together, these implementing tools ensure that the development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Commission of the City of Fort Pierce with regard to the Comprehensive Plan. It is applicable to the City of Fort Pierce Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.

2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in effect on any private or public property located within the City of Fort Pierce.

3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan provides overall guidance for the specific implementation mechanisms that are contained in the City of Fort Pierce's Land Development Code (LDC).

4. The primary intention of the Plan is to protect the public health, safety and welfare. In the event of a conflicting provision between the Comprehensive Plan and the Land Development Code, the provisions of the Comprehensive Plan will prevail.

5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Fort Pierce to the extent that the objective or policy specifies implementation.

6. Wherever the term "acres" is used in this Comprehensive Plan, it shall be taken to mean "gross acres", unless otherwise specified. In addition, standard practice rounding convention may be used in determining whether parcels meet the size or acreage standards contained in this Plan.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.

FUTURE LAND USES

1.1 Objective:
The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.

1.1.1 Policy:
Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

1.1.2 Policy:
Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (CO)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:
The City will ensure consistency between the updated Comprehensive Plan and the Land Development Regulations.

1.1.5 Policy:
The City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with Section 163.3206, Florida Statutes (F.S.).

1.1.6 Policy:
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

A. Residential

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.

Hutchinson Island Residential (HIR): 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. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to

serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Hutchinson Island Mixed Use (HIMU): The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

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

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;

- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Offices – Professional and Business Services (OP): The CO designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-

intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

C. Institutional

Institutional (INST): The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

D. Industrial

Boundary Industrial (BI): The Boundary 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 under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

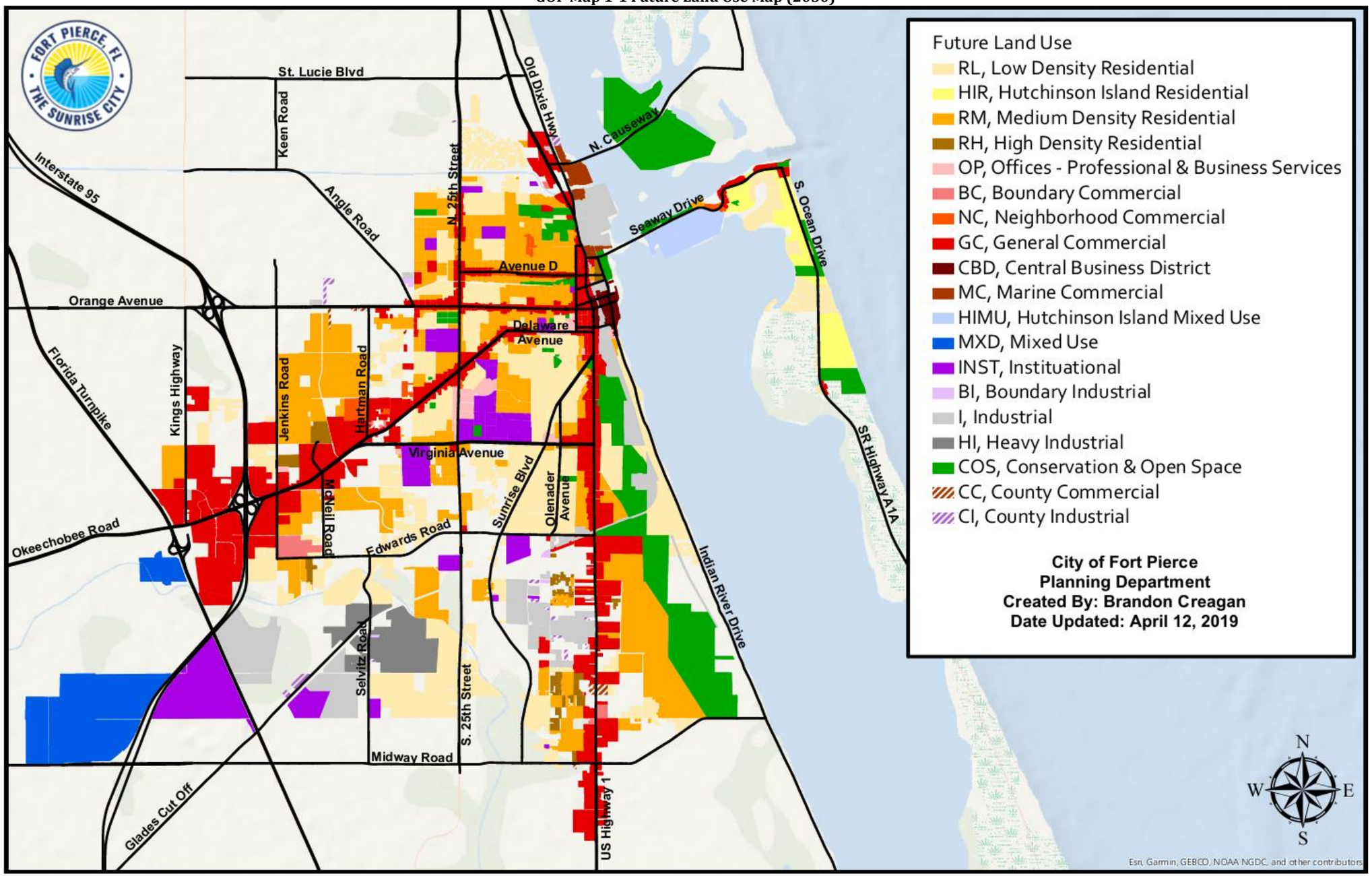
Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office 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 FAR of 1.5.

Heavy Industrial (HI): The Heavy 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 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 FAR of 2.0.

E. Conservation/Open Space

Conservation and Open Space (CO): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 Future Land Use Map (2030)



1.1.7 Policy:
The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.8 Policy:
The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

1. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;

2. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;

3. Affordable housing developments shall include a variety of housing types.

1.1.9 Policy:
The City will allow density bonuses~~,~~ if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit. Such contributions shall include park land dedication or park facilities, infrastructure and transportation facilities, beach access and fishing piers. In establishing the value of the facilities and the appropriate density bonus, the following will be considered:

i. hard costs - all material and labor costs for the construction of the facility
ii. soft costs - fees and costs required for the design of the facility
iii. land costs - land to be transferred to the City or other public agency associated with the facility

1.1.10 Policy:
Density bonuses are not permitted in the coastal high hazard area, or environmentally sensitive areas.

1.1.11 Policy:
Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

1.1.12 Policy:
The City shall maintain the South Beach overlay district in the land development code for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

1.1.13 Policy:
The City shall administer architectural guidelines for commercial and residential development to encourage historical and traditional styles native to the Fort Pierce

area and new and innovative architectural design. The Design Review Guidelines adopted in 2007 shall establish the architectural guidelines for commercial and residential development.

1.1.14 Policy:
The City shall administer the Art in Public Places Program to include enabling language for Public Art guidelines, a Public Art Committee and methods for collecting fees on development.

1.1.15 Policy:
The City shall coordinate with St. Lucie County to implement the 2017 update to the Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

1.1.16 Policy:
The City shall continue to regulate placement, size, and design of signs through the land development code.

1.1.17 Policy:
The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Section 163.3177(6)(a)(9)(a), F. S.

1.1.18 Policy:
The City shall require all new residential and commercial developments to install underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

1.1.19 Policy:
Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.1.20 Policy:
The City shall complete a feasibility study for a marine industrial zone along Taylor Creek consistent with the Taylor Creek Charrette.

1.1.21Policy:
The City shall encourage the utilization of green building techniques, designs, and materials that meet the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems, through incorporation of sustainable strormwater management practices, preservation of native species, provision of pedestrian connectivity between sites, usage of low impact building materials, and usage of renewable energy sources within the Land Development Code.

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.2.1 Policy:

The City shall amend its Land Development Regulations to establish development standards for transit-oriented developments to support transit service once the plans and location for the future AMTRAK rail service are in place to promote walkability and transit ridership. These standards shall include but not be limited to:

- designation of a Transit Oriented Overlay District around the future AMTRAK station;
- requiring minimum densities within the district;
- requiring construction of continuous sidewalks on both sides of the roadway within the district.

1.2.2 Policy:

The City shall develop a transfer of development rights (TDR) program to protect natural and historic resources and provide incentives for development within targeted areas of the City.

1.3 Objective:

As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

1.3.1 Policy:

The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:

The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

LAND USE AND TRANSPORTATION

1.4 Objective:
Coordinate transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.

1.4.1 Policy:
The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element.

1.4.2 Policy:
The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professional accepted traffic engineering practices.

1.4.3 Policy:
City shall evaluate the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City and County.

TRAFFIC CIRCULATION

1.5 Objective:
The City shall administer Land Development Regulations that manage access to adjacent roadways, require adequate on-site traffic circulation and off-street parking for all development.

1.5.1 Policy:
The City shall protect the local, regional, and state roadway network.

1.5.2 Policy:
The City shall maintain land use regulations which ensure safe and convenient on-site traffic circulation and adequate off-street parking for all development.

1.5.3 Policy:
The City shall require all new developments to provide a pedestrian network with internal pedestrian connectivity and interconnections to existing and planned infrastructure on adjacent properties.

1.5.4 Policy:
The City shall require construction or maintenance of sidewalks for new or rehabilitated buildings throughout the City to meet the Americans with Disabilities Act.

1.5.5 Policy:
The City Planning Department shall coordinate with the City Engineer and the Florida Department of Transportation for access to state roadways.

CONCURRENCY

1.6 Objective:
The City shall administer a concurrency management system to ensure public facilities are available concurrent with development and redevelopment. Transportation facilities will be monitored through a local program which functions similar to a concurrency system but is not subject to state-mandated. It is now being referred to as a Transportation Monitoring System.

1.6.1 Policy:
Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.

1.6.2 Policy:
If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned upon the provision of the facilities and services necessary to serve the proposed development prior to the certification of occupancy.

1.6.3 Policy:
The City shall assess new development and redevelopment a proportionate fair-share of the public facility costs to accommodate the impacts of the development in order to maintain the adopted LOS standards through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

1.6.4 Policy:
The City shall require development to contribute a proportionate share of the cost for public facility improvements required to meet the demands of the development by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions.

1.6.5 Policy:
Prior to approving a building permit, or its functional equivalent, the City shall consult with the Fort Pierce Utility Authority, to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy, or its functional equivalent, by the City.

1.7 Objective:
The City shall require that easements be dedicated prior to issuance of a building permit to accommodate utilities necessary to serve development

1.7.1 Policy:
The City's Land Development Regulations shall require dedication of suitable land for utility facilities necessary to support developments including water and wastewater, drainage ways, electricity transmission, telephone and cable television, and other required utilities, prior to issuance of a building permit.

COMMUNITY AND DOWNTOWN REDEVELOPMENT

1.8 Objective:
The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

1.8.1 Policy:
Redevelopment shall be guided by the 2001 Community Redevelopment Area Plan within the adopted CRA boundary.

1.8.2 Policy:
The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

1. Create a lively Downtown/Waterfront area with mixed-use development, water-enhanced activities, and historic preservation.
2. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.
3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.
4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.
5. Expand historic preservation through façade grants and encourage adaptive re-use of existing historic structures in redevelopment proposals.
6. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives and new business recruitment.
7. Improve street appearance through streetscape and urban design strategies that enhance the pedestrian environment.
8. Stabilize the beaches against erosion.
9. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principles, a Downtown Trolley, a passenger train station and transit connections between the AMTRAK station and the beach for low and moderate-income workers.

1.8.3 Policy:
Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code.

1.8.4 Policy:
The City shall coordinate with the CRA, Main Street Fort Pierce and Lincoln Park Main Street for Downtown area marketing, business recruitment, public artworks creation, redevelopment grants, and businesses and property owner incentives.

1.8.5 Policy:
The City shall coordinate with the CRA to create a Downtown Parking Management Plan including district-wide parking strategies.

1.8.6 Policy
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing
- Mixed use projects with residential
- Adaptive reuse of historic structures
- Brownfield site redevelopment

NEIGHBORHOOD PLANNING

1.9 Objective
The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.

1.9.1 Policy:
The City will continue the Neighborhood Enhancement Action Team (NEAT) Program to encourage reinvestment in central city neighborhoods through the combined efforts of City departments such as the Planning Department, the Engineering Department, the Building Department, the Public Works Department, the Police Department, and the Solid Waste Department to address multiple issues in the Fort Pierce community.

1.9.2 Policy:
The City shall target public investments such as infrastructure improvements based upon the adopted special area plans to increase homeownership and property values.

1.9.3 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods. Special area plans shall include the following:

1. Delineation of planning area.
2. Review of existing zoning and land use.
3. Analysis of existing transportation issues including continuity of existing transportation grid in new development.
4. Analysis of infrastructure (drainage, potable water, sewer, roadways)
5. Inventory of cultural and historic resources.
6. Inventory of recreation and open space areas, schools, and institutional uses.
7. Inventory of existing residential, commercial and industrial uses.
8. Goals, objectives, and polices for the special area plan that address physical and economic revitalization and public safety issues.
9. Programs and capital improvements that will enhance the neighborhood.

10. Public participation including meetings and charrettes with neighborhood associations, homeowners groups, and business groups, as appropriate.
11. As appropriate, after public participation, utilize future land use map and text amendments, the zoning atlas and text amendments, zoning overlays, and/or design standards to implement any plans.

1.9.4 Policy:
The City shall undertake the development of special area plans for the following neighborhoods (in no particular order). The City will strive to complete one plan annually.

1. Avenue D Historic District
2. Downtown Historic District
3. Edgartown Historic District
4. River's Edge Historic District
5. South Beach District
6. Peacock Arts District
7. Lincoln Park District

1.9.5 Policy:
The City shall consider incentives for neighborhood enhancement such as commercial façade and other grants for businesses, tax incentives for historic preservation, and technical assistance from City staff.

1.9.6 Policy:
The City shall continue its code enforcement program to maintain the character of residential areas and protect public health, safety, and welfare.

ECONOMIC DEVELOPMENT

1.10 Objective:
The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

1.10.1 Policy:
The City shall coordinate with the CRA and the local chamber of commerce to implement economic development strategies to attract desired businesses and industry.

1.10.2 Policy:
The City shall ensure that the FLUM allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City.

1.10.3 Policy:
The City shall promote entrepreneurship skills programs to interested students and residents as an integral part of the economic diversity strategy.

1.10.4 Policy:
The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

1.10.5 Policy:
The City shall encourage minority-owned businesses to obtain State and Federal funds to promote development of those businesses and industries.

1.10.6 Policy:
The City shall encourage expansion of degree programs at Indian River State College as well as education for job training to expand the local skilled labor force.

1.10.7 Policy:
The City shall coordinate with St. Lucie County to implement the Port of Fort Pierce Master Plan to achieve its economic development goals.

ANNEXATION

1.11 Objective
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.

1.11.1 Policy:
The City shall evaluate proposed annexations within the urban service boundaries 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.

1.11.2 Policy:
The City shall develop a phased annexation program based upon the ability of the City to provide public facilities. The program shall establish phasing and timing guidelines prioritizing the annexation of enclaves, pocket, and infill areas.

1.11.3 Policy:
Annexations Plan shall include fiscal impact analyses and plans for maintaining LOS standards consistent with the Comprehensive Plan.

1.11.4 Policy:
The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.

1.11.5 Policy:
Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.

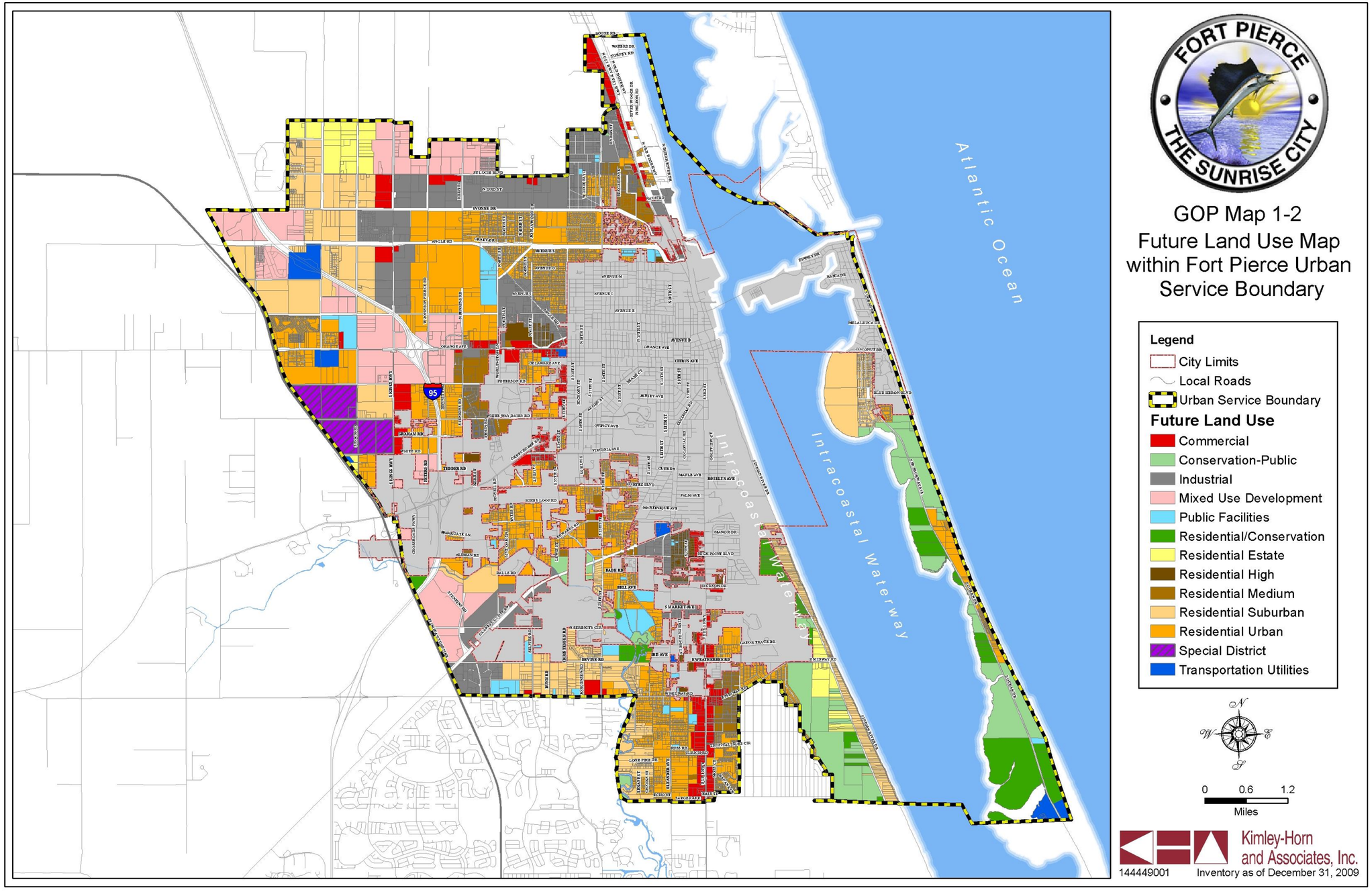
1.11.6 Policy:
The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designation assignments for annexed properties.

1.11.7 Policy:
Existing structures on properties newly annexed properties shall be assessed for historic value according to the City historic preservation ordinance and, if found to have such value, be incorporated into the City list of designated structures.

1.11.8 Policy:
Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.

1.11.9 Policy:
The City shall pursue a joint planning agreement with St. Lucie County as provided in Section 163.3171(1), F.S., for the area currently outside the City's municipal boundary that is located within the urban service boundary, as identified on Map 1-2.

GOP Map 1-2 Proposed Future Land Use within Fort Pierce Urban Service Boundary



GOP Map 1-2
Future Land Use Map
within Fort Pierce Urban
Service Boundary

Legend

- City Limits
- Local Roads
- Urban Service Boundary

Future Land Use

- Commercial
- Conservation-Public
- Industrial
- Mixed Use Development
- Public Facilities
- Residential/Conservation
- Residential Estate
- Residential High
- Residential Medium
- Residential Suburban
- Residential Urban
- Special District
- Transportation Utilities

N W E S

0 0.6 1.2
Miles

Kimley-Horn and Associates, Inc.
144449001 Inventory as of December 31, 2009

SCHOOL SITING

1.12 Objective:
Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.

1.12.1 Policy:
The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space.

1.12.2 Policy:
The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

1.12.3 Policy:
The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

1.12.4 Policy:
Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

1.12.5 Policy:
The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

HAZARD MITIGATION

1.13 Objective:
Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster-preparedness.

1.13.1 Policy:
The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

1.13.2 Policy:
Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

1.13.3 Policy:
The City shall coordinate with St. Lucie County and the Treasure Coast Regional Planning Council to develop standards and guidelines to assess evacuation times for development within the evacuation areas.

1.1434 Policy:
Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.

1.14 Objective:
The City shall maintain hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property .

1.14.1 Policy:
The post-disaster redevelopment plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

1.14.2 Policy:
The City shall coordinate their post-disaster redevelopment plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan.

1.14.3 Policy:
Post-disaster redevelopment and hazard mitigation plans should inventory hazard prone properties and implement building codes and development regulations, such as setback provisions, structural connections, and other site controls, to reduce future property damages and losses.

HISTORIC PRESERVATION

1.15 Objective:
Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.

1.15.1 Policy:
At all times, the City of Fort Pierce shall maintain a current and complete inventory of all officially designated historic sites and historic districts.

1.15.2 Policy:
The City of Fort Pierce shall implement programs, policies and regulations to preserve and encourage the rehabilitation of historic resources through such techniques historic overlay districts and building code provisions.

1.15.3 Policy:
The City of Fort Pierce shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.15.4 Policy:
The City of Fort Pierce shall encourage the rehabilitation and adaptive reuse of historically significant buildings and structures in lieu of demolition.

1.15.5 Policy:
The City of Fort Pierce shall promote the proper the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to historic sites, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring historic buildings, sites, and streetscapes.

1.15.6 Policy:
The City of Fort Pierce shall promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.

1.15.7 Policy:
The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

1.15.8 Policy:
The City of Fort Pierce shall retain a Historic Preservation Board to evaluate, review and recommend to the City Commission properties for designation as historic sites and districts, and to review alterations to historic sites and structures.

1.15.9 Policy:
The City shall provide grants and loans for historic façade restoration for structures listed in the City's inventory of historic structures.

1.15.10 Policy:
No building, structure, improvement, landscape feature, or site within the city that has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitate, excavated, moved or demolished until an application for a certificate of appropriateness has been reviewed and approved by the Historic Preservation Board.

1.15.11 Policy:
The City of Fort Pierce shall encourage quality new construction and developments that are harmonious with neighboring historic sites and historic districts.

1.15.12 Policy:
The City and its Historic Preservation Board shall address alteration, removal, destruction, or development of structures within the following historic districts:

1. Avenue D
2. Sample Oaks
3. Oakland Park

4. Edgar Town
5. Downtown
6. River's Edge

NATURAL RESOURCE PROTECTION

1.16 Objective:
The City shall ensure that natural resources are protected in accordance with the Conservation and Coastal Management Elements and the enforcement of the land development code, especially in the review of all new development and redevelopment.

1.16.1 Policy:
The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

1.16.2 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16.3 Policy:
The City shall require the prevention of the unnecessary destruction or inappropriate use of existing natural resources and natural sites during the site plan review process of all proposed development or redevelopment.

1.16.4 Policy:
When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16.5 Policy:
The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

1.16.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development action. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17 Objective:
Develop and implement land use controls and programs to preserve and enhance the important natural functions, and aesthetic and recreational values of the Indian River Lagoon and other surface waters.

1.17.1 Policy:
The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

1.17.2 Policy:
New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

1.17.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment in order to promote shallow water aquifer recharge and stormwater filtration.

1.17.4 Policy:
The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce are implemented, particularly Goal 3 regarding environmental protection and the Indian River Lagoon.

POTABLE WATER SUPPLY PROTECTION

1.18 Objective:
Protect the quality and quantity of the City potable water supply as depicted on the Fort Pierce Future Land Use Maps.

1.18.1 Policy:
Amendments to the Future Land Use Map proposing land use categories that permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.18.2 Policy:
All buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes when new sewers are extended into an area currently using septic systems for wastewater disposal.

1.18.3 Policy:
New subdivisions shall provide sewerage and connections to the City sanitary sewer system for each lot in the development.

FLOOD PROTECTION

1.19 Objective:
Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, the provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.

1.19.1 Policy:
The land development codes shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

1.19.2 Policy:
The Land Development Regulations shall require the design of public roads and parking lots to be consistent with the criteria of the SFWMD.

1.19.3 Policy:
New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures that protect against the 100-year flood. The City shall maintain consistency with the program policies of the National Flood Insurance Program and shall monitor the availability of new cost effective programs for minimizing flood damage; such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

1.19.4 Policy:
New development shall provide stormwater retention equal to that which existed under predevelopment conditions that is consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

1.19.5 Policy:
Continue to implement regulations in the City's code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions, including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

SPOIL SITES

1.20 Objective:
The City shall coordinate with the Florida Inland Navigation District (FIND) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.

1.20.1 Policy:
The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

1.20.2 Policy:
Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in this plan and meet reasonable cost and transportation requirements.

1.20.3 Policy:
The City shall consider the land use designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.

ENERGY EFFICIENCY AND CONSERVATION

1.21 Objective:
The City shall adopt and maintain Land Development Regulations which incorporate concepts for managing land, water and energy resources in a sustainable and energy efficient manner that is responsive to innovative development and conservation techniques as outlined in the policies below.

1.21.1 Policy:
Site planning standards shall be adopted which require new development and redevelopment to incorporate energy conservation measures in the site layout and design. These standards shall focus on environmental features such as landscape, sun, wind, and substitutes for energy-intensive technologies.

1.21.2 Policy:
The City shall adopt and enforce energy efficient building codes and promote energy efficiency in building heating and cooling systems which incentivizes practices such as usage of renewable, recycled and low emitting materials, indoor air quality management plan, increased ventilation, proper disposal and reuse of construction waste, optimized energy performance, on-site renewable energy and water usage reduction.

1.21.3 Policy:
The City shall require energy efficient housing through use of renewable energy resources in existing and new housing.

1.21.4 Policy:
The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

1.22 Objective
The City will coordinate land use and transportation decisions to reduce vehicle miles traveled (VMT) and the number of automobile trips required for daily needs to reduce greenhouse gas emissions through implementation of the following policies:

1.22.1 Policy:
The City shall maintain a well connected pedestrian and bicycle network to reduce greenhouse gas emissions by completing missing sidewalk and bicycle segments through incorporation of projects into the City's Capital Improvements Program and through regional coordination efforts with St. Lucie County and the FDOT.

1.22.2 Policy:
The City shall improve access to transit, bicycling and pedestrian facilities. The City shall implement land use and community design features which contribute to energy efficiency and green house gas reduction, including, but not limited to:

1. Promoting smaller block sizes within large scale developments and redevelopment projects through good site design criteria
2. Requiring a mix of land uses in most future land use classifications
3. Allowing higher densities and intensities in all future land use classifications, especially within the City Core and along major corridors
4. Requiring provision of pedestrian/bicycle facilities in all new developments and redevelopment proposals
5. Requiring access to existing transit facilities as well as construction of new transit shelters associated with new development
6. Providing traffic calming features within residential neighborhoods and around schools and community facilities

TRANSPORTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 2

The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.1 Objective:

. Although transportation concurrency is no longer required, the City will continue to administer a roadway level of service (LOS) based management system (previously referred to as "transportation concurrency management") to review development impacts. Land use and transportation strategies to support and fund mobility shall be implemented to comply with Section 163.3180(5)(f) F.S.

2.1.1 Policy:
Development impacts will continue to be mitigated through the administration of a roadway LOS based management system that requires transportation facilities needed to serve new development to be in place or under construction within three years after the City approves a building permit or its functional equivalent.

2.1.2 Policy:
The City shall implement land use and transportation strategies to include, but not be limited to, capacity improvements, operational improvements, transit/bicycle/pedestrian facilities, transportation demand management (TDM), transportation system management (TSM), complete streets designs, and parking strategies.

2.1.3 Policy:
Additional land use and transportation strategies will be incorporated in the Comprehensive Plan consistent with the Joint Report on the Mobility Fee Methodology Study prepared on December 1, 2009 by the Florida Department of Community Affairs and the Florida Department of Transportation.

2.2 Objective:
Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.1 Policy:
The roadway network shall be maintained at the adopted LOS standards through capacity improvements, operational improvements, or mobility strategies. Roadway improvement projects which are needed to maintain the adopted LOS standards

shall be included in the CIP or added to the CIP during the annual update to the Capital Improvements Element.

2.2.2 Policy:
Maintain the adopted LOS standard of "D" for all non-FIHS, SIS and TRIP funded roadways within the City for the peak hour. Table 2.2.2a reflects adopted level of service standards for FHIS, SIS, and TRIP Funded facilities:

Roadway	From/To	Adopted LOS
SIS Facilities		
I-95	Midway Road to SR 70/Okeechobee Road	C
I-95	SR 70/Okeechobee Road to SR 68/Orange Road	D
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/Okeechobee Road	C
Florida's Turnpike	SR 70/Okeechobee Road to Indian River County Line	B
SR 70/Okeechobee Road	McCarthy Road to Florida's Turnpike	B
SR 70/Okeechobee Road	Florida's Turnpike to I-95	C
TRIP-Funded Facilities		
SR 713/Kings Highway	SR 70/Okeechobee Road to Orange Avenue	D

2.2.3 Policy:
Roadways projected to exceed the adopted LOS standard will be addressed through intergovernmental coordination and/or capacity and operational improvements, or implementation of mobility strategies. Coordination with the County and the FDOT shall be required if a proposed development impacts County or State roadways.

2.2.4 Policy:
Maintain the adopted roadway LOS standards through appropriate development review conditions and monitoring of the City's transportation facilities.

2.2.5 Policy:
The City shall coordinate with FDOT to develop strategies to encourage local traffic to utilize the local street network to support the regional travel on State roadways. In support of mobility in the City, Fort Pierce shall continue to improve connectivity of its roadways to reduce vehicle miles traveled, provide more route choices, and disperse traffic to maintain the adopted LOS standards.

2.2.6 Policy:
For new developments or redevelopments, the City shall allow the projected impacts on the roadway LOS standard to be mitigated through proportionate fair share contributions. The City shall apply the method for determining the proportionate fair share contribution as adopted by ordinance. The contribution may be made for capacity or operational improvements.

2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds that LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operation improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 Objective:
The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.

2.3.1 Policy:
The City shall require TDM strategies to reduce the peak hour demand on the City's roadways. The City shall also permit TDM strategies to be implemented as a part of a development's traffic impact mitigation plan thereby reducing single occupancy vehicle trips. The specifics of the proposed TDM strategies will be adopted within the respective development orders.

2.3.2 Policy:
Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

2.3.4 Policy:
The City shall develop a TDM program to address car and van pooling, parking requirements, mobility strategies, accessibility to transit, and employer-based initiatives such as flexible work schedules. The TDM program shall focus on reducing travel during peak periods to improve the LOS of the City's roadways, reduce single occupancy vehicle trips, and efficiently use the existing infrastructure.

2.3.5 Policy:
The City shall implement a "complete streets" policy which is designed and operated to address the needs of drivers, public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in all planning, programming, design, construction, reconstruction, retrofit, operations, and maintenance activities. The City shall view all transportation improvements as opportunities to improve

safety, access, and mobility for all travelers in Fort Pierce and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system.

2.3.6 Policy:
The City shall seek to determine the modal split of its modes and set specific targets aimed at increasing the modal split for non-single occupancy automobile modes including transit, bicycling, and walking. The City shall coordinate with St. Lucie County, St. Lucie County Transportation Planning Organization (TPO), and FDOT to achieve a higher modal split.

2.4 Objective:
Support preservation of the Historic Districts and the redevelopment of the Downtown Area through strategies that prioritize walking, bicycling and transit and related design principles for development, thereby reducing the need to drive.

2.4.1 Policy:
Coordinate with the FDOT to develop, plan, and fund transportation improvements to support and enhance the revitalization of the US 1 corridor adjacent to the Downtown District and the Historic Districts. The priority should be Transportation System Management (TSM) strategies that enhance the efficient use of the existing infrastructure through targeted physical and operational improvements on US 1 to maintain the urban characteristics of the Downtown and Historic Districts.

2.4.2 Policy:
The City shall coordinate with St. Lucie County to enhance the transit services along US 1 by improving headways and service of existing transit lines. For developments along US 1, the City may consider a contribution to the St. Lucie County Transit system or supporting facilities within the context of the development as mitigation for projected traffic impacts.

2.4.3 Policy:
Improve pedestrian and vehicular linkages from US 1 to the Historic Districts and to the Downtown Area. The City will continue to require new developments and redevelopments to plan and provide pedestrian and vehicular circulation linking buildings directly to US 1 and connecting the Historic Districts and Downtown.

2.5 Objective:
Maintain the existing roadway network and multi-modal transportation system to enhance efficiency, convenience, safety, and energy efficiency through implementation of the following policies.

2.5.1 Policy:
Resurface and maintain badly worn or deteriorated roads on a regular basis, as needed, through programmed and funded improvements in the City's CIP.

2.5.2 Policy:
Identify poor drainage areas with roadway rights-of-way (ROWs) where the accumulation of water is becoming a safety hazard and could generate a structural deficiency. The City shall annually program and fund improvements in the City's CIP for these areas, as needed. The City shall also coordinate with related agencies

having jurisdiction over the impacted roadways for proper maintenance and facility improvements.

2.5.3 Policy:
Coordinate with agencies having jurisdiction over signs, pavement markings, transit facilities and signs, sidewalks, and any other transportation infrastructure within City limits regarding maintenance to plan, program, and implement improvements to support system efficiency and enhance safety.

2.5.4 Policy:
Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.

2.5.5 Policy:
Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.

2.5.6 Policy:
The City shall require the provision of safe and convenient on-site vehicle traffic flow within the required vehicle parking areas and address the needs of non-motorized traffic as a part of this provision.

2.6 Objective:
The City shall coordinate its transportation system with the plans and programs of St. Lucie County, St. Lucie County TPO and FDOT to maintain and enhance regional mobility.

2.6.1 Policy:
Coordinate with local authorities for timely implementation of regional system improvement projects in the Five-Year Schedule of Capital Improvements.

2.6.2 Policy:
New roadways shall be designed to enhance connectivity to existing roadways and improve mobility of the City's transportation system.

2.7 Objective:
The City shall work with FDOT and St. Lucie County TPO to provide a secure transportation system for the roads that comprise the Strategic Intermodal System (SIS) through implementation of the following policies.

2.7.1 Policy:
Coordinate with the FDOT, St. Lucie TPO, and St. Lucie County to maintain a safe, convenient, and effective regional transportation system including I-95, the Florida Turnpike, SR 70/Okeechobee Road, and US 1.

2.7.2 Policy:
Coordinate with FDOT to establish guidelines for access management standards for development on all roads that comprise the Strategic Intermodal System (SIS). The standards shall address driveway locations, number of access points, and cross access requirements with adjacent properties.

2.8 Objective:

The City shall develop a ROW plan consistent with its Future Land Use Element to preserve, plan, and acquire future ROW. The ROW plan shall identify the existing, proposed and future ROWs and the respective widths. The ROW plan shall also establish the standards for ROWs based upon the future needs of the City including all modes of transportation. The City shall administer the ROW plan regarding proposed development and associated ROW dedication requirements.

2.8.1 Policy:

The City shall not allow development to encroach an existing ROW. All development will be required to be setback from the edge of the ROW pursuant to the zoning code.

2.8.2 Policy:

The City shall prepare a ROW plan to preserve existing ROWs and plan for future ROWs. The City shall prepare the ROW plan in coordination with St. Lucie County and St. Lucie Transportation planning Organization.

2.8.3 Policy:

ROW dedication requirements for proposed developments or redevelopments shall be consistent with the City's ROW plan and standards. Large developments or redevelopments may be required to provide additional ROW to enhance the City's connectivity.

2.8.4 Policy:

Administer the City's and St. Lucie County's ROW widths standards according to the functional classification of the roadways. Minimum ROW width requirements are as follows:

Functional Classification	**Width (in feet)**
Limited Access/Controlled	325 (Width may vary)
Arterials	200 – 106
Collectors	94 – 70
One-Way Pair	60'

2.9 Objective:

The City shall include projects to achieve and maintain the adopted LOS standards in the Capital Improvement Element, as required.

2.9.1 Policy:

The Capital Improvement Element will be updated annually by December 1 of each year to include transportation projects needed to address LOS issues identified as a part of the LOS analysis reporting required by the City's Transportation System Monitoring database (formerly referred to as the Concurrency Management System).

2.9.2 Policy:

The Capital Improvement Program (CIP) addressing transportation facilities shall include the entire system, including, but not limited to roads, trails, bike paths, signage, sidewalks, etc.

2.9.3 Policy:
The City may also include multimodal transportation projects and related programs in the CIP for traffic impact mitigation for LOS issues. The City may also consider implementation of the City's mobility strategies as a means to address the impacts of development as appropriate and available.

2.10 Objective:
Continue to coordinate with the FDOT, the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), and adjacent municipalities to achieve safe, convenient, and energy efficient mobility of people and goods.

2.10.1 Policy:
The City representatives will attend regularly scheduled meetings with the regional agencies to provide input on regional transportation projects affecting the City, convey the City's transportation needs and direct the City's priorities through the TPO's Transportation Improvement Program (TIP).

2.10.2 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to plan, program, and implement transportation projects, programs, and strategies identified in the Transportation System Monitoring database.

2.10.3 Policy:
Participate in the FDOT's Five-Year Work Program development process to convey the City's transportation needs and direct the City's priorities through the FDOT.

2.10.4 Policy:
The City shall coordinate with the St. Lucie County Division of Emergency Management regarding implementation and communication of procedures for any emergency evacuation such as a hurricane threat to the region.

2.10.5 Policy:
The City shall participate in the regional public transportation planning initiatives including the St. Lucie County transit service and the proposed Amtrak service along the Florida East Coast (FEC) railway to promote and enhance regional transportation and mobility within St. Lucie County.

2.10.6 Policy:
The City shall continue to participate in the TPO's Technical Advisory Committee to assist in the annual up-date of the TPO's Congestion Management System.

2.10.7 Policy:
The Transportation Element shall be consistent with and further the transportation goals outlined in the 2035 Regional Long Range Transportation Plan (RLRTP). The City shall rely upon the goals, objectives, and policies listed in the RLRTP in addressing mobility through incorporation of multimodal considerations during the decision making process. The Comprehensive Plan and the Land Development Code will be updated, as necessary, upon adoption of the 2035 RLRTP by St. Lucie County.

2.11 Objective:

The City shall coordinate with the Port, St. Lucie County, the St. Lucie County TPO, and the FDOT to maintain a safe and effective transportation system serving the Port and integrate with all modes of surface or water transportation. The City shall also coordinate with the Army Corps of Engineers and Department of Environmental Protection regarding the Port facilities plans regarding new or expanded facilities.

2.11.1 Policy:

The City shall maintain the adopted LOS standard for roadways serving the Port. The City shall coordinate with the Port and the appropriate agencies regarding the intermodal management of surface transportation.

2.11.2 Policy:

The City shall coordinate with St. Lucie County, the St. Lucie County TPO, and FDOT to prepare a truck route study to plan, program, and implement the most effective truck routing to serve the Port. The City of Fort Pierce will coordinate with St. Lucie County and the FDOT to designate truck routes to serve the Port of Ft. Pierce.

2.11.3 Policy:

As a part of the City's Transportation Monitoring System and the requirements for developments to provide traffic impact analyses, the City shall monitor future development relative to the potential impact on the Port's transportation and operations. The City shall also coordinate with the Port regarding development proposals adjacent to the Port facilities to protect the Port from incompatible land uses.

2.11.4 Policy:

The City, in partnership with St. Lucie County, shall implement the recommendations of the Port of Ft. Pierce Master Plan.

2.11.5 Policy:

The City shall coordinate with the Port, Army Corp of Engineers, and Department of Environmental Protection to protect and conserve natural resources within the Port. The City shall work with the Port to mitigate the impacts from the Port upon adjacent natural resources and land uses.

2.12 Objective:

The City shall coordinate with regional agencies and transit providers to support and enhance the transit service to increase transit use, increase the transit mode split, reduce vehicle miles traveled, reduce greenhouse gas emissions, and promote a multimodal transportation system.

2.12.1 Policy:

The City shall coordinate with St. Lucie County Transit to identify strategic transit corridors for transit service enhancements including, reduced headways and convenient hours of operation, increased route coverage, and predictable scheduling. The City shall also coordinate with St. Lucie County Transit to establish measures for the acquisition and preservation of existing and future public transit ROWs.

2.12.2 Policy:
The City shall coordinate roadway and transit improvements with St. Lucie County, the St. Lucie TPO, the St. Lucie County Airport, the Port of Ft. Pierce, and FDOT for the update to the City's CIP.

2.12.3 Policy:
The City shall coordinate with St. Lucie County Transit to ensure that transit stops are located in areas that are accessible to a large portion of the community by reviewing the location of transit stops and evaluating the need for improvements including new shelters and to amenities.

2.12.4 Policy:
The City shall partner with the FDOT, the TCRPC and the other regional agencies planning for the provision of passenger rail service along the FEC corridor and extend commitment to implementation of transit service within the City.

2.12.5 Policy:
The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future AMTRAK passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

2.12.6 Policy:
The LOS standard for transit shall be consistent with St. Lucie County's adopted LOS standard for the St. Lucie County Transit system.

2.13 *Objective:*
The City shall support bicycling and walking as integral parts of the City's multi-modal transportation system by providing connected, convenient, and user-friendly facilities along with requiring developments to be designed incorporating bicycle and pedestrian-friendly principles.

2.13.1 Policy:
The City shall prepare a Citywide Sidewalk Facilities Report that inventories the existing sidewalk network including widths, condition, and other elements that contribute to pedestrian safety and comfort and evaluates the need for enhancements including filling sidewalk gaps and other pedestrian enhancements.

2.13.2 Policy:
Consistent with the City's "complete streets" approach, all streets within the City shall have sidewalks on both sides. The City shall also require additional pedestrian amenities including lighting, shade, safe crosswalks, and separation from the roadways (when feasible).

2.13.3 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to install and/or repair sidewalks and bicycle facilities as part of any State or County roadway widening or construction project.

2.13.4 Policy:
As part of the Citywide Sidewalk Facilities Report, the City shall coordinate with the FDOT to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, improved lighting, improved pedestrian signals and pedestrian refuge areas.

2.13.5 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to provide traffic control and design features to enhance pedestrian and bicycle safety and comfort along state and county facilities.

2.13.6 Policy:
The City shall prioritize sidewalk improvements within a one-mile area around schools to enhance its "safe routes to school" and to provide handicapped accessible pedestrian connections around all transit stops.

2.13.7 Policy:
The City shall prepare a Citywide Bicycle Facilities Report that inventories and evaluates the City's bicycle facilities network and develop a plan to provide an interconnected bicycle facilities network within the City.

2.13.8 Policy:
The City shall implement a Bicycle Facilities Improvement Program" (BFIP) in phases as bike lanes are constructed in key areas of the City specifically park and recreational facilities, transit stops and public spaces, as identified in Phase 1.

2.13.9 Policy:
The bicycle facilities utilized as part of the BFIP shall include covered and uncovered bicycle parking areas, fix-it stations, long term bicycle storage lockers and solar powered tracking devices.

2.13.10 Policy:
The LDRs shall identify reduced parking requirements for all developments contributing to the facilities identified in the BFIP that are above the established multi-modal requirements.

2.13.11 Policy:
Consistent with the City's "complete streets" approach, safe and convenient bicycle facilities shall be provided along all roadways within the City, as feasible. All new roads shall be designed to include bicycle lanes or separated facilities. For local streets where the speed differential between automobiles and bicycles is lower, the City may consider an alternative approach such as a wide shoulder or lane.

2.14 *Objective:*
The City of Fort Pierce shall coordinate with all local, state and federal agencies to execute the safe, efficient, and effective evacuation of all residents and visitors to the City in the coastal evacuation areas in the event of a hurricane or other natural disaster.

2.14.1 Policy:
The City shall maintain the effectiveness of the evacuation routes within the coastal area by reviewing all development proposals in the Coastal High Hazard Area to determine the potential impact on hurricane evacuation times. Developments which are projected to cause an increase in addition to the City's adopted evacuation times shall be required to mitigate the impacts on hurricane evacuation times caused by the development.

2.14.2 Policy:
The City shall coordinate with St. Lucie County to enhance public awareness of hurricane evacuation plans, routes and shelters in order to help prevent loss of life and property.

2.14.3 Policy
The City shall adopt the evacuation time proscribed by St. Lucie County and derived from the TCRPC Transportation Analysis Hurricane Evacuation Study, update 2003.

2.14.4 Policy:
The City shall continue to coordinate with St. Lucie County to maintain or improve hurricane evacuation times and to annually update the Local Emergency Evacuation Plan.

2.14.5 Policy:
The City shall coordinate with St. Lucie County and the TCRPC to implement strategies identified in the County Evacuation Plan to maintain efficient and timely evacuation procedures in the event of a hurricane or other catastrophic event.

2.14.6 Policy:
The City shall coordinate with St. Lucie County to prepare and implement evacuation plans and procedures to address the needs of the elderly, handicapped, hospitalized, or other special needs within the City including the provision of public transit and paratransit services.

INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 3

Provide high quality, healthy, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to meet the current and future needs of the City residents and visitors.

SANITARY SEWER

Goal 3.1

Coordinate with the Fort Pierce Utilities Authority (FPUA) to provide cost effective, equitable and adequate sanitary sewer facilities which meet all applicable design standards and effluent water quality standards for the short and long term planning horizons.

3.1 Objective:
The City shall coordinate with the FPUA to identify existing deficiencies in the capacity of the sanitary sewer and to correct any identified deficiencies to maintain the adopted LOS standard through the short and long term planning horizons.

3.1.1 Policy:
The City shall assure through the FPUA budget approval process that FPUA will maintain funding for the system improvements identified in the Capital Improvement Element to address sanitary sewer deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.1.2 Policy:
The City shall work with FPUA to ensure projects and programs are funded to correct system deficiencies and maintain the adopted LOS standard.

3.1.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to program sanitary sewer improvements to maintain the adopted LOS standard..

3.2 Objective:
Sanitary Sewer facilities shall be provided at or above the adopted LOS standard of 240 gallons per day (GPD) per equivalent residential connection (ERC) to meet the City's short and long-term needs for the adopted planning horizon.

3.2.1 Policy:
The LOS standard for sanitary sewer facilities shall be 240 GPD per ERC. The LOS standard for the FPUA wastewater treatment plants shall be measured by average daily flow. The number of ERCs provided for residential connections shall be:

- 1 ERC (240 GPD) for each single family unit
- 0.875 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the wastewater treatment system shall be sized to provide the number of ERCs as agreed upon the FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing wastewater flows from similar land uses, best available data, or from the Estimated Sewage Flows provided in Table 1 in Section 64E-6.008 *System Size Determinations*, Florida Administrative Code.

The LOS standard for FPUA wastewater treatment plants shall be measured by average daily flow.

The capacity of the FPUA collection system shall be measured by peak hour flow. The following peak factors will be used to assess the capacity of the collection system:

Flow Range (Maximum Month Average Daily Flow), MGD	Peak Factor
0.000 to 0.250	1.67
0.250 to 1.000	1.50
1.000 to 4.000	1.40

3.2.2 Policy:
The City shall coordinate with FPUA to prepare and submit an updated Capacity Analysis Report to the Department of Environmental Florida Protection (FDEP) at intervals described in Section 62-600.405, *Planning for Wastewater Facilities Expansion,* F.A.C. When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

3.2.3 Policy:
The City shall coordinate with FPUA to devise a strategy to transition customers with private septic tanks to connect to the public sanitary sewer collection system when service is available. The City shall work with FPUA to establish criteria for connections and timing requirements.

3.2.4 Policy:
The City shall maximize the use of existing sanitary sewer facilities through the support of infill and redevelopment.

3.3 Objective:

The City shall coordinate with FPUA to ensure sanitary sewer facilities are designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge and natural drainage features.

3.3.1 Policy:

The City shall coordinate with FPUA to implement the FDEP requirements of the St. Lucie County Public Health Unit and the Florida Department of Health to continue to protect the groundwater supply from potential sources of contamination pursuant to Chapter 1-10, "Health and Sanitation," St. Lucie County Code of Ordinances. All new developments will be required to connect to the public sanitary sewer system or provide documentation that the septic tanks are permitted by the St. Lucie County Health Department.

3.3.2 Policy:

The City shall coordinate with FPUA continue to implement the FDEP requirements prohibiting direct wastewater effluent discharges to surface and ground waters within wellfield zones of influence. The Island Wastewater Reclamation Facility will continue to be operated to meet the conditions and limits of its Industrial Wastewater Discharge Permit and an Industrial Wastewater Discharge permit will be obtained from FDEP for any future wastewater treatment facilities prior to discharging to surface and ground waters.

3.3.3 Policy:

The City shall coordinate with FPUA to reduce wastewater effluent discharges to surface and ground waters at future wastewater treatment facilities by including the infrastructure to treat wastewater to reclaimed water standards at new facilities. FPUA has already entered into an Agreement with Florida Municipal Power Agency to provide reclaimed water from the future Mainland Water Reclamation Facility (MWRF) once it is available.

3.3.4 Policy:

The City shall coordinate with FPUA to protect ground and surface waters from pollution through permitting of domestic collection and transmission systems. As part of the certification process for permitting with FDEP, FPUA will review the construction plans and specifications for their conformance to applicable FDEP standards and implement FDEP requirements to protect ground and surface waters from pollution through licensing of collection and transmission systems.

3.3.5 Policy:

The City shall require the proper maintenance of septic tanks by the owner to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.6 Policy:

The City shall require the proper maintenance of septic tanks by property owners to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.7 Policy:
The City shall require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.

3.3.8 Policy:
The City shall coordinate with FPUA to regularly inspect and monitor the conditions of gravity sanitary sewers, pump stations and force main systems. The inspection and monitoring should report the following parameters to locate and address areas with leaks, high infiltration and inflow, and other identified issues:

- Age, remaining service life
- Infiltration and inflow
- Capacities, compared to loading demands
- Operating pressures
- Physical conditions, need for repairs/replacement
- Reliability in emergency situations

3.3.9 Policy:
The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts on the sanitary sewer system and maintain adopted LOS standard.

3.3.10 Policy:
Water conservation practices shall be employed including maintenance and operation to minimize groundwater and surface water infiltration and informing the public about the effective use of water conservation plumbing fixtures and participation in County programs to improve water conservation.

3.3.11 Policy:
The City shall coordinate with FPUA to require that all customers who connect to the sanitary sewer system meet the water quality requirements established by FDEP and FPUA for wastewater entering the wastewater treatment facilities. The discharge from existing and proposed industrial sites shall be evaluated to determine if pretreatment prior to discharge into the sanitary sewer system is required to meet the water quality requirements.

SOLID WASTE

Goal 3.2

Provide a cost-effective and sustainable solid waste collection and disposal system which emphasizes resource recovery and meets all environmental quality standards.

3.4 Objective:
The City shall coordinate with St. Lucie County to identify existing deficiencies in the solid waste management and correct any identified deficiencies to maintain the adopted LOS through the adopted planning horizon.

3.4.1 Policy:
The LOS standard for solid waste management facilities shall be 200 tons per day of Municipal Solid Waste City wide.

3.4.2 Policy:
The City shall continue to require applicants for development permits to demonstrate available capacity of solid waste disposal sites and sufficient collection equipment of the Public Works Department prior to issuance of the permit or development order.

3.5 Objective:
The City shall coordinate with St. Lucie County to reduce demand on the solid waste disposal facilities through recycling. The City shall strive to recycle at least 30 percent of the overall solid waste stream by increasing the recycling of cardboard, metal, paper, glass, and plastic to at least 50 percent.

3.5.1 Policy:
The City shall continue to maintain or expand its recycling services and education program as a means of reducing the solid waste stream.

3.5.2 Policy:
The City shall encourage greater reliance upon electronic media to reduce the amount of paper consumed and provide recycling services in all public facilities.

3.6 Objective:
Protect the functions of the City's groundwater aquifer recharge areas and natural features from improper disposal of solid waste.

3.6.1 Policy:
The City shall maintain and implement its solid waste collection practices consistent with solid waste recycling and hazardous waste disposal requirements of the St. Lucie County solid waste disposal and recycling system.

3.6.2 Policy:
The City's contracted solid waste collection provider shall maintain collection services at the City's adopted LOS standard.

3.6.3 Policy:
The City shall participate in the hazardous waste collection and disposal programs of St. Lucie County by enforcing hazardous waste collection practices required by the county and other agencies with jurisdiction. Participation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter to City residents. Such notification shall indicate that the City does not provide hazardous waste collection services and inform the public that such services are provided by St. Lucie County and others.

3.6.4 Policy:
The City shall monitor the general operation of its solid waste collection services to maintain the adopted LOS standard. As appropriate, the monitoring shall provide

recommendations for capital improvements to maintain the adopted LOS standard including equipment and facilities.

DRAINAGE

Goal 3.3

Maintain a stormwater management system in the City that reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.

3.7 Objective:
Stormwater management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria.

3.7.1 Policy:
The City shall continue to implement land development regulations which establish the minimum design criteria for stormwater management. These design criteria shall serve as the LOS standard to assess adequacy of stormwater management facilities and development concurrency:

(1) Minimum roadway and parking lot elevations shall be set at the peak elevation of the 10-year one-day storm event;
(2) Minimum site perimeter elevations shall be set at the 25-year, 3-day peak stage. Site runoff up to such stage level may not overflow onto any adjacent property, unless a permanent drainage easement is obtained;
(3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;
(4) Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps, City's code enforcement ordinances or calculations following the latest SFWMD methodology, whichever is greater;
(5) Off-site discharge shall be limited to pre-development runoff based on the 25-year, 3-day storm event calculated by SFWMD methods;
(6) All roof runoff shall be detained on site.

3.7.2 Policy:
The City shall adhere to its National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and best stormwater Management Practices.

3.7.3 Policy:
The impact of stormwater management facilities and support services on adjacent natural resources shall be considered in accordance with SFWMD regulations during the construction, siting, and operation of new or expanded stormwater management facilities.

3.7.4 Policy:
The City shall coordinate with the SFWMD and the independent drainage districts to implement applicable portions of the SFWMD regional water resource projects, the Upper East Coast Regional Water Supply Plan, and the Indian River Lagoon Stormwater Improvement and Management (SWIM) Plan that are intended to reduce losses of excess stormwater to tide, to recharge the surficial aquifer and water preserve areas and/or to provide additional storage for surface waters.

3.7.5 Policy:
The City shall work with FDEP to develop an action plan to meet the objectives and requirements of FDEP's Basin Management Action Plan for the St. Lucie Basin in order to address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3.7.6 Policy:
The City shall continue to implement a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and ground water recharge functions. A computer model of the existing surface water management system was developed as part of the 2010 Stormwater Master Plan that accounted for ground water levels, existing and projected stormwater flows, and canal stages. The City shall use this model as part of the land development review process to evaluate the impact of proposed connections to the City surface water management system and will update the model to include approved connections for new development.

3.7.7 Policy:
The City shall manage the construction and operation of its facilities which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3.8 Objective:
Maintain and protect ground water recharge of the surficial aquifer system in order to maintain all of the functions of the Floridan Aquifer.

3.8.1 Policy:
The City shall use Best Management Practices (BMPs) for stormwater management in accordance with City and SFWMD regulations.

3.8.2 Policy:
The City shall work cooperatively with the SFWMD and independent drainage districts to implement the Upper East Coast Regional Water Supply Plan, plans that provide for additional surface water storage such as water preserve areas, and any other plans and operating procedures that increase recharge water to the Surficial Aquifer.

3.8.3 Policy:
The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and

by discouraging the channelization, seawall installation or other alteration of natural rivers, streams and lakes.

3.8.4 Policy:
The City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through land acquisition, the enforcement of regulations and the application of land and water management practices which provide for compatible uses.

3.8.5 Policy:
The City shall coordinate with St. Lucie County to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.

3.8.6 Policy:
All new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all regulatory requirements, including but not limited to, the following:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Mosquito control
- Infiltration and percolation prior to overflow or outfall discharge

POTABLE WATER

Goal 3.4

Provide a cost-effective and sustainable potable water supply system which meets all applicable water quality standards, maintains the adopted LOS, and maintains the City's water quality standards, and does not compromise the City's future water supply.

3.9 Objective:
The City shall coordinate with FPUA to identify existing deficiencies in the potable water system and to correct any identified deficiencies in order to maintain the adopted LOS through the adopted planning horizon.

3.9.1 Policy:
The City shall assure, through the FPUA budget approval process, which FPUA will maintain funding for the systems improvements the Capital Improvements Element to address identified potable water deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.9.2 Policy:
The City shall coordinate with FPUA to fund projects and programs to correct identified system deficiencies and maintain the adopted LOS standard.

3.9.3 Policy:

The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to assure that potable water facilities are available to provide adequate fire flow protection and to meet the existing needs of FPUA's customers. Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated in 2021.

3.10 Objective:

Potable water facilities shall be provided at the adopted LOS standard of 300 GPD per ERC for the adopted planning horizon.

3.10.1 Policy:

The LOS standard for potable water facilities shall be 300 GPD per ERC. The number of ERCs provided for residential connections shall be:

- 1 ERC (300 GPD) for each single family unit
- 0.70 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the potable water facilities treatment system shall be sized to provide the number of ERCs as agreed upon by FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing potable water demands from similar land uses or best available data.

The LOS standard for the FPUA water treatment plants shall be measured by maximum daily flow.

3.10.2 Policy:

The City shall work with FPUA to provide adequate fire flow protection. FPUA will review new construction projects to ensure that new projects have been designed and constructed to provide a minimum system pressure of 20 pounds per square inch during maximum day demands with fire flow.

3.10.3 Policy:

The City shall coordinate with FPUA to prepare and submit an Updated Capacity Analysis Report to the FDEP at the scheduled intervals described in the F.A.C. Section 62-555.348, *Planning for Expansion of Public Water System Source, Treatment, or Storage Facilities.* When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

The August Capacity Analysis Report prepared for FPUA initially indicated that there was adequate capacity to meet the projected growth demands through 2018. However, due to lower than expected growth rates between 2006 and 2015 and the rerating of the Water Treatment Plant from 18.99 Million Gallons per Day (MGD) to 23.32 MGD on May 3, 2018, there is adequate capacity to meet the projected growth demands through 2030.

3.10.4 Policy:
The City, in coordination with the FPUA, shall maximize the use of existing potable water facilities by encouraging infill and redevelopment.

3.10.5 Policy:
The City and FPUA shall continue to maintain, administer, and implement an integrated geographic information system (GIS) to make standardized land use and potable water supply facilities information available for local and regional planning purposes.

3.11 Objective:
Encourage compact urban growth patterns, including infill and redevelopment, to maximize the use of existing potable water facilities.

3.11.1 Policy:
The City shall work with FPUA to identify opportunities to increase the efficiency and to optimize the use of existing facilities as an alternative to constructing new potable water facilities. The FPUA will continue the planned and preventive maintenance program in order to maximize the useful life of existing infrastructure.

3.11.2 Policy:
The City shall work with FPUA to prioritize the provision of water service to infill, enclave, or redevelopment areas.

3.12 Objective:
Optimize the utilization of water resources through effective water management practices that conserve and protect potable water resources with primary focus on the Surficial Aquifer.

3.12.1 Policy:
The City shall develop a basin-wide water management protocol, in accordance with SFWMD permitting requirements, that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting the stormwater management system, wellfield characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

3.12.2 Policy:
FPUA shall continue to monitor water loss within the utility system, to identify strategies that minimize system loss and continue the preventive maintenance program for the distribution system.

3.12.3 Policy:
The City shall utilize the development review process of the Land Development Code to require applicants for development permits to prepare landscaping plans that incorporate xeriscape principles, encourage native plant communities, and meet the Florida Irrigation Society's standards and specifications for turf and landscape irrigation systems. The City shall revise the Land Development Code to include more stringent requirements for these areas.

3.12.4 Policy:
The City shall continue to implement a year-round public information and education program promoting water conservation. The City shall coordinate with FPUA to encourage conservation by continuing to implement a multi-tier rate structure which increases the unit cost as consumption levels increase.

3.12.5 Policy:
The City, in conjunction with FPUA, shall implement the adopted 10-year water supply plan consistent with the SFWMD plans.

3.12.6 Policy:
The City and FPUA shall coordinate and participate in the SFWMD Upper East Coast Water Supply Plan process.

3.12.7 Policy:
The City adopts by reference the current 2012 FPUA 10-Year Water Supply Facilities Work Plan.

3.13 Objective:
Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features.

3.13.1 Policy:
The City shall coordinate with FPUA and SFWMD for the design, construction, operation and maintenance of new or expanded potable water facilities that will focus on the use of an alternative water source as defined in the Upper East Coast Water Supply Plan. These potential sources could include the Floridan aquifer, aquifer storage and recovery (ASR) wells, desalinization, capture and storage of excess stormwater currently lost to tide, reuse and grey water where technically feasible and other technologies.

3.13.2 Policy:
The construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels and the exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will harm the aquifer system. Adverse impacts of construction, operation, and maintenance to the aquifer system shall be avoided or at least minimized.

3.14 Objective:
Provide a cost-effective, sustainable potable water system meeting all applicable standards at the adopted LOS standard.

3.14.1 Policy:
The City shall continue to coordinate the provision of potable water services with the FPUA through agreements with municipalities and other service providers.

3.14.2 Policy:

The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts to the potable water system and maintain adopted LOS standard.

3.14.3 Policy:
The City shall assist FPUA in identifying possible sources of financing for the water system improvements identified in the current and future Water and Sewer Master Plans.

3.14.4 Policy:
The City shall coordinate with FPUA in continuing the provision of potable water that meets the drinking water standards described in F.A.C 62-555 and the provision of an annual water quality report for FPUA customers as required by the EPA Safe Drinking Water Act.

3.15 Objective:
Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth in compliance with the latest standards acceptable to the City, the County, the State and the U. S. Environmental Protection Agency, and in accordance with the regulations implementing the "Safe Drinking Water Act" (1986).

3.15.1 Policy:
The City shall continue to rely upon the facilities and personnel of the Fort Pierce Utilities Authority to satisfy the potable water supply, treatment and distribution needs of residents and businesses.

3.15.2 Policy
The City shall coordinate with the Fort Pierce Utilities Authority to establish potable water level of service standards for non-residential land uses, such as office, industrial and commercial.

3.16 Objective:
The City shall ensure that potable water facilities and services meet the level of service standards established within the Comprehensive Plan.

3.16.1 Policy:
The City shall coordinate with the FPUA to address existing facility deficiencies and utilize the Capital Improvements Program and the Capital Improvements Element to provide for correction of the improvements Element to provide for correction of the existing water supply and replacement of facilities.

3.16.2 Policy:
The City shall implement the 10-Year Water Supply Facilities Work Plan to ensure that water supply facilities necessary to serve existing and future development within the City are available and consistent with the FPUA consumptive use permit.

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 3.5

Protect the function of natural ground water/aquifer recharge areas and natural drainage features.

3.17 Objective:
Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.

3.17.1 Policy:
Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of 20% of pervious open and green space
- The City shall amend the Land Development Code to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Code to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.17.2 Policy:
The City will promote the use of reclaimed water through city-wide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation once the MWRP is constructed and operating.

3.17.3 Policy:
The City shall continue to require that all development and redevelopment codes at a minimum comply with SFWMD environmental protection rules for stormwater disposal methods.

CONSERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 4

To conserve, manage, appropriately use and protect the natural resources of the City ensuring continued resource availability and environmental quality.

4.1 Objective:
Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

4.1.1 Policy:
The City shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

4.1.2 Policy:
Open burning shall be prohibited.

4.1.3 Policy:
Through the site plan approval process, the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

4.1.4 Policy:
The City shall reduce the potential for green house gas emissions by the following means:

a) Require vegetative buffer strips along all vehicular use areas;

b) Require pedestrian-friendly, transit-oriented design elements to be included in all development, such as transit stops, bicycle and pedestrian facilities, or other applicable multi-modal facility;

c) Amend the design requirements for parking lots to include reflective surface coatings, to require the use of shade trees and to increase island landscaping requirements.

4.2 Objective:
Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

4.2.1 Policy:

The City shall cooperate with St. Lucie County and the South Florida Water Management District for the implementation of water demand management policies and programs, including mandating xeriscape principles for all development.

4.2.2 Policy:

The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, that, at a minimum, meets the state water quality standards.

4.2.3 Policy:

The City shall cooperate with the South Florida Water Management District (SFWMD) and St. Lucie County to conserve water resources in emergencies and during declared water shortages. The City shall continue and expand efforts to publicize and encourage water conservation.

4.2.4 Policy:

Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be restricted to protect the quality and quantity of this water source. Parking spaces that exceed minimum requirements and excessive amounts of imperious surface coverages for new development shall be discouraged.

4.2.5 Policy:

The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, IRL National Estuary Program Comprehensive Conservation and Management Plan, St. Johns River Water Management District (SJRWMD) District wide Water Supply Assessment and Northern Palm Beach County Comprehensive Water Management Plan.

4.2.6 Policy:

The City will continue to implement recommendations as proposed in the Water Supply Plan.

4.2.7 Policy:

The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

4.2.8 Policy:

The City shall develop non-potable sources for irrigation in coordination with FPUA.

4.2.9 Policy:

The City shall amend the Land Development Regulations to discourage or restrict onsite septic treatment.

4.3 Objective:
Assure that generation, storage, transport and disposal of wastes in the City is managed with the best available technology to protect environmental quality.

4.3.1 Policy:
When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statute.

4.3.2 Policy:
All new development shall eventually be required to provide water and wastewater connections via FPUA through implementation of a transitional strategy developed by the City in coordination with the FPUA.

4.3.3 Policy:
The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City, are properly managed to protect the environment. The City shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

4.3.4 Policy:
The City shall coordinate with St. Lucie County and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage hazardous waste.

4.4 Objective:
Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.1 Policy:
The City shall strictly enforce all ordinances designed to protect and conserve natural resources and shall seek funding from all state and federal agencies to support such protection. The City shall support the enforcement of related state and federal regulations.

4.4.2 Policy:
Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

4.4.3 Policy:
The City shall require approval from all applicable external agencies regarding the protection environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and

4. Preservation of environmentally sensitive habitats.

4.4.4 Policy:
The City shall require that surrounding land uses are compatible with lands recognized by the county, state or federal government as environmentally sensitive.

4.4.5 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography;
4. Hydrography (streams, lakes, swamps);
5. Vegetation;
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation);
8. Soil (type, suitability, bearing capacity).

4.4.6 Policy:
The City shall coordinate with the Treasure Coast Regional Planning Council, St. Lucie County, the state, federal and other public agencies concerned with managing and mapping natural resources. The City may also coordinate with private environmental organizations and individuals interested in resource conservation. The goal of such coordinating activities shall be to protect the values and functions of natural systems.

4.4.7 Policy:
The City shall work cooperatively with all agencies as appropriate, to administer land acquisition programs to acquire environmentally sensitive lands. The City shall also support the efforts of state and federal and other public and private conservation agencies in the acquisition of environmentally sensitive lands.

4.4.8 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

4.4.9 Policy:
The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on

the parcel proposed for development is less than the required open space established by City ordinance.

4.4.10 Policy:
When a parcel proposed for development contains more than one habitat type or native vegetative community, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions

4.4.11 Policy:
Through site plan review, the City shall provide special protection for:

1. Champion trees as recognized by Florida Department of Agriculture;
2. Specimen trees as recognized by Florida Department of Agriculture;
3. Plant species listed by the FWS as threatened or endangered; and
4. Plant species listed by the FDACS as threatened or endangered

4.5 Objective:
Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.

4.5.1 Policy:
The City shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the enforcement of existing local, and support of state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:
The City shall support the state and federal laws regarding the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:
The City shall cooperate with NOAA, EPA, DEP and other agencies as applicable to restore seagrass beds within its jurisdiction.

4.5.4 Policy:
Through the development review process the City shall regulate the location, density and intensity of development activities known to adversely impact wildlife and wildlife habitats. The City shall provide for flexible development alternatives, such as density transfers and flexible development options on developable portions of a site.

4.5.5 Policy:
The City shall protect listed wildlife and wildlife habitats by promoting public acquisition of known listed species wildlife habitat and through the dedication of conservation easements or deed restrictions.

4.5.6 Policy:
The City shall protect existing natural reservations and conservation areas as identified in the Recreation and Open Space and Future Land Use Elements.

4.5.7 Policy:
The City shall coordinate with St. Lucie County, the Heathcote Botanical Gardens Board of Directors and appropriate public interest groups to promote awareness of endangered, threatened and regionally important species.

4.5.8 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research underway in the South Indian River Lagoon and its watershed, including but not limited to the SFWMD, DEP, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine station, National Oceanic and Atmospheric Administration (NOAA), United and the states Geological Survey (USGS). Review current studies with regard to the Indian River Lagoon including a review and analysis of protective measures and their impacts on the overall quality and vitality of the area. If it is determined that current measures are not meeting overall goals, coordinate with the applicable agencies to amend existing requirements and/or provide new requirements with the goal of increasing compliance with the adopted plans of the local, regional, and state agencies.

4.5.9 Policy:
Protective landscape buffering shall be required between conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact the conservation and sensitive ecosystems. These standards and criteria shall be defined in the Land Development Regulations.

4.5.10 Policy:
The City shall work cooperatively with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as threatened and endangered or of special concern. Related activities shall include:

1. Require notification to these agencies when development proposals are received for sites documented as having historic and/or current occurrences of listed species;
2. Technical assistance consultation with these agencies; or
3. Cooperation with these agencies in locating potential introduction sites for designated species.

4.5.11 Policy:
The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities through the consideration of a natural resources division or the expansion of the urban forestry program.

4.6 Objective:
Require that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

4.6.1 Policy:
Any development projects proposed in those areas designated on the Future Land Use Map for conservation shall be subject to review by the City Commission to ensure those projects could not be located in any other land use designation, will protect natural resources through site plan conditions, and the sole purpose of the project is to enhance conservation and recreational activities.

4.6.2 Policy:
Non-jurisdictional native vegetative communities shall be preserved during development or redevelopment and if any non-jurisdictional native vegetative community must be removed during development or redevelopment, another native vegetative community shall be replanted to replace the removed vegetative community in equal value in terms of area, quality and quantity.

4.6.3 Policy:
The City shall strictly enforce landscaping standards which require the preservation of existing natural growth, the removal of invasive, exotic plant species and the promotion of native plant materials usage. These standards shall contain limitations, restoration and mitigation measures to compensate for the loss of native vegetation and define stabilization measures for areas impacted by development.

4.6.4 Policy:
The City shall use the best available existing technical criteria and information for the formulation of regulations and ordinances to ensure that future development, to the maximum extent practicable, is compatible with the functions of existing natural systems and resources conservation.

4.6.5 Policy:
The City shall monitor the characteristics of natural resources through development review. Indications of changes shall be examined and current conservation management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

4.6.6 Policy:
The City shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation. The City shall coordinate these efforts with the City Urban Forester.

4.6.7 Policy:
The City shall establish a program for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

4.6.8 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

4.6.9 Policy:
The City shall coordinate with St. Lucie County and the Heathcote Botanical Gardens Board of Directors on the implementation plans to restore degraded lands within the Regional Botanical Park.

4.6.10 Policy:
The City shall amend the Land Development Regulations to require the identification of natural habitats through an environmental impact study during the development review process.

4.7 Objective:
Assure the maintenance and conservation of open space and trees within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

4.7.1 Policy:
Native vegetative communities shall be preserved during development or redevelopment, as outlined in the adopted City landscape and tree ordinance.

4.7.2 Policy:
The City shall provide beautification of streets, rights-of-way and public open spaces and facilities within the City through grant applications or other funding sources.

4.7.3 Policy:
The City shall encourage and educate the public in the planting and maintenance of trees through its ongoing Urban Forestry plan and through coordination with the Keep Fort Pierce Beautiful and other appropriate organizations.

4.7.4 Policy:
The City shall expand the Keep Fort Pierce Beautiful Program beyond litter removal and transfer oversight of the program to the Urban Forester.

4.7.5 Policy:
The City shall continue to be certified, as it has since 1989, as a Tree City USA by the National Arbor Day Foundation.

4.7.6 Policy:
The City shall complete an inventory of tree species located on public lands through the application of a tree survey.

4.7.7 Policy:
The City shall amend the Land Development Regulations to include open space requirements for all residential developments.

4.8 Objective:
Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.

4.8.1 Policy:
Proper landscape buffering shall be required between wetlands and land uses that negatively impact the wetland ecosystem to be defined in the Land Development Regulations.

4.8.2 Policy:
Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and City land development regulations shall be revised where warranted to provide these areas with the maximum possible protection.

4.8.3 Policy:
Land uses identified as being incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands and when incompatible land use impacts are unavoidable these impacts shall be mitigated to compensate for loss of wetland functions.

4.8.4 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on jurisdictional wetlands recognized by the county, state or federal government as having high functional value and on undisturbed marine habitats containing listed species or recognized by the county, state or federal government as serving as essential fish habitat.

4.8.5 Policy:
This City shall support and coordinate with the ACOE, EPA, FWS, DEP, and FWCC and/or other agencies as appropriate to establish a list of priority wetland restoration sites. Priority wetland restoration sites shall include those disturbed wetlands having the greatest potential functional value after restoration.

4.8.6 Policy:
Through the site plan approval process the City shall ensure appropriate measures are taken to prevent development activities that adversely impact water quality through shoreline erosion and sedimentation over-wash onto wetlands.

4.9 Objective:
Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas left in their natural state.

4.9.1 Policy:
Through the development review process the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and sediment run-off.

4.9.2 Policy:
Applicants seeking permits and licenses for resource extraction or mining operation in the City shall be subject to review by the City Commission.

4.9.3 Policy:
The City shall require all development projects to adhere to the erosion control requirements as specified in the development permit application.

4.9.4 Policy:
Soil suitability shall be considered as a component of development approval in areas of undisturbed substrate.

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 5

The City shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.

5.1 Objective:
The City shall protect, conserve and enhance the remaining coastal, wetlands, water resources, living marine resources, coastal barriers and wildlife habitats and other natural resources.

5.1.1 Policy:
The City shall limit impacts to wetlands by directing uses identified as incompatible with the protection and conservation of wetlands and wetlands functions away from wetlands. When incompatible future land uses are unavoidable in wetlands, the impacts shall be mitigated to compensate for the loss of wetland functions. The City shall support no net loss of wetland functionality by requiring that all applicants for a permit to develop in jurisdictional wetlands obtain necessary permits from all applicable county, state or federal regulatory agencies prior to development approval by the City.

5.1.2 Policy:
Activities and land uses know to adversely affect the quality and quantity of identified water sources, and within natural groundwater recharge areas, shall be restricted to protect the quality and quantity of these water sources.

5.1.3 Policy:
The City shall limit the impacts of development or redevelopment upon wildlife habitat by strictly enforcing all ordinances designed to protect and conserve natural resources, and by supporting the enforcement of related county, state and federal regulations.

5.1.4 Policy:
Compliance with approved permits from other state, federal, and local programs for the conservation of natural resources shall be incorporated into the City planning process.

5.1.5 Policy:
The City shall condition City development approval on the receipt of all applicable external agency permits. The City shall require the receipt of all applicable external agency permits prior to the developer commencing development activity on the property. The City shall require consistency with the policies in the Comprehensive Plan that govern:

1. Management of surface water;

2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

5.1.6 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal agencies as environmentally sensitive.

5.1.7 Policy:
The City shall prevent unnecessary destruction or inappropriate use of existing natural resources through review of all applications and strict adherence to the adopted ordinances that regulate these resources.

5.1.8 Policy:
The City shall coordinate with and support all county, state and federal management measures designed to protect, preserve and enhance the coastal resources, wetlands, marine resources, wildlife habitats and other natural resources including coastal dunes, fisheries and coral reefs to limit the specific and cumulative impacts of development or redevelopment upon these marine resources.

5.1.9 Policy:
The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.

5.1.10 Policy:
The City shall maximize protection of coastal and marine resources by evaluating the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The development review process shall ensure compliance with levels of service and policies of this Plan and shall evaluate the following:

1. Protection of natural shoreline vegetation and coastal beach berm structure and habitat;
2. Management of surface water run-off;
3. Protection of structures from the effects of long-term sea level rise;
4. Protection from and reduction of exposure to natural hazards;
5. Protecting of beaches and shorelines from erosion;
6. Protection of the character and overwater views of the community;
7. Protection of living marine resources and wildlife habitat; and
8. Prevention of the degradation of water quality and estuaries.

5.1.11 Policy:
The City shall maximize protection of sea turtles through the implementation of development review criteria which shall accomplish the following:

1. Prohibit activities disruptive to marine turtle nesting;
2. Prevent interior or exterior lighting from illuminating nesting areas during the nesting season;

3. Enforce nesting habitat setbacks;
4. Enforce standards for mechanical beach cleaning; and
5. Protect marine turtles from predation.

5.1.12 Policy:
The City shall establish a program administered by the Urban Forester for invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation.

5.1.13 Policy:
The City shall establish a program administered by the Urban Forester for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

5.1.14 Policy:
The City shall consider development of a Natural Resources Division to better protect the City's coastal dune system.

5.1.15 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

5.1.16 Policy:
When reviewing redevelopment applications for sites which contain natural resource systems, previously existing manmade alterations shall be evaluated to determine the feasibility of and whether viable benefits may accrue through their removal as part of the redevelopment project.

5.1.17 Policy:
The City shall continue enforcing the provisions in the Land Development Regulations that limit development east of the Coastal Construction Control Line (CCCL).

5.2 Objective:
The City shall maintain, or, to the maximum extent feasible, improve the quality of water in the Indian River Lagoon.

5.2.1 Policy:
The City shall continue to coordinate with all appropriate agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan and the St. Lucie County Coastal Management Plan.

5.2.2 Policy:
The City shall continue to coordinate with the county and all appropriate agencies in the efforts to reconnect the impounded marshes to the Indian River Lagoon.

5.2.3 Policy:
The City shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state, federal, and regional standards and the City's adopted level of service.

5.2.4 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research and management plans underway in the South Indian River Lagoon and it's watershed, including but not limited to the South Florida Water Management District, Department of Environmental Protection, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine Station, National Oceanic and Atmospheric Administration (NOAA) and the United States Geological Survey (USGS).

5.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, and the IRL National Estuary Program Comprehensive Conservation and Management Plan.

5.2.6 Policy:
The City shall support county, state and federal policies and regulations concerning the permitting of dredge and fill activity and shall require that all applicants for a permit to develop in submerged lands obtain necessary permits from all jurisdictional regulatory agencies prior to application submittal to the City.

5.2.7 Policy:
The City shall evaluate the feasibility of providing guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation measures to property.

5.2.8 Policy:
The City shall coordinate surface water management and protection efforts with the Indian River National Estuary Program (IRNEP), Florida Department of Environmental Protection, the South Florida Water Management District and other appropriate agencies.

5.2.9 Policy:
The City shall continue to protect submerged aquatic vegetation from the impacts of local land development by implementing the Surface Water Protection Ordinance. At a minimum, the following criteria shall be addressed:

1. Maintain upland vegetation within required setbacks to reduce runoff;

2. Require proper use of turbidity screens during construction activities;
3. Control discharge rates to promote on-site settlement of sediment loads and meet minimum retention requirements for runoff from storm events; and
4. Coordinate with FDEP Aquatic Preserve staff when development is within or adjacent to an aquatic preserve.

5.2.10 Policy:

Freshwater inputs to the Indian River Lagoon via interbasin diversions shall be regulated to ensure the health and viability of the estuarine system.

5.2.11 Policy:

The City shall adopt a Master Stormwater Management Plan that will include water quality monitoring to identify areas within the Indian River Lagoon of poor and fair water quality and establish priorities for correcting deficiencies. The management plan shall consider the cumulative impacts of development on water quality, and shall include recommendations to reduce or mitigate such impacts.

5.2.12 Policy:

The City shall continue to cooperate with other agencies and municipalities that perform fisheries studies and submerged aquatic vegetation mapping and use this data to assist in establishing priority areas for surface water improvement efforts.

5.2.13 Policy:

As applications for redevelopment are processed, the City shall ensure existing systems that currently do not meet stormwater management standards conform to current standards.

5.3 Objective:

The City shall give priority to water-dependent uses.

5.3.1 Policy:

When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the Land Development Regulations as follows:

1. Approved public and private shoreline protection, re-vegetation or restoration programs;
2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;
4. Commercial water related uses available to the public;
5. Docks and commercial marina expansion;
6. Water dependent uses that are available for public use;
7. Parking facilities for shoreline access;
8. Protection or preservation of sites recognized as historic resources;
9. Protection of sites designated as having unique community character;
10. Residential water dependent shoreline uses; and
11. Residential water related shoreline uses.

5.3.2 Policy

The City shall ensure adequate sites for priority water-dependent uses by:

1. Identifying environmentally suitable waterfront areas and recommending strategies for reserving such areas for water-dependent and water-related uses consistent with estimated needs;
2. Analyzing conflicts in priority of the existing shoreline uses and developing strategies for reducing or eliminating such conflicts;
3. Identifying strategies for encouraging appropriate mixed use development that includes water-dependent and water-related uses that is compatible with existing land uses;
4. Developing strategies to protect existing waterfront sites that exhibit unique community character or are identified as an historic resource; and
5. Ensuring public access facilities at the adopted level of service.

5.3.3 Policy:
The City shall coordinate with St. Lucie County in implementing the 2017 update to the Port of Ft. Pierce Master Plan. The plan provides general goals, objectives, and policies to encourage gentrification of the Port through a mix of recreational, commercial, residential and industrial uses. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

5.3.4 Policy:
The City shall develop and adopt guidelines that direct the location and management of water-dependent, water-related and water-enhanced facilities.

5.3.5 Policy:
The City shall ensure shoreline development is consistent with all jurisdictional agency permit conditions and provides for the protection of environmentally sensitive upland, submerged land or wildlife habitats consistent with the policies of this Plan.

5.3.6 Policy:
When reviewing an application for a marina, the City shall ensure it is located in areas where maximum physical advantages exist and where no unreasonable or excessive impacts are foreseen on coastal or marine resources. Marina construction shall reflect consideration of the following:

1. Protection of benthic vegetation and faunal assemblages;
2. Adequacy of circulation and tidal flushing;
3. Access to deep water through existing channels of adequate depth;
4. Minimization of shoreline modifications;
5. Quality and size of upland areas and degree of alteration necessary;
6. Ability to restore or enhance marine resource subject to past alteration;
7. Locations of existing propeller dredging problem areas;
8. Potential impact on alligators, manatees, marine turtles or other listed plant or animal species;
9. Availability of upland support services;
10. Adequacy of the Marina Hurricane Management Plan; and
11. Protection or enhancement of historic resources.

5.3.7 Policy:
When reviewing an application for a marina, the City shall ensure all required external agency coordination and permits have been obtained and the City permit does not conflict with the conditions of the external agency conditions.

5.3.8 Policy:
The City shall implement performance standards in the Land Development Regulations for marinas and marine-related facilities within the coastal area which include at a minimum: setbacks, height limitations, parcel size, architectural guidelines, seagrass protection, and the protection of water quality including the maintenance and containment of stormwater runoff and wash-down water for dry storage areas. Marina performance standards shall include the following minimum criteria:

1. Existing marina facilities shall be allowed to continue their operation provided these facilities are not expanded. New or expanded marina facilities shall meet the City's adopted operational standards.
2. While the expansion of existing facilities is preferred over construction of new facilities, the development of new marinas shall remain a viable alternative as many existing marinas will not be capable of meeting adopted operational and environmental standards.
3. Policies and incentives should encourage new and expanded marina facilities to utilize dry storage to the fullest extent possible.
4. New marina facilities shall retain all work area runoff in a separate retention area.
5. Prior to the operation of any new marina fueling facility, a fuel management/spill contingency plan shall be developed and provided to the City for review. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a fuel spill. The plan shall meet the St. Lucie County Fire Prevention Codes and the Rules of the State Fire Marshall's office.

5.3.9 Policy:
The City shall coordinate with all appropriate agencies in the identification of and the procedures and funding sources for removal of derelict vessels.

5.3.10 Policy:
The City shall coordinate with all appropriate agencies to protect submerged lands in shallow water areas from boating impacts, including strategies to reduce seagrass propeller scarring and to minimize vessel groundings. To accomplish this, the City shall assist to:

1. Identify problem areas and issues related to channel and shallows marking;
2. Establish criteria and priorities for identifying channels and shallows to be marked;
3. Make recommendations, in coordination with all appropriate local, state and federal agencies for channel marking;
4. Seek funding sources for marker installation; and

5. Identify boating restricted or "no vessel" protection zones.

5.3.11 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to improve boater education projects designed to place particular emphasis upon the following:

1. Navigational safety, including channel locations, in near shore waters;
2. Marine sanitation along with litter and debris control regulations; and
3. Seagrass, coral reef, manatee and sea turtle protection and conservation.

5.3.12 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to continue to improve the demarcation of submerged natural resource areas and the publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

5.3.13 Policy:
Inconsistencies between the Port Master Plan and the City's Comprehensive Plan shall be resolved through the dispute resolution process provided under Chapter 186.509, F.S., in the event the City and the deep water port are unable to resolve these inconsistencies.

5.4 Objective:
The City shall protect beach and dunes and where feasible restore altered beaches or dunes. The City shall minimize the impacts of manmade structures on beach or dune systems.

5.4.1 Policy:
The City shall support and, when appropriate, assist the conservation efforts of public and private organizations which protect and promote the protection of marine turtles and turtle nesting habitat.

5.4.2 Policy:
The City's Urban Forester/Natural Resource Division shall prepare and annually review a Beach Management Plan for all City owned beaches that are marine turtle nesting habitat. The plan shall review the implementation of nesting habitat protection measures and the plans for restoration and re-vegetation.

5.4.3 Policy:
For all City owned beaches, the City shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce the potential for damage that may result from storms.

5.4.4 Policy:
When reviewing redevelopment applications for a site which contains coastal dune systems, previously existing manmade alterations on the shoreline shall be evaluated to determine whether feasible and if benefits may accrue through their removal as part of the redevelopment project.

5.4.5 Policy:
The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City.

5.4.6 Policy:
When reviewing an application for future development or redevelopment in the Coastal Area, the City shall ensure that permitted uses shall be limited to those which are resource dependent or compatible with the physical and environmental characteristics of the Coastal Area, or to those uses which can occur without degradation of important environmental values or interference with legally established public access to Coastal Area shorelines.

5.4.7 Policy:
When reviewing an application for development projects which contain coastal dune systems, the City shall discourages random pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation and dune systems by requiring designated accessways between land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices (BMP) promoted by the DEP.

5.4.8 Policy:
When reviewing an application for development or redevelopment projects on private lands which contain coastal dune systems, the City shall provide incentives outlined in the Land Development Regulations to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and to reduce the potential for damage that may result from storms.

5.4.9 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

5.4.10 Policy:
The City shall amend the Land Development Regulations to include incentives for inclusion of coastal dune systems in developments in coastal areas.

5.5 Objective:
The City shall limit public expenditures that subsidize development permitted in coastal high-hazard area.

5.5.1 Policy:
City shall examine the inventory of existing infrastructure facilities located in the Coastal High-Hazard Area to give consideration to which facilities could be relocated or which should be replaced should funding sources become available for such activities. The City shall give priority to relocating when feasible; except for restoration or enhancement of natural resources.

5.5.2 Policy:
The City shall discourage construction of new infrastructure facilities within the Coastal High-Hazard Area unless such infrastructure is necessary to serve existing and/or the future population projected in this Plan. Such infrastructure shall be constructed in a manner that minimizes the impacts from storm events and impacts to natural resources.

5.5.3 Policy:
The City shall limit thoroughfare or other infrastructure improvements such as water and sewer system expansions in coastal high hazard or floodplain areas to those deemed necessary to correct existing infrastructure deficiencies or as part of the maintenance and repair of existing infrastructure. Prohibit the construction of bridges or causeways to spoil or barrier islands not currently served by such infrastructure.

5.5.4 Policy:
The City shall discourage public expenditures that subsidize the reconstruction or repair of existing developments destroyed by a natural disaster in the coastal high hazard and floodplain area, if it results in increased densities and intensities above what previously existed on the site.

5.5.5 Policy:
The City shall limit the construction of new commercial or public facilities which regularly use, handle, or store hazardous materials in coastal high hazard and floodplain areas or within defined wellfield zones of influence. Where such siting occurs, in accordance with local government comprehensive plans, require the development of a comprehensive facility emergency preparedness plan which clearly defines measures to mitigate the effects of a hazardous materials release.

5.5.6 Policy:
The City shall prohibit the development of new critical care, health care, and special needs facilities that allow for overnight care of patrons within the coastal high hazard and floodplain areas.

5.5.7 Policy:
Before any large infrastructure enhancements are undertaken in the coastal zones, the City should evaluate whether enhancements address existing level of service issues or provide additional capacity for new development. The City shall only fund enhancements to address existing level of service issues.

5.6 Objective:
The City shall direct population concentrations away from known or predicted coastal high-hazard areas (CHHA).

5.6.1 Policy:
As defined in Section 163.3178(2)(h) F.S.; the City shall recognize the "Coastal High Hazard Areas" (also "high-hazard coastal areas") to mean the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

5.6.2 Policy:
The City shall continue to enforce Land Development Regulations restricting development in Coastal High Hazard Areas.

5.6.3 Policy:
The City shall ensure that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations to established shoreline setbacks;
2. State and local construction codes regulating construction activity in the coastal areas;
3. Adopted surface water management level of service standards for drainage; and
4. Surface water management improvements which mitigate loss of floodplain.

5.6.4 Policy:
The City shall limit, to the maximum extend allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.6.5 Policy:
The City shall be diligent in coordinating with FEMA and the county to receive the most up to date information regarding the current floodplain boundaries.

5.6.6 Policy:
The City shall work with the FDEP and the County to implement a revised Coastal Construction Control Line (CCCL), which was adopted by FDEP in August of 1997. Construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

5.6.7 Policy:
As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

5.7 Objective:
The City shall maintain or reduce hurricane evacuation times.

5.7.1 Policy:
The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the county campaign to educate the general citizenry regarding emergency preparedness plans.

5.7.2 Policy:
The City shall coordinate with the county in annually updating the Local Peacetime Emergency Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

5.7.3 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

5.7.4 Policy:
The City shall provide for safe evacuation from the coastal area by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the Land Development Code.

5.7.6 Policy:
The City shall provide shelter space in accordance with the Emergency Management Plan. Where deficits exist, the City shall seek federal and state retrofit funds to reduce the deficit.

5.7.7 Policy:
The City shall implement standards to assess whether or not hurricane evacuation times will be impacted for development within the CHHA into the Land Development Regulations.

5.8 Objective:
The City shall prepare post disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

5.8.1 Policy:
The City shall adopt a post disaster redevelopment plan designed to increase public safety and reduce damages and public expenditures.

5.8.2 Policy:
The Post Disaster Redevelopment Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions shall include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

5.8.3 Policy:
The City shall coordinate their Post Disaster Redevelopment Plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan. The Post Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;
2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with state and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures; and
7. Ensure timely re-entry of City residents following an evacuation.

5.8.4 Policy:
The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities following a hurricane or other disaster event; such options shall including, but not be limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed an historic structure according to the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions; and
6. Consideration of structural integrity and safety.

5.8.5 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to include and prioritize projects that are hazard mitigation initiatives.

5.8.6 Policy:
The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

5.8.7 Policy:
To reduce exposure to natural hazards the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100-year flood zones is subject to all applicable flood damage protection regulations.

5.8.8 Policy:
The City shall limit redevelopment in areas of damage by ensuring that any existing structure which is non-conforming in regards to the required base flood elevation that is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current flood plain management standards for the affected property.

5.8.9 Policy:
The City shall implement a transfer of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other public recreational uses.

5.8.10 Policy:
The City shall consider the impact of projected sea level rise in all land use amendments in coastal areas less than 10 feet in elevation.

5.8.11 Policy:
The City shall continue to monitor updates to sea level rise forecasts and predictions and consider measures to protect or relocate all critical public facilities that are located in areas projected to be impacted by sea level rise in the next 50 years.

5.8.12 Policy:
The City shall continue to coordinate with and support the county in the preparation of the hazard mitigation component of the Local Peacetime Emergency Plan.

5.8.13 Policy:
The City will consider amendments to its comprehensive plan and land development regulations based upon any new or revised recommendations in the St. Lucie County Local Mitigation Strategy.

5.8.14 Policy:
The City shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to City personnel. Information shall address evacuation, sheltering, building techniques to reduce hazards, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property.

5.8.15 Policy:
The City shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

5.8.16 Policy:
The City shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. City planners shall incorporate the recommendations of the hazard

mitigation annex of the Local Peacetime Emergency Plan, the St. Lucie County Local Mitigation Strategy, and any other applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

5.8.17 Policy:
The City shall continue to review and update as needed the City's Strategic Emergency Management Hurricane Plan.

5.8.18 Policy:
The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for its residents.

5.8.19 Policy:
When feasible, the City shall encourage the removal of coastal real property from FEMA flood zone designations within the coastal area.

5.8.20 Policy:
The City shall seek grant opportunities from federal, state and local agencies to develop a coastal resiliency adaptation area action plan.

5.9 Objective:
The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.

5.9.1 Policy:
The City shall continue to maintain and protect all designated public beach access points and signage indicating such points and seek opportunities to acquire new beach access points.

5.9.2 Policy:
Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking and restrooms.

5.9.3 Policy:
The City shall implement development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas. These incentives shall be implemented into the Land Development Code.

5.9.4 Policy:
The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way. These incentives shall be implemented into the Land Development Code.

5.9.5 Policy:
The City shall not permit the abandonment of Public Right-of-Ways that terminate on water that may be utilized to provide public access or view points.

5.9.6 Policy:
The City shall continue to identify potential locations for beach access points, establish minimum design standards for beach access facilities, and determine annual funding sources for installation and maintenance of new facilities.

5.9.7 Policy:
The City shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities shall include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, Spartina spp. sea oats, and maritime hammock species.

5.10 Objective:
The City shall provide for the protection, preservation, or sensitive reuse of historic resources.

5.10.1 Policy:
The City shall require that land uses are distributed in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the City, county, state or federal government as an historic resource.

5.10.2 Policy:
The City shall strive to ensure that all municipal actions encourage and promote the preservation, sensitive use or reuse of any City owned historic resource.

5.10.3 Policy:
The City shall continue to coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve historical, archaeological, and cultural resources within the City.

5.10.4 Policy:
The City shall require development review of all proposed development or redevelopment of privately owned existing historic resources to prevent unnecessary destruction or inappropriate use. The City shall provide for flexible development alternatives for recognized historic resources only when such alternatives would ensure the protection, preservation, or sensitive reuse of an historic resource. The City shall adopt flexible development alternatives. The development approval process shall include provisions to address and mitigate adverse impacts to historic resources created by development or redevelopment when such impacts are unavoidable.

5.10.5 Policy:
Historic resources and their environments shall be included in public acquisition programs for recreation, open space, conservation and preservation. The City shall cooperate and support the efforts of state, federal and other public and private

conservation agencies, as appropriate, in administering land acquisition programs to acquire significant historic resources.

5.10.6 Policy:
The City shall ensure that as part of the Post Disaster Redevelopment Plan, a team of local "experts" determines whether structures impacted by a disaster can be saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 Objective:
The City shall establish level of service standards, areas of service and phasing of infrastructure in the coastal planning area.

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

5.11.2 Policy:
The City shall ensure that no development approval shall be granted for future development or redevelopment within the coastal area until is it demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:
Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the coastal planning area.

5.11.4 Policy:
The City shall develop an area plan for the Coastal Planning Area. The area plan should define development limitations in the coastal area and establish LOS standards specific to the coastal area.

HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 6

Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.

6.1 Objective:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.1 Policy:
The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:
The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to promote implementation of attainable housing policies and programs.

6.1.3 Policy:
The City will utilize federal, state and local housing subsidy programs such as CDBG, HOME, and SHIP program funds as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 Policy:
The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.5 Policy:
The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.7 Policy:
The City shall continue to coordinate with state and federal agencies and other entities to provide for hurricane protection programs and post-hurricane housing repair.

6.1.8 Policy:

The land development code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.9 Policy:
Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, substance abuse support networks, life skills training, and recreational activities.

6.1.10 Policy:
The City shall develop an incentive program to encourage the development of various types of rental housing for family households.

6.1.11 Policy
The City shall amend the Land Development Code to allow rentals by right in all residential zoning districts.

6.1.12 Policy:
The City shall conduct an affordable housing need study to distinguish the areas of greatest need for affordable housing in the City. The study should include a farmworker housing analysis, a method of prioritizing area need, and funding strategies.

6.1.13 Policy:
The City shall amend the Land Development Code to require all development to contribute to meeting the affordable housing needs of the City. Strategies could include financial contributions, land dedication, or enhancements to public transit.

6.2 Objective:
The City shall eliminate substandard housing and blighting influences and improve the structural and aesthetic condition of housing as defined by the City Code of Ordinances and the Florida Building Code.

6.2.1 Policy:
New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City shall enforce its zoning regulations, building codes and ordinances to assure conformance.

6.2.2 Policy:
The City, utilizing the latest Census data, City records, and field visits, shall inventory and develop a database of existing housing conditions and housing stock. The database shall include a means to denote structures with active code enforcement citations. The City shall maintain the accuracy of the database throughout the planning horizon.

6.2.3 Policy:
The City shall ensure that provisions exist for relocation of housing for residents displaced by City or CRA sponsored redevelopment efforts.

6.2.4 Policy:
Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code, and in accordance with the Historic Preservation Ordinance.

6.2.5 Policy:
The City shall amend the Land Development Regulations to establish a mitigation program that clearly defines criteria needed to receive a reduction in violation fines.

6.2.6 Policy:
The City shall continue to seek grants and external funding programs to establish neighborhood block programs and area redevelopment plans.

6.2.7 Policy:
The City shall consider the creation of Housing Conservation Districts that require inspections when there is a sale of a residential building or when there is a change of tenant in a residential rental unit to better conserve the existing affordable housing supply.

6.2.8 Policy
The City shall consider the addition of new code enforcement officers to help enforce existing housing code requirements.

6.2.9 Policy:
The City shall consider amending the Land Development Regulations to include provisions that prevent overcrowding and strengthen enforcement capabilities.

6.2.10 Policy:
The City shall conduct a general survey to evaluate the external housing conditions in the City.

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.1 Policy:
The City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:
The City shall amend the Future Land Use Map (FLUM) to include land use designations that provide sufficient densities to allow for affordable housing developments to occur.

6.3.3 Policy:

The City will incorporate density bonuses for the provision of affordable housing within the Land Development Code.

6.3.4 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.382, Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

6.3.6 Policy:
The City shall consider the development of a Downtown Master Plan that focuses on increasing residential development in the downtown for residents of all income levels.

6.4 Objective:
The City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

6.4.1 Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:
Support the provision of adequate sites for Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential future land use designations except those located in the Coastal High Hazard Area.

6.4.4 Policy:
The City shall support the location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps.

6.4.5 Policy:
The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

6.4.6 Policy:
Group homes and assisted living facilities shall be prohibited within the Coastal High Hazard Area.

6.5 Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

6.5.1 Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

6.5.2 Policy:
Historic structures shall be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

6.5.3 Policy:
Preserve historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.

6.5.4 Policy:
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.

6.5.5 Policy:
The City shall review its conservation and preservation measures to determine if they are creating an unnecessary burden to infill and redevelopment efforts in historic districts. Depending on results of the review, the City shall consider introducing alternative measures such as transfer of development rights (TDR) or relocation of historic structures to the conservation and preservation measures.

6.6 Objective:
The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.

6.6.1 Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

6.6.2 Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.

6.6.3 Policy:
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.

6.6.4 Policy:
The City shall create a dedicated funding source to undertake physical upgrades to existing public housing units to improve the living conditions of residents.

6.6.5 Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.

6.6.6 Policy
Continue the Neighborhood Enhancement Action Team and other neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.

6.6.7 Policy:
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.

6.6.8 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.

6.6.9 Policy:
The City will continue to strengthen coordination efforts with the Housing Authority, Community Services, and the FPRA.

6.7 Objective:
All residential development and mixed-use development with residential components that require site plan review shall be required to incorporate energy efficient standards in design and construction.

6.7.1 Policy:
Site selection shall be compatible with the size and type of project.

6.7.2 Policy:
Site analysis shall include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography (slope analysis for drainage areas and road and pathway location);
4. Hydrography (streams, lakes, swamps);
5. Vegetation (ecological basis for choosing plant materials for landscaping);
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation),
8. Soil (type, suitability bearing capacity).

6.7.3 Policy:
Site design and construction shall be consistent with, but not limited to, the following standards:

1. Merging topography and natural features into design;
2. Limitation of ecological and environmental impact of design;
3. Orientation and form of the structures based upon site analysis;
4. Use of passive solar architecture; harnessing solar energy;
5. Appropriate plant species selection for location and water efficiency;
6. Use of bio-swales and rain gardens;
7. Selection of trees related to purpose, such as for shade;
8. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials

6.7.4 Policy:
Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

6.7.5 Policy
The City shall adopt a Green Ordinance to include guidelines to facilitate green buildings and to be consistent with the Leadership and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards, or other nationally recognized green building system.

6.7.6 Policy:
The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

6.7.7 Policy:
The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

RECREATION & OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 7

To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.

7.1 Objective:
Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

7.1.1 Policy:
LOS standards for public recreation and open space facilities are hereby established as follows:

Facility	Year	Unit of Measure
Neighborhood Park:		
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:		
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population

7.1.2 Policy:
The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

7.1.3 Policy:
Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

1. facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
2. facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically the creation of additional neighborhood parks in strategic locations throughout the City;
3. opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;

4. acquisition of lands that further the development of linked and continuous open space corridors;
5. provision of recreation and/or open space facilities that are geographically located within areas not presently served by such opportunities; and,
6. all other recreation and open space facilities not otherwise described above.

7.2 Objective:
Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.

7.2.1 Policy:
The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

7.2.2 Policy:
The City's Land Development Regulations will include public open space requirements for new development and modifications to existing development in all zoning classifications.

7.2.3 Policy:
The City of Fort Pierce shall require publicly accessible recreation areas to be incorporated within all planned residential developments, mixed use developments, and residential development. The size of the required areas and the corresponding amenities shall be consistent with standards incorporated into the Land Development Regulations.

7.2.4 Policy:
The City of Fort Pierce shall implement and review regulatory mechanisms to facilitate the accrual of financial and land resources for the provision of Neighborhood Park and Community Park facilities. Suggested mechanisms include, but are not limited to, impact fees, mandatory land dedications, preferential tax treatment, recreation and open space credits, and/or transfer of development rights.

7.2.5 Policy:
The City of Fort Pierce shall provide incentives for providing off-site publicly accessible recreation and open space areas as part of private applications for development approval. These incentives shall be established and enumerated within the City's land development regulations. Incentives may include such features as setback reductions, deviation from minimum lot dimensional requirements, inclusion of aquatic areas for purposes of calculating open space, and/or increases in permissible lot coverage, amongst other development characteristics and features as deemed acceptable by the City of Fort Pierce.

7.2.6 Policy:
The City shall require a proportionate fair-share contribution for recreational and open space facilities if the development contributes to a deficiency in the adopted level-of-service standard for parks and recreational facilities.

7.2.7 Policy:

The City shall establish and implement a regular evaluation of community park and recreation needs during the annual Capital Improvements Element update process, especially the needs of youth and seniors.

7.3 Objective:

Establish programs and procedures to continually monitor the quality and utility of all recreation and open space facilities within the City of Fort Pierce.

7.3.1 Policy:

The City of Fort Pierce shall maintain, renovate and rehabilitate existing facilities to prevent unplanned and untimely deterioration of physical assets and to maximize the benefit of past expenditures.

7.3.2 Policy:

The City of Fort Pierce shall develop a Parks and Recreation Master Plan to do the following:

- Inventory all publicly-owned recreation and open space facilities in the City
- Identify locational and accessibility criteria for locating recreational facilities with respect to neighborhoods
- Identify opportunities to develop new park facilities on City owned lands and acquire additional open space areas for public use
- Determine recreational amenity requirements for park facilities
- Establish a future vision for each such facility including recreation equipment, pedestrian accommodations and other physical improvements.

7.3.3 Policy:

The City of Fort Pierce shall continually solicit resident input to assess satisfaction with recreation and open space facilities, as well as prioritize acquisition sites. Findings shall be contained within the Parks and Recreation Master Plan and used to determine future installations and improvements at each publicly-owned facility and development of future facilities.

7.4 Objective:

Maximize the utility and function of recreation facilities and open space resources.

7.4.1 Policy:

The City of Fort Pierce shall encourage the strategic placement of recreation and open space facilities in a manner that coincides with and affords the preservation of existing native vegetation, visual corridors, and other quality natural resources.

7.4.2 Policy:

The City of Fort Pierce, as well as private parties and organizations, shall design and improve recreation facilities and open space areas in such a manner that respects natural environmental conditions, to the maximum extent possible.

7.4.3 Policy:

The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be

accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

7.4.4 Policy:
The City of Fort Pierce shall develop a Greenways and Trailways Program as part of the City's Parks and Recreation Master Plan to ensure connectivity between existing and future recreation and open space areas in the City.

7.4.5 Policy:
The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the city and extending beyond the city's municipal boundary.

7.4.6 Policy:
The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated to account for this requirement.

7.4.7 Policy:
The City of Fort Pierce shall encourage the preservation of quality natural resources and environmental areas by requiring conservation easements as a condition of development approval.

7.4.8 Policy:
The City of Fort Pierce shall consider opportunities for educational exhibits and programs, observation areas and nature trails during the planning and design process for all future publicly accessible recreation and open space facilities and renovation of existing facilities.

7.4.9 Policy:
The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

7.4.10 Policy:
The City of Fort Pierce shall require that recreation areas within all future residential developments be improved with pedestrian or multi-use pathways, recreation equipment, shade structures, and other pedestrian amenities.

7.4.11 Policy:
The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or

similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

7.5 Objective:
Provide unimpeded access to all public recreation facilities.

7.5.1 Policy:
All future dedications or purchases of land for public recreation use or purpose shall be located adjacent to a public right-of-way or access easement that provides a direct and continuous connection between publicly accessible lands.

7.5.2 Policy:
Pedestrian and bicycle access shall be incorporated into all future plans for new public recreation facilities and modifications to existing public recreation facilities.

7.5.3 Policy:
All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

7.5.4 Policy:
The City of Fort Pierce shall support and encourage the provision of mass transit services and infrastructure at all public recreation sites.

7.5.5 Policy:
The City of Fort Pierce shall amend the Land Development Regulations to require all future development and redevelopment plans for public recreation facilities to incorporate bicycle racks and vehicular parking spaces.

7.5.6 Policy:
To the maximum extent feasible, parking areas shall be located in proximity to the primary attractions of each recreation site. However, the City shall not require automobile access to neighborhood or smaller parks.

7.5.7 Policy:
The City of Fort Pierce shall require paved pedestrian access between all internal facilities and buildings, vehicular use areas and access points, and peripheral pathways at the site of all future park and recreation facilities.

7.6 *Objective*:
Establish strategies to effectively coordinate the retention of existing recreation and open space opportunities, as well as the development of future opportunities, to meet public demands.

7.6.1 Policy:
The City of Fort Pierce shall continue to exchange ownership and share maintenance responsibilities with St. Lucie County for recreation and open space facilities located within city limits.

7.6.2 Policy:
The City of Fort Pierce shall refrain from liquidating recreation and open space lands located within existing city limits and future annexation areas.

7.6.3 Policy:
The City of Fort Pierce shall maintain cooperative relationships and seek to develop partnerships with both public and private agencies, groups, individuals, organizations and facilities that currently or may potentially offer recreation opportunities to City residents.

7.6.4 Policy:
The City of Fort Pierce shall pursue funding through recreation grants and bonds, as well as private donations and contributions, to meet local recreation needs.

7.6.5 Policy:
The City of Fort Pierce, in cooperation with St. Lucie County, shall coordinate efforts to facilitate the development of an urban-district park along or proximate to the western edge of the FPUA Urban Service Boundary.

7.6.6 Policy:
The City of Fort Pierce shall participate in the exchange of publicly owned land, excluding established recreation and open space properties, with private property owners as a method to secure attractive and/or desired property for the provision of public recreation and open space opportunities.

7.6.7 Policy:
The City of Fort Pierce shall evaluate the establishment of a Park and Recreation Trust Fund to accommodate financial contributions in lieu of land dedications for required recreation acreage. Financial contributions shall be considered and acceptable only in instances deemed appropriate by the City of Fort Pierce.

7.6.8 Policy:
In furtherance of an equitable distribution of recreation and open space facilities, the City of Fort Pierce, in cooperation with St. Lucie County, shall encourage the dedication, contribution and acquisition of land for neighborhood and community park facilities both in the western area of existing city limits and throughout the western portions of the City's future annexation area.

7.7 *Objective*:
Establish parks and recreation facilities that are equally distributed throughout the City and accessible to residents of all neighborhoods.

7.7.1 Policy:
The City shall work to provide neighborhood parks according to the following criteria:

- be provided within a ½ mile of all residential neighborhoods
- be located on a minimum of 5 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access

- provide opportunities for passive as well as active recreational facilities
- be developed in conjunction with school playgrounds, where possible
- be located on local streets or neighborhood collectors

7.7.2 Policy:
The City shall work to provide community parks according to the following criteria:

- be provided within 2 miles of all residential neighborhoods
- be located on a minimum of 15 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- be served by public transportation, where possible
- provide opportunities for passive as well as active recreational facilities
- contain higher traffic generating recreational uses, such as swimming pools, recreation centers, athletic centers, and adult league playing fields
- have direct access from arterials rather than local streets
- provide protection for on-site natural areas

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 8

To provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.

8.1 Objective:
The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, St. Lucie County, and adjacent counties.

8.1.1 Policy:
The City shall maintain an active program of monitoring and communication with agencies operating under the provisions of the Community Planning Act, Chapter 163, Part II, F.S.

8.1.2 Policy:
The City's Comprehensive Plan will be consistent with the State of Florida Comprehensive Plan, Treasure Coast Regional Planning Council Strategic Regional Policy Plan, St. Lucie County Comprehensive Plan, the Port of Ft. Pierce Master Plan, the Comprehensive Plans of adjacent local governments, and the Upper East Coast Water Supply Plan.

8.1.3 Policy:
Administer community workshops and participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

8.1.4 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.

8.1.5 Policy:
The City shall coordinate future annexations with St. Lucie County, the Town of St. Lucie Village, and the City of Port St. Lucie.

8.1.6 Policy:
The City of Fort Pierce shall maintain coordination with local, county, state, and

federal agencies regarding management of the Indian River Lagoon.

8.1.7 Policy:
The City shall pursue interlocal agreements, including Joint Planning Agreements with adjacent local governments and governmental agencies. Issues to be addressed include, but are not limited to, the following:

a) Impacts of development on roadway level of service (LOS) standards.

b) Pavement of unimproved roadways within and in the vicinity of existing and future development.

c) Impacts of development on school capacity and school facilities planning.

d) Creation of a new urban-district park within the utility service boundary (future annexation area).

e) Needed infrastructure to support services provided by the St. Lucie County Fire District.

f) Beach renourishment programs related to critically eroded areas of Fort Pierce's coastline.

g) Preservation of historic resources of local, regional, and national significance.

h) TCERDA Research Park.

i) Western Annexation Lands.

j) Co-location and/or joint use of public facilities.

k) Creation of alternative modes / multi-modal transportation systems.

8.1.8 Policy:
The City shall continue participation in the St. Lucie County TPO technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, FDOT and USDOT.

8.1.9 Policy:
The City shall exchange information on all current development projects with St. Lucie County, the City of Port St. Lucie, and the Town of St. Lucie Village in order to anticipate impacts of development from other communities upon the City of Fort Pierce.

8.1.10 Policy
The City shall continue to coordinate with and participate in the proceedings of: the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), adjacent service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:
The City will implement the FPUA Water Supply Facilities Work Plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan by

updating the City work Plan within 18 months of an update to the regional water supply plan.

8.1.12 Policy:
The City will participate in the development of updates to the SFWMD water supply assessment and the regional water supply plan and in other water supply development related initiatives facilitated by the SFWMD affecting the City service area.

8.1.13 Policy:
The City shall determine whether there will be adequate water supplies to serve development within the service area prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent.

8.1.14 Policy:
The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions to provide cost-effective options to augment the current potable water system with alternative water sources.

8.1.15 Policy:
The City shall continue to coordinate with the FPUA regarding any required expansion of water and wastewater treatment plants per Florida Statutes to meet demand through 2030.

8.1.16 Policy:
The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop the potential rail passenger station within the City that will be capable of serving as a regional hub for the potential Amtrak/Sun Rail expansion.

8.1.17 Policy:
Every December, the City shall update Table 8-A to verify the nature of relationships, update coordination mechanisms and identify potential improvements in the City's coordination efforts.

8.2 Objective:
Ensure that the impacts of development that are proposed in the City Comprehensive Plan, are addressed through coordination mechanisms with adjacent local governments, the TCRPC and the State.

8.2.1 Policy:
The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

8.2.2 Policy:
The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

1. Coordinate planning activities mandated by the various elements of the Fort Pierce Comprehensive Plan with local governments, the School District of St. Lucie County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;

2. Use the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;

3. Work cooperatively with St. Lucie County to facilitate the annexation of unincorporated areas with consistent joint meetings or work groups, and other mechanisms;

4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.

8.2.3 Policy:
The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses such as solid waste disposal facilities that are established within a formal agreement between local, county and state governments and agencies:

1. The development review process which considers the future impact of a proposed development on the facilities and services provided by Fort Pierce and those of adjacent local governments, if any;

2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.

3. Joint processes such as participation in intergovernmental task forces.

8.3 Objective:
Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting LOS Standards and/or permitting requirements, and initiating maintenance and capital improvement projects located within the City of Fort Pierce.

8.3.1 Policy:
The City Manager or an appointed designee shall prepare and review the annual LOS monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.

8.3.2 Policy:
In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the City, the City shall coordinate its adopted LOS standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

8.3.3 Policy:
When preparing the annual update to the Capital Improvement Element, the City shall consult with the South Florida Water Management District and the Fort Pierce Utility Authority to ensure coordination and consistency between the regional water supply plan, the FPUA 10-Year Water Facilities Work Plan and the City Schedule of Capital Improvement.

8.3.4 Policy:
Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the City receives a proportionate share of revenue allocations, facilities and service improvements.

8.3.5 Policy:
The City shall review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

8.4 Objective:
Continue coordination in the designation of new dredge spoil disposal sites located within the Fort Pierce City boundary With the Florida Department of Environmental Protection (DEP), SFWMD, U.S. Army Corps of Engineers, St. Lucie County and the Florida Inland Navigational District.

8.4.1 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City municipal boundary.

8.4.2 Policy:
The City shall resolve conflicts related to dredge spoil disposal sites with the public agencies referenced in Policy 8.4.1 through a dispute resolution process.

8.5 Objective:
Continue coordination with the St. Lucie County School District regarding concurrency requirements for public school facilities.

8.5.1 Policy:
The City of Fort Pierce shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections, school siting, and the local and extension of public facilities subject to concurrency.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 9

The City shall ensure the adequate and timely provision of public facilities and infrastructure capacity to accommodate existing and future residents and businesses while maximizing the use and value of existing facilities, in addition to effectively managing future growth consistent with the level of service (LOS) standards established in the Comprehensive Plan.

9.1 Objective:
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, planned future growth, and to replace obsolete or deteriorated facilities.

9.1.1 Policy:
Capital revenues and/or secured developer commitments shall be in place to maintain all public facilities at the adopted LOS standards prior to the issuance of new development orders.

9.1.2 Policy:
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. Sources may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 Policy:
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 Policy:
Conduct fiscal impact analyses for future annexations to determine the impacts to revenue sources.

9.1.5 Policy:
Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.

9.1.6 Policy:
The City shall limit public expenditures in coastal high hazard areas through the Capital Improvement Program.

9.1.7 Policy:
Subdivision regulations established by the City shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:
Review of the Capital Improvements Element shall include an update of the assumptions, projections, needs and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

1) Emergency and post-disaster mitigation;
2) Deficiency determination by Concurrency Management System;
3) Public involvement in Capital Improvement Program and budget;
4) Existing land development and City master plans;
5) Plans of county state agencies including the water management district;
6) Accommodation of new development and redevelopment; and

9.2 Objective:
Provide the necessary capital improvements to replace worn-out or obsolete public facilities, to correct service deficiencies and to accommodate planned future growth, consistent with the adopted LOS standards.

9.2.1 Policy:
The Five-Year Capital Improvement Program (CIP) shall be prepared and adopted as part of the annual budgeting process. The Capital Improvement Element shall be amended annually to reflect these changes.

9.2.2 Policy:
The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions. [ORIGINAL POLICY 9.2.2/3. DELETED]

9.2.3 Policy:
The Schedule of Capital Improvements shall be based upon the Future Land Use Element and shall be consistent with all other Plan elements.

9.2.4 Policy:
Proportionate fair share mitigation procedures and payments shall be coordinated with St. Lucie County.

9.2.5 Policy:
Planning for City improvements shall coordinate with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities when applicable.

9.2.6 Policy:
Projects that are identified in the Comprehensive Plan, determined to be of relatively large scale ($10,000 or greater), shall be designated as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.7 Policy:
Proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvement shall be prioritized according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the legal commitment of the City to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue; and
- The plans of local, county and state agencies providing public facilities.

9.2.8 Policy:
The City Land Development Regulations will ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.9 Policy:
The development review process shall coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.10 Policy:
City capital facilities shall be repaired, rehabilitated and/or replaced according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.11 Policy:
New development shall be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

9.3 Objective:
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

9.3.1 Policy:
Incurred debt shall occur within generally accepted municipal finance principles and guidelines, and only in relation to the ability of the City to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

9.3.2 Policy:
Increases in operating costs for a new or additional facility shall be considered when evaluating the debt to be incurred for a facility.

9.3.3 Policy:
The City will not provide a public facility, nor accept the provision of a public facility by others, without the determination of the ability to pay for the subsequent annual operation and maintenance costs of the facility.

9.3.4 Policy:
Debt Payment shall not exceed the anticipated useful life of an improvement and shall not exceed 30 years.

9.4 Objective:
Land use decisions shall be made based upon available or projected fiscal resources in coordination with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.

9.4.1 Policy:
The City shall use the Capacity and LOS Database as provided for in the Public Facilities Management Element to determine availability of public facilities for requested land use designations.

9.4.2 Policy:
The City shall ensure that projects in the Schedule of Capital Improvements will allow LOS standard to be maintained when evaluating a proposed land use change.

9.4.3 Policy:
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and highs schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes.

9.4.4 Policy:
The City hereby incorporates by reference the St. Lucie County School Board's most current Five-Year Work Plan. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan ensures the LOS standards for public schools are achieved and maintained within the period of covered by the five-year schedule.

9.4.5 Policy:
The City hereby incorporates by reference the most recent St. Lucie County SCI maintaining the adopted LOS standards within the City for County facilities, namely transportation and parks and recreation facilities.

9.4.6 Policy:
The City hereby incorporates by reference the most recent St. Lucie County TPO Transportation Improvement Program maintaining the adopted LOS standards within the City for transportation facilities, including FHIS, SIS, and TRIP funded facilities.

SCHEDULE OF CAPITAL IMPROVEMENTS

The Schedule of Capital Improvements (CIS) is the mechanism by which the City of Fort Pierce can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements

derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report is used to document the capital projects that support the projected growth outline in the City's Comprehensive Plan and is attached to this element as a standalone document.

PUBLIC FACILITIES MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 10

To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.

10.1 Objective:
The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.
Transportation

10.1.1 Policy:
The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

1) The adopted (LOS) standards for all roadway types.
2) Roadway capacity at the adopted LOS standard.
3) The existing daily and peak hour volumes.
4) The existing operating LOS.
5) The existing capacities or deficiencies of the roadway network.
6) The capacities reserved/vested for approved but unbuilt development.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous development orders and the impact of such improvements on roadway capacities.
9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

Sanitary Sewer

10.1.2 Policy:
The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

1) The design capacity of the wastewater treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
3) The adopted LOS standards for the average daily flows per equivalent residential unit.
4) The existing surpluses or deficiencies of the system.
5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
6) The projected capacities due to approved but unbuilt development.
7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

Potable Water

10.1.3 Policy:
The City shall coordinate with the FPUA to monitor the following potable water data:

1) The design capacities of the potable water treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
3) The existing potable water storage capacities. .
4) The existing minimum water pressure in the FPUA water distribution system.
5) The adopted LOS standards for the potable water facility components.
6) The existing surpluses or deficiencies of the system.
7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.
8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

Solid Waste

10.1.4 Policy:
The City shall monitor the following solid waste data:

1) The design capacity of solid waste facilities.
2) The adopted LOS standard for solid waste.
3) The existing LOS measured by waste generation rates approved by Director of Public Works.
4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt development.
6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

Stormwater Drainage

10.1.5 Policy:
The City shall monitor the following stormwater data:

1) The existing LOS measured by storm event as determined by the City Engineer.
2) The adopted LOS standard for stormwater drainage.

Recreation and Open Space

10.1.6 Policy:
The City shall monitor the following data in regard to parks and open space:

1) The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
2) The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
3) The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
4) The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.
5) The existing capacities or deficiencies of the recreation and open facility system.
6) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:
The City shall monitor the following data in regard to public schools:

1) The permanent program capacity of elementary, middle and high schools.
2) The adopted LOS standard for public schools.
3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt residential development.
6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:
Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.

10.2.1 Policy:
As indicated in the applicable Elements of this Plan, the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D ***SIS Facilities:*** I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C ***TRIP-Funded Facilities:*** SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	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	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
	2020	1.75 acres/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
	2020	2.75 acres/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

10.3 Objective:

The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.

10.3.1 Policy:

The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:

A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:

A Certificate of Concurrency for potable water, wastewater, water supplies, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:

If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:

Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:

The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:

A reservation of public facility capacity and the related development order may be applicable to more than (one) phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:

The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.4 Objective:
Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.

10.4.1 Policy:
A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:
Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:
Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:
The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:
All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*
Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.

Transportation

10.5.1 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or it functional equivalent.

- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

Sanitary Sewer, Solid Waste, Drainage and Potable Water

10.5.2 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new' development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Recreation and Open Space

10.5.3 Policy:
Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Public Schools

10.5.4 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie County School Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

- The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except that any change requires review.

PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 11.1

The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.

11.1.1 Objective:

It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

11.1.1.1 Policy: Coordinated Map Series

The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning. The St. Lucie County School Board shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City, in conjunction with the St. Lucie County School Board (School Board), St. Lucie County and other Local Governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

(a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants.

(b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host City.

(c) A map or map series which depicts School Capacity Planning Areas (SCPAs) for high schools, middle schools and elementary schools.

(d) A map or map series which depicts School Concurrency Service Areas (CSAs) for high schools, middle schools and elementary schools.

11.1.1.2 Policy: Coordinating School Capacity with Growth

The City shall coordinate land use decisions with the St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

11.1.1.3 Policy: Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Capacity Planning Areas (SCPAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCPA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCPA(s) shall not be considered.

11.1.1.4 Policy: Local Government Notice of Development Proposals [ILA Section 9.3]

The City agrees to give the School Board notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities.

Notice to the School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities.

Notice to the School Board will be provided simultaneously with provision of such materials to the LPA, DRC, or City Commission.

This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, or major residential or mixed-use development project that proposes to:

a. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level, or

b. To construct or develop non-age- restricted dwelling units or lots that will produce more than one (1) student in any grade level.

11.1.1.5 Policy: St. Lucie County School Board Report to City [ILA Section 9.4]

Within 15 days after notification by the City, the School Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts.

11.1.1.6 Policy: School Capacity Shortfalls [ILA Section 9.5]

If sufficient school capacity is not available or planned to serve the development at the time of impact, the School Board will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

11.1.1.7 Policy:

In reviewing and approving comprehensive plan amendments, rezoning, and development proposals, the City will consider the following factors:

a. School Board comments;

b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;

c. The provision of school sites and facilities within planned neighborhoods;

d. Compatibility of land uses adjacent to existing schools and reserved school sites;

e. The co-location of parks, recreation and neighborhood facilities with school sites;

f. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;

g. Traffic circulation plans which serve schools and the surrounding neighborhood;

h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and

i. The inclusion of school bus stops and turnarounds.

11.1.1.8 Policy:

Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

11.1.2 OBJECTIVE

The City shall consider school capacity in the formulation of Community Development Plans.

11.1.2.1Policy: Factors Considered in Formulating Community Development Plans

In formulating community development plans and programs, the City will consider the following factors:

a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board's educational facilities plan;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multijurisdictional public school issues.

11.1.3 OBJECTIVE: EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA Section 9.8]

The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.

11.1.3.1 Policy: Evaluation and Appraisal of Comprehensive Plans

a. In accordance with Section 163.3191, Florida Statutes, the Local Planning Agency (LPA) for each Local Government must prepare an Evaluation and Appraisal Report (EAR) on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of Economic Opportunity.

b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.

c. The City shall provide the School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Commission.

d. Whenever a meeting of or hearing before the City Commission includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

e. The School Board may submit written comments to the City about the possible affect upon the School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

f. The City may request that the School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible affect upon the School Board, and the School Board shall endeavor to provide such assistance as time and resources permit.

GOAL 11.2:

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM.

11.2.1 OBJECTIVE: IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency. [ICE Objective 8.5]

11.2.1.1 Policy: Amendment of Interlocal Agreement

The City shall coordinate amendments to the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the St. Lucie County School Board, St. Lucie County and other Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

11.2.1.2 Policy: Ordinance Implementing School Concurrency

The City shall implement the adopted School Concurrency Ordinance to address school concurrency and ensure that the capacity of public schools is sufficient to support new residential development.

11.2.2 OBJECTIVE: LEVEL OF SERVICE STANDARDS

The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

11.2.2.1 Policy: Uniform Application of LOS Standards

The LOS standards established herein shall be applied consistently by all the local governments within St Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.

11.2.2.2 Policy: LOS Standards for High, Middle and Elementary Schools and for Title 1 Schools

The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes. The School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

11.2.2.3 Policy: Amendment of the LOS Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standards are and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

11.2.3 OBJECTIVE: SCHOOL CONCURRENCY SERVICE AREAS

The City shall, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, establish Concurrency Service Areas (CSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standard.

11.2.3.1 Policy: School Concurrency Service Area Maps

CSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. CSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.3.2 Policy: Criteria for School Concurrency Service Areas

CSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St Lucie County's development approvals within the CSA and contiguous CSAs.

11.2.3.3 Policy: Modifying School Concurrency Service Areas

The City, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, shall require that prior to adopting a modification to CSAs, the following standards will be met:

a. Potential modifications to the CSAs may be considered annually. Supporting data & analysis for modified CSA's shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to CSA boundaries shall be based upon the criteria as provided in Policy 11.2.3.2;

c. CSA boundaries shall be modified based on supporting data and analysis showing that the amended CSA's are within the five year period described by the five year schedule of capital improvements;

d. Any party to the adopted Interlocal Agreement may propose a modification to the CSA boundary maps;

e. At such time as the St. Lucie County School Board determines that a CSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed CSA boundary modification with data and analysis to support the changes to the Elected Officials Group. The Elected Officials Group shall review the proposed CSA boundary modifications and send its comments to the St. Lucie County School Board; and

f. Modifications to a CSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.2.4 OBJECTIVE: SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the St. Lucie County School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

11.2.4.1 Policy: Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

11.2.4.2 Policy: Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to May 1, 2008;

2. Single Family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;

3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;

4. Multi-family plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;

5. Amendments to subdivisions plat or site plan for residential development that was approved prior May 1, 2008, so longs as the amendment does not increase the number of students generated by the development;

6. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied;

7. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities; and

8. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005.

11.2.4.3 Policy: Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the 5-Year Work Program.

11.2.4.4 Policy: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

11.2.4.5 Policy: Determination of Adequate Capacity

The St. Lucie County School Board shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

2. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 11.2.5.

The City will issue a concurrency determination based on the St. Lucie County School Board written findings and recommendations.

11.2.4.6 Policy: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,

2. Adequate school facilities are available in an adjacent CSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent CSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,

3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

For CSAs that do not have any school type (elementary, middle, or high), capacity will be measured in the adjacent CSAs.

11.2.4.7 Policy: Reservation of Capacity

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

b. The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

11.2.4.8 Policy: Subdivision and Site Plan Standards

In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected CSA or an adjacent CSA to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 11.2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

11.2.4.9 Policy: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

11.2.5 OBJECTIVE: PROPORTIONATE SHARE MITIGATION

The City of Fort Pierce, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board that will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's 5-Year Work Program.

11.2.5.1 Policy: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes operational responsibility through incorporation in the adopted. St. Lucie County School Board Five-Year Work Program and which will maintain adopted LOS standards.

1. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

2. The creation a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with State Requirements for Educational Facilities (SREF), of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to cover the reasonable cost of such facility, reimbursement from future educational facilities impact fees, received by the School Board from collections within the same CSA or adjacent CSA;

3. The establishment of a charter school with facilities constructed that are both (i) constructed in accordance with the SREF and (ii) subject to enforcement assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;

4. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School Board. In accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

5. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

11.2.5.2 Policy: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

11.2.5.3 Policy: Mitigation

Mitigation shall be directed to projects on the St. Lucie County School Board's 5-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

11.2.5.4 Policy: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The St. Lucie County School Board average cost per student station shall include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

11.2.6 OBJECTIVE: ADOPTION OF ST LUCIE COUNTY SCHOOL BOARD FIVE-YEAR WORK PROGRAM

Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board's annually updated 5-Year Work Program.

11.2.6.1 Policy: Development, Adoption and Amendment of the St. Lucie County School Board 5-Year Work Program

The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the St. Lucie County School Board's Five-Year Work Program into the Capital Improvements Element.

11.2.7 OBJECTIVE: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

The City shall in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning areas (SCPA) as the areas within with long range capacity if planned and used for evaluation of comprehensive plan amendments.

11.2.7.1 Policy: School Capacity Planning Areas (SCPA) Maps

SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.7.2 Policy: Criteria for School Capacity Planning Areas

SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

11.2.7.3 Policy: Modifying School Concurrency Planning Areas

The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy PSFE 2.7.2;

c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;

d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group; and

e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the S St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.3 GOAL: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

11.3.1 OBJECTIVE: SCHOOL LOCATION

The City shall establish standards and criteria to guide the location of future schools.

11.3.1.1 Policy: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

The City shall allow schools in all Future Land Use categories except the following categories: County Industrial (CI), Industrial (I), Heavy Industrial (HI), Residential Conservation (RC) and Open Space Conservation (OSC). [FLUE Policy 1.2.1]

11.3.1.2 Policy: Sufficient Land Proximate to Residential Development [FLUE Policy 1.2.2]

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St Lucie County School Board.

11.3.1.3 Policy: Land Contiguous to Existing School Sites [FLUE Policy 1.2.3]

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

11.3.2 OBJECTIVE: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN.

11.3.2.1 Policy: Enhance Community/Neighborhood Design

The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

11.3.3 OBJECTIVE: STANDARDS FOR SCHOOL SITE DESIGN

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

11.3.3.1 Policy: Encourage Schools Proximate to Residential Areas (FLUE Policy 1.2.3]

The City shall encourage the location of schools proximate to urban residential areas to the fullest extent possible.

11.3.3.2 Policy: Compatibility of Adjacent Uses

The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

11.3.3.3 Policy: School Accessibility

The City shall encourage the establishment of bicycle and pedestrian facilities around schools, especially areas near schools that are not served by the school bus system.

11.3.3.4 Policy: Bus Stops

The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

11.3.3.5 Policy: Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, City of Fort Pierce, in coordination with the St. Lucie County School Board, shall implement the following strategies:

a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and

Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

11.3.4 OBJECTIVE: SCHOOL SITING STANDARDS

The City will establish siting standards for schools.

11.3.4.1 Policy: Evaluation of Potential School Sites [ILA Section 6.3]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;

b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;

c. Elementary schools should be located on local or collector streets;

d. Middle and high schools should be located near arterial streets;

e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;

f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

g. Site acquisition and development costs;

h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;

i. Existing or planned availability of adequate public facilities and services to support the School;

j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;

k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;

m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;

n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

11.3.5 OBJECTIVE: SCHOOL DEVELOPMENT STANDARDS

Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

11.3.5.1 Policy: School Development Standards.

As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans if those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;

b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

e. Access to school sites shall be governed by City and THE Florida Department of Transportation (FDOT) access management regulations, including installation

by the St. Lucie County School Board, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads;

f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and

Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

11.3.6 OBJECTIVE: COORDINATION OF SUPPORTING INFRASTRUCTURE

The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.

11.3.6.1 Policy: Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

11.4 GOAL: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

11.4.1 OBJECTIVE: SCHOOL BOARD REPRESENTATION

11.4.1.1 Policy: School Board Representation on LPAs. [Section 163.3174(1) F.S.] [ILA Section 9.1]

The City will include a nonvoting representative appointed by the School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

11.4.1.2 Policy: Development Review Representative. [ILA Section 9.2]

The School Board will appoint a representative to serve on the staff Technical Review Committee (TRC) of the City. The School Board representative will be provided agendas for review and invited to participate in each meeting of the TRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment or school facilities.

11.4.2 OBJECTIVE: JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

11.4.2.1 Policy: Staff Working Group [ILA Section 2.1]

A staff working group of the Local Governments and School Board will meet on a semi-annual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access.

Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

11.4.2.2 Policy: Joint Workshop Sessions [ILA Section 2.2]

One or more representatives of the City, each Local Government, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the Local Governments and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

11.4.3 OBJECTIVE: STUDENT ENROLLMENT & POPULATION PROJECTIONS [ILA Section 3]

The City will coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

11.4.3.1 Policy: Review of Projections [ILA Section 3.1]

In fulfillment of their respective planning duties, the City, the School Board, the County and other Local Governments agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the School Board shall be revised annually and provided at the first staff working group meeting described in Policy 11.4.2.1.

11.4.3.2 Policy: Basis of Projections [ILA Section 3.2]

The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Local Governments regarding development trends and future population projections.

11.4.3.3 Policy: Allocation of Enrollment [ILA Section 3.3].

The School Board, working with the Local Governments, will use the information described in Section 4.3 of the ILA to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in Policy 11.4.2.1.

11.4.3.4 Policy: Provision of Reports [ILA Section 3.4]

The Local Governments shall provide the School Board a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The School Board shall provide the Local Governments a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

11.4.3.5 Policy: The School District's Five-Year Facilities Work Program [ILA Section 4.1]

On August 1st of each year, the School Board shall submit to the Local Governments the tentative District educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, Florida Statutes, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a District facilities work program for a 5-year period. The Local Governments shall review the plan and comment to the School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not support a Comprehensive Plan

amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

11.4.3.6 Policy: Educational Plant Survey [ILA Section 4.2]

At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy 11.4.2.1 will assist the School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

11.4.3.7 Policy: Growth and Development Trends [ILA Section 4.3]

On October 15 of each year, the Local Governments will provide the School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

a. The type, number, and location of residential units which have received zoning or site plan approval;

b. Information regarding comprehensive land use amendments which have an impact on school facilities;

c. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;

d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and

e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.

11.4.4 OBJECTIVE: SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES [ILA Section 6]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

11.4.4.1 Policy: Public Schools Advisory Committee [ILA Section 6.1]

The School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. The School Board and each Local Government shall appoint a citizen member to serve on the Committee. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent. The Public Schools Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to citizen members, the Committee will include appropriate members of School Board staff and at least one staff member from each of the Local Governments.

11.4.4.2 Policy: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]

When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including, as applicable: environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Policy 11.4.4.3 will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated. Based on the information gathered during this review, for new schools the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

11.4.4.3 Policy: Factors Considered. [ILA Section 6.3]

The Public Schools Advisory Committee, the School Board, and the City will consider the factors established in Policy 11.3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

11.4.4.4 Policy: Notice of Proposed Educational Facility Site Acquisition. [ILA Section 6.4]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan.

11.4.4.5 Policy: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]

When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy 11.4.4.2 and Policy 11.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), Florida Statutes.

11.4.4.6 Policy: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].

Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City-requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable LDRs, or otherwise nonconforming.

11.4.4.7 Policy: Supporting Infrastructure Agreement [ILA Section 6.7]

In conjunction with the preliminary consistency determination in accordance with Policy 11.4.4.4 and Policy 11.4.4.5, the St. Lucie County School Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

11.4.5 OBJECTIVE: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA Section 7]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facility and site development.

11.4.5.1 Policy: Ancillary Facilities Deemed Consistent with applicable LDRs [ILA Section 7.1]

All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the applicable LDRs.

11.4.5.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]

At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed staff population so that traffic impacts may be evaluated.

11.4.5.3 Policy: Consistency Determination [ILA Section 7.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as part of the reviews provided in this Element. As provided in Section 1013.371 (1)(a), Florida Statutes, exempting ancillary facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in this Element.

b. Procedure for Review: When the School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply:

1) Within 45 days of receiving from the School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to School Board staff.

2) All comments and recommendations of the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the school Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then

proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new ancillary facility proposed for construction within the City.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all development approvals required by the City.

11.4.6 OBJECTIVE: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA Section 8]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

11.4.6.1 Policy: Educational Facilities Deemed Consistent with applicable LDRs [ILA Section 8.1]

All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the applicable LDRs.

11.4.6.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]

At least 120 days prior to commencing construction of a new educational facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

11.4.6.3 Policy: Consistency Determination [ILA Section 8.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the applicable LDRs, shall focus upon but not be limited to the following:

   1) Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the Applicable LDRs;

   2) Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;

   3) Whether the drainage and stormwater management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;

   4) Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the applicable LDRs;

   5) Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and

   6) If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDRs governing such overlay zone.

   Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

b. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:

   1) Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive

analysis of the site plan, and (ii) schedule a review with and provide comments to School Board staff.

2) All comments and recommendations from the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the School Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Agreement, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all local government development approvals required by the City.

No site plan review fee shall apply but the St. Lucie County School shall reimburse the City for the actual cost of any required publication or other notification expense

c. Exceptions: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), Florida Statutes, no consistency determination or site plan review shall be required for:

1) The placement of temporary or portable classroom facilities; or

2) Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

11.4.7 OBJECTIVE: CAPITAL FUNDING MANAGEMENT

The City will support St. Lucie County School Board of efforts to effectively and efficiently manage capital funds and resources.

11.4.7.1 Policy: Alternative Funding Strategies

The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

11.4.7.2 Policy: Private Partnering

The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

11.4.7.3 Policy: Support for Creative Partnerships

The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

11.4.8 OBJECTIVE: MAXIMIZE CO-LOCATION AND SHARED USE OPPORTUNITIES

The City shall maximize co-location and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

11.4.8.1 Policy: Co-location of Public Facilities [FLUE Policy 1.2.4]

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

11.4.8.2 Policy: Co-location and Shared Use of Facilities [ILA Section 10.1]

Collocation and shared use of facilities are important to both the School Board and the City. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

As part of the annual update of the Annual Facilities Work Plan, the City will provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools.

11.4.8.3 Policy: Separate Agreement [ILA Section 10.2]

A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

11.4.8.4 Policy: Emergency Preparedness

New school facilities, and rehabilitation of existing facilities and expansions, may be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes. The City will coordinate with the St. Lucie County School Board, St. Lucie County and adjacent Local Governments on requirements for such efforts.

11.4.9 OBJECTIVE: SCHOOL SITE IDENTIFICATION

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.

11.4.9.1 Policy: School Site Identification

The City shall coordinate with the St. Lucie County School Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

11.4.9.2 Policy: Use of Dedicated Property

The City shall require within any developer agreement, zoning condition, or development order, the condition that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.

11.4.9.3 Policy: Use of Surplus Property

Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

11.4.9.4 Policy: Conveyance of School Sites

The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.

11.4.9.5 Policy: Density Transfer

The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

GOAL 11.5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

11.5.1 OBJECTIVE: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

On an ongoing basis, City of Fort Pierce shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the Comprehensive Plan.

11.5.1.1 Policy: Coordination of Plan Amendments

City of Fort Pierce and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1 of each year.

11.5.1.2 Policy: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

11.5.1.3 Policy: St. Lucie County School Board to Report to the Elected Officials Group

The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

11.5.1.4 Policy: Annual Meeting of the City and the St. Lucie County School Board

On an annual basis, the City of Fort Pierce and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this element shall be defined as follows:[ILA Section 1]

1. **Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

2. **Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

3. **Ancillary facilities / plant** - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the School Board. [ILA Section 1.1]

4. **Applicable LDRs** - the LDRs adopted by the Local Government with jurisdiction to the extent that (a) the regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 1013, Florida Statutes, or the State Uniform Building Code for Public Educational Facilities Construction adopted as provided in Section 1013.37, Florida Statutes, including the State Requirements for Educational Facilities, and (b) such regulations are specified in this Agreement as applicable to ancillary or educational facilities of the School Board. [ILA Section 1.2]

5. **Auxiliary facilities**" - the spaces located at educational plants of the School Board that are not designed for student occupant stations. [ILA Section 1.3]

6. **Capacity** - "capacity" as defined in the FISH Manual.

7. **Capacity Enhancement Agreement** – An agreement between the St. Lucie County School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

8. **Concurrency Management System** - the requirements relating to the availability of public facilities and services to serve new development adopted by a Local Government in the manner provided in Section 163.3180, Florida Statutes. [ILA Section 1.6]

9. **Development regulatory action** - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.7]

10. **TRC** - the staff development review committee, site plan technical review committee, or equivalent body, for the City. [ILA Section 1.8]

11. **Educational facilities** - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and park and recreational purposes of the community and

that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, Florida Statutes) and approved by the School Board. [ILA Section 1.10]

12. **Educational plant** - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the School Board. [ILA Section 1.11]

13. **Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

14. **Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

15. **FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [http://www.fldoe.org/edfacil/]

16. **Land Use Decisions** – future land use amendments, rezoning and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

17. **LDRs** - the land development regulations adopted by the Local Government with its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Fort Pierce, the Zoning Ordinance of the City of Fort Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]

18. **Long-range planning** - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the School Board. [ILA Section 1.18]

19. **LPA** - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local Government in accordance with the Florida Community Planning Act, and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDRs of, a Local Government. [ILA Section 1.20]

20. **New construction** - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]

21. **Permanent FISH Capacity** - capacity that is provided by "permanent buildings," as defined in the FISH Manual.

22. **Permanent Program Capacity** – the maximum number of students that may be housed in structure that are "permanent buildings" as defined in the FISH Manual that is adjusted by the School Board annually to account for measurable programmatic changes in order to create a permanent program capacity, as set forth in the District facilities work program for a 5-year period [ILA Section 1.23]

23. **Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

24. **Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

25. **Regional Planning Council** - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, Florida Statutes. [ILA Section 1.16]

26. **State Requirements for Educational Facilities (SREF)** – Standards established for the design and construction of public educational facilities as adopted by the Florida Administrative Code Rule 6A.2.0010.

27. **School facilities** - any or all ancillary, auxiliary, and educational facilities of the School Board. [ILA Section 1.17]

28. **Site** - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.18]

29. **Site development** - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable. [ILA Section 1.19]

30. **Site improvement** - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.20]

31. **Superintendent** - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.21]

32. **Utilization of capacity** - current enrollment at the time of a completed application for residential development.

33. **Work Program** - the School District's Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.

34. **Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

35. **School Type** - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

City of Fort Pierce
Comprehensive Plan

ADOPTION DRAFT

Prepared In Collaboration With

July 2019

Table of Contents

Introduction	**i**
Statement of Legislative Intent	**iii**
Future Lane Use Element: Goals, Objectives, and Policies	**1-1**
Transportation Element: Goals, Objectives, and Policies	**2-1**
Infrastructure Element: Goals, Objectives, and Policies	**3-1**
Conservation Element: Goals, Objectives, and Policies	**4-1**
Coastal Manafement Element: Goals, Objectives, and Policies	**5-1**
Housing Element: Goals, Objectives, and Policies	**6-1**
Recreation and Open Space Element: Goals, Objectives, and Policies	**7-1**
Intergovernmenta Coordination Element: Goals, Objectives, and Policies	**8-1**
Capital Improvements Element: Goals, Objectives, and Policies	**9-1**
Public Facilities Management Element: Goals, Objectives and Policies	**10-1**
Public Schools Facilities Element: Goals, Objectives, and Policies	**11-1**

INTRODUCTION

Under State law, the local government comprehensive plan is the ultimate regulatory authority governing all land development activities. The City Fort Pierce adopted their first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long range vision of the City. The City updated the plan again in 2010 and 2019. The 2019 update was done to reflect changes in Florida statutes and to update time specific goals and policies.

The State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation ActComprehensive planning in Florida began in the 1970s and was codified in the 1985 Growth Management Act. The Act substantially increased the requirements for comprehensive plans, and mandated that local governments adopt land development regulations to implement the policies of the Comprehensive Plan. In 2011 the Community Planning Act was adopted, which substantially changed the requirements for comprehensive planning in Florida. The Act is implemented primarily through Rules 9J-5 and 9J-11 of the Florida Administrative Code.

These laws Chapter 163 mandates that local governments must maintain a long-range, comprehensive planning program that functions as a continuous and ongoing process, rather than a one-time report. Pursuant to Rule Chapter 73C-49, Florida Administrative CodeAs part of this ongoing process, at least every seven years each local government is required to periodically evaluate the need to amend its Comprehensive Plan to reflect changes in state requirements since the last comprehensive plan was updatedby researching and writing an Evaluation and Appraisal Report (EAR) on a schedule that repeats every seven years. The EAR functions as an audit of the successes and shortcomings of the Comprehensive Plan, and provides the opportunity to identify amendments needed to address them. In 2019201**0**, the City performed such evaluation adopted the required EAR of its Comprehensive Plan which was followed by the EAR-based amendments to update the plan accordingly. The EAR based amendments generally include updates to the Comprehensive Plan necessary to reflect changes in local circumstances, address identified major issues, or address changes in state law.

In response to several natural disasters that have affected Florida, the Florida Division of Emergency Management created the Local Mitigation Strategy (LMS) program. The St. Lucie County LMS, originally adopted in 2010, is a multi-jurisdictional all hazards mitigation plan that includes vulnerabilities and a risk assessment. The City of Fort Pierce adopted the St. Lucie County LMS in 2011. The LMS is reviewed annually and comprehensively updated every five years. The City continues to coordinate its comprehensive plan updates with the current St. Lucie County LMS.

The Comprehensive Plan contained herein is consistent with Chapter 163, F.S., and Rule 9J-5, as required by State law. The Comprehensive Plan is organized into 11 Elements (chapters). TheAn updated Data, Inventory, and Analysis (DIA) section which provides the supporting data and information used as the foundation for the Goals, Objectives, and Policies (GOPs) was prepared for each Element. The DIA for each Element of the Comprehensive Plan is not formally adopted by the City Commission. Each Element addresses an important aspect of land development and growth in Fort Pierce including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the

FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The intent of the GOPs contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. The City's Land Development Regulations which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Comprehensive Plan. Together, these implementing tools ensure that the development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Commission of the City of Fort Pierce with regard to the Comprehensive Plan. It is applicable to the City of Fort Pierce Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.

2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in effect on any private or public property located within the City of Fort Pierce.

3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan provides overall guidance for the specific implementation mechanisms that are contained in the City of Fort Pierce's Land Development Code (LDC).

4. The primary intention of the Plan is to protect the public health, safety and welfare. In the event of a conflicting provision between the Comprehensive Plan and the Land Development Code, the provisions of the Comprehensive Plan will prevail.

5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Fort Pierce to the extent that the objective or policy specifies implementation.

6. Wherever the term "acres" is used in this Comprehensive Plan, it shall be taken to mean "gross acres", unless otherwise specified. In addition, standard practice rounding convention may be used in determining whether parcels meet the size or acreage standards contained in this Plan.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.

FUTURE LAND USES

1.1 Objective:
The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.

1.1.1 Policy:
Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

1.1.2 Policy:
Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (CO)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:
The City will ensure consistency between the updated Comprehensive Plan and the Land Development Regulations.

1.1.5 Policy:
The City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with Section 163.3206, Florida Statutes (F.S.).

1.1.64 Policy:
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

A. Residential

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.

Hutchinson Island Residential (HIR): 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. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to

serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Hutchinson Island Mixed Use (HIMU): The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

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

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;

- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Offices – Professional and Business Services (OP): The CO designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-

intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

C. Institutional

Institutional (INST): The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

D. Industrial

Boundary Industrial (BI): The Boundary 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 under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

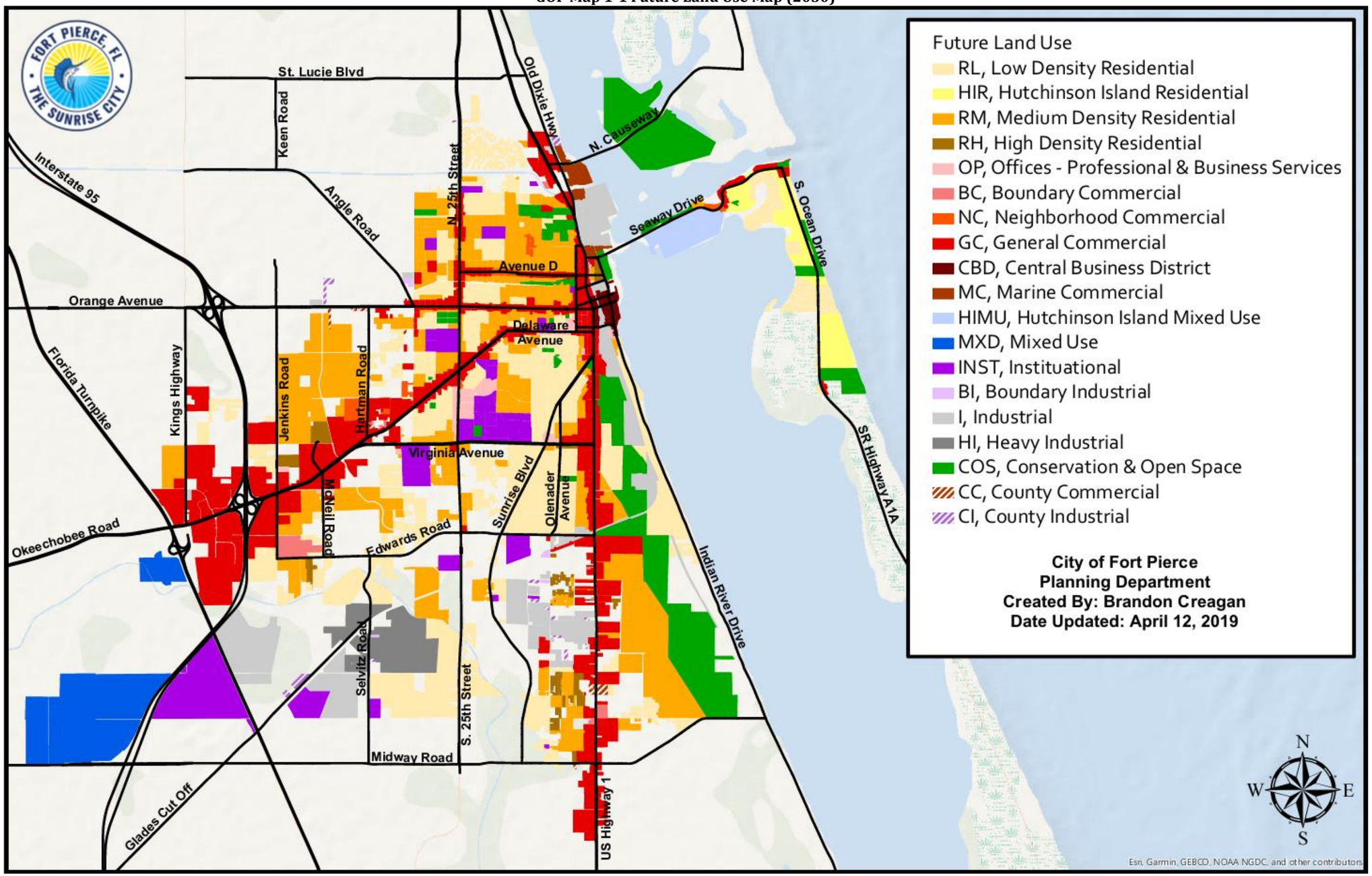
Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office 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 FAR of 1.5.

Heavy Industrial (HI): The Heavy 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 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 FAR of 2.0.

E. Conservation/Open Space

Conservation and Open Space (CO): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 Future Land Use Map (2030)



1.1.75 Policy:
The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.86 Policy:
The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

1. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;

2. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;

3. Affordable housing developments shall include a variety of housing types.

1.1.97 Policy:
The City will allow density bonuses~~,~~ if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit. Such contributions shall include park land dedication or park facilities, infrastructure and transportation facilities, beach access and fishing piers. In establishing the value of the facilities and the appropriate density bonus, the following will be considered:

i. hard costs - all material and labor costs for the construction of the facility
ii. soft costs - fees and costs required for the design of the facility
iii. land costs - land to be transferred to the City or other public agency associated with the facility

1.1.108 Policy:
Density bonuses are not permitted in the coastal high hazard area, or environmentally sensitive areas.

1.1.119 Policy:
Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

1.1.120 Policy:
The City shall maintain the South Beach overlay district in the land development code for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

1.1.131 Policy:
The City shall administer architectural guidelines for commercial and residential development to encourage historical and traditional styles native to the Fort Pierce

area and new and innovative architectural design. The Design Review Guidelines adopted in 2007 shall establish the architectural guidelines for commercial and residential development.

1.1.142 Policy:

The City shall administer the Art in Public Places Program to include enabling language for Public Art guidelines, a Public Art Committee and methods for collecting fees on development.

1.1.153 Policy:

The City shall coordinate with St. Lucie County to implement the 2017~~02~~ update to the Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

1.1.164 Policy:

The City shall continue to regulate placement, size, and design of signs through the land development code.

1.1.175 Policy:

The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Section 163.3177(6)(a)(9)(a), F. S.~~Rule 9J-5.006(5)(g), F.A.C.~~

1.1.186 Policy:

The City shall require all new residential and commercial developments to install underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

1.1.197 Policy:

Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.1.2018 Policy:

The City shall complete a feasibility study for a marine industrial zone along Taylor Creek consistent with the Taylor Creek Charrette.

1.1.2119 Policy:

The City shall encourage the utilization of green building techniques, designs, and materials that meet the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems, through incorporation of sustainable strormwater management practices, preservation of native species, provision of pedestrian connectivity between sites, usage of low impact building materials, and usage of renewable energy sources within the Land Development Code.

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.2.1 Policy:

The City shall amend its Land Development Regulations to establish development standards for transit-oriented developments to support transit service once the plans and location for the future AMTRAK rail service are in place to promote walkability and transit ridership. These standards shall include but not be limited to:

- designation of a Transit Oriented Overlay District around the future AMTRAK station;
- requiring minimum densities within the district;
- requiring construction of continuous sidewalks on both sides of the roadway within the district.

1.2.2 Policy:

The City shall develop a transfer of development rights (TDR) program to protect natural and historic resources and provide incentives for development within targeted areas of the City.

1.3 Objective:

As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

1.3.1 Policy:

The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:

The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

LAND USE AND TRANSPORTATION

1.4 Objective:
Coordinate transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.

1.4.1 Policy:
The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element.

1.4.2 Policy:
The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professional accepted traffic engineering practices.

1.4.3 Policy:
City shall evaluate the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City and County.

TRAFFIC CIRCULATION

1.5 Objective:
The City shall administer Land Development Regulations that manage access to adjacent roadways, require adequate on-site traffic circulation and off-street parking for all development.

1.5.1 Policy:
The City shall protect the local, regional, and state roadway network.

1.5.2 Policy:
The City shall maintain land use regulations which ensure safe and convenient on-site traffic circulation and adequate off-street parking for all development.

1.5.3 Policy:
The City shall require all new developments to provide a pedestrian network with internal pedestrian connectivity and interconnections to existing and planned infrastructure on adjacent properties.

1.5.4 Policy:
The City shall require construction or maintenance of sidewalks for new or rehabilitated buildings throughout the City to meet the Americans with Disabilities Act.

1.5.5 Policy:
The City Planning Department shall coordinate with the City Engineer and the Florida Department of Transportation for access to state roadways.

CONCURRENCY

1.6 Objective:
The City shall administer a concurrency management system to ensure public facilities are available concurrent with development and redevelopment. Transportation facilities will be monitored through a local program which functions similar to a concurrency system but is not subject to state-mandated. It is now being referred to as a Transportation Monitoring System.

1.6.1 Policy:
Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.

1.6.2 Policy:
If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned upon the provision of the facilities and services necessary to serve the proposed development prior to the certification of occupancy.

1.6.3 Policy:
The City shall assess new development and redevelopment a proportionate fair-share of the public facility costs to accommodate the impacts of the development in order to maintain the adopted LOS standards through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

1.6.4 Policy:
The City shall require development to contribute a proportionate share of the cost for public facility improvements required to meet the demands of the development by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions.

1.6.5 Policy:
Prior to approving a building permit, or its functional equivalent, the City shall consult with the Fort Pierce Utility Authority, to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy, or its functional equivalent, by the City.

1.7 Objective:
The City shall require that easements be dedicated prior to issuance of a building permit to accommodate utilities necessary to serve development

1.7.1 Policy:
The City's Land Development Regulations shall require dedication of suitable land for utility facilities necessary to support developments including water and wastewater, drainage ways, electricity transmission, telephone and cable television, and other required utilities, prior to issuance of a building permit.

COMMUNITY AND DOWNTOWN REDEVELOPMENT

1.8 Objective:

The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

1.8.1 Policy:

Redevelopment shall be guided by the 2001 Community Redevelopment Area Plan within the adopted CRA boundary.

1.8.2 Policy:

The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

1. Create a lively Downtown/Waterfront area with mixed-use development, water-enhanced activities, and historic preservation.
2. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.
3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.
4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.
5. Expand historic preservation through façade grants and encourage adaptive re-use of existing historic structures in redevelopment proposals.
6. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives and new business recruitment.
7. Improve street appearance through streetscape and urban design strategies that enhance the pedestrian environment.
8. Stabilize the beaches against erosion.
9. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principles, a Downtown Trolley, a passenger train station and transit connections between the AMTRAK station and the beach for low and moderate-income workers.

1.8.3 Policy:

Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code. ~~by 2012.~~

1.8.4 Policy:

The City shall coordinate with the CRA, Main Street Fort Pierce and Lincoln Park Main Street for Downtown area marketing, business recruitment, public artworks creation, redevelopment grants, and businesses and property owner incentives.

1.8.5 Policy:
The City shall coordinate with the CRA to create a Downtown Parking Management Plan including district-wide parking strategies.

1.8.6 Policy
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing
- Mixed use projects with residential
- Adaptive reuse of historic structures
- Brownfield site redevelopment

NEIGHBORHOOD PLANNING

1.9 Objective
The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.

1.9.1 Policy:
The City will continue the Neighborhood Enhancement Action Team (NEAT) Program to encourage reinvestment in central city neighborhoods through the combined efforts of City departments such as the Planning Department, the Engineering Department, the Building Department, the Public Works Department, the Police Department, and the Solid Waste Department to address multiple issues in the Fort Pierce community.

1.9.2 Policy:
The City shall target public investments such as infrastructure improvements based upon the adopted special area plans to increase homeownership and property values.

1.9.3 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods. Special area plans shall include the following:

1. Delineation of planning area.
2. Review of existing zoning and land use.
3. Analysis of existing transportation issues including continuity of existing transportation grid in new development.
4. Analysis of infrastructure (drainage, potable water, sewer, roadways)
5. Inventory of cultural and historic resources.
6. Inventory of recreation and open space areas, schools, and institutional uses.
7. Inventory of existing residential, commercial and industrial uses.
8. Goals, objectives, and polices for the special area plan that address physical and economic revitalization and public safety issues.
9. Programs and capital improvements that will enhance the neighborhood.

10. Public participation including meetings and charrettes with neighborhood associations, homeowners groups, and business groups, as appropriate.
11. As appropriate, after public participation, utilize future land use map and text amendments, the zoning atlas and text amendments, zoning overlays, and/or design standards to implement any plans.

1.9.4 Policy:
The City shall undertake the development of special area plans for the following neighborhoods (in no particular order). The City will strive to complete one plan annually.

1. Avenue D Historic District
2. Downtown Historic District
3. Edgartown Historic District
4. River's Edge Historic District
5. South Beach District
6. ~~Performing~~ Peacock Arts District
~~6.~~7. Lincoln Park District

1.9.5 Policy:
The City shall consider incentives for neighborhood enhancement such as commercial façade and other grants for businesses, tax incentives for historic preservation, and technical assistance from City staff.

1.9.6 Policy:
The City shall continue its code enforcement program to maintain the character of residential areas and protect public health, safety, and welfare.

ECONOMIC DEVELOPMENT

1.10 Objective:
The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

1.10.1 Policy:
The City shall coordinate with the CRA and the local chamber of commerce to implement economic development strategies to attract desired businesses and industry.

1.10.2 Policy:
The City shall ensure that the FLUM allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City.

1.10.3 Policy:
The City shall promote entrepreneurship skills programs to interested students and residents as an integral part of the economic diversity strategy.

1.10.4 Policy:
The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

1.10.5 Policy:
The City shall encourage minority-owned businesses to obtain State and Federal funds to promote development of those businesses and industries.

1.10.6 Policy:
The City shall encourage expansion of degree programs at Indian River State College as well as education for job training to expand the local skilled labor force.

1.10.7 Policy:
The City shall coordinate with St. Lucie County to implement the Port of Fort Pierce Master Plan to achieve its economic development goals.

ANNEXATION

1.1~~2~~1 Objective
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.

1.1~~2~~1.1 Policy:
The City shall evaluate proposed annexations within the urban service boundaries 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.

1.1~~2~~1.2 Policy:
The City shall develop a phased annexation program based upon the ability of the City to provide public facilities. The program shall establish phasing and timing guidelines prioritizing the annexation of enclaves, pocket, and infill areas.

1.1~~2~~1.3 Policy:
Annexations Plan shall include fiscal impact analyses and plans for maintaining LOS standards consistent with the Comprehensive Plan.

1.1~~2~~1.4 Policy:
The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.

1.1~~2~~1.5 Policy:
Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.

1.1~~2~~1.6 Policy:

The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designation assignments for annexed properties.

1.1~~2~~1.7 Policy:

Existing structures on properties newly annexed properties shall be assessed for historic value according to the City historic preservation ordinance and, if found to have such value, be incorporated into the City list of designated structures.

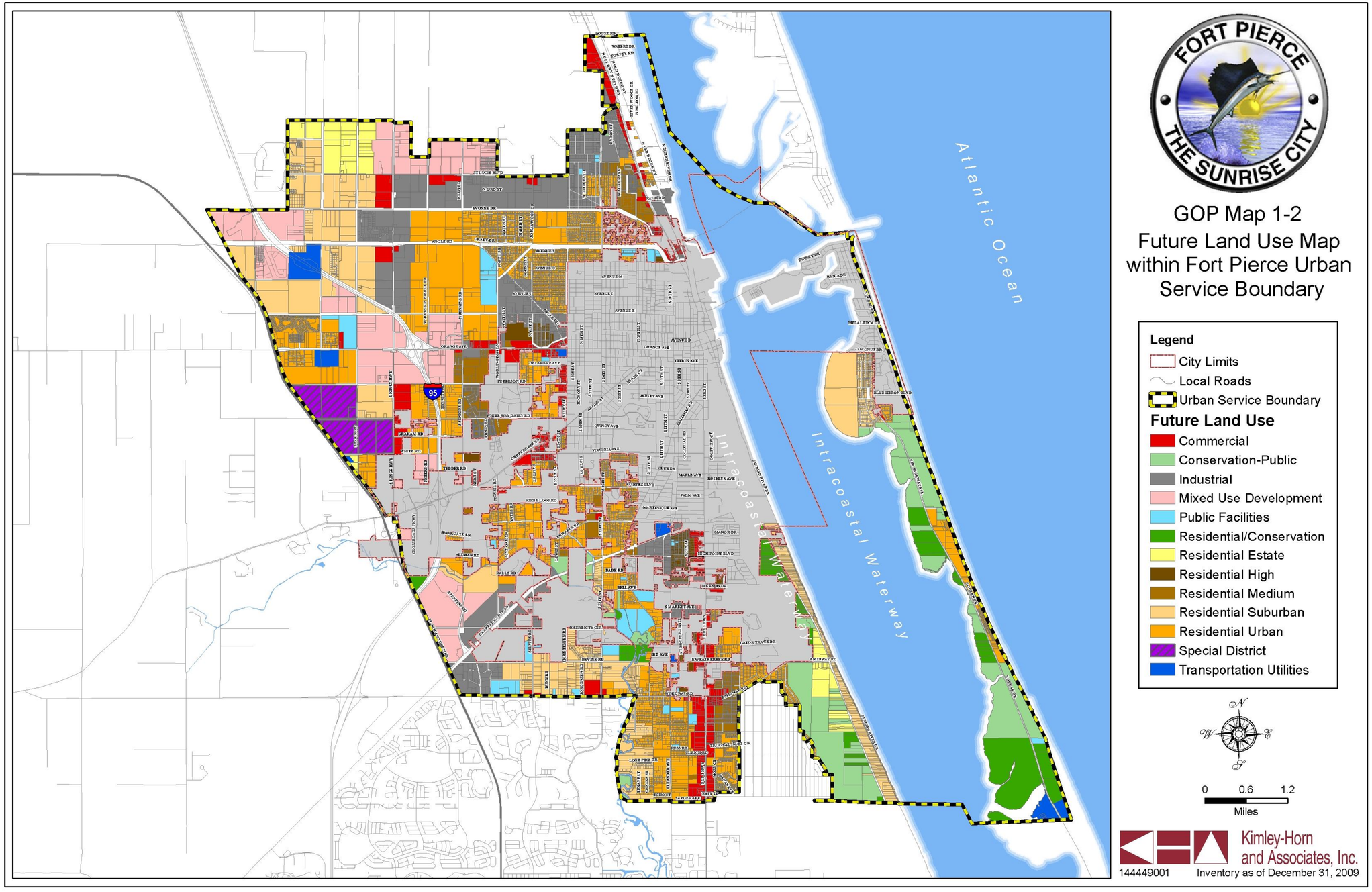
1.1~~2~~1.8 Policy:

Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.

1.1~~2~~1.9 Policy:

The City shall pursue a joint planning agreement with St. Lucie County as provided in Section 163.3171(1), F.S., for the area currently outside the City's municipal boundary that is located within the urban service boundary, as identified on Map 1-2.

GOP Map 1-2 Proposed Future Land Use within Fort Pierce Urban Service Boundary



SCHOOL SITING

1.1~~2~~3 Objective:
Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.

1.1~~3~~2.1 Policy:
The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space.

1.1~~2~~3.2 Policy:
The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

1.1~~2~~3.3 Policy:
The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

1.1~~2~~3.4 Policy:
Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

1.1~~2~~3.5 Policy:
The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

HAZARD MITIGATION

1.1~~3~~4 Objective:
Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster-preparedness.

1.1~~3~~4.1 Policy:
The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

1.1~~3~~4.2 Policy:
Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

1.134.3 Policy:

The City shall coordinate with St. Lucie County and the Treasure Coast Regional Planning Council to develop standards and guidelines to assess evacuation times for development within the evacuation areas.

1.143.4 Policy:

Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.

1.145 Objective:

The City shall ~~prepare~~ maintain hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property ~~by 2012~~.

1.145.1 Policy:

The post-disaster redevelopment plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

1.145.2 Policy:

The City shall coordinate their post-disaster redevelopment plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan.

1.145.3 Policy:

Post-disaster redevelopment and hazard mitigation plans should inventory hazard prone properties and implement building codes and development regulations, such as setback provisions, structural connections, and other site controls, to reduce future property damages and losses.

HISTORIC PRESERVATION

1.156 Objective:

Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.

1.156.1 Policy:

At all times, the City of Fort Pierce shall maintain a current and complete inventory of all officially designated historic sites and historic districts.

1.156.2 Policy:

The City of Fort Pierce shall implement programs, policies and regulations to preserve and encourage the rehabilitation of historic resources through such techniques historic overlay districts and building code provisions.

1.156.3 Policy:

The City of Fort Pierce shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.15~~6~~.4 Policy:

The City of Fort Pierce shall encourage the rehabilitation and adaptive reuse of historically significant buildings and structures in lieu of demolition.

1.15~~6~~.5 Policy:

The City of Fort Pierce shall promote the proper the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to historic sites, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring historic buildings, sites, and streetscapes.

1.15~~6~~.6 Policy:

The City of Fort Pierce shall promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.

1.15~~6~~.7 Policy:

The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

1.15~~6~~.8 Policy:

The City of Fort Pierce shall retain a Historic Preservation Board to evaluate, review and recommend to the City Commission properties for designation as historic sites and districts, and to review alterations to historic sites and structures.

1.15~~6~~.9 Policy:

The City shall provide grants and loans for historic façade restoration for structures listed in the City's inventory of historic structures.

1.15~~6~~.10 Policy:

No building, structure, improvement, landscape feature, or site within the city that has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitate, excavated, moved or demolished until an application for a certificate of appropriateness has been reviewed and approved by the Historic Preservation Board.

1.15~~6~~.11 Policy:

The City of Fort Pierce shall encourage quality new construction and developments that are harmonious with neighboring historic sites and historic districts.

1.15~~6~~.12 Policy:

The City and its Historic Preservation Board shall address alteration, removal, destruction, or development of structures within the following historic districts:

1. Avenue D
2. Sample Oaks
3. Oakland Park

4. Edgar Town
5. Downtown
6. River's Edge

NATURAL RESOURCE PROTECTION

1.16~~7~~ Objective:
The City shall ensure that natural resources are protected in accordance with the Conservation and Coastal Management Elements and the enforcement of the land development code, especially in the review of all new development and redevelopment.

1.16~~7~~.1 Policy:
The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

1.16~~7~~.2 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16~~7~~.3 Policy:
The City shall require the prevention of the unnecessary destruction or inappropriate use of existing natural resources and natural sites during the site plan review process of all proposed development or redevelopment.

1.16~~7~~.4 Policy:
When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16~~7~~.5 Policy:
The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

1.16~~7~~.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development action. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17~~8~~ Objective:
Develop and implement land use controls and programs to preserve and enhance the important natural functions, and aesthetic and recreational values of the Indian River Lagoon and other surface waters.

1.17~~8~~.1 Policy:
The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

1.17~~8~~.2 Policy:
New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

1.17~~8~~.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment in order to promote shallow water aquifer recharge and stormwater filtration.

1.17~~8~~.4 Policy:
The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce are implemented, particularly Goal 3 regarding environmental protection and the Indian River Lagoon.

POTABLE WATER SUPPLY PROTECTION

1.18~~9~~ Objective:
Protect the quality and quantity of the City potable water supply as depicted on the Fort Pierce Future Land Use Maps.

1.18~~9~~.1 Policy:
Amendments to the Future Land Use Map proposing land use categories that permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.18~~9~~.2 Policy:
All buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes when new sewers are extended into an area currently using septic systems for wastewater disposal.

1.18~~9~~.3 Policy:
New subdivisions shall provide sewerage and connections to the City sanitary sewer system for each lot in the development.

FLOOD PROTECTION

1.19~~20~~ Objective:
Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, the provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.

1.19~~20~~.1 Policy:
The land development codes shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

1.19~~20~~.2 Policy:
The Land Development Regulations shall require the design of public roads and parking lots to be consistent with the criteria of the SFWMD.

1.19~~20~~.3 Policy:
New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures that protect against the 100-year flood. The City shall maintain consistency with the program policies of the National Flood Insurance Program and shall monitor the availability of new cost effective programs for minimizing flood damage; such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

1.19~~20~~.4 Policy:
New development shall provide stormwater retention equal to that which existed under predevelopment conditions that is consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

1.19~~20~~.5 Policy:
Continue to implement regulations in the City's code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions, including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

SPOIL SITES

1.20~~1~~ Objective:
The City shall coordinate with the Florida Inland Navigation District (FIND) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.

1.20~~1~~.1 Policy:
The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

1.201.2 Policy:

Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in this plan and meet reasonable cost and transportation requirements.

1.201.3 Policy:

The City shall consider the land use designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.

ENERGY EFFICIENCY AND CONSERVATION

1.212 Objective:

The City shall adopt and maintain Land Development Regulations which incorporate concepts for managing land, water and energy resources in a sustainable and energy efficient manner that is responsive to innovative development and conservation techniques as outlined in the policies below.

1.212.1 Policy:

Site planning standards shall be adopted which require new development and redevelopment to incorporate energy conservation measures in the site layout and design. These standards shall focus on environmental features such as landscape, sun, wind, and substitutes for energy-intensive technologies.

1.212.2 Policy:

The City shall adopt and enforce energy efficient building codes and promote energy efficiency in building heating and cooling systems which incentivizes practices such as usage of renewable, recycled and low emitting materials, indoor air quality management plan, increased ventilation, proper disposal and reuse of construction waste, optimized energy performance, on-site renewable energy and water usage reduction.

1.212.3 Policy:

The City shall require energy efficient housing through use of renewable energy resources in existing and new housing.

1.212.4 Policy:

The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

1.232 Objective

The City will coordinate land use and transportation decisions to reduce vehicle miles traveled (VMT) and the number of automobile trips required for daily needs to reduce greenhouse gas emissions through implementation of the following policies:

1.223.1 Policy:

The City shall maintain a well connected pedestrian and bicycle network to reduce greenhouse gas emissions by completing missing sidewalk and bicycle segments through incorporation of projects into the City's Capital Improvements Program and through regional coordination efforts with St. Lucie County and the FDOT.

1.223.2 Policy:

The City shall improve access to transit, bicycling and pedestrian facilities. The City shall implement land use and community design features which contribute to energy efficiency and green house gas reduction, including, but not limited to:

1. Promoting smaller block sizes within large scale developments and redevelopment projects through good site design criteria
2. Requiring a mix of land uses in most future land use classifications
3. Allowing higher densities and intensities in all future land use classifications, especially within the City Core and along major corridors
4. Requiring provision of pedestrian/bicycle facilities in all new developments and redevelopment proposals
5. Requiring access to existing transit facilities as well as construction of new transit shelters associated with new development
6. Providing traffic calming features within residential neighborhoods and around schools and community facilities

TRANSPORTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 2

The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.1 Objective:

~~The~~ City of Fort Pierce is designated as a transportation concurrency exception area pursuant to Section 163.3180, Florida Statutes (F.S.). ~~The City is exempt from state-mandated transportation concurrency.~~ Although transportation concurrency is no longer required, ~~T~~the City will continue to administer a roadway level of service (LOS) based management system (previously referred to as "transportation concurrency management") to review development impacts. Land use and transportation strategies to support and fund mobility shall be implemented to comply with Section 163.3180(5)~~(f)(b)4.~~ F.S.

2.1.1 Policy:

Development impacts will continue to be mitigated through the administration of a roadway LOS based management system that requires transportation facilities needed to serve new development to be in place or under construction within three years after the City approves a building permit or its functional equivalent.

2.1.2 Policy:

The City shall implement land use and transportation strategies to include, but not be limited to, capacity improvements, operational improvements, transit/bicycle/pedestrian facilities, transportation demand management (TDM), transportation system management (TSM), complete streets designs, and parking strategies.

2.1.3 Policy:

Additional land use and transportation strategies will be incorporated in the Comprehensive Plan ~~once additional rulemaking has been authorized per~~ consistent with the Joint Report on the Mobility Fee Methodology Study prepared on December 1, 2009 by the Florida Department of Community Affairs and the Florida Department of Transportation.

2.2 Objective:

Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.1 Policy:

The roadway network shall be maintained at the adopted LOS standards through capacity improvements, operational improvements, or mobility strategies. Roadway improvement projects which are needed to maintain the adopted LOS standards shall be included in the CIP or added to the CIP during the annual update to the Capital Improvements Element.

2.2.2 Policy:
Maintain the adopted LOS standard of "D" for all non-FIHS, SIS and TRIP funded roadways within the City for the peak hour. Table 2.2.2a reflects adopted level of service standards for FHIS, SIS, and TRIP Funded facilities:

Roadway	From/To	Adopted LOS
SIS Facilities		
I-95	Midway Road to SR 70/Okeechobee Road	C
I-95	SR 70/Okeechobee Road to SR 68/Orange Road	D
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/Okeechobee Road	C
Florida's Turnpike	SR 70/Okeechobee Road to Indian River County Line	B
SR 70/Okeechobee Road	McCarthy Road to Florida's Turnpike	B
SR 70/Okeechobee Road	Florida's Turnpike to I-95	C
TRIP-Funded Facilities		
SR 713/Kings Highway	SR 70/Okeechobee Road to Orange Avenue	D

2.2.3 Policy:
Roadways projected to exceed the adopted LOS standard will be addressed through intergovernmental coordination and/or capacity and operational improvements, or implementation of mobility strategies. Coordination with the County and the FDOT shall be required if a proposed development impacts County or State roadways.

2.2.4 Policy:
Maintain the adopted roadway LOS standards through appropriate development review conditions and monitoring of the City's transportation facilities.

2.2.5 Policy:
The City shall coordinate with FDOT to develop strategies to encourage local traffic to utilize the local street network to support the regional travel on State roadways. In support of mobility in the City, Fort Pierce shall continue to improve connectivity of its roadways to reduce vehicle miles traveled, provide more route choices, and disperse traffic to maintain the adopted LOS standards.

2.2.6 Policy:
For new developments or redevelopments, the City shall allow the projected impacts on the roadway LOS standard to be mitigated through proportionate fair share contributions. The City shall apply the method for determining the proportionate fair

share contribution as adopted by ordinance. The contribution may be made for capacity or operational improvements.

2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds that LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operation improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 Objective:
The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.

2.3.1 Policy:
The City shall require TDM strategies to reduce the peak hour demand on the City's roadways. The City shall also permit TDM strategies to be implemented as a part of a development's traffic impact mitigation plan thereby reducing single occupancy vehicle trips. The specifics of the proposed TDM strategies will be adopted within the respective development orders.

2.3.2 Policy:
Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

2.3.4 Policy:
The City shall develop a TDM program to address car and van pooling, parking requirements, mobility strategies, accessibility to transit, and employer-based initiatives such as flexible work schedules. The TDM program shall focus on reducing travel during peak periods to improve the LOS of the City's roadways, reduce single occupancy vehicle trips, and efficiently use the existing infrastructure.

2.3.5 Policy:
The City shall implement a "complete streets" policy which is designed and operated to address the needs of drivers, public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in all planning, programming, design, construction, reconstruction, retrofit, operations, and maintenance activities. The City shall view all

transportation improvements as opportunities to improve safety, access, and mobility for all travelers in Fort Pierce and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system.

2.3.6 Policy:
The City shall seek to determine the modal split of its modes and set specific targets aimed at increasing the modal split for non-single occupancy automobile modes including transit, bicycling, and walking. The City shall coordinate with St. Lucie County, St. Lucie County Transportation Planning Organization (TPO), and FDOT to achieve a higher modal split.

2.4 Objective:
Support preservation of the Historic Districts and the redevelopment of the Downtown Area through strategies that prioritize walking, bicycling and transit and related design principles for development, thereby reducing the need to drive.

2.4.1 Policy:
Coordinate with the FDOT to develop, plan, and fund transportation improvements to support and enhance the revitalization of the US 1 corridor adjacent to the Downtown District and the Historic Districts. The priority should be Transportation System Management (TSM) strategies that enhance the efficient use of the existing infrastructure through targeted physical and operational improvements on US 1 to maintain the urban characteristics of the Downtown and Historic Districts.

2.4.2 Policy:
The City shall coordinate with St. Lucie County to enhance the transit services along US 1 by improving headways and service of existing transit lines. For developments along US 1, the City may consider a contribution to the St. Lucie County Transit system or supporting facilities within the context of the development as mitigation for projected traffic impacts.

2.4.3 Policy:
Improve pedestrian and vehicular linkages from US 1 to the Historic Districts and to the Downtown Area. The City will continue to require new developments and redevelopments to plan and provide pedestrian and vehicular circulation linking buildings directly to US 1 and connecting the Historic Districts and Downtown.

2.5 Objective:
Maintain the existing roadway network and multi-modal transportation system to enhance efficiency, convenience, safety, and energy efficiency through implementation of the following policies.

2.5.1 Policy:
Resurface and maintain badly worn or deteriorated roads on a regular basis, as needed, through programmed and funded improvements in the City's CIP.

2.5.2 Policy:
Identify poor drainage areas with roadway rights-of-way (ROWs) where the accumulation of water is becoming a safety hazard and could generate a structural deficiency. The City shall annually program and fund improvements in the City's CIP

for these areas, as needed. The City shall also coordinate with related agencies having jurisdiction over the impacted roadways for proper maintenance and facility improvements.

2.5.3 Policy:
Coordinate with agencies having jurisdiction over signs, pavement markings, transit facilities and signs, sidewalks, and any other transportation infrastructure within City limits regarding maintenance to plan, program, and implement improvements to support system efficiency and enhance safety.

2.5.4 Policy:
Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.

2.5.5 Policy:
Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.

2.5.6 Policy:
The City shall require the provision of safe and convenient on-site vehicle traffic flow within the required vehicle parking areas and address the needs of non-motorized traffic as a part of this provision.

2.6 Objective:
The City shall coordinate its transportation system with the plans and programs of St. Lucie County, St. Lucie County TPO and FDOT to maintain and enhance regional mobility.

2.6.1 Policy:
Coordinate with local authorities for timely implementation of regional system improvement projects in the Five-Year Schedule of Capital Improvements.

2.6.2 Policy:
New roadways shall be designed to enhance connectivity to existing roadways and improve mobility of the City's transportation system.

2.7 Objective:
The City shall work with FDOT and St. Lucie County TPO to provide a secure transportation system for the roads that comprise the Strategic Intermodal System (SIS) through implementation of the following policies.

2.7.1 Policy:
Coordinate with the FDOT, St. Lucie TPO, and St. Lucie County to maintain a safe, convenient, and effective regional transportation system including I-95, the Florida Turnpike, SR 70/Okeechobee Road, and US 1.

2.7.2 Policy:
Coordinate with FDOT to establish guidelines for access management standards for development on all roads that comprise the Strategic Intermodal System (SIS). The

standards shall address driveway locations, number of access points, and cross access requirements with adjacent properties.

2.8 Objective:
The City shall develop a ROW plan consistent with its Future Land Use Element to preserve, plan, and acquire future ROW. The ROW plan shall identify the existing, proposed and future ROWs and the respective widths. The ROW plan shall also establish the standards for ROWs based upon the future needs of the City including all modes of transportation. The City shall administer the ROW plan regarding proposed development and associated ROW dedication requirements.

2.8.1 Policy:
The City shall not allow development to encroach an existing ROW. All development will be required to be setback from the edge of the ROW pursuant to the zoning code.

2.8.2 Policy:
The City shall prepare a ROW plan to preserve existing ROWs and plan for future ROWs. The City shall prepare the ROW plan ~~by 2012,~~ in coordination with St. Lucie County and St. Lucie Transportation planning Organization.

2.8.3 Policy:
ROW dedication requirements for proposed developments or redevelopments shall be consistent with the City's ROW plan and standards. Large developments or redevelopments may be required to provide additional ROW to enhance the City's connectivity.

2.8.4 Policy:
Administer the City's and St. Lucie County's ROW widths standards according to the functional classification of the roadways. Minimum ROW width requirements are as follows:

Functional Classification	**Width (in feet)**
Limited Access/Controlled	325 (Width may vary)
Arterials	200 – 106
Collectors	94 – 70
One-Way Pair	60'

2.9 Objective:
The City shall include projects to achieve and maintain the adopted LOS standards in the Capital Improvement Element, as required.

2.9.1 Policy:
The Capital Improvement Element will be updated annually by December 1 of each year to include transportation projects needed to address LOS issues identified as a part of the LOS analysis reporting required by the City's Transportation System Monitoring database (formerly referred to as the Concurrency Management System).

2.9.2 Policy:
The Capital Improvement Program (CIP) addressing transportation facilities shall include the entire system, including, but not limited to roads, trails, bike paths, signage, sidewalks, etc. ~~, inclusive of backlogged facilities.~~

2.9.3 Policy:
The City may also include multimodal transportation projects and related programs in the CIP for traffic impact mitigation for LOS issues. The City may also consider implementation of the City's mobility strategies as a means to address the impacts of development as appropriate and available.

2.10 Objective:
Continue to coordinate with the FDOT, the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), and adjacent municipalities to achieve safe, convenient, and energy efficient mobility of people and goods.

2.10.1 Policy:
The City representatives will attend regularly scheduled meetings with the regional agencies to provide input on regional transportation projects affecting the City, convey the City's transportation needs and direct the City's priorities through the TPO's Transportation Improvement Program (TIP).

2.10.2 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to plan, program, and implement transportation projects, programs, and strategies identified in the Transportation System Monitoring database.

2.10.3 Policy:
Participate in the FDOT's Five-Year Work Program development process to convey the City's transportation needs and direct the City's priorities through the FDOT.

2.10.4 Policy:
The City shall coordinate with the St. Lucie County Division of Emergency Management regarding implementation and communication of procedures for any emergency evacuation such as a hurricane threat to the region.

2.10.5 Policy:
The City shall participate in the regional public transportation planning initiatives including the St. Lucie County transit service and the proposed Amtrak service along the Florida East Coast (FEC) railway to promote and enhance regional transportation and mobility within St. Lucie County.

2.10.6 Policy:
The City shall continue to participate in the TPO's Technical Advisory Committee to assist in the annual up-date of the TPO's Congestion Management System.

2.10.7 Policy:
The Transportation Element shall be consistent with and further the transportation goals outlined in the 2035 Regional Long Range Transportation Plan (RLRTP). The City shall rely upon the goals, objectives, and policies listed in the RLRTP in addressing mobility through incorporation of multimodal considerations during the decision making process. The Comprehensive Plan and the Land Development Code will be updated, as necessary, upon adoption of the 2035 RLRTP by St. Lucie County.

2.11 Objective:

The City shall coordinate with the Port, St. Lucie County, the St. Lucie County TPO, and the FDOT to maintain a safe and effective transportation system serving the Port and integrate with all modes of surface or water transportation. The City shall also coordinate with the Army Corps of Engineers and Department of Environmental Protection regarding the Port facilities plans regarding new or expanded facilities.

2.11.1 Policy:

The City shall maintain the adopted LOS standard for roadways serving the Port. The City shall coordinate with the Port and the appropriate agencies regarding the intermodal management of surface transportation.

2.11.2 Policy:

The City shall coordinate with St. Lucie County, the St. Lucie County TPO, and FDOT to prepare a truck route study to plan, program, and implement the most effective truck routing to serve the Port. The City of Fort Pierce will coordinate with St. Lucie County and the FDOT to designate truck routes to serve the Port of Ft. Pierce.

2.11.3 Policy:

As a part of the City's Transportation Monitoring System and the requirements for developments to provide traffic impact analyses, the City shall monitor future development relative to the potential impact on the Port's transportation and operations. The City shall also coordinate with the Port regarding development proposals adjacent to the Port facilities to protect the Port from incompatible land uses.

2.11.4 Policy:

The City, in partnership with St. Lucie County, shall implement the recommendations of the Port of Ft. Pierce Master Plan.

2.11.5 Policy:

The City shall coordinate with the Port, Army Corp of Engineers, and Department of Environmental Protection to protect and conserve natural resources within the Port. The City shall work with the Port to mitigate the impacts from the Port upon adjacent natural resources and land uses.

2.12 Objective:

The City shall coordinate with regional agencies and transit providers to support and enhance the transit service to increase transit use, increase the transit mode split, reduce vehicle miles traveled, reduce greenhouse gas emissions, and promote a multimodal transportation system.

2.12.1 Policy:

The City shall coordinate with St. Lucie County Transit to identify strategic transit corridors for transit service enhancements including, reduced headways and convenient hours of operation, increased route coverage, and predictable scheduling. The City shall also coordinate with St. Lucie County Transit to establish measures for the acquisition and preservation of existing and future public transit ROWs.

2.12.2 Policy:
The City shall coordinate roadway and transit improvements with St. Lucie County, the St. Lucie TPO, the St. Lucie County Airport, the Port of Ft. Pierce, and FDOT for the update to the City's CIP.

2.12.3 Policy:
The City shall coordinate with St. Lucie County Transit to ensure that transit stops are located in areas that are accessible to a large portion of the community by reviewing the location of transit stops and evaluating the need for improvements including new shelters and to amenities.

2.12.4 Policy:
The City shall partner with the FDOT, the TCRPC and the other regional agencies planning for the provision of passenger rail service along the FEC corridor and extend commitment to implementation of transit service within the City.

2.12.5 Policy:
The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future AMTRAK passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

2.12.6 Policy:
The LOS standard for transit shall be consistent with St. Lucie County's adopted LOS standard for the St. Lucie County Transit system.

2.13 *Objective:*
The City shall support bicycling and walking as integral parts of the City's multi-modal transportation system by providing connected, convenient, and user-friendly facilities along with requiring developments to be designed incorporating bicycle and pedestrian-friendly principles.

2.13.1 Policy:
The City shall prepare a Citywide Sidewalk Facilities Report that inventories the existing sidewalk network including widths, condition, and other elements that contribute to pedestrian safety and comfort and evaluates the need for enhancements including filling sidewalk gaps and other pedestrian enhancements ~~to comply with Section 163.3180(5)(b)4, F.S~~.

2.13.2 Policy:
Consistent with the City's "complete streets" approach, all streets within the City shall have sidewalks on both sides. The City shall also require additional pedestrian amenities including lighting, shade, safe crosswalks, and separation from the roadways (when feasible).

2.13.3 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to install and/or repair sidewalks and bicycle facilities as part of any State or County roadway widening or construction project.

2.13.4 Policy:
As part of the Citywide Sidewalk Facilities Report, the City shall coordinate with the FDOT to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, improved lighting, improved pedestrian signals and pedestrian refuge areas.

2.13.5 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to provide traffic control and design features to enhance pedestrian and bicycle safety and comfort along state and county facilities.

2.13.6 Policy:
The City shall prioritize sidewalk improvements within a one-mile area around schools to enhance its "safe routes to school" and to provide handicapped accessible pedestrian connections around all transit stops.

2.13.7 Policy:
The City shall ~~the City shall~~ prepare a Citywide Bicycle Facilities Report that inventories and evaluates the City's bicycle facilities network and develop a plan to provide an interconnected bicycle facilities network within the City ~~to comply with Section 163.3180(5)(b)4, F.S~~.

2.13.8 Policy:
The City shall implement a Bicycle Facilities Improvement Program" (BFIP) in phases as bike lanes are constructed in key areas of the City specifically park and recreational facilities, transit stops and public spaces, as identified in Phase 1.

2.13.9 Policy:
The bicycle facilities utilized as part of the BFIP shall include covered and uncovered bicycle parking areas, fix-it stations, long term bicycle storage lockers and solar powered tracking devices.

2.13.10 Policy:
The LDRs shall identify reduced parking requirements for all developments contributing to the facilities identified in the BFIP that are above the established multi-modal requirements.

2.13.11 Policy:
Consistent with the City's "complete streets" approach, safe and convenient bicycle facilities shall be provided along all roadways within the City, as feasible. All new roads shall be designed to include bicycle lanes or separated facilities. For local streets where the speed differential between automobiles and bicycles is lower, the City may consider an alternative approach such as a wide shoulder or lane.

2.14 *Objective:*
The City of Fort Pierce shall coordinate with all local, state and federal agencies to execute the safe, efficient, and effective evacuation of all residents and visitors to the City in the coastal evacuation areas in the event of a hurricane or other natural disaster.

2.14.1 Policy:
The City shall maintain the effectiveness of the evacuation routes within the coastal area by reviewing all development proposals in the Coastal High Hazard Area to determine the potential impact on hurricane evacuation times. Developments which are projected to cause an increase in addition to the City's adopted evacuation times shall be required to mitigate the impacts on hurricane evacuation times caused by the development.

2.14.2 Policy:
The City shall coordinate with St. Lucie County to enhance public awareness of hurricane evacuation plans, routes and shelters in order to help prevent loss of life and property.

2.14.3 Policy
The City shall adopt the evacuation time proscribed by St. Lucie County and derived from the TCRPC Transportation Analysis Hurricane Evacuation Study, update 2003.

2.14.4 Policy:
The City shall continue to coordinate with St. Lucie County to maintain or improve hurricane evacuation times and to annually update the Local Emergency Evacuation Plan.

2.14.5 Policy:
The City shall coordinate with St. Lucie County and the TCRPC to implement strategies identified in the County Evacuation Plan to maintain efficient and timely evacuation procedures in the event of a hurricane or other catastrophic event.

2.14.6 Policy:
The City shall coordinate with St. Lucie County to prepare and implement evacuation plans and procedures to address the needs of the elderly, handicapped, hospitalized, or other special needs within the City including the provision of public transit and paratransit services.

INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 3

Provide high quality, healthy, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to meet the current and future needs of the City residents and visitors.

SANITARY SEWER

Goal 3.1

Coordinate with the Fort Pierce Utilities Authority (FPUA) to provide cost effective, equitable and adequate sanitary sewer facilities which meet all applicable design standards and effluent water quality standards for the short and long term planning horizons.

3.1 Objective:
The City shall coordinate with the FPUA to identify existing deficiencies in the capacity of the sanitary sewer and to correct any identified deficiencies to maintain the adopted LOS standard through the short and long term planning horizons.

3.1.1 Policy:
The City shall assure through the FPUA budget approval process that FPUA will maintain funding for the system improvements identified in the Capital Improvement Element to address sanitary sewer deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.1.2 Policy:
The City shall work with FPUA to ensure projects and programs are funded to correct system deficiencies and maintain the adopted LOS standard.

3.1.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to program sanitary sewer improvements to maintain the adopted LOS standard..

3.2 Objective:
Sanitary Sewer facilities shall be provided at or above the adopted LOS standard of 240 gallons per day (GPD) per equivalent residential connection (ERC) to meet the City's short and long-term needs for the adopted planning horizon.

3.2.1 Policy:
The LOS standard for sanitary sewer facilities shall be 240 GPD per ERC. The LOS standard for the FPUA wastewater treatment plants shall be measured by average daily flow. The number of ERCs provided for residential connections shall be:

- 1 ERC (240 GPD) for each single family unit
- 0.875 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the wastewater treatment system shall be sized to provide the number of ERCs as agreed upon the FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing wastewater flows from similar land uses, best available data, or from the Estimated Sewage Flows provided in Table 1 in Section 64E-6.008 *System Size Determinations*, Florida Administrative Code.

The LOS standard for FPUA wastewater treatment plants shall be measured by average daily flow.

The capacity of the FPUA collection system shall be measured by peak hour flow. The following peak factors will be used to assess the capacity of the collection system:

Flow Range (Maximum Month Average Daily Flow), MGD	Peak Factor
0.000 to 0.250	1.67
0.250 to 1.000	1.50
1.000 to 4.000	1.40

3.2.2 Policy:
The City shall coordinate with FPUA to prepare and submit an updated Capacity Analysis Report to the Department of Environmental Florida Protection (FDEP) at intervals described in Section 62-600.405, *Planning for Wastewater Facilities Expansion,* F.A.C. When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

3.2.3 Policy:
The City shall coordinate with FPUA to devise a strategy to transition customers with private septic tanks to connect to the public sanitary sewer collection system when service is available. The City shall work with FPUA to establish criteria for connections and timing requirements.

3.2.4 Policy:
The City shall maximize the use of existing sanitary sewer facilities through the support of infill and redevelopment.

3.3 Objective:

The City shall coordinate with FPUA to ensure sanitary sewer facilities are designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge and natural drainage features.

3.3.1 Policy:

The City shall coordinate with FPUA to implement the FDEP requirements of the St. Lucie County Public Health Unit and the Florida Department of Health to continue to protect the groundwater supply from potential sources of contamination pursuant to Chapter 1-10, "Health and Sanitation," St. Lucie County Code of Ordinances. All new developments will be required to connect to the public sanitary sewer system or provide documentation that the septic tanks are permitted by the St. Lucie County Health Department.

3.3.2 Policy:

The City shall coordinate with FPUA continue to implement the FDEP requirements prohibiting direct wastewater effluent discharges to surface and ground waters within wellfield zones of influence. The Island Wastewater Reclamation Facility will continue to be operated to meet the conditions and limits of its Industrial Wastewater Discharge Permit and an Industrial Wastewater Discharge permit will be obtained from FDEP for any future wastewater treatment facilities prior to discharging to surface and ground waters.

3.3.3 Policy:

The City shall coordinate with FPUA to reduce wastewater effluent discharges to surface and ground waters at future wastewater treatment facilities by including the infrastructure to treat wastewater to reclaimed water standards at new facilities. FPUA has already entered into an Agreement with Florida Municipal Power Agency to provide reclaimed water from the future Mainland Water Reclamation Facility (MWRF) once it is available.

3.3.4 Policy:

The City shall coordinate with FPUA to protect ground and surface waters from pollution through permitting of domestic collection and transmission systems. As part of the certification process for permitting with FDEP, FPUA will review the construction plans and specifications for their conformance to applicable FDEP standards and implement FDEP requirements to protect ground and surface waters from pollution through licensing of collection and transmission systems.

3.3.5 Policy:

The City shall require the proper maintenance of septic tanks by the owner to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.6 Policy:

The City shall require the proper maintenance of septic tanks by property owners to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.7 Policy:
The City shall require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.

3.3.8 Policy:
The City shall coordinate with FPUA to regularly inspect and monitor the conditions of gravity sanitary sewers, pump stations and force main systems. The inspection and monitoring should report the following parameters to locate and address areas with leaks, high infiltration and inflow, and other identified issues:

- Age, remaining service life
- Infiltration and inflow
- Capacities, compared to loading demands
- Operating pressures
- Physical conditions, need for repairs/replacement
- Reliability in emergency situations

3.3.9 Policy:
The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts on the sanitary sewer system and maintain adopted LOS standard.

3.3.10 Policy:
Water conservation practices shall be employed including maintenance and operation to minimize groundwater and surface water infiltration and informing the public about the effective use of water conservation plumbing fixtures and participation in County programs to improve water conservation.

3.3.11 Policy:
The City shall coordinate with FPUA to require that all customers who connect to the sanitary sewer system meet the water quality requirements established by FDEP and FPUA for wastewater entering the wastewater treatment facilities. The discharge from existing and proposed industrial sites shall be evaluated to determine if pretreatment prior to discharge into the sanitary sewer system is required to meet the water quality requirements.

SOLID WASTE

Goal 3.2

Provide a cost-effective and sustainable solid waste collection and disposal system which emphasizes resource recovery and meets all environmental quality standards.

3.4 Objective:
The City shall coordinate with St. Lucie County to identify existing deficiencies in the solid waste management and correct any identified deficiencies to maintain the adopted LOS through the adopted planning horizon.

3.4.1 Policy:
The LOS standard for solid waste management facilities shall be 200 tons per day of Municipal Solid Waste City wide.

3.4.2 Policy:
The City shall continue to require applicants for development permits to demonstrate available capacity of solid waste disposal sites and sufficient collection equipment of the Public Works Department prior to issuance of the permit or development order.

3.5 Objective:
The City shall coordinate with St. Lucie County to reduce demand on the solid waste disposal facilities through recycling. The City shall strive to recycle at least 30 percent of the overall solid waste stream by increasing the recycling of cardboard, metal, paper, glass, and plastic to at least 50 percent.

3.5.1 Policy:
The City shall continue to maintain or expand its recycling services and education program as a means of reducing the solid waste stream.

3.5.2 Policy:
The City shall encourage greater reliance upon electronic media to reduce the amount of paper consumed and provide recycling services in all public facilities.

3.6 Objective:
Protect the functions of the City's groundwater aquifer recharge areas and natural features from improper disposal of solid waste.

3.6.1 Policy:
The City shall maintain and implement its solid waste collection practices consistent with solid waste recycling and hazardous waste disposal requirements of the St. Lucie County solid waste disposal and recycling system.

3.6.2 Policy:
The City's contracted solid waste collection provider shall maintain collection services at the City's adopted LOS standard.

3.6.3 Policy:
The City shall participate in the hazardous waste collection and disposal programs of St. Lucie County by enforcing hazardous waste collection practices required by the county and other agencies with jurisdiction. Participation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter to City residents. Such notification shall indicate that the City does not provide hazardous waste collection services and inform the public that such services are provided by St. Lucie County and others.

3.6.4 Policy:
The City shall monitor the general operation of its solid waste collection services to maintain the adopted LOS standard. As appropriate, the monitoring shall provide

recommendations for capital improvements to maintain the adopted LOS standard including equipment and facilities.

DRAINAGE

Goal 3.3

Maintain a stormwater management system in the City that reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.

3.7 Objective:
Stormwater management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria.

3.7.1 Policy:
The City shall continue to implement land development regulations which establish the minimum design criteria for stormwater management. These design criteria shall serve as the LOS standard to assess adequacy of stormwater management facilities and development concurrency:

(1) Minimum roadway and parking lot elevations shall be set at the peak elevation of the 10-year one-day storm event;
(2) Minimum site perimeter elevations shall be set at the 25-year, 3-day peak stage. Site runoff up to such stage level may not overflow onto any adjacent property, unless a permanent drainage easement is obtained;
(3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;
(4) Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps, City's code enforcement ordinances or calculations following the latest SFWMD methodology, whichever is greater;
(5) Off-site discharge shall be limited to pre-development runoff based on the 25-year, 3-day storm event calculated by SFWMD methods;
(6) All roof runoff shall be detained on site.

3.7.2 Policy:
The City shall adhere to its National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and best stormwater Management Practices.

3.7.3 Policy:
The impact of stormwater management facilities and support services on adjacent natural resources shall be considered in accordance with SFWMD regulations during the construction, siting, and operation of new or expanded stormwater management facilities.

3.7.4 Policy:
The City shall coordinate with the SFWMD and the independent drainage districts to implement applicable portions of the SFWMD regional water resource projects, the Upper East Coast Regional Water Supply Plan, and the Indian River Lagoon Stormwater Improvement and Management (SWIM) Plan that are intended to reduce losses of excess stormwater to tide, to recharge the surficial aquifer and water preserve areas and/or to provide additional storage for surface waters.

3.7.5 Policy:
The City shall work with FDEP to develop an action plan to meet the objectives and requirements of FDEP's Basin Management Action Plan for the St. Lucie Basin in order to address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3.7.6 Policy:
The City shall continue to implement a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and ground water recharge functions. A computer model of the existing surface water management system was developed as part of the 2010 Stormwater Master Plan that accounted for ground water levels, existing and projected stormwater flows, and canal stages. The City shall use this model as part of the land development review process to evaluate the impact of proposed connections to the City surface water management system and will update the model to include approved connections for new development.

3.7.7 Policy:
The City shall manage the construction and operation of its facilities which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3.8 Objective:
Maintain and protect ground water recharge of the surficial aquifer system in order to maintain all of the functions of the Floridan Aquifer.

3.8.1 Policy:
The City shall use Best Management Practices (BMPs) for stormwater management in accordance with City and SFWMD regulations.

3.8.2 Policy:
The City shall work cooperatively with the SFWMD and independent drainage districts to implement the Upper East Coast Regional Water Supply Plan, plans that provide for additional surface water storage such as water preserve areas, and any other plans and operating procedures that increase recharge water to the Surficial Aquifer.

3.8.3 Policy:
The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and by discouraging the channelization, seawall installation or other alteration of natural rivers, streams and lakes.

3.8.4 Policy:
The City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through land acquisition, the enforcement of regulations and the application of land and water management practices which provide for compatible uses.

3.8.5 Policy:
The City shall coordinate with St. Lucie County to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.

3.8.6 Policy:
All new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all regulatory requirements, including but not limited to, the following:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Mosquito control
- Infiltration and percolation prior to overflow or outfall discharge

POTABLE WATER

Goal 3.4

Provide a cost-effective and sustainable potable water supply system which meets all applicable water quality standards, maintains the adopted LOS, and maintains the City's water quality standards, and does not compromise the City's future water supply.

3.9 Objective:
The City shall coordinate with FPUA to identify existing deficiencies in the potable water system and to correct any identified deficiencies in order to maintain the adopted LOS through the adopted planning horizon.

3.9.1 Policy:
The City shall assure, through the FPUA budget approval process, which FPUA will maintain funding for the systems improvements the Capital Improvements Element to address identified potable water deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.9.2 Policy:
The City shall coordinate with FPUA to fund projects and programs to correct identified system deficiencies and maintain the adopted LOS standard.

3.9.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to assure that potable water facilities are available to provide adequate fire flow protection and to meet the existing needs of FPUA's customers. ~~The Water and Wastewater Master Plan is next scheduled to be updated in 2011 [SHOULD WE ASSIGN A NEW DATE? IF SO, WHEN WOULD THE CITY LIKE TO UPDATE THE MASTER PLAN?] .~~Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated in 2021.

3.10 Objective:
Potable water facilities shall be provided at the adopted LOS standard of 300 GPD per ERC for the adopted planning horizon.

3.10.1 Policy:
The LOS standard for potable water facilities shall be 300 GPD per ERC. The number of ERCs provided for residential connections shall be:

- 1 ERC (300 GPD) for each single family unit
- 0.70 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the potable water facilities treatment system shall be sized to provide the number of ERCs as agreed upon by FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing potable water demands from similar land uses or best available data.

The LOS standard for the FPUA water treatment plants shall be measured by maximum daily flow.

3.10.2 Policy:
The City shall work with FPUA to provide adequate fire flow protection. FPUA will review new construction projects to ensure that new projects have been designed and constructed to provide a minimum system pressure of 20 pounds per square inch during maximum day demands with fire flow.

3.10.3 Policy:
The City shall coordinate with FPUA to prepare and submit an Updated Capacity Analysis Report to the FDEP at the scheduled intervals described in the F.A.C. Section 62-555.348, *Planning for Expansion of Public Water System Source, Treatment, or Storage Facilities.* When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

~~The August 2009 Capacity Analysis Report prepared for FPUA indicated that there was adequate capacity to meet the projected growth demands through 2018 [SHOULD THIS DATE BE EXPENDED?]. If additional capacity is required in the future, an assessment of the impacts of the construction and operation of new or expanded water treatment plants and support services on adjacent natural resources shall be prepared during site review, in accordance with FDEP and SFWMD regulations.~~The August Capacity Analysis Report prepared for FPUA initially indicated that there was adequate capacity to meet the projected growth demands through 2018. However, due to lower than expected growth rates between 2006 and 2015 and the rerating of the Water Treatment Plant from 18.99 Million Gallons per Day (MGD) to 23.32 MGD on May 3, 2018, there is adequate capacity to meet the projected growth demands through 2030.

3.10.4 Policy:
The City, in coordination with the FPUA, shall maximize the use of existing potable water facilities by encouraging infill and redevelopment.

3.10.5 Policy:
The City and FPUA shall continue to maintain, administer, and implement an integrated geographic information system (GIS) to make standardized land use and potable water supply facilities information available for local and regional planning purposes.

3.11 Objective:
Encourage compact urban growth patterns, including infill and redevelopment, to maximize the use of existing potable water facilities.

3.11.1 Policy:
The City shall work with FPUA to identify opportunities to increase the efficiency and to optimize the use of existing facilities as an alternative to constructing new potable water facilities. The FPUA will continue the planned and preventive maintenance program in order to maximize the useful life of existing infrastructure.

3.11.2 Policy:
The City shall work with FPUA to prioritize the provision of water service to infill, enclave, or redevelopment areas.

3.12 Objective:
Optimize the utilization of water resources through effective water management practices that conserve and protect potable water resources with primary focus on the Surficial Aquifer.

3.12.1 Policy:
The City shall develop a basin-wide water management protocol, in accordance with SFWMD permitting requirements, that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting the stormwater management system, wellfield

characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

3.12.2 Policy:
FPUA shall continue to monitor water loss within the utility system, to identify strategies that minimize system loss and continue the preventive maintenance program for the distribution system.

3.12.3 Policy:
The City shall utilize the development review process of the Land Development Code to require applicants for development permits to prepare landscaping plans that incorporate xeriscape principles, encourage native plant communities, and meet the Florida Irrigation Society's standards and specifications for turf and landscape irrigation systems. The City shall revise the Land Development Code to include more stringent requirements for these areas.

3.12.4 Policy:
The City shall continue to implement a year-round public information and education program promoting water conservation. The City shall coordinate with FPUA to encourage conservation by continuing to implement a multi-tier rate structure which increases the unit cost as consumption levels increase.

3.12.5 Policy:
The City, in conjunction with FPUA, shall implement the adopted 10-year water supply plan consistent with the SFWMD plans.

3.12.6 Policy:
The City and FPUA shall coordinate and participate in the SFWMD Upper East Coast Water Supply Plan process.

3.12.7 Policy:
The City adopts by reference the current 2012 FPUA 10-Year Water Supply Facilities Work Plan.

3.13 Objective:
Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features.

3.13.1 Policy:
The City shall coordinate with FPUA and SFWMD for the design, construction, operation and maintenance of new or expanded potable water facilities that will focus on the use of an alternative water source as defined in the Upper East Coast Water Supply Plan. These potential sources could include the Floridan aquifer, aquifer storage and recovery (ASR) wells, desalinization, capture and storage of excess stormwater currently lost to tide, reuse and grey water where technically feasible and other technologies.

3.13.2 Policy:

The construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels and the exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will harm the aquifer system. Adverse impacts of construction, operation, and maintenance to the aquifer system shall be avoided or at least minimized.

3.14 Objective:

Provide a cost-effective, sustainable potable water system meeting all applicable standards at the adopted LOS standard.

3.14.1 Policy:

The City shall continue to coordinate the provision of potable water services with the FPUA through agreements with municipalities and other service providers.

3.14.2 Policy:

The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts to the potable water system and maintain adopted LOS standard.

3.14.3 Policy:

The City shall assist FPUA in identifying possible sources of financing for the water system improvements identified in the current and future ~~2006~~ Water and Sewer Master Plan~~s and the future 2011 Water and Sewer Master Plans~~.

3.14.4 Policy:

The City shall coordinate with FPUA in continuing the provision of potable water that meets the drinking water standards described in F.A.C 62-555 and the provision of an annual water quality report for FPUA customers as required by the EPA Safe Drinking Water Act.

3.15 Objective:

Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth in compliance with the latest standards acceptable to the City, the County, the State and the U. S. Environmental Protection Agency, and in accordance with the regulations implementing the "Safe Drinking Water Act" (1986).

3.15.1 Policy:

The City shall continue to rely upon the facilities and personnel of the Fort Pierce Utilities Authority to satisfy the potable water supply, treatment and distribution needs of residents and businesses.

3.15.2 Policy

The City shall coordinate with the Fort Pierce Utilities Authority to ~~consider adopting~~ establish potable water level of service standards for non-residential land uses, such as office, industrial and commercial~~, by 2011~~.

3.16 Objective:
The City shall ensure that potable water facilities and services meet the level of service standards established within the Comprehensive Plan.

3.16.1 Policy:
The City shall coordinate with the FPUA to address existing facility deficiencies and utilize the Capital Improvements Program and the Capital Improvements Element to provide for correction of the improvements Element to provide for correction of the existing water supply and replacement of facilities.

3.16.2 Policy:
The City shall implement the 10-Year Water Supply Facilities Work Plan to ensure that water supply facilities necessary to serve existing and future development within the City are available and consistent with the FPUA consumptive use permit.

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 3.5

Protect the function of natural ground water/aquifer recharge areas and natural drainage features.

3.1<u>7</u> Objective:
Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.

3.17.1 Policy:
Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of 2<u>0</u>~~5~~% of pervious open and green space
- The City shall amend the Land Development Code to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Code to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.17.2 Policy:
The City will promote the use of reclaimed water through city-wide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation

once the MWRP is constructed and operating.

3.17.3 Policy:
The City shall continue to require that all development and redevelopment codes at a minimum comply with SFWMD environmental protection rules for stormwater disposal methods.

CONSERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 4

To conserve, manage, appropriately use and protect the natural resources of the City ensuring continued resource availability and environmental quality.

4.1 Objective:
Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

4.1.1 Policy:
The City shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

4.1.2 Policy:
Open burning shall be prohibited.

4.1.3 Policy:
Through the site plan approval process, the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

4.1.4 Policy:
The City shall reduce the potential for green house gas emissions by the following means:

a) Require vegetative buffer strips along all vehicular use areas;

b) Require pedestrian-friendly, transit-oriented design elements to be included in all development, such as transit stops, bicycle and pedestrian facilities, or other applicable multi-modal facility;

c) Amend the design requirements for parking lots ~~by 2012~~ to include reflective surface coatings, to require the use of shade trees and to increase island landscaping requirements.

4.2 Objective:
Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

4.2.1 Policy:
The City shall cooperate with St. Lucie County and the South Florida Water Management District for the implementation of water demand management

policies and programs, including mandating xeriscape principles for all development.

4.2.2 Policy:
The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, that, at a minimum, meets the state water quality standards.

4.2.3 Policy:
The City shall cooperate with the South Florida Water Management District (SFWMD) and St. Lucie County to conserve water resources in emergencies and during declared water shortages. The City shall continue and expand efforts to publicize and encourage water conservation.

4.2.4 Policy:
Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be restricted to protect the quality and quantity of this water source. Parking spaces that exceed minimum requirements and excessive amounts of imperious surface coverages for new development shall be discouraged.

4.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, IRL National Estuary Program Comprehensive Conservation and Management Plan, St. Johns River Water Management District (SJRWMD) District wide Water Supply Assessment and Northern Palm Beach County Comprehensive Water Management Plan.

4.2.6 Policy:
The City will continue to implement recommendations as proposed in the Water Supply Plan.

~~4.2.7 Policy:~~
~~Required open space shall be consistent with the promotion of shallow water aquifer recharge and stormwater filtration and meet the criteria to be established in the Land Development Regulations by 2010.~~

4.2.7~~8~~ Policy:
The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

4.2.8~~9~~ Policy:
~~By 2013, t~~The City shall develop non-potable sources for irrigation in coordination with FPUA.

4.2.9~~10~~ Policy:

~~By 2012, t~~The City shall amend the Land Development Regulations to discourage or restrict onsite septic treatment.

4.3 Objective:

Assure that generation, storage, transport and disposal of wastes in the City is managed with the best available technology to protect environmental quality.

4.3.1 Policy:

When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statute.

4.3.2 Policy:

All new development shall eventually be required to provide water and wastewater connections via FPUA through implementation of a transitional strategy developed by the City in coordination with the FPUA.

4.3.3 Policy:

The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City, are properly managed to protect the environment. The City shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

4.3.4 Policy:

The City shall coordinate with St. Lucie County and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage hazardous waste.

4.4 Objective:

Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.1 Policy:

The City shall strictly enforce all ordinances designed to protect and conserve natural resources and shall seek funding from all state and federal agencies to support such protection. The City shall support the enforcement of related state and federal regulations.

4.4.2 Policy:

Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

4.4.3 Policy:

The City shall require approval from all applicable external agencies regarding the protection environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

4.4.4 Policy:
The City shall require that surrounding land uses are compatible with lands recognized by the county, state or federal government as environmentally sensitive.

4.4.5 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography;
4. Hydrography (streams, lakes, swamps);
5. Vegetation;
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation);
8. Soil (type, suitability, bearing capacity).

4.4.6 Policy:
The City shall coordinate with the Treasure Coast Regional Planning Council, St. Lucie County, the state, federal and other public agencies concerned with managing and mapping natural resources. The City may also coordinate with private environmental organizations and individuals interested in resource conservation. The goal of such coordinating activities shall be to protect the values and functions of natural systems.

4.4.7 Policy:
The City shall work cooperatively with all agencies as appropriate, to administer land acquisition programs to acquire environmentally sensitive lands. The City shall also support the efforts of state and federal and other public and private conservation agencies in the acquisition of environmentally sensitive lands.

4.4.8 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

4.4.9 Policy:
The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to

serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the required open space established by City ordinance.

4.4.10 Policy:
When a parcel proposed for development contains more than one habitat type or native vegetative community, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions

4.4.11 Policy:
Through site plan review, the City shall provide special protection for:

1. Champion trees as recognized by Florida Department of Agriculture;
2. Specimen trees as recognized by Florida Department of Agriculture;
3. Plant species listed by the FWS as threatened or endangered; and
4. Plant species listed by the FDACS as threatened or endangered

4.5 Objective:
Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.

4.5.1 Policy:
The City shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the enforcement of existing local, and support of state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:
The City shall support the state and federal laws regarding the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:
The City shall cooperate with NOAA, EPA, DEP and other agencies as applicable to restore seagrass beds within its jurisdiction.

4.5.4 Policy:
Through the development review process the City shall regulate the location, density and intensity of development activities known to adversely impact wildlife and wildlife habitats. The City shall provide for flexible development alternatives, such as density transfers and flexible development options on developable portions of a site.

4.5.5 Policy:
The City shall protect listed wildlife and wildlife habitats by promoting public acquisition of known listed species wildlife habitat and through the dedication of conservation easements or deed restrictions.

4.5.6 Policy:
The City shall protect existing natural reservations and conservation areas as identified in the Recreation and Open Space and Future Land Use Elements.

4.5.7 Policy:
The City shall coordinate with St. Lucie County, the Heathcote Botanical Gardens Board of Directors and appropriate public interest groups to promote awareness of endangered, threatened and regionally important species.

4.5.8 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research underway in the South Indian River Lagoon and its watershed, including but not limited to the SFWMD, DEP, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine station, National Oceanic and Atmospheric Administration (NOAA), United and the states Geological Survey (USGS). Review current studies with regard to the Indian River Lagoon including a review and analysis of protective measures and their impacts on the overall quality and vitality of the area. If it is determined that current measures are not meeting overall goals, coordinate with the applicable agencies to amend existing requirements and/or provide new requirements with the goal of increasing compliance with the adopted plans of the local, regional, and state agencies.

4.5.9 Policy:
Protective landscape buffering shall be required between conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact the conservation and sensitive ecosystems. These standards and criteria shall be defined in the Land Development Regulations.

4.5.10 Policy:
The City shall work cooperatively with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as threatened and endangered or of special concern. Related activities shall include:

1. Require notification to these agencies when development proposals are received for sites documented as having historic and/or current occurrences of listed species;
2. Technical assistance consultation with these agencies; or
3. Cooperation with these agencies in locating potential introduction sites for designated species.

4.5.11 Policy:
The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities through the consideration of a natural resources division or the expansion of the urban forestry program.

4.6 Objective:
Require that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

4.6.1 Policy:
Any development projects proposed in those areas designated on the Future Land Use Map for conservation shall be subject to review by the City Commission to ensure those projects could not be located in any other land use designation, will protect natural resources through site plan conditions, and the sole purpose of the project is to enhance conservation and recreational activities.

4.6.2 Policy:
Non-jurisdictional native vegetative communities shall be preserved during development or redevelopment and if any non-jurisdictional native vegetative community must be removed during development or redevelopment, another native vegetative community shall be replanted to replace the removed vegetative community in equal value in terms of area, quality and quantity.

4.6.3 Policy:
The City shall strictly enforce landscaping standards which require the preservation of existing natural growth, the removal of invasive, exotic plant species and the promotion of native plant materials usage. These standards shall contain limitations, restoration and mitigation measures to compensate for the loss of native vegetation and define stabilization measures for areas impacted by development.

4.6.4 Policy:
The City shall use the best available existing technical criteria and information for the formulation of regulations and ordinances to ensure that future development, to the maximum extent practicable, is compatible with the functions of existing natural systems and resources conservation.

4.6.5 Policy:
The City shall monitor the characteristics of natural resources through development review. Indications of changes shall be examined and current conservation management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

4.6.6 Policy:
The City shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation. The City shall coordinate these efforts with the City Urban Forester.

4.6.7 Policy:
The City shall establish a program for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

4.6.8 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

4.6.9 Policy:
The City shall coordinate with St. Lucie County and the Heathcote Botanical Gardens Board of Directors on the implementation plans to restore degraded lands within the Regional Botanical Park.

4.6.10 Policy:
~~By 2012, t~~The City shall amend the Land Development Regulations to require the identification of natural habitats through an environmental impact study during the development review process.

4.7 Objective:
Assure the maintenance and conservation of open space and trees within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

4.7.1 Policy:
Native vegetative communities shall be preserved during development or redevelopment, as outlined in the adopted City landscape and tree ordinance.

4.7.2 Policy:
The City shall provide beautification of streets, rights-of-way and public open spaces and facilities within the City through grant applications or other funding sources.

4.7.3 Policy:
The City shall encourage and educate the public in the planting and maintenance of trees through its ongoing Urban Forestry plan and through coordination with the Keep Fort Pierce Beautiful and other appropriate organizations.

4.7.4 Policy:
The City shall expand the Keep Fort Pierce Beautiful Program beyond litter removal and transfer oversight of the program to the Urban Forester.

4.7.5 Policy:
The City shall continue to be certified, as it has since 1989, as a Tree City USA by the National Arbor Day Foundation.

4.7.6 Policy:
~~By 2013, t~~The City shall complete an inventory of tree species located on public lands through the application of a tree survey.

4.7.7 Policy:
~~By 2012, t~~The City shall amend the Land Development Regulations to include open space requirements for all residential developments.

4.8 Objective:
Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.

4.8.1 Policy:
Proper landscape buffering shall be required between wetlands and land uses that negatively impact the wetland ecosystem to be defined in the Land Development Regulations.

4.8.2 Policy:
Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and City land development regulations shall be revised where warranted to provide these areas with the maximum possible protection.

4.8.3 Policy:
Land uses identified as being incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands and when incompatible land use impacts are unavoidable these impacts shall be mitigated to compensate for loss of wetland functions.

4.8.4 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on jurisdictional wetlands recognized by the county, state or federal government as having high functional value and on undisturbed marine habitats containing listed species or recognized by the county, state or federal government as serving as essential fish habitat.

4.8.5 Policy:
This City shall support and coordinate with the ACOE, EPA, FWS, DEP, and FWCC and/or other agencies as appropriate to establish a list of priority wetland restoration sites. Priority wetland restoration sites shall include those disturbed wetlands having the greatest potential functional value after restoration.

4.8.6 Policy:
Through the site plan approval process the City shall ensure appropriate measures are taken to prevent development activities that adversely impact water quality through shoreline erosion and sedimentation over-wash onto wetlands.

4.9 Objective:
Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas left in their natural state.

4.9.1 Policy:
Through the development review process the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and sediment run-off.

4.9.2 Policy:
Applicants seeking permits and licenses for resource extraction or mining operation in the City shall be subject to review by the City Commission.

4.9.3 Policy:
The City shall require all development projects to adhere to the erosion control requirements as specified in the development permit application.

4.9.4 Policy:
Soil suitability shall be considered as a component of development approval in areas of undisturbed substrate.

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 5

The City shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.

5.1 Objective:
The City shall protect, conserve and enhance the remaining coastal, wetlands, water resources, living marine resources, coastal barriers and wildlife habitats and other natural resources.

5.1.1 Policy:
The City shall limit impacts to wetlands by directing uses identified as incompatible with the protection and conservation of wetlands and wetlands functions away from wetlands. When incompatible future land uses are unavoidable in wetlands, the impacts shall be mitigated to compensate for the loss of wetland functions. The City shall support no net loss of wetland functionality by requiring that all applicants for a permit to develop in jurisdictional wetlands obtain necessary permits from all applicable county, state or federal regulatory agencies prior to development approval by the City.

5.1.2 Policy:
Activities and land uses know to adversely affect the quality and quantity of identified water sources, and within natural groundwater recharge areas, shall be restricted to protect the quality and quantity of these water sources.

5.1.3 Policy:
The City shall limit the impacts of development or redevelopment upon wildlife habitat by strictly enforcing all ordinances designed to protect and conserve natural resources, and by supporting the enforcement of related county, state and federal regulations.

5.1.4 Policy:
Compliance with approved permits from other state, federal, and local programs for the conservation of natural resources shall be incorporated into the City planning process.

5.1.5 Policy:
The City shall condition City development approval on the receipt of all applicable external agency permits. The City shall require the receipt of all applicable external agency permits prior to the developer commencing development activity on the property. The City shall require consistency with the policies in the Comprehensive Plan that govern:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

5.1.6 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal agencies as environmentally sensitive.

5.1.7 Policy:
The City shall prevent unnecessary destruction or inappropriate use of existing natural resources through review of all applications and strict adherence to the adopted ordinances that regulate these resources.

5.1.8 Policy:
The City shall coordinate with and support all county, state and federal management measures designed to protect, preserve and enhance the coastal resources, wetlands, marine resources, wildlife habitats and other natural resources including coastal dunes, fisheries and coral reefs to limit the specific and cumulative impacts of development or redevelopment upon these marine resources.

5.1.9 Policy:
The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.

5.1.10 Policy:
The City shall maximize protection of coastal and marine resources by evaluating the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The development review process shall ensure compliance with levels of service and policies of this Plan and shall evaluate the following:

1. Protection of natural shoreline vegetation and coastal beach berm structure and habitat;
2. Management of surface water run-off;
3. Protection of structures from the effects of long-term sea level rise;
4. Protection from and reduction of exposure to natural hazards;
5. Protecting of beaches and shorelines from erosion;
6. Protection of the character and overwater views of the community;
7. Protection of living marine resources and wildlife habitat; and
8. Prevention of the degradation of water quality and estuaries.

5.1.11 Policy:
The City shall maximize protection of sea turtles through the implementation of development review criteria which shall accomplish the following:

1. Prohibit activities disruptive to marine turtle nesting;
2. Prevent interior or exterior lighting from illuminating nesting areas

during the nesting season;
3. Enforce nesting habitat setbacks;
4. Enforce standards for mechanical beach cleaning; and
5. Protect marine turtles from predation.

5.1.12 Policy:
The City shall establish a program administered by the Urban Forester for invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation.

5.1.13 Policy:
The City shall establish a program administered by the Urban Forester for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

5.1.14 Policy:
The City shall consider development of a Natural Resources Division to better protect the City's coastal dune system.

5.1.15 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

5.1.16 Policy:
When reviewing redevelopment applications for sites which contain natural resource systems, previously existing manmade alterations shall be evaluated to determine the feasibility of and whether viable benefits may accrue through their removal as part of the redevelopment project.

5.1.17 Policy:
The City shall ~~amend the~~ continue enforcing the provisions in the Land Development Regulations ~~by December 2010 to~~ that limit development east of the Coastal Construction Control Line (CCCL).

5.2 Objective:
The City shall maintain, or, to the maximum extent feasible, improve the quality of water in the Indian River Lagoon.

5.2.1 Policy:
The City shall continue to coordinate with all appropriate agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan and the St. Lucie County Coastal Management Plan.

5.2.2 Policy:
The City shall continue to coordinate with the county and all appropriate agencies in the efforts to reconnect the impounded marshes to the Indian River Lagoon.

5.2.3 Policy:
The City shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state, federal, and regional standards and the City's adopted level of service.

5.2.4 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research and management plans underway in the South Indian River Lagoon and it's watershed, including but not limited to the South Florida Water Management District, Department of Environmental Protection, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine Station, National Oceanic and Atmospheric Administration (NOAA) and the United States Geological Survey (USGS).

5.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, and the IRL National Estuary Program Comprehensive Conservation and Management Plan.

5.2.6 Policy:
The City shall support county, state and federal policies and regulations concerning the permitting of dredge and fill activity and shall require that all applicants for a permit to develop in submerged lands obtain necessary permits from all jurisdictional regulatory agencies prior to application submittal to the City.

5.2.7 Policy:
The City shall evaluate the feasibility of providing guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation measures to property.

5.2.8 Policy:
The City shall coordinate surface water management and protection efforts with the Indian River National Estuary Program (IRNEP), Florida Department of Environmental Protection, the South Florida Water Management District and other appropriate agencies.

5.2.9 Policy:
The City shall continue to protect submerged aquatic vegetation from the impacts of local land development by implementing the Surface Water Protection Ordinance. At a minimum, the following criteria shall be addressed:

1. Maintain upland vegetation within required setbacks to reduce runoff;
2. Require proper use of turbidity screens during construction activities;

3. Control discharge rates to promote on-site settlement of sediment loads and meet minimum retention requirements for runoff from storm events; and
4. Coordinate with FDEP Aquatic Preserve staff when development is within or adjacent to an aquatic preserve.

5.2.10 Policy:
Freshwater inputs to the Indian River Lagoon via interbasin diversions shall be regulated to ensure the health and viability of the estuarine system.

5.2.11 Policy:
The City shall adopt a Master Stormwater Management Plan ~~by December 2010~~ that ~~included~~ will include water quality monitoring to identify areas within the Indian River Lagoon of poor and fair water quality and establish priorities for correcting deficiencies. The management plan shall consider the cumulative impacts of development on water quality, and shall include recommendations to reduce or mitigate such impacts.

5.2.12 Policy:
The City shall continue to cooperate with other agencies and municipalities that perform fisheries studies and submerged aquatic vegetation mapping and use this data to assist in establishing priority areas for surface water improvement efforts.

5.2.13 Policy:
As applications for redevelopment are processed, the City shall ensure existing systems that currently do not meet stormwater management standards conform to current standards.

5.3 Objective:
The City shall give priority to water-dependent uses.

5.3.1 Policy:
When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the Land Development Regulations as follows:

1. Approved public and private shoreline protection, re-vegetation or restoration programs;
2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;
4. Commercial water related uses available to the public;
5. Docks and commercial marina expansion;
6. Water dependent uses that are available for public use;
7. Parking facilities for shoreline access;
8. Protection or preservation of sites recognized as historic resources;
9. Protection of sites designated as having unique community character;
10. Residential water dependent shoreline uses; and
11. Residential water related shoreline uses.

5.3.2 Policy
The City shall ensure adequate sites for priority water-dependent uses by:

1. Identifying environmentally suitable waterfront areas and recommending strategies for reserving such areas for water-dependent and water-related uses consistent with estimated needs;
2. Analyzing conflicts in priority of the existing shoreline uses and developing strategies for reducing or eliminating such conflicts;
3. Identifying strategies for encouraging appropriate mixed use development that includes water-dependent and water-related uses that is compatible with existing land uses;
4. Developing strategies to protect existing waterfront sites that exhibit unique community character or are identified as an historic resource; and
5. Ensuring public access facilities at the adopted level of service.

5.3.3 Policy:
The City shall coordate~~will ensure coordination~~ with St. Lucie County in implementing the 2017~~02~~ update to the Port of Ft. Pierce Master Plan. The ~~revised~~ plan ~~wa s adopted by the St. Lucie County Board of County Commissioners (Ordinance 02-014), which~~ provide~~d~~ general goals, objectives, and policies to encourage gentrification of the Port through a mix of recreational, commercial, residential and industrial uses. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

5.3.4 Policy:
The City shall develop and adopt guidelines that direct the location and management of water-dependent, water-related and water-enhanced facilities ~~by December 2011~~.

5.3.5 Policy:
The City shall ensure shoreline development is consistent with all jurisdictional agency permit conditions and provides for the protection of environmentally sensitive upland, submerged land or wildlife habitats consistent with the policies of this Plan.

5.3.6 Policy:
When reviewing an application for a marina, the City shall ensure it is located in areas where maximum physical advantages exist and where no unreasonable or excessive impacts are foreseen on coastal or marine resources. Marina construction shall reflect consideration of the following:

1. Protection of benthic vegetation and faunal assemblages;
2. Adequacy of circulation and tidal flushing;
3. Access to deep water through existing channels of adequate depth;
4. Minimization of shoreline modifications;
5. Quality and size of upland areas and degree of alteration necessary;
6. Ability to restore or enhance marine resource subject to past alteration;
7. Locations of existing propeller dredging problem areas;
8. Potential impact on alligators, manatees, marine turtles or other listed plant or animal species;
9. Availability of upland support services;
10. Adequacy of the Marina Hurricane Management Plan; and

11. Protection or enhancement of historic resources.

5.3.7 Policy:
When reviewing an application for a marina, the City shall ensure all required external agency coordination and permits have been obtained and the City permit does not conflict with the conditions of the external agency conditions.

5.3.8 Policy:
The City shall implement performance standards in the Land Development Regulations for marinas and marine-related facilities within the coastal area which include at a minimum: setbacks, height limitations, parcel size, architectural guidelines, seagrass protection, and the protection of water quality including the maintenance and containment of stormwater runoff and wash-down water for dry storage areas. Marina performance standards shall include the following minimum criteria:

1. Existing marina facilities shall be allowed to continue their operation provided these facilities are not expanded. New or expanded marina facilities shall meet the City's adopted operational standards.
2. While the expansion of existing facilities is preferred over construction of new facilities, the development of new marinas shall remain a viable alternative as many existing marinas will not be capable of meeting adopted operational and environmental standards.
3. Policies and incentives should encourage new and expanded marina facilities to utilize dry storage to the fullest extent possible.
4. New marina facilities shall retain all work area runoff in a separate retention area.
5. Prior to the operation of any new marina fueling facility, a fuel management/spill contingency plan shall be developed and provided to the City for review. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a fuel spill. The plan shall meet the St. Lucie County Fire Prevention Codes and the Rules of the State Fire Marshall's office.

5.3.9 Policy:
The City shall coordinate with all appropriate agencies in the identification of and the procedures and funding sources for removal of derelict vessels.

5.3.10 Policy:
The City shall coordinate with all appropriate agencies to protect submerged lands in shallow water areas from boating impacts, including strategies to reduce seagrass propeller scarring and to minimize vessel groundings. To accomplish this, the City shall assist to:

1. Identify problem areas and issues related to channel and shallows marking;
2. Establish criteria and priorities for identifying channels and shallows to be marked;
3. Make recommendations, in coordination with all appropriate local, state and federal agencies for channel marking;
4. Seek funding sources for marker installation; and

5. Identify boating restricted or "no vessel" protection zones.

5.3.11 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to improve boater education projects designed to place particular emphasis upon the following:

1. Navigational safety, including channel locations, in near shore waters;
2. Marine sanitation along with litter and debris control regulations; and
3. Seagrass, coral reef, manatee and sea turtle protection and conservation.

5.3.12 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to continue to improve the demarcation of submerged natural resource areas and the publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

5.3.13 Policy:
Inconsistencies between the Port Master Plan and the City's Comprehensive Plan shall be resolved through the dispute resolution process provided under Chapter 186.509, F.S., in the event the City and the deep water port are unable to resolve these inconsistencies.

5.4 Objective:
The City shall protect beach and dunes and where feasible restore altered beaches or dunes. The City shall minimize the impacts of manmade structures on beach or dune systems.

5.4.1 Policy:
The City shall support and, when appropriate, assist the conservation efforts of public and private organizations which protect and promote the protection of marine turtles and turtle nesting habitat.

5.4.2 Policy:
The City's Urban Forester/Natural Resource Division shall prepare and annually review a Beach Management Plan ~~by December 2012~~ for all City owned beaches that are marine turtle nesting habitat. The plan shall review the implementation of nesting habitat protection measures and the plans for restoration and re-vegetation.

5.4.3 Policy:
For all City owned beaches, the City shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce the potential for damage that may result from storms.

5.4.4 Policy:
When reviewing redevelopment applications for a site which contains coastal dune systems, previously existing manmade alterations on the shoreline shall be evaluated to determine whether feasible and if benefits may accrue through their removal as part of the redevelopment project.

5.4.5 Policy:
The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City.

5.4.6 Policy:
When reviewing an application for future development or redevelopment in the Coastal Area, the City shall ensure that permitted uses shall be limited to those which are resource dependent or compatible with the physical and environmental characteristics of the Coastal Area, or to those uses which can occur without degradation of important environmental values or interference with legally established public access to Coastal Area shorelines.

5.4.7 Policy:
When reviewing an application for development projects which contain coastal dune systems, the City shall discourages random pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation and dune systems by requiring designated accessways between land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices (BMP) promoted by the DEP.

5.4.8 Policy:
When reviewing an application for development or redevelopment projects on private lands which contain coastal dune systems, the City shall provide incentives outlined in the Land Development Regulations to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and to reduce the potential for damage that may result from storms.

5.4.9 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

5.4.10 Policy:
The City shall amend the Land Development Regulations to include incentives for inclusion of coastal dune systems in developments in coastal areas.

5.5 Objective:
The City shall limit public expenditures that subsidize development permitted in coastal high-hazard area.

5.5.1 Policy:
City shall examine the inventory of existing infrastructure facilities located in the Coastal High-Hazard Area to give consideration to which facilities could be relocated or which should be replaced should funding sources become available for such activities. The City shall give priority to relocating when feasible; except for restoration or enhancement of natural resources.

5.5.2 Policy:
The City shall discourage construction of new infrastructure facilities within the Coastal High-Hazard Area unless such infrastructure is necessary to serve existing

and/or the future population projected in this Plan. Such infrastructure shall be constructed in a manner that minimizes the impacts from storm events and impacts to natural resources.

5.5.3 Policy:
The City shall limit thoroughfare or other infrastructure improvements such as water and sewer system expansions in coastal high hazard or floodplain areas to those deemed necessary to correct existing infrastructure deficiencies or as part of the maintenance and repair of existing infrastructure. Prohibit the construction of bridges or causeways to spoil or barrier islands not currently served by such infrastructure.

5.5.4 Policy:
The City shall discourage public expenditures that subsidize the reconstruction or repair of existing developments destroyed by a natural disaster in the coastal high hazard and floodplain area, if it results in increased densities and intensities above what previously existed on the site.

5.5.5 Policy:
The City shall limit the construction of new commercial or public facilities which regularly use, handle, or store hazardous materials in coastal high hazard and floodplain areas or within defined wellfield zones of influence. Where such siting occurs, in accordance with local government comprehensive plans, require the development of a comprehensive facility emergency preparedness plan which clearly defines measures to mitigate the effects of a hazardous materials release.

5.5.6 Policy:
The City shall prohibit the development of new critical care, health care, and special needs facilities that allow for overnight care of patrons within the coastal high hazard and floodplain areas.

5.5.7 Policy:
Before any large infrastructure enhancements are undertaken in the coastal zones, the City should evaluate whether enhancements address existing level of service issues or provide additional capacity for new development. The City shall only fund enhancements to address existing level of service issues.

5.6 Objective:
The City shall direct population concentrations away from known or predicted coastal high-hazard areas (CHHA).

5.6.1 Policy:
As defined in ~~Chapter~~ Section 163.3178(2)(h) F.S.; the City shall recognize the "Coastal High Hazard Areas" (also "high-hazard coastal areas") to mean the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

5.6.2 Policy:
The City shall continue to enforce ~~amend~~ Land Development Regulations ~~by December 2010 to~~ restricting development in Coastal High Hazard Areas.

5.6.3 Policy:
The City shall ensure that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations to established shoreline setbacks;
2. State and local construction codes regulating construction activity in the coastal areas;
3. Adopted surface water management level of service standards for drainage; and
4. Surface water management improvements which mitigate loss of floodplain.

5.6.4 Policy:
The City shall limit, to the maximum extend allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.6.5 Policy:
The City shall be diligent in coordinating with FEMA and the county to receive the most up to date information regarding the current floodplain boundaries.

5.6.6 Policy:
The City shall work with the FDEP and the County to implement a revised Coastal Construction Control Line (CCCL), which was adopted by FDEP in August of 1997. Construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

5.6.7 Policy:
As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

5.7 Objective:
The City shall maintain or reduce hurricane evacuation times.

5.7.1 Policy:
The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the county campaign to educate the general citizenry regarding emergency preparedness plans.

5.7.2 Policy:
The City shall coordinate with the county in annually updating the Local Peacetime Emergency Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

5.7.3 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

5.7.4 Policy:
The City shall provide for safe evacuation from the coastal area by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the Land Development Code ~~by December 2011~~.

5.7.6 Policy:
The City shall provide shelter space in accordance with the Emergency Management Plan. Where deficits exist, the City shall seek federal and state retrofit funds to reduce the deficit.

5.7.7 Policy:
The City shall implement standards to assess whether or not hurricane evacuation times will be impacted for development within the CHHA into the Land Development Regulations ~~by December 2010~~.

5.8 Objective:
The City shall prepare post disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

5.8.1 Policy:
The City shall adopt a post disaster redevelopment plan designed to increase public safety and reduce damages and public expenditures ~~by December2011~~.

5.8.2 Policy:
The Post Disaster Redevelopment Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions shall include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

5.8.3 Policy:
The City shall coordinate their Post Disaster Redevelopment Plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan. The Post Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;

2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with state and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures; and
7. Ensure timely re-entry of City residents following an evacuation.

5.8.4 Policy:
The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities following a hurricane or other disaster event; such options shall including, but not be limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed an historic structure according to the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions; and
6. Consideration of structural integrity and safety.

5.8.5 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to include and prioritize projects that are hazard mitigation initiatives.

5.8.6 Policy:
The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

5.8.7 Policy:
To reduce exposure to natural hazards the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100-year flood zones is subject to all applicable flood damage protection regulations.

5.8.8 Policy:
The City shall limit redevelopment in areas of damage by ensuring that any existing structure which is non-conforming in regards to the required base flood elevation that is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current flood plain management standards for the affected property.

5.8.9 Policy:
The City shall implement a transfer of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other public recreational uses.

5.8.10 Policy:
The City shall consider the impact of projected sea level rise in all land use amendments in coastal areas less than 10 feet in elevation.

5.8.11 Policy:
The City shall continue to monitor updates to sea level rise forecasts and predictions and consider measures to protect or relocate all critical public facilities that are located in areas projected to be impacted by sea level rise in the next 50 years.

5.8.12 Policy:
The City shall continue to coordinate with and support the county in the preparation of the hazard mitigation component of the Local Peacetime Emergency Plan.

5.8.13 Policy:
The City will consider amendments to its comprehensive plan and land development regulations based upon any new or revised recommendations in the St. Lucie County Local Mitigation Strategy. ~~The City shall review all interagency hazard mitigation reports as they are produced and make recommendations for amendments to the comprehensive plan, as deemed appropriate, when the Plan is revised during the evaluation and appraisal process.~~

5.8.14 Policy:
The City shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to City personnel. Information shall address evacuation, sheltering, building techniques to reduce hazards, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property.

5.8.15 Policy:
The City shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

5.8.16 Policy:
The City shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. City planners shall incorporate the recommendations of the hazard mitigation annex of the ~~l~~Local ~~p~~Peacetime ~~e~~Emergency ~~p~~Plan, the St. Lucie County Local Mitigation Strategy, and any other applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

5.8.17 Policy:
The City shall continue to review and update as needed the City's Strategic Emergency Management Hurricane Plan.

5.8.18 Policy:
The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for its residents.

5.8.19 Policy:
When feasible, the City shall encourage the removal of coastal real property from FEMA flood zone designations within the coastal area.

5.8.20 Policy:
The City shall seek grant opportunities from federal, state and local agencies to develop a coastal resiliency adaptation area action plan.

5.9 Objective:
The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.

5.9.1 Policy:
The City shall continue to maintain and protect all designated public beach access points and signage indicating such points and seek opportunities to acquire new beach access points.

5.9.2 Policy:
Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking and restrooms.

5.9.3 Policy:
The City shall implement development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas. These incentives shall be implemented into the Land Development Code ~~by December 2010~~.

5.9.4 Policy:
The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way. These incentives shall be implemented into the Land Development Code ~~by December 2010~~.

5.9.5 Policy:
The City shall not permit the abandonment of Public Right-of-Ways that terminate on water that may be utilized to provide public access or view points.

5.9.6 Policy:

The City shall continue to identify potential locations for beach access points, establish minimum design standards for beach access facilities ~~by December 2011~~, and determine annual funding sources for installation and maintenance of new facilities.

5.9.7 Policy:
The City shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities shall include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, Spartina spp. sea oats, and maritime hammock species.

5.10 Objective:
The City shall provide for the protection, preservation, or sensitive reuse of historic resources.

5.10.1 Policy:
The City shall require that land uses are distributed in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the City, county, state or federal government as an historic resource.

5.10.2 Policy:
The City shall strive to ensure that all municipal actions encourage and promote the preservation, sensitive use or reuse of any City owned historic resource.

5.10.3 Policy:
The City shall continue to coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve historical, archaeological, and cultural resources within the City.

5.10.4 Policy:
The City shall require development review of all proposed development or redevelopment of privately owned existing historic resources to prevent unnecessary destruction or inappropriate use. The City shall provide for flexible development alternatives for recognized historic resources only when such alternatives would ensure the protection, preservation, or sensitive reuse of an historic resource. The City shall adopt flexible development alternatives ~~by December 2011~~. The development approval process shall include provisions to address and mitigate adverse impacts to historic resources created by development or redevelopment when such impacts are unavoidable.

5.10.5 Policy:
Historic resources and their environments shall be included in public acquisition programs for recreation, open space, conservation and preservation. The City shall cooperate and support the efforts of state, federal and other public and private conservation agencies, as appropriate, in administering land acquisition programs to acquire significant historic resources.

5.10.6 Policy:
The City shall ensure that as part of the Post Disaster Redevelopment Plan, a team of local "experts" determines whether structures impacted by a disaster can be

saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 Objective:
The City shall establish level of service standards, areas of service and phasing of infrastructure in the coastal planning area.

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

5.11.2 Policy:
The City shall ensure that no development approval shall be granted for future development or redevelopment within the coastal area until is it demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:
Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the coastal planning area.

5.11.4 Policy:
The City shall develop an area plan for the Coastal Planning Area ~~by December 2012~~. The area plan should define development limitations in the coastal area and establish LOS standards specific to the coastal area.

HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 6

Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.

6.1 *Objective*:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.1 Policy:
The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:
The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to promote implementation of attainable housing policies and programs.

6.1.3 Policy:
The City will utilize federal, state and local housing subsidy programs such as CDBG, HOME, and SHIP program funds as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 Policy:
The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.5 Policy:
The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.7 Policy:
The City shall continue to coordinate with state and federal agencies and other entities to provide for hurricane protection programs and post-hurricane housing repair.

6.1.8 Policy:
The land development code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.9 Policy:
Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, substance abuse support networks, life skills training, and recreational activities.

6.1.10 Policy:
The City shall develop an incentive program ~~by 2012~~ to encourage the development of various types of rental housing for family households.

6.1.11 Policy
The City shall amend the Land Development Code to allow rentals by right in all residential zoning districts.

6.1.12 Policy:
The City shall conduct an affordable housing need study ~~by 2013~~ to distinguish the areas of greatest need for affordable housing in the City. The study should include a farmworker housing analysis, a method of prioritizing area need, and funding strategies.

6.1.13 Policy:
The City shall amend the Land Development Code to require all development to contribute to meeting the affordable housing needs of the City. Strategies could include financial contributions, land dedication, or enhancements to public transit.

6.2 Objective:
The City shall eliminate substandard housing and blighting influences and improve the structural and aesthetic condition of housing as defined by the City Code of Ordinances and the Florida Building Code.

6.2.1 Policy:
New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City shall enforce its zoning regulations, building codes and ordinances to assure conformance.

6.2.2 Policy:
The City, utilizing ~~2010~~ the latest Census data, City records, and field visits, shall inventory and develop a database of existing housing conditions and housing stock. ~~by 2011.~~ The database shall include a means to denote structures with active code enforcement citations. The City shall maintain the accuracy of the database throughout the planning horizon.

6.2.3 Policy:
The City shall ensure that provisions exist for relocation of housing for residents displaced by City or CRA sponsored redevelopment efforts.

6.2.4 Policy:
Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code, and in accordance with the Historic Preservation Ordinance.

6.2.5 Policy:
The City shall amend the Land Development Regulations to establish a mitigation program that clearly defines criteria needed to receive a reduction in violation fines.

6.2.6 Policy:
The City shall continue to seek grants and external funding programs to establish neighborhood block programs and area redevelopment plans.

6.2.7 Policy:
The City shall consider the creation of Housing Conservation Districts that require inspections when there is a sale of a residential building or when there is a change of tenant in a residential rental unit to better conserve the existing affordable housing supply.

6.2.8 Policy
The City shall consider the addition of new code enforcement officers to help enforce existing housing code requirements.

~~6.2.9 Policy:~~
~~The City shall create a task force to address the overcrowding issue in the City by 2012.~~

6.2.~~10~~9 Policy:
The City shall consider amending the Land Development Regulations to include provisions that prevent overcrowding and strengthen enforcement capabilities.

6.2.~~11~~ 10 Policy:
The City shall conduct a general survey to evaluate the external housing conditions in the City ~~by 2012~~.

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.1 Policy:
The City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:
The City shall amend the Future Land Use Map (FLUM) to include land use designations that provide sufficient densities to allow for affordable housing developments to occur ~~in a financially feasible way~~.

6.3.3 Policy:
The City will incorporate density bonuses for the provision of affordable housing within the Land Development Code ~~by December 2011~~.

6.3.4 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.382, Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

6.3.6 Policy:
The City shall consider the development of a Downtown Master Plan that focuses on increasing residential development in the downtown for residents of all income levels.

6.4 Objective:
The City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

6.4.1 Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:
Support the provision of adequate sites for Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential future land use designations except those located in the Coastal High Hazard Area.

6.4.4 Policy:
The City shall support the location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps.

6.4.5 Policy:
The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

6.4.6 Policy:
Group homes and assisted living facilities shall be prohibited within the Coastal High Hazard Area.

6.5 Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

6.5.1 Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

6.5.2 Policy:
Historic structures shall be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

6.5.3 Policy:
Preserve historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.

6.5.4 Policy:
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.

6.5.5 Policy:
The City shall review its conservation and preservation measures ~~by 2012~~ to determine if they are creating an unnecessary burden to infill and redevelopment efforts in historic districts. Depending on results of the review, the City shall consider introducing alternative measures such as transfer of development rights (TDR) or relocation of historic structures to the conservation and preservation measures.

6.6 Objective:
The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.

6.6.1 Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

6.6.2 Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.

6.6.3 Policy:
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.

6.6.4 Policy:
The City shall create a dedicated funding source to undertake physical upgrades to existing public housing units to improve the living conditions of residents.

6.6.5 Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.

6.6.6 Policy
Continue the Neighborhood Enhancement Action Team and other neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.

6.6.7 Policy:
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.

6.6.8 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.

6.6.9 Policy:
The City will continue to strengthen coordination efforts with the Housing Authority, Community Services, and the FPRA.

6.7 Objective:
All residential development and mixed-use development with residential components that require site plan review shall be required to incorporate energy efficient standards in design and construction.

6.7.1 Policy:
Site selection shall be compatible with the size and type of project.

6.7.2 Policy:
Site analysis shall include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography (slope analysis for drainage areas and road and pathway location);
4. Hydrography (streams, lakes, swamps);
5. Vegetation (ecological basis for choosing plant materials for landscaping);
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation),
8. Soil (type, suitability bearing capacity).

6.7.3 Policy:
Site design and construction shall be consistent with, but not limited to, the following standards:

1. Merging topography and natural features into design;
2. Limitation of ecological and environmental impact of design;
3. Orientation and form of the structures based upon site analysis;
4. Use of passive solar architecture; harnessing solar energy;
5. Appropriate plant species selection for location and water efficiency;
6. Use of bio-swales and rain gardens;
7. Selection of trees related to purpose, such as for shade;
8. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials

6.7.4 Policy:
Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

6.7.5 Policy
The City shall adopt a Green Ordinance ~~by December of 2011~~ to include guidelines to facilitate green buildings and to be consistent with the Leadership and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards, or other nationally recognized green building system.

6.7.6 Policy:
The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels ~~by December of 2011~~.

6.7.7 Policy:
The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 7

To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.

7.1 Objective:
Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

7.1.1 Policy:
LOS standards for public recreation and open space facilities are hereby established as follows:

Facility	Year	Unit of Measure
Neighborhood Park:		
	~~2010~~	~~1.36 acre/1,000 population~~
	~~2015~~	~~1.5 acre/1,000 population~~
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:		
	~~2010~~	~~2.50 acre/1,000 population~~
	~~2015~~	~~2.75 acre/1,000 population~~
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population

7.1.2 Policy:
The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

7.1.3 Policy:
Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

1. facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
2. facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically the creation of additional neighborhood parks in strategic locations throughout the City;

3. opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;
4. acquisition of lands that further the development of linked and continuous open space corridors;
5. provision of recreation and/or open space facilities that are geographically located within areas not presently served by such opportunities; and,
6. all other recreation and open space facilities not otherwise described above.

7.2 Objective:
Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.

7.2.1 Policy:
The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

7.2.2 Policy:
The City's Land Development Regulations will include public open space requirements for new development and modifications to existing development in all zoning classifications.

7.2.3 Policy:
The City of Fort Pierce shall require publicly accessible recreation areas to be incorporated within all planned residential developments, mixed use developments, and residential development. The size of the required areas and the corresponding amenities shall be consistent with standards incorporated into the Land Development Regulations.

7.2.4 Policy:
The City of Fort Pierce shall implement and review regulatory mechanisms to facilitate the accrual of financial and land resources for the provision of Neighborhood Park and Community Park facilities ~~by December 2012~~. Suggested mechanisms include, but are not limited to, impact fees, mandatory land dedications, preferential tax treatment, recreation and open space credits, and/or transfer of development rights.

7.2.5 Policy:
The City of Fort Pierce shall provide incentives for providing off-site publicly accessible recreation and open space areas as part of private applications for development approval. These incentives shall be established and enumerated within the City's land development regulations ~~by December 2010~~. Incentives may include such features as setback reductions, deviation from minimum lot dimensional requirements, inclusion of aquatic areas for purposes of calculating open space, and/or increases in permissible lot coverage, amongst other development characteristics and features as deemed acceptable by the City of Fort Pierce.

7.2.6 Policy:
The City shall require a proportionate fair-share contribution for recreational and open space facilities if the development contributes to a deficiency in the adopted level-of-service standard for parks and recreational facilities.

7.2.7 Policy:
The City shall establish and implement a regular evaluation of community park and recreation needs during the annual Capital Improvements Element update process, especially the needs of youth and seniors.

7.3 Objective:
Establish programs and procedures to continually monitor the quality and utility of all recreation and open space facilities within the City of Fort Pierce.

~~7.3.1 Policy:~~
~~The City of Fort Pierce shall consider and evaluate the creation of a Parks and Recreation Department by 2015. Alternatively, the City will employ a point person within the Planning or Public Works Department that will oversee Parks and Recreation Planning.~~

~~7.3.2~~7.3.1 Policy:
The City of Fort Pierce shall maintain, renovate and rehabilitate existing facilities to prevent unplanned and untimely deterioration of physical assets and to maximize the benefit of past expenditures.

~~7.3.3~~7.3.2 Policy:
The City of Fort Pierce shall develop a Parks and Recreation Master Plan to ~~by December 2011. The Plan shall~~ do the following:

- Inventory all publicly-owned recreation and open space facilities in the City
- Identify locational and accessibility criteria for locating recreational facilities with respect to neighborhoods
- Identify opportunities to develop new park facilities on City owned lands and acquire additional open space areas for public use
- Determine recreational amenity requirements for park facilities
- Establish a future vision for each such facility including recreation equipment, pedestrian accommodations and other physical improvements.

~~7.3.4~~7.3.3 Policy:
The City of Fort Pierce shall continually solicit resident input to assess satisfaction with recreation and open space facilities, as well as prioritize acquisition sites. Findings shall be contained within the Parks and Recreation Master Plan and used to determine future installations and improvements at each publicly-owned facility and development of future facilities.

7.4 Objective:
Maximize the utility and function of recreation facilities and open space resources.

7.4.1 Policy:
The City of Fort Pierce shall encourage the strategic placement of recreation and open space facilities in a manner that coincides with and affords the preservation of existing native vegetation, visual corridors, and other quality natural resources.

7.4.2 Policy:
The City of Fort Pierce, as well as private parties and organizations, shall design and improve recreation facilities and open space areas in such a manner that respects natural environmental conditions, to the maximum extent possible.

7.4.3 Policy:
The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

7.4.4 Policy:
The City of Fort Pierce shall develop a Greenways and Trailways Program as part of the City's Parks and Recreation Master Plan to ensure connectivity between existing and future recreation and open space areas in the City.

7.4.5 Policy:
The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the city and extending beyond the city's municipal boundary.

7.4.6 Policy:
The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated ~~by December 2010~~ to account for this requirement.

7.4.7 Policy:
The City of Fort Pierce shall encourage the preservation of quality natural resources and environmental areas by requiring conservation easements as a condition of development approval.

7.4.8 Policy:
The City of Fort Pierce shall consider opportunities for educational exhibits and programs, observation areas and nature trails during the planning and design process for all future publicly accessible recreation and open space facilities and renovation of existing facilities.

7.4.9 Policy:
The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

7.4.10 Policy:
The City of Fort Pierce shall require that recreation areas within all future residential developments be improved with pedestrian or multi-use pathways, recreation equipment, shade structures, and other pedestrian amenities.

7.4.11 Policy:
The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

7.5 Objective:
Provide unimpeded access to all public recreation facilities.

7.5.1 Policy:
All future dedications or purchases of land for public recreation use or purpose shall be located adjacent to a public right-of-way or access easement that provides a direct and continuous connection between publicly accessible lands.

7.5.2 Policy:
Pedestrian and bicycle access shall be incorporated into all future plans for new public recreation facilities and modifications to existing public recreation facilities.

7.5.3 Policy:
All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

7.5.4 Policy:
The City of Fort Pierce shall support and encourage the provision of mass transit services and infrastructure at all public recreation sites.

7.5.5 Policy:
The City of Fort Pierce shall amend the Land Development Regulations to require all future development and redevelopment plans for public recreation facilities to incorporate bicycle racks and vehicular parking spaces.

7.5.6 Policy:
To the maximum extent feasible, parking areas shall be located in proximity to the primary attractions of each recreation site. However, the City shall not require automobile access to neighborhood or smaller parks.

7.5.7 Policy:
The City of Fort Pierce shall require paved pedestrian access between all internal facilities and buildings, vehicular use areas and access points, and peripheral pathways at the site of all future park and recreation facilities.

7.6 *Objective*:
Establish strategies to effectively coordinate the retention of existing recreation and open space opportunities, as well as the development of future opportunities, to meet public demands.

7.6.1 Policy:
The City of Fort Pierce shall continue to exchange ownership and share maintenance responsibilities with St. Lucie County for recreation and open space facilities located within city limits.

7.6.2 Policy:
The City of Fort Pierce shall refrain from liquidating recreation and open space lands located within existing city limits and future annexation areas.

7.6.3 Policy:
The City of Fort Pierce shall maintain cooperative relationships and seek to develop partnerships with both public and private agencies, groups, individuals, organizations and facilities that currently or may potentially offer recreation opportunities to City residents.

7.6.4 Policy:
The City of Fort Pierce shall pursue funding through recreation grants and bonds, as well as private donations and contributions, to meet local recreation needs.

7.6.5 Policy:
The City of Fort Pierce, in cooperation with St. Lucie County, shall coordinate efforts to facilitate the development of an urban-district park along or proximate to the western edge of the FPUA Urban Service Boundary.

7.6.6 Policy:
The City of Fort Pierce shall participate in the exchange of publicly owned land, excluding established recreation and open space properties, with private property owners as a method to secure attractive and/or desired property for the provision of public recreation and open space opportunities.

7.6.7 Policy:
The City of Fort Pierce shall evaluate the establishment of a Park and Recreation Trust Fund to accommodate financial contributions in lieu of land dedications for required recreation acreage. Financial contributions shall be considered and acceptable only in instances deemed appropriate by the City of Fort Pierce.

7.6.8 Policy:
In furtherance of an equitable distribution of recreation and open space facilities, the City of Fort Pierce, in cooperation with St. Lucie County, shall encourage the dedication, contribution and acquisition of land for neighborhood and community

park facilities both in the western area of existing city limits and throughout the western portions of the City's future annexation area.

7.7 *Objective*:
Establish parks and recreation facilities that are equally distributed throughout the City and accessible to residents of all neighborhoods.

7.7.1 Policy:
The City shall work to provide neighborhood parks according to the following criteria:

- be provided within a ½ mile of all residential neighborhoods
- be located on a minimum of 5 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- provide opportunities for passive as well as active recreational facilities
- be developed in conjunction with school playgrounds, where possible
- be located on local streets or neighborhood collectors

7.7.2 Policy:
The City shall work to provide community parks according to the following criteria:

- be provided within 2 miles of all residential neighborhoods
- be located on a minimum of 15 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- be served by public transportation, where possible
- provide opportunities for passive as well as active recreational facilities
- contain higher traffic generating recreational uses, such as swimming pools, recreation centers, athletic centers, and adult league playing fields
- have direct access from arterials rather than local streets
- provide protection for on-site natural areas

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 8

To provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.

8.1 Objective:
The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, St. Lucie County, and adjacent counties.

8.1.1 Policy:
The City shall maintain an active program of monitoring and communication with agencies operating under the provisions of the ~~Local Government Comprehensive Planning and Land Development~~ Community Planning Act, Chapter 163, Part II, F.S.

8.1.2 Policy:
The City's Comprehensive Plan will be consistent with the State of Florida Comprehensive Plan, Treasure Coast Regional Planning Council Strategic Regional Policy Plan, St. Lucie County Comprehensive Plan, the Port of Ft. Pierce Master Plan, the Comprehensive Plans of adjacent local governments, and the Upper East Coast Water Supply Plan~~, and applicable campus master plans pursuant to F.S. 1013.30~~.

8.1.3 Policy:
Administer community workshops and participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

8.1.4 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.

8.1.5 Policy:
The City shall coordinate future annexations with St. Lucie County, the Town of St. Lucie Village, and the City of Port St. Lucie.

8.1.6 Policy:
The City of Fort Pierce shall maintain coordination with local, county, state, and

federal agencies regarding management of the Indian River Lagoon.

8.1.7 Policy:
The City shall pursue interlocal agreements, including Joint Planning Agreements with adjacent local governments and governmental agencies. Issues to be addressed include, but are not limited to, the following:

a) Impacts of development on roadway level of service (LOS) standards.

b) Pavement of unimproved roadways within and in the vicinity of existing and future development.

c) Impacts of development on school capacity and school facilities planning.

d) Creation of a new urban-district park within the utility service boundary (future annexation area).

e) Needed infrastructure to support services provided by the St. Lucie County Fire District.

f) Beach renourishment programs related to critically eroded areas of Fort Pierce's coastline.

g) Preservation of historic resources of local, regional, and national significance.

h) TCERDA Research Park.

i) Western Annexation Lands.

j) Co-location and/or joint use of public facilities.

k) Creation of alternative modes / multi-modal transportation systems.

8.1.8 Policy:
The City shall continue participation in the St. Lucie County TPO technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, FDOT and USDOT.

8.1.9 Policy:
The City shall exchange information on all current development projects with St. Lucie County, the City of Port St. Lucie, and the Town of St. Lucie Village in order to anticipate impacts of development from other communities upon the City of Fort Pierce.

8.1.10 Policy
The City shall continue to coordinate with and participate in the proceedings of: the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), adjacent service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:
The City will implement the FPUA Water Supply Facilities Work Plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan by

updating the City work Plan within 18 months of an update to the regional water supply plan.

8.1.12 Policy:
The City will participate in the development of updates to the SFWMD water supply assessment and the regional water supply plan and in other water supply development related initiatives facilitated by the SFWMD affecting the City service area.

8.1.13 Policy:
The City shall determine whether there will be adequate water supplies to serve development within the service area prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent.

8.1.14 Policy:
The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions to provide cost-effective options to augment the current potable water system with alternative water sources.

8.1.15 Policy:
The City shall continue to coordinate with the FPUA regarding any required expansion of water and wastewater treatment plants per Florida Statutes to meet demand through 2030.

8.1.16 Policy:
The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop the potential rail passenger station within the City that will be capable of serving as a regional hub for the potential Amtrak/Sun Rail expansion.

8.1.17 Policy:
Every ~~By~~ December ~~31, 2011 and annually thereafter~~, the City shall update Table 8-A to verify the nature of relationships, update coordination mechanisms and identify potential improvements in the City's coordination efforts.

8.2 Objective:
Ensure that the impacts of development that are proposed in the City Comprehensive Plan, are addressed through coordination mechanisms with adjacent local governments, the TCRPC and the State.

8.2.1 Policy:
The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

8.2.2 Policy:
The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

1. Coordinate planning activities mandated by the various elements of the Fort Pierce Comprehensive Plan with local governments, the School District of St. Lucie County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;

2. Use the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;

3. Work cooperatively with St. Lucie County to facilitate the annexation of unincorporated areas with consistent joint meetings or work groups, and other mechanisms;

4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.

8.2.3 Policy:
The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses such as solid waste disposal facilities that are established within a formal agreement between local, county and state governments and agencies:

1. The development review process which considers the future impact of a proposed development on the facilities and services provided by Fort Pierce and those of adjacent local governments, if any;

2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.

3. Joint processes such as participation in intergovernmental task forces.

8.3 Objective:
Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting LOS Standards and/or permitting requirements, and initiating maintenance and capital improvement projects located within the City of Fort Pierce.

8.3.1 Policy:
The City Manager or an appointed designee shall prepare and review the annual LOS monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.

8.3.2 Policy:
In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the City, the City shall coordinate its adopted LOS standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

8.3.3 Policy:
When preparing the annual update to the Capital Improvement Element, the City shall consult with the South Florida Water Management District and the Fort Pierce Utility Authority to ensure coordination and consistency between the regional water supply plan, the FPUA 10-Year Water Facilities Work Plan and the City Schedule of Capital Improvement.

8.3.4 Policy:
Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the City receives a proportionate share of revenue allocations, facilities and service improvements.

8.3.5 Policy:
~~By December 31, 2011, t~~The City shall review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

8.4 Objective:
Continue coordination in the designation of new dredge spoil disposal sites located within the Fort Pierce City boundary With the Florida Department of Environmental Protection (DEP), SFWMD, U.S. Army Corps of Engineers, St. Lucie County and the Florida Inland Navigational District.

8.4.1 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City municipal boundary.

8.4.2 Policy:
The City shall resolve conflicts related to dredge spoil disposal sites with the public agencies referenced in Policy 8.4.1 through a dispute resolution process.

8.5 Objective:
Continue coordination with the St. Lucie County School District regarding concurrency requirements for public school facilities.

8.5.1 Policy:
The City of Fort Pierce shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections, school siting, and the local and extension of public facilities subject to concurrency.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 9

The City shall ensure the adequate and timely provision of public facilities and infrastructure capacity to accommodate existing and future residents and businesses while maximizing the use and value of existing facilities, in addition to effectively managing future growth consistent with the level of service (LOS) standards established in the Comprehensive Plan.

9.1 Objective:
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, planned future growth, and to replace obsolete or deteriorated facilities.

9.1.1 Policy:
Capital revenues and/or secured developer commitments shall be in place to maintain all public facilities at the adopted LOS standards prior to the issuance of new development orders.

9.1.2 Policy:
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. Sources may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 Policy:
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 Policy:
Conduct fiscal impact analyses for future annexations to determine the impacts to revenue sources.

9.1.5 Policy:
Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.

9.1.6 Policy:
The City shall limit public expenditures in coastal high hazard areas through the Capital Improvement Program.

9.1.7 Policy:
Subdivision regulations established by the City shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:
Review of the Capital Improvements Element shall include an update of the assumptions, projections, needs and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

1) Emergency and post-disaster mitigation;
2) Deficiency determination by Concurrency Management System;
3) Public involvement in Capital Improvement Program and budget;
4) Existing land development and City master plans;
5) Plans of county state agencies including the water management district;
6) Accommodation of new development and redevelopment; and
~~7) Financial feasibility.~~

9.2 Objective:
Provide the necessary capital improvements to replace worn-out or obsolete public facilities, to correct service deficiencies and to accommodate planned future growth, consistent with the adopted LOS standards.

9.2.1 Policy:
The Five-Year Capital Improvement Program (CIP) shall be prepared and adopted as part of the annual budgeting process. The Capital Improvement Element shall be amended annually to reflect these changes.

9.2.2 Policy:
The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions. [ORIGINAL POLICY 9.2.2/3. DELETED]

9.2.3 Policy:
The Schedule of Capital Improvements shall be based upon the Future Land Use Element and shall be consistent with all other Plan elements.

9.2.4 Policy:
Proportionate fair share mitigation procedures and payments shall be coordinated with St. Lucie County.

9.2.5 Policy:
Planning for City improvements shall coordinate with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities when applicable.

9.2.6 Policy:
Projects that are identified in the Comprehensive Plan, determined to be of relatively large scale ($10,000 or greater), shall be designated as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.7 Policy:
Proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvement shall be prioritized according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the legal commitment of the City to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue; and
- ~~Financial feasibility; and~~
- The plans of local, county and state agencies providing public facilities.

9.2.8 Policy:
The City Land Development Regulations will ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.9 Policy:
The development review process shall coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.10 Policy:
City capital facilities shall be repaired, rehabilitated and/or replaced according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.11 Policy:
New development shall be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

9.3 Objective:
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

9.3.1 Policy:
Incurred debt shall occur within generally accepted municipal finance principles and guidelines, and only in relation to the ability of the City to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

9.3.2 Policy:
Increases in operating costs for a new or additional facility shall be considered when evaluating the debt to be incurred for a facility.

9.3.3 Policy:
The City will not provide a public facility, nor accept the provision of a public facility by others, without the determination of the ability to pay for the subsequent annual operation and maintenance costs of the facility.

9.3.4 Policy:
Debt Payment shall not exceed the anticipated useful life of an improvement and shall not exceed 30 years.

9.4 Objective:
Land use decisions shall be made based upon available or projected fiscal resources in coordination with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.

9.4.1 Policy:
The City shall use the Capacity and LOS Database as provided for in the Public Facilities Management Element to determine availability of public facilities for requested land use designations.

9.4.2 Policy:
The City shall ensure that projects in the Schedule of Capital Improvements will allow LOS standard to be maintained when evaluating a proposed land use change.

9.4.3 Policy:
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and highs schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes.

9.4.4 Policy:
The City hereby incorporates by reference the St. Lucie County School Board's most current Five-Year Work Plan ~~Fiscal Years 2009-10 to 2014-15~~. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan ensures the LOS standards for public schools are achieved and maintained within the period of covered by the five-year schedule.

9.4.5 Policy:
The City hereby incorporates by reference the most recent St. Lucie County SCI maintaining the adopted LOS standards within the City for County facilities, namely transportation and parks and recreation facilities.

9.4.6 Policy:
The City hereby incorporates by reference the most recent St. Lucie County TPO Transportation Improvement Program maintaining the adopted LOS standards within the City for transportation facilities, including FHIS, SIS, and TRIP funded facilities.

SCHEDULE OF CAPITAL IMPROVEMENTS

The Schedule of Capital Improvements (CIS) is the mechanism by which the City of Fort Pierce can

effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report is used to document the ~~economic feasibility~~capital projects that support the projected growth outline in ~~of~~ the City's Comprehensive Plan and is attached to this element as a standalone document.

PUBLIC FACILITIES MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 10

To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.

10.1 Objective:
The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.
Transportation

10.1.1 Policy:
The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

1) The adopted (LOS) standards for all roadway types.
2) Roadway capacity at the adopted LOS standard.
3) The existing daily and peak hour volumes.
4) The existing operating LOS.
5) The existing capacities or deficiencies of the roadway network.
6) The capacities reserved/vested for approved but unbuilt development.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous development orders and the impact of such improvements on roadway capacities.
9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

Sanitary Sewer

10.1.2 Policy:
The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

1) The design capacity of the wastewater treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
3) The adopted LOS standards for the average daily flows per equivalent residential unit.
4) The existing surpluses or deficiencies of the system.
5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
6) The projected capacities due to approved but unbuilt development.
7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

Potable Water

10.1.3 Policy:
The City shall coordinate with the FPUA to monitor the following potable water data:

1) The design capacities of the potable water treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
3) The existing potable water storage capacities. .
4) The existing minimum water pressure in the FPUA water distribution system.
5) The adopted LOS standards for the potable water facility components.
6) The existing surpluses or deficiencies of the system.
7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.
8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

Solid Waste

10.1.4 Policy:
The City shall monitor the following solid waste data:

1) The design capacity of solid waste facilities.
2) The adopted LOS standard for solid waste.
3) The existing LOS measured by waste generation rates approved by Director of Public Works.
4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt development.
6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

Stormwater Drainage

10.1.5 Policy:
The City shall monitor the following stormwater data:

1) The existing LOS measured by storm event as determined by the City Engineer.
2) The adopted LOS standard for stormwater drainage.

Recreation and Open Space

10.1.6 Policy:
The City shall monitor the following data in regard to parks and open space:

1) The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
2) The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
3) The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
4) The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.
5) The existing capacities or deficiencies of the recreation and open facility system.
6) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:
The City shall monitor the following data in regard to public schools:

1) The permanent program capacity of elementary, middle and high schools.
2) The adopted LOS standard for public schools.
3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt residential development.
6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:
Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.

10.2.1 Policy:
As indicated in the applicable Elements of this Plan, the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D ***SIS Facilities:*** I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C ***TRIP-Funded Facilities:*** SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	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	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
	~~2010~~	~~1.36 acres/1,000 population~~
	~~2015~~	~~1.5 acres/1,000 population~~
	2020	1.75 acres/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
	~~2010~~	~~2.50 acres/1,000 population~~
	~~2015~~	~~2.75 acres/1,000 population~~
	2020	2.75 acres/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

10.3 Objective:

The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.

10.3.1 Policy:

The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:

A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:

A Certificate of Concurrency for potable water, wastewater, water supplies, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:

If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:

Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:

The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:

A reservation of public facility capacity and the related development order may be applicable to more than (one) phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:

The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.4 Objective:
Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.

10.4.1 Policy:
A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:
Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:
Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:
The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:
All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*
Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.

Transportation

10.5.1 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or it functional equivalent.

- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

Sanitary Sewer, Solid Waste, Drainage and Potable Water

10.5.2 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new' development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Recreation and Open Space

10.5.3 Policy:
Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Public Schools

10.5.4 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie County School Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

- The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except that any change requires review.

PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 11.1

The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.

11.1.1 Objective:

It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

11.1.1.1 Policy: Coordinated Map Series

The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning. The St. Lucie County School Board shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City, in conjunction with the St. Lucie County School Board (School Board), St. Lucie County and other Local Governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

(a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants.

(b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host City.

(c) A map or map series which depicts School Capacity Planning Areas (SCPAs) for high schools, middle schools and elementary schools.

(d) A map or map series which depicts School Concurrency Service Areas (CSAs) for high schools, middle schools and elementary schools.

11.1.1.2 Policy: Coordinating School Capacity with Growth

The City shall coordinate land use decisions with the St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

11.1.1.3 Policy: Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Capacity Planning Areas (SCPAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCPA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCPA(s) shall not be considered.

11.1.1.4 Policy: Local Government Notice of Development Proposals [ILA Section 9.3]

The City agrees to give the School Board notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities.

Notice to the School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities.

Notice to the School Board will be provided simultaneously with provision of such materials to the LPA, DRC, or City Commission.

This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, ~~development of regional impact,~~ or major residential or mixed-use development project that proposes to:

a. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level, or

b. To construct or develop non-age- restricted dwelling units or lots that will produce more than one (1) student in any grade level.

11.1.1.5 Policy: St. Lucie County School Board Report to City [ILA Section 9.4]

Within 15 days after notification by the City, the School Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts.

11.1.1.6 Policy: School Capacity Shortfalls [ILA Section 9.5]

If sufficient school capacity is not available or planned to serve the development at the time of impact, the School Board will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

11.1.1.7 Policy:

In reviewing and approving comprehensive plan amendments, ~~developments of regional impact,~~ rezoning, and development proposals, the City will consider the following factors:

a. School Board comments;

b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;

c. The provision of school sites and facilities within planned neighborhoods;

d. Compatibility of land uses adjacent to existing schools and reserved school sites;

e. The co-location of parks, recreation and neighborhood facilities with school sites;

f. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;

g. Traffic circulation plans which serve schools and the surrounding neighborhood;

h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and

i. The inclusion of school bus stops and turnarounds.

11.1.1.8 Policy:

Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

11.1.2 OBJECTIVE

The City shall consider school capacity in the formulation of Community Development Plans.

11.1.2.1Policy: Factors Considered in Formulating Community Development Plans

In formulating community development plans and programs, the City will consider the following factors:

a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board's educational facilities plan;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multijurisdictional public school issues.

11.1.3 OBJECTIVE: EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA Section 9.8]

The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.

11.1.3.1 Policy: Evaluation and Appraisal of Comprehensive Plans

a. In accordance with Section 163.3191, Florida Statutes, the Local Planning Agency (LPA) for each Local Government must prepare an Evaluation and Appraisal Report (EAR) on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of ~~Community Affairs~~Economic Opportunity.

b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.

c. The City shall provide the School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Commission.

d. Whenever a meeting of or hearing before the City Commission includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

e. The School Board may submit written comments to the City about the possible affect upon the School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

f. The City may request that the School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible affect upon the School Board, and the School Board shall endeavor to provide such assistance as time and resources permit.

GOAL 11.2:

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A ~~FINANCIALLY FEASIBLE~~ FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM.

11.2.1 OBJECTIVE: IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency. [ICE Objective 8.5]

11.2.1.1 Policy: Amendment of Interlocal Agreement

The City shall coordinate amendments to the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the St. Lucie County School Board, St. Lucie County and other Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

11.2.1.2 Policy: Ordinance Implementing School Concurrency

The City shall implement the adopted School Concurrency Ordinance to address school concurrency and ensure that the capacity of public schools is sufficient to support new residential development.

11.2.2 OBJECTIVE: LEVEL OF SERVICE STANDARDS

The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

11.2.2.1 Policy: Uniform Application of LOS Standards

The LOS standards established herein shall be applied consistently by all the local governments within St Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.

11.2.2.2 Policy: LOS Standards for High, Middle and Elementary Schools and for Title 1 Schools

The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes. ~~No later than February 1, 2011, t~~The School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

11.2.2.3 Policy: Amendment of the LOS Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standards are ~~financially feasible~~ and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

11.2.3 OBJECTIVE: SCHOOL CONCURRENCY SERVICE AREAS

The City shall, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, establish Concurrency Service Areas (CSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standard.

11.2.3.1 Policy: School Concurrency Service Area Maps

CSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. CSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.3.2 Policy: Criteria for School Concurrency Service Areas

CSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St Lucie County's development approvals within the CSA and contiguous CSAs.

11.2.3.3 Policy: Modifying School Concurrency Service Areas

The City, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, shall require that prior to adopting a modification to CSAs, the following standards will be met:

a. Potential modifications to the CSAs may be considered annually. Supporting data & analysis for modified CSA's shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to CSA boundaries shall be based upon the criteria as provided in Policy 11.2.3.2;

c. CSA boundaries shall be modified based on supporting data and analysis showing that the amended CSA's are ~~financially feasible~~ within the five year period described by the five year schedule of capital improvements;

d. Any party to the adopted Interlocal Agreement may propose a modification to the CSA boundary maps;

e. At such time as the St. Lucie County School Board determines that a CSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed CSA boundary modification with data and analysis to support the changes to the Elected Officials Group. The Elected Officials Group shall review the proposed CSA boundary modifications and send its comments to the St. Lucie County School Board; and

f. Modifications to a CSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.2.4 OBJECTIVE: SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the St. Lucie County School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

11.2.4.1 Policy: Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

11.2.4.2 Policy: Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to May 1, 2008;

2. Single Family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;

3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;

4. Multi-family plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;

5. Amendments to subdivisions plat or site plan for residential development that was approved prior May 1, 2008, so longs as the amendment does not increase the number of students generated by the development;

6. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied;

7. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities; and

8. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005.

11.2.4.3 Policy: Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the 5-Year Work Program.

11.2.4.4 Policy: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

11.2.4.5 Policy: Determination of Adequate Capacity

The St. Lucie County School Board shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

2. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 11.2.5.

The City will issue a concurrency determination based on the St. Lucie County School Board written findings and recommendations.

11.2.4.6 Policy: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,

2. Adequate school facilities are available in an adjacent CSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent CSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,

3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

For CSAs that do not have any school type (elementary, middle, or high), capacity will be measured in the adjacent CSAs.

11.2.4.7 Policy: Reservation of Capacity

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

b. The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

11.2.4.8 Policy: Subdivision and Site Plan Standards

In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected CSA or an adjacent CSA to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 11.2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

11.2.4.9 Policy: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

11.2.5 OBJECTIVE: PROPORTIONATE SHARE MITIGATION

The City of Fort Pierce, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board ~~to be financially feasible and~~that will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Program.

11.2.5.1 Policy: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes operational responsibility through incorporation in the adopted. St. Lucie County School Board ~~financially feasible~~ Five-Year Work Program and which will maintain adopted LOS standards.

1. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

2. The creation a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with State Requirements for Educational Facilities (SREF), of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to cover the reasonable cost of such facility, reimbursement from future educational facilities impact fees, received by the School Board from collections within the same CSA or adjacent CSA;

3. The establishment of a charter school with facilities constructed that are both (i) constructed in accordance with the SREF and (ii) subject to enforcement assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;

4. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School Board. In accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

5. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

11.2.5.2 Policy: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

11.2.5.3 Policy: Mitigation ~~to Meet Financial Feasibility~~

Mitigation shall be directed to projects on the St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

11.2.5.4 Policy: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The St. Lucie County School Board average cost per student station shall include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

11.2.6 OBJECTIVE: ADOPTION OF ST LUCIE COUNTY SCHOOL BOARD FIVE-YEAR WORK PROGRAM ~~[9J-5.025(3) (b) (1) and (3) F.A.C.]~~

Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board's annually updated 5-Year Work Program.

11.2.6.1 Policy: Development, Adoption and Amendment of the St. Lucie County School Board 5-Year Work Program

The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the St. Lucie County School Board's Five-Year Work Program into the Capital Improvements Element.

11.2.7 OBJECTIVE: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

The City shall in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning areas (SCPA) as the areas within with long range capacity if planned and used for evaluation of comprehensive plan amendments.

11.2.7.1 Policy: School Capacity Planning Areas (SCPA) Maps

SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.7.2 Policy: Criteria for School Capacity Planning Areas

SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

11.2.7.3 Policy: Modifying School Concurrency Planning Areas

The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy PSFE 2.7.2;

c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;

d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group; and

e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the S St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.3 GOAL: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

11.3.1 OBJECTIVE: SCHOOL LOCATION

The City shall establish standards and criteria to guide the location of future schools.

11.3.1.1 Policy: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

The City shall allow schools in all Future Land Use categories except the following categories: County Industrial (CI), Industrial (I), Heavy Industrial (HI), Residential Conservation (RC) and Open Space Conservation (OSC). [FLUE Policy 1.2.1]

11.3.1.2 Policy: Sufficient Land Proximate to Residential Development [FLUE Policy 1.2.2]

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St Lucie County School Board.

11.3.1.3 Policy: Land Contiguous to Existing School Sites [FLUE Policy 1.2.3]

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

11.3.2 OBJECTIVE: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN. ~~[9J-5.025(3)(b)(4), (5) and (6)]~~

11.3.2.1 Policy: Enhance Community/Neighborhood Design

The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

11.3.3 OBJECTIVE: STANDARDS FOR SCHOOL SITE DESIGN

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

11.3.3.1 Policy: Encourage Schools Proximate to Residential Areas (FLUE Policy 1.2.3]

The City shall encourage the location of schools proximate to urban residential areas to the fullest extent possible.

11.3.3.2 Policy: Compatibility of Adjacent Uses

The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

11.3.3.3 Policy: School Accessibility

The City shall encourage the establishment of bicycle and pedestrian facilities around schools, especially areas near schools that are not served by the school bus system.

11.3.3.4 Policy: Bus Stops

The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

11.3.3.5 Policy: Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, City of Fort Pierce, in coordination with the St. Lucie County School Board, shall implement the following strategies:

a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and

Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

11.3.4 OBJECTIVE: SCHOOL SITING STANDARDS

The City will establish siting standards for schools.

11.3.4.1 Policy: Evaluation of Potential School Sites [ILA Section 6.3]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;

b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;

c. Elementary schools should be located on local or collector streets;

d. Middle and high schools should be located near arterial streets;

e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;

f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

g. Site acquisition and development costs;

h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;

i. Existing or planned availability of adequate public facilities and services to support the School;

j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;

k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;

m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;

n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

11.3.5 OBJECTIVE: SCHOOL DEVELOPMENT STANDARDS

Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

11.3.5.1 Policy: School Development Standards.

As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans if those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;

b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

e. Access to school sites shall be governed by City and THE Florida Department of Transportation (FDOT) access management regulations, including installation

by the St. Lucie County School Board, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads;

f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and

Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

11.3.6 OBJECTIVE: COORDINATION OF SUPPORTING INFRASTRUCTURE ~~[9J-.025(3)(c)(5)]~~

The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.

11.3.6.1 Policy: Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

11.4 GOAL: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

11.4.1 OBJECTIVE: SCHOOL BOARD REPRESENTATION

11.4.1.1 Policy: School Board Representation on LPAs. [Section 163.3174(1) F.S.] [ILA Section 9.1]

The City will include a nonvoting representative appointed by the School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

11.4.1.2 Policy: Development Review Representative. [ILA Section 9.2]

The School Board will appoint a representative to serve on the staff Technical Review Committee (TRC) of the City. The School Board representative will be provided agendas for review and invited to participate in each meeting of the TRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment or school facilities.

11.4.2 OBJECTIVE: JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

11.4.2.1 Policy: Staff Working Group [ILA Section 2.1]

A staff working group of the Local Governments and School Board will meet on a semi-annual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access.

Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

11.4.2.2 Policy: Joint Workshop Sessions [ILA Section 2.2]

One or more representatives of the City, each Local Government, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the Local Governments and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

11.4.3 OBJECTIVE: STUDENT ENROLLMENT & POPULATION PROJECTIONS [ILA Section 3]

The City will coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

11.4.3.1 Policy: Review of Projections [ILA Section 3.1]

In fulfillment of their respective planning duties, the City, the School Board, the County and other Local Governments agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the School Board shall be revised annually and provided at the first staff working group meeting described in Policy 11.4.2.1.

11.4.3.2 Policy: Basis of Projections [ILA Section 3.2]

The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Local Governments regarding development trends and future population projections.

11.4.3.3 Policy: Allocation of Enrollment [ILA Section 3.3].

The School Board, working with the Local Governments, will use the information described in Section 4.3 of the ILA to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in Policy 11.4.2.1.

11.4.3.4 Policy: Provision of Reports [ILA Section 3.4]

The Local Governments shall provide the School Board a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The School Board shall provide the Local Governments a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

11.4.3.5 Policy: The School District's Five-Year Facilities Work Program [ILA Section 4.1]

On August 1st of each year, the School Board shall submit to the Local Governments the tentative District educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, Florida Statutes, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a ~~financially feasible~~ District facilities work program for a 5-year period. The Local Governments shall review the plan and comment to the School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not

support a Comprehensive Plan amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

11.4.3.6 Policy: Educational Plant Survey [ILA Section 4.2]

At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy 11.4.2.1 will assist the School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

11.4.3.7 Policy: Growth and Development Trends [ILA Section 4.3]

On October 15 of each year, the Local Governments will provide the School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

a. The type, number, and location of residential units which have received zoning or site plan approval;

b. Information regarding comprehensive land use amendments which have an impact on school facilities;

c. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;

d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and

e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.

11.4.4 OBJECTIVE: SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES [ILA Section 6]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

11.4.4.1 Policy: Public Schools Advisory Committee [ILA Section 6.1]

The School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. The School Board and each Local Government shall appoint a citizen member to serve on the Committee. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent. The Public Schools Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to citizen members, the Committee will include appropriate members of School Board staff and at least one staff member from each of the Local Governments.

11.4.4.2 Policy: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]

When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including, as applicable: environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Policy 11.4.4.3 will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated. Based on the information gathered during this review, for new schools the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

11.4.4.3 Policy: Factors Considered. [ILA Section 6.3]

The Public Schools Advisory Committee, the School Board, and the City will consider the factors established in Policy 11.3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

11.4.4.4 Policy: Notice of Proposed Educational Facility Site Acquisition. [ILA Section 6.4]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. ~~This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.~~

11.4.4.5 Policy: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]

When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy 11.4.4.2 and Policy 11.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), Florida Statutes.

11.4.4.6 Policy: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].

Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City-requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable LDRs, or otherwise nonconforming.

11.4.4.7 Policy: Supporting Infrastructure Agreement [ILA Section 6.7]

In conjunction with the preliminary consistency determination in accordance with Policy 11.4.4.4 and Policy 11.4.4.5, the St. Lucie County School Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

11.4.5 OBJECTIVE: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA Section 7]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facility and site development.

11.4.5.1 Policy: Ancillary Facilities Deemed Consistent with applicable LDRs [ILA Section 7.1]

All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the applicable LDRs.

11.4.5.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]

At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed staff population so that traffic impacts may be evaluated.

11.4.5.3 Policy: Consistency Determination [ILA Section 7.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as part of the reviews provided in this Element. As provided in Section 1013.371 (1)(a), Florida Statutes, exempting ancillary facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in this Element.

b. Procedure for Review: When the School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply:

1) Within 45 days of receiving from the School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to School Board staff.

2) All comments and recommendations of the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the school Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then

proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new ancillary facility proposed for construction within the City.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all development approvals required by the City.

11.4.6 OBJECTIVE: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA Section 8]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

11.4.6.1 Policy: Educational Facilities Deemed Consistent with applicable LDRs [ILA Section 8.1]

All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the applicable LDRs.

11.4.6.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]

At least 120 days prior to commencing construction of a new educational facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

11.4.6.3 Policy: Consistency Determination [ILA Section 8.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the applicable LDRs, shall focus upon but not be limited to the following:

1) Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the Applicable LDRs;

2) Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;

3) Whether the drainage and stormwater management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;

4) Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the applicable LDRs;

5) Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and

6) If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDRs governing such overlay zone.

Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

b. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:

1) Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive

analysis of the site plan, and (ii) schedule a review with and provide comments to School Board staff.

2) All comments and recommendations from the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the School Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Agreement, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all local government development approvals required by the City.

No site plan review fee shall apply but the St. Lucie County School shall reimburse the City for the actual cost of any required publication or other notification expense

c. Exceptions: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), Florida Statutes, no consistency determination or site plan review shall be required for:

1) The placement of temporary or portable classroom facilities; or

2) Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

11.4.7 OBJECTIVE: CAPITAL FUNDING MANAGEMENT

The City will support St. Lucie County School Board of efforts to effectively and efficiently manage capital funds and resources.

11.4.7.1 Policy: Alternative Funding Strategies

The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

11.4.7.2 Policy: Private Partnering

The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

11.4.7.3 Policy: Support for Creative Partnerships

The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

11.4.8 OBJECTIVE: MAXIMIZE CO-LOCATION AND SHARED USE OPPORTUNITIES

The City shall maximize co-location and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

11.4.8.1 Policy: Co-location of Public Facilities [FLUE Policy 1.2.4]

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

11.4.8.2 Policy: Co-location and Shared Use of Facilities [ILA Section 10.1]

Collocation and shared use of facilities are important to both the School Board and the City. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

As part of the annual update of the Annual Facilities Work Plan, the City will provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools.

11.4.8.3 Policy: Separate Agreement [ILA Section 10.2]

A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

11.4.8.4 Policy: Emergency Preparedness

New school facilities, and rehabilitation of existing facilities and expansions, may be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes. The City will coordinate with the St. Lucie County School Board, St. Lucie County and adjacent Local Governments on requirements for such efforts.

11.4.9 OBJECTIVE: SCHOOL SITE IDENTIFICATION

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.

11.4.9.1 Policy: School Site Identification

The City shall coordinate with the St. Lucie County School Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

11.4.9.2 Policy: Use of Dedicated Property

The City shall require within any developer agreement, zoning condition, or development order, the condition that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.

11.4.9.3 Policy: Use of Surplus Property

Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

11.4.9.4 Policy: Conveyance of School Sites

The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.

11.4.9.5 Policy: Density Transfer

The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

GOAL 11.5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

11.5.1 OBJECTIVE: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

On an ongoing basis, City of Fort Pierce shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the Comprehensive Plan.

11.5.1.1 Policy: Coordination of Plan Amendments

City of Fort Pierce and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1 of each year.

11.5.1.2 Policy: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

11.5.1.3 Policy: St. Lucie County School Board to Report to the Elected Officials Group

The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

11.5.1.4 Policy: Annual Meeting of the City and the St. Lucie County School Board

On an annual basis, the City of Fort Pierce and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this element shall be defined as follows:[ILA Section 1]

1. **Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

2. **Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

3. **Ancillary facilities / plant** - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the School Board. [ILA Section 1.1]

4. **Applicable LDRs** - the LDRs adopted by the Local Government with jurisdiction to the extent that (a) the regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 1013, Florida Statutes, or the State Uniform Building Code for Public Educational Facilities Construction adopted as provided in Section 1013.37, Florida Statutes, including the State Requirements for Educational Facilities, and (b) such regulations are specified in this Agreement as applicable to ancillary or educational facilities of the School Board. [ILA Section 1.2]

5. **Auxiliary facilities"** - the spaces located at educational plants of the School Board that are not designed for student occupant stations. [ILA Section 1.3]

6. **Capacity** - "capacity" as defined in the FISH Manual.

7. **Capacity Enhancement Agreement** – An agreement between the St. Lucie County School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

8. **Concurrency Management System** - the requirements relating to the availability of public facilities and services to serve new development adopted by a Local Government in the manner provided in Section 163.3180, Florida Statutes. [ILA Section 1.6]

9. **Development regulatory action** - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.7]

10. **TRC** - the staff development review committee, site plan technical review committee, or equivalent body, for the City. [ILA Section 1.8]

11. **Educational facilities** - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and park and recreational purposes of the community and

that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, Florida Statutes) and approved by the School Board. [ILA Section 1.10]

12. **Educational plant** - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the School Board. [ILA Section 1.11]

13. **Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

14. **Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

15. **FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [http://www.fldoe.org/edfacil/]

16. **Land Use Decisions** – future land use amendments, ~~developments of regional impact,~~ rezoning and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

17. **LDRs** - the land development regulations adopted by the Local Government with its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Fort Pierce, the Zoning Ordinance of the City of Fort Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]

18. **Long-range planning** - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the School Board. [ILA Section 1.18]

19. **LPA** - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local Government in accordance with the Florida ~~Local Government Comprehensive Planning and Land Development Regulation Act, Part II of Chapter 163, Florida Statutes~~ Community Planning Act, and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDRs of, a Local Government. [ILA Section 1.20]

20. **New construction** - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]

21. **Permanent FISH Capacity** - capacity that is provided by "permanent buildings," as defined in the FISH Manual.

22. **Permanent Program Capacity** – the maximum number of students that may be housed in structure that are "permanent buildings" as defined in the FISH Manual that is adjusted by the School Board annually to account for measurable programmatic changes in order to create a permanent program capacity, as set forth in the District facilities work program for a 5-year period [ILA Section 1.23]

23. **Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

24. **Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

25. **Regional Planning Council** - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, Florida Statutes. [ILA Section 1.16]

26. **State Requirements for Educational Facilities (SREF)** – Standards established for the design and construction of public educational facilities as adopted by the Florida Administrative Code Rule 6A.2.0010.

27. **School facilities** - any or all ancillary, auxiliary, and educational facilities of the School Board. [ILA Section 1.17]

28. **Site** - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.18]

29. **Site development** - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable. [ILA Section 1.19]

30. **Site improvement** - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.20]

31. **Superintendent** - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.21]

32. **Utilization of capacity** - current enrollment at the time of a completed application for residential development.

33. **Work Program** - the ~~financially feasible~~ School District's Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.

34. **Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

35. **School Type** - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK

St, Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N US 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, Kazoua Yang, who on oath says that she is a legal clerk of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St.
Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

June 21, 2019

Subscribed and sworn to before on July 22, 2019:

Notary, State of WI, County of Brown

My commission expires: August 6, 2021

TARA MONDLOCH
Notary Public
State of Wisconsin

Publication Cost: $315.00
Ad No: GCI0234538
Customer No: 980457
PO#:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3184 & 163.3191 F.S., the City Commission, of the City of Fort Pierce will on Monday, August 5th, 2019 hold a public hearing for the first reading (transmittal hearing) of the enactment of a proposed ordinance at 6:30 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

ORDINANCE NO. 19-033 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE CITY'S COMPREHENSIVE PLAN PURSUANT TO THE EVALUATION AND APPRAISAL REVIEW BASED AMENDMENTS; TO INCLUDE REVISIONS TO THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION ELEMENT, COASTAL MANAGEMENT ELEMENT INCLUDING A COASTAL HIGH HAZARD AREA MAP, HOUSING ELEMENT, RECREATIONAL AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, PUBLIC FACILITIES MANAGEMENT ELEMENT, AND THE PUBLIC SCHOOLS FACILITIES ELEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the application. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING 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 PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk

Publish: 7/21/2019

TR-GCI0234538-01

City Commission Regular Meeting **12.c.**

Meeting Date: 08/19/2019

Re: Text Amendment to Chapter 22 - Zoning - Article III - Basic Zoning Districts - Sec. 22-22 - Allowed Uses

Submitted For: Rebeca Guerra, Interim Planning Director, Planning & Zoning

SUBJECT:

Legislative Hearing - Ordinance 19-034 Text Amendment 22-22 - An ordinance amending the code of ordinances of the City of Fort Pierce, Florida Chapter 22, Article III, Section 22-22, amending the use table to allow limited vehicle repair and general vehicle repair uses to be allowed by right in lieu of requiring a conditional use approval; amending the use table by creating a new use category “marine-related repair” and providing for its allowance in certain zoning districts.

SUMMARY:

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses, of the City of Fort Pierce Code of Ordinances to allow “Limited Vehicle Repair” and “General Vehicle Repair” identified in the Use Table to be allowed by right, in lieu of needing a Conditional Use approval from City Commission. The Text Amendment would also create a new use category “Marine-Related Repair” to be allowed by right, in certain zoning districts.

RECOMMENDATION:

Approval

ALTERNATIVES:

Approval with modifications.
Disapproval.

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

19-034

Staff Report
Presentation
Text Amendment
TRC Comments
Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Vennis Gilmore	08/08/2019 10:29 AM
City Manager	Nick Mimms	08/13/2019 11:15 AM

Form Started By: Vennis Gilmore Started On: 08/07/2019 02:32 PM
Final Approval Date: 08/13/2019

ORDINANCE NO. 19-034

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 22, ARTICLE III, SECTION 22-22, AMENDING THE USE TABLE TO ALLOW LIMITED VEHICLE REPAIR AND GENERAL VEHICLE REPAIR USES TO BE ALLOWED BY RIGHT IN LIEU OF REQUIRING A CONDITIONAL USE APPROVAL; AMENDING THE USE TABLE BY CREATING A NEW USE CATEGORY "MARINE-RELATED REPAIR" AND PROVIDING FOR ITS ALLOWANCE IN CERTAIN ZONING DISTRICTS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce on November 4, 2013, approved Ordinance L-295 that created Section 22-22, Allowed Uses; and

WHEREAS, uses listed are only allowed in each zoning district in accordance with the Use Table; and

WHEREAS, uses may only be permitted in a zoning district provided that the use will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other City laws; and

WHEREAS, changes to the City's Use Table have been recommended by the Growth Management Task Force in June of 2018 as part of an evaluation of the City's regulatory and permitting process; and

WHEREAS, Section 22-22 has been amended from time to time since it was formally adopted on November 4, 2013, under Ordinance L-295; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on July 9, 2019, to consider the Land Development Code amendment and recommended approval of the amendment by a vote of 5 to 0; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 22-22 is hereby amended so that the same shall read as follows:

Sec. 22-22. - Allowed Uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.

(e) *Planned Development Zone (PD) and Planned Unit Redevelopment Zone (PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(f) *Edgartown Settlement (ES) Zoning District.* Permitted, conditional, and accessory uses shall be allowed in the ES District consistent with Section 22-28.1 of this chapter.

(g) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
–Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
–Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-
–Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 1 (1–6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
–Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
– Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center/Amusement Arcade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P	P	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	C	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	P	P	P	P	C	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	P	P	P	C	P	P	P	C	C	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	C	- P	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	- P	-	-	-	-	-	-
–Marine-Related Repair	-	-	-	-	-	-	-	-	-	-	-	- P	-	-	- P	-	- P	- P		-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	P	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	P	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	P	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Service of Heavy Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	-	C	C
Community Gardens	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
– Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-034 was duly advertised by title only in the St. Lucie News Tribune on Sunday, August 4, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 19, 2019; and was duly introduced, read by title only, and passed on second and final reading September 3, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of September 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Vennis Gilmore, Planner

RE: **Ordinance 19-034**
Amendment to Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 22-22 – Allowed Uses

BOARD DATE: August 19, 2019

STAFF REPORT

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses, of the City of Fort Pierce Code of Ordinances to allow "Limited Vehicle Repair" and "General Vehicle Repair" identified in the Use Table to be allowed by right, in lieu of needing a Conditional Use approval from City Commission. The Text Amendment would also create a new use category "Marine-Related Repair" to be allowed by right, in certain zoning districts.

The purpose of the Text Amendment is to streamline the development process by providing for a broader range of uses to be allowed outright in certain zoning districts where the use itself is appropriate given the characteristics of each district and its location in the City. In particular, Vehicle Repair and Marine-Related Repair uses have been expanded in such a manner so as to allow for a more streamlined review and development approval process. Vehicle Repair, both Limited and General, is proposed to be allowed out right in the I-1 zoning district. The new use category of "Marine-Related Repair" is being proposed to be allowed out right in the C-3, C-6, I-1, and I-2 zoning districts.

The Technical Review Committee (TRC) reviewed this item on June 20, 2019. Comments from each department and agency are attached.

The Planning Board, at their July 9th, 2019 meeting, voted unanimously to recommend approval of the request.

Attachments:
Proposed text amendment
TRC comments

Text Amendment to Chapter 22, Article III, Section 22-22: Allowed Uses

Text Amendment (Use Table)

Section 22-22. – Allowed Uses

- *Use Table Changes:*

- To streamline the development process.

- Vehicle Repair, both Limited and General, is proposed to be allowed out right in the I-1 zoning district.

- The new use category of “Marine-Related Repair” is -being proposed to be allowed out right in the C-3, C-6, I-1, and I-2 zoning districts.

Text Amendment (Use Table)

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	C	- P	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	- P	-	-	-	-	-	-
–Marine-Related Repair	-	-	-	-	-	-	-	-	-	-	-	- P	-	-	- P	-	- P	- P		-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	P	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	P	-	-	-	-

CC Recommendations

Possible actions of the City Commission:

- APPROVAL of the proposed Text Amendment with no changes.
    - Staff recommends that the City Commission APPROVE the proposed Text Amendment.
- APPROVAL of the proposed Text Amendment with changes.
- DISAPPROVAL of the proposed Text Amendment.

Text Amendment to Chapter 22, Article III, Section 22-22: Allowed Uses

Sec. 22-22. - Allowed Uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.

(e) *Planned Development Zone (PD) and Planned Unit Redevelopment Zone (PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(f) *Edgartown Settlement (ES) Zoning District.* Permitted, conditional, and accessory uses shall be allowed in the ES District consistent with Section 22-28.1 of this chapter.

(g) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
–Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
–Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
–Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-
–Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 1 (1–6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
–Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
–Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
– Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center/Amusement Arcade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P	P	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	C	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	P	P	P	P	C	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	P	P	P	C	P	P	P	C	C	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	C	- P	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	- P	-	-	-	-	-	-
–Marine-Related Repair	-	-	-	-	-	-	-	-	-	-	-	- P	-	-	- P	-	- P	- P		-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	P	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	P	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	P	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Service of Heavy Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	-	C	C
Community Gardens	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
– Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED

JUN 20 2019

CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: June 20, 2019
Property Address: n/a
Property Name: Text Amendment
Type: Chapter 22 - Zoning
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: 6/19/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

June 20, 2019

TECHNICAL REVIEW PROJECT # 19-99800007 (Text Amendment to Chapter 22)

TEXT AMENDMENT - Chapter 22 - Zoning - Article III – Basic Zoning Districts - Section 22-22 – Allowed Uses

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment

Technical Review Committee meeting

June 20th, 2019

Case # 19-99800007

Text amendment

Chapter 22, zoning Article III, Basic zoning districts, Section 22-22, allowed uses.

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Vennis Gilmore, Planner

From : John R. Andrews, P.E., City Engineer for JRA

RECEIVED
JUN 14 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Re : Chapter 22-22 Text Amendment
Allowed Uses

Date : June 14, 2019

This is to advise you that we have completed the review of the following documents as received by this office on June 2, 2019:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Amendment
- [ ] 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 conditions of approval

JRA/jra

Q:\ENGINEERING\Site Development Projects\Miscellaneous\Zoning Text Amendments\Section 22-22\Allowed Uses\June 2019\Text Amendment Approval - 061419.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO	:	Members of the Planning Board
FROM	:	Vennis Gilmore, Planner
RE	:	Project: #19-99800007 (Text Amendment to Chapter 22)
DATE	:	June 6th, 2019

TEXT AMENDMENT
Chapter 22 - Zoning
Article III – Basic Zoning Districts
Section 22-22 – Allowed Uses

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses, of the City of Fort Pierce Code of Ordinances to allow some uses identified in the Use Table to be allowed by right, in lieu of needing a Conditional Use approval from City Commission. The Text Amendment would also allow one use to be allowed with Conditional Use approval instead of being prohibited outright in one zoning district. This memo is in reference to the one month of Text Amendments, requested by the Planning Board.

Thank You,

Vennis Gilmore
Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO	:	All the members of the Technical Review Committee
FROM	:	Vennis Gilmore, Planner
RE	:	Technical Review Project: #19-42800009 (Temporary Use)
DATE	:	June 2nd, 2019

Temporary Use
Auto Repair in I-1, Light Industrial Zone
995 Edwards Road

The above – referenced **Temporary Use** is being submitted for your review and comments. The request seeks a temporary use of General and Limited Vehicle Repair in the I-1, Light Industrial Zone. The Temporary Use shall remain active until the second reading approval of a City-initiated Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses.

The purpose of the Text Amendment is to streamline the development process by providing for a broader range of uses to be allowed outright in certain zoning districts where the use itself is appropriate given the characteristics of each district and its location in the City. In particular, commercial and industrial uses have been expanded in such a manner so as to allow for a more streamlined review and development approval process. Temporary Use approval of this application will allow the applicant to operate the non-permitted use of "Vehicle Repair," until the City-initiated Zoning Text Amendment is approved to allow the subject use as permitted by right.

Please provide two (2) copies of written comments regarding the above at your easiest convenience. The item will be reviewed at the June 20th, 2019 TRC Meeting.
Please do not hesitate to contact one of our staff members should you require any additional information or clarification at 772-467-3741. Please send all TRC Comments to vgilmore@city-ftpierce.com.

Thank You,

Vennis Gilmore
Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Text Amendment to Chapter 22 - Zoning - Article III - Basic Zoning Districts - Sec. 22-22 -

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. Public Hearings A,B,C, & D

NOTICE BY NEWSPAPER: August 4, 2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** August 7, 2019

City Commission Regular Meeting **12.d.**

Meeting Date: 08/19/2019

Re: Future Land Use Amendment - Fort Pierce Self Storage - (Parcel ID: 2415-312-0001-010-8)

Submitted For: Rebeca Guerra, Interim Planning Director, Planning & Zoning

SUBJECT:

Legislative Hearing - Ordinance 19-035 FLUMA - an application submitted by the property owner, Yo No Se LLC, and representative, Darren Guettler, P.E of Velcon Engineering & Surveying, LLC for a Future Land Use Map Amendment for one (1) parcel of land, 1.19 acres in total, to change the Future Land Use Designation, within the Comprehensive Plan, from RM, Medium Density Residential to GC, General Commercial. Said Parcel is generally located south of Ohio Avenue & 417 ft. west of South US Highway 1, Ft. Pierce, FL. 34950. FIRST READING

SUMMARY:

- The subject parcel currently consists of vacant land and is approximately 1.19 acres in size.
- The applicant requests a FLU Amendment from RM, Medium Density Residential to GC, General Commercial to allow the property owner to open a self-storage facility on the subject parcel and the two adjacent properties under the same ownership (2415-311-0003-000-6, and 2415-311-0003-030-5).
- The two parcels on the east of the proposed development are zoned C-3, General Commercial Zone with a FLU of GC, General Commercial. A self-storage facility is not consistent with the RM, Medium Density Residential FLU designation, therefore the subject parcel needs to be amended to GC, General Commercial to match the FLU designations of the other adjacent parcels.
- The applicant has also submitted an application for Zoning Atlas Amendment to change the zoning of the subject parcel from R-4, Medium Density Residential Zone to C-3, General Commercial Zone. Action to amend the Zoning and FLU of the parcel from the residential designations to the more appropriate commercial designations are necessary, and sought by the applicant to advance consideration of the subject proposed development.

RECOMMENDATION:

Approval.

ALTERNATIVES:

Disapproval.

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

19-035
Staff Report
Presentation
Application
Authorization Letter
Deed
Legal Description
Aerial Map
Current FLU Map
Proposed FLU Map
Property Record Card
Narrative
Survey
Site Plan
Historical Statement
Traffic Statement
Drainage Statement
TRC Comments
Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 11:17 AM

Form Started By: Vennis Gilmore
Started On: 08/07/2019 02:15 PM
Final Approval Date: 08/13/2019

ORDINANCE NO. 19-035

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT PARCEL ID: 2415-312-0001-010-8, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO GENERAL COMMERCIAL, GC;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are generally located at Parcel ID: 2415-312-0001-010-8, within the City of Fort Pierce, Florida, representing approximately 1.19 acres of land; and

WHEREAS, the subject property is included in a proposed site plan for a storage facility; and

WHEREAS, the subject property is also included in a zoning atlas amendment for the proposed storage facility site plan; and

WHEREAS, Parcel ID: 2415-312-0001-010-8 is presently designated RM, Medium Density Residential; and

WHEREAS, the applicant seeks a future land use amendment of the subject parcel, Parcel ID: 2415-312-0001-010-8, from RM, Medium Density Residential to GC, General Commercial; and

WHEREAS, the proposed future land use amendment is consistent with the comprehensive plan, and will not have an adverse effect on the ability of the city to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code section 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their July 9th, 2019 meeting, voted unanimously to recommend approval of the proposed Future Land Use Amendment for this parcel; and

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

WHEREAS, the City of Fort Pierce Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

From and after the effective date hereof, the following property legally described as:

Generally Located at Parcel ID: 2415-312-0001-010-8

LEGAL DESCRIPTION:

THE EAST145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Said property being generally located at Parcel ID: 2415-312-0001-010-8, in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from Medium Density Residential, RM, to General Commercial, GC, as depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-035 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St.

Lucie News Tribune on August 4th, 2019 and on August 11th, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 19th, 2019; and was duly introduced, read by title only, and passed on second and final reading September 3rd, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of September 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

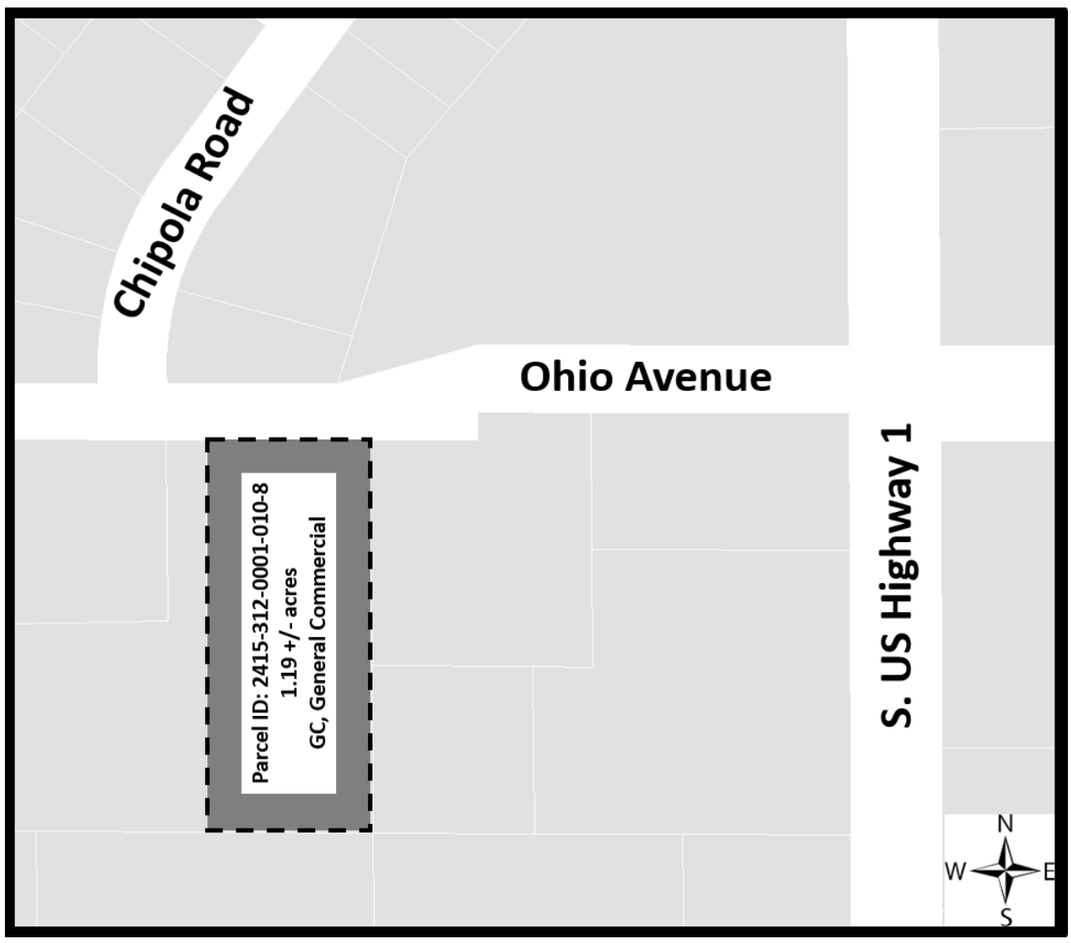
_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

General Commercial, GC



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, PE, City Manager
THROUGH:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Ordinance 19-035 - Application for Future Land Use Amendment** **Fort Pierce Self Storage** **Parcel ID: 2415-312-0001-010-8**
BOARD DATE:	August 19, 2019

STAFF REPORT

Owner(s):
Yo No Se LLC
2701 Industrial Avenue #3
Fort Pierce, FL 34946

Applicant and Representative:
Darren Guettler, P.E.
Velcon Engineering & Surveying, LLC
590 NW Peacock Boulevard, Suite 8
Port St. Lucie, FL 34986

Applicant's Request:
Approval of a Future Land Use Amendment from RM, Medium Density Residential to GC, General Commercial.

Location:
South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

Parcel ID:
2415-312-0001-010-8

Current Future Land Use:
Medium Density Residential (RM)

Proposed Future Land Use:
General Commercial (GC)

Surrounding Future Land Use:

North	East	South	West
RM	GC	RM	RM

Site Size:
1.19 acres

Utilities:
FPUA

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 Future Land Use (FLU) Amendment from RM, Medium Density Residential to GC, General Commercial.

Background & Project Summary

The subject parcel currently consists of vacant land and is approximately 1.19 acres in size. The applicant requests a FLU Amendment from RM, Medium Density Residential to GC, General Commercial to allow the property owner to open a self-storage facility on the subject parcel and the two adjacent properties under the same ownership (2415-311-0003-000-6, and 2415-311-0003-030-5). The two parcels on the east of the proposed development are zoned C-3, General Commercial Zone with a FLU of GC, General Commercial. A self-storage facility is not consistent with the RM, Medium Density Residential FLU designation, therefore the subject parcel needs to be amended to GC, General Commercial to match the FLU designations of the other adjacent parcels. The applicant has also submitted an application for Zoning Atlas Amendment to change the zoning of the subject parcel from R-4, Medium Density Residential Zone to C-3, General Commercial Zone. Action to amend the Zoning and FLU of the parcel from the residential designations to the more appropriate commercial designations are necessary, and sought by the applicant to advance consideration of the subject proposed development.

Future Land Use Designation & Comprehensive Plan

The subject site has a FLU designation of RM, Medium Density Residential. The Medium Density Residential designation is intended for parcels that are best suited for multifamily residential uses ranging in density from multifamily dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

The proposed FLU is GC, General Commercial. The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/ entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial FLU designation.

Standards for Review

The following standards must be satisfied prior to the approval of the requested amendment:

(1) The amendment is justified by a validated need or hardship;

The proposed commercial development will consist of the three aforementioned parcels. The subject parcel's FLU is not compatible with the proposed use.

(2) The amendment will result in an orderly and logical development pattern;

All parcels to the east and northeast are zoned C-3, General Commercial Zone with a FLU of GC, General Commercial. The subject properties are located just west of the major commercial corridor of US Highway 1. The proposed use would provide a service to the neighboring communities.

(3) The amendment is consistent with the Comprehensive Plan; and

The proposed GC FLU designation is consistent with the Comprehensive Plan's requirement that proposed uses include general commercial aspects fronting major roadways. The applicant's intent to develop a self-storage facility appears to satisfy this requirement.

(4) The amendment is compatible with Future Land Use (FLU) designations and existing land uses surrounding the amended lands; and

The FLU Amendment would be an extension to the west for the C-3, General Commercial Zones and GC, General Commercial FLU designations along the major commercial corridor of US Highway 1.

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

Technical Review Committee

All affected departments have reviewed the proposed FLU Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation:

The Planning Board, at their August 9th, 2019 meeting, voted unanimously to recommend **APPROVAL** of the request.

Staff Recommendation

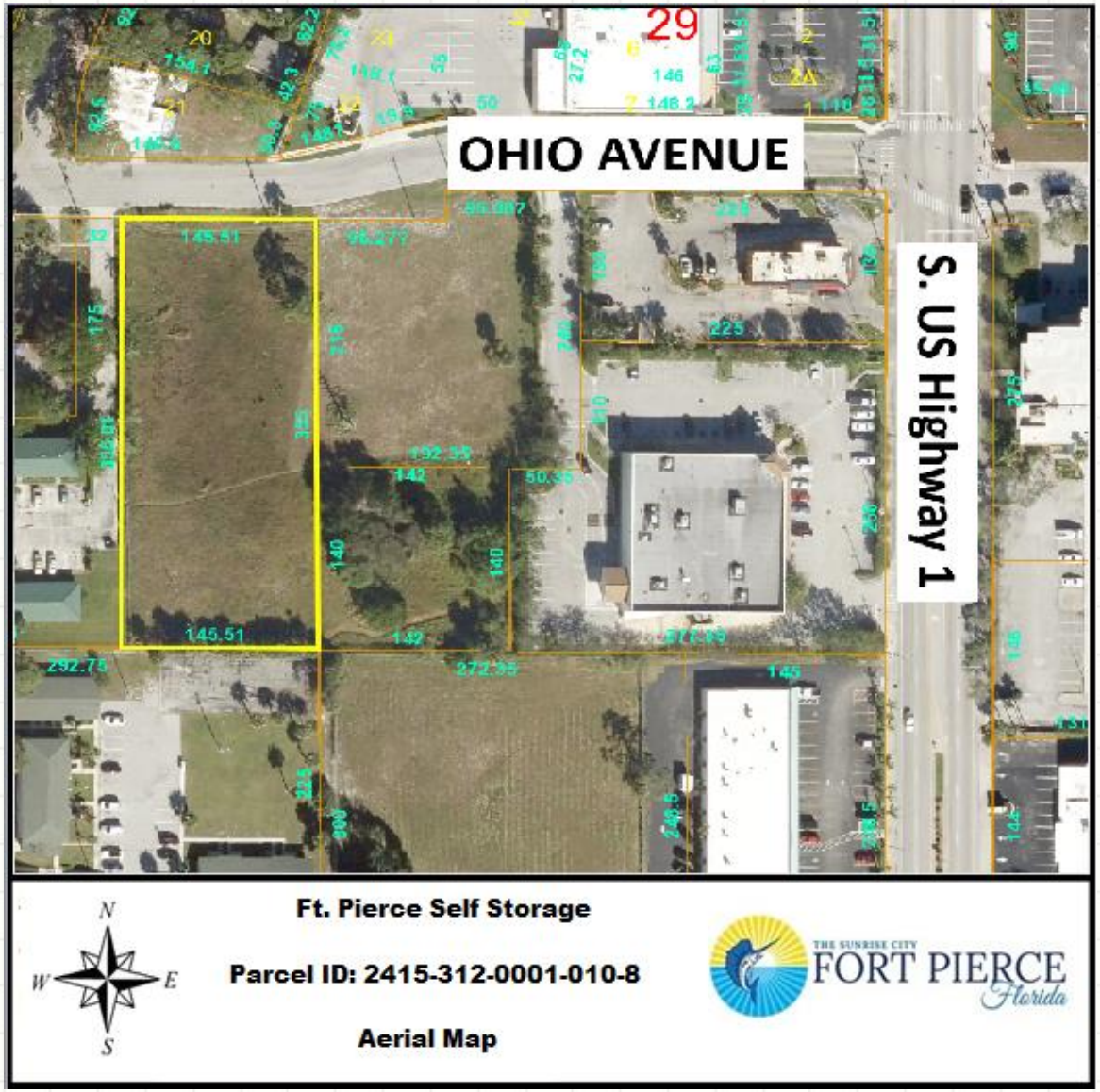
The proposed amendment meets the criteria specified in Section 22-131 of the City Code, and is consistent with the City's Comprehensive Plan. Therefore, Staff recommends the City Commission **APPROVE** the proposed amendment.

Future Land Use Map Amendment

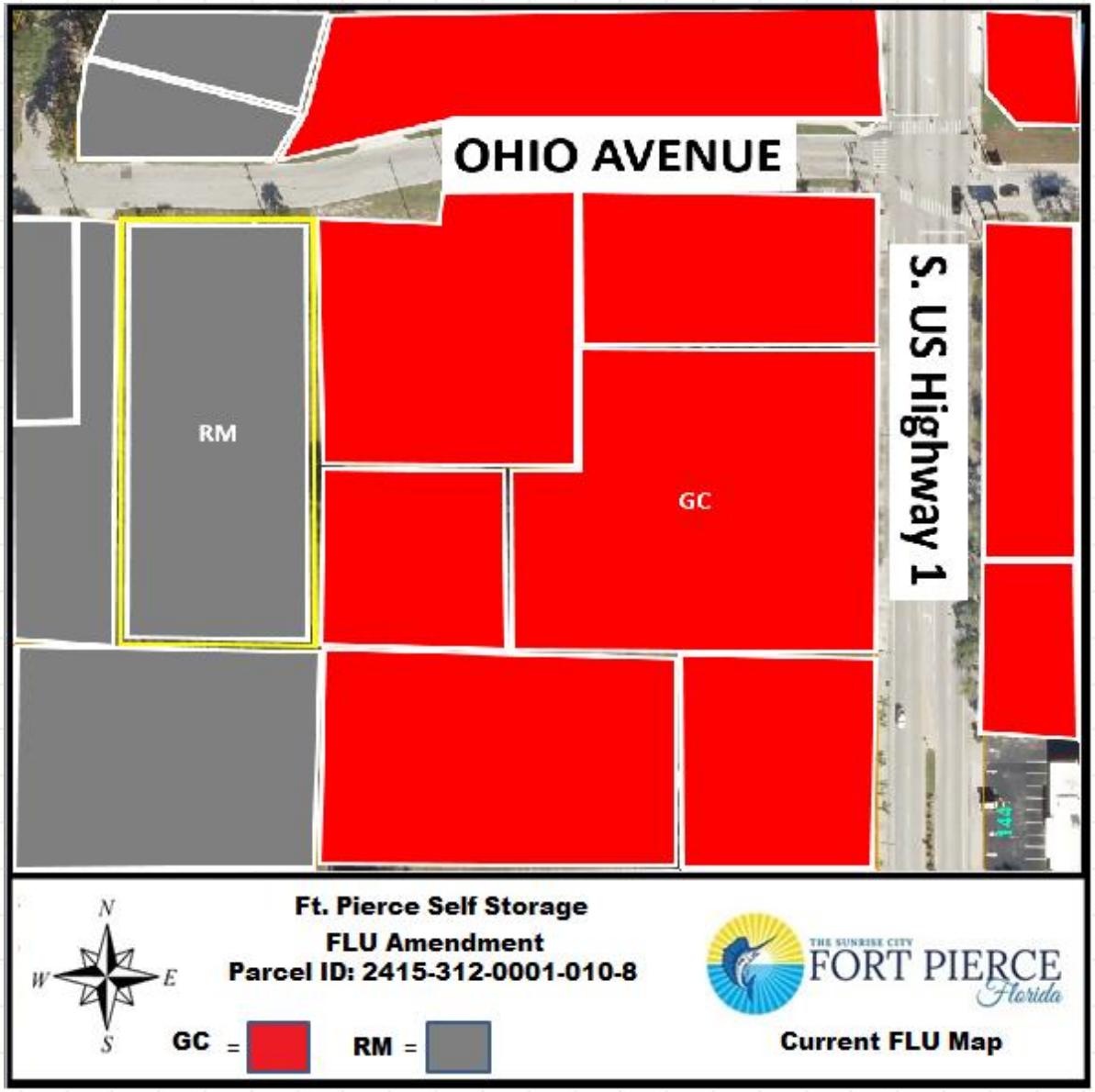
South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

Parcel ID: 2415-312-0001-010-8

Aerial Map


OHIO AVENUE
S. US Highway 1
29
145.51
292.75
272.35
N
W
E
S
Ft. Pierce Self Storage
Parcel ID: 2415-312-0001-010-8
Aerial Map
THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map

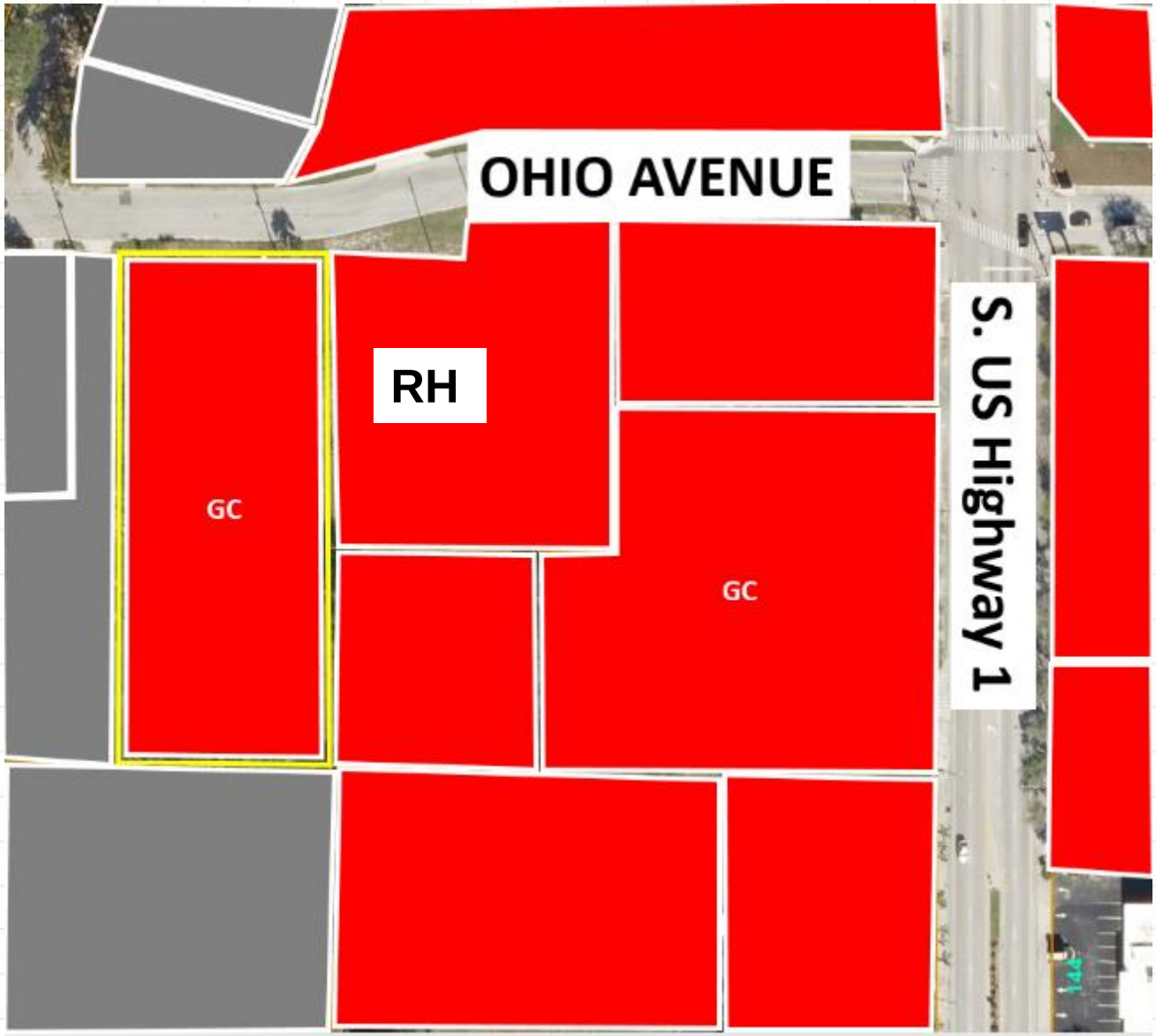


Future Land Use Map Amendment

Future Land Use change from RM, Medium Density Residential to GC, General Commercial

- Staff recommends **Approval** of the request
  - ❑ Commercial developments are more suited for a Commercial FLU than a Residential FLU
  - ❑ Consistent with Section 22-131 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare

Proposed Future Land Use Map



CC Recommendations

Possible actions of the City Commission:

- APPROVAL of the proposed Amendment.
    - Staff recommends that the City Commission APPROVE the proposed Amendment.
- DISAPPROVAL of the proposed Amendment.

Future Land Use Map Amendment

South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

Parcel ID: 2415-312-0001-010-8

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☒ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: South of Ohio Avenue & 417 ft West of US -1, Fort Pierce, FL 34950
2. Property Tax ID(s): 2415-312-0001-010-8
3. Total Acreage: 1.19
4. Existing Future Land Use Designation: RM - Medium Density Residential
5. Existing Zoning Classification: R4 - Medium Density Residential
6. Proposed Zoning Classification: C3 - General Commercial
7. Other applications being submitted concurrent with this application, if any: Application for Zoning Atlas Map Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: Existing site is vacant and there are no existing structures on the site.
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: The owner wishes to open a self storage business on his property which consists of three parcels 2415-312-0001-010-8, 2415-311-0003-000-6, and 2415-311-0003-030-5. The two parcels on the east of the subject parcel is zoned C3 General Commercial. Since self storage business is not permitted in R4 Medium Density Residential zoning district, parcel 2415-312-0001-010-8 needs to be rezoned to C3 General Commercial to match the zoning districts to the other two parcels.

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial & Residential	GC - Commercial General	C3 - General Commercial
South	HOMES REALTY VENTURES LC, & Vacant	RM - Medium Density Residential; GC - Commercial General	R4 - Medium Density Residential; C3 - General Commercial
East	Popeyes & Walgreens	GC - Commercial General	C3 - General Commercial
West	Arc of St. Lucie County INC. & BCAG LLC - APARTMENT BLDGS.	RM - Medium Density Residential	R4 - Medium Density Residential

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM - Medium Density Residential	R4 - Medium Density Residential	11	1.19	x
Proposed	GC - Commercial General	C3 - General Commercial	31,102	1.19	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 2,860
Demand Analysis	Maximum
Current Zoning	Total gallons per day 2,860
Proposed Zoning	Total gallons per day 3,888
Change in Demand	**Total gallons per day** 1,028

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 2,860
Demand Analysis	Maximum
Current Zoning	Total gallons per day 2,860
Proposed Zoning	Total gallons per day 3,110
Change in Demand	**Total gallons per day** 250

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

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

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

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

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

Demand Analysis	Maximum
Current Zoning	2 yards
Proposed Zoning	
Change in Demand	

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	No significant impacts are anticipated due to rezoning from medium density residential to general commercial zoning district.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	73.92	6.05/7.37
Proposed Zoning	1378.44	213/156
Change in Demand	Trips 1305	Trips 207/148
Impact to Capacity	More trips will be generated from the rezoning but since the US highway - 1 is located 225 ft east of the property this trip generation will not have any negative impacts to the neighborhood area.	

12. Name of Owner(s): ANTONIO HUERTA - Yo No Se LLC
Mailing Address: 2701 Industrial Avenue 3
City Fort Pierce State FL Zip 34986
Phone # 407-921-6991
E-mail: redfishtony@hotmail.com

13. Name of Applicant: Darren Guettler, P.E. - Velcon Engineering & Surveying, LLC.
Mailing Address: 590 NW Peacock Blvd., Suite 8
City Port St. Lucie State FL Zip 34986
Phone # 772/879-0477 Fax #
E-mail: darreng@velconfl.com

14. Name of Representative: Darren Guettler, P.E. - Velcon Engineering & Surveying, LLC.
Mailing Address: 590 NW Peacock Blvd., Suite 8
City Port St. Lucie State FL Zip 34986
Phone # 772/879-0477 Fax #
E-mail: darreng@velconfl.com

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

I certify that: (Check One)

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

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

Applicant's Signature Date

590 NW Peacock Blvd., Suite 8
Address State FL 34986 Zip

772/879-0477 randyr@velconfl.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

ANTONIO HUERTA 407-921-6991
Property Owner's Name (Please Print) Phone

2701 Industrial Avenue 3 FL 34946
Address State Zip

Property Owner's Signature 4/3/19 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 3rd day of April, 2019, by Antonio Huerta who is personally known to me or has produced FL DL as identification.

Signature of Notary (seal)

CESAR DEL CARMEN FLORES JR MY COMMISSION EXPIRES 06-03-2022 NOTARY PUBLIC COMM. # GG 224133 STATE OF FLORIDA

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

Yo No Se LLC
2701 Industrial Avenue 3
Fort Pierce, FL 34946

To Whom It May Concern:

This letter authorizes Velcon Engineering & Surveying LLC. to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described on the attached legal description.

If you have any questions, please call me at 407-921-6991.

Sincerely,

ANTONIO HUERTA, MANAGER

Date: 12/27/2018

State of: Florida
County of: St Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 27 day of Dec, 2018, by _____, who ( ) is personally known to me, or (X) has produced FL DL as identification.

NOTARY PUBLIC

Name Printed: Deanna M Gerhart
State of Florida at-large
My Commission expires: June 26, 2022

File: 18-1030 aut.doc

DEANNA M GERHART
MY COMMISSION #GG232255
EXPIRES: JUN 26, 2022
Bonded through 1st State Insurance

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5

COMMENCE AT THE NORTHWEST COMER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 691.85 FEET; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'54"EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 142.00 FEET; THENCE RUN NORTH 00°22'54" WEST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" EAST ALONG A LINE THAT IS PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-000-6

BEING A PART OF THE NORTH 380 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 192.35 FEET OF THE EAST 417.35 FEET (AS MEASURED FROM THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1) OF THE NORTH 380 FEET LESS AND EXCEPT THE SOUTH 140 FEET THEREFROM. SUBJECT TO ALL

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4477547 OR BOOK 4177 PAGE 752, Recorded 09/05/2018 04:14:45 PM Doc T:
$1295.00

Prepared by and Return to:
Veronika Swords, employee of
First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950
Our File No. 129194-41

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on 29th day of August, 2018, between **Indian River State College Foundation, Inc., a Florida corporation not for profit,** having a business address at: 3209 Virginia Avenue, Fort Pierce, FL 34981
("Grantor"), and **Yo No Se, LLC, a Florida limited liability company**, having a mailing address of: 2701 Industrial Avenue 3, Fort Pierce, FL 34946 , ("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 said Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situated, lying and being in the County of **St. Lucie, Florida,** to-wit:

SEE EXHIBIT "A" FOR COPY OF ATRICLES AND BY LAWS
SEE EXHIBIT "B" FOR LEGAL DESCRIPTION

Parcel Identification Number: **2415-311-0003-000/6 AND 2515-312-0001-010/8 AND 2415-311-0003-030/5**

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 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; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2017.** That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, Grantor has signed and sealed these presents on the date first above written.

Indian River State College Foundation, Inc.
a Florida not for profit corporation

by: _____
Ann L. Decker, Executive Director

Signed, sealed and delivered in our presence:

_____
Witness Signature
Print Name: KAREN J. CRISTALDI

_____
Witness Signature
Print Name: Veronika Swords

State of Florida
County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on 8-29-2018, by Ann L. Decker, Executive Director of **Indian River State College Foundation, Inc., a Florida corporation not for profit,** who is/are personally known to me or who has/have produced a valid driver's license as identification.

_____
Notary Public

_____
(Printed Name)

My Commission expires: _____

Notary Public State of Florida
Veronika Swords
My Commission GG 221636
Expires 07/17/2022

Exhibit "A"

ARTICLES OF AMENDMENT
To
ARTICLES OF INCORPORATION
Of
INDIAN RIVER COMMUNITY COLLEGE FOUNDATION, INC.

Pursuant to the provisions of Section 617.1006, Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation:

1. The name of the corporation is INDIAN RIVER COMMUNITY COLLEGE FOUNDATION, INC., and the document number of the corporation is 709584.

2. The name of the corporation shall be as follows:

INDIAN RIVER STATE COLLEGE FOUNDATION, INC.

3. The date of adoption of this Amendment to the Articles is June 24, 2008

4. This amendment was duly adopted by the Board of Directors of the corporation at meeting held for that purpose on June 24, 2008. The amendment was approved by the Board of Directors and the Amendment does not require member approval.

Signed this 21st day of July, 2008.

INDIAN RIVER COMMUNITY COLLEGE FOUNDATION, INC.

By: Susanne H. Clemons

SUSANNE H. CLEMONS
CHAIRMAN OF BOARD

FILED
08 JUL 23 AM 8:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

BYLAWS OF THE
INDIAN RIVER STATE COLLEGE FOUNDATION, INC.

(As amended November 17, 2003; July 18, 2005; August 4, 2008)

ARTICLE I.

Section 1. MEETINGS.

(a) The regular business meetings of the Board of Directors shall be held at the Indian River Community College, Fort Pierce, Florida, on a bi-monthly basis.

(b) Special Meetings of the Board of Directors may be called by the Chairman of the Board of Directors or by request of a simple majority of the members.

(c) Attendance is required and recorded. Members may have two unexcused absences per year. A majority of the members shall constitute a quorum at any meeting of the Board of Directors and all questions shall be determined by a majority of the Directors voting; provided, however, a majority of all members of the Board of Directors must concur in the following:

(1) The election of members of the Board of Directors.

(2) Amendments to these bylaws.

(3) Amendments to the Articles of Incorporation.

The Chairman shall preside at all meetings of the Board of Directors and shall act as the Chief Executive Officer of this corporation, and shall do and perform such other duties as from time to time may be assigned him by the Directors.

Section 2. FIRST-VICE CHAIR.

The First-Vice Chair shall preside at all meetings of the Board of Directors in the absence of the Chairman and he shall do and perform such other duties as from time to time may be assigned him by the Board of Directors, and he shall also do and perform all duties which might or should be performed by the Chairman when the Chairman is ill, absent from the State of Florida, or otherwise incapacitated.

Section 3. SECOND-VICE CHAIR.

The Second-Vice Chair shall preside at all meetings of the Board of Directors in the absence of the Chair and the First-Vice Chair and he shall do and perform such other duties as from time to time may be assigned to him by the Board of Directors and he shall also do and perform all duties which might or should be performed by the Chairman when the Chairman and First-Vice Chair are both ill, absent from the State of Florida, or otherwise incapacitated.

Section 4. SECRETARY/TREASURER.

The Executive Director will serve as corporate secretary and treasurer of the Board of Directors as well as executive director of the IRCC Foundation, Inc. All components of the Foundation and all aspects of its operation are responsible to the Board of Directors through the Executive Director. The Board of Directors shall have the power to take action without a recommendation from the executive director and shall have the power to require the executive director to deliver to the board all data and information required by the board in the performance of its duties.

The Secretary/Treasurer shall:

AGENDA ITEM #6B

1) Advise and counsel the board of directors and seek the advice and counsel of the board. Recommendations, nominations, proposals, and reports to the board from the chair shall be recorded in the minutes or shall be made in writing, noted in the minutes, and filed in the records of the board. In the absence of such record, the recommendations, nominations, proposals, and reports shall be presumed consistent with action by the board.

2) Attend, but not vote at, all meetings of the board of directors.

3) Keep minutes of all official actions and proceedings of the board of Directors and keep such other records, including records of property held or disposed of by the board, as may be necessary to provide complete information regarding the college.

4) Act for the Board of Directors as custodian of all property. Recommend plans for contracting, receiving, purchasing, acquiring through condemnation, leasing, selling, holding, transmitting and conveying title to real and personal property. Recommend plans for holding in trust and administering real and personal property, money, and other things of value, granted, conveyed, devised, or bequeathed for the benefit of the Foundation.

5) Be responsible for administration of financial matters.

6) Leave with the board of directors and make available to the successor a complete inventory of Foundation property, together with all official records and such other records as may be needed.

7) Have or designate custody of the Foundation seal and authenticate true copies of decisions, acts, and documents when required by law, rules of the State Board of Education, or rules of the Board of Directors.

Section 5.

Wherever the masculine gender is used herein, the feminine is also included.

Section 6.

In the event of absence, inability or refusal to act of any of the officers of this corporation, the Board of Directors may appoint the necessary person or persons to perform his or their respective duties.

Escrow File No.: **129194-41**

EXHIBIT "B"

Parcel 1

Being a part of the North 380 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, lying west of U.S. Highway No. 1, being more fully described as follows: The West 192.35 feet of the East 417.35 feet (as measured from the West right of way of U.S. Highway No. 1) of the North 380 feet less and except the South 140 feet therefrom, less and except road right of way.

Parcel 2

Commence at the Northwest corner of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 90°00'00" East along the North line of said Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) for a distance of 691.85 feet; thence run South 00°22'54" East along a line that is parallel with U.S. Highway No. 1 for a distance of 240.00 feet; thence run North 90°00'00" West along a line that is parallel with the North line of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) for a distance of 50.35 feet to the Point of Beginning; thence run South 00°22'54" East along a line that is parallel with U.S. Highway No. 1 for a distance of 140.00 feet; thence run North 90°00'00" West along a line that is parallel with the North line of said Northeast quarter (NE 1/4) of the Southwest Quarter (SW 1/4) for a distance of 142.00 feet; thence run North 00°22'54" West along a line that is parallel with U.S. Highway No. 1 for a distance of 140.00 feet; thence run North 90°00'00" East along a line that is parallel with the said North line of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) for a distance of 142.00 feet to the Point of Beginning.

Parcel 3

The East 145.51 feet of the West 495.51 feet of the North 380.01 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, less and except road right of way.

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

N

W E

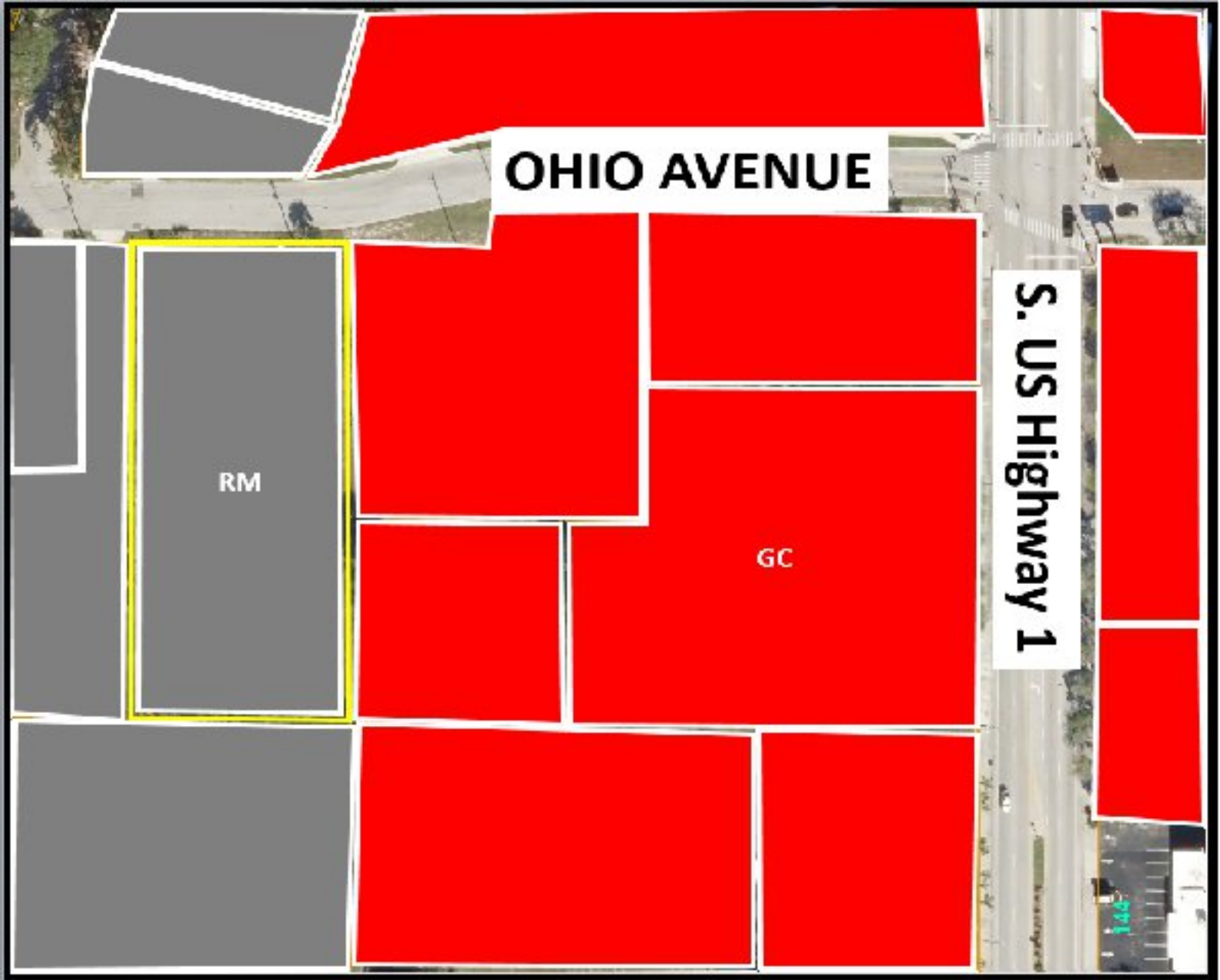
S

Ft. Pierce Self Storage

Parcel ID: 2415-312-0001-010-8

Aerial Map

THE SUNRISE CITY FORT PIERCE Florida



Ft. Pierce Self Storage

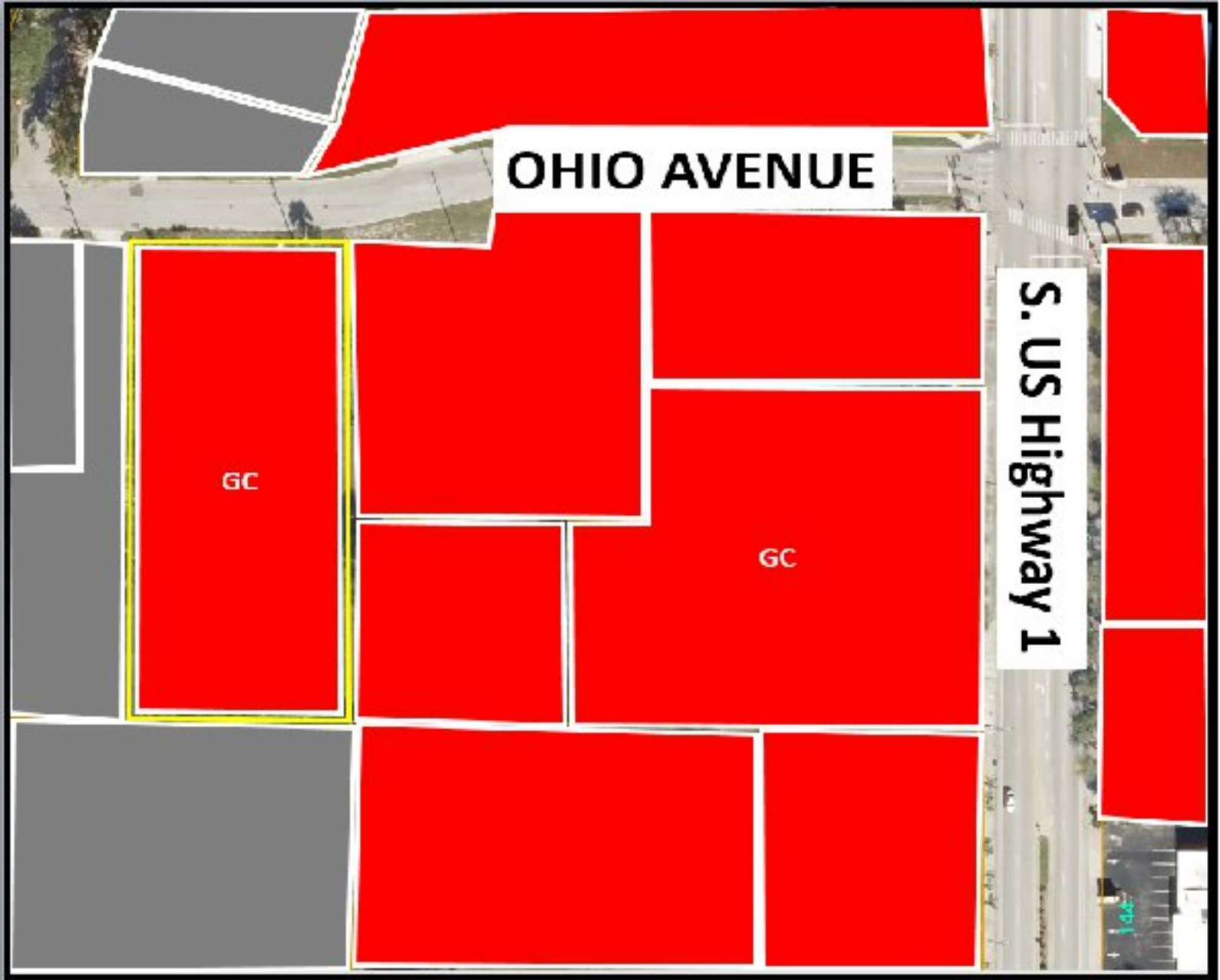
FLU Amendment

Parcel ID: 2415-312-0001-010-8

THE SUNRISE CITY FORT PIERCE Florida

GC = **RM =**

Current FLU Map



N

W E

S

Ft. Pierce Self Storage

FLU Amendment

Parcel ID: 2415-312-0001-010-8

THE SUNRISE CITY FORT PIERCE Florida

GC = **RM** =

Proposed FLU Map

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

Property Identification

Site Address:	OHIO AVE
Parcel ID:	2415-312-0001-010-8
Account #:	24450
Map ID:	24/15S
Use Type:	0000
Zoning:	R4
City/County:	Fort Pierce

Ownership

Yo No Se LLC
2701 Industrial Avenue 3
Fort Pierce, FL 34946

Legal Description

15 35 40 FROM NW COR OF NE 1/4 OF SW 1/4 RUN E 350 FT, TH S 25 FT TO S R/W OF OHIO AV AND POB, TH CONT S 355 FT, TH E 145.51 FT, TH N 355 FT, TH W 145.51 FT TO POB

Current Values

Just/Market Value:	$23,900
Assessed Value:	$16,456
Exemptions:	$16,456
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.19
Land Size (SF):	51,656

Sale History

Date:	Aug 29, 2018
Book/Page:	4177 / 0752
Sale Code:	0317
Deed:	SP
Grantor:	Indian River State College Foundation Inc
Price:	$185,000
Date:	Feb 9, 2015
Book/Page:	3715 / 1920
Sale Code:	0318
Deed:	WD
Grantor:	Brinkley Property Investment
Price:	$100
Date:	Jan 1, 2009
Book/Page:	3061 / 2874
Sale Code:	0311
Deed:	WD
Grantor:	Brinkley (TR) James B

Price:	$100
Date:	Nov 23, 1991
Book/Page:	0775 / 0798
Sale Code:	XX01
Deed:	WD
Grantor:	James B Brinkley
Price:	$100
Date:	Oct 1, 1984
Book/Page:	0447 / 1694
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$50,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$23,900
Just/Market:	$23,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	2016	3000	Education	$16,456

Ag Credit:	$0
Save Our Homes or 10% Cap:	$7,444
Assessed:	$16,456
Exemption(s):	$16,456
Taxable:	$0

Current Year Special Assessment Breakdown

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

Historical Values

Permits

Number:	BP14-0618
Issue Date:	Mar 27, 2014
Description:	Electric
Amount:	$1,000
Fee:	$155

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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Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Application for Future Land Use Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. The owner wishes to use three of the parcels he owns: 2415-312-0001-010-8, 2415-311-0003-000-6, and 2415-311-0003-030-5 for his self-storage business. The two other parcels on the east of the subject parcel is zoned C3 - General Commercial. Since self-storage business is not permitted in R4 - Medium Density Residential zoning district, the subject parcel needs to be rezoned to C3 General Commercial to match the zoning districts to the other two parcels. The future land uses of the properties to the North, South and East of the subject property are GC - Commercial General and to the west is RM – Medium Density Residential all of which are compatible with the proposed future land use of the subject parcel.

Following items are attached with the subject application:

1. Application for Future Land Use Map Amendment
2. Application Fee – $4,000.00
3. Warranty Deed
4. Property Card
5. Authorization Letter
6. Environmental Study
7. Traffic Impact Statement
8. Capacity Analysis
9. Drainage Statement
10. Historical Report
11. Boundary & Topographical Survey
12. Conceptual Site Plan
13. CD

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

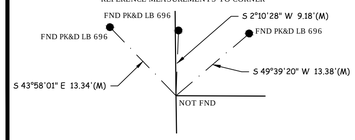
Sincerely,

Shaikha Abedin, EI

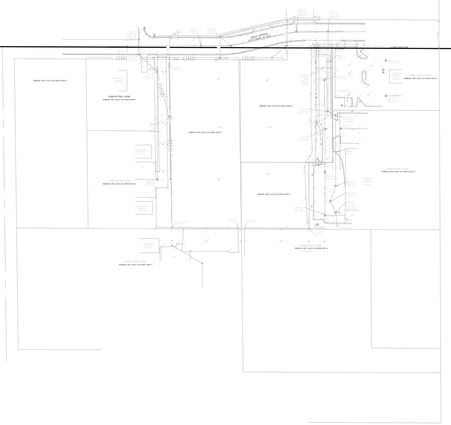
Attachments

cc: File 18-1030 (w/ att)

SECTION 15 W 1/4 CORNER
REFERENCE MEASUREMENTS TO CORNER



SECTION DETAIL



NORTH LINE OF THE NE 1/4 OF THE SW 1/4

S 89°45'35" E 2642.70' (C)

SECTION 15 W 1/4 CORNER
CERTIFIED CORNER RECORD
DOCUMENT #0047404
NOT FND
(SEE DETAIL ABOVE TO
RE-ESTABLISH 1/4 CONNER)

SECTION 15 N 1/4 CORNER
CERTIFIED CORNER RECORD
DOCUMENT #0003341
FND 1" IP NO ID IN CUT OUT

SECTION 15 1/4 CORNER
NOT FND

N 0°40'34" W 2650.24' (M)
WEST SECTION LINE

N 0°56'53" W 2638.77' (C)
N 0°56'53" W 5277.53' (M)

N 89°59'16" E 2655.06' (M)
SOUTH SECTION LINE

SECTION 15 SW CORNER
CERTIFIED CORNER RECORD
DOCUMENT #093999
FND 5/8" R&C RLS 2391

SECTION 15 S 1/4 CORNER
CERTIFIED CORNER RECORD
DOCUMENT #094000
FND MAG&D LB 6557

NORTH

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5:

COMMENCE AT THE NORTHWEST COMER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 691.85 FEET; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING. THENCE RUN SOUTH 00°22'54"EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 142.00 FEET; THENCE RUN NORTH 00°22'54" WEST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" EAST ALONG A LINE THAT IS PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8:

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-000-6:

BEING A PART OF THE NORTH 380 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 192.35 FEET OF THE EAST 417.35 FEET (AS MEASURED FROM THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1) OF THE NORTH 380 FEET LESS AND EXCEPT THE SOUTH 140 FEET THEREFROM. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADDRESS: OHIO AVENUE
FORT PIERCE, FL

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

ELEVATIONS ARE IN FEET AND RELATED TO "NGS" BENCHMARK "D 401" HAVING A PUBLISHED ELEVATION = 23.51 (FEET) NAVD 1988. ALL OTHER ELEVATION ARE RELATIVE THERETO.

BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN, ALONG THE SOUTH RIGHT OF WAY LINE OF OHIO AVENUE, HAVING AN ASSUMED BEARING OF S 89°45'35" E. ALL OTHER BEARINGS ARE RELATIVE THERETO..

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON PANEL 12111C0187 J, DATED 2/16/12. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

25 FOOT JOG IN RIGHT IN WAY LINE OF OHIO SHOWN ON TAX MAP AND CONFIRMED BY ST. LUCIE COUNTY.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

LEGAL DESCRIPTION FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 3715, PAGE 1920, ST. LUCIE COUNTY PUBLIC RECORDS.

TOTAL LOTS CONTAIN 115,948 SQUARE FEET.

BOUNDARY & TOPOGRAPHICAL SURVEY FIELD DATE: 09-05-18.

CERTIFIED TO: FORT PIERCE SELF STORAGE

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0477
Web Site: www.velcongroup.com
VELCON ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
FORT PIERCE SELF STORAGE

REVISIONS | DATE: | BY:

DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 150'
DATE: 09/07/18
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 18-1030

SHEET: 1 OF 3

N:\Projects\2018\18-1030 Fort Pierce Self Storage\Surveying\18-1030 BNDY.dwg, SECTION TIE IN, 1/9/2019 8:44:36 AM, Velcon Group, Inc., (772)879-0477

POC
NORTHWEST CORNER OF THE NORTHEAST QUATER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST

NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)

N 90°00'00" E 691.85'(D)
S 89°45'35" E 691.85'(M)

FND P&D NO ID (HELD)

(FALLS ON CALCULATED POSITION)

FND 4X4 CM NO ID BLOCK CORNER

(FALLS ON CALCULATED POSITION)
FND 1/2" IP NO ID BLOCK CORNER

325.00'(TM)
S 89°45'35" E 325.00'(M)

S 89°45'35" E 317.90'(REFERENCE SURVEY)

R/W LINE PER SKETCH OF SURVEY PERFORMED BY ALTON A. REGISTER & ASSOCIATES. DATED 10-11-56.

OHIO AVENUE
(R/W VARIES 34 ASP)

60.00'

50.00'

1/4 SECTION LINE

SET 5/8" R&C LB 8206

S 89°45'35" E 247.44'(C)
BEARING BASIS

S 89°45'35" E
93.90'(C)

S 00°16'15" E
25.10'(C)

12 UE ORB 569 PG 2785

36

36 INGRESS/ EGRESS & ACCESS EASEMENT ORB 2639 PG 44

S 00°22'54" E 240.00'(D)
S 00°16'15" E 240.00'(M)

S 00°16'15" E (M)

PARCEL ID# 2415-312-0002-000/2

UNPLATTED LAND
PARCEL ID# 2415-312-0001-000/5

PARCEL ID# 2415-311-0003-000/6

PARCEL ID# 2415-311-0003-010/9

N 0°48'43" W 355.00'(C)
N 0°43'58" W 352.16'(M) TO FND 1/2" IP

NORTH 380.01'

PARCEL ID# 2415-312-0001-010/8

WEST 192.35'

EAST 417.35'

WEST R/W LINE OF U.S. HIGHWAY NO. 1

15 UE ORB 606 PG 1468

POB

SET PK NO ID

N 90°00'00" E 142.00'(D)

FND 5/8" IR NO ID
N 0.15, E 0.12

N 90°00'00" W 50.35'(D)
N 89°34'26" W 50.23'(M)

PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)

UNPLATTED LAND
PARCEL ID# 2415-311-0003-020/2

UNPLATTED LAND
PARCEL ID# 2415-312-0001-020/1

EAST 145.51'

WEST 495.51'

N 0°22'54" W 140.00'(D)

S 00°22'54" E 140.00'(D)
S 00°16'15" E 140.00'(M)

PARCEL ID# 2415-311-0003-030/5

PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)

N 90°00'00" W 142.00'(D)
N 88°21'30" W 142.87'(M)

S 0°46'27" E 609.67'(M)
612.00'(TM)

S 0°47'40" E 659.73'(M)

FND 1/2" IP NO ID
N 2.8', W 0.52'

FND 1/2" IP NO ID
N 3.5', W 0.81'

SET 5/8" R&C LB 8206

SET 5/8" R&C LB 8206

N 89°45'35" W 287.85'(C)
N 89°11'59" W 288.40'(M) TO FND 1/2" IP

FND 5/8" IR NO ID
3.9' N OF CALCULATED POSITION

UNPLATTED LAND
PARCEL ID# 2415-311-0004-010/6
(VACANT)

UNPLATTED LAND
PARCEL ID# 2415-312-0007-000/7

FND 5/8" IR NO ID
BLOCK CORNER

FND P&D PCP 2391
0.20' W OF CALCULATED
1/4- 1/4 LINE

FND 5/8" R&C C&T
ON WEST R/W LINE
2.2' N OF CALCULATED POSITION

FND 5/8" R&C C&T
ON WEST R/W LINE
2.0' N OF CALCULATED POSITION

NORTH

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0477
Web Site: www.velcongroup.com
VELCON
ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED FOR FORT PIERCE SELF STORAGE

REVISIONS	DATE:	BY:
ADD R/W DIMENSIONS	10-11-18	GJS

DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 40'
DATE: 09/07/18
FIELD BOOK/PAGES PLANS

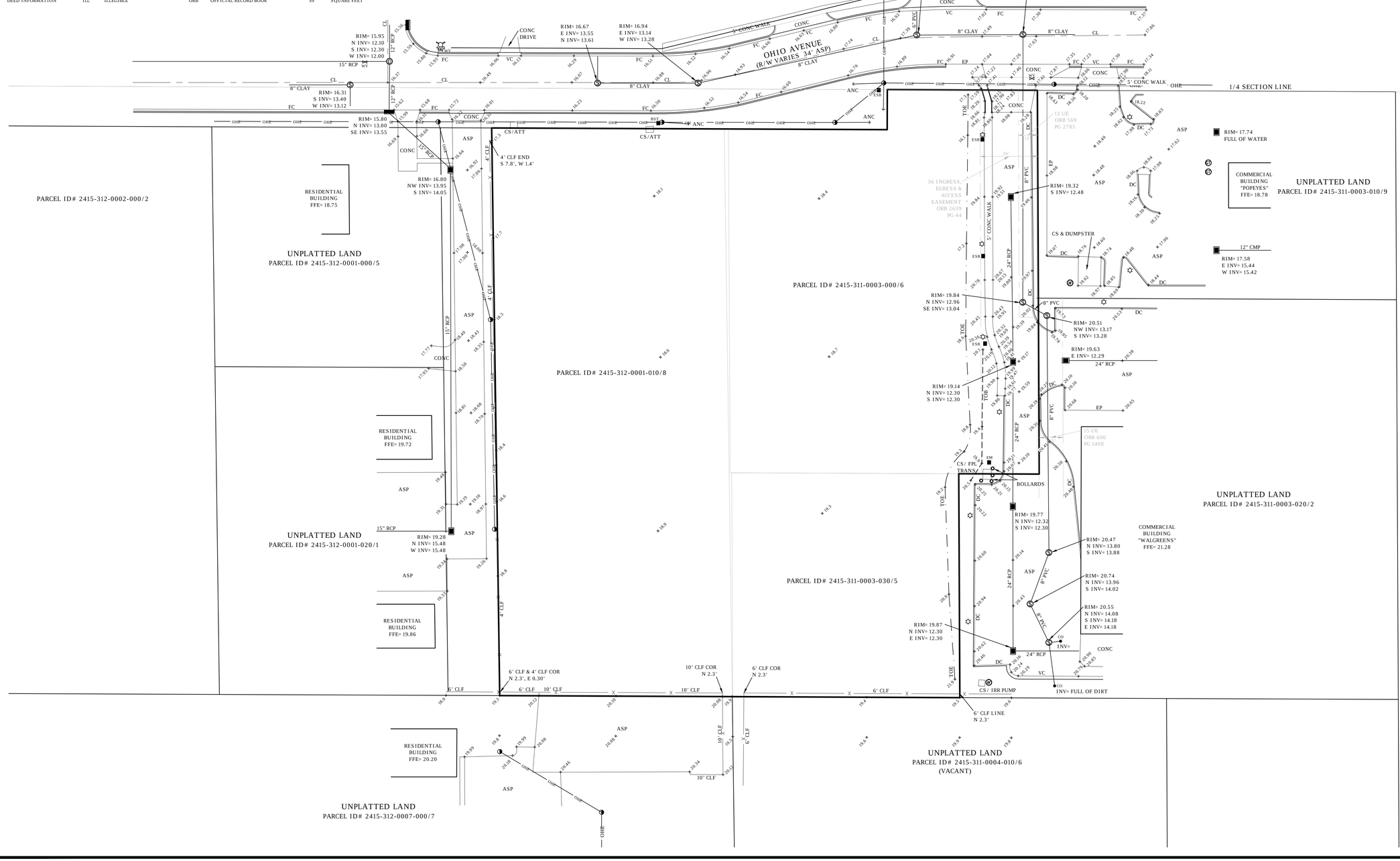
JOB NUMBER: 18-1030

SHEET: 2 OF 3

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	DC	"D" CURB	INT	INTERSECTION	P/C	PROPERTY CORNER	SHP	SHIP SPIKE OR BOLT
AC	ACRE	D.E.	DRAINAGE EASEMENT	INV	INVERT	P/L	PROPERTY LINE	SLCR	ST LUCIE COUNTY RECORDS
AL	ALUMINUM	DI	DROP INLET	IP	IRON PIPE	P	PLAT	SLP	STREET LIGHT SUPPORT POLE
ANC	ANCHOR	DIA	DIAMETER	IP&P	IRON PIPE & PLUG	PAVE	PAVEMENT	S.S.	SANITARY SEWER
AP	ANCHOR POLE	DIP	DUCTILE IRON PIPE	IR	IRON ROD	PB	PLAT BOOK	SPC	STATE PLANE COORDINATES
APRX	APPROXIMATE	DMH	DRAINAGE MANHOLE	IRR	IRRIGATION	PC	POINT OF CURVATURE	ST	SEPTIC TANK
ASP	ASPHALT	DUE	DRAINAGE & UTILITY EASEMENT	IV	IRRIGATION VALVE	PCC	POINT OF COMPOUND CURVATURE	STD	STANDARD
BE	BUFFER EASEMENT	EC	EDGE OF CONCRETE	ICV	IRRIGATION CONTROL VALVE	PCO	PRESSURE CLEAN OUT (SANITARY)	STU	STORY
BFP	BACK FLOW PREVENTOR	ECP	ELECTRICAL CONTROL PANEL	IW	IRRIGATION WELL	PCP	PERMANENT CONTROL POINT	SV	SANITARY VALVE
BLDG	BUILDING	EL	ELEVATION	L	LENGTH	PF	PLASTIC FENCE	SWL	SWALE
BLK	BLOCK	ELEC	ELECTRIC	LB	LICENSED BUSINESS	PG	PAGE	TA	TOP OF ASPHALT
BM	BENCHMARK	ELEV	ELEVATION	LFST	LIFT STATION	PI	POINT OF INTERSECTION	TM	TAX MAP
BOC	BACK OF CURB	EM	ELECTRIC METER	LME	LAKE MAINTENANCE EASEMENT	PRKG	PARKING	TMH	TELEPHONE MANHOLE
BP	BRICK PAVERS	ENC	ENCROACHMENT	LOC	LOCATION	PK&D	PARKER KALON NAIL AND DISK	TOB	TOP OF BANK
BOW	BACK OF WALK	EOW	EDGE OF WATER	LP	LIGHT POLE	PK/TT	**PARKER KALON NAIL** AND TIN TAB	TOE	TOE OF SLOPE
BRG	BEARING	EP	EDGE OF PAVEMENT	LS	LICENSED SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR	TP	TRAVERSE POINT
BW	BARBED WIRE	ESB	ELECTRIC SERVICE BOX	M	MEASURED	POB	POINT OF BEGINNING	TR	TELEPHONE RISER
C&G	CURB AND GUTTER	ESMT	EASEMENT	MAX	MAXIMUM	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
C&T	CULPEPPER & TERPENING	EX.	EXISTING	MB	MAIL BOX	PP	POWER POLE	TSB	TRAFFIC SIGNAL BOX
C/O	CUT OUT	EXT	EXTENDED	MEAS	MEASURED	PRC	POINT OF REVERSE CURVATURE	TT	TIN TAB
C	CALCULATED	FNC	FENCE	MES	MITERED END SECTION	PRO	PRORATED DISTANCE	TWP	TOWNSHIP
CATV	CABLE TELEVISION BOX	FC	"F" CURB	MH	MAN HOLE	PROP	PROPOSED	TYP	TYPICAL
CB	CATCH BASIN	FDC	FIRE DEPARTMENT CONNECTION	MHWL	MEAN HIGH WATER LINE	PRM	PERMANENT REFERENCE MONUMENT	U/C	UNDER CONSTRUCTION
CBS	CONCRETE BLOCK STRUCTURE	FECRR	FLORIDA EAST COAST RAILROAD	MIN	MINIMUM	PSM	PROFESSIONAL SURVEYOR & MAPPER	U.E.	UTILITY EASEMENT
CHD	CHORD	FFE	FINISHED FLOOR ELEVATION	MN	MAGNETIC NAIL	PSWL	PLASTIC SWALE	UP	UTILITY POLE
CI	CURB INLET	FH	FIRE HYDRANT	MAG&D	MAGNETIC NAIL & DISK	PT	POINT OF TANGENCY	UR	UTILITY RISER
CL	CENTERLINE	FND	FOUND	MIT	MITERED END	P.U.E.	PRIVATE UTILITY EASEMENT	UW	UNDER WATER
CLF	CHAIN LINK FENCE	FOC	FACE OF CURB	MW	MONITORING WELL	PVC	POLYVINYL CHLORIDE	VC	VALLEY CURB
CM	CONCRETE MONUMENT	FOW	FACE OF WALK	M&B	METES AND BOUNDS	R/C	ROD AND CAP	VLT	VAULT
CMP	CORRUGATED METAL PIPE	FPL	FLORIDA POWER & LIGHT	N&D	NAIL AND DISK	R/W	RIGHT-OF-WAY	WD	WOOD
CO	CLEAN OUT	GA	GREEN AREA	N	NAIL	R	RADIUS	WL	WATER LINE
COR	CORNER	GMH	GAS MANHOLE	NA	NON-APPLICABLE	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
CONC	CONCRETE	GND	GROUND	NAVD	NORTH AMERICAN VERTICAL DATUM	RFL	ROOF LINE	WP	WELL POINT
CONST	CONSTRUCTION	GRD	GRINDER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RGE	RANGE	WPP	WOOD POWER POLE
COV	COVERED	HC	HEADER CURB	NO	NUMBER	RLS	REGISTERED LAND SURVEYOR	WS	WATER SERVICE
CE	COVERED ENTRY	HCP	HANDI-CAP	NTS	NOT TO SCALE	RP	RADIUS POINT	WV	WATER VALVE
COVP	COVERED PORCH	HDPE	HIGH DENSITY POLYETHYLENE	O/A	OVERALL	RR	RAILROAD		
CPP	CONCRETE POWER POLE	HGW	HOG WIRE	O/S	OFFSET	RRS	RAILROAD SPIKE		
CPPIPE	CORRUGATED PLASTIC PIPE	HW	HEADWALL	OE	OVERHEAD EASEMENT	S/W	SIDEWALK		
CS	CONCRETE SLAB	HYD	HYDRANT	OHE	OVERHEAD ELECTRIC	SMH	SANITARY SEWER MANHOLE		
Δ	DELTA ANGLE	ICV	IRRIGATION CONTROL VALVE	OHU	OVERHEAD UTILITY	SBT	SOUTHERN BELL TELEPHONE		
D/F	DRAIN FIELD	ID	IDENTIFICATION	OR	OFFICIAL RECORD	SEC	SECTION		
D	DEED INFORMATION	ILL	ILLEGIBLE	ORB	OFFICIAL RECORD BOOK	SF	SQUARE FEET		

18.0 — SPOT ELEVATION



VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0477
Web Site: www.velcongroup.com
VELCON
ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
FORT PIERCE SELF STORAGE

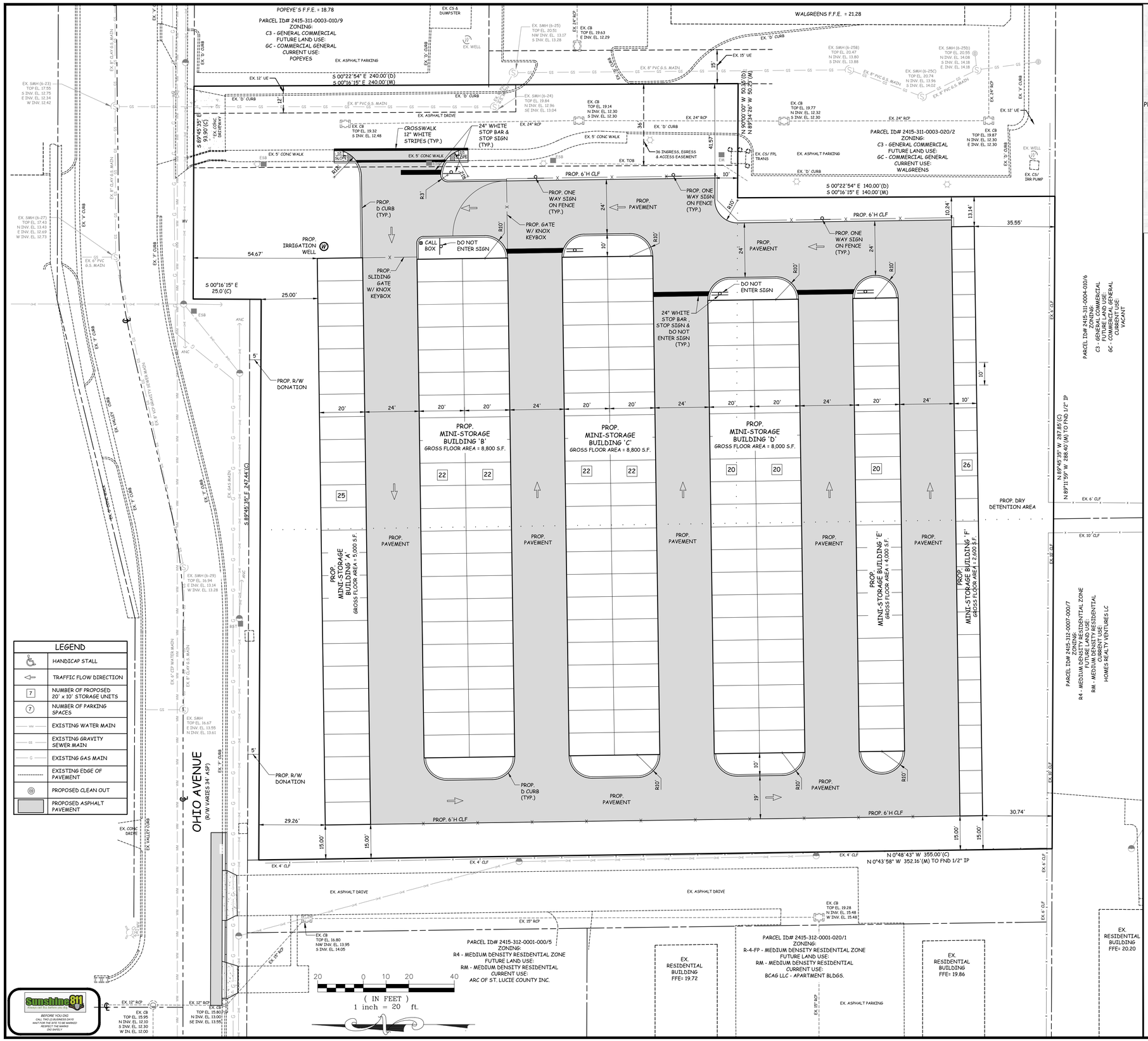
REVISIONS	DATE:	BY:

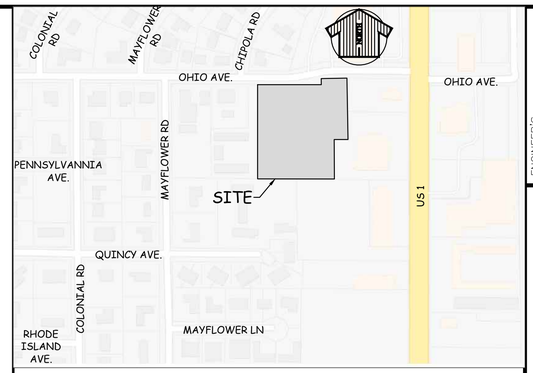
DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 09/07/18
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 18-1030

SHEET: 3 OF 3

N:\Projects\2018\18-1030 Fort Pierce Self Storage\Surveying\18-1030 BNDY.dwg, LOCATIONS, 1/9/2019 8:45:14 AM, Velcon Group, Inc., (772)879-0477





LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5:LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST COMER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 691.85 FEET; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'54"EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 142.00 FEET; THENCE RUN NORTH 00°22'54" WEST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" EAST ALONG A LINE THAT IS PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8:

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-000-6:

BEING A PART OF THE NORTH 380 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 192.35 FEET OF THE EAST 417.35 FEET (AS MEASURED FROM THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1) OF THE NORTH 380 FEET LESS AND EXCEPT THE SOUTH 140 FEET THEREFROM, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DEVELOPER:
Yo No Se LLC
2701 INDUSTRIAL AVENUE 3
FORT PIERCE, FL 34946
PH: 407-921-6991

SITE ADDRESS:
OHIO AVENUE
FORT PIERCE, FL

PARCEL IDENTIFICATION NUMBERS:
2415-312-0001-010/8
2415-311-0003-000/6
2415-311-0003-030/5

PROPERTY CLASSIFICATIONS:

PARCEL ID: 2415-311-0003-000/6 & 2415-311-0003-030/5
CURRENT ZONING : C3 - GENERAL COMMERCIAL
FUTURE LAND USE: GC - COMMERCIAL GENERAL

PARCEL ID: 2415-312-0001-010/8
CURRENT ZONING : R4 - MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE: RM - MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACKS:

	REQUIRED
FRONT:	25 FEET
REAR/SIDE:	10 FEET
REAR/SIDE: (ABUTTING RESIDENTIAL DISTRICT)	15 FEET

PARKING CALCULATIONS:
NO PARKING REQUIRED

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT DIRECTS STORM WATER TO THE DRY DETENTION AREA ALONG THE SOUTH SIDE OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE EXISTING STORM INLET LOCATED JUST WEST OF THE PROJECT ON THE SOUTH SIDE OF OHIO AVENUE. CITY OF FT. PIERCE AND SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER	= N/A - NONE PROPOSED
WASTEWATER	= N/A - NONE PROPOSED
IRRIGATION	= WELL

CONSTRUCTION SCHEDULE:

CONSTRUCTION START:	MARCH 2019
CONSTRUCTION COMPLETION:	180 DAYS

PROJECT NOTES:
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROJECT WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

PROP. SITE DATA:

TOTAL PROJECT AREA	115,948 S.F.	2.661 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDINGS	37,200 S.F.	0.854 AC	32.09%
PROP. PAVEMENT / WALKS	40,014 S.F.	0.919 AC	34.54%
EX. PAVT. / WALKS (TO REMAIN)	6,459 S.F.	0.148 AC	5.56%
TOTAL IMPERVIOUS	83,673 S.F.	1.921 AC	72.19%
TOTAL PERVIOUS	32,275 S.F.	0.740 AC	27.81%

VELCON ENGINEERING & SURVEYING LLC
560 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-4497
FBPE C.O.A. # 32222

SEAL

ENGINEER'S APPROVAL
M. RANDALL ROGERS P.E. No. 62212
DATE

REVISIONS

BY:	DESCRIPTION	DATE

FORT PIERCE SELF STORAGE
CITY OF FORT PIERCE, FLORIDA

SITE PLAN

SCALE : 1"=20'
DATE : 08/17/18
DRAWN BY: RP
CHECKED BY:
CADD FILE : 18-1030ENG.DWG

SHEET NO.: 1
OF : -
JOB No. : 18-1030 ENG

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3rd, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Historical Statement - Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. The project site is located on the west of U.S. highway – 1 and south of Ohio avenue in the City of Fort Pierce. Based on available historical aerials the project site appears undeveloped for at least the past 25 years. In accordance with the City of Fort Pierce comprehensive plan data, inventory, and analysis, the project site is not located in any historical districts of the city. There are no rivers, active wells or wellfield protection zones near the project location. An existing historic district map and well location and protection zones map are attached with the letter.

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

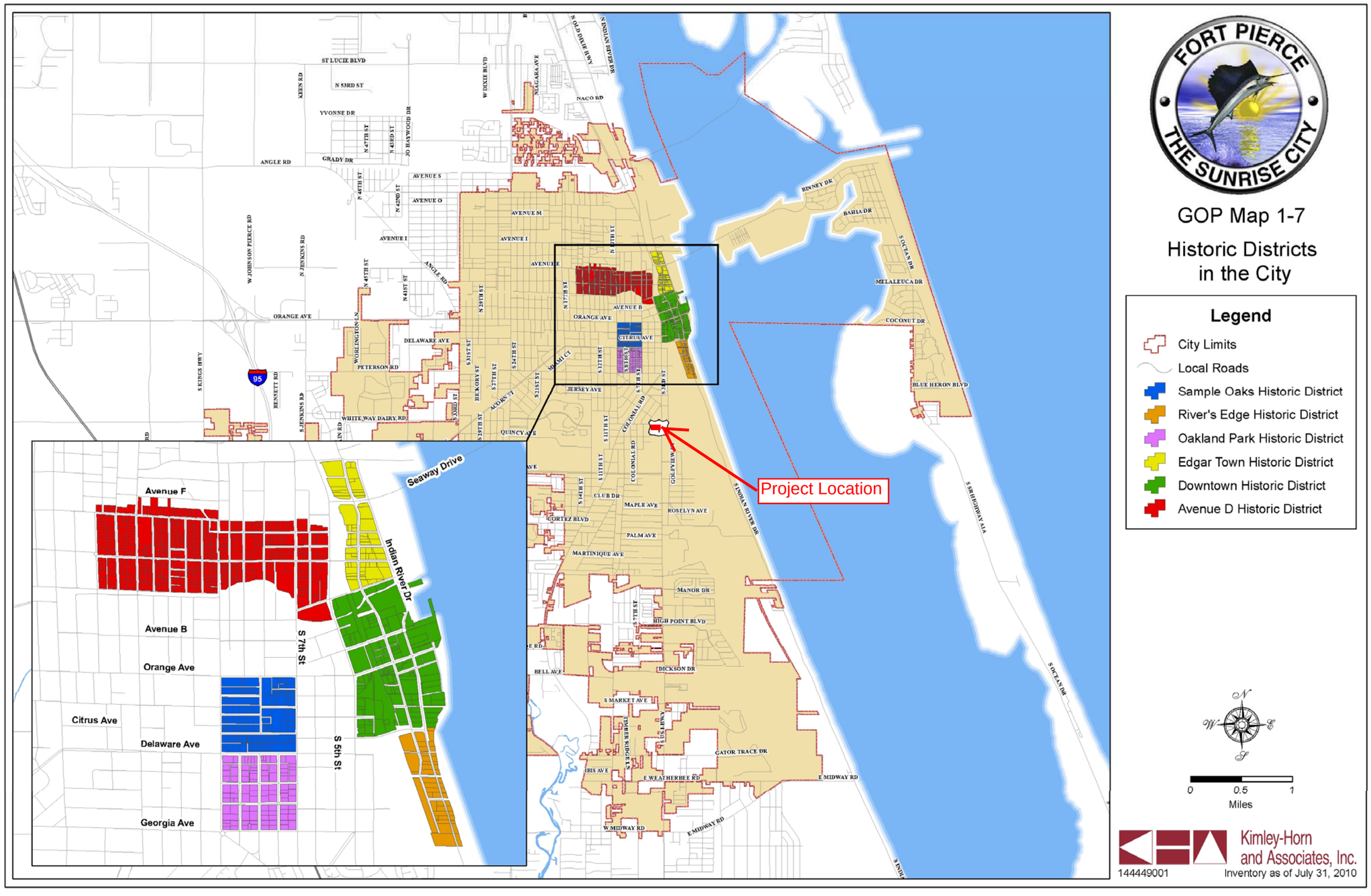
Sincerely,

Shaikha Abedin, EI

Attachments

cc: File 18-1030 (w/ att)

GOP Map 1-3 - Existing Historic Districts within the City



GOP Map 1-7

Historic Districts in the City

Legend

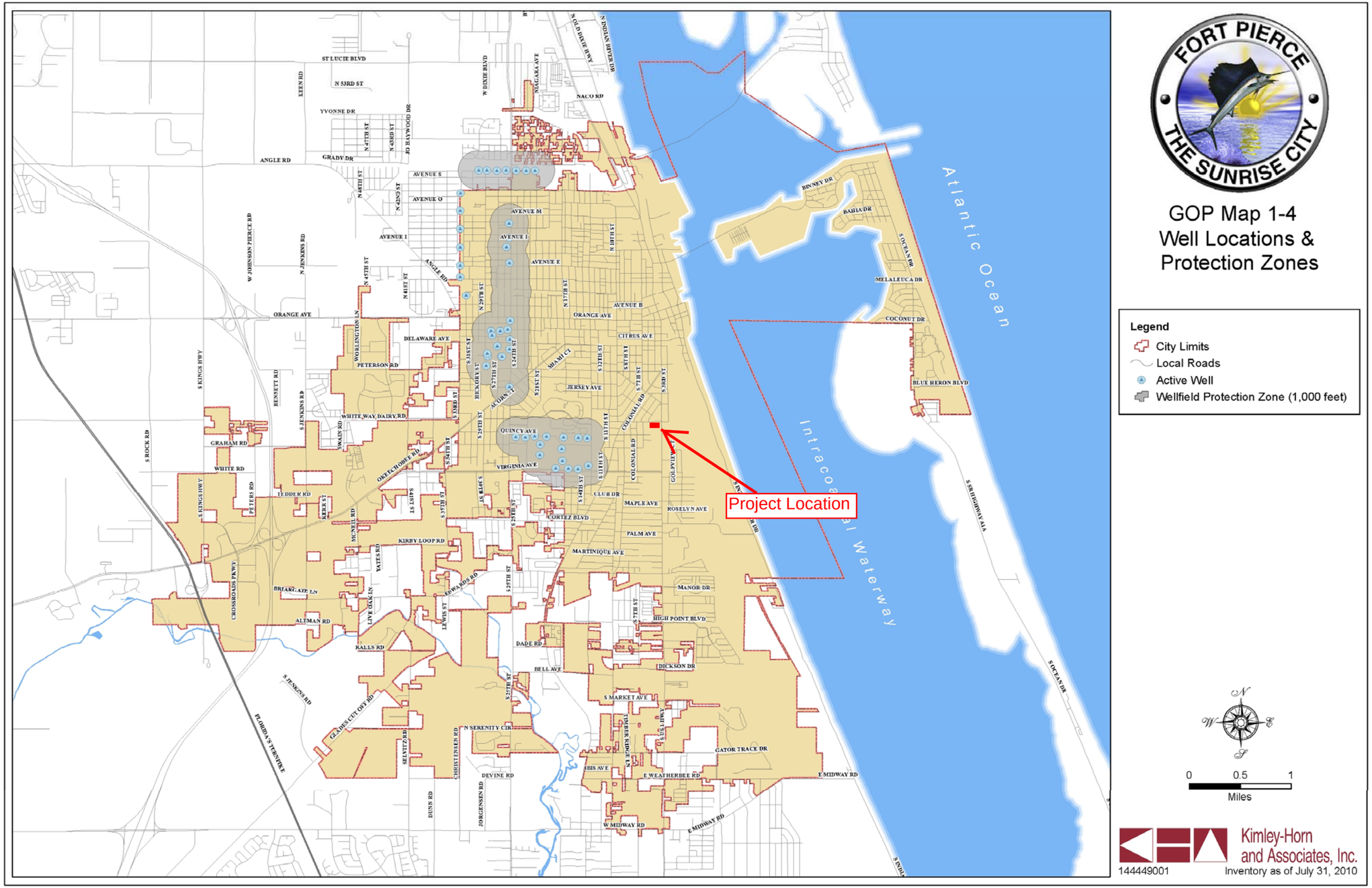
- City Limits
- Local Roads
- Sample Oaks Historic District
- River's Edge Historic District
- Oakland Park Historic District
- Edgar Town Historic District
- Downtown Historic District
- Avenue D Historic District

0 0.5 1 Miles

Kimley-Horn and Associates, Inc.

144449001 Inventory as of July 31, 2010

GOP Map 1-4 - Location of Existing Wells and Wellhead Protection Areas


ST LUCIE BLVD
N 5TH ST
YVONNE DR
GRADY DR
ANGLE RD
AVENUE S
AVENUE O
AVENUE M
AVENUE I
AVENUE E
AVENUE B
ORANGE AVE
DELAWARE AVE
PETERSON RD
WHITE WAY DAIRY RD
GRAHAM RD
WHITE RD
TEDDER RD
KIRBY LOOP RD
ALTMAN RD
RALLS RD
DADE RD
BELL AVE
QUINCY AVE
VIRGINIA AVE
CITRUS AVE
JERSEY AVE
MAPLE AVE
CLUB DR
CORTEZ BLVD
PALM AVE
MARTINIQUE AVE
MANOR DR
HIGH POINT BLVD
S MARKET AVE
N SERENITY CIR
GATOR TRACE DR
IBIS AVE
DEVINE RD
E WEATHERBEE RD
W MIDWAY RD
E MIDWAY RD
NACO RD
BIMINEY DR
BAHIA DR
MELALEUCA DR
COCONUT DR
BLUE HERON BLVD
S OCEAN DR
S OCEAN DR
S BRIDGE WAY
Atlantic Ocean
Intracoastal Waterway
Project Location
S KINGS HWY
S ROCK RD
FLORIDA'S TURNPIKE
S JENKINS RD
W JOHNSON PIERCE RD
BENNETT RD
CROSSROADS PKWY
ORTEGHOBEE RD
MCNEIL RD
WATES RD
LIVE OAK LN
LEWIS ST
EDWARDS RD
GLADES CUT OFF RD
SELVITZ RD
CHRISTENSEN RD
DUNN RD
JORGENSEN RD
COLONIAL RD
GOLFVIEW RD
N OLD DIXIE HWY
N INDIAN RIVER DR
W DIXIE BLVD
NIAGARA AVE
HAYWOOD DR
KEEN RD
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ACORN ST
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BRIARGATE LN
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Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3rd, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Traffic Statement - Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. More trips will be generated from the rezoning; however, the project site is located approximately 225 ft west of US Highway 1 which can adequately accommodate the increased trips generated from the rezoning and will not have any adverse effects on the neighborhood area.

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

Sincerely,

Shaikha Abedin, EI

Attachments

cc: File 18-1030 (w/ att)

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3rd, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Drainage Statement - Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. The project will be served by site grading, inlets and culverts and dry detention area to provide water quality treatment and water attenuation in accordance with City of Ft. Pierce and SFWMD criteria. No significant drainage impacts are anticipated due to this rezoning.

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

Sincerely,

Shaikha Abedin, EI

Attachments

cc: File 18-1030 (w/ att)

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 8, 2019

Project: **Fort Pierce Storage**
Subject: **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, per Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes

SURVEY:

1) Please show two bench marks on topo sheet (3) per Ch. 5J-17.052 (12) (a).
2) Please state that the accuracy of control measurements meets or exceeds standards based on intended use of survey map, using wording of your choice.
3) Please check drawing for appearance of random "rectangles" which effect text on all sheets.
4) Please verify last date of field work is consistent with date in title block for 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

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: Fort Pierce Self Storage

REVIEW DATE: May 9, 2019

PLANNER: VENNIS GILMORE

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)**
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. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

6. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

8. **FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings). It appears that buildings 25 and 26 will be required to be sprinkled per this requirement.**

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: S of Ohio Ave. and W of US Hwy. 1
Property Name: Fort Pierce Storage
Project Name:
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: 5/16/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-06000001

Zoning Atlas & Future Land Use Amendments – Fort Pierce Storage

Comments

FPUA W/WW Engineering: Approved, no comment

FPUA Electric & Gas Engineering: Approved, no comment

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

May 16th, 2019

Case # 19-0600001

Zoning atlas and future land use amendment

Fort Pierce storage, Approximately South of Ohio Avenue, West of U.S. Hwy 1

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Vennis Gilmore, Planning Analyst

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

Re : Fort Pierce Storage – Ohio Ave & S. US Highway 1
TRC No. 19-06000001

Date : May 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Zoning Atlas/ FLUA
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

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

ADVISORY COMMENTS:

At the time of submittal for site plan review, the applicant shall:

1. Provide a signed and sealed Boundary and Topographic Survey as executed by a Florida Licensed Land Surveyor and Mapper, refer to City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. Provide a site layout that includes a 5' concrete sidewalk adjacent to the development along Ohio Avenue.
3. Provide a site layout that includes the parking for the development in accordance with the City of Fort Pierce Code of Ordinance Sections 17 and 22.

JRA/VB/vb

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Future Land Use Amendment - Fort Pierce Self Storage - (Parcel ID: 2415-312-0001-010

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. A,B,C, & D; F.S.S. 163.3187

NOTICE BY NEWSPAPER: August 4, 2019, August 11, 2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** August 7, 2019

City Commission Regular Meeting **12.e.**

Meeting Date: 08/19/2019

Re: Zoning Atlas Amendment - Fort Pierce Self Storage - (Parcel ID: 2415-312-0001-010-8)

Submitted For: Rebeca Guerra, Interim Planning Director, Planning & Zoning

---

SUBJECT:

Quasi-Judicial Hearing - Ordinance 19-036 Rezoning the property generally located at PARCEL ID: 2415-312-0001-010-8, from R-4, Medium Density Residential Zone, TO C-3, General Commercial Zone. FIRST READING

SUMMARY:

- The subject parcel currently consists of vacant land and is approximately 1.19 acres in size.
- The applicant requests a rezoning from the R-4, Medium Density Residential Zone to the C-3, General Commercial Zone to allow the property owner to open a self-storage facility on the subject parcel and the two adjacent properties under the same ownership (2415-311-0003-000-6, and 2415-311-0003-030-5).
- The two parcels on the east of the proposed development are zoned C-3, General Commercial Zone with a Future Land Use (FLU) designation of GC, General Commercial. A self-storage facility is not permitted in the R-4, Medium Density Residential Zone, therefore the subject parcel needs to be rezoned to C-3, General Commercial Zone to match the zoning districts of the other adjacent parcels.
- The applicant has also submitted an application for a Future Land Use Amendment to change the FLU of the subject parcel from RM, Medium Density Residential, to GC, General Commercial. Action to amend the Zoning and FLU of the parcel from the residential designations to the more appropriate commercial designations are necessary, and sought by the applicant to advance consideration of the subject proposed development.

RECOMMENDATION:

Approval.

ALTERNATIVES:

Approval with modifications.
Disapproval.

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

19-036
Staff Report
Presentation
Application
Property Record Card
Authorization Letter
Legal Description
Aerial Map
Current Zoning Map
Proposed Zoning Map
Narrative
Survey
Site Plan
Deed
Historical Statement
Traffic Statement
Drainage Statement
TRC Comments
Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 11:17 AM

Form Started By: Vennis Gilmore
Started On: 08/07/2019 02:10 PM
Final Approval Date: 08/13/2019

ORDINANCE NO. 19-036

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING** THE PROPERTY LOCATED AT **PARCEL ID: 2415-312-0001-010-8**, FROM R-4, MEDIUM DENSITY RESIDENTIAL ZONE, TO C-3, GENERAL COMMERCIAL ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at Parcel ID: 2415-312-0001-010-8, within the City of Fort Pierce, Florida, representing 1.19 Acres of land; and

WHEREAS, the subject site is presently designated Medium Density Residential Zone (R-4); and

WHEREAS, the applicant seeks rezoning the subject site, Parcel ID: 2415-312-0001-010-8, from Medium Density Residential Zone (R-4) to General Commercial Zone (C-3); and

WHEREAS, the proposed zoning atlas amendment (rezoning) is consistent with the comprehensive plan, and will not have an adverse effect on the ability of the city to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code section 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their July 9th, 2019 meeting, voted unanimously to recommend approval of the proposed Zoning Atlas Amendment for this parcel.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

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

Parcel ID: 2415-312-0001-010-8
LEGAL DESCRIPTION:
THE EAST145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Shall be and the same is hereby rezoned from R-4, Medium Density Residential Zone, to C-3, General Commercial Zone; said property being located at Parcel ID: 2415-312-0001-010-8 in Fort Pierce, Florida.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-036 was duly advertised by title only in the St. Lucie News Tribune on August 4th, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 19th, 2019; and was duly introduced, read by title only, and passed on second and final reading September 3rd, 2019 by the City Commission of the City of Fort Pierce, Florida.

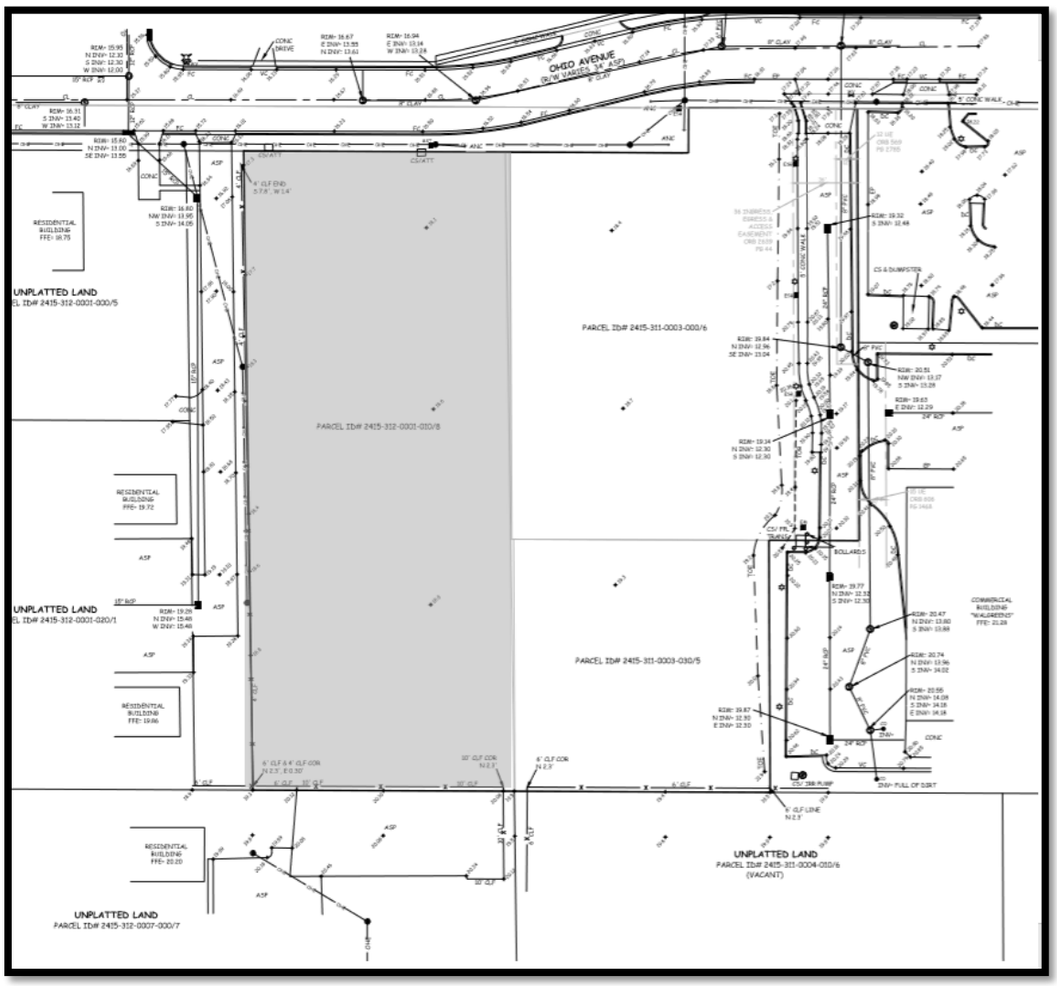
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of September, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Sketch & Legal Description of Subject Property



Parcel ID: 2415-312-0001-010-8
LEGAL DESCRIPTION:
THE EAST145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, PE, City Manager
THROUGH:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Ordinance 19-036 - Application for Zoning Atlas Amendment** **Fort Pierce Self Storage** **Parcel ID: 2415-312-0001-010-8**
BOARD DATE:	August 19, 2019

STAFF REPORT

Owner(s):
Yo No Se LLC
2701 Industrial Avenue #3
Fort Pierce, FL 34946

Applicant and Representative:
Darren Guettler, P.E.
Velcon Engineering & Surveying, LLC
590 NW Peacock Boulevard, Suite 8
Port St. Lucie, FL 34986

Applicant's Request:
Approval of a Zoning Atlas Amendment (Rezoning) from R-4, Medium Density Residential Zone to C-3, General Commercial Zone.

Location:
South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

Parcel ID:
2415-312-0001-010-8

Current Zoning:
Medium Density Residential Zone (R-4)

Proposed Zoning:
General Commercial Zone (C-3)

Surrounding Zoning:

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

Site Size:
1.19 acres

Utilities:
FPUA

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 R-4, Medium Density Residential Zone to C-3, General Commercial Zone.

Background & Project Summary

The subject parcel currently consists of vacant land and is approximately 1.19 acres in size. The applicant requests a rezoning from the R-4, Medium Density Residential Zone to the C-3, General Commercial Zone to allow the property owner to open a self-storage facility on the subject parcel and the two adjacent properties under the same ownership (2415-311-0003-000-6, and 2415-311-0003-030-5). The two parcels on the east of the proposed development are zoned C-3, General Commercial Zone with a Future Land Use (FLU) designation of GC, General Commercial. A self-storage facility is not permitted in the R-4, Medium Density Residential Zone, therefore the subject parcel needs to be rezoned to C-3, General Commercial Zone to match the zoning districts of the other adjacent parcels. The applicant has also submitted an application for a Future Land Use Amendment to change the FLU of the subject parcel from RM, Medium Density Residential, to GC, General Commercial. Action to amend the Zoning and FLU of the parcel from the residential designations to the more appropriate commercial designations are necessary, and sought by the applicant to advance consideration of the subject proposed development.

Future Land Use Designation & Comprehensive Plan

The subject site has a FLU designation of RM, Medium Density Residential. The Medium Density Residential designation is intended for parcels that are best suited for multifamily residential uses ranging in density from multifamily dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories. However, a FLU Amendment to GC , General Commercial is currently proposed, which would make the C-3, General Commercial Zoning request compatible with 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 and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Technical Review Committee

All affected departments have reviewed the proposed Zoning Atlas Amendment for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Property Owner Response Summary:

A total of 55 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As August 7, 2019, zero (0) responses have been received in opposition to the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their July 9th, 2019 meeting, voted unanimously to recommend **APPROVAL** of the request.

Staff Recommendation

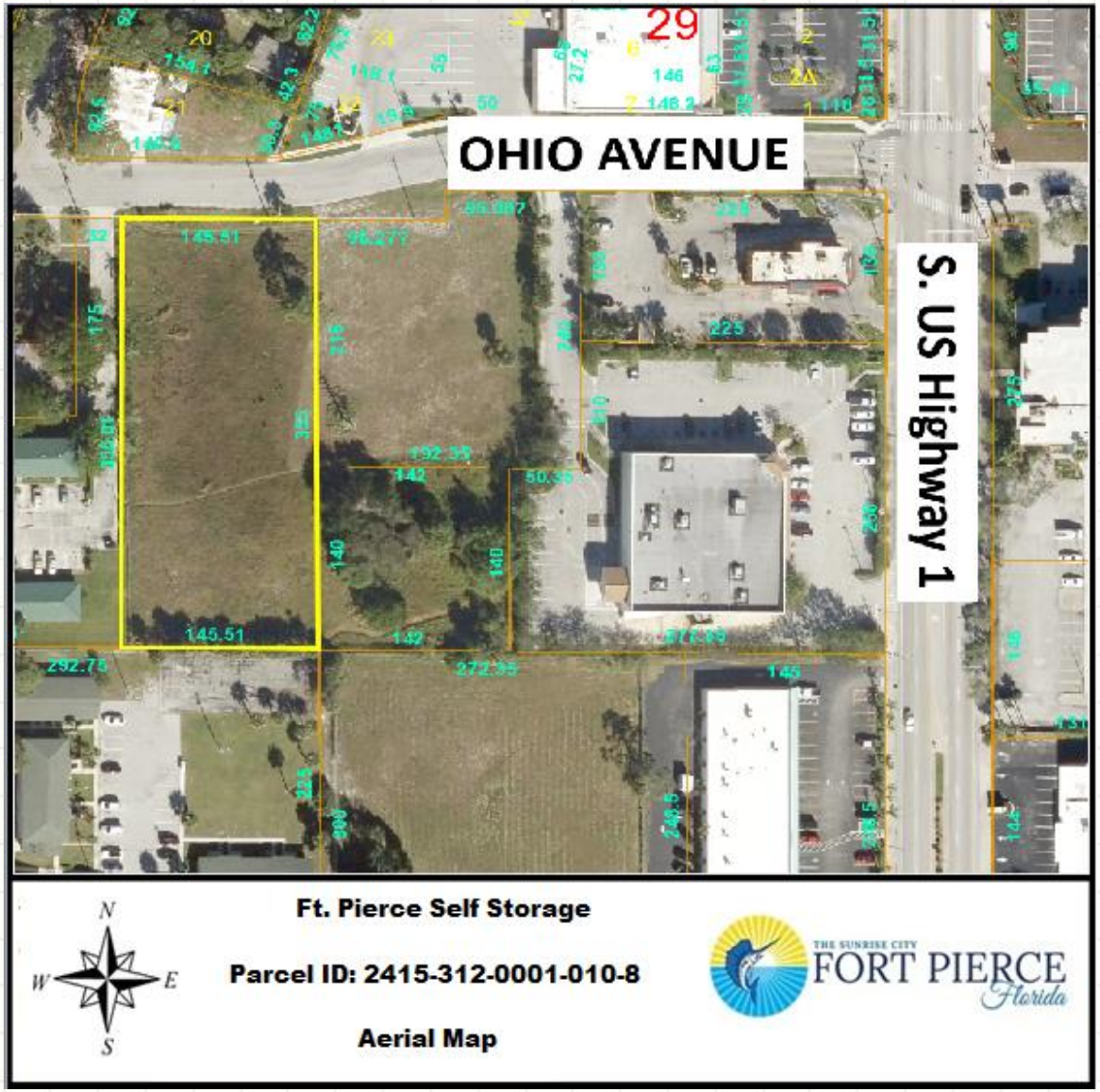
The proposed amendment meets the criteria specified in Section 22-131 of the City Code, and is consistent with the City's Comprehensive Plan. Therefore, Staff recommends the City Commission **APPROVE** the proposed amendment.

Zoning Atlas
Map Amendment

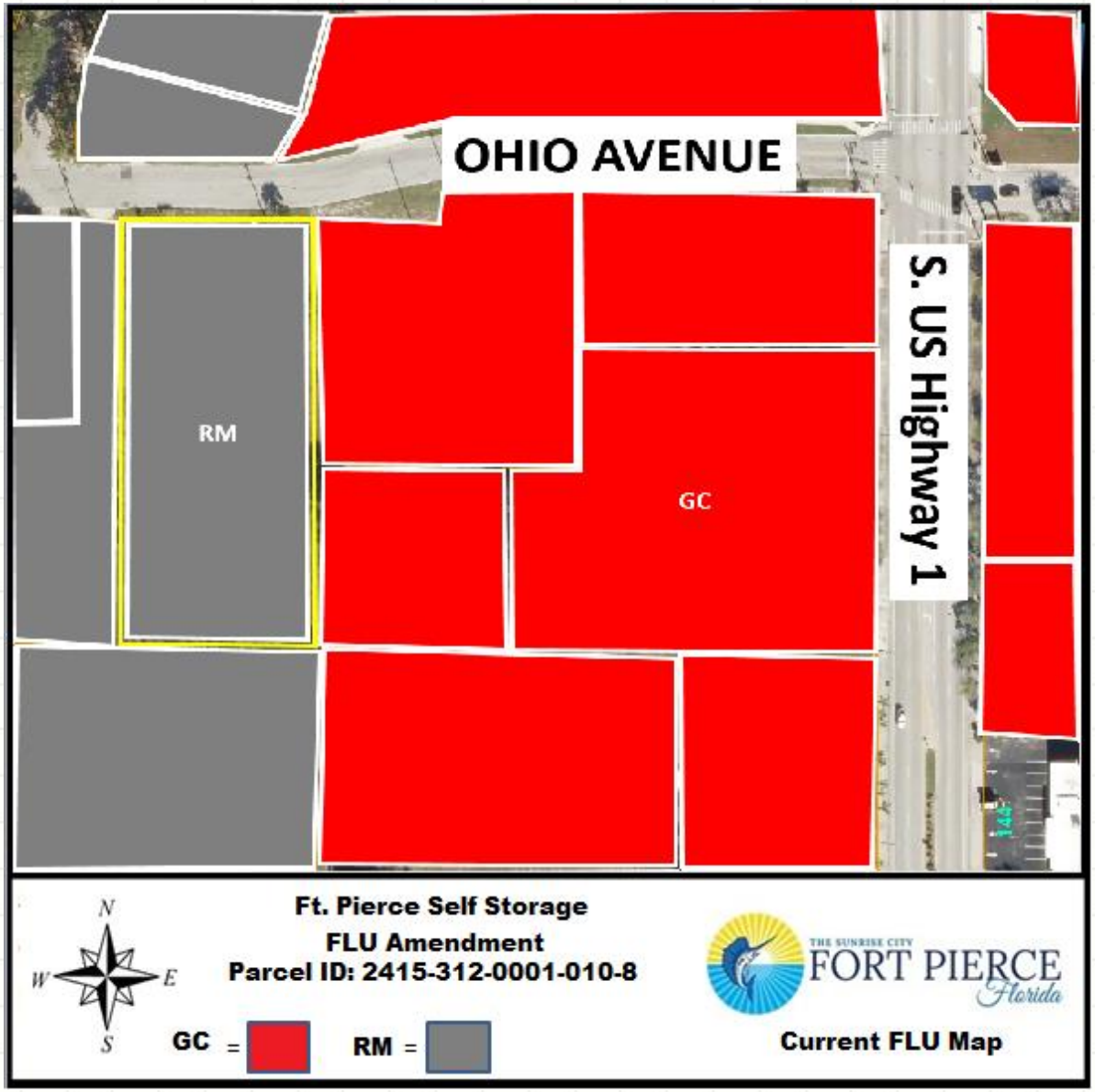
South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

Parcel ID: 2415-312-0001-010-8

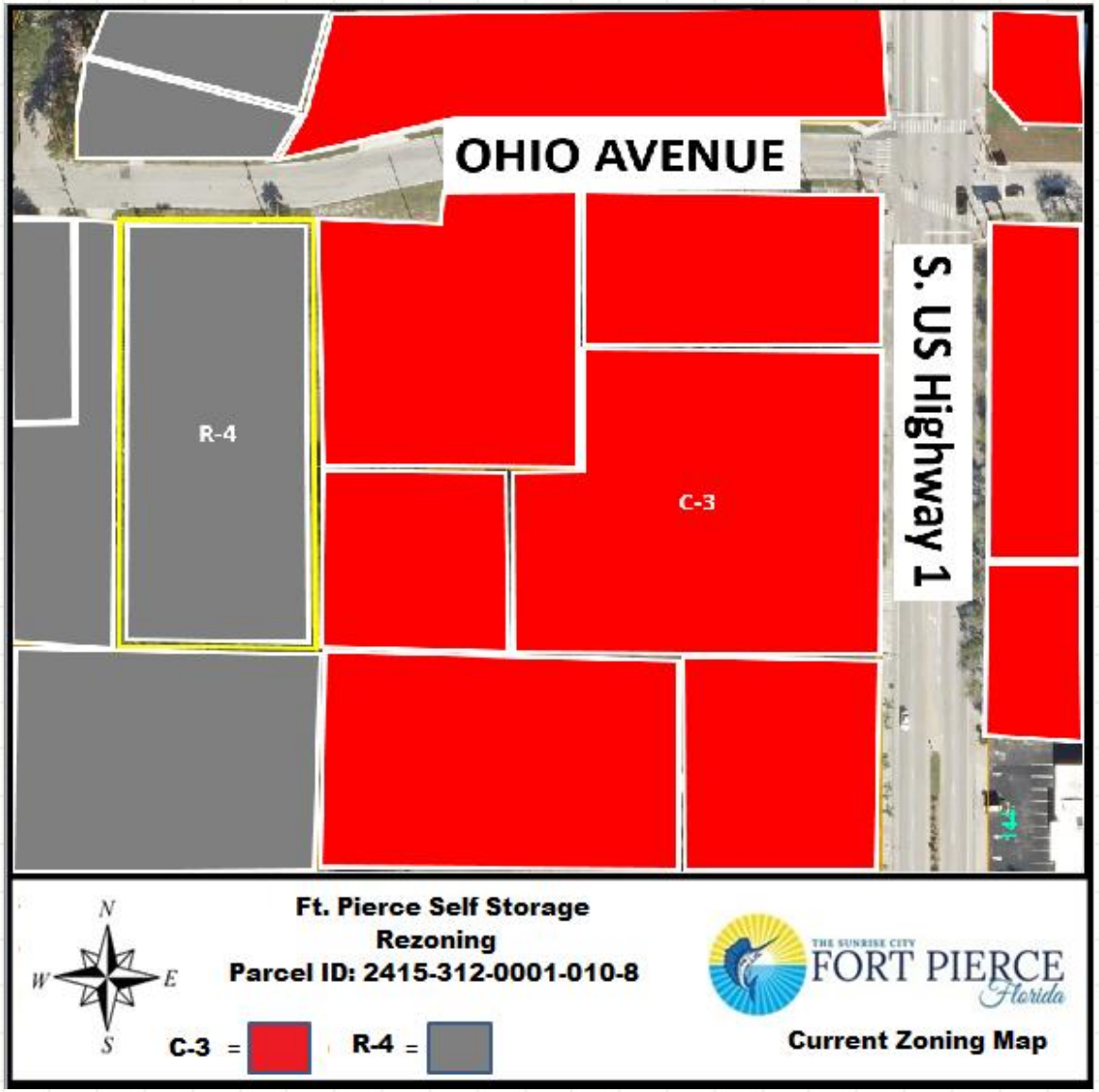
Aerial Map


OHIO AVENUE
S. US Highway 1
29
145.51
292.75
272.35
N
W
E
S
Ft. Pierce Self Storage
Parcel ID: 2415-312-0001-010-8
Aerial Map
THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map



Zoning Map

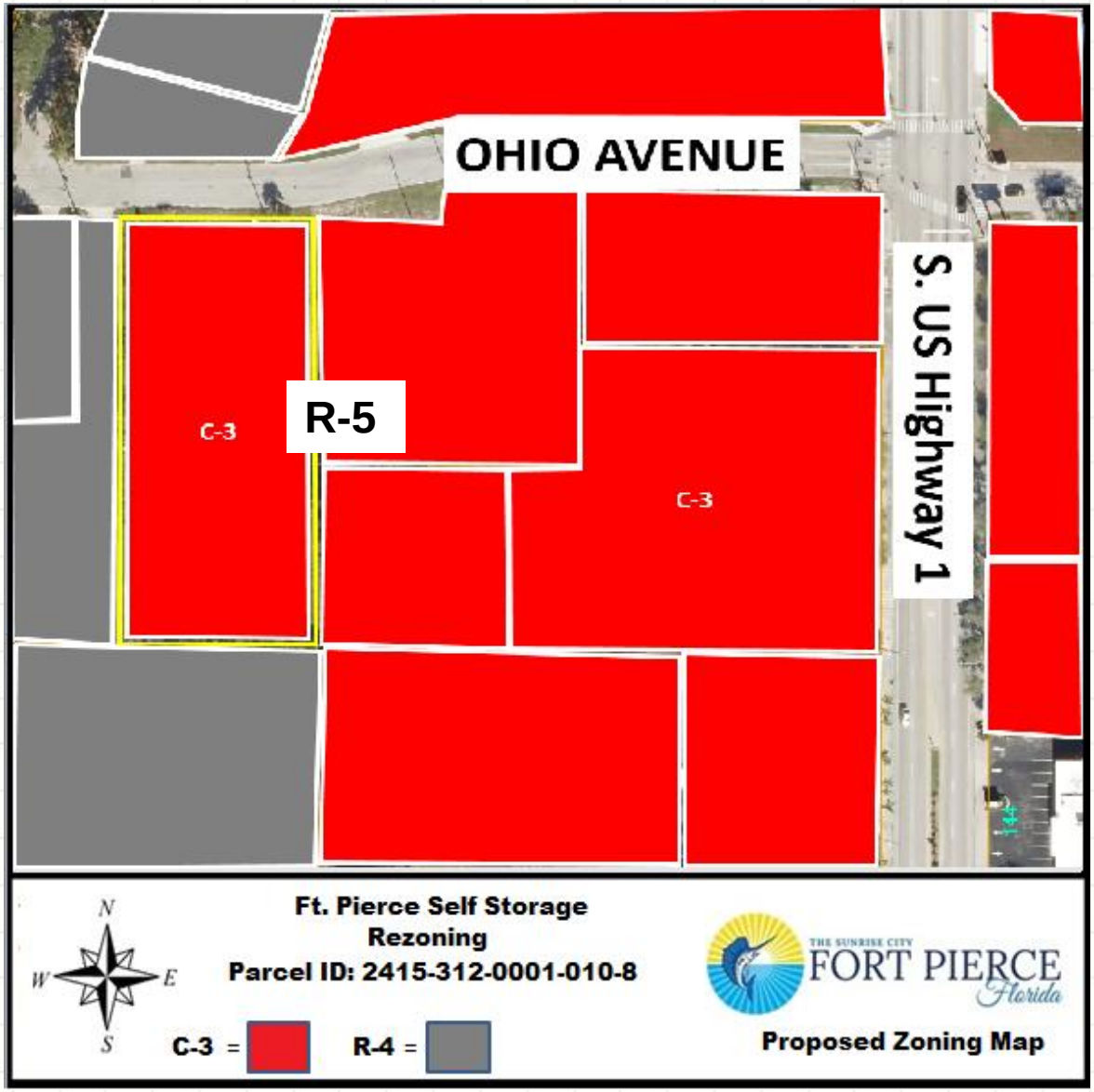

OHIO AVENUE
S. US Highway 1
R-4
C-3
N
W
E
S
Ft. Pierce Self Storage
Rezoning
Parcel ID: 2415-312-0001-010-8
C-3 =
R-4 =
THE SUNRISE CITY
FORT PIERCE
Florida
Current Zoning Map

Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from R-4, Medium Density Residential Zone to C-3, General Commercial Zone.

- Staff recommends **Approval** of the request.
  - ❑ Commercial developments are more suited for a Commercial Zoning District than a Residential Zoning District.
  - ❑ Consistent with Section 22-131 of City Code & Comprehensive Plan.
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare.

Proposed Zoning



Adjacent Property Owner Responses

55 Notifications

0 = In favor (0%)

0 = In opposition (0%)

CC Recommendations

Possible actions of the City Commission:

- APPROVAL of the proposed Zoning Atlas Map Amendment with no changes.
    - Staff recommends that the City Commission APPROVE the proposed Amendment.
- APPROVAL of the proposed Zoning Atlas Map Amendment with changes.
- DISAPPROVAL of the proposed Zoning Atlas Map Amendment.

Zoning Atlas
Map Amendment

South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

Parcel ID: 2415-312-0001-010-8

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: South of Ohio Avenue & 417 ft West of US -1, Fort Pierce, FL 34950
2. Property Tax ID(s): 2415-312-0001-010-8
3. Total Acreage: 1.19
4. Existing Future Land Use Designation: RM - Medium Density Residential
5. Existing Zoning Classification: R4 - Medium Density Residential
6. Proposed Zoning Classification: C3 - General Commercial
7. Other applications being submitted concurrent with this application, if any: None

8. Describe the existing uses, improvements and structures on the amendment lands: Existing site is vacant and there are no existing structures on the site.

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

10. The reason for making this request: The owner wishes to open a self storage business on his property which consists of three parcels 2415-312-0001-010-8, 2415-311-0003-000-6, and 2415-311-0003-030-5. The two parcels on the east of the subject parcel is zoned C3 General Commercial. Since self storage business is not permitted in R4 Medium Density Residential zoning district, parcel 2415-312-0001-010-8 needs to be rezoned to C3 General Commercial to match the zoning districts to the other two parcels.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial & Residential	GC - Commercial General	C3 - General Commercial
South	HOMES REALTY VENTURES LC, & Vacant	RM - Medium Density Residential; GC - Commercial General	R4 - Medium Density Residential; C3 - General Commercial
East	Popeyes & Walgreens	GC - Commercial General	C3 - General Commercial
West	Arc of St. Lucie County INC. & BCAG LLC - APARTMENT BLDGS.	RM - Medium Density Residential	R4 - Medium Density Residential

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM - Medium Density Residential	R4 - Medium Density Residential	11	1.19	
Proposed	GC - Commercial General	C3 - General Commercial	31,102	1.19	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 2,860
Demand Analysis	Maximum
Current Zoning	Total gallons per day 2,860
Proposed Zoning	Total gallons per day 3,888
Change in Demand	**Total gallons per day** 1,028

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person 2,860 (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 2,860
Proposed Zoning	Total gallons per day 3,110
Change in Demand	**Total gallons per day** 250

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

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

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

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

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

Demand Analysis	Maximum
Current Zoning	2 yards
Proposed Zoning	TBD
Change in Demand	

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

Impact	No significant impacts are anticipated due to rezoning from medium density residential to general commercial zoning district.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	73.92	6.05/7.37
Proposed Zoning	1378.44	213/156
Change in Demand	Trips 1305	Trips 207/148
Impact to Capacity	More trips will be generated from the rezoning but since the US highway - 1 is located 225 ft east of the property this trip generation will not have any negative impacts to the neighborhood area.	

12. Name of Owner(s): Yo No Se LLC
Mailing Address: 2701 Industrial Avenue 3
City Fort Pierce State FL Zip 34946
Phone # 407-921-6991
E-mail: redfishtony@hotmail.com

13. Name of Applicant: Darren Guettler, P.E. - Velcon Engineering & Surveying, LLC.
Mailing Address: 590 NW Peacock Blvd., Suite 8
City Port St. Lucie State FL Zip 34986
Phone # 772/879-0477 Fax #
E-mail: darreng@velconfl.com

14. Name of Representative: Darren Guettler, P.E. - Velcon Engineering & Surveying, LLC.
Mailing Address: 590 NW Peacock Blvd., Suite 8
City Port St. Lucie State FL Zip 34986
Phone # 772/879-0477 Fax #
E-mail: darreng@velconfl.com

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

I certify that: (Check One)

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

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

Applicant's Signature Date

590 NW Peacock Blvd., Suite 8	FL	34986
Address	State	Zip

772/879-0477		randyr@velconfl.com
Phone	Fax	E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

ANTONIO HUERTA	407-921-6991
Property Owner's Name (Please Print)	Phone

2701 Industrial Avenue 3	Fort Pierce	34946
Address	State	Zip

	4/3/19
Property Owner's Signature	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 3rd day of April, 2019, by Antonio A. Huerta who is personally known to me or has produced FL DL as ident

Signature of Notary (seal)

CESAR DEL CARMEN FLORES JR MY COMMISSION EXPIRES 06-03-2022 NOTARY PUBLIC COMM. # GG 224133 STATE OF FLORIDA

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

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

Property Identification

Site Address:	OHIO AVE
Parcel ID:	2415-312-0001-010-8
Account #:	24450
Map ID:	24/15S
Use Type:	0000
Zoning:	R4
City/County:	Fort Pierce

Ownership

Yo No Se LLC
2701 Industrial Avenue 3
Fort Pierce, FL 34946

Legal Description

15 35 40 FROM NW COR OF NE 1/4 OF SW 1/4 RUN E 350 FT, TH S 25 FT TO S R/W OF OHIO AV AND POB, TH CONT S 355 FT, TH E 145.51 FT, TH N 355 FT, TH W 145.51 FT TO POB

Current Values

Just/Market Value:	$23,900
Assessed Value:	$16,456
Exemptions:	$16,456
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.19
Land Size (SF):	51,656

Sale History

Date:	Aug 29, 2018
Book/Page:	4177 / 0752
Sale Code:	0317
Deed:	SP
Grantor:	Indian River State College Foundation Inc
Price:	$185,000
Date:	Feb 9, 2015
Book/Page:	3715 / 1920
Sale Code:	0318
Deed:	WD
Grantor:	Brinkley Property Investment
Price:	$100
Date:	Jan 1, 2009
Book/Page:	3061 / 2874
Sale Code:	0311
Deed:	WD
Grantor:	Brinkley (TR) James B

Price:	$100
Date:	Nov 23, 1991
Book/Page:	0775 / 0798
Sale Code:	XX01
Deed:	WD
Grantor:	James B Brinkley
Price:	$100
Date:	Oct 1, 1984
Book/Page:	0447 / 1694
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$50,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$23,900
Just/Market:	$23,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	2016	3000	Education	$16,456

Ag Credit:	$0
Save Our Homes or 10% Cap:	$7,444
Assessed:	$16,456
Exemption(s):	$16,456
Taxable:	$0

Current Year Special Assessment Breakdown

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

Historical Values

Permits

Number:	BP14-0618
Issue Date:	Mar 27, 2014
Description:	Electric
Amount:	$1,000
Fee:	$155

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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Yo No Se LLC
2701 Industrial Avenue 3
Fort Pierce, FL 34946

To Whom It May Concern:

This letter authorizes Velcon Engineering & Surveying LLC. to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described on the attached legal description.

If you have any questions, please call me at 407-921-6991.

Sincerely,

ANTONIO HUERTA, MANAGER

Date: 12/27/2018

State of: Florida
County of: St Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 27 day of Dec, 2018, by _____, who ( ) is personally known to me, or (X) has produced FL DL as identification.

NOTARY PUBLIC

Name Printed: Deanna M Gerhart
State of Florida at-large
My Commission expires: June 26, 2022

File: 18-1030 aut.doc

DEANNA M GERHART
MY COMMISSION #GG232255
EXPIRES: JUN 26, 2022
Bonded through 1st State Insurance

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5

COMMENCE AT THE NORTHWEST COMER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 691.85 FEET; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'54"EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 142.00 FEET; THENCE RUN NORTH 00°22'54" WEST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" EAST ALONG A LINE THAT IS PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-000-6

BEING A PART OF THE NORTH 380 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 192.35 FEET OF THE EAST 417.35 FEET (AS MEASURED FROM THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1) OF THE NORTH 380 FEET LESS AND EXCEPT THE SOUTH 140 FEET THEREFROM. SUBJECT TO ALL

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

N

W E

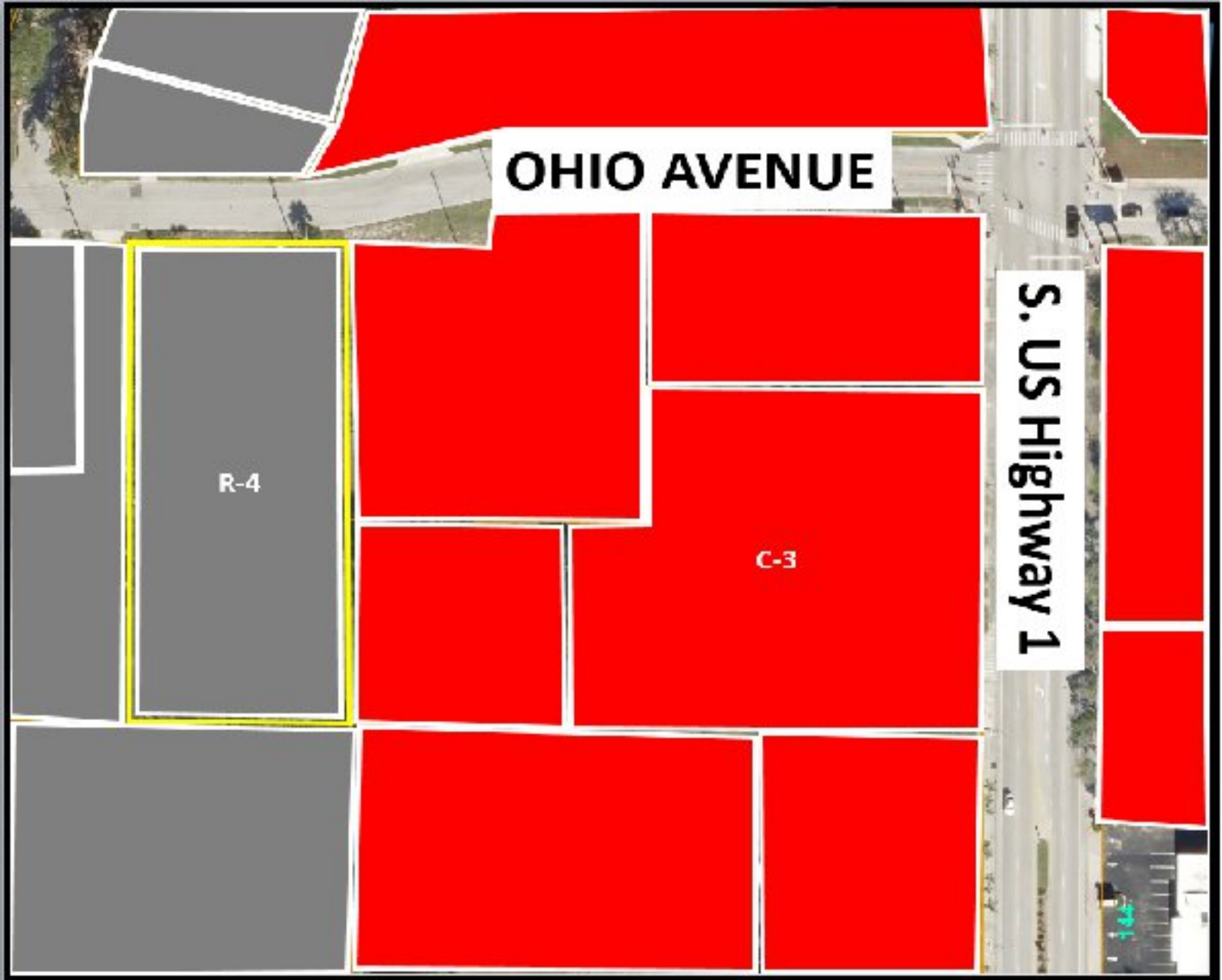
S

Ft. Pierce Self Storage

Parcel ID: 2415-312-0001-010-8

Aerial Map

THE SUNRISE CITY FORT PIERCE Florida



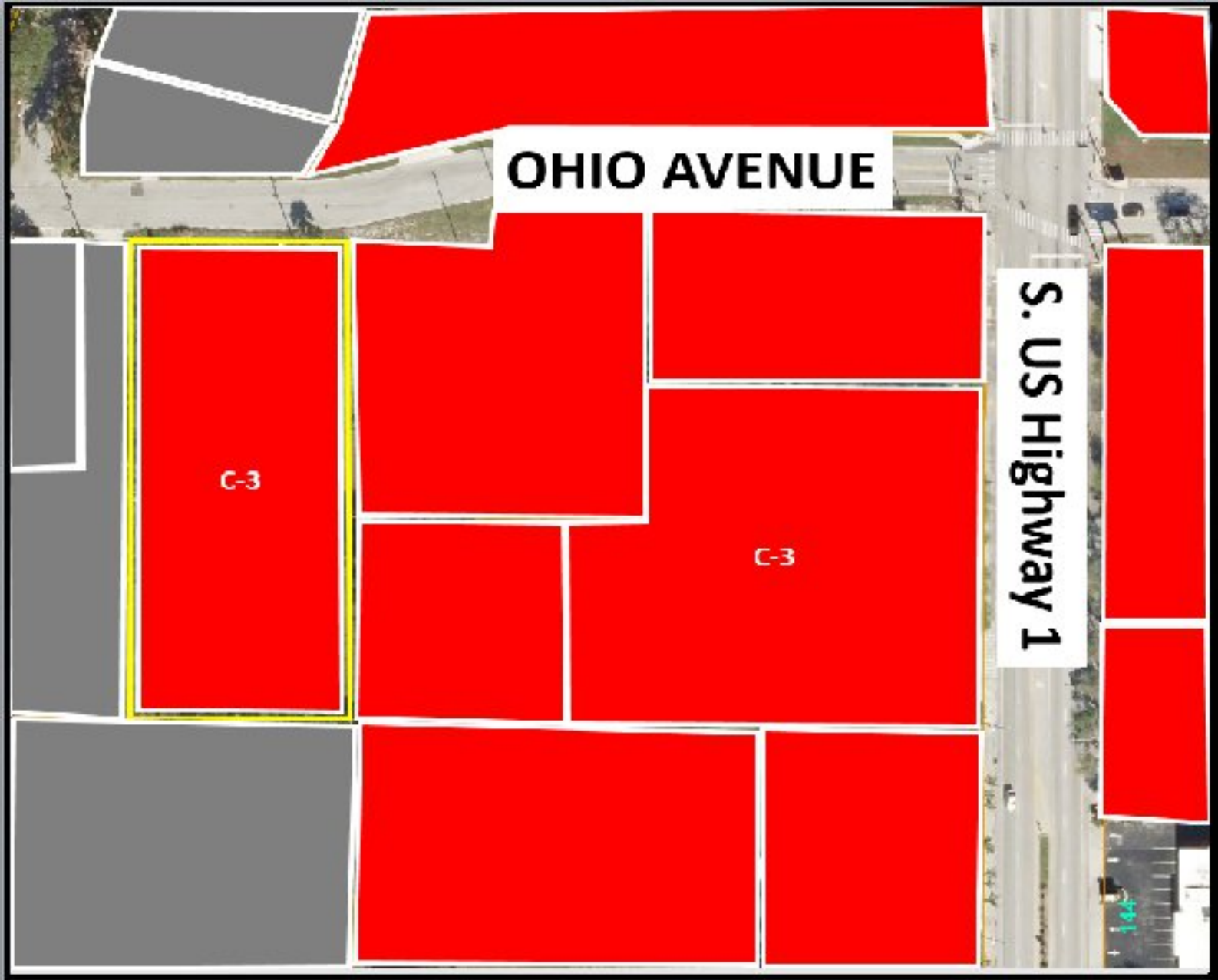
N
W E
S

Ft. Pierce Self Storage
Rezoning
Parcel ID: 2415-312-0001-010-8

THE SUNRISE CITY
FORT PIERCE
Florida

C-3 = **R-4 =**

Current Zoning Map



N

W E

S

Ft. Pierce Self Storage
Rezoning
Parcel ID: 2415-312-0001-010-8

THE SUNRISE CITY
FORT PIERCE
Florida

C-3 = **R-4 =**

Proposed Zoning Map

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Application for Zoning Atlas Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. The owner wishes to use three of the parcels he owns: 2415-312-0001-010-8, 2415-311-0003-000-6, and 2415-311-0003-030-5 for his self-storage business. The two other parcels on the east of the subject parcel is zoned C3 - General Commercial. Since self-storage business is not permitted in R4 - Medium Density Residential zoning district, the subject parcel needs to be rezoned to C3 General Commercial to match the zoning districts to the other two parcels. The future land uses of the properties to the North, South and East of the subject property are GC - Commercial General and to the west is RM – Medium Density Residential all of which are compatible with the proposed future land use of the subject parcel.

Following items are attached with the subject application:

1. Application for Zoning Atlas Map Amendment
2. Application Fee – $2,155.00
3. Warranty Deed
4. Property Card
5. Authorization Letter
6. Environmental Study
7. Traffic Impact Statement
8. Capacity Analysis
9. Drainage Statement
10. Historical Report
11. Boundary & Topographical Survey
12. Conceptual Site Plan
13. CD

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

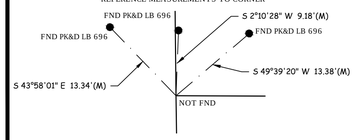
Sincerely,

Shaikha Abedin, EI

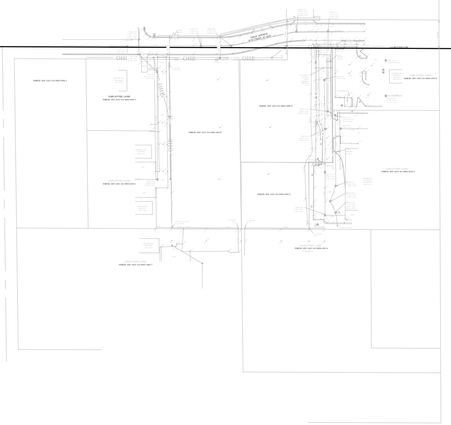
Attachments

cc: File 18-1030 (w/ att)

SECTION 15 W 1/4 CORNER
REFERENCE MEASUREMENTS TO CORNER



SECTION DETAIL



NORTH LINE OF THE NE 1/4 OF THE SW 1/4

S 89°45'35" E 2642.70' (C)

SECTION 15 W 1/4 CORNER
CERTIFIED CORNER RECORD
DOCUMENT #0047404
NOT FND
(SEE DETAIL ABOVE TO
RE-ESTABLISH 1/4 CONNER)

SECTION 15 N 1/4 CORNER
CERTIFIED CORNER RECORD
DOCUMENT #0003341
FND 1" IP NO ID IN CUT OUT

SECTION 15 1/4 CORNER
NOT FND

N 0°40'34" W 2650.24' (M)
WEST SECTION LINE

N 0°56'53" W 2638.77' (C)
N 0°56'53" W 5277.53' (M)

N 89°59'16" E 2655.06' (M)
SOUTH SECTION LINE

SECTION 15 SW CORNER
CERTIFIED CORNER RECORD
DOCUMENT #093999
FND 5/8" R&C RLS 2391

SECTION 15 S 1/4 CORNER
CERTIFIED CORNER RECORD
DOCUMENT #094000
FND MAG&D LB 6557

NORTH

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5:

COMMENCE AT THE NORTHWEST COMER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 691.85 FEET; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING. THENCE RUN SOUTH 00°22'54"EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 114) FOR A DISTANCE OF 142.00 FEET; THENCE RUN NORTH 00°22'54" WEST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" EAST ALONG A LINE THAT IS PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8:

THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTHEAST 114 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-000-6:

BEING A PART OF THE NORTH 380 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 192.35 FEET OF THE EAST 417.35 FEET (AS MEASURED FROM THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1) OF THE NORTH 380 FEET LESS AND EXCEPT THE SOUTH 140 FEET THEREFROM. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADDRESS: OHIO AVENUE
FORT PIERCE, FL

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

ELEVATIONS ARE IN FEET AND RELATED TO "NGS" BENCHMARK "D 401" HAVING A PUBLISHED ELEVATION = 23.51 (FEET) NAVD 1988. ALL OTHER ELEVATION ARE RELATIVE THERETO.

BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN, ALONG THE SOUTH RIGHT OF WAY LINE OF OHIO AVENUE, HAVING AN ASSUMED BEARING OF S 89°45'35" E. ALL OTHER BEARINGS ARE RELATIVE THERETO..

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON PANEL 12111C0187 J, DATED 2/16/12. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

25 FOOT JOG IN RIGHT IN WAY LINE OF OHIO SHOWN ON TAX MAP AND CONFIRMED BY ST. LUCIE COUNTY.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

LEGAL DESCRIPTION FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 3715, PAGE 1920, ST. LUCIE COUNTY PUBLIC RECORDS.

TOTAL LOTS CONTAIN 115,948 SQUARE FEET.

BOUNDARY & TOPOGRAPHICAL SURVEY FIELD DATE: 09-05-18.

CERTIFIED TO: FORT PIERCE SELF STORAGE

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0477
Web Site: www.velcongroup.com
VELCON ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
FORT PIERCE SELF STORAGE

REVISIONS | DATE: | BY:

DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 150'
DATE: 09/07/18
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 18-1030

SHEET: 1 OF 3

N:\Projects\2018\18-1030 Fort Pierce Self Storage\Surveying\18-1030 BNDY.dwg, SECTION TIE IN, 1/9/2019 8:44:36 AM, Velcon Group, Inc., (772)879-0477

POC
NORTHWEST CORNER OF THE NORTHEAST QUATER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST

NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)

N 90°00'00" E 691.85'(D)
S 89°45'35" E 691.85'(M)

FND P&D NO ID (HELD)

(FALLS ON CALCULATED POSITION)

FND 4X4 CM NO ID BLOCK CORNER

(FALLS ON CALCULATED POSITION)
FND 1/2" IP NO ID BLOCK CORNER

325.00'(TM)
S 89°45'35" E 325.00'(M)

S 89°45'35" E 317.90'(REFERENCE SURVEY)

R/W LINE PER SKETCH OF SURVEY PERFORMED BY ALTON A. REGISTER & ASSOCIATES. DATED 10-11-56.

OHIO AVENUE
(R/W VARIES 34 ASP)

60.00'

50.00'

1/4 SECTION LINE

SET 5/8" R&C LB 8206

S 89°45'35" E 247.44'(C)
BEARING BASIS

S 89°45'35" E
93.90'(C)

S 00°16'15" E
25.10'(C)

12 UE ORB 569 PG 2785

36

36 INGRESS/ EGRESS & ACCESS EASEMENT ORB 2639 PG 44

S 00°22'54" E 240.00'(D)
S 00°16'15" E 240.00'(M)

S 00°16'15" E (M)

PARCEL ID# 2415-312-0002-000/2

UNPLATTED LAND
PARCEL ID# 2415-312-0001-000/5

PARCEL ID# 2415-311-0003-000/6

PARCEL ID# 2415-311-0003-010/9

N 0°48'43" W 355.00'(C)
N 0°43'58" W 352.16'(M) TO FND 1/2" IP

NORTH 380.01'

PARCEL ID# 2415-312-0001-010/8

WEST 192.35'

EAST 417.35'

WEST R/W LINE OF U.S. HIGHWAY NO. 1

15 UE ORB 606 PG 1468

POB

SET PK NO ID

N 90°00'00" E 142.00'(D)

FND 5/8" IR NO ID
N 0.15, E 0.12

N 90°00'00" W 50.35'(D)
N 89°34'26" W 50.23'(M)

PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)

UNPLATTED LAND
PARCEL ID# 2415-311-0003-020/2

UNPLATTED LAND
PARCEL ID# 2415-312-0001-020/1

EAST 145.51'

WEST 495.51'

N 0°22'54" W 140.00'(D)

S 00°22'54" E 140.00'(D)
S 00°16'15" E 140.00'(M)

PARCEL ID# 2415-311-0003-030/5

PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)

N 90°00'00" W 142.00'(D)
N 88°21'30" W 142.87'(M)

S 0°46'27" E 609.67'(M)
612.00'(TM)

S 0°47'40" E 659.73'(M)

FND 1/2" IP NO ID
N 2.8', W 0.52'

FND 1/2" IP NO ID
N 3.5', W 0.81'

SET 5/8" R&C LB 8206

SET 5/8" R&C LB 8206

N 89°45'35" W 287.85'(C)
N 89°11'59" W 288.40'(M) TO FND 1/2" IP

FND 5/8" IR NO ID
3.9' N OF CALCULATED POSITION

UNPLATTED LAND
PARCEL ID# 2415-311-0004-010/6
(VACANT)

UNPLATTED LAND
PARCEL ID# 2415-312-0007-000/7

FND 5/8" IR NO ID
BLOCK CORNER

FND P&D PCP 2391
0.20' W OF CALCULATED
1/4- 1/4 LINE

FND 5/8" R&C C&T
ON WEST R/W LINE
2.2' N OF CALCULATED POSITION

FND 5/8" R&C C&T
ON WEST R/W LINE
2.0' N OF CALCULATED POSITION

NORTH

VELCON ENGINEERING & SURVEYING, LLC
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Web Site: www.velcongroup.com
VELCON
ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED FOR FORT PIERCE SELF STORAGE

REVISIONS	DATE:	BY:
ADD R/W DIMENSIONS	10-11-18	GJS

DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 40'
DATE: 09/07/18
FIELD BOOK/PAGES PLANS

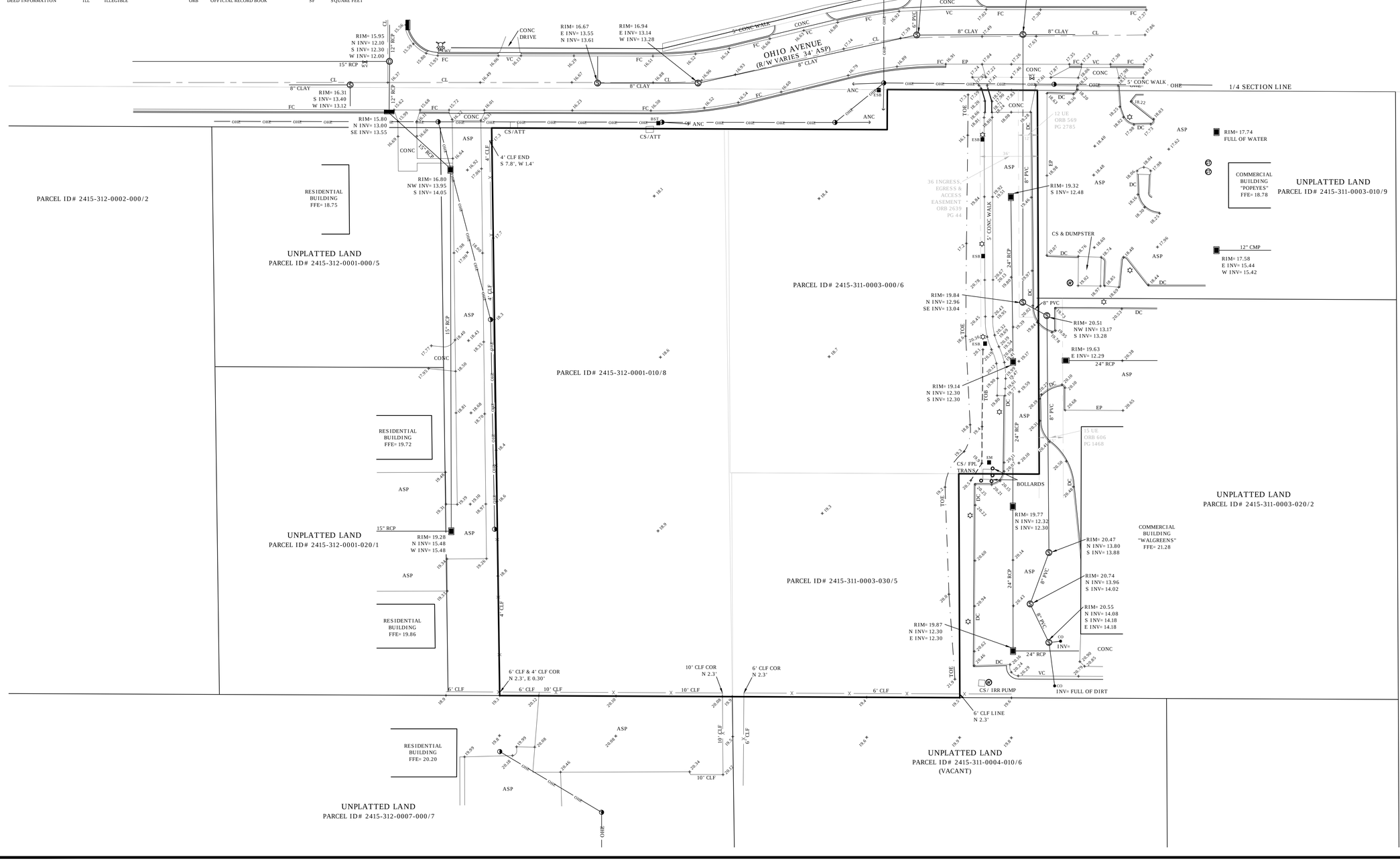
JOB NUMBER: 18-1030

SHEET: 2 OF 3

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	DC	"D" CURB	INT	INTERSECTION	P/C	PROPERTY CORNER	SHP	SHIP SPIKE OR BOLT
AC	ACRE	D.E.	DRAINAGE EASEMENT	INV	INVERT	P/L	PROPERTY LINE	SLCR	ST LUCIE COUNTY RECORDS
AL	ALUMINUM	DI	DROP INLET	IP	IRON PIPE	P	PLAT	SLP	STREET LIGHT SUPPORT POLE
ANC	ANCHOR	DIA	DIAMETER	IP&P	IRON PIPE & PLUG	PAVE	PAVEMENT	S.S.	SANITARY SEWER
AP	ANCHOR POLE	DIP	DUCTILE IRON PIPE	IR	IRON ROD	PB	PLAT BOOK	SPC	STATE PLANE COORDINATES
APRX	APPROXIMATE	DMH	DRAINAGE MANHOLE	IRR	IRRIGATION	PC	POINT OF CURVATURE	ST	SEPTIC TANK
ASP	ASPHALT	DUE	DRAINAGE & UTILITY EASEMENT	IV	IRRIGATION VALVE	PCC	POINT OF COMPOUND CURVATURE	STD	STANDARD
BE	BUFFER EASEMENT	EC	EDGE OF CONCRETE	ICV	IRRIGATION CONTROL VALVE	PCO	PRESSURE CLEAN OUT (SANITARY)	STU	STORY
BFP	BACK FLOW PREVENTOR	ECP	ELECTRICAL CONTROL PANEL	IW	IRRIGATION WELL	PCP	PERMANENT CONTROL POINT	SV	SANITARY VALVE
BLDG	BUILDING	EL	ELEVATION	L	LENGTH	PF	PLASTIC FENCE	SWL	SWALE
BLK	BLOCK	ELEC	ELECTRIC	LB	LICENSED BUSINESS	PG	PAGE	TA	TOP OF ASPHALT
BM	BENCHMARK	ELEV	ELEVATION	LFST	LIFT STATION	PI	POINT OF INTERSECTION	TM	TAX MAP
BOC	BACK OF CURB	EM	ELECTRIC METER	LME	LAKE MAINTENANCE EASEMENT	PRKG	PARKING	TMH	TELEPHONE MANHOLE
BP	BRICK PAVERS	ENC	ENCROACHMENT	LOC	LOCATION	PK&D	PARKER KALON NAIL AND DISK	TOB	TOP OF BANK
BOW	BACK OF WALK	EOW	EDGE OF WATER	LP	LIGHT POLE	PK/TT	**PARKER KALON NAIL** AND TIN TAB	TOE	TOE OF SLOPE
BRG	BEARING	EP	EDGE OF PAVEMENT	LS	LICENSED SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR	TP	TRAVERSE POINT
BW	BARBED WIRE	ESB	ELECTRIC SERVICE BOX	M	MEASURED	POB	POINT OF BEGINNING	TR	TELEPHONE RISER
C&G	CURB AND GUTTER	ESMT	EASEMENT	MAX	MAXIMUM	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
C&T	CULPEPPER & TERPENING	EX.	EXISTING	MB	MAIL BOX	PP	POWER POLE	TSB	TRAFFIC SIGNAL BOX
C/O	CUT OUT	EXT	EXTENDED	MEAS	MEASURED	PRC	POINT OF REVERSE CURVATURE	TT	TIN TAB
C	CALCULATED	FNC	FENCE	MES	MITERED END SECTION	PRO	PRORATED DISTANCE	TWP	TOWNSHIP
CATV	CABLE TELEVISION BOX	FC	"F" CURB	MH	MAN HOLE	PROP	PROPOSED	TYP	TYPICAL
CB	CATCH BASIN	FDC	FIRE DEPARTMENT CONNECTION	MHWL	MEAN HIGH WATER LINE	PRM	PERMANENT REFERENCE MONUMENT	U/C	UNDER CONSTRUCTION
CBS	CONCRETE BLOCK STRUCTURE	FECRR	FLORIDA EAST COAST RAILROAD	MIN	MINIMUM	PSM	PROFESSIONAL SURVEYOR & MAPPER	U.E.	UTILITY EASEMENT
CHD	CHORD	FFE	FINISHED FLOOR ELEVATION	MN	MAGNETIC NAIL	PSWL	PLASTIC SWALE	UP	UTILITY POLE
CI	CURB INLET	FH	FIRE HYDRANT	MAG&D	MAGNETIC NAIL & DISK	PT	POINT OF TANGENCY	UR	UTILITY RISER
CL	CENTERLINE	FND	FOUND	MIT	MITERED END	P.U.E.	PRIVATE UTILITY EASEMENT	UW	UNDER WATER
CLF	CHAIN LINK FENCE	FOC	FACE OF CURB	MW	MONITORING WELL	PVC	POLYVINYL CHLORIDE	VC	VALLEY CURB
CM	CONCRETE MONUMENT	FOW	FACE OF WALK	M&B	METES AND BOUNDS	R/C	ROD AND CAP	VLT	VAULT
CMP	CORRUGATED METAL PIPE	FPL	FLORIDA POWER & LIGHT	N&D	NAIL AND DISK	R/W	RIGHT-OF-WAY	WD	WOOD
CO	CLEAN OUT	GA	GREEN AREA	N	NAIL	R	RADIUS	WL	WATER LINE
COR	CORNER	GMH	GAS MANHOLE	NA	NON-APPLICABLE	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
CONC	CONCRETE	GND	GROUND	NAVD	NORTH AMERICAN VERTICAL DATUM	RFL	ROOF LINE	WP	WELL POINT
CONST	CONSTRUCTION	GRD	GRINDER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RGE	RANGE	WPP	WOOD POWER POLE
COV	COVERED	HC	HEADER CURB	NO	NUMBER	RLS	REGISTERED LAND SURVEYOR	WS	WATER SERVICE
CE	COVERED ENTRY	HCP	HANDI-CAP	NTS	NOT TO SCALE	RP	RADIUS POINT	WV	WATER VALVE
COVP	COVERED PORCH	HDPE	HIGH DENSITY POLYETHYLENE	O/A	OVERALL	RR	RAILROAD		
CPP	CONCRETE POWER POLE	HGW	HOG WIRE	O/S	OFFSET	RRS	RAILROAD SPIKE		
CPPIPE	CORRUGATED PLASTIC PIPE	HW	HEADWALL	OE	OVERHEAD EASEMENT	S/W	SIDEWALK		
CS	CONCRETE SLAB	HYD	HYDRANT	OHE	OVERHEAD ELECTRIC	SMH	SANITARY SEWER MANHOLE		
Δ	DELTA ANGLE	ICV	IRRIGATION CONTROL VALVE	OHU	OVERHEAD UTILITY	SBT	SOUTHERN BELL TELEPHONE		
D/F	DRAIN FIELD	ID	IDENTIFICATION	OR	OFFICIAL RECORD	SEC	SECTION		
D	DEED INFORMATION	ILL	ILLEGIBLE	ORB	OFFICIAL RECORD BOOK	SF	SQUARE FEET		

18.0 — SPOT ELEVATION



VELCON ENGINEERING & SURVEYING, LLC
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FORT PIERCE SELF STORAGE

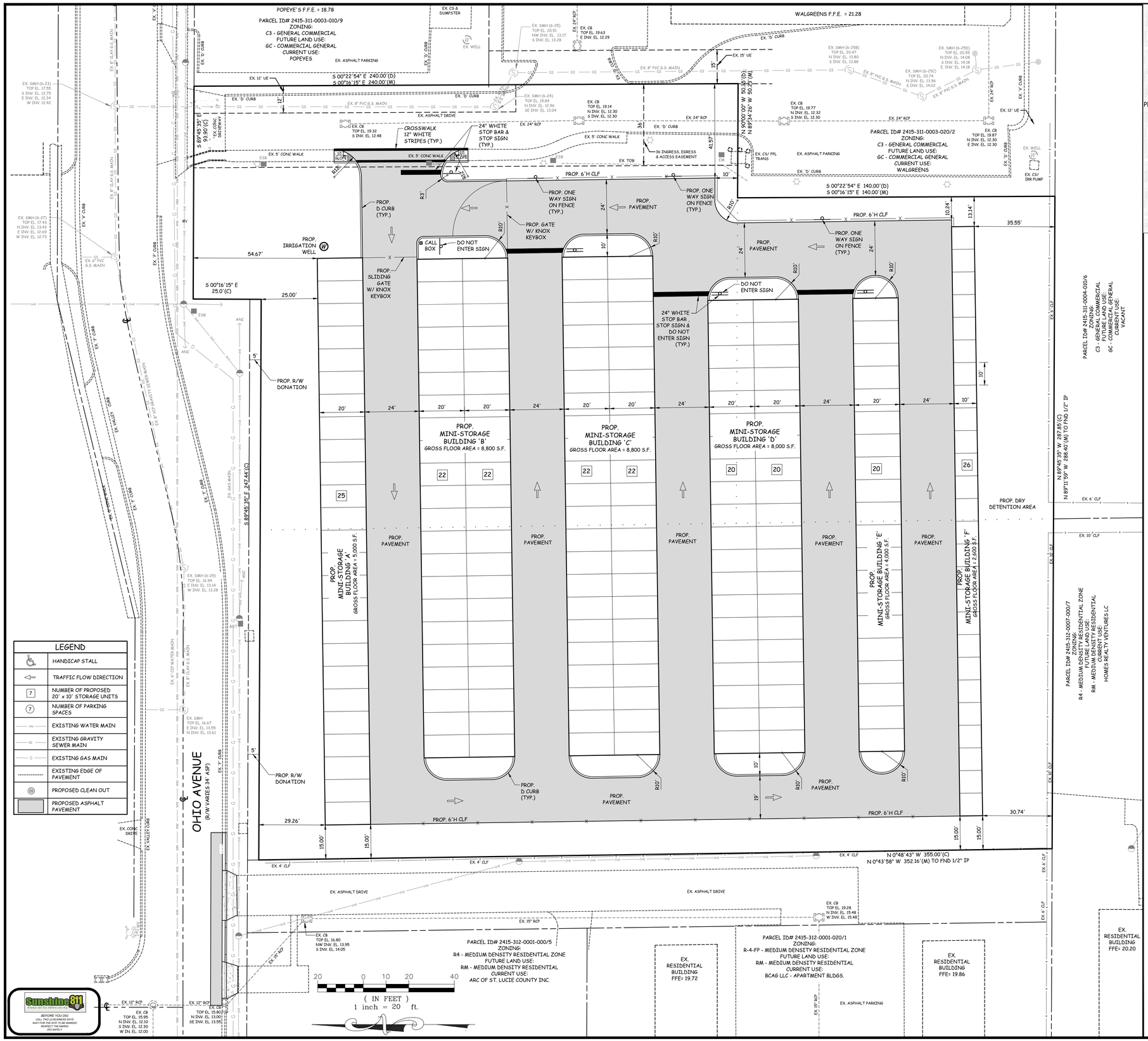
REVISIONS	DATE:	BY:

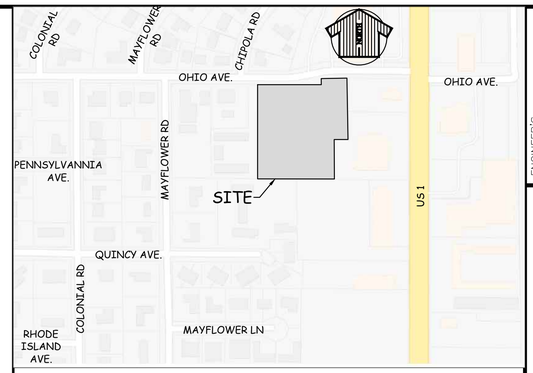
DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 09/07/18
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 18-1030

SHEET: 3 OF 3

N:\Projects\2018\18-1030 Fort Pierce Self Storage\Surveying\18-1030 BNDY.dwg, LOCATIONS, 1/9/2019 8:45:14 AM, Velcon Group, Inc., (772)879-0477





LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5:LEGAL DESCRIPTION:

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DEVELOPER:
Yo No Se LLC
2701 INDUSTRIAL AVENUE 3
FORT PIERCE, FL 34946
PH: 407-921-6991

SITE ADDRESS:
OHIO AVENUE
FORT PIERCE, FL

PARCEL IDENTIFICATION NUMBERS:
2415-312-0001-010/8
2415-311-0003-000/6
2415-311-0003-030/5

PROPERTY CLASSIFICATIONS:

PARCEL ID: 2415-311-0003-000/6 & 2415-311-0003-030/5
CURRENT ZONING : C3 - GENERAL COMMERCIAL
FUTURE LAND USE: GC - COMMERCIAL GENERAL

PARCEL ID: 2415-312-0001-010/8
CURRENT ZONING : R4 - MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE: RM - MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACKS:

	REQUIRED
FRONT:	25 FEET
REAR/SIDE:	10 FEET
REAR/SIDE: (ABUTTING RESIDENTIAL DISTRICT)	15 FEET

PARKING CALCULATIONS:
NO PARKING REQUIRED

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT DIRECTS STORM WATER TO THE DRY DETENTION AREA ALONG THE SOUTH SIDE OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE EXISTING STORM INLET LOCATED JUST WEST OF THE PROJECT ON THE SOUTH SIDE OF OHIO AVENUE. CITY OF FT. PIERCE AND SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER	= N/A - NONE PROPOSED
WASTEWATER	= N/A - NONE PROPOSED
IRRIGATION	= WELL

CONSTRUCTION SCHEDULE:

CONSTRUCTION START:	MARCH 2019
CONSTRUCTION COMPLETION:	180 DAYS

PROJECT NOTES:
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROJECT WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

PROP. SITE DATA:

TOTAL PROJECT AREA	115,948 S.F.	2.661 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDINGS	37,200 S.F.	0.854 AC	32.09%
PROP. PAVEMENT / WALKS	40,014 S.F.	0.919 AC	34.54%
EX. PAVT. / WALKS (TO REMAIN)	6,459 S.F.	0.148 AC	5.56%
TOTAL IMPERVIOUS	83,673 S.F.	1.921 AC	72.19%
TOTAL PERVIOUS	32,275 S.F.	0.740 AC	27.81%

VELCON ENGINEERING & SURVEYING LLC
560 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-4497
FBPE C.O.A. # 32222

SEAL
ENGINEER'S APPROVAL
M. RANDALL ROGERS P.E. No. 62212
DATE

REVISIONS

BY:	DATE	DESCRIPTION

FORT PIERCE SELF STORAGE
CITY OF FORT PIERCE, FLORIDA

SITE PLAN

SCALE : 1"=20'
DATE : 08/17/18
DRAWN BY: RP
CHECKED BY:
CADD FILE : 18-1030ENG.DWG

SHEET NO.: 1
OF : -
JOB No. : 18-1030 ENG

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4477547 OR BOOK 4177 PAGE 752, Recorded 09/05/2018 04:14:45 PM Doc T:
$1295.00

Prepared by and Return to:
Veronika Swords, employee of
First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950
Our File No. 129194-41

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on 29th day of August, 2018, between **Indian River State College Foundation, Inc., a Florida corporation not for profit,** having a business address at: 3209 Virginia Avenue, Fort Pierce, FL 34981
("Grantor"), and **Yo No Se, LLC, a Florida limited liability company**, having a mailing address of: 2701 Industrial Avenue 3, Fort Pierce, FL 34946 , ("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 said Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situated, lying and being in the County of **St. Lucie, Florida,** to-wit:

SEE EXHIBIT "A" FOR COPY OF ATRICLES AND BY LAWS
SEE EXHIBIT "B" FOR LEGAL DESCRIPTION

Parcel Identification Number: **2415-311-0003-000/6 AND 2515-312-0001-010/8 AND 2415-311-0003-030/5**

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 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; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2017.** That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, Grantor has signed and sealed these presents on the date first above written.

Indian River State College Foundation, Inc.
a Florida not for profit corporation

by: _____
Ann L. Decker, Executive Director

Signed, sealed and delivered in our presence:

_____
Witness Signature
Print Name: KAREN J. CRISTALDI

_____
Witness Signature
Print Name: Veronika Swords

State of Florida
County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on 8-29-2018, by Ann L. Decker, Executive Director of **Indian River State College Foundation, Inc., a Florida corporation not for profit,** who is/are personally known to me or who has/have produced a valid driver's license as identification.

_____
Notary Public

_____
(Printed Name)

My Commission expires: _____

Notary Public State of Florida
Veronika Swords
My Commission GG 221636
Expires 07/17/2022

Exhibit "A"

ARTICLES OF AMENDMENT
To
ARTICLES OF INCORPORATION
Of
INDIAN RIVER COMMUNITY COLLEGE FOUNDATION, INC.

Pursuant to the provisions of Section 617.1006, Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation:

1. The name of the corporation is INDIAN RIVER COMMUNITY COLLEGE FOUNDATION, INC., and the document number of the corporation is 709584.

2. The name of the corporation shall be as follows:

INDIAN RIVER STATE COLLEGE FOUNDATION, INC.

3. The date of adoption of this Amendment to the Articles is June 24, 2008

4. This amendment was duly adopted by the Board of Directors of the corporation at meeting held for that purpose on June 24, 2008. The amendment was approved by the Board of Directors and the Amendment does not require member approval.

Signed this 21st day of July, 2008.

INDIAN RIVER COMMUNITY COLLEGE FOUNDATION, INC.

By: Susanne H. Clemons

SUSANNE H. CLEMONS
CHAIRMAN OF BOARD

FILED
08 JUL 23 AM 8:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

BYLAWS OF THE
INDIAN RIVER STATE COLLEGE FOUNDATION, INC.

(As amended November 17, 2003; July 18, 2005; August 4, 2008)

ARTICLE I.

Section 1. MEETINGS.

(a) The regular business meetings of the Board of Directors shall be held at the Indian River Community College, Fort Pierce, Florida, on a bi-monthly basis.

(b) Special Meetings of the Board of Directors may be called by the Chairman of the Board of Directors or by request of a simple majority of the members.

(c) Attendance is required and recorded. Members may have two unexcused absences per year. A majority of the members shall constitute a quorum at any meeting of the Board of Directors and all questions shall be determined by a majority of the Directors voting; provided, however, a majority of all members of the Board of Directors must concur in the following:

(1) The election of members of the Board of Directors.

(2) Amendments to these bylaws.

(3) Amendments to the Articles of Incorporation.

The Chairman shall preside at all meetings of the Board of Directors and shall act as the Chief Executive Officer of this corporation, and shall do and perform such other duties as from time to time may be assigned him by the Directors.

Section 2. FIRST-VICE CHAIR.

The First-Vice Chair shall preside at all meetings of the Board of Directors in the absence of the Chairman and he shall do and perform such other duties as from time to time may be assigned him by the Board of Directors, and he shall also do and perform all duties which might or should be performed by the Chairman when the Chairman is ill, absent from the State of Florida, or otherwise incapacitated.

Section 3. SECOND-VICE CHAIR.

The Second-Vice Chair shall preside at all meetings of the Board of Directors in the absence of the Chair and the First-Vice Chair and he shall do and perform such other duties as from time to time may be assigned to him by the Board of Directors and he shall also do and perform all duties which might or should be performed by the Chairman when the Chairman and First-Vice Chair are both ill, absent from the State of Florida, or otherwise incapacitated.

Section 4. SECRETARY/TREASURER.

The Executive Director will serve as corporate secretary and treasurer of the Board of Directors as well as executive director of the IRCC Foundation, Inc. All components of the Foundation and all aspects of its operation are responsible to the Board of Directors through the Executive Director. The Board of Directors shall have the power to take action without a recommendation from the executive director and shall have the power to require the executive director to deliver to the board all data and information required by the board in the performance of its duties.

The Secretary/Treasurer shall:

AGENDA ITEM #6B

1) Advise and counsel the board of directors and seek the advice and counsel of the board. Recommendations, nominations, proposals, and reports to the board from the chair shall be recorded in the minutes or shall be made in writing, noted in the minutes, and filed in the records of the board. In the absence of such record, the recommendations, nominations, proposals, and reports shall be presumed consistent with action by the board.

2) Attend, but not vote at, all meetings of the board of directors.

3) Keep minutes of all official actions and proceedings of the board of Directors and keep such other records, including records of property held or disposed of by the board, as may be necessary to provide complete information regarding the college.

4) Act for the Board of Directors as custodian of all property. Recommend plans for contracting, receiving, purchasing, acquiring through condemnation, leasing, selling, holding, transmitting and conveying title to real and personal property. Recommend plans for holding in trust and administering real and personal property, money, and other things of value, granted, conveyed, devised, or bequeathed for the benefit of the Foundation.

5) Be responsible for administration of financial matters.

6) Leave with the board of directors and make available to the successor a complete inventory of Foundation property, together with all official records and such other records as may be needed.

7) Have or designate custody of the Foundation seal and authenticate true copies of decisions, acts, and documents when required by law, rules of the State Board of Education, or rules of the Board of Directors.

Section 5.

Wherever the masculine gender is used herein, the feminine is also included.

Section 6.

In the event of absence, inability or refusal to act of any of the officers of this corporation, the Board of Directors may appoint the necessary person or persons to perform his or their respective duties.

Escrow File No.: **129194-41**

EXHIBIT "B"

Parcel 1

Being a part of the North 380 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, lying west of U.S. Highway No. 1, being more fully described as follows: The West 192.35 feet of the East 417.35 feet (as measured from the West right of way of U.S. Highway No. 1) of the North 380 feet less and except the South 140 feet therefrom, less and except road right of way.

Parcel 2

Commence at the Northwest corner of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 90°00'00" East along the North line of said Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) for a distance of 691.85 feet; thence run South 00°22'54" East along a line that is parallel with U.S. Highway No. 1 for a distance of 240.00 feet; thence run North 90°00'00" West along a line that is parallel with the North line of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) for a distance of 50.35 feet to the Point of Beginning; thence run South 00°22'54" East along a line that is parallel with U.S. Highway No. 1 for a distance of 140.00 feet; thence run North 90°00'00" West along a line that is parallel with the North line of said Northeast quarter (NE 1/4) of the Southwest Quarter (SW 1/4) for a distance of 142.00 feet; thence run North 00°22'54" West along a line that is parallel with U.S. Highway No. 1 for a distance of 140.00 feet; thence run North 90°00'00" East along a line that is parallel with the said North line of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) for a distance of 142.00 feet to the Point of Beginning.

Parcel 3

The East 145.51 feet of the West 495.51 feet of the North 380.01 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, less and except road right of way.

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3rd, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Historical Statement - Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. The project site is located on the west of U.S. highway – 1 and south of Ohio avenue in the City of Fort Pierce. Based on available historical aerials the project site appears undeveloped for at least the past 25 years. In accordance with the City of Fort Pierce comprehensive plan data, inventory, and analysis, the project site is not located in any historical districts of the city. There are no rivers, active wells or wellfield protection zones near the project location. An existing historic district map and well location and protection zones map are attached with the letter.

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

Sincerely,

Shaikha Abedin, EI

Attachments

cc: File 18-1030 (w/ att)

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3rd, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Traffic Statement - Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. More trips will be generated from the rezoning; however, the project site is located approximately 225 ft west of US Highway 1 which can adequately accommodate the increased trips generated from the rezoning and will not have any adverse effects on the neighborhood area.

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

Sincerely,

Shaikha Abedin, EI

Attachments

cc: File 18-1030 (w/ att)

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

April 3rd, 2019

Rebecca Grohall – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Fort Pierce Self Storage
South of Ohio Avenue
S15, T35S, R 40E
Property ID # 2415-312-0001-010-8
Drainage Statement - Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment

Dear Ms. Grohall,

This application requests a zoning change from Medium Density Residential (R4) to General Commercial (C3) and future land use change from Medium Density Residential (RM) to General Commercial (GC) to allow the owner to open a self-storage business on his property. The project will be served by site grading, inlets and culverts and dry detention area to provide water quality treatment and water attenuation in accordance with City of Ft. Pierce and SFWMD criteria. No significant drainage impacts are anticipated due to this rezoning.

Should you have any questions, please do not hesitate to contact me at 772/879-0477.

Sincerely,

Shaikha Abedin, EI

Attachments

cc: File 18-1030 (w/ att)

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 8, 2019

Project: **Fort Pierce Storage**
Subject: **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, per Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes

SURVEY:

1) Please show two bench marks on topo sheet (3) per Ch. 5J-17.052 (12) (a).
2) Please state that the accuracy of control measurements meets or exceeds standards based on intended use of survey map, using wording of your choice.
3) Please check drawing for appearance of random "rectangles" which effect text on all sheets.
4) Please verify last date of field work is consistent with date in title block for 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

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: Fort Pierce Self Storage

REVIEW DATE: May 9, 2019

PLANNER: VENNIS GILMORE

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)**
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. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

6. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

8. **FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings). It appears that buildings 25 and 26 will be required to be sprinkled per this requirement.**

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: S of Ohio Ave. and W of US Hwy. 1
Property Name: Fort Pierce Storage
Project Name:
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: 5/16/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-06000001

Zoning Atlas & Future Land Use Amendments – Fort Pierce Storage

Comments

FPUA W/WW Engineering: Approved, no comment

FPUA Electric & Gas Engineering: Approved, no comment

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

May 16th, 2019

Case # 19-0600001

Zoning atlas and future land use amendment

Fort Pierce storage, Approximately South of Ohio Avenue, West of U.S. Hwy 1

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Vennis Gilmore, Planning Analyst

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

Re : Fort Pierce Storage – Ohio Ave & S. US Highway 1
TRC No. 19-06000001

Date : May 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Zoning Atlas/ FLUA
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

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

ADVISORY COMMENTS:

At the time of submittal for site plan review, the applicant shall:

1. Provide a signed and sealed Boundary and Topographic Survey as executed by a Florida Licensed Land Surveyor and Mapper, refer to City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. Provide a site layout that includes a 5' concrete sidewalk adjacent to the development along Ohio Avenue.
3. Provide a site layout that includes the parking for the development in accordance with the City of Fort Pierce Code of Ordinance Sections 17 and 22.

JRA/VB/vb

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Zoning Atlas Amendment - Fort Pierce Self Storage - (Parcel ID: 2415-312-0001-010-8)

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. A,B,C, & D

NOTICE BY NEWSPAPER: August 4, 2019

NOTICE BY MAIL: July 29, 2019

NOTICE BY SIGNS: Planning Board - July 3, 2019, City Commission - August 7, 2019

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** August 7, 2019

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Piercein St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

August 4, 2019

Subscribed and sworn to before on August 5, 2019:

Tara Mondloch
Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $102.96
Ad No: 0003714545
Customer No: 1330884
PO #:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING
FOR REZONING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings on Monday, August 19th, 2019 and Tuesday, September 3rd, 2019 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE 19-036 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA. **REZONING** THE PROPERTYLOCATED AT **PARCELID: 2415-312-0001-010-8**, FROM R-4, MEDIUM DENSITY RESIDENTIAL ZONE, TO C-3, GENERAL COMMERCIAL ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOFIN CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the rezoning. Said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOINGIS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGSS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: August 4, 2019
TCN3714545

City Commission Regular Meeting **12.f.**

Meeting Date: 08/19/2019

Re: Major Amendment to Planned Development - Harbour Isle - 835 Seaway Drive

SUBJECT:

Quasi-Judicial Hearing - Ordinance 19-037 - An Ordinance by the City Commission of the City Of Fort Pierce, Florida; modifying the Harbour Isle Planned Development to revise the previously approved Site Plan for a convenience store with fuel sales on property generally located at 835 Seaway Drive; providing for a severability clause; repealing all Ordinances or parts thereof in conflict herewith; and providing for an effective date. FIRST READING

SUMMARY:

In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of the following (Major Amendment) to the Harbour Isle Planned Development:

1. Allow for the addition of a Fueling Station to be a permitted and allowed use in the Planned Development.
2. Approve a site plan that would include a 5,625 square foot convenience store with fuel sales and associated improvements.

The proposed building is 5,625 square feet in size with twelve fueling positions. All affected City Departments have reviewed the proposed applications for a Major Amendment to a Planned Development & Design Review and have provided conditional approval based on compliance with requirements of City Code. The Planning Board at their July 9, 2019 meeting voted 5-0 to recommend approval of the request to the City Commission. 164 letters were mailed to property owners within 500 feet of the subject property.

As of August 7, 2019, 51 letters have been received in opposition and 2 letters have been received in support. An update of these numbers will be given at the City Commission meeting.

RECOMMENDATION:

Approve, subject to four (4) Conditions:

1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180.
2. A revised Landscape Plan shall be submitted which provides additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen consistent with City Code 22-187 at the time of Building Permit.
3. A revised Photometric Survey shall be submitted that complies with City Code 22-60(j)(1) at the time of Building Permit.
4. Prior to the issuance of a Site Work permit, the applicant shall provide the Engineering Department a recorded copy of the revised Access Easement Agreement authorizing parking within the limits of the existing 53.17’ Access Easement.

ALTERNATIVES:

- Approve with Alternate Conditions
- Disapprove

RESPONSIBLE STAFF:
Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

Ordinance 19-037
Staff Presentation
Staff Documentation & Supporting Documents
Applicant Presentation & Supporting Documents
Applicant Packet Submitted to City
Intervenor #1 Presentation & Supporting Documents
Intervenor #2 Presentation & Supporting Documents
Affidavit of Notification & Mailing
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 11:19 AM

Form Started By: Brandon Creagan
Started On: 08/07/2019 12:01 PM
Final Approval Date: 08/13/2019

ORDINANCE NO. 19-037

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED SITE PLAN FOR A CONVENIENCE STORE WITH FUEL SALES ON PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce Code of Ordinances ("City Code") Section 22-40, Planned Development Zone (PD), sets forth a procedure for major modifications to a Planned Development; and;

WHEREAS, on August 4, 2004, the City Commission granted approval for the Planned Development known as Harbour Isle at Hutchinson Island ("Harbour Isle"), and

WHEREAS, on July 26, 2006, the plat for the Harbour Isle subdivision was recorded in Plat Book 43, Pages 31, 31A, & 31B of the Public Records of St. Lucie County, Florida; and

WHEREAS, the current property owner, Harbour Isle Development Commercial, LLC, has submitted a development review application for a major amendment to the Planned Development to allow for two (2) modifications; and

WHEREAS, City Code Section 22-40 requires a major modification to any Planned Development to follow the same procedure as set forth for a new Planned Development request.

WHEREAS, the City of Fort Pierce Planning Board, at its July 9, 2019, meeting, voted 5-0 to recommend approval of the application for Development Review (Major Amendment) to the City Commission; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Harbour Isle Planned Development as recorded in Plat Book 43, Pages 31, 31A, & 31B of the Public Records of St. Lucie County, Florida, is hereby amended as follows and as shown in Exhibit "A"

1. Allow for the addition of a fueling station to be a permitted and allowed use in the Planned Development.

2. Approve a site plan that would include a 5,625 square foot convenience store with fuel sales and associated improvements.

SECTION 3. All other aspects of the original Harbour Isle Planned Development remain in full force and effect.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-037 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, August 4, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 19, 2019; and was duly introduced, read by title only, and passed on second and final reading September 3, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this September 3, 2019.

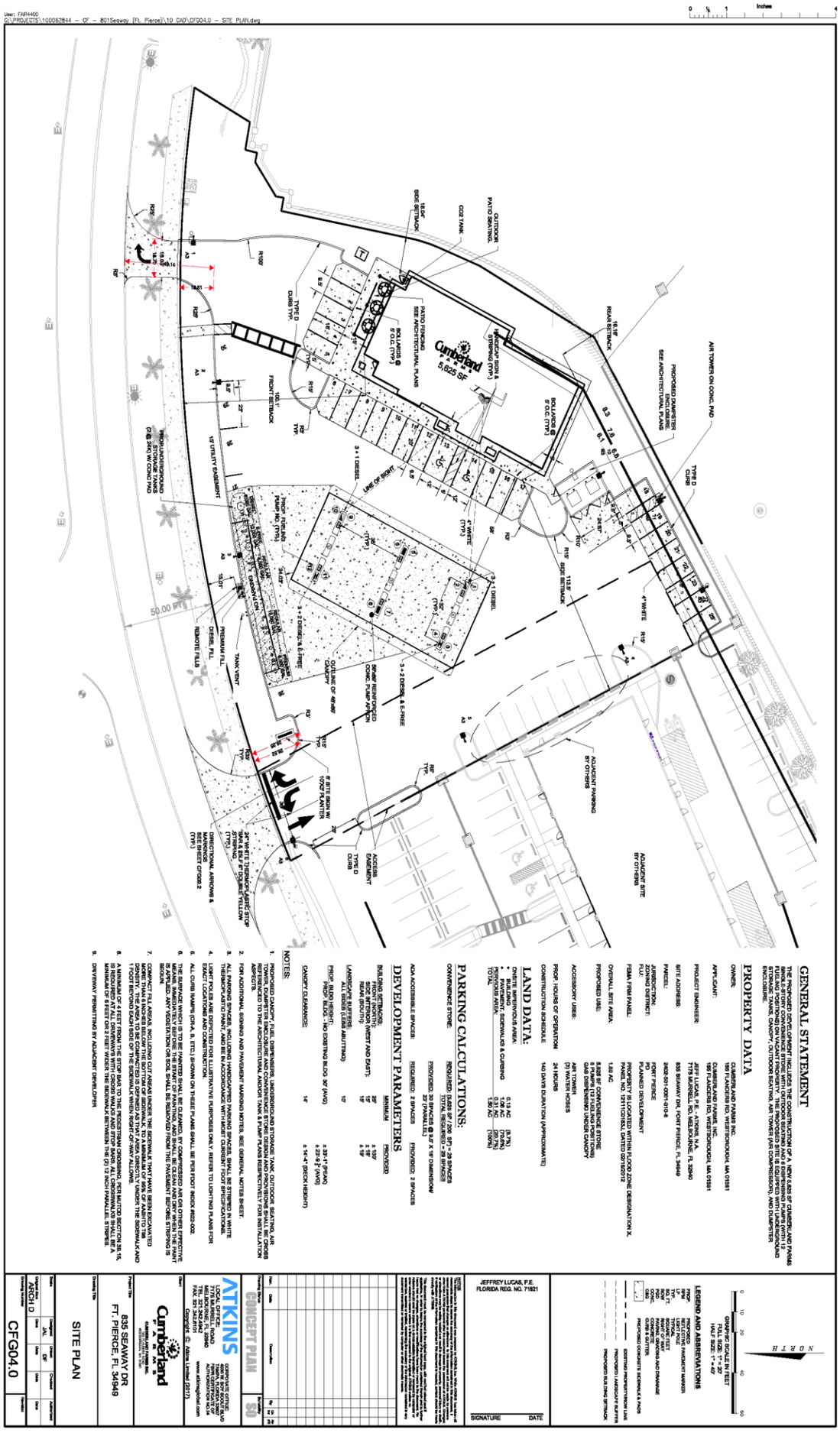
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

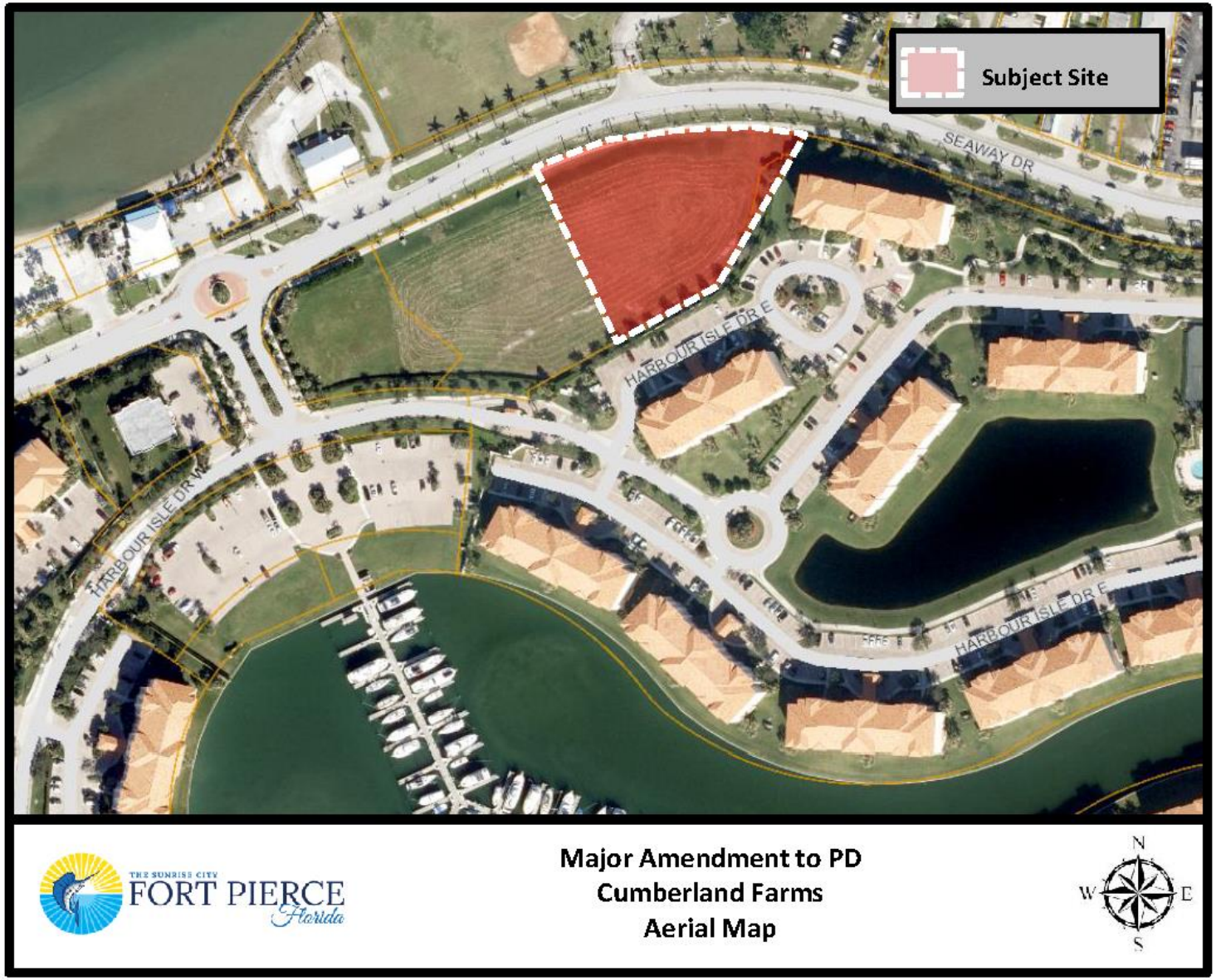
EXHIBIT A
Site Plan
Major Modification to Planned Development



Major Amendment to a Planned Development

835 Seaway Drive

Aerial Map


Subject Site
SEAWAY DR
HARBOUR ISLE DR E
HARBOUR ISLE DR W
HARBOUR ISLE DR E
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
Cumberland Farms
Aerial Map
N
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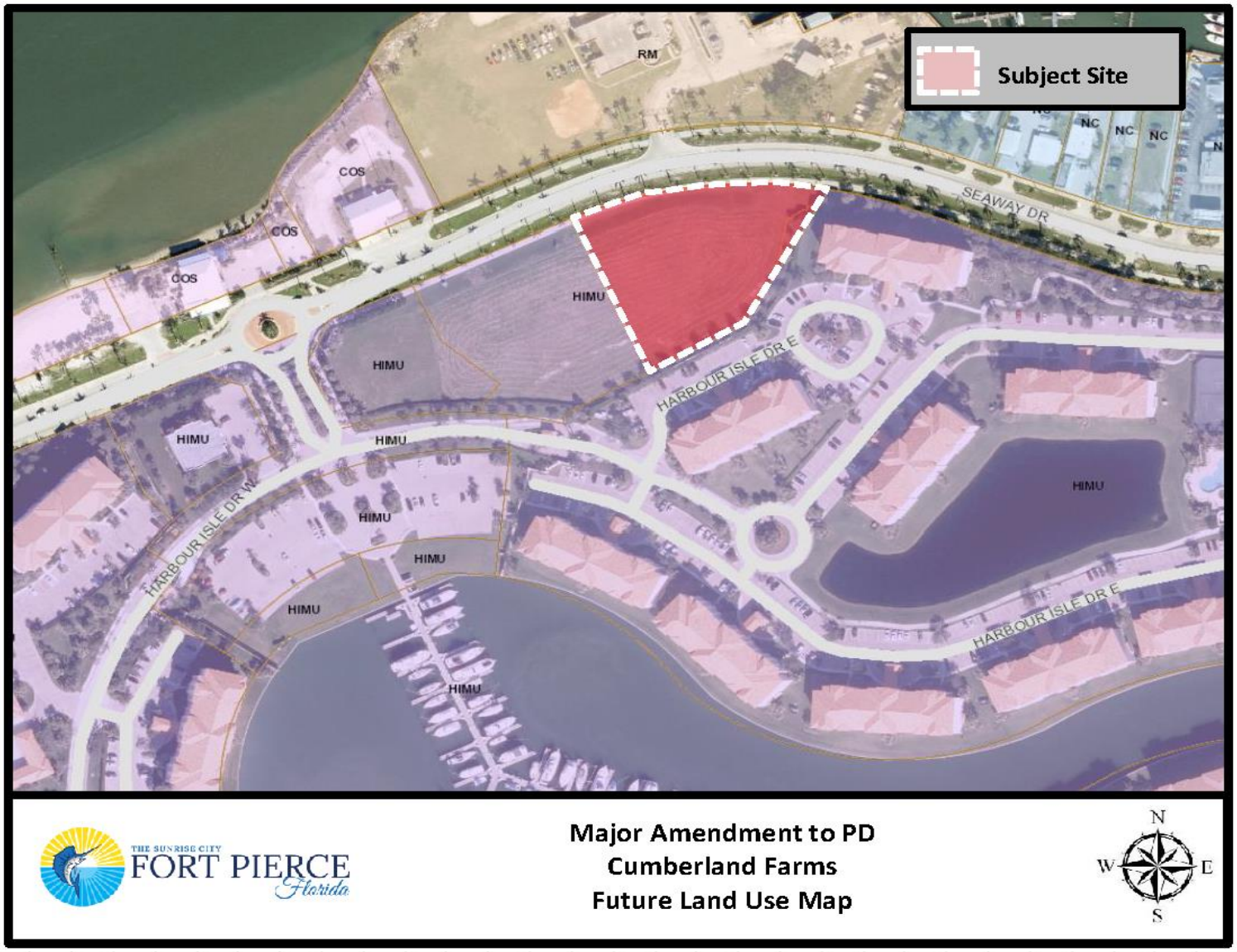
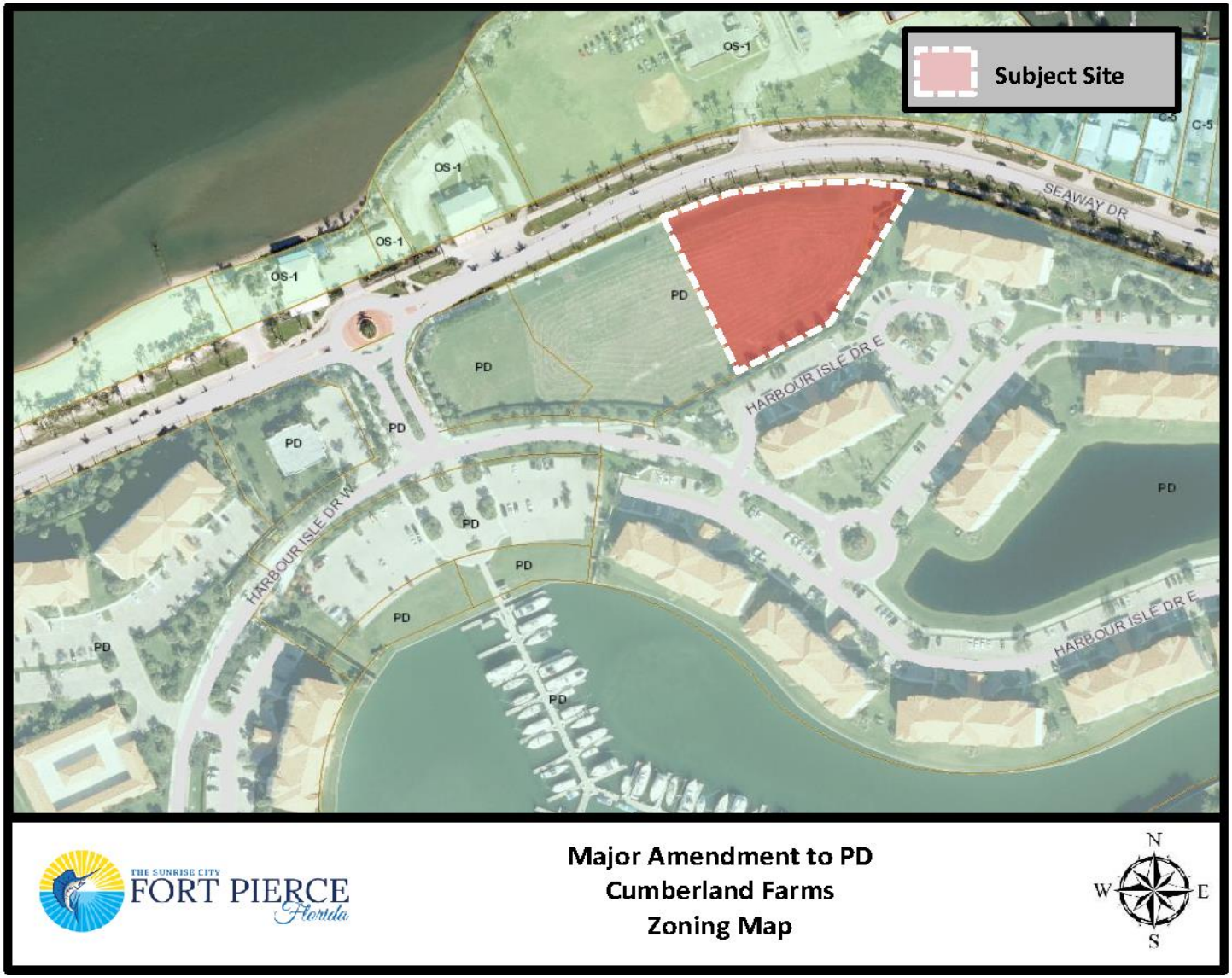
S

Future Land Use Map



Zoning Map


Subject Site
OS-1
OS-1
OS-1
OS-1
C-5
C-5
SEAWAY DR
PD
PD
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HARBOUR ISLE DR E
HARBOUR ISLE DR W
HARBOUR ISLE DR E
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
Cumberland Farms
Zoning Map
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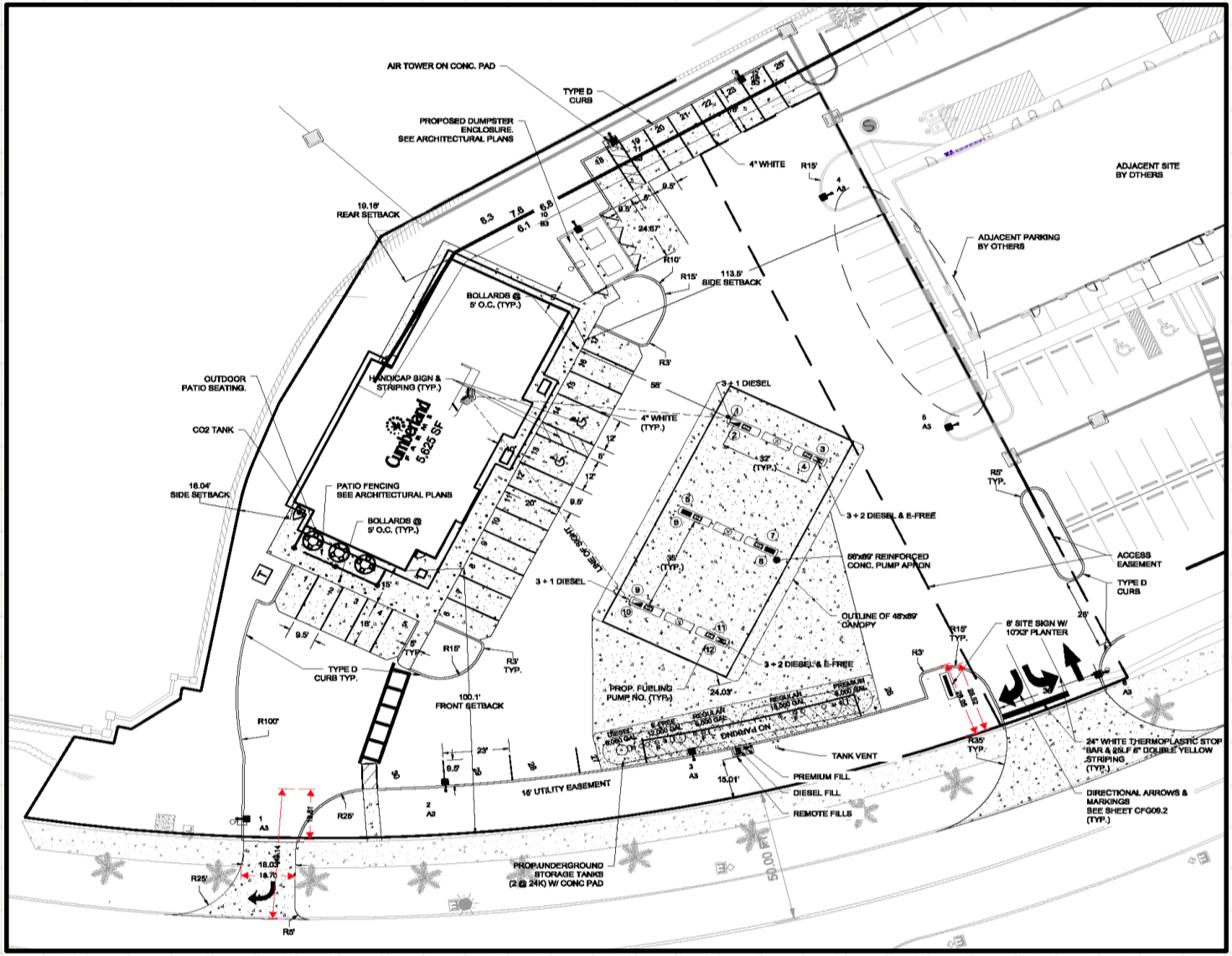
Major Amendment to PD

Design Review approval to construct a 5,625 square foot fueling station & a Major Amendment to a PD to add a fueling station as a permitted use

- Staff recommends **Approval** with four (4) Conditions
  - ❑ The area where this fueling station will be located is designated as commercial space and the proposed development is a commercial use.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.

Site Plan


AIR TOWER ON CONC. PAD
TYPE D CURB
PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS
4" WHITE
R15'
ADJACENT SITE BY OTHERS
ADJACENT PARKING BY OTHERS
19.19' REAR SETBACK
113.8' SIDE SETBACK
BOLLARDS @ 5' O.C. (TYP.)
OUTDOOR PATIO SEATING.
HANDICAP SIGN & STRIPING (TYP.)
CO2 TANK
Cumberland
5,625 SF
18.04' SIDE SETBACK
PATIO FENCING SEE ARCHITECTURAL PLANS
BOLLARDS @ 5' O.C. (TYP.)
3 + 1 DIESEL
4" WHITE (TYP.)
3 + 2 DIESEL & E-FREE
95'x89' REINFORCED CONC. PUMP APRON
ACCESS EASEMENT
TYPE D CURB
OUTLINE OF 48'x89' CANOPY
6' SITE SIGN W/ 10'X3' PLANTER
TYPE D CURB TYP.
100.1' FRONT SETBACK
PROP. FUELING PUMP NO. (TYP.)
DIESEL 30,000 GAL.
REGULAR 15,000 GAL.
PREMIUM 8,000 GAL.
DIESEL 30,000 GAL.
E-FREE 10,000 GAL.
REGULAR 15,000 GAL.
PREMIUM 8,000 GAL.
DIESEL 30,000 GAL.
UNDERGROUND
TANK VENT
PREMIUM FILL
DIESEL FILL
REMOTE FILLS
16' UTILITY EASEMENT
PROP. UNDERGROUND STORAGE TANKS (2 @ 24K) W/ CONC PAD
24" WHITE THERMOPLASTIC STOP BAR & 25LF 6" DOUBLE YELLOW STRIPING (TYP.)
DIRECTIONAL ARROWS & MARKINGS SEE SHEET CFG09.2 (TYP.)
R100'
R25'
R5'
R35' TYP.
R3' TYP.
R15' TYP.
R5' TYP.
LINE OF SIGHT
500'

Notifications

164 Notifications

2 = In favor

2 = No Comment

54 = In Opposition (32.9%)

If 20% or more of property owners within 500 feet are in opposition, an **Approval** will require a concurring four-fifths vote by the City Commission.

Staff Recommendation

Staff recommends that the City Commission **APPROVE** the plan as presented with the following four (4) Conditions

1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180.

2. A revised Landscape Plan shall be submitted which addresses all inconsistencies. Provide additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen.

3. A revised Photometric Survey shall be submitted which addresses the inconsistencies with the Calculation Summary table.

4. Prior to the issuance of a Site Work permit, the applicant shall provide the Engineering Department a recorded copy of the revised Access Easement Agreement authorizing parking within the limits of the existing 53.17’ Access Easement.

CC Recommendations

Possible actions of the City Commission:

- APPROVAL of the Major Amendment to PD with no changes.
    - Staff recommends that the City Commission APPROVE, subject to four (4) Conditions of Approval.
    - Approval of the Major Amendment will require a 4/5 vote from the City Commission.
- APPROVAL of the proposed Major Amendment to PD with changes or additional Conditions.
- DISAPPROVAL of the proposed Major Amendment to PD.

Major Amendment to a Planned Development

835 Seaway Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Application for Major Amendment to a PD and Design Review**
Cumberland Farms
835 Seaway Drive

BOARD DATE: August 19, 2019

STAFF REPORT

Owner: Harbour Isle Development Commercial, LLC
825 Seaway Drive
Fort Pierce, FL 34949

Representative: Atkins, NA (Jeffery Lucas)
7175 Murrell Road
Melbourne, FL 34940

Applicant's Request: Design Review approval to construct a 5,625 square foot fueling station & a Major Amendment to a Planned Development (PD) to amendment to add a fueling station as a permitted use

Location: 835 Seaway Drive

Parcel ID: 2402-501-0001-010-8

Current Zoning: Planned Development (PD)

Future Land Use: Hutchinson Island Mixed Use (HIMU)

Surrounding Zoning:

North	East	South	West
OS1	PD	PD	PD

Site Size: 1.50 Acres

Utilities: FPUA

Staff Analysis:
Request

In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of the following (Major Amendment) to the Harbour Isle Planned Development:

1. Allow for the addition of a Fueling Station to be a permitted and allowed use in the Planned Development, and
2. Approve a site plan that would include a 5,625 square foot convenience store with fuel sales and associated improvements.

History:

On September 20, 2004, the City Commission granted approval for the Planned Development known as "Harbour Isle at Hutchinson Island." This PD consisted of both residential and commercial components. The commercial aspects of the project are located along Seaway Drive. One of the commercial developments proposed was a 15,000 square foot retail building. This commercial development was never built and the property remains vacant.

On January 21, 2019, the City Commission approved a 11,050-square foot retail development known as "Harbour Cay Shoppes" to be developed on the western parcel that abuts the subject property. Additionally, Harbour Cay Shoppes requested a reduction in the approved square footage of their building to accommodate an access driveway that needed to be reconfigured. On April 24, 2019, a Minor Amendment for the reduction (10, 530 sq. ft) in the building's square footage was approved through the Administrative Review process.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for, and reduce incompatible and adverse impacts on, the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

The fueling station's design presentation is intended to blend in with the surrounding architecture in the area. Most notably, Chucks Seafood that is located nearby and the adjacent Harbour Cay Shoppes that was recently approved for development by the City Commission. The applicants have proved renderings of what the building will look like against the back drop of its surroundings. The provided 3D renderings show that the development would not overtly stand out, architecturally, from the surrounding buildings. The gas canopy will not feature a flat roof, but will instead feature a design that seeks to mimic the design and feel of the main building.

Site & Landscaping Plan

The proposed building is 5,625 square feet in size with twelve fueling positions. There are twenty-nine parking spaces that are required and the applicant is providing thirty parking spaces. Two handicap parking spaces are also required and are being provided as part of the thirty spaces. They will also be proving bicycle

parking in accordance with City Code 22-60(f)(1)(a). The Lighting Plan provided appears to be consistent with City Code Section 22-60(j)(1)(a), which stipulates that commercial projects shall have site lights that are a minimum average of two footcandles. It should be noted that Staff has detected some potential errors on the calculation summary and have requested that the applicant address this. After the Planning Board meeting the applicant addressed the above with Planning Staff and the error has been corrected on the plans, the applicant will submit a revised Lighting Plan with the Building Permit.

The Landscape Plan provides for seven Live Oaks, fourteen Sabal Palms, & six Mahogany Trees, as well as 551 various types of shrubs and groundcovers. Upon review of the Landscape Plan, Staff notes that it appears to be consistent with City Code 22-187, General Landscaping requirements. Staff has detected, however, some potential errors between the Code requirement table that the applicant provided on the Landscape Plan. Staff is asking the applicant to address this and provide clarification as it does not match the Landscape Plan provided. After the Planning Board meeting the applicant addressed the landscaping with Planning Staff, the applicant will have a revised Landscape Plan submitted with the Building Permit. The site plan does provide for pedestrian cross access from the sidewalk on Seaway Drive to the front door of the building.

Traffic

The Traffic Impact Report provided by the applicant incorporates data for not only the Cumberland Farms, but also for the recently approved Harbour Cay Shoppes. Staff has instead utilized the Capacity Analysis numbers provided as that data is germane only to the Cumberland Farms. The Capacity Analysis has determined that there will be an increase of 2,200 new additional daily trips that will be generated by the proposed project. Of these trips, 53 AM peak hour trips and 19 PM peak hour trips will enter into the site and 58 AM peak hour trips and 18 PM peak hour trips be dispersed onto the surrounding roadway network. The presented increase in daily trips has been stated to have no impact on the levels of service (LOS) within the project radius of the impact area. It should be noted, the traffic numbers presented take into account that the current Cumberland Farms site, with its associated traffic impact, is still active and in operation.

Technical Review Committee

All affected City Departments have reviewed the proposed applications for a Major Amendment to a Planned Development & Design Review and have provided conditional approval based on compliance with requirements of City Code. The comments generated from the technical review, and any responses by the applicant, are provided for review.

Planning Board:

The Planning Board at their July 9, 2019 meeting voted 5-0 to recommend approval of the request to the City Commission.

Public Notification:

164 letters were mailed to property owners within 500 feet of the subject property. As on August 7, 2019 49 letters have been received in opposition and 2 letters have been received in support. An update will be given at the City Commission meeting.

Staff Recommendation

The requested Applications for a Major Amendment to the Planned Development and Design Review meets the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requests with the following four (4) conditions:

1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180.

2. A revised Landscape Plan shall be submitted which provides additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen consistent with City Code 22-187 at the time of Building Permit.

3. A revised Photometric Survey shall be submitted that complies with City Code 22-60(j)(1) at the time of Building Permit.

4. Prior to the issuance of a Site Work permit, the applicant shall provide the Engineering Department a recorded copy of the revised Access Easement Agreement authorizing parking within the limits of the existing 53.17' Access Easement.

THE SUNRISE CITY
FORT PIERCE
Florida

Major Amendment to PD
Cumberland Farms
Aerial Map

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THE SUNRISE CITY FORT PIERCE Florida

Major Amendment to PD
Cumberland Farms
Future Land Use Map

N
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THE SUNRISE CITY FORT PIERCE Florida

Major Amendment to PD
Cumberland Farms
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 17, 2019

Jeffrey Lucas (Atkins NA)
7175 Murrell Road
Melbourne, FL 34940

SUBJECT: **Cumberland Farms – 835 Seaway Drive**
TECHNICAL REVIEW PROJECT: # 19-43900002
DEVELOPMENT & DESIGN REVIEW (MAJOR AMENDMENT TO PD)

Comments:

1. The site plan denotes a 23 foot tall sign along Seaway Drive. Per City Code 15-6(b)(3)(a), Sites that are less than or equal to three (3) acres shall have a maximum sign height of ten (10) feet. Because this project is in a Planned Development a Variance would not be allowed. Please adjust the height so that both the planter and sign are no more than 10 feet combined. Please note that all signs will be approved separately under individual Building Permits.
2. Provide documentation of the proposed cross access agreement with the adjacent property owner.
3. A lighting plan or photometric survey that is consistent with City Code 22-60(j)(1)(a) will be required at the time of Building Permit.
4. Advisory Comment: If possible please provide trip generation numbers for the current Cumberland Farms Site to compare the number of trips on the current site to the number of anticipated trips on the proposed site.
5. Provide bike parking pursuant to City Code 22-60 (f)(1)(a)

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by April 30, 2019 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 : Cumberland Farms – 835 Seaway Drive
Development Design Review
TRC No. 19-43900002

Date : June 5, 2019

RECEIVED
JUN 06 2019
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 3, 2019:

- [x] Development Design Submittal 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

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Development
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering advisory comments

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

ENGINEERING ADVISORY COMMENTS:

1. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall provide a recorded copy of the revised Access Easement Agreement authorizing parking within the limits of the existing 53.17' Access Easement.
2. **Advisory Comment:** The traffic study submitted to FDOT for pre-approval was based on an additional access through the Harbour Isle development. How will the elimination of this ingress/egress access affect the traffic flow along Seaway Drive? During review of the Site Work application, the applicant will be asked to provide a copy of the FDOT Access permit issued based on an updated traffic study.

JRA/TST/tst
TST

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Cumberland Farms – 835 Seaway Drive
Development Design Review
TRC No. 19-43900002

RECEIVED
MAY 14 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : May 9, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 30, 2019:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of Development
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

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

ENGINEERING COMMENTS:

1. The project boundaries do not coincide with a recent plat submittal for subdivision of Tract D-1; please modify the site plan accordingly, specifically the eastern and northern property lines.
2. Add a note to the site plan specifying the relocation of the two (2) SR A1A streetlights and one (1) royal palm tree must be coordinated with the City of Fort Pierce Engineering Department.
3. Relocate all parking from within the limits of the 53.17' Access Easement in accordance with the requirements specified in the recorded agreement; refer to ORB 4185, Page 1545, or provide a revised recorded Access Easement permitting parking.
4. It does not appear that the appropriate landscape buffers are in place between the building and the proposed detention area; refer to Code of Ordinances Section 22-187(4).
5. All detention and retention areas are required to be screened with a 36" hedge per City of Fort Pierce Code of Ordinances Section17-34; please revise the landscape plan accordingly.
6. The new detention area appears to encroach into the existing oak trees root system as the trees will be located within the detention bank; how will this be accomplished without damaging the root system and ultimately the trees?
7. The demolition plan reflects the removal of six (6) oak trees along the southern property line yet the landscape plan identifies four (4) of these oak trees to remain, please identify the size of these trees and provide the appropriate mitigation calculations.
8. The submitted traffic report inaccurately identified Seaway Drive as a four-lane roadway between Indian River Drive and Harbour Isle Drive (refer to Exhibits 2 thru 5). The applicant shall revise the exhibits and applicable roadway/intersection analysis to reflect Seaway Drive as a two-lane roadway east of Causeway Cove Marina located near the base of the bridge.
9. Relocate the proposed site lights situated at the two driveways, from within the limits of the 15' Utility Easement.
10. Remove the mitered endwalls and culvert pipe from the two driveways, as the SR A1A drainage system is void of roadside swales.
11. Add a stop sign and stop bar to the eastern driveway.
12. Advisory Comment: The traffic study submitted to FDOT for pre-approval was based on an additional access through the Harbour Isle development. How will the elimination of this ingress/egress access affect the traffic flow along Seaway Drive? During review of the Site Work application, the applicant will be asked to provide a copy of the FDOT Access permit issued based on the updated traffic study.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Cumberland Farms – 835 Seaway Drive
Development Design Review
TRC No. 19-43900002

DATE : April 17, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2019:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of Development
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

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

ENGINEERING COMMENTS:

1. Update the site plan to identify all property boundary dimensions and bearings.
2. The site plan shall include a legal description of the property.
3. The project boundaries do not coincide with a recent plat submittal for subdivision of Tract D-1; please modify the site plan accordingly.
4. The survey submitted was not certified nor did it identify all recorded easements situated within the limits of the property. Please update the survey to include project boundaries per the recently submitted plat documents, recorded easements, total site area, and any other pertinent information as specified Section 17-27 of the City of Fort Pierce Code of Ordinances.
5. Update the site plan to reflect all impacted existing improvements (streetlights, palm trees, etc.) located with SR A1A and the proposed relocation these items.
6. Relocate the northeastern detention area to the rear of the property as specified in the City of Fort Pierce Code of Ordinances Section 17-34(c).
7. Relocate all parking from within the limits of the 53.17' Access Easement in accordance with the requirements specified in the recorded agreement; refer to ORB 4185, Page 1545.
8. Provide a copy of the Auto-Turn analysis depicting the movements of a fuel tanker truck servicing the fuel tanks.
9. Provide a copy of the traffic report supporting the specified peak hour traffic as specified on the submitted Transportation Analysis. The report shall include information required under Section 22-217 for large-scale developments.
10. The site plan reflects a 15' utility easement along the north side of the parcel; is this existing or proposed and to whose benefit?

JRA/TST/tst

TST

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: 4.18.19
Property Address: 835 Seaway
Property Name:
Project Name: Cumberland Farms
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: 4/17/19

Technical Review Committee meeting

April 18th, 2019

Case # 19-43900002

Development and design review

Cumberland Farms, 835 Seaway Dr., Ft Pierce

Comments:

Please consider moving the outdoor seating area further out (sliding the entire area towards the front of the building) to maximize the opportunity for natural surveillance of the fuel pumping area and general parking area by the users of that outdoor space.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

April 18, 2019

TECHNICAL REVIEW PROJECT # 19-43900002

Development & Design Review – Cumberland Farms – 835 Seaway Drive

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved - Both electric and fiber optic services are available to the site. Utility easement will be require for the propose FPUA facilities.

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	April 18, 2019
SUBJECT:	**Development Review – Development & Design Review – Cumberland Farms – 835 Seaway Drive** Technical Review Project: #19-43900002

The St. Lucie County Planning & Development Services Department has completed a review of the April 4, 2019 distribution of Technical Review Project: #19-43900002.

Background

Application for Development (Major Amendment to PD) & Design Review for Cumberland Farms located at 835 Seaway Dive. The parcel is zoned PD, Planned Development with a Future Land-Use of HIMU, Hutchinson Island Mixed Use. The parcel ID for the property is 2402- 501-0001-010-8. The applicant would like to develop a gas station at the front of the Harbour Isle Development, along Seaway Drive. The proposed fueling station and convenience store will be approximately 5,625 square feet with 12 fueling positions.

Review Comments

1. Please provide a Traffic Impact Report for the proposed development, inclusive of driveway analysis. Based upon the projected trip generation, access points, roadway level of service, turn lanes may be recommended. In review of the project size and type, ITE Use Code 960, Super Convenience Market/Gas Station, based upon the independent review variable of 1,000 sq. ft. GFA, the project is estimated to generate 4707 AADT, whereas much may be pass-by, however such analysis should be conducted. Based upon the proposed traffic generation, greater capacity for vehicle stacking (in an organized fashion) is encouraged to avoid back-up into Seaway Drive.

2. The City of Fort Pierce in encouraged to conduct driveway analysis of the proposed adjustment, and corresponding adjustment pending to the west, including proposed driveway location(s), internal stacking/turn lanes, proximity of the cross access driveway to the eastern parcel to the property line, future driveway location for the parcel to the west. Restoration of internal connection would provide HI residents access without placing an external trip onto the roadway.

General Note(s):

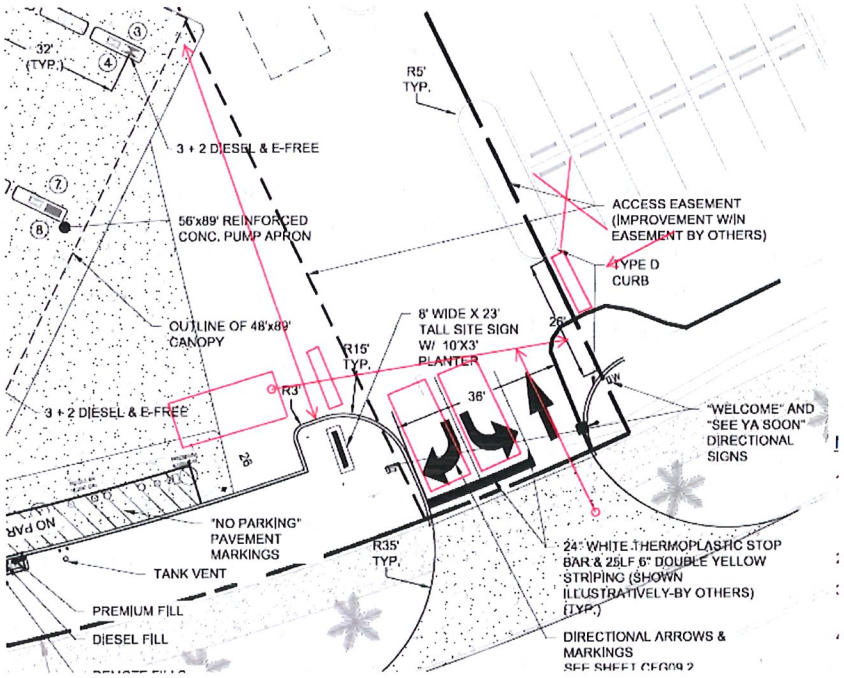
- What are the proposed hours of operation for this establishment? The previously approved project encompassed a neighborhood commercial use, whereas the proposal appears to be a general commercial use, increase intensity for the Planned Development, with adjacent residences. The original plan adopted placed the commercial building towards the right-of-way to provide enhancement urban design, as well as greater separation of the commercial operation from adjacent residential units. Limiting hours of operation may improve compatibility, especially with the relocated building(s).

- Please consider a pedestrian connection between the proposed establishment and the development considered to the west.

- Is the applicant providing a loading space/zone for deliveries of stock or fuel? The loading area is encouraged to be located outside of the front yard, but in an area which may minimize impacts to the adjacent residences.

- The proposed parallel parking spaces (27-30) appear to conflict with the adjacent two-way driveway which reduces to a one-way exit, at the adjacent driveway. The spaces would cause movements against interior traffic flow.

- The alignment of the project's drive-aisle approaching the joint drive and adjacent project's northern most row of parking appear to cause an unsafe condition, if vehicles seek to traverse across this full access driveway to enter the western project:



- The applicant is proposing a reduction in vehicular use area landscaping based upon "preserved trees" which were planted (required) as part of the PD. The trees are required and not pre-existing to the Planned Development, therefore should not be eligible. The landscape plan should be amended to reflect the required interior vehicular use area landscaping.

- Please review clear vision areas as it pertains to proposed driveways, landscaping, etc.

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

Ordinance No. K-113 entitled, "AN ORDINANCE **REZONING** PROPERTY GENERALLY LOCATED **EAST OF SOUTH CAUSEWAY BRIDGE ON THE SOUTH SIDE OF SEAWAY DRIVE**, FROM R-3, SINGLE FAMILY MODERATE DENSITY ZONE, TO PUD, PLANNED UNIT DEVELOPMENT ZONE, REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH, AND PROVIDING FOR AN EFFECTIVE DATE." was placed on first reading and read by title only. (Property Owner: Causeway Island Trust)

Mayor Enns said he is sure all of them have had some contact with either Smithsonian or the applicant or others on this. Let the record reflect that they have. They are not trying to hide anything. (The Commissioners agreed they had been contacted regarding this item from people on both sides of the issue.)

Mayor Enns declared a Public Hearing on Ordinance No. K-113 in session and asked if anyone in the audience wished to be heard.

Mayor Enns asked is Mr. Simpson is he prepared to make a presentation at this point? This first item is the ordinance which changes the zoning from single family to PUD and the second Public Hearing will be on the application for the Preliminary Development Plan.

Mr. Philippe Jeck said he is an attorney for Jeck, Harris, & Jones and he represents the applicant here today. For his own clarification, is it the will of the Commission that he address one issue at a time or can he address them both together?

Mayor Enns said he can address both of them at one time; but if somebody gets up to speak on it, the first one is going to be on the zoning, if they could do it that way. He thinks it would save them a little time.

Mr. Jeck said he will address them together. By way of introduction to this project, he would like to take a moment of their time and introduce the developer that is behind the project. He believes that is important for them all to know for a couple of reasons. One being their code addresses the fact that they should be considering whether there is demand for the project before them and also the capacity of this developer to complete the project. He thinks for them to understand that element of what is before them, it would be helpful to understand Mr. Simpson's history. He started about 30 years ago in development with Ashland Oil and he was a pipeline engineer and built pipelines for Ashland Oil across the country. When they decided to commence a development arm in Florida, he became their first head of their development in Florida in the early 1970's. From that point in time he was then fully immersed into the development of residential projects and commercial projects. His first major project in Jupiter was The Bluffs. It was about a 324 acre site mixed-use. It had mid-rise condominiums, it had town homes, it had single family homes. And interestingly it had a marina, very similar to the marina that is going to be proposed to them today, that is an upland marina, a marina dredged out with development around it. He moved on from that extremely successful project in Jupiter to another project in Jupiter called The Shores, which was a 600 residential lot development that was actually the most successful project of that kind that Palm Beach County ever had. The next project he moved to was Jupiter Island. He moved into the luxury arena, building three consecutive high-rise condominium luxury projects on Jupiter Island, each one right after the other, and they were the last three condominium projects built on Jupiter Island. All three of

them were extremely successful, selling out a majority before the first stake hit the dirt in pre-sales. It was a very successful project that demonstrates, as all these projects have demonstrated, the ability to predict the market and develop a product that meets the market demand. The next project, he moved north up to Vero Beach area, Indian River County, and started a project called The Carlton at Vero Beach. Some of them may have visited that project, a very strong high luxury condominium project with multiple buildings with single family lots as well. It was a very successful project proceeded immediately by another project in the same area in Vero Beach or actually in the City of Indian River Shores. That next project is called River Club at Carlton. It is about 200 units, all luxury, single family, duplex units, carriage homes, and mid-rise condominiums again. That project then led to two more projects, one also in the same area in Vero Beach, single family lots, mid-rise, very successful project. It is well underway and almost all sold out as well. The next project immediately preceding this one is one known as Claridge by the Sea and that project is located right on the Martin County/St. Lucie County line just this side. It is in St. Lucie County. That project is again a luxury condominium high-rise project of 20 units that has received approval and is proceeding very strongly. That leads to this project, the Causeway Island project. This is his current on-going development project. His experiences with all of these other projects have let him choose this particular design which will be shown to them today, the product mix, and the pricing of it. He has been very well received in all the communities that he has had the opportunity to build in and develop in. But this project is of particular significance. This piece of property they have at Causeway Island in the City of Fort Pierce is a tremendous opportunity to build a gateway type of project. It is the gateway for the community to the beach side, to the island. Right now they have uses there as they know, a mobile home park and a water treatment facility. And this is going to change the entire character and the impression that this City creates for people heading to the beaches. Mr. Simpson feels extremely privileged to be given the opportunity to bring them a plan and be able to develop something that will be a signature of this City for many years to come. He would like to pass the microphone to Mr. Simpson and Mr. Boggs to explain some of the details of the project.

Mr. Greg Boggs said he is with Thomas Lucido & Associates. He won't spend much time talking about the site. There is a picture of the site. (Plans showing the project were displayed and Mr. Boggs distributed a drawing entitled "Harbour Isle Preliminary Master Plan".) It is approximately 108 acres. The application before them tonight is for 102 acres. There is a piece by reference in the development plan that Sandy Steele is passing out. It excludes six and a half acres just east of Smithsonian and south of A-1-A right of way. The site is a man-made spoil area basically consisting of primarily Australian Pines and Brazilian Pepper. It does have a shoreline of mangrove that the project will preserve. There appears to be no endangered or threatened plants or animals on the site. They have been authorized to begin some brief clearing to begin looking at the site for survey and topographic survey purposes. They have all been by it many times looking into it. It is a jungle of exotics. They are looking forward to removing the exotics and building the project and reinstituting the natives and some ornamental plant materials and other complimentary plant materials. Obviously, not the plant material that is there today except for the mangrove shoreline. Are there any questions before he moves on to the plan about the site itself?

Mayor Enns asked are there any questions? If not, proceed.

Mr. Boggs said the project itself, just for clarification, is for preliminary PUD. They will be back again before them for a final PUD. But tonight they are simply here to gain permission to proceed through the preliminary PUD process. Without belaboring the technical aspects of the plan, they meet or exceed all of their performance standards in the PUD section - parking, common area open space, building spacing, fire access, and police access. They went through site plan review with staff as well as the technical review committee. So they are confident based on that thorough review that it conforms to the ordinances. Just keying in on the plan, the site is basically bisected by the upland marina. It is a 73 slip public marina. On each side there are sixteen 24-unit, four story buildings. As they go through the project from A-1-A, the beginning is a paver stone roundabout, much like the one at the corner down at P.P. Cobb, probably half again as big as that. That is the beginning of the feature not only for their project but for passers-by that go on to the beach. It is a major landscape architecture and architectural feature. Progressing on, it is a double lane divided road. What they are picturing is a double outlay perhaps of Royal Palms that lead them to the restaurant which is along the public area together with a 1,500 square foot ship's store, public parking that accommodates the restaurant and ship's store and the marina. He would like to point out the areas that are being designated for public access for the general public. Obviously the entry into the project. But following the plan, they will go along the bulkhead of the marina where the restaurant and ship's store is. All the area in white, coming back to this area south of this building and back to A-1-A, will all be public. If they note the plan, it is kind of hard to see because of the scale of that plan, but there are two security gates - one on the east and one on the west. Past the gate is private for residents only. In terms of he thinks they are talking about a manned security system which will obviously maintain 24 hours a day security. But from that point on it is a private gated residential community. Each side of the community will have an eight or nine acre lake, approximately a nine acre lake with a 4,500 square feet cabana or activity area. There is a jogging path around each lake, two tennis courts, and sufficient open space for a gathering such as where they may rent a party tent for Christmas or some event out on the lawn. Each side as well, if they look at the little boxes on each side, those are 16,000 square foot storage areas for residents only, where if they have stuff they can't handle in their unit they have a storage unit. Basically it is a glorified garage unit that has an interior core that will be landscaped and architecturally detailed like the rest of the buildings. That is an overview. There are 768 units which is around seven and a half dwelling units an acre. In the PUD ordinance, they could go to 15 dwelling units per acre, so they are a little under half of what is allowed on the land. It would be four story buildings, much lower than the 200 feet allowed in the PUD ordinance. Other than that, the dwelling units he spoke about, the marina, the restaurant, the ship's store, and the storage. Mason Simpson will join him in a minute and they will talk about details. The other component to this just to the west of the entry is a six and a half acre kind of a wedge shaped parcel that appears to be part of the Smithsonian expansion. So all along the frontage of A-1-A will part of the Smithsonian, which is an exciting part of this project naturally to have this Smithsonian Institution come along. With that he will stop and maybe they can just limit it to questions versus continuing to discuss the plan.

City Manager Beach said he has a question regarding the six and a half acres they are considering for the Smithsonian. What type of development criteria are they placing on the Smithsonian for that site; or have they reached that point?

Mr. Boggs said he understood some discussion has gone on between Mr. Simpson and Dr. Rice. Perhaps Mr. Simpson could address.

Mr. Mason Simpson said he thanks the Mayor and Commissioners for the opportunity to speak before them tonight. As these fellows have said, they regard this as a real opportunity to come to Fort Pierce and provide what they think will be the gateway project to the island out there. They think they will set the tone and are very pleased to be here and pleased and honored to have that opportunity. They are here to affirm the decision of the Planning Board who voted 7 to 1 in favor of this project. The staff has been very helpful in working with them to work out conditions which at the end of this presentation they will want to go through one by one and clarify each one of them. But they have worked hard with them for a couple of months now and prior to actually making application for two or three months before that just trying to get their arms around this thing. As Mr. Boggs mentioned, they propose no high rise development here. They think that is an advantage to this town. They think it is an advantage to the Treasure Coast in general. And they are pleased they are able to come in with a plan that shows no highrise development. They believe they have the marina right in that they got it out of the river and put it on the upland property where it doesn't bother the existing boat traffic and in fact provides protected dockage for anyone who would like to use it. As Mr. Boggs mentioned, that is part of the public component of the project. Just a quick word or two about the economics of this. This will cost approximately $100 million to build, somewhere between $90 and $100 million. They see that as a very significant impact on the local economy. They think a very significant positive impact. At the end of the day when it is sold, they think it will add something in terms of $120 to $130 million to the assessed value of property here in St. Lucie County and Fort Pierce. They also see that as a very significant contribution to the local economy, not to mention the fact there will be 768 folks or households that will be living here and will be spending money in local restaurants and local stores and helping the economy in that fashion. That is all he had to say. He doesn't want to belabor this point any more than they already have because he knows they have a long agenda tonight. Just to answer Mr. Beach's question about where they are with the Smithsonian folks, he sees Dr. Rice is here tonight and she will probably speak to the issue and she is a much more eloquent speaker than he is. They are in the process of getting very close, and he would assume she would affirm this, to an agreement between them. They are trying to work their way toward a term sheet that will specify a number of different items including whatever conditions will be associated with that 6.5 acre parcel and the donation of that to the Smithsonian. If they have any questions for him, he will be right here; but he would like, unless they have some immediately, to go ahead and ask Mr. Jeck come up so they can go through one by one the conditions staff has placed on the project so they can clarify for their satisfaction as well as the City's anything that might be outstanding. (Mr. Boggs distributed a drawing showing the architecture of the proposed buildings.) He forgot about his pretty picture here. But this is the architectural style they intend for Harbour Isle and they think this is a very attractive building. This is a 24-unit condominium complex, four living

levels. And again, they think it is a very attractive building. They hope the Commissioners agree with them.

Mr. Jeck said staff has come up with seven recommendations for this project (outlined in the Memorandum from the Planning Coordinator dated September 5, 2001). In addition, there was some recommendations that came out of the Planning Board. He would just like to address them specifically so they understood clearly and hopefully they will share the understanding of what those conditions are. He has discussed these clarification points with Mr. Trias today and he believes he is comfortable with these points of clarification, but he can let Mr. Trias address that himself. The first item they have no change. They think it is clear. What it is Item #1: "The developer is required to design, permit, and construct the roundabout and the related sidewalks and landscaping that are shown on the plan." They are detailed further in this application submittal in terms of number of trees and what not, so they are comfortable with that.

Mayor Enns asked is Mr. Trias comfortable with that?

Mr. Trias said yes.

Commissioner Nelson asked let him ask staff at this point, in the event of an evacuation of that route, have they considered the possibility of slowing traffic down so much that they might have a safety hazard there?

Mr. Trias said yes. They consider that in every design of a roundabout and a roundabout is designed to actually make traffic flow better, so they have been shown to work well in those conditions.

Commissioner Nelson asked so they don't envision a problem slowing traffic down in the event of an emergency?

Mr. Trias said no.

Mr. Jeck asked may he move to Item #2? "The developer will construct a 20 foot sidewalk connecting the project with the Smithsonian aquarium on the north side of A-1-A and related landscaping." That would be the sidewalk at the bottom of the exhibit here. And the only point of clarification, like the description of the roundabout being as shown in the plan, they would like the sidewalk to be "as shown on the plan" so they are all clear that is where they are going to put it and approximately the type of vegetation they are going to put around it.

Mayor Enns asked Mr. Trias?

Mr. Trias said yes, that is acceptable wording. And of course, this is part of the overall master plan of that South Causeway area that eventually will get built.

Commissioner Nelson asked is that City-owned or County-owned property?

Mr. Trias said the right of way is D.O.T. right of way.

Commissioner Nelson asked is that in the right of way?

Mr. Trias said the sidewalk is going to be in the right of way. He is pretty sure of that.

Commissioner Nelson said that is a pretty far piece from the road there. It is not in the little park area there on the side?

Mr. Trias said the right of way is 100 feet. Those details will have to be worked out with the engineering plans.

Commissioner Nelson said if it is, they will work it out with the County?

Mr. Trias said they could do it either way.

City Manager Beach said they actually have the ability to do either of those. They could either put it in the park or in the right of way.

Assistant City Attorney Schwerer said just as point of clarification. There are some references in the staff report here and Mr. Jeck's references on the record tonight are referring to the plan, the proposed plan, and it is shown in the plan. Could they get that identified? Is that the plan that was submitted with the materials? And is that the same in every respect as this color rendition they have here before the Commission, so they understand for the record what...?

Mr. Jeck said yes. It is the plan that is included in the official application that is in their package for consideration.

Assistant City Attorney Schwerer asked is that plan the one that is attached to the agenda materials that is here?

Mr. Trias said yes. It is the preliminary site plan for the PUD application.

Mr. Jeck said thank you for that clarification. Item #3 is where they have a little bit of wording change to be a little more specific. It says in the original recommendation, "Reconstruction of an adequate portion of A-1-A...", which they propose to clarify by saying, "Reconstruction of not more than a 600 foot portion of A-1-A..."

Mr. Hector Arias, City Engineer, said on this A-1-A they will be hopefully administering the project for D.O.T. The 600 feet, he doesn't want to have that restriction because sometimes because of the type of requirements from D.O.T. it may be more than 600 feet. Let's say whatever D.O.T. requires. He would be more than happy to accept that.

Mr. Trias said some language that limits that to whatever is required to make the roundabout work with the design may be acceptable.

Mr. Jeck said that is all they are trying to qualify.

Mayor Enns said he thinks they need something more than just "an adequate portion". Somebody might take that to mean to the Martin County line.

Mr. Trias said yes.

Mayor Enns asked would the wording "acceptable to D.O.T." to make that roundabout work? Tie it to the roundabout.

Mr. Jeck said he thinks that would work fine. It's good clarification. That would be fine.

Mr. Trias said that is the intent of the recommendation.

Mr. Jeck said on Item #4, "Public access to those areas defined as public..." and he would like to clarify that to say, "Public access as those public areas as shown on the plan..." Previously when the plan was explained to them by Mr. Boggs, he outlined what the public areas were and they just want to make sure that is the public area they are referring to in Item #4.

Mayor Enns asked is there any question about that?

Mr. Trias said no, that is fine, that is acceptable.

Mayor Enns said he guesses it is up to the gates for the residents.

Mr. Trias said that is the intent of that Item #4, yes.

Mr. Jeck said going on at the very end of the recommendation of Item # 4, he will continue to read it. It says, "...shall remain in perpetuity to include parking lots, marina and pedestrian access to the waterfront." He would like to add clarification since they have lots of waterfront here - around lakes and everything. So that the clarification is "...the waterfront within the public area as shown on the plan" referring to the public area that was defined by Mr. Boggs. Then he would like to make one exception to that - "Except for any exclusive area conveyed to the Smithsonian." He will explain that. They are discussing with the Smithsonian of giving them a secure berth for two boats on one of the finger piers along the bulkhead and it is their request they be able to secure that area exclusively to their use so the public is not endangering their equipment. They are perfectly comfortable with that, so he would like to make that as an exception to this requirement of public access in this area.

Mayor Enns asked does Mr. Trias have any problems with that?

Mr. Trias said he thinks it is acceptable in the context of some design guidelines for the development of the Smithsonian property and so on. He thinks in addition to this, he thinks that would be a good thing.

Commissioner Nelson asked on the south side near the water, they are going to have 100 set back there for the water?

Mr. Jeck said actually the code requires a 50 foot setback from mean high water line for these buildings. The staff has recommended a 75 foot set back from this. This plan they are seeing is basically a minimum of 50 foot setbacks. And they are going to ask for the Commission here to depart from that recommendation of 75 feet and agree that 50 feet is sufficient for the purposes of the code and would be sufficient for the purpose of this plan.

Mayor Enns said that it Item #6. Let's go back to Item #5.

Commissioner Sessions said Item #4.

Commissioner Nelson said he was concerned about the public access of that.

Mayor Enns said they have an orderly process, going one at a time.

Mr. Trias said there are two recommendations that deal with public access. One deals with the public areas, that is the one that is being described now; and the second one deals with the setback in that area, that is #6.

Commissioner Nelson said what he is trying to address now is whether or not the public is going to have access to that area back there.

Mayor Enns said no.

City Manager Beach said if they go back to Item #5 and have that discussion, it will lead them to Item #6.

Mayor Enns said right, that is what he is trying to get to. Let's not play leap frog. They are going good.

Mr. Jeck said all right, they are rolling to Item #5 which says, "No additional gates or other means to eliminate public access shall be installed..." And again, he just wants to clarify that means no other gates, "No additional gates or other means to eliminate public access to the public areas shown in the plan..." Again relating back to that description of those public hearings. They are not going to restrict this area in here.

Mayor Enns said the gates that are proposed in this, will they point those out to the Commission?

Mr. Jeck said there is this guard gate to serve this half of the residential private area and there is a second guard gate at this point for the east half of the residential area. And they will agree not to move those. Perhaps there was a concern they would be moved up to this point and they agree not to do that. And that is what was his point of clarification addresses.

Mayor Enns said they would restrict public access they talked about previously.

Mr. Jeck said that is correct.

Commissioner Bryan asked on the public access to the marina, the public would be allowed to enter the marina area by boat?

Mr. Jeck said yes. There is no...

Commissioner Bryan asked they can come in to the docks and the restaurant, etc. that way?

Mr. Jeck said yes. There is no restriction in the plan, their proposal, or in staff's to alter that element.

City Manager Beach said if he may just for clarification, what they just described in Item #5 appears to conflict with Item #6. Is he going to go into that shortly?

Mayor Enns said let's get through with Item #5. Do they agree with Item #5?

Mr. Trias said it has to do with Item #6.

City Manager Beach said they don't, because it conflicts with Item #6 the way he stated it.

Mayor Enns said let's get through Item #5. Apparently they don't want them to move the gates, right?

Mr. Trias said that is right. The recommendation was that the gates would not be moved, as the attorney mentioned, to the entrance, for example. The second part of that is what Mr. Beach is...

Mayor Enns said okay, now they get to Item #6.

Mr. Trias said maybe a discussion of both issues at the same time would be appropriate.

Mr. Jeck said okay. Moving to Item #6, this deals with the setbacks between the buildings and the waterfront. In the first sentence they don't have any concern about "The setback between the buildings and the waterfront shall remain open space and properly landscaped and accessible to pedestrians." They would like to add for clarification that means "...pedestrians who live in the area within these residential developments." And then the next sentence, "The minimum setback for buildings shall be 75 feet from mean high water line." His point of clarification on that, it really is not a point of clarification, this is a change. They would like to have the right to build the way the code says, which is within 50 feet of the mean high water along the existing shore line. And as to the marina, they would like to have the right to build not closer than 30 feet to the edge of the marina. This plan shows the approximate location and it is to scale of where those buildings would be with a 30 foot setback or less than 30 foot setback on buildings around the marina.

Mayor Enns said let's get the clarification. The recommendation on the shore line is 75 feet. Mr. Jeck is asking for 50 feet which is in the code. The marina part is 30 feet. What does the code require?

Mr. Jeck said he believes that is minimum code requirement. The code does not talk about an internal marina setback.

Commissioner Benton asked how many of the buildings are basically about 50 feet away from the water? He thinks there are three. And the rest of them are more and in some cases 100 feet. It is just the way of the contour of the shore line. So just to state for the record they are looking at three buildings.

Mr. Jeck said they can see how this is a far greater distance.

Commissioner Sessions said he has one question while they are on that issue too for the City Attorney. Is it true the code is mute on that issue regarding internal facilities setbacks?

Assistant City Attorney Schwerer said he doesn't know. He thinks it does address it, but he thinks it is unclear in this particular case, if staff looks at it. He thinks Mr. Boggs and Mr. Trias would agree with him that it is unclear as to whether or not it is addressing the internal marina area. So it could be read either way. On the internal marina area he thinks it could be read for

the lower number. But it is a question of interpretation. He would like Mr. Trias's input on that since he administers that code regularly in the site plan review process and how he has interpreted that in the past if at all.

Mr. Trias said they have not interpreted it in the past or at least he hasn't; but he would apply the same rule to both the natural shore line and the marina. Their recommendation is based on the fact that the waterfront is one of the most valuable areas of the City. And the 75 foot setback allows for a more general use of that water's edge and maybe in the future perhaps some further development of amenities on the water. And that is a very important issue. There is a substantial amount of land in that interior of those two gated areas to redesign the plan to allow for a wider grass area along the water.

Assistant City Attorney Schwerer asked is it staff's recommendation in response to Commissioner Sessions' question that the 50 foot code for setback purposes from the mean high water line would apply to the Marina area and Mr. Trias' recommendation is for this project to increase it an additional 25 feet so it would be 75 feet in the marina area and 75 feet in the building area?

Mr. Trias said he thinks one possible compromise to that would be 50 foot within the marina and 75 feet along the natural edge of the lagoon. And that may work a little better from the point of the geometry there. The marina clearly has some different design issues there. It seems to be a beneficial thing for the City. In the PUR, there is a Section (d) on Open Spaces does talk about waterfront access for the public being one of the most important issues. The thinking here was that this is a very low intensity access. It is just simply grass and people may be able to walk around and so on. And the opportunity for something a little more could happen in the future if the residents of the community and the condo association chooses to do that in the future. He thinks that is a very valid planning idea at this point.

Mayor Enns asked is the property that is in question here, which is 75 feet versus 50 feet versus 30 feet, is that going to be part of the common elements of the condominium association?

Mr. Jeck said absolutely. This will all be common area owned by the condominium association as a common element to the individual units. That is correct.

Mayor Enns asked so any changes that ever took place in the future would be done by a vote of the majority of or maybe 2/3rds of the people in that condominium association?

Mr. Jeck said right. That is correct. In fact, he represented to Mr. Trias under the authority of his client that they will not put anything into their condominium declaration that would prohibit the association from in the future agreeing to do something if they wanted to do something as far as public access in that area.

Mayor Enns said when he is saying public access, is he talking about public access or private access for the residents?

Mr. Jeck said he used the term public in that instance to mean the general public. In other words, they will not prohibit as the developer, the future condominium association board from choosing what they want to do with this property along the water's edge.

They won't restrict it. If they choose to do it, that is up to them.

Mayor Enns said he won't have to, because they won't do it. That is fine. That is the way it should be. They own it.

Commissioner Benton said he was sitting at the Planning Board and the discussion with the setbacks off the water. He doesn't think there was ever any discussion on the marina part where they have the little canal leading back to the marina. To him, he would hate to put that restriction. He doesn't want to see any restrictions on the site plan as is, because once they start picking it apart he thinks they are going to eliminate some quality there and some green space. He has seem Mr. Simpson's projects. He knows from the Planning Board there was no discussion about the marina area. They were talking about the area looking at the Indian River. Like he said, there are only three buildings that are in that 50 foot range, the rest are set back more than that. He has no problem at all with that because he thinks if they are looking at green space versus sidewalk, if he is sitting there in his quarter of a million dollar condo, he doesn't need to look at a sidewalk out front with people jogging. He doesn't think that day will happen; but he would rather see the green and landscaping, and he thinks that is what they are trying to sell here.

Mr. Jeck said he has another point of information for the Commission to consider and Mr. Melville has alerted him to the fact that this Commission has approved in the recent past for Harbortown, which is understandably a commercial development, but a setback on the inside of the marina of 15 feet in that instance, which is not what they are asking for, but it is a point of information. That is what he has been told.

City Manager Beach said he can assure him this Commission didn't approve that. That was some time ago.

Mayor Enns said so they don't end up spending the rest of the night on footage, unless there are any more questions, because he wants to get this...

Mr. Trias said this is the only issue there is some disagreement about.

Mayor Enns said this is what he wants to get at. He wants to get the questions out of the way and see what the Commission wants to do on these footages and then they will proceed.

Commissioner Sessions said that is what he wanted to find out. They have gone through Item #1 through Item #6 and this is the first one that staff has a conflict with.

Mr. Trias said yes, this is the only one where they don't have an agreement.

Mr. Jeck said he is actually done because the other (Item #7) they don't have any points of clarification on.

Mayor Enns said the request of the applicant is that the minimum setback on the river side remain as per code at 50 feet and that the setback on the interior of the marina be at 30 feet. Are there three people that agree with the developer?

Commissioner Benton said he does.

Mayor Enns said he does.

City Manager Beach asked can they have some staff comment on that before they vote?

Mayor Enns said they have had staff comment on that. He thinks the issue is pretty clear. He knows what the staff's position is on it, that some day they think the general public will have access to this. He can tell them, knowing how condominium associations work, they are never going to have general access to this. And if they are going to put gates up there and restrict access to it, what difference does it make?

City Manager Beach said he thinks the idea they talked about here extensively is attempting to preserve the waterfront for the general public throughout the entire city, not just the waterfront downtown and the waterfront at the port, but the waterfront on the causeway as well. They have lost a great deal of it through the development of residential areas on the island. They are at a point right now where if they look at this over the long term they have the opportunity to preserve a great deal of that waterfront that in the future would give them the ability to tie that area, that causeway, they could tie it pedestrian-wise all the way to the downtown area for bicycling, whatever people do, walking. If they don't believe that is the most effective development, they need to go to larger communities and see what they are doing with their waterfront. They absolutely specifically require that the waterfronts remain public. And if they can't develop them public immediately, they at least preserve enough property so it can be developed in the future. And that is all they are asking them to do. His request of the developer was to leave a minimum of 100 feet. How it got to 75 feet he doesn't know. But it absolutely at a minimum should be 75 feet. It should be required to be maintained public. And that is what their job is as a City is to try to watch after public interest and do things that cause the long term development of this community to take place.

Mayor Enns said until that property is in the public's hands, then they are limited as to what they can do with it. They can request it. If they have objections to it, they have every right to ask for an exception.

City Manager Beach said they can require it.

Mayor Enns said they can require it. They can also turn the whole project down. They can do anything they want to. They have every right to ask for an exception and he is going to give them that right and it is going to be made by this Commission.

Mr. Trias said the code does require waterfront access to the public explicitly. That is what the code says on PUD, so it is a very valid issue within the discussion of PUD.

Mayor Enns said he would agree with him if he allowed the public access to any part of that project; but they are allowing the gates to be put up, they are not allowing the general public to go in there, so it doesn't make any difference to those except those who own it and the ownership is going to be in the common elements of the condominium association.

Mr. Trias said he thinks the distinction between vehicles and pedestrians is very significant in terms of how they limit access.

Mayor Enns said he doesn't care if it is landing craft, airplanes, bicycles, or whatever, it is still going to be part of the common elements.

Commissioner Benton said he would refer to Melody Lane. They have had their problems on Melody Lane. Can you imagine taking that problem and putting it behind these quarter million dollar on up apartments? People aren't going to put up with that. He was one that went to Boston and saw how the public had access to the waterfront everywhere. In a lot of places he agrees. The public has a lot of access to the waterfront in this City and he wants to see it. But in this area? They would threaten this project. And he thinks it is such a good idea that they built this inland marina instead of put a marina out into the river. There are some concessions the City should make and he thinks that is one. The public has access across the street to plenty of waterfront. This is probably one of the nicest developments the City of Fort Pierce has seen yet and he definitely doesn't want to threaten it.

City Manager Beach said it is a serious misjudgment to think that things are always going to be the way they are today.

Mayor Enns said he thinks they have had enough discussion about it, unless somebody has got a question.

Commissioner Nelson said he always ends up being the peacemaker. This developer is such a fine fellow. He thinks both the Mayor and City Manager have some very good points. How does he feel about it? In the long run they want this to be a first class City. And of course, what he is doing is a very commendable job. They want to meet with a happy medium here without having too much bloodshed.

Mr. Mason Simpson said it is interesting he would use that bloodshed parallel, because he thinks if they did what he hears Mr. Beach saying they should do they will put an arrow right through the heart of this project. There is no way people who come to buy and live on the water... They need to understand these residences are open to the water, that is the whole point of them, because people who live in them are buying that view. When they put a sidewalk behind them, they are at that point violating that privacy that those folks have at the back door of their home. He can't speak to the planning issues and obviously it is a passionate thing with Mr. Beach and he doesn't want to be in a position here of being in disagreement with him about that aspect of what he likes to see. But he can tell them that on the sales floor of this condominium project once they get to that point they will have serious buyer objections and it might very well be enough to be the death knell for this project. That is exactly what he thinks about it.

Commissioner Sessions said so in essence they would be setting him up for a failure.

Mr. Simpson said he doesn't want to hang that on Mr. Beach, obviously he is very passionate about it. But he does not believe this project, he can't tell them whether they will lose 50 sales or 500 sales over an issue like this. But he can tell them that for every prospect that comes in that door that he has to say, "Oh by the way, after you buy this maybe some time down the road there

will be public walking behind your home." He can see people turning around and walking out the door and saying, "Let's go find some place where the back is what we think we are getting."

City Manager Beach said they can accept that argument if they choose, but just everybody he knows lives in a place that people can walk by their house. They can walk by their house, behind their house, or wherever they want to. They have a proposed development downtown that is approximately $30 million worth of condominiums that people walk all the way around it, not just in front of it or behind it. They have a developer sitting out here now that is talking about building a development where people can circle it, drive through it, drive around it, walk under it. And that simply is not an effective argument.

Mayor Enns said they are just about to get to the end of this argument.

Commissioner Bryan said she has a question. She doesn't know of Mr. Jeck could answer it or maybe Mr. Boggs, about the fringe on the water. She can't tell from this rendering. She is assuming that is a border of mangrove trees.

Mr. Jeck said yes, those are existing mangroves which cannot and will not be interfered with.

Commissioner Bryan said correct. She can't see how anybody could put a sidewalk out there with that already in a protected area.

Mr. Jeck said he would also like to take the opportunity of answering this question. Just to remind everyone that the careful planning that went into this was to create a very accessible and usable public space and access to the waterfront and what waterfront brings to it and the marina brings to this plan right here where people can enjoy that unique feature. That has gone to address the concerns of having the public with the opportunity to benefit from waterfront.

Mayor Enns said they will be here until midnight if they don't get off this issue.

Commissioner Sessions said he would like to make a motion; but at any rate, before he makes that motion he wants to make a comment or two.

Mayor Enns asked is this a motion on the overall project?

Commissioner Benton said 50 feet, the condition.

Commissioner Sessions said on the condition itself, the setback.

Motion was made by Commissioner Sessions, seconded by Commissioner Benton, to go along with proposition of the Developer regarding the setbacks, what has been proposed is 50 feet and 30 feet, as opposed to what Staff is recommending.

Those voting in favor of the motion were: Commissioners Benton, Nelson, Sessions, and Enns. Those opposed: Commissioner Bryan.

Mayor Enns said Item #7 is environmental permits.

Mr. Trias said that is routine.

Mayor Enns said they are still in the Public Hearing. Does anyone wish to speak?

Ms. Marcia Baker said she lives on Seaway Drive and she welcomes with open arms this development, except she has one concern. When the roundabout was being built down along the waterfront, there were plenty of detour areas. She would like to know what provisions are going to be made for the months of construction on A-1-A, including the drainage underground utilities she presumes and the roundabout. Is there going to be a two lane access to the island and where is it going to be and who is going to pay for it?

Mayor Enns said the roundabout and the additions to Seaway Drive are going to have to be approved by the D.O.T. because it is a D.O.T. road. He thinks there will probably be an opportunity to address those questions at some future date.

Mr. Trias said yes and the design has not been prepared yet and all of those issues have to be addressed in the design process.

Mayor Enns said this is actually the rezoning. At this point the public comment should be just addressed to the rezoning from R-1 to PUD, Planned Unit Development.

Mr. Jim Piowaty said they have made a major point that the public would be able to use those docks and all that. They have 768 units. He wonders how many docks they have? How many people will be able to drive in and park at the docks? Do they have 200 docks, 100 docks, how many docks do they have?

Mayor Enns said he thinks the site plan calls for 73.

Mr. Piowaty said it is pretty likely those docks will be filled up by the residents.

Mayor Enns said well, they will take care of the overflow at the City Marina.

Seeing no one further and hearing no one wishing to be heard, Mayor Enns declared the Public Hearing closed.

Motion was made by Commissioner Benton, seconded by Commissioner Bryan, that Ordinance No. K-113 be passed on first reading.

Those voting in favor of the passage of Ordinance No. K-113 on first reading were: Commissioners Benton, Bryan, Nelson, Sessions, and Enns. Those opposed: None.

The next item on the Agenda was Public Hearing on Application for Preliminary Development Plan filed by Causeway Island Trust to construct **Harbour Isle Project**, a mixed use development to include multi-family housing, restaurant, marina, etc. on property located east of South Causeway Bridge on the south side of Seaway Drive.

Mayor Enns declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

Dr. Mary Rice said she is Director of the Smithsonian Marine Station at Fort Pierce. She is speaking on behalf of the Smithsonian Marine Station at Fort Pierce as a neighbor and adjoining property owner of the proposed Harbour Isle development. The Smithsonian Institution has been a proud member of the Fort

Pierce community since 1969. The Smithsonian Marine Station at Fort Pierce, a branch of the Smithsonian Institution in Washington, D.C. was established in this community because the Indian River Lagoon represented one of the most important estuarine systems in the world and they felt it their obligation to better understand its rich biodiversity and ecological processes in a way that would not only benefit the citizens of this special city, but that would also enable them to take the lessons learned here and apply them to other ecosystems throughout the world. From the beginning, they recognized their commitment to this community was long term and for their organization to succeed they needed to be responsive not only to their mandate for marine sciences, but also to the citizens of this city and region. They therefore have developed over a period of three decades a robust program of science in service to society as well as a broad program of educational outreach aimed at teaching citizens at all levels of society of both the wonder and the importance of the natural resources they enjoy on the Treasure Coast. They were initially housed on a converted barge on the campus of the Harbor Branch Oceanographic Institution. Their relations with Harbor Branch were cordial and productive and remain so today. Over a number of years, however, they increasingly recognized the need to establish their own campus. After an extensive search, bearing in mind their need to be in a location which offered them access to water, to a variety of habitats in the Indian River Lagoon, and to public attractions, they chose to relocate to Seaway Drive. Over the past few years, they have begun the process of developing their campus with the construction of a laboratory building and relocation of a house for the use of visiting scientists. They are in the process of constructing a new storage building and plans are readied for construction of a new research platform, seawater system, and another research building. At the same time, recognizing the popular demand for greater education on the Indian River Lagoon and related marine/coastal issues, they worked very hard and were successful in relocating a prime attraction in Washington to Fort Pierce and that is the coral reef ecosystem and expanding this presentation to include habitats of the Indian River Lagoon. Over the ensuing years this presentation will be enriched by new temporary exhibits and a vigorous informal education program for the citizens of this City and region. In addition, they have worked diligently with the St. Lucie County school system and the Indian River Community College in developing courses and classes for the students from the elementary to the undergraduate level. They share the vision of this community and the St. Lucie Research and Education coalition to develop Fort Pierce and St. Lucie County into a major national center for research and education. In their original planning for their site at Seaway Drive, they always envisioned the acquisition of additional property including waterfront to meet their vision over the next half century. In negotiations with the MacArthur Foundation and later WCI, it was clear they understood their needs and indicated their willingness to work with potential buyers to accommodate their requirements within the context of future development. Their needs are basic. As an internationally recognized marine research laboratory, they need assured and unencumbered access to the Indian River Lagoon for their research purposes. This includes the ability to have a research platform extending into the Indian River Lagoon upon which to conduct experiments with easy access to and from their campus. They require appropriate dockage for their research vessel, for visiting research vessels, and other small boats used in modern marine research. They require access to flowing sea water for laboratory experiments. In addition, they require sufficient acreage to build

the necessary buildings to serve their research and education needs. They have extensively reviewed the plans of Harbour Isle Development Company and held a series of consultations with Mr. Mason Simpson, as he has pointed out, and with his architectural firm. They recognize that development will occur at the site and their discussions have been focused on how such development can proceed to assure a synergistic versus an adversarial relationship. All of their aforementioned requirements have been made known to Harbour Isle Development Company both verbally and in writing. They have also been cognizant of the need of the City of Fort Pierce to expand its tax base by appropriate development, and thus their approach to negotiations has been to create a win-win situation for all stakeholders. In an ideal world, this would not be how they would develop the site. However, they are extremely sensitive to the needs to balance inevitable growth with sensible needs for the environment and their own needs. Their conversations with Mr. Simpson have begun to yield a formula which will allow for the type of synergy for all parties that she has alluded to. The key will be a resolve on all sides of this issue to successfully implement this formula in a timely fashion and for the City Commissioners, they hope, to periodically review progress toward this end. If this formula can be successfully concluded into a binding legal framework agreed to by all parties, the entire City of Fort Pierce and the region will indeed benefit in the end. They have responded just this morning to Mr. Simpson's most recent proposal. They remain confident of Mr. Simpson's good will on the issues and his willingness to seek alternative means to satisfy the needs of the community including the Smithsonian Marine Station at Fort Pierce. His willingness to donate property and work with the Marine Station on certain infrastructure issues are all very positive sides and they thank him and his corporation for approaching the issue with understanding and the spirit of a new neighbor joining their rich and storied community.

Seeing no one further and hearing no one wishing to be heard, Mayor Enns declared the Public Hearing closed.

Commissioner Sessions said first of all he would like to say this is a Grade A project. This is beautiful. He has not seen anything that resembles something of this nature given the architectural design for these buildings in their immediate area in a long time. And knowing his staff the way he does, he sees Ramon Trias's name written all over this. But he thinks it is time they become a little more user-friendly, for a better choice of words, developer-friendly. Let's face it, they are in a crisis here; and that crisis is called southern flight. It is about time they place developments of this nature and this magnitude in their community. It is an attraction. When they look at where it is going, it is a sight for sore eyes. It is near that water treatment center as well as the trailer park they have been talking about and having so many problems with. He is just grateful an individual would even have an interest to come in this area and put such a development in this area. He is grateful to him for doing so. They have a jewel. God has blessed us with the waterfront and it is about time they start utilizing their jewel to their advantage and reap the benefits of it. In light of that he is prepared to make a motion.

Motion made by Commissioner Sessions, seconded by Commissioner Benton, to approve the Preliminary Development Plan filed by Causeway Island Trust to construct Harbour Isle Project on property located east of South Causeway Bridge on the south side of Seaway Drive.

Commissioner Benton said he would just like to make a couple of comments. He would like to see a condition. He did talk to Mr. Simpson about this. If they look at their site plan, the landscaping that is on the east side along A-1-A, he would just ask him if he could continue it just to the south. They are not talking about a lot there. But he is just asking again if that would be considered just to the border of the property.

Mr. Simpson said it is not a problem, but he is not sure he understands exactly where he is talking about.

Commissioner Benton said from the roundabout to the west to continue what is on the east side. Would they consider that?

Mr. Simpson said yes, they would certainly do that. He had forgotten about it; but he is exactly right, he did mention it to him. Even though that is the property they propose to give to the Smithsonian, they will continue that same landscaping theme along the A-1-A right of way.

Commissioner Benton said if they would work with the Smithsonian, he just thinks it would make the project look a lot better because they wouldn't be coming off the bridge and looking right at the interior part of a parking lot.

Mr. Trias said within a year a final plan has to be submitted. He thinks at that time those very specific changes can be incorporated very easily. And then hopefully the Smithsonian will have, that area may have a better clear idea of what is going to happen.

Mayor Enns said he almost hates to bring it up. There was some question in previous years as to whether the City has jurisdiction over the Smithsonian as to construction and landscaping. Does that still apply?

City Manager Beach said that is still an issue. He would hope that in their discussions with Mr. Simpson and Harbour Isle, that in their conveyance of the land to Smithsonian that they will put some requirements on Smithsonian to comply with landscaping issues and fencing issues that would make their development more attractive.

Assistant City Attorney Schwerer said he understood the discussion on that specifically to include that. He thinks Mr. Jeck and Mr. Trias were exchanging comments at the time. But he thinks it was absolutely clear that whatever conveyance is made, Mr. Trias had a comment that he wanted that to be specifically reviewable by City staff with the ability to comment on the type of development that would be undertaken by Smithsonian. Is that what he understood?

Mr. Jeck said yes. In fact, the very latest exchange of letters between the two parties has confirmed a willingness on both sides to work together on an architectural plan and restrictions that accommodate the needs of the project and the City.

Assistant City Attorney Schwerer said so when they ask the Commission for that exception, which they seem willing to agree, it was on the provision that City staff would retain and review an approval process over what was built by Smithsonian?

Mr. Jeck said the exception he discussed was strictly dealing with the public's ability to have access to this one dock, a finger pier with two boat slips on it, which was going to be secured and

therefore not accessible to the public. That was the only exception he had made to the staff.

Mayor Enns said he thinks what they are looking for now is the conveyance of this property down here.

Assistant City Attorney Schwerer said the 6.5 acres.

Mayor Enns said right, in the northwest corner of the project next to the existing Smithsonian; and their conveyance, that whatever the Smithsonian does there it will have to come to the Commission for approval.

Mr. Trias said the discussion they had previously with the developer very informally was that it was to their advantage to have some...

Mayor Enns said they are going to put it in the site plan approval.

Mr. Trias said that will be staff recommendation that will be one of the conditions.

Commissioner Benton said the only thing he was concerned about was that landscaping out front just along A-1-A. He knows Mr. Simpson figured it was a good idea. The other thing he would like to say, he agrees with Dr. Rice as far as unfortunately it is not a perfect world or they wouldn't have a sewer plant out there and some of the facilities they have. But he did talk to County Commissioner Barnes the other day and hopefully this will iron out and there will be an agreement with the Smithsonian and Mr. Simpson. But if not or if it doesn't work out perfectly, hopefully they can work out something between the Historical Museum and the Aquarium over there. There is a lot of County property that has the ability to get to the water. He knows County Commissioner Barnes felt they could maybe work something out there. Hopefully they can work with them and get this straightened out.

Assistant City Attorney Schwerer said one final thing if he can ask staff for clarification on something. A great deal of what has been presented by the developer and what has been discussed by the Commission depends upon the architectural renderings of the building that have been presented which apparently are very first class in quality. What controls do they have in place at this point in time - and he knows it may be a minor point - to assure the Commission that if they are approving the conceptual site plan or conceptual development plan that this is the type of architectural quality the City and the Commission can expect from the project?

Mr. Trias said the only real specific control is the number of stories and the ultimate height which is four stories and 60 feet. Any additional design ideas should be mentioned as a condition.

Assistant City Attorney Schwerer asked does he have anything to suggest to the Commission in that respect?

Mr. Trias said just a general comment that it will be consistent with the representations made to the City Commission through the renderings. That will be sufficient.

Assistant City Attorney Schwerer asked is that acceptable?

Mr. Simpson said yes, it is.

Commissioner Sessions said as maker of the motion, he includes that stipulation.

Commissioner Nelson said Mr. Simpson and the Smithsonian have been working hard and he appreciates that very much. In his discussion when they talk about a dock in the southwest portion of that property, are they going to have accessibility to that for either him or the Smithsonian?

Mr. Simpson said they hope not because they would like to, as they have mentioned before, provide them the dockage at that location. They do not need another dock.

Commissioner Nelson asked have they all worked that out?

Mr. Simpson said they are in the process of discussing it. He does not think it would be a fair characterization to say it is totally worked out, but that is the direction they are moving in. Yes, they are doing that.

Those voting in favor of the motion were: Commissioners Benton, Bryan, Nelson, Sessions, and Enns. Those opposed: None.

MAYOR ENNS DECLARED A RECESS AT 8:50 P.M. AND THEN RECONVENED THE MEETING AT 8:55 P.M.

Ordinance No. K-106 entitled, "AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 17 OF THE CITY CODE OF ORDINANCES BY REPEALING SECTION 17-1 THROUGH 17-11; CREATING REVISED AND AMENDED SECTIONS 17-1 THROUGH 17-9; PROVIDING FOR PAYMENT OF COSTS ASSOCIATED WITH RIGHT OF WAY ABANDONMENT; CREATING SECTION 17-7 ENTITLED "**PLACEMENT OF UTILITY FACILITIES IN THE PUBLIC RIGHT OF WAY**" TO PROHIBIT THE OPEN CUTTING OF STREETS OR DISRUPTION OF THE PUBLIC RIGHTS OF WAY; PROVIDING DEFINITIONS; PROVIDING FOR THE APPLICATION FOR, THE GRANTING OF, OR CANCELLATION OF PERMITS; PROVIDING FOR APPEAL; AMENDING AND RENAMING SECTION 11-35 OF CHAPTER 11 OF THE CITY CODE OF ORDINANCES ENTITLED "PLANTING AND MAINTAINING VEGETATION IN THE RIGHT OF WAY"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE." was placed on second and final reading and read by title only.

Mayor Enns declared a Public Hearing on Ordinance No. K-106 in session and asked if anyone in the audience wished to be heard.

Seeing no one and hearing no one wishing to be heard, Mayor Enns declared the Public Hearing closed.

Motion was made by Commissioner Bryan, seconded by Commissioner Benton, that Ordinance No. K-106 be passed on second and final reading.

Commissioner Nelson said he would like to have it stated he thinks the definitions should be up front as opposed to in the body of the thing, but he is not going to insist on it.

Those voting in favor of the passage of Ordinance No. K-106 on second and final reading were: Commissioners Benton, Bryan, Nelson, Sessions, and Enns. Those opposed: None.

Harbour Isle

City of Fort Pierce

Amendment to Approved Development Plan

SEAWAY DRIVE (S.R. A-1-A)

Site Data:

Total Site Area	108.9 Ac.
Existing Zoning	PUD
Dwelling Units	912 Units

Density Calculations:

Total Site Area 108.9 Ac. - Tract 'I' 0.9 Ac. - Tract 'E' 1.8 Ac. - Tract 'F' 1.2 Ac. - Tract 'G' 0.4 Ac. - Tract 'H' 0.3 Ac. - Tract 'J' 2.0 Ac. - Tract 'K' 0.9 Ac. - Tract 'L' 0.8 Ac. - Tract 'M' 1.2 Ac. - Tract 'D-1' 3.1 Ac. - Tract 'N' 1.1 Ac. = 95.2 Ac.

912 Units / 95.2 Ac = 9.6

Density Allowable Per Comp. Plan	11 Du/Ac
Density Allowable Per Zoning	15-18 Du/Ac
Density	9.6 Du/Ac

Tract Areas:

Tract 'A'	14.4 Ac.
Tract 'B' (Includes CE-1, CE-2, WMA-1 & WMA-3)	57.2 Ac.
Tract 'C' (Includes CE-3 & WMA-2)	20.9 Ac.
Tract 'D-1'	3.1 Ac.
Tract 'D-2'	2.1 Ac.
Tract 'E'	1.8 Ac.
Tract 'F'	1.2 Ac.
Tract 'G'	0.4 Ac.
Tract 'H'	0.3 Ac.
Tract 'I'	0.9 Ac.
Tract 'J'	2.0 Ac.
Tract 'K'	0.9 Ac.
Tract 'L'	0.8 Ac.
Tract 'M'	1.2 Ac.
Tract 'N'	1.1 Ac.
Total Site Area	108.9 Ac.

Site Area:

	Area	Site %
Buildings	14.2 Ac.	13.1%
Marina	14.4 Ac.	13.2%
Lakes	8.0 Ac.	7.3%
Submerged Land	1.3 Ac.	1.2%
Vehicular Use Area	24.8 Ac.	22.8%
Open Space (Inclusive of Rec. Areas, Walkways & Required Landscape Areas)	46.2 Ac.	42.4%
Total Site Area	108.9 Ac.	100.0%

Impervious Area:

	Area	Site %
Buildings	14.2 Ac.	13.1%
Walkways/Plaza Areas/Jetties	4.5 Ac.	4.1%
Vehicular Use Area	24.8 Ac.	22.8%
Total	43.5 Ac.	40.0%

Pervious Area:

	Area	Site %
Landscape Area	41.7 Ac.	38.3%
Marina	14.4 Ac.	13.2%
Lakes	8.0 Ac.	7.3%
Submerged Land	1.3 Ac.	1.2%
Total	65.4 Ac.	60.0%

Parking Requirements

Residential - 1.5 Spaces per Dwelling Unit
- 912 Units — 1,368 Required
- Spaces Provided — 1,431 (63 Extra)

Recreation - 1 Space per 200 SF Floor Area
- 10,862 SF — 54 Required
- Spaces Provided — 54 Provided

Retail - 1 Space per 200 SF Area
- Tract 'H' 1,500 SF — 8 Required
- Spaces Provided — 8 Provided
- Tract 'D-1' 13,000 SF — 65 Required
- Spaces Provided — 65 Provided

Restaurant - 1 Space per 100 SF Area
- Tract 'G' 5,000 SF — 50 Required
- Spaces Provided — 50 Provided
- Tract 'D-1' 2,000 SF — 20 Required
- Spaces Provided — 20 Provided

Marina - 1 Space per 3 Slips
- 63 Slips — 21 Required
- Spaces Provided — 52 (31 Extra)

Commercial / Retail - 1 Space per 200 SF Area
- Tract 'I' - 5,000 SF — 25 Required
- Spaces Provided — 25 Provided

Commercial / Retail - 1 Space per 200 SF Area
- Tract 'L' - 5,000 SF — 25 Required
- Spaces Provided — 25 Provided

PUD Open Space Requirement

40% of Site Area Required in PUD Exclusive of Aquatic Areas

Marina	14.4 Ac.
Lakes	8.0 Ac.
Submerged Land	1.3 Ac.
Total	23.7 Ac.

108.9 Ac. - 23.7 Ac. = 85.2 Ac. x .40 = 34.1 Ac.

Total Open Space Required — 34.1 Ac.

Total Open Space Provided (Inclusive of Rec. Areas, Walkways & Required Landscape Areas) — 46.2 Ac.

General Notes:

- Proposed 5,000 sf Commercial/Retail indicated in Tract 'I' is submitted for Preliminary Development Plan Approval only. An existing sales facility has been constructed on Tract 'I'.
- All signs shall conform to Chapter 15 of the Fort Pierce Code. Exact location and size of signs to be determined at time of construction permit approval.
- All landscaping shall conform to Section 22-34, Landscape Code, of the City of Fort Pierce Zoning Ordinance including plant material grades, standards, installation and maintenance.
- Access shall be provided between all residential units per Fire Prevention Code Resolution No. 331. All units shall have a separation of 12' or greater.
- Lighting layout shall comply with Sec. 27-58(d)(8), and shall be subject to the City's Engineer approval. Final design and exact location of 20' Sidewalk, Promenade illustrated north of SR A-1-A shall be as approved by state and local government agencies.
- The description of use and distribution of square footage among uses depicted on each commercial building is strictly for the purpose of calculating general parking requirements and in no way limits the permitted uses in each commercial building. All uses allowed in a PUD zone are permitted, including: Retail Service Establishments (including restaurants); Personal Service Establishments; Repair Service Establishments; Finance, Insurance, and Real Estate Service Establishments; Business Service Establishments; Communication Service Establishments; Professional Service Establishments; Education Service Establishments and such other uses as the city commission may consider appropriate.

No.	Date	Description of Revision
1	6.17.03	Minor Amendment to Approved Site Plan
2	8.8.03	Amendment to Approved Site Plan
3	09.29.03	Bldg. '34' location and Car Wash Area
4	09.18.03	East Car Wash Area/E. Storage Bldg./Club Bldgs. / Pool Areas
5	09.21.03	West Car Wash Area/Club Pool Areas
6	09.19.04	Remove Shopping Center, Add 4 Buildings
7	09.30.04	Revise per Owner Add Storage
8	09.29.04	Revise Tract 'D' Parking Calculation, Update Tract 'L' Building
9	07.29.04	Revise Tract 'D' per City Comments
10	07.29.04	Revise FKA 'M' to Add Storage Building per owner

Scale:	1"=100'-0"
Drawn by:	BR
Checked by:	GB
CADD No:	B-4582-site
Date:	09.29.03

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North

100 0 50 100

Development Team:

Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 561-467-1301, Fax 561-467-1303

SITE PLAN APPROVAL
CITY OF FORT PIERCE, FLORIDA

- ☐ APPROVED
- ☐ APPROVED W/CHANGES
- ☑ APPROVED W/CONDITIONS
- ☐ DISAPPROVED

MAYOR

9-20-04
DATE

- ☐ APPROVED
- ☐ APPROVED W/CHANGES
- ☑ APPROVED W/CONDITIONS
- ☐ DISAPPROVED
- ☐ NO RECOMMENDATION

CITY PLANNING BOARD

Dan Rose 8/31/04
DATE

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

CITY CLERK

BY _____
DEPUTY CLERK

DATE 9-21-04
(CITY SEAL)

Commissioner Nelson said if that be the case, why don't they make a motion to that effect.

Motion was made by Commissioner Coke, seconded by Commissioner Becht, to deny the Application for Conditional Use & Site Plan submitted by Lloyd Bell for construction of four mooring pilings in an A-2, Aquatic Development Zone, for storage of a personal vessel in an area generally known as the Port of Fort Pierce, based on insufficient information submitted.

Mayor Benton said just for the record, he did meet with the applicants; and he felt Mr. Bell wasn't very supportive of this after they talked about what the person wanted to do there. Basically he wanted to bring in steel on a vacant piece of land and drive off in a truck. With all the interest in the Port, that would turn it away real quick if they allowed something like that to happen there.

Those voting in favor of the motion were: Commissioners Alexander, Becht, Coke, Nelson, and Benton. Those opposed: None.

The next item on the Agenda was Public Hearing on Application for **Site Plan** Review submitted by Causeway Island Trust for an Amended Preliminary and Final Development Plan for a Planned Unit Development known as **Harbour Isle** at 801 Seaway Drive; said property zoned PUD, Planned Unit Redevelopment Zone. (Postponed from September 7, 2004, due to Hurricane Frances.)

Mayor Benton declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

Mr. Philippe Jeck said he is an attorney with the firm Jeck, Harris & Jones, representing the applicant. They are here after a unanimous vote of the Planning Board's support for an amendment to the Harbour Isle plan. The staff report reflects accurately the circumstances of their application and recommends approval. He is available for questions. Other than that, he did not plan on going into any details because he believes they have all the information.

Commissioner Coke said first of all she has to express the fact that she is very unhappy that they are not getting a Publix on South Beach. That would have been just a wonderful thing for many residents. Her concern is, they are going to go back to the Fire District. They, through whatever error in judgment when this was originally proposed, omitted the fact that they needed property for a Fire District there. She sees now that in essence, they are looking to sell them that piece of land for $139,386. She would contend that with an additional 48 units of the profit level on those 48 units would be such that would be more than sufficient that property ought to be donated to the Fire District as a gesture of good faith to be part of the community, in lieu of giving them retail on South Beach.

Mr. Jeck said first he will put a little twist on the history of the donation of the property; and that is, at the time there were discussions about donation of the property when this originally came before the Commissioners. And he does not believe it was overlooked by anyone at that time. He believes it was just uncertainty about the desires of the Fire District.

Commissioner Coke said be that as it may, they can't change the past.

Mr. Jeck said on the issue she raised about selling the property, there have been very extensive continuous negotiations and discussions with the Fire District, multiple meetings, multiple correspondence exchanged, multiple efforts to work together with the County Fire District as well as City staff. The culmination of all that hard work by a lot of people was an agreement and a support from the Fire District for the condition of approval that is before them today. The expressed language in that conditional approval which says they will donate the property in exchange for getting that credit of $140,000 on their impact fees is express language that is approved in writing by the Fire District.

Commissioner Coke said she knows. He is an attorney and she is not an attorney and that is great. But what she is telling him is that their Fire District is going to have to make up the cost of those impact fees some place along the line. The citizens of this City are going to have to pay for it. Although she is disappointed not to have the retail, she could certainly support their making however much profit they are going to make on those other 48 units and she could support this entire recommendation with the exception of the recommendation which calls for the Fire District basically to pay $139,000. That is just her and she is only one vote. She is telling them she will support this if they would go ahead and pay the impact fees for the Fire District and be a good neighbor and contribute to the City.

Mr. Jeck said he hears her. But let him add one other element of information to the equation for their decision; and that is, what is actually happening is the developer is giving $330,000 worth of value, donating that value right now to the Fire District over and above the $140,000 of value they are getting the fee credit for. That $330,000 of value that is being donated to the Fire District is double the amount that any other developer is being asked to give to the Fire District under their current policy which says that they are currently asking for $160 per unit over and above their impact fee as a voluntary donation. So they are not only giving the $140,000 of impact fees, they are not only giving value of $330,000, but that $330,000 represents actually about $320 per unit of additional value, so that is double what any other developer in this community is being asked to give and he is just wondering why.

Commissioner Coke said she is not going to argue. The only thing she is going to tell him is that he is putting a dollar figure of $330,000 on it. It is property and it is his that he can absolutely do nothing without the approval of this Commission and he already has a lot of buildings over there and a high profit margin and he is going to have a high profit margin on these others. As she says, she is only one vote; but she personally is not going to support this with that clause in there that the Fire District give up $140,000 worth of impact fees. She thinks especially in this time with the hurricane having gone through, they are in a time of crisis, they need all of the public money that they can possibly get to support the Fire Department, the Police Department, Public Works, and all those things. She thinks he is making an actual contribution to the community by providing retail services and a grocery store. That contribution to the community has gone away; and in lieu of that contribution to the community there will be added profit in the developer's pocket, which is fine, he is entitled to make a profit. What she is saying, since they are not donating or making a contribution to the community in the form of providing something for the residents of

South Beach other than the residents of Harbour Isle, that he ought to consider this. She won't argue any more. She is just going to tell him, unless that is what he is doing, she is not going to support it. But she is only one vote.

Mr. Jeck said he thanks Commissioner Coke for those viewpoints. He just wants to correct another thing that may be an incorrect impression; and that is, the developer wanted the Publix and worked very hard as the file will show through written submissions to find any kind of grocery store to go in there. It was by far their preference that it occur. So the decision to change the site plan was not one that was generated because the developer wanted more profit on this project or to change that. He just wanted to correct that.

Commissioner Coke said but that was the end result.

Mayor Benton said it was unfortunate that Publix moved in on North U.S. #1. If that hadn't happened he thinks Publix probably would have been located here. Just for the record, they are not asking to cut out all the commercial space. They are talking about 10,000 square feet, right?

Mr. Jeck said it is going from 33,000 square feet to 15,000 square feet.

Mayor Benton said in here it says 23,000 square feet.

Mr. Jeck said that is an older version from several months ago.

Commissioner Becht said let's clarify that. In the packet he has he cannot clearly identify what the changes are that Mr. Jeck is requesting nor where they are. So let's get clearly on the record all of the changes he is requesting tonight be performed on his development. They are talking about reducing 33,000 square feet of commercial down to what?

Mr. Jeck said 15,000 square feet.

Commissioner Becht said that is about 18,000 square feet of eliminated commercial square footage.

Mr. Jeck said that is correct.

Commissioner Becht asked he is going to get an additional 48 units?

Mr. Jeck said two buildings with 24 units in each one which is a total of 48 units.

Commissioner Becht said they will get an additional 48 units. That brings them up to what total number of units in this project?

Mr. Jeck said 912 total units.

Commissioner Becht asked what is the density per acre?

Mr. Jeck said that is 9.6, which is well below the 15 that is in the zoning code and the 18 if they add bonuses to it.

Commissioner Becht said other than those two things, and they are talking about under some formula the donation granting of 1.2 acres to the Fire District.

Mr. Jeck said that is correct.

Commissioner Becht asked what else is happening under his proposal tonight?

Mr. Jeck said those are the main things.

Commissioner Becht said he wants to get all of them on record.

Mr. Jeck said the other things are a sign on the road which is permitted under the code, a 200 square foot sign on the road.

Commissioner Becht asked where will it be located?

Mr. Jeck said it will be located on the out parcel tract just to the west of the entranceway.

Commissioner Becht asked is this additional signage?

Mr. Jeck said no, it is the only sign that is going up along the road.

Commissioner Becht asked that is going to be 200 square feet, is that what he said?

Mr. Jeck said yes, about half the size of what the code allows.

Mr. Ramon Trias, Director of Development, asked how tall is it?

Mr. Jeck said he is not sure the exact height.

Mr. Trias said 8 feet maximum. That is what he is going to support in the approval later on.

Commissioner Becht said if they would hold their thought there. He thought if they go forward with the sign ordinance, the maximum they could have is 200 square feet.

Mr. Trias said that is one option, yes. The Commission can make that decision if they want to.

Commissioner Becht said under the ordinance Mr. Trias has presented to them for discussion later tonight, he thought the maximum square footage would be 200 square feet.

Mr. Trias said yes.

Commissioner Becht said so there is really no concession being made by the developer if they go forward with that.

Mr. Trias said no.

Commissioner Becht asked what other changes?

Mr. Jeck said a storage area that is being proposed to be added. There used to be a pond there that was to be used for I.Q. (Irrigation Quality) water, which was determined by the Fort Pierce Utilities Authority would not be an appropriate thing to do in the end of the analysis. So they were left with nothing to do with that piece of land. And because the residents have a limited number of storage units on that side, they felt it was an important service to provide them with more storage units in this area.

Commissioner Becht said that would be on the westerly edge of the property, so he is going to pick up an additional storage area. That would be how much additional storage area?

Mr. Jeck said 41 storage units.

Commissioner Becht said 41 storage units at roughly how much square footage per unit?

Mr. Jeck said the square footage is 16,234 square feet.

Commissioner Becht asked what other changes?

Mr. Jeck said those are all of the changes.

Commissioner Becht said he has the reduction of the commercial from 33,000 down to 15,000 square feet. He has an additional 48 units. He has the 1.2 acres for the Fire District under some formula. He has a 200 square foot sign on the road. And he has roughly 16,000 square feet of storage space. Are there any other changes they are making to their PUD?

Mr. Jeck said not under this application. Those are all the changes that are before the Commission today.

Commissioner Becht said there is an administrative change being made of an additional 1,500 square feet for restaurant space and something else, if he is not mistaken. Is that correct?

Mr. Jeck said yes. There is an administrative change for that which he just mentioned, and there are two others. One is, if they look at the other storage building on the west portion of the project - the one that is already approved - there is an internal storage building. If they will see the notches on the corner, where building has been removed. They are removing four storage units.

Commissioner Becht said he has actually lost four units, so they have reduced their storage by that change.

Mr. Trias said by 1,242 square feet.

Mr. Jeck said the third administrative change is, if they look at the two clubhouses that are shown in the diagram, there is one here for the west side and one here for the east side, and they have been moved over several feet. He is not sure exactly what the number of feet is.

Mr. Trias said 34 feet to the north and the east clubhouse was moved 17 feet to the north.

Mr. Jeck said to provide yard space, so the residents would enjoy a little more yard space.

Commissioner Becht asked does that cover all the changes he is requesting both administratively and through this Commission tonight?

Mr. Jeck said yes.

Commissioner Becht said he thought he had heard somewhere along the line that there was something happening with the wall.

Mr. Trias said the wall is not going in front of the commercial area, the 8 foot wall or whatever; so therefore that area of the site is not going to have a wall.

Mr. Jeck said that is not a change. There never was a wall in front of the commercial area.

Mr. Trias said right, exactly.

Commissioner Becht said he appreciates the clarification.

Mr. Trias said the point he was making is, the alternative would have been to have a wall around that and it would have been very different from a visual point of view.

Commissioner Becht said okay. He thanks Mr. Jeck for that clarification because he did not understand it from his packet; and now he does understand the changes, the benefits to the owner, and the benefits to the Fire District. What he is still being troubled by is what is the benefit to the City. So let him ask that directly, because he is bothered by these things and he wants to give Mr. Jeck an opportunity to respond to them. Quite frankly he is bothered by them going from initially what he had seen as a Planning Board Member, which was 820 units, to 862 units to now 912 units. And he understands they will be able to sell them, that is not a problem; but there is an additional impact on the island, on the community, and on the road system, so he is bothered by that. The developer picks up roughly an additional 16,000 square feet of storage space. Where is the benefit to the City?

Mr. Jeck said he thinks this whole project offers a tremendous benefit to this City considering where they were at the time this project was first proposed and his client decided to invest in this community when nobody else would for many years. So there is a tremendous benefit to the businesses in this City of having a residential base near downtown, a residential base of 912 units that is still far below what the maximum code allows. It provides a source of revenue for not only the businesses in the downtown area, but the entire beachfront area. The community that will be there will also provide some safe harbor for the boats in the area, which the importance of that has been demonstrated to all of them unfortunately with the recent hurricane.

Commissioner Becht said he doesn't mean to interrupt him, but what he is looking at in particular is the benefit to the City of the additional burden on the City by these additional units. That is what he is looking for.

Mr. Jeck said he doesn't view it as a burden to add additional units. Again, he would say the additional units are an advantage to the City because there is certainly a market. The market is driving the need for that. The market is not driving the need for a Publix unfortunately, as they found out. The additional people in the community will add additional tax base to the community in an area that is, remember this is a community redevelopment zone. This is an area they have targeted as a community to cause there to be development in here. They have encouraged and have many policies on record of encouraging projects such as this to be developed in this area. So he would say there is a tremendous benefit to the community in achieving all of its policies under its CRA plan. So there are just numerous benefits being brought to them. The additional benefits to the tax base. The fact that his

client is donating approximately $650,000 for the construction of a roundabout. The fact that his client is donating the land to the Fire District. The fact that the client has agreed to contribute to the cost of the underground utilities along Seaway Drive. The client has agreed to contribute $50,000 for landscaping and construction in and around Chuck's Seafood.

Commissioner Becht said let him stop him there. Some of the things Mr. Jeck has mentioned, the developer has to do with his 862 units. The $50,000, is that something that was negotiated in exchange for these additional units?

Mr. Jeck said no.

Commissioner Becht asked the roundabout, that was not something that was added because of these units?

Mr. Jeck said no.

Commissioner Becht said once again, he is trying to focus on what additional burdens Harbour Isle has picked up because of this. He sees 48 additional units that will add to the tax base, but they are also going to create a corresponding burden in terms of services. Mr. Jeck mentioned the utilities, the burying of the utilities, that is something new he believes.

Mr. Jeck said yes.

Commissioner Becht asked are the utilities buried now or not, as they speak tonight?

Mr. Jeck said he believes they are buried.

Commissioner Becht said that was his understanding is that they are buried. So how is that going to work? Somebody, FPUA he presumes, has already buried the utilities. So how is that going to work?

Mr. Jeck said they agreed to reimburse $307,000 for that expense.

Commissioner Becht asked is that something they all have talked to FPUA about?

Mr. Jeck said that has been agreed upon and that is a condition of approval.

Commissioner Becht said that is in addition to anything else they may have with FPUA. That is the type of benefit he is looking for in trying to understand why he should alter what was a good plan before and a plan good enough for the developer. But now he wants to change the plan. Which his problem is that they are taking away what he perceives to be long term a need for commercial space because the current market is driven by residential. Five or ten years from now they are going to need more commercial space. This project is designed with that commercial space in mind. And now, with the pressures of the current economy, they are going to change that long term plan into a short term plan that is more economically sensible today. That is where he is coming from.

Mr. Jeck said he won't debate whether it is a long term or short term benefit about this commercial change with him other than knowing anecdotally that the businesses in the area are relieved to have less commercial space there and more residents there.

Commissioner Nelson said the consulting engineer is the guy he wants to talk to relative to the installation of that second storage area. They talked about that storage area they are putting in there replaces the retention pond, right?

Mr. Jeck said that was an I.Q. pond.

Commissioner Nelson asked what is that impact going to be with respect to drainage in that area?

Mr. Butch Terpening, Culpepper & Terpening, Inc., said the pond Commissioner Nelson is referring to was never intended to be nor was it intended to be a drainage or retention pond. It was an irrigation pond which was to take the effluent from the Utilities Authority's Wastewater Plant and provide irrigation to the project. It was an off line pond. When the U.A. decided not to provide water quality sufficient for irrigation, there was no other need for that pond. That is why they eliminated it.

Commissioner Nelson said Mr. Terpening is the engineer on that, so he will be looking at him. He is not going to forget it. When he gets flooded in that area, he will come and see Mr. Terpening.

Seeing no one further and hearing no one wishing to be heard, Mayor Benton declared the Public Hearing closed.

Mayor Benton asked what was Staff's recommendation?

Mr. Trias said Staff and Planning Board recommend approval with conditions and the conditions are fairly detailed. These are listed in the staff report and he would suggest they incorporate those conditions.

Mayor Benton said he has a question of their two Fire Board members. Is the Fire District agreeable to the conditions and the property and everything?

Commissioner Alexander said yes and he would be a man of his word to Harbour Isle, that because of the Fire Board being agreeable with this, that is why he would go forth with it.

Commissioner Becht said the Fire District is represented here tonight. He doesn't know that they have seen the specific language that is in these conditions; and so there is no further miscues, he is wondering if they would care to comment or read or make certain that this language is sufficient to take care of their needs.

Mr. Ken Crooks, Fire District Attorney, said he has seen the language and it is exactly what they had proposed with Mr. Jeck.

Commissioner Nelson asked is it totally acceptable?

Mr. Crooks said acceptable.

Mayor Benton said that is what he wanted to hear. He wanted to make sure.

Commissioner Coke said she would like to make a comment along those lines, because she spoke with the Fire Chief; and the Fire Chief said although this was the best deal they could negotiate, he would be much happier if somehow they could get him his impact fees.

Mr. Crooks said of course they would willing to take that as well.

Mr. Trias said just to set the record straight. The conditions were drafted by Mr. Jeck at his request; and the reason was that this is the result of many months of negotiations between many different people. And obviously perfection is impossible and there is always some compromise, and he thinks they reflect some level of compromise. However, this is exactly what came out after all those months. The Commission is welcome to accept it or make any recommendations they want.

Mayor Benton said he knows when he spoke to them at one point they were looking at four buildings and no commercial, and he couldn't have accepted that because they do need commercial over there. The developer was willing to work with them. He just cut it down and there is still some commercial space there.

Commissioner Coke said her concern is, they started to look toward addressing the needs of the Fire District; and if the Chief says he would agree to this because it is the best he felt he could do, she thinks it would behoove three of them, especially those of them on the Fire Board, to at least ask Mr. Simpson if there is not some way he couldn't partner with this community that little bit more. Because she is sure he will be making enough profit on those 48 units that he could pay the impact fees for the Fire District. She thinks it is just a bad precedence to set, waiving the impact fees.

Mayor Benton said that is why he asked, because he felt the Fire District already dealt with this.

Commissioner Alexander said when he said he is a man of integrity, he spoke concerning that. Now if Mr. Simpson in the near future wants to make that donation to the community... But he can't hold him hostage for not making that suggestion.

Commissioner Becht said he is a man of integrity and he has had several meetings with Mr. Terpening in which he has told him that he doesn't think this is good planning. He doesn't think it is good to increase the number of units because he thinks it is an overload on the community as it is. And he doesn't think taking away the commercial is good. So if they are going to strike an accord or a compromise tonight, he is not in favor of the additional units, he just doesn't think it is good planning. But if he can get a benefit for the Utilities Authority which appears to be substantial and if he can get a substantial benefit to the Fire District... And he has to tell them, he is not happy about this being the location of the Fire Station. He would prefer that the Fire Station be located down by the museum. But if, as Commissioner Nelson is so fond of saying, this will make everybody happy. He would be happy if they could get a complete donation of the land, that would appease him in terms of giving the additional units and having the Fire Station located on what otherwise would be commercial property. Because if the applicant understands, it is not just the loss of the 18,000 square feet of commercial, it is the 1.2 acres, because if the Fire District goes there, he is going to lose that for commercial space as well. So in order for him to be happy, that property will have to be outright donated; and then Mr. Simpson will get his additional units and his additional storage. But, as Commissioner Coke said earlier, he is just one vote here.

Commissioner Nelson said he certainly wants everybody to be happy. He thinks Mr. Simpson is in the audience tonight. He wonders whether or not he could come down here. Maybe he might have been struck by the good fairy to say something good to the Commission tonight and try to really make everybody happy.

Mr. Mason Simpson, Harbour Isle Development, said he appreciates all they have said and he has heard all of their comments. He truly believes, as Mr. Jeck said, that Harbour Isle has done everything it should and it is being a good citizen here. He would reiterate some of that and he would say to them that they are already paying double in terms as Mr. Jeck explained the arithmetic to them. The donation of that land is twice what the Fire District has been accepting from other developers as a contribution in lieu of land. It would seem to him that if this Commission is going to make the decision that everybody gives twice as much, then it is a fair thing for Harbour Isle to give twice as much. But he would remind them that Harbour Isle came here at a time... He remembers the night they came before the Planning Board, September 9, 2001, was the night they came before the Planning Board. Frankly it was a scary night for all of them. And he was wondering if he needed to have his head examined, not because it was Fort Pierce or not because it was development that required people from outside the area to buy it because it is second home stuff, but wondering if there was even going to be an America in a couple of weeks. They all know how they felt and he doesn't need to tell them. But they stayed the course and the City worked with them all and has been very good to them. Through the CRA contribution, if they will call it that, that Harbour Isle is making, there is roughly $70 million worth of CRA funds that are going to come to this City. And with all due respect to Commissioner Coke and her suppositions about the profit of Harbour Isle, a lot of the profit of Harbour Isle has been taken away by things like concrete being twice as much as it used to be. He will remind them when they sold this project - yes, they sold it all in one day - but when they sold it concrete was $50 a yard, now it is $80, and steel was half as much as it is today. Everything they are buying there is costing a lot more. But by virtue of the fact that they entered into what is known as a hard contract, a binding contract with their purchasers, they are delivering the units at what they thought was going to be their cost plus a little increase, and it turns out that little increase is a large increase. They all know that people are reselling those units and making $100,000 and some people as much as $150,000 on them and he thinks those are fair values for them. But to characterize Harbour Isle Development as the high profit guy with the big deep pockets that ought to just keep giving and giving, he honestly really thinks Harbour Isle has given all that it should give. And frankly, their profit margins are a whole lot thinner than most people presume. He thinks what he would answer to all that is, he would like to not do that. But if this Commission is going to make the decision that everybody is going to pay double... In other words, the Fire District has been taking roughly $160 per unit in addition to impact fees as what they like to see developers give, if this Commission is going to bump that to $320 per unit and from now on everybody is going to pay that, then he will pay it. But it is not coming from deep pockets that are endless, he can tell them that. He doesn't think it is fair to apply it just to Harbour Isle.

Commissioner Nelson asked is he saying that even though he doesn't necessarily think it is fair, but to make everybody happy he will go along with this proposal?

Mr. Simpson said no, not unless they are going to double it for everybody. He sees other projects on the agenda tonight that are here for approval that have already agreed. As Mr. Crooks explained, they spent a good deal of time talking to the Fire Chief. He told Commissioner Coke he would like to have a little more, well he will go tell her he would like a little less if she would let him sit down with her for a few minutes. He would say yes, he gave him that much and he would have liked to have not given him that much, but he did it anyhow because he felt they reached a fair compromise.

Commissioner Nelson said he has been a gentleman all along in this project and they certainly appreciate his project over all. But Mr. Simpson he would certainly make him happy if he would go ahead and do that. He just believes Mr. Simpson could do it and not suffer too greatly. Why can't he just do that?

Mr. Simpson said Commissioner Nelson has not responded to his question. If they are going to do this for everyone...

Commissioner Nelson said he is going to get there, because he is going to say as a precedent they had one developer who did this, now why can't the other developer do the same thing. He operates on the basis of principle and precedent; and if he does it to one, he will do it to another. He will tell him again, he can't think of a finer project they have in this City than Mr. Simpson has over there and he commends him for it. But they are caught shorthanded because of the fact that they didn't lock in the Fire Department's needs over there. They are caught shorthanded because they didn't consummate the deal to get that Publix grocery store or some other type of commercial venture in there, which might have been a good selling point that made them sell 864 units initially because they felt they could walk down the street and buy their groceries. Now they can't do that. They will have to go down to beg some food from the Fire Department people. They have good food in the Fire Department. So if Mr. Simpson were to do this, it might work for everybody's advantage and all these guys might be happy. How much money are they talking about?

Mr. Simpson said $140,000.

Commissioner Nelson said $140,000. Don't tell him how much the whole project is going to be. He thinks they can afford it. Do that to make him happy.

Mr. Simpson said okay. If Commissioner Nelson tells him they are going to double that fee and they are going to make everybody else pay it from here on, he will do it.

Commissioner Nelson said he can't say that, because he is only one vote. He tries to persuade people, but he is not very good persuading these guys. He has a lady sitting on his left and a young fellow that sits on the right side over there who are hardheaded.

Mr. Simpson said there are two other Commissioners who have sat here tonight and said they think he ought to give it. So that means, he presumes, they think it is fair that everybody pay twice as much as they are paying. If that is the consensus of this Commission, then he will do it.

Commissioner Nelson said they follow him in terms of trying to be fair and follow precedent and protocol and he can't see them backing off from it. If they do it to one and they do it to the other. He recognizes that the whole idea of the Fire Department thing has been a hot potato for them for quite some time in this situation. There is definitely a need. But hose guys over there who have been on the Fire Board, they don't think like he thinks.

Mr. Simpson said if they all want to make the Fire Chief happy, let him have his CRA money. That is what the Fire Chief told him he would like to have.

Commissioner Nelson said they are working on something on that too. The final question, what is Mr. Simpson going to do for him?

Mr. Simpson said he told him he would go along with it if they are going to raise the bar for everybody else.

Mayor Benton said if they are going to raise the bar for everybody else starting right now.

Commissioner Nelson asked is everybody happy with that?

Commissioner Alexander said they need to get legal advice on that.

Commissioner Becht said the problem he has with the way it has been characterized, the way they are characterizing the donation is based on valuation of the land. He does not know what the 1.2 acres is worth. Mr. Simpson is the investor and the developer, not himself, so he doesn't want to go there. But the Fire District has made certain acceptances of cash donations based on certain things. That number per unit is in flux. It is somewhere in the neighborhood of what they are talking about, but he doesn't know that is where it is going to stay.

Commissioner Nelson asked it is not going to go down, does he think?

Commissioner Becht said no, it is not going to go down. He is not here to punish Mr. Simpson and he is not here to extract or extort anything out of him. He doesn't like the additional units. The compromise is, if the Fire District gets something and the Utilities Authority gets something and Mr. Simpson gets something, then he can see his way through to approve the additional units. That is where he is. He has tried to be as honest as he can.

Commissioner Coke asked do they want to ask her opinion since she was the other one opening her mouth? Before Mr. Simpson and Commissioner Nelson put words in her mouth, she will put them there herself. She thinks the issue is not a specific dollar amount per unit, because she doesn't think that is within this Commission's realm, that is something the Fire Board decides. She thinks the issue here has become - and she would agree with Commissioner Becht that she is very disappointed, as she said up front - to see the retail go. She thinks that would have been a blessing for the whole community, especially those on South Beach. But when they talk about raising the bar and raising the donation level, she thinks when they look at the totality of a project and the impact that this project is going to have. Granted, it is a great project, they love it, and it is bringing wonderful things to the community; but it also is going to have a huge impact on the roads and the Fire District services and all those other things. And

considering that, that is why she thinks if they ever have another project coming in of this size, this Commission would probably have learned from its mistakes and say those guys need to give an "x" amount of space for the Fire District right up front. They won't make that mistake again. So then she won't be bargaining with them at the end of it and asking could they do this for them? She would prefer to see the retail space stay there. She would agree with Commissioner Becht. If the retail space is going away based on the fact that they are compromising and getting something good for the Utilities Authority and the Fire District, she could support it.

Mayor Benton said he doesn't think this Commission made any mistakes when Mr. Simpson first came here. They looked at this as a gift horse, as something the City hasn't seen since the day Ocean Village was built. None of them dreamed in their wildest dreams that the economy and the housing market would do what it had done. Plus when Mr. Simpson came to him, he doesn't know of any developer in the 16 years he has been involved (with the Planning Board and the City Commission) that has ever come to Homeowner's Associations first and asked what do they think of this? Most of the time they get it shoved down their throat. He has to say he appreciates working with Mr. Simpson. The inland marina on this property was the way to go. Most of the developers would put it out there in the river and destroy the river. So he has worked with folks, he has worked with him, he has worked with the Homeowner's Association out there and the staff, and he thinks Mr. Simpson has done a lot more than any developer he has ever had any dealings with and he thinks Mr. Trias could back that up and the Fire District. They have been through this for how many years now? And each time Mr. Simpson comes back with something, they try to extract more. He hopes they do that with everybody else that comes back. There was some discussion here, are they going to be able to, if this is going to be in the motion, charge every developer the new charge?

Commissioner Nelson said he could word the motion to have this addressed with future developers.

Assistant City Attorney Schwerer asked is he talking about the charge that the Fire District has voted on for every unit to be paid over and above the impact fees? Is that the charge he is talking about?

Mr. Trias said the way he understands this - and if he is wrong, correct him - what the developer is proposing is to donate the land and then get some impact fees back; and his interpretation of that value is that he is giving more money than the impact fees would be in any event. He doesn't think the developer is proposing to have a different impact fee, he is simply saying donate the land and pay the impact fee in place already. So he doesn't believe there is any suggestion to change the impact fees from the Fire District. However, from the developer's point of view, he believes he is paying more money than the impact fees. That is the way he understands the discussion.

Mr. Simpson said that is correct.

Commissioner Nelson asked is that his interpretation too?

Mr. Simpson said technically the way things are put together right now - and Mr. Schwerer and Mr. Trias can correct him if he is wrong - legally and technically right now the Fire District is technically happy to have their impact fee, which is something they

have asked for and has been duly processed and approved, and in recent days he thinks they have been asking for additional contributions of cash in lieu of land to build fire stations on if the project isn't big enough to be able to carve out or maybe doesn't need to have it carved out. So they were willing to go along with the original idea, which was that they pay the Fire impact fee just like everyone else does. And then came the issue of it is a big project, so... Nobody missed anything that first time around, the Fire District didn't ask for this so the City didn't ask for this, nobody did, and it just wasn't discussed. So it wasn't really overlooked, it just wasn't talked about. At any rate, now they are saying other big projects around the County maybe and maybe in Fort Pierce that have had enough land that they could carve out an acre or two and say there is the Fire Station site. They have gotten that plus the impact fees. For the smaller projects they said that works out to about $160 a unit in their estimation, so if they don't have enough room for a Fire Station on their property or their project is too small to need one dedicated to it, then they just give them the $160 per unit plus the impact fee and they will be happy. Where Harbour Isle is here is they are giving, if they want to look at it that way, the impact fees plus $320 a unit. It seems to him that is unfair to Harbour Isle. But he also sees he is kind of forcing them all into some kind of a policy decision here that they are not totally comfortable with. And that is not really his idea. He is just trying to talk in terms of fairness. It is not an endless pit of money. He can't just keep writing checks for whatever people ask for. But in fairness, if they all think that everybody should be paying that much additional and they are going to do that in the future, then he can't very well stand here and say that the difference between making money and not making money is $140,000 over there, he doesn't think it is that tight. But it is not a bottomless pit of money. And while he does not think it is fair, because he negotiated with the Fire Chief. The Fire Chief and he agreed, and Mr. Crooks has told them they spent a long time getting to where they are. The Fire Chief said "This will do it, Mason, if you will agree to this, it will do it. I will be happy." Now he goes back to his wife and says he gave more than he had to or more than he wanted to. But the Fire Chief said it was okay. Now the Fire Chief goes to Commissioner Coke and says he got as much as he could get, but sure he would like to have more. And so here he stands renegotiating the deal one more time.

Commissioner Coke said she is not really looking to renegotiate. But the point is, the renegotiation was brought up by Harbour Isle wanting to do away with the retail space, which was going to be a tremendous asset to the community, and put in two more buildings. She thinks that Commissioner Becht has a valid point, that in 10 years time they will have a desperate need for that retail space there.

Mr. Simpson said he thinks they should be so lucky as to have a desperate need for retail space in this town. Everything along A-1-A that is currently residential or lower valued commercial can get wiped out and new commercial can be built there. They have plenty of room.

Commissioner Coke said if they are moving all of these people in, there will be a need for retail.

Mr. Simpson said he hopes so, from her mouth to God's ear. But he begged for Publix to come here and Publix said no, there will never

ever be enough rooftops on Hutchinson Island that they will put a Publix store there. He went over the guy and he went around the guy and went to the top of Publix to Mr. Jenkins, and Mr. Jenkins said they are not going to do it. Now they have done shopping centers with Publix in them and love to have Publix and they like them. But trust him, it isn't going to happen here.

Mayor Benton said they have one grocery store out there that is real happy that Publix isn't coming out there. They have been waiting for their day in the sunshine for ten years. And he thinks they are going to finally have it until the big guy comes in. To him, he thinks they have beat this to death. That is why he specifically asked the Fire Board members, and he is sure the Fire Board had discussion, if they were happy and if they were agreeable to the agreement that was drawn up.

Commissioner Alexander said he just has to reiterate that he talked to Mr. Simpson and he gave him his word. And he just wants to let one thing to be known that any of the monetary value is a donation. It is not required that they do anything, but it is a donation on their behalf, and he is going to leave it like that.

Mayor Benton said he believes when he bought that property it was for $140,000. Today he could probably sell it for about three or four times that easily.

Mr. Simpson said he has one other quick question. He knows they have beat this thing all night long. That price of $470,000 was an MAI appraisal, Dan Fuller did it. And so the value is not inflated or anything else. In fact, it was over a year ago. On point with what Mayor Benton is saying, it is probably worth $600,000 or $700,000 now. But he agreed a year ago to hold the price for the Fire Chief when he didn't even know if he wanted it. Last summer, he is talking about the summer of 2003, the Fire Chief said he is not sure he really wants to be there and asked if he could he hold it for him for a while. He told the Fire Chief he would hold it for him for a while and he will hold the price. And so a year has come and gone, and now not only is he holding the price, he is being asked to give it away.

Commissioner Becht said he would just like to clarify a couple of things. Back in September when Mr. Simpson came to the Planning Board, if he will go back to the Minutes, he will see comments from him that he thought he had underestimated their market. It will be in there. And he asked him why he was just building two bedroom, two bath units instead of a mix in there. They will see it in the Minutes. It is not his money. Mr. Simpson is the guy standing at the plate doing it. And he wants to thank him for what he has done. He ought to be thanked. He ought to be complimented. But he has an approved project and now he is coming in and he wants to tinker with it. The tinkering he is doing has some good things and the tinkering he is doing has some bad things. The bad things to his way of thinking outweigh the good things unless they can get the additional concessions. Commissioner Coke several weeks ago at a public meeting here said she would have preferred that the land be donated. He does not know in what context it came up, but it wasn't this week or last week that she made that position known, and it was in a public forum. Mr. Simpson wasn't here, so he doesn't know how he would have found out about it, but it wasn't at the last minute. And he himself has for the last two months at the Fire Board meetings said this is not the solution to this problem because he for one can't approve the reduction in the commercial

taking, the 1.2 acres out of commercial production and the reduced square footage. So he has been consistent over there. He is sorry that Mr. Simpson got signals from other directions. He has talked with Mr. Terpening repeatedly and said he just doesn't think it is good planning for the City. He appreciates what Mr. Simpson has done. He likes the project he has. But he wants to tinker with it, and he is not real happy with all the tinkering he is doing.

Motion was made by Commissioner Alexander, seconded by Commissioner Nelson, to approve the Site Plan submitted by Causeway Island Trust for an Amended Preliminary and Final Development Plan for a Planned Unit Development known as Harbour Isle at 801 Seaway Drive, with the conditions outlined in the memorandum by Staff dated August 2, 2004: (1) The developer will pay for underground utilities along the front of the site. (2) Harbour Isle Development, LLC, or its affiliates, (collectively "HID") will deed Tract M of the Plat of Harbour Isle to the St. Lucie County Fire District ("District") under the following conditions: (a) HID will deliver the deed to the district no later than 12/31/04; (b) The District will not charge HID and will waive the St. Lucie County Fire/EMS impact fees in the amounts of 912 residential units at $148 each and 31,500 square feet of commercial retail/restaurant space at $140 per 1,000 square feet for a total of $139,386; (c) No St. Lucie County Fire/EMS impact fees are applicable to the recreation buildings and storage buildings serving the condominiums or the marina boat slips, but if any such impact fees become applicable, they will not be charged and will be waived by the District; (d) Tract M will not be subject to the Master Declaration or other Harbour Isle PUD conditions; and (e) At its expense, HID shall use its best efforts to cause Tract M to not be subject to the conditions of the Harbour Isle PUD permits from the South Florida Water Management District, the Florida Department of Transportation, and the Army Corps of Engineers.

Commissioner Nelson said he thinks the City Attorney could have added some clarity to the point that Mr. Simpson and he were discussing relative to precedence being established in relations to other following developers making similar concessions. Commissioner Becht is always talking about his favorite thing, let's raise the bar. He would much rather have had that discussion. He will give the City Attorney a chance to make that input if he so desires at this time; otherwise, they are going to vote on it one way or the other.

Assistant City Attorney Schwerer asked is there a question?

Commissioner Nelson said precedent and the possibility of the Commission having to impose similar type of constraints on future developers as Mr. Simpson was offering relative to the impact fees.

Assistant City Attorney Schwerer said let him try to address that. Mr. Trias was right on point, what he was simply saying is that is the developer's way of valuing what his contribution is by weighing it against what the current impact fee is. His advice to this Commission is to stay as far away from impact fees as they can. They presented a proposal that says they want a waiver of the impact fees and they are willing to donate it. He is valuing that donation by saying it is twice the current rate for the extra units. His advice to the Commission is to value it for whatever benefit they feel it is to the City or the community or whatever the benefit is to the developer to get these extra units. The Commission is here to weigh the benefits and detriments of this

proposal. Mr. Simpson is here for a modification of the site plan. It has a number of conditions to it. They can approve that as stated in the report, they can disapprove it, or they can approve it with additional conditions provided the developer agrees to those conditions, but they cannot force him to agree to it. They can either approve it or disapprove it, unless he agrees to the change they want him to make. Is that clear?

Commissioner Nelson said like muddy water.

Mr. Trias said just to help him with the information, as he said before, these conditions are a result of many months of negotiations. In his view, this is what everybody could live with and everybody agreed to live with. And short of him making a different statement today, he thinks that is probably the best negotiated agreement they can get. But if they choose to make a strong message and do something else, they obviously have that ability and power.

Commissioner Nelson said hears him and it appears everybody agrees with it, but they have two Commissioners that are straddling the fence. The objective was to make truly everybody happy. He is not sure they are going to achieve that under the present circumstances. Mr. Simpson did offer an olive branch there, but he put it on the head of future developers and he laid it down.

Mayor Benton said just to add to that discussion, they have talked about raising the bar and they are waiting for that consultant to come in and do so, but it is still a fact that a good part of Fort Pierce does not have impact fees at all. So it is hard to say they are going to raise the bar to one when there is a good chunk of the City they can do anything they want and not pay a dime in impact fees. And that has to be addressed now that the world has found out about Fort Pierce. It is hard to extract until they change the rules and he thinks they need to change the rules soon. But he has been at it for a long time.

Commissioner Coke said she would just make on point in reference to what Mr. Trias said that a lot of people have been working on this. She thinks had staff come to this Commission right up front and said they are negotiating giving up "x" amount of retail space for this, how would they like to see the negotiation go, she would have told them. Number one, she doesn't want to see the retail space diminished; but number two, if it is diminished, then this community as a whole needs to see a great value in exchange for what they are losing.

Mr. Trias said right. That is the purpose of this meeting. This is the meeting when they get a chance to say that.

Commissioner Coke said she knows. But she is saying, had they told her up front, they would have known right up front that she would not be happy with giving up the retail; and if they were going to give up the retail, then she would have told them right up front to donate the land for the Fire Department.

Mr. Trias said basically the nature of the compromise was that they give up half of the retail and they gave up half of the units.

Commissioner Coke said she would have liked if staff had called and asked what did she think prior to this point.

Those voting in favor of the motion were: Commissioners Alexander, Nelson, and Benton. Those opposed: Commissioners Becht and Coke.

Commissioner Nelson said that means most of them are happy.

Mr. Simpson said thank you. He appreciates it.

The next item on the Agenda was Public Hearing on Application for **Waiver of Distance** submitted by Dennis M. Franklin of **Pizzoodle's**, Inc., for a 2-COP license for a restaurant to be located at 222 Orange Avenue; said property zoned C-4, Central Commercial Zone. (Postponed from August 2, 2004. Postponed from September 7, 2004, due to Hurricane Frances.)

Mayor Benton declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

Mr. Mitchell Weiss said he is the General Manager of Pizzoodle's making the request.

Commissioner Becht asked when would he be open?

Mr. Weiss said hopefully the end of this week or the middle of next week.

Seeing no one further and hearing no one wishing to be heard, Mayor Benton declared the Public Hearing closed.

Mayor Benton asked what was Staff's recommendation?

Mr. Ramon Trias, Director of Development, said Staff and Planning Board recommend approval.

Commissioner Becht asked where is this restaurant going to be?

Commissioner Nelson said 222 Orange Avenue.

Mr. Trias said next to Jiffy Print.

Commissioner Alexander said it was a restaurant there not too long ago.

Commissioner said all right, he knows where it is now.

Motion was made by Commissioner Becht, seconded by Commissioner Alexander, to approve a Waiver of Distance requested by Dennis M. Franklin of Pizzoodle's, Inc., for a 2-COP license for a restaurant to be located at 222 Orange Avenue.

Those voting in favor of the motion were: Commissioners Alexander, Becht, Coke, Nelson, and Benton. Those opposed: None.

Ordinance No. K-285 entitled, "AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY GENERALLY LOCATED ON THE **WEST SIDE OF STATE ROAD A-1-A, NORTH OF BLUE HERON BOULEVARD (LOT 11, BLOCK 17, RE-PLAT OF SURFSIDE PLAZA UNIT NUMBER ONE)**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2005; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL

“STATE-OF-THE-ART”

Quasi-Jucial Proceeding/Competent and Substantial Evidence

- Subject Matter Expert testimony:

  Land Use/Code Compliance

  - Mel Scott, AICP (since 1997) – land use compatibility/Comp. Plan & Zoning Code compliance/consistency

  Traffic Safety/FDOT Compliance

  - Shaun MacKenzie, P.E. (since 2001) – Seaway Drive level-of-service (LOS) acceptability and traffic flow/design per FDOT standards

  Environmental Protections/Innovations

  - William E. Baird, P.E., LSP (since 1965) – environmental protections meeting and/or exceeding State and Federal standards for underground petroleum storage

  Engineer of Record

  - Jeff Lucas, P.E., (since 2010) – site layout and code compliance

Cumberland Farms Request to Mayor/Commission

- Approval of “State-of-the-Art” Convenience Store w/ *fueling island*
- *1,675 sq. ft.* of additional retail space.

Cumberland
FARMS

Harbor Isle at Hutchinson Island History

- August 5, 2004, City Commission granted approval of the “planned development” *Harbor Isle*.
- Multi-family and commercial uses were approved.
- Commercial uses were approved along Seaway Drive (i.e., subject parcel) to ensure resident convenience and predictability of future build-out.
- Initially planned for a 33,000 s.f. retail center and later reduced to a 15,000 s.f. retail center.

Tenants of “Planned Development”

- Community Planning – Right uses/right locations
- Architecture/Aesthetics
- Landscaping
- Lighting/Security
- Traffic Circulation
- Environmental Protections

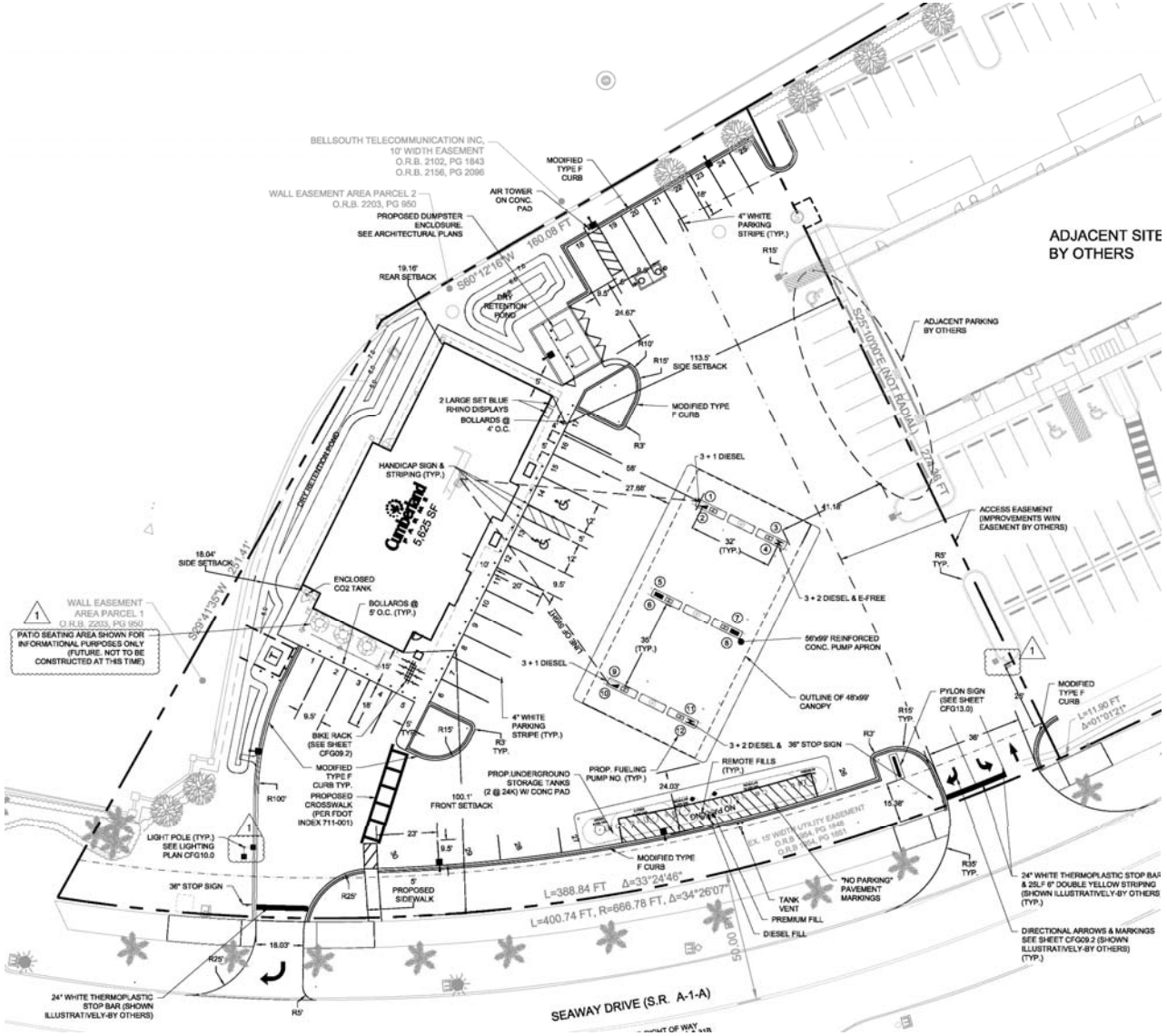
Site Design; Listening - Responding

- Underground Storage tanks shifted away from adjacent residential.
- All deliveries will occur in “front of house”, never from the rear.
- Increased landscaping along existing privacy wall to achieve 100% opaque condition from all commercial activity at rear property line.
- Color scheme/architecture consistent with Harbor Cay shops and Harbor Isle (Benjamin Moore paint).

Site Design; Listening - Responding

- Additional investment in security cameras around perimeter
- (3) Storm-Ceptor devices to capture runoff particulates before entering into master storm system (key innovation exceeds Code)
- Site lighting achieves 0 foot-candles at property line (slide 14 will illustrate)

SITE PLAN


BELLSOUTH TELECOMMUNICATION INC,
10' WIDTH EASEMENT
O.R.B. 2102, PG 1843
O.R.B. 2156, PG 2096
WALL EASEMENT AREA PARCEL 2
O.R.B. 2203, PG 950
MODIFIED TYPE F CURB
AIR TOWER ON CONC. PAD
PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS
4" WHITE PARKING STRIPE (TYP.)
ADJACENT SITE BY OTHERS
S60°12'16"W 160.08 FT
19.16' REAR SETBACK
DRY RETENTION POND
24.67'
R10'
R15'
113.5' SIDE SETBACK
ADJACENT PARKING BY OTHERS
S25°10'00"E (NOT RADIAL) 327.36 FT
2 LARGE SET BLUE RHINO DISPLAYS
BOLLARDS @ 4' O.C.
MODIFIED TYPE F CURB
R3'
HANDICAP SIGN & STRIPING (TYP.)
3 + 1 DIESEL
58'
27.58'
41.18'
ACCESS EASEMENT (IMPROVEMENTS WITH EASEMENT BY OTHERS)
Cumberland
5,625 SF
32' (TYP.)
R5' TYP.
18.04' SIDE SETBACK
251.41'
S29°41'35"W
ENCLOSED CO2 TANK
BOLLARDS @ 5' O.C. (TYP.)
3 + 2 DIESEL & E-FREE
WALL EASEMENT AREA PARCEL 1
O.R.B. 2203, PG 950
PATIO SEATING AREA SHOWN FOR INFORMATIONAL PURPOSES ONLY (FUTURE. NOT TO BE CONSTRUCTED AT THIS TIME)
12996 SQ.FT.
30' (TYP.)
56'x99' REINFORCED CONC. PUMP APRON
3 + 1 DIESEL
OUTLINE OF 48'x99' CANOPY
PYLON SIGN (SEE SHEET CFG13.0)
MODIFIED TYPE F CURB
L=11.90 FT
Δ=01°01'21"
4" WHITE PARKING STRIPE (TYP.)
BIKE RACK (SEE SHEET CFG09.2)
R3' TYP.
R15' TYP.
3 + 2 DIESEL & E-FREE
36" STOP SIGN
MODIFIED TYPE F CURB TYP.
PROPOSED CROSSWALK (PER FDOT INDEX 711-001)
PROP. UNDERGROUND STORAGE TANKS (2 @ 24K) W/ CONC PAD
PROP. FUELING PUMP NO. (TYP.)
REMOTE FILLS (TYP.)
100.1' FRONT SETBACK
R100'
LIGHT POLE (TYP.) SEE LIGHTING PLAN CFG10.0
MODIFIED TYPE F CURB
L=388.84 FT Δ=33°24'46"
L=400.74 FT, R=666.78 FT, Δ=34°26'07"
36" STOP SIGN
R25'
PROPOSED SIDEWALK
"NO PARKING" PAVEMENT MARKINGS
TANK VENT
PREMIUM FILL
DIESEL FILL
R35' TYP.
24" WHITE THERMOPLASTIC STOP BAR & 28LF 6" DOUBLE YELLOW STRIPING (SHOWN ILLUSTRATIVELY-BY OTHERS (TYP.)
DIRECTIONAL ARROWS & MARKINGS SEE SHEET CFG09.2 (SHOWN ILLUSTRATIVELY-BY OTHERS) (TYP.)
18.03'
R5'
24" WHITE THERMOPLASTIC STOP BAR (SHOWN ILLUSTRATIVELY-BY OTHERS)
SEAWAY DRIVE (S.R. A-1-A)
50.00' R/W

LANDSCAPE PLAN

LANDSCAPE CODE REQUIREMENTS	REQUIRED	PROVIDED
Landscape strip (lot over 10,000 SF)		
1 tree per 300 SF @ 3,724 SF	13	2 (6 palms) & 7 trees
Interior vehicular use area		
1 SF per 15 SF of Vehicular Use area @ 39,787 SF = 2653 SF		
Reduction for preserved trees (50% max), 4 @ 400 SF = 1600 SF		
Interior landscape of 1 tree per 100 SF @ 1053 SF		4 existing & 13 proposed
	11	17
Up to 50% of required trees may be palms (1 tree = 3 palms)	< 7 (21)	0

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

PLANT SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	4	10' HT., 1.5" DBH.	
QV	QUERCUS VIRGINIANA	LIVE OAK	5	14' HT., 2.5" DBH.	5' CLEAR TRUNK
SP	SABAL PALMETTO	SABAL PALM	14	10' CLEAR TRUNK	
SM	SWIETENIA MAHAGONI	MAHOGANY	6	14' HT., 2.5" DBH.	5' CLEAR TRUNK
	SHRUBS/GROUNDCOVERS				
AG	ARACHIS GLABRATA	PERENNIAL PEANUT	361	6" HT. x 12" SPR.	18" O.C.
CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	136	36" HT., 7 GAL.	30" O.C.
JV	JASMINUM VOLUBILE	WAX JASMINE	134	24" HT., 7 GAL.	30" O.C.
PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	136	36" HT., 7 GAL.	30" O.C.
	TURF				
SOD	STENOTAPHRUM SECUNDATUM 'FLORATAM'	ST. AUGUSTINE FLORATAM	1,171 SQ/YD		

JASON L. KESTLE, R.L.A.
FLORIDA #6432 NCC #0667389

SIGNATURE DATE

Rev. Date Description By

Drawing Status: FOR INFORMATION
Submitted: SD

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Client: Cumberland Farms, Inc.

Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: LANDSCAPE PLAN

Scale	Designed	Drawn	Checked	Authorised
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.1
Revision:

Eastern Entrance

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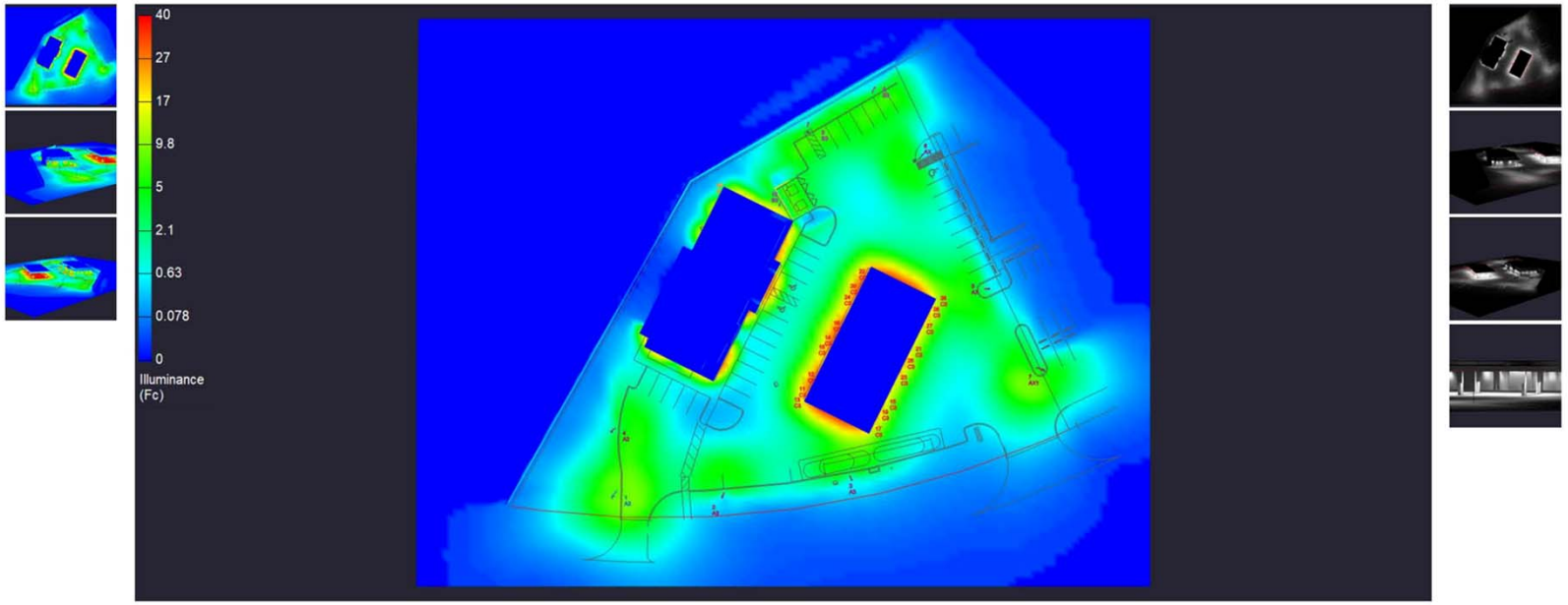
INTERACTIVE SITE LIGHTING

ILLUMINATION MAPPING
PSEUDO COLOR LIGHTING STUDY AND SLIDESHOW



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UNDERSTAND YOUR LIGHTING SOLUTION
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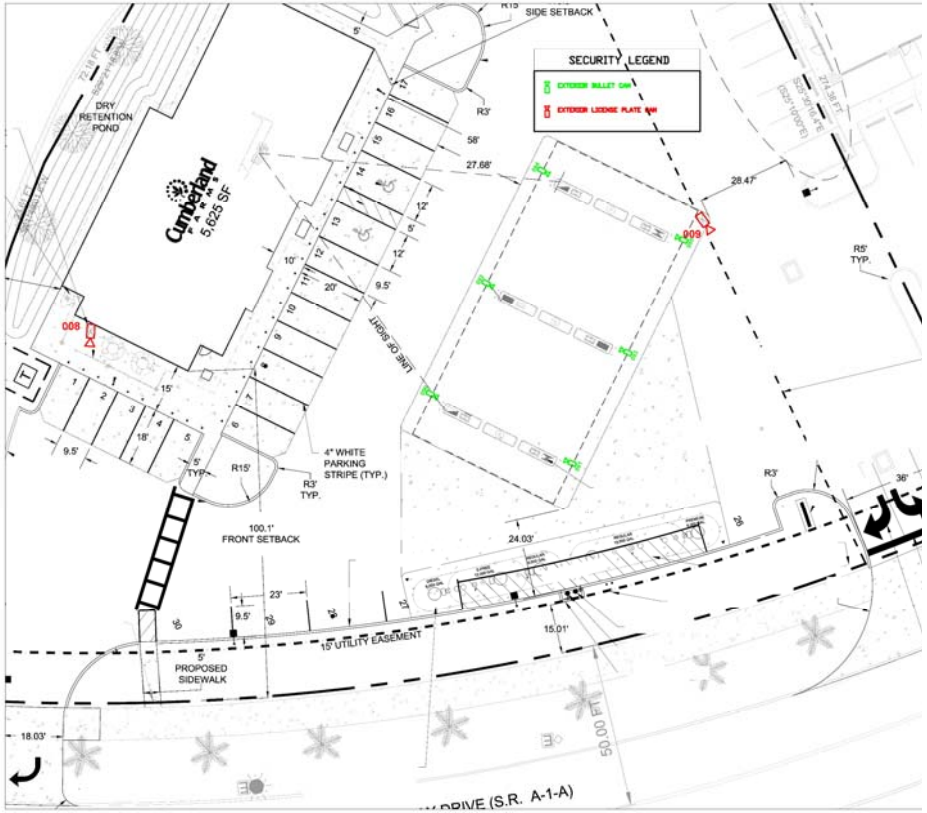
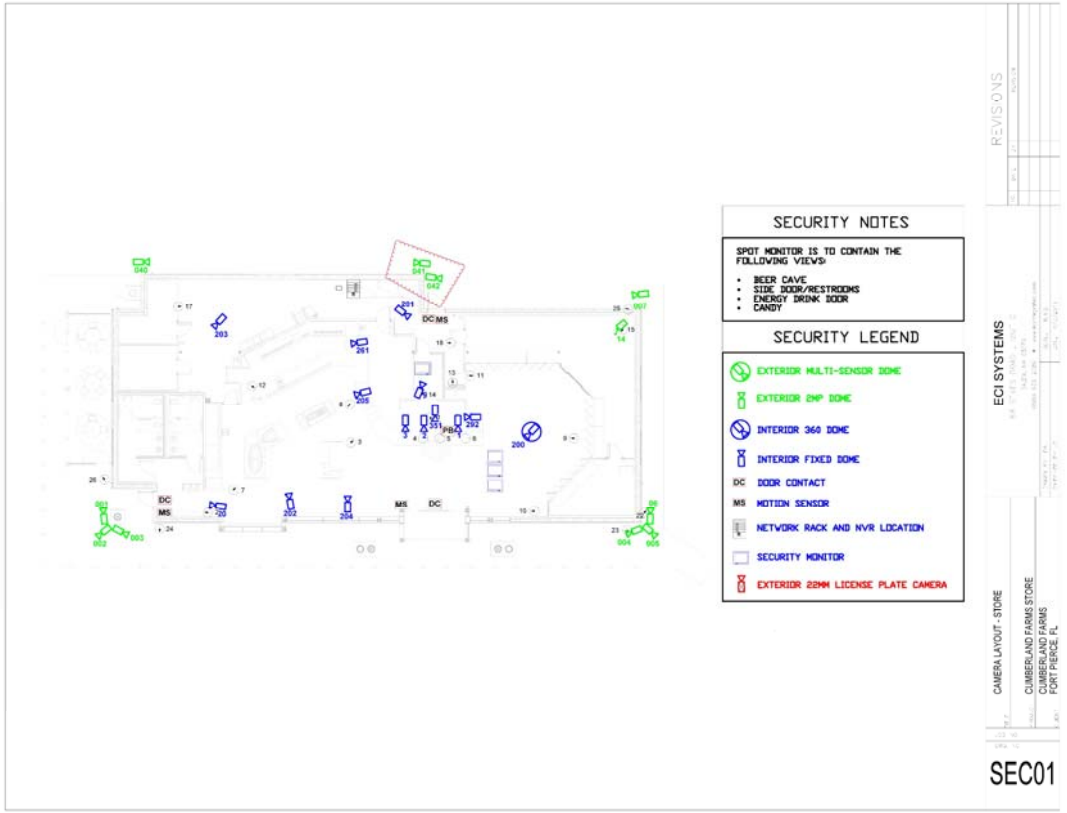
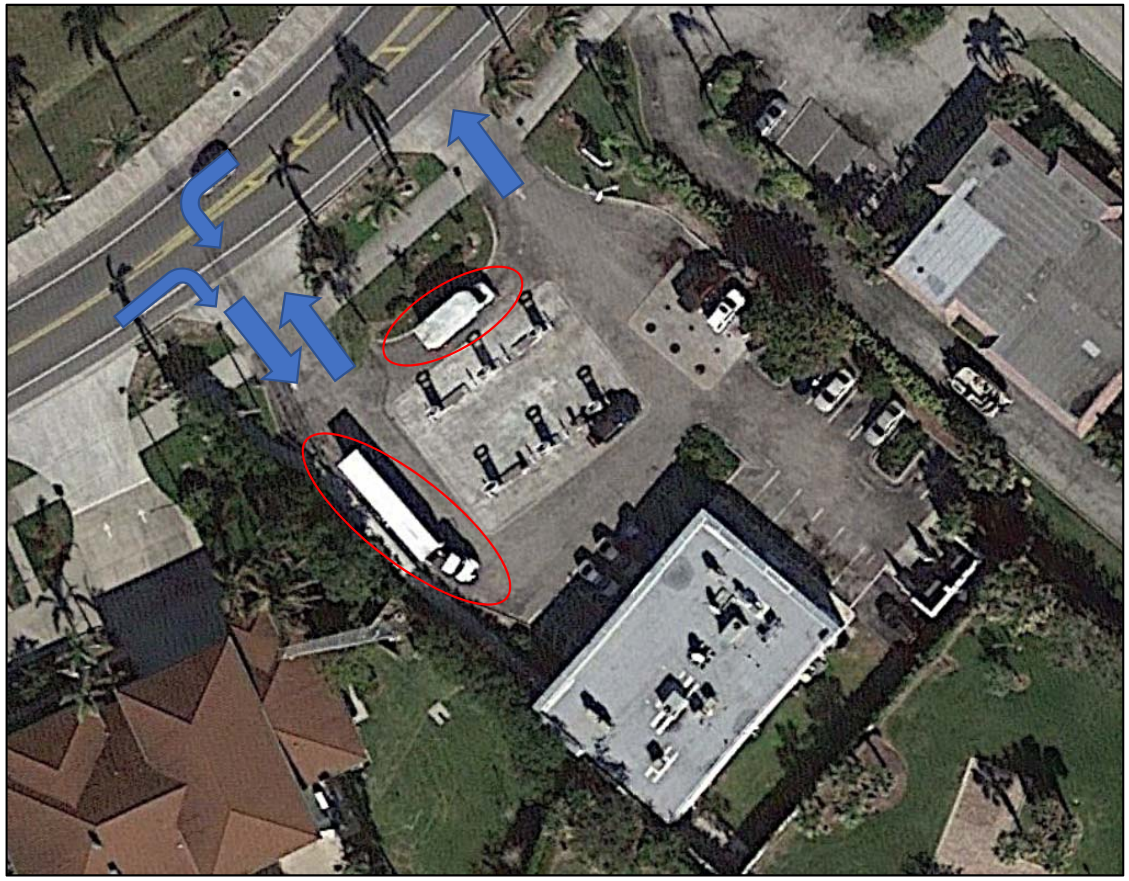
SECURITY CAMERA LAYOUT





TRAFFIC - EXISTING SITE



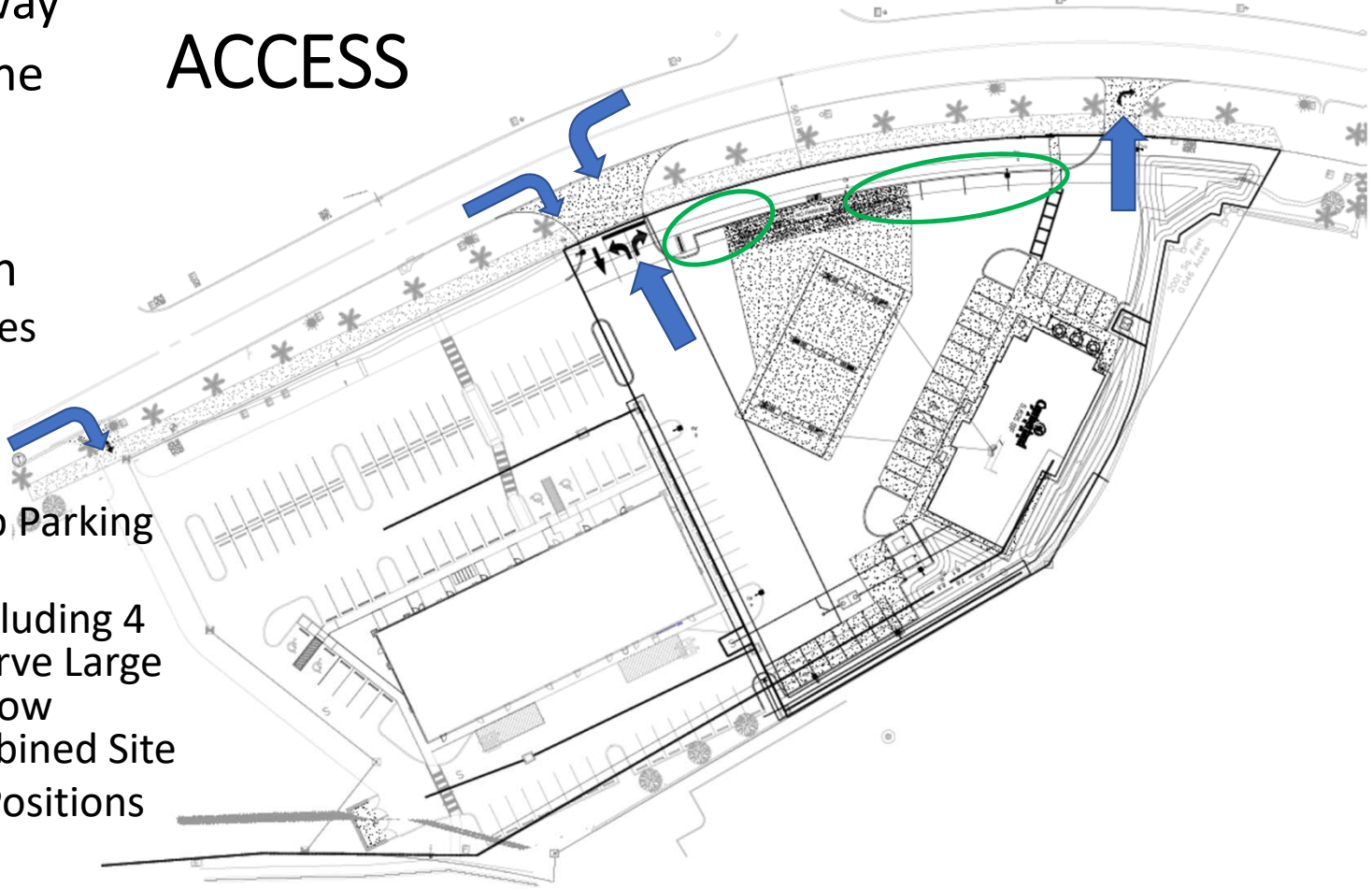
- One Outbound Driveway
- One Inbound and Outbound Driveway
- Tight Circulation
  - 1 x 12’ inbound lane
  - 12’ between Pumps Parking & Store Parking
  - 13’ between Pump parking and exit Island
  - 21 parking stalls
  - 12 vehicle fueling positions

EXISTING SITE CONSTRAINTS

- Onsite Circulation is constrained and impacting A1A
- Large vehicles have difficulty parking at circulating at the existing site
- 2 Pump Islands

IMPROVED SITE CIRCULATION AND ACCESS

- One Inbound Driveway
- One Inbound and One Outbound Driveway
- Outbound Driveway
- Improved Circulation
  - 2 x 12’ Inbound Lanes
  - 30±’ between Pump Parking & Store Parking
  - 28±’ between Pump Parking and Exit Island
  - 30 Parking Stalls Including 4 Parallel Spaces – Serve Large Vehicles Plus Overflow Parking within Combined Site
  - 12 Vehicle Fueling Positions
  - 3 Pump Islands



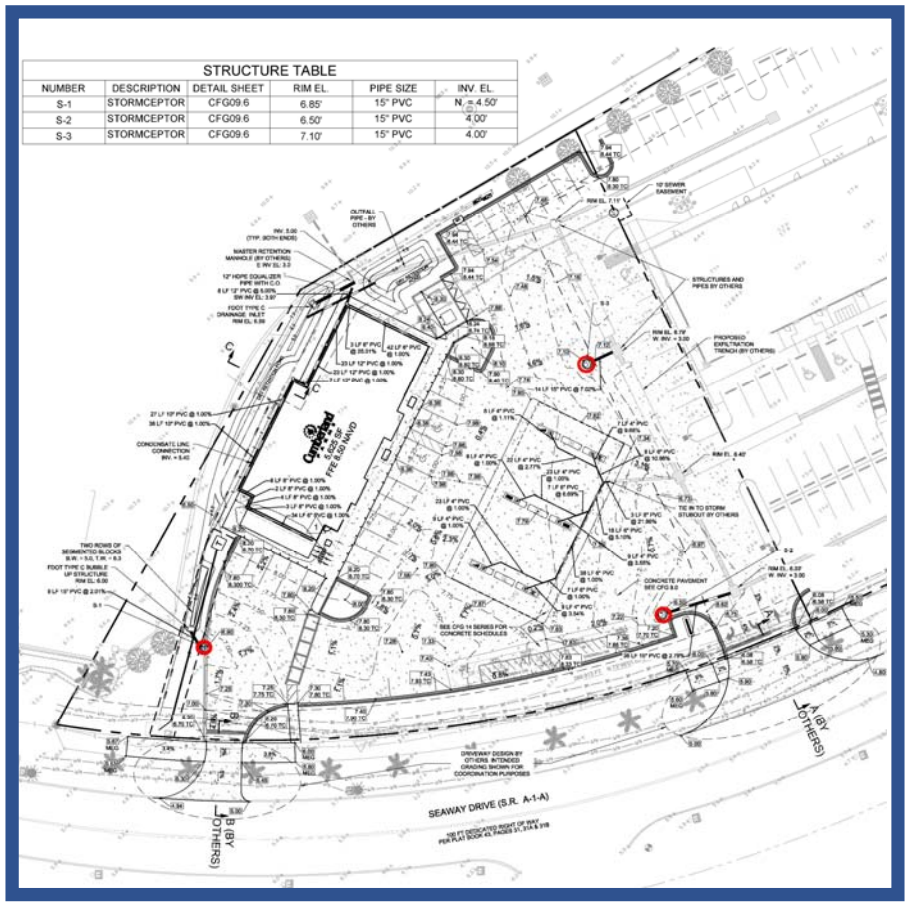
TRAFFIC FLOW

- New Site Provides More and Better Access
- Move Cars Off A1A Faster and on to Site
- FDOT Approved Access as Shown
- St Lucie County Fire District Approve Site and Access – “The St Lucie County Fire District has no issues and the site meets the access requirements” – Captain Paul Langel

TRAFFIC CONCURRENCY

- MEETS ADOPTED LEVEL OF SERVICE STANDARD
- Westbound Left-turn LOS
  - AM Peak Hour – 8.6 Seconds – LOS A
  - PM Peak Hour – 9.2 Seconds – LOS A
- Traffic Study Includes Impact of Existing Cumberland Farms Store
- Closure of Existing Store – 661 Daily Trip Reduction on A1A

Protecting the Environment

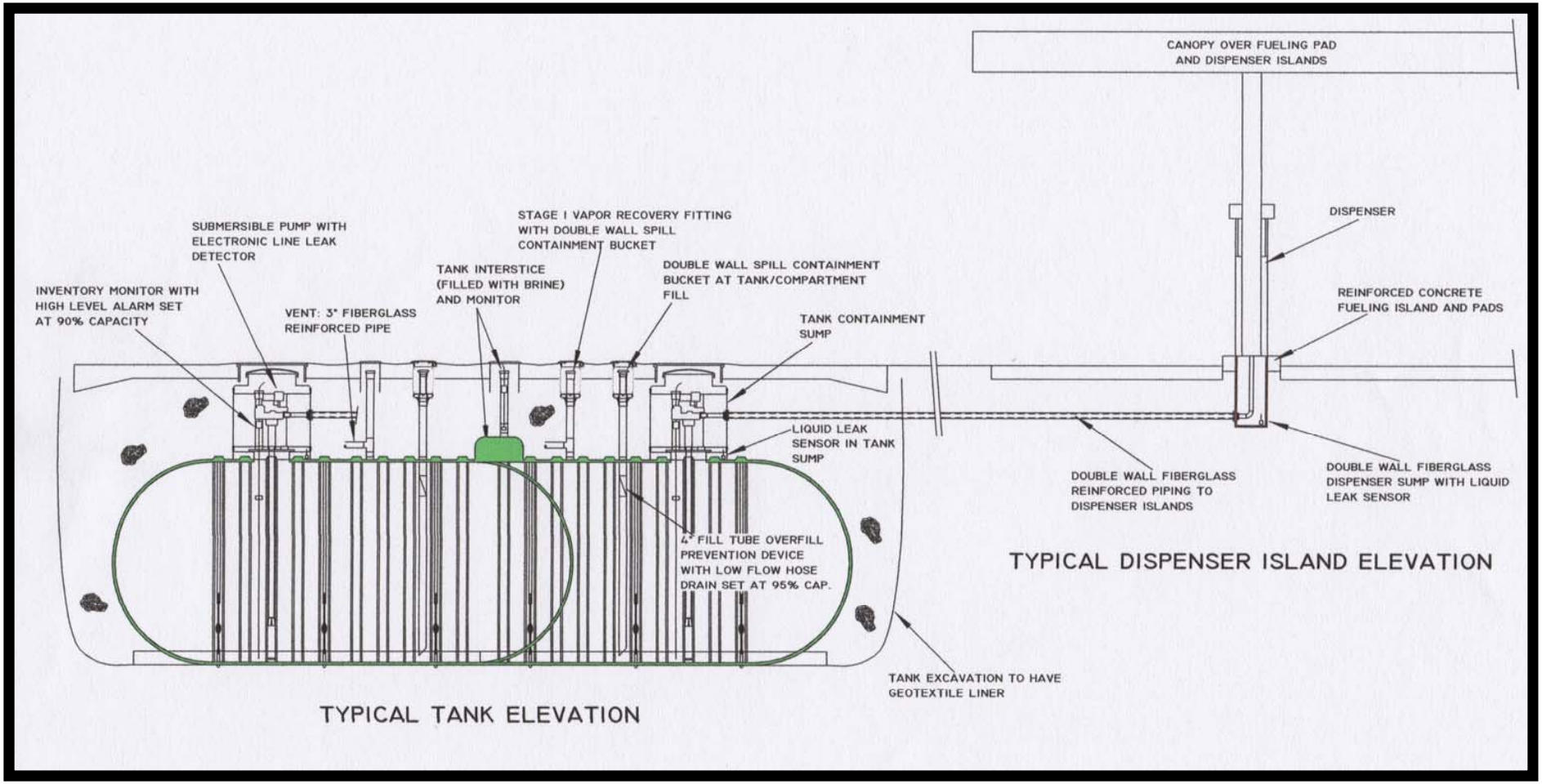


- The site plan shows 3 Stormceptors.
- All surface waters will drain to a Stormceptor.
- Stormceptors remove sediments and oils from stormwater.
- Stormceptors were first approved by the New Jersey Corporation of Advanced Technology in 2004.
- Stormceptors were recently recertified by the Department Environmental Engineering and Sciences at the University of Florida, Gainesville in 2008

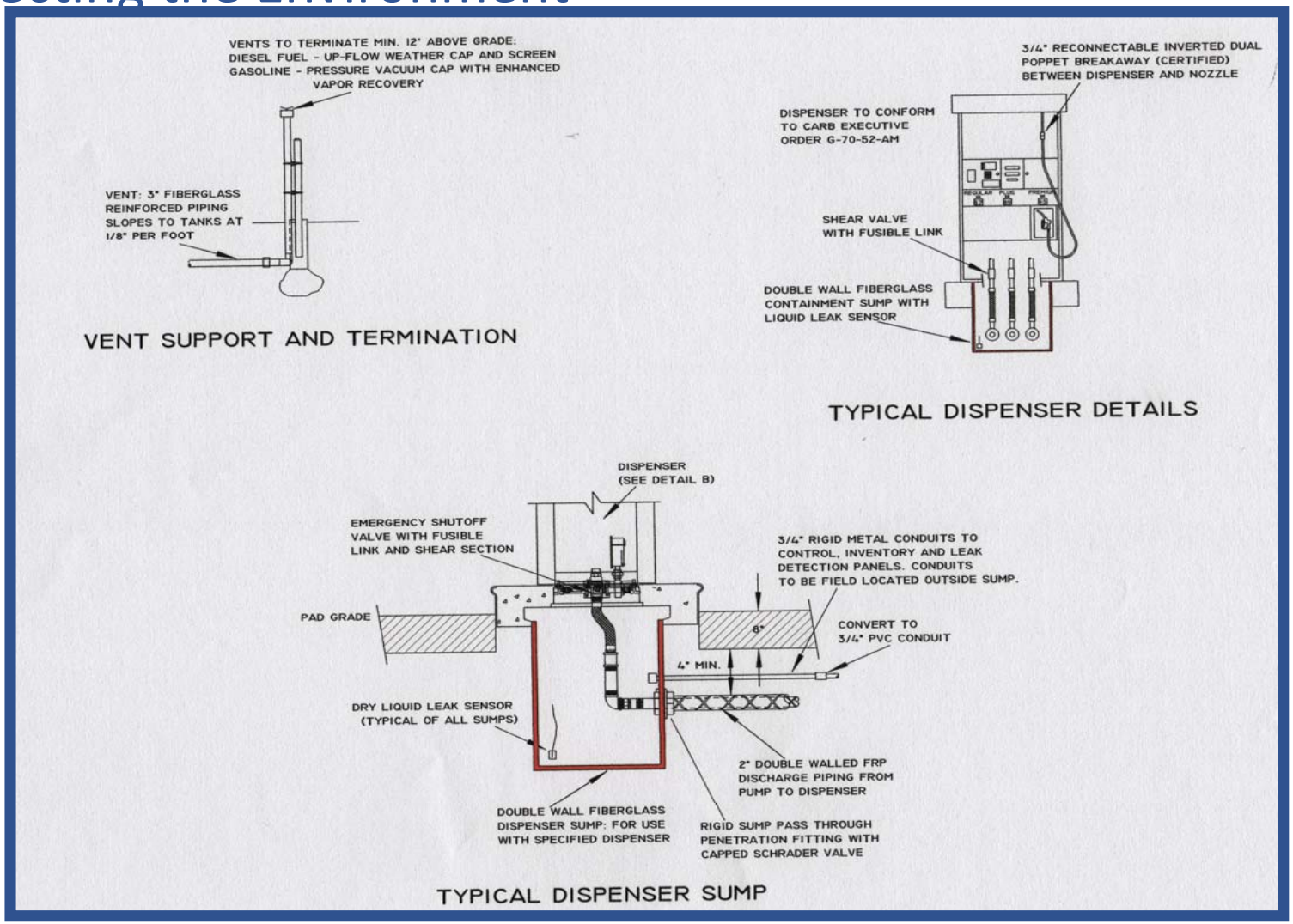
Protecting the Environment

- Water with sediment, oils and trash will enter the Stormceptor from the surface.
- Water flows downward to lower chamber. Sediments settle. Oil and trash floats and is trapped in a containment structure.
- If there are no spills, the Stormceptor is cleaned yearly.
- Each Stormceptor is certified to hold 50 gallons of oil.
- Stormceptors meet Iso 14034 Environmental Management Environmental Technology Verification.

Protecting the environment



Protecting the Environment

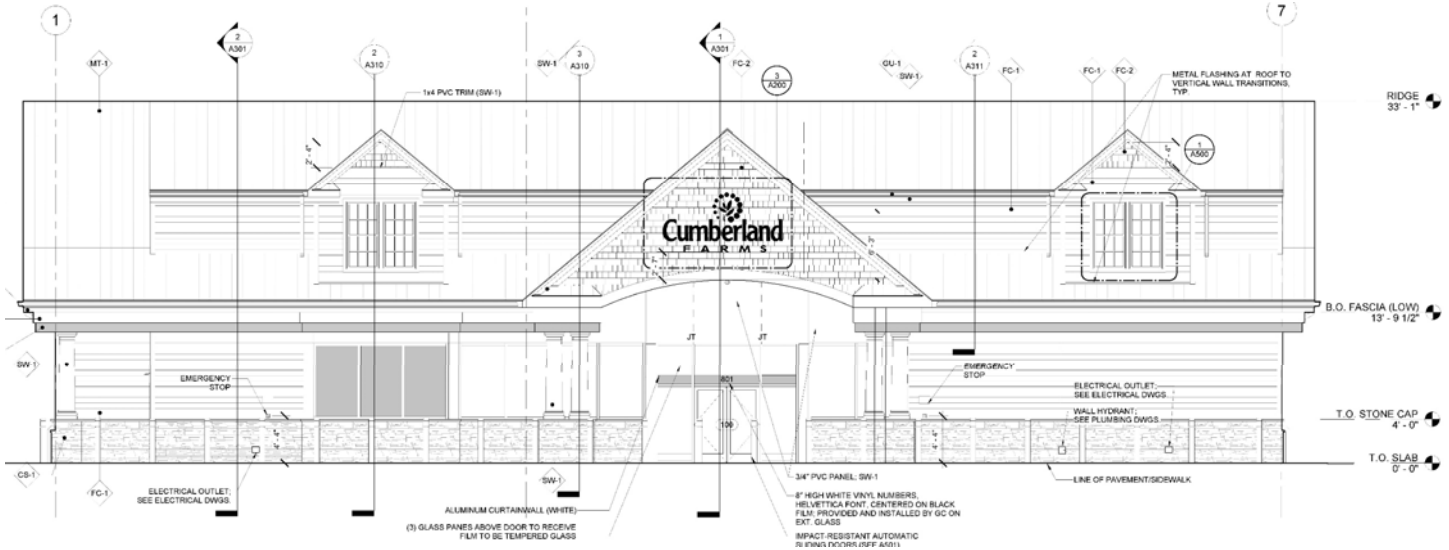


Summary Facts for Approval

- Planning Staff recommendation – APPROVAL
- Planning Board recommendation – Unanimous APPROVAL
- Elimination of “old” store with “State-of-the-Art” Facility
- 15 years ago – HIMU/PD anticipated commercial use at 835 Seaway Dr.
- Infill development preserving community asset for convenience goods.

Summary Facts for Approval

- Cumberland Farms listened and responded to community.
- Tax Base and investment in the Sun Rise City of Ft. Pierce
- THANK YOU



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July 1, 2019

Fort Pierce Planning Board
100 N. U.S. Highway 1
P.O. Box 1480
Fort Pierce, FL 34954

Dear Members of the Fort Pierce Planning Board

The following is a Third Party Evaluation of the Proposed New Petroleum Storage, Fuel Dispensing and Environmental Protection for Cumberland Farms, Inc. at 801 Seaway Drive, Ft. Pierce, FL

This evaluation is prepared by Web Engineering Associates, Inc., Scituate, MA., William E. Baird, PE, LSP.

Existing Facility: Cumberland Farms currently operates a convenience store with gasoline at 975 Seaway Drive. The existing fuel storage and dispensing at 975 Seaway Drive consists of 3-8,000-gallon double wall steel tanks installed in 1995. The underground piping is double wall flexible piping with mechanical leak detection. There are two dispenser islands with 6 dispensers dispensing gasoline.

Proposed new facility: Cumberland Farms proposes to operate a new convenience store at 801 Seaway Drive with fuel dispensing. The fuel will be stored in double wall fiberglass reinforced plastic (FRP) tanks. The underground piping will be double wall FRP piping. There will be 3 dispenser islands with 6 dispensers. The fuels dispensed will be regular and premium gasoline, ethanol free gasoline and diesel fuel.

The entire facility will be "state of the art" for petroleum storage, meeting or exceeding state and federal regulations for underground petroleum storage.

This report is divided into 4 Sections: (1) Environmental Protection, (2) Operations and (3) Environmental issues related to the storage of gasoline. (4) Comments Regarding the "Initial Strategy Analysis-Harbour Isle Preservation & Cumberland Farms."

(1) Environmental Protection:

Tanks: The proposed new tanks are 24,000 gallons each. The tank storing ethanol free gasoline has three compartments; 1-6,000-gallon diesel, 1-6,000 gallon regular gasoline and 1-12,000 gallon ethanol free gasoline. The tank storing 18,000 gallons of regular gasoline also has a 6,000-gallon premium gasoline compartment. The compartments are separated by a fiberglass reinforced plastic bulkhead. The 6,000-gallon gasoline compartment is connected to the 18,000 gallon gasoline compartment by a pipe that creates a siphon, so the two regular gasoline compartments in the two tanks act as one tank.

The primary tank and the secondary tank are constructed of fiberglass reinforced plastic (FRP). FRP tanks and FRP piping contain glass fiber reinforcement embedded in cured thermosetting resin. Thermosetting plastics are resins that undergo an irreversible reaction when cured in the presence of a catalyst. Cured thermosetting resins cannot be re-melted and are insoluble to petroleum products; blends of gasoline and diesel fuels. FRP tanks and piping do not corrode in a soils environment.

The steel tanks at 975 Seaway are steel and subject to internal and external corrosion.

FRP tanks and piping meet the standards of the following organizations:
API American Petroleum Institute
ASME American Society of Mechanical Engineers
ASTM American Society for Testing and Materials
AWWA American Water Works Association
FM Factory Mutual Research
NSF National Sanitation Foundation
UL Underwriters Laboratories, Inc.

The FRP tanks are double wall. The space between the walls, the interstice, is filled with brine. Brine is filled into the interstice and into a containment area located on the top of the tank. The brine is a calcium chloride solution. The containment area at the top of the tank has a liquid level sensor. Should the primary tanks containing gasoline or diesel fuel fail, the brine will leak into the primary tank and the liquid level sensor will activate an alarm. An inventory gauge located in the product also has a liquid sensor. Therefore, there is redundancy in sensing a leak in the primary tank. There will be no release to the environment. Should the external tank, the secondary containment, leak, the brine will leak into the area surrounding the tank and the level sensor will sound an alarm. The brine is a non toxic colored water solution. The sensor is continuously monitored and should the sensor fail to provide a signal, an audio/visual alarm is activated.

The steel tanks at 975 Seaway have a dry interstice. Should the secondary containment fail above the groundwater or above the normal high level of the storage of the gasoline, the failure of the secondary containment will not be detected.

I have consulted the Fiberglass Tank Institute, a nonprofit manufacturers association dedicated to the advancement of FRP products, and other journal sources and found no reports of a release of product from double wall fiberglass tanks, of which there are more than 200,000 in service.

Piping: The underground piping is secondarily contained FRP pipe. The primary pipe contains gasoline or diesel fuel. In the event of a failure in the primary pipe, the interstice between the two pipes, conducts the product to a containment sump. The containment sump has sensors located near the bottom of the sump. All underground piping is sloped to a containment sump, so any release of product flows quickly to the containment sump. Activation of a sump sensor creates an audible/visual alarm and the system is immediately shut down.

The underground piping at 975 Seaway has flexible piping. Flexible piping is subject to failure from reactions with certain gasolines or diesel fuels. Flexible piping does not have the ability to carry product leaking from primary containment to a containment sump except under pressure. Small leaks may go undetected for long periods of time.

The underground piping from the tank to the dispenser islands is pressurized by pumps located at the top of the tank in an FRP containment sump. One pump services one product except for the regular gasoline that requires 2 pumps to supply the 6 dispensers. The piping at the pump is equipped with a Veeder-Root Pressurized Line Leak Detector (PLLD). This is equipment is "state of the art" for detecting leaks in product piping. Should a leak occur in the pressurized piping an audio/visual alarm is activated and the transfer of product is terminated. Thus, there are redundant systems to detect primary piping leaks and the interstice of the double wall piping conveys product to a containment area such that a release to the environment as a result of a piping leak will not occur.

The pressure piping at 975 Seaway Drive has a mechanical leak detection device. This device only works when the pumps are not working. It senses a leak by the pressure drop in the leaking pipe. The mechanical leak detection device does not sound an alarm. A leak is detected by the partial closure of the valve slowing down the rate of flow to vehicles as the vehicles are filled.

The fill pipes to the regular and ethanol free gasoline tanks are located above the tanks. Each fill pipe has a 5 gallon spill containment sump around the top of the pipe where the tank is filled. The containment sump is designed to catch any drops that may discharge from a nozzle as a hose is disconnected from the fill pipe. The containment sump is double wall cast iron and steel. The double wall containment sump has a connection to test the integrity of the secondary containment. The bottom of the sump connects to steel piping that connects directly to the tank. Inside the steel pipe is an aluminum fill tube. The top of the tube is sealed such that the fill piping is secondarily contained.

The aluminum fill tube is equipped with a float valve. The float valve stops the flow of product into the tank when the level of product in the tank reaches 95% of the capacity of the tank.

The diesel compartment and the premium gasoline compartments have "remote fills." There are spill buckets located between the two double wall tanks. The spill buckets are also double wall. 4 inch diameter double wall FRP pipe carries the diesel fuel and the premium gasoline to their respective compartments. These double wall pipes terminate in containment sumps with leak sensors prior to entering the tanks fill pipe. The remote fills to the diesel and premium gasoline are located so the transport truck will not have to move to deliver product to the tanks.

Also located on top of the gasoline containing compartments is a vapor return pipe. The vapor return pipe also is equipped with a 5 gallon double wall spill containment sump. The spill containment sump will collect any condensate that may occur in the vapor return hose preventing the condensate from entering the subsurface environment.

All hose connections at the tank tops comply with the California Air Resources Board requirements for control of vapor emissions.

The tanks and the piping are installed by qualified contractors. The contractors must be certified by the tank and the piping manufacturers. The Petroleum Equipment Institute and the American Petroleum Institute, as well as the manufacturers, provide recommended practices for the installation of tanks and piping.

Containment Sumps: Containment sumps are constructed of FRP. FRP does not corrode or deteriorate when exposed to the products or to soils. Containment sumps are located under each dispenser with liquid sensors located near the bottom of the sump. Should product leak inside the dispenser, the sump sensor will activate the audio/visual alarm.
The dispenser containment sumps are double wall.

The containment sump under each dispenser has a volume of approximately 23 gallons. The containment sump at the top of the tank that has the pump, piping connections and the inventory gage will hold approximately 180 gallons of product.

Dispensers: At the top of the dispenser sump, inside the protection of the concrete mat surrounding the dispenser there is a valve on the product piping. The valve is called a "shear valve" or an "emergency shear valve." The purpose of the valve is safety. Should the dispenser be displaced in an accident, the emergency shear valve closes and prevents an uncontrolled release of gasoline. Cumberland Farms installs double poppet shear valves. The double poppet prevents gasoline in the dispenser and the piping supplying the dispenser from escaping in the event of an accident involving a dispenser.

The hose on the dispenser contains a breakaway coupling (dry-break connection). Should a driver leave the area with the hose nozzle still in the vehicle fill pipe, the dry-break will sever. Mechanisms inside the dry-break prevent the release of little more than a few drops of product.

The nozzle that is placed in the vehicle fill pipe has a self-closing valve. The valve closes automatically as product fills the fill tube. Should the automatic valve fail, the operator would release the lever on the valve and much less than a gallon of product would be released. (The vehicle tank fills with product at less than 10 gallons per minute. If it takes two seconds for an operator to react, the amount released will be about 1/3 of a gallon.

Inventory and Sensor Control: The product inventory is measured by a Veeder-Root Automatic Tank Gauge (ATG). Veeder-Root is the worlds' leading tank gauge supplier. In each tank, there is a float mechanism that senses the level of the product. The ATG converts the level of the product into gallons. Cumberland Farms employs a version of the ATG that provides many functions. The ATG not only provides the tank inventory, but also conducts continuous product leak detection on the tank inventory. The ATG also continuously monitors all the sump sensors and the product line leak detectors. The ATG sends an electronic signal to each sensor. If the signal is not returned, the alarm is activated. Thus, all the sensors, the line leak detector, the tank interstice sensor and the inventory in the tank are continuously monitored. The ATG also has a high product level sensor. Should the product in the tank reach 95% of the capacity of the tank, an audio/visual alarm is activated.

The USEPA requires third party certification of all leak detection systems. The Veeder-Root System meets or exceeds all federal requirements.

Air Emissions Control: The tank venting system is configured for vapor recovery and the control of emissions from the gasoline tanks. The vent on the venting system has a pressure vacuum valve. This valve controls the release of gasoline vapors to the atmosphere. During the filling of the tanks, the vapor and air in the tanks is exchanged with the product in the tanker truck.

The pressure vacuum vents installed on the gasoline tank vents limit the emissions from the tanks to 0.17 Standard Cubic Feet per Hour. 0.17 Standard Cubic Feet equals the 293 cubic inches about the size of a professional football. Gasoline is not continuously emitted from the tank vents. As the gasoline tanks are emptied by filling vehicles, a slight vacuum is placed on the tanks. Air is therefore sucked into the tanks and no emission of gasoline vapors occurs. The system is required to be field tested every three years for compliance with regulations.

Cumberland Farms is required to report the amount of gasoline dispensed from the station to the USEPA.

The gasoline delivery and tank venting system meet the National Emission Standards for Hazardous Air Pollutants (NESHAPS) with the Maximum Achievable Control Technology (MACT).

Tank Flotation: The tanks are anchored to concrete structures placed below the tanks with "straps" supplied by the tank manufacturer. The straps are placed over the tops of the tanks and anchor the tanks to the concrete structures. In the event of a high-water table, the anchoring prevents empty tanks from floating.

The tanks and piping are bedded in specifically sized stone. The stone provides structure to the tanks and protects the tanks and piping from any sharp objects that may be in the native soil. The excavation is lined with a geotextile fabric. The geotextile fabric prevents native soils from migrating into the stone placed under and around the tanks. Inside the tank excavation are "observation wells." The wells extend below the bottom of the tanks. The wells are required by regulation. The stone surrounding the tanks is much more permeable than native soils. Should a release occur from the secondary of the tanks or piping, product would flow to the tank excavation. The observation wells provide a convenient method to determine if product has been released to the environment.

Spill Control:

Fuel Deliveries: Fuels are delivered in transport trucks. Before fuel is scheduled to be delivered to a location, the CFI dispatcher knows the volume in the underground storage tanks. This is done electronically though the ATG system. This procedure ensures that the tanks will not be overfilled. When the

truck enters the site to make a delivery, the driver is required to manually determine that the tanks will hold the product. The driver opens the cover of the spill containment sump and removes the cap on the fill pipe. The driver inserts a calibrated wooden stick (pole or rod) into the tank, withdraws the stick and reads the elevation of the product in the tank. He then checks the level of the product against a calibrated tank chart. The chart indicates the amount of product in the tank. The driver then knows if the tank will hold the product that is in the truck. "Sticking the tank" is a check against the Automatic Tank Gauge and the Dispatcher.

Once the driver has determined the tank will hold the product, the driver removes two hoses from a shelf on the truck and connects one hose to the tank fill pipe and to the product manifold on the truck. The second hose is for vapor recovery. This hose attaches to the Stage One Vapor Recovery Piping at the tank and a special fitting on the truck. The two hoses are for gasoline only. As gasoline product fills the underground tank, the truck empties. This procedure creates a slight vacuum in the truck tank such that gasoline vapors in the underground tank are transferred to the truck tank.

Diesel fuel has one hose to fill the tank. Diesel fuel does not have vapors such that vapor return is required.

When the hoses are safely connected to the tank piping and the tanker truck piping, the safety valves on the truck are opened and product flows from the truck to the tank.

As product begins to flow, the driver checks for leaks. If a leak occurs, the driver shuts the valves on the truck manifold and makes a repair. Any gasoline that has dripped on any surface is carefully removed with absorbent pads. The driver is required to remain by the truck manifold as long as the hoses are connected to the truck and the underground storage tank. Absorbent pads contaminated with gasoline or diesel fuel are safely stored on site and removed in accordance with Florida DEP regulations.

Generally, product flows through the hose at less than 500 gallons per minute. Should a hose fail, it will take the driver less than 4 seconds to close the tank truck valves. The release will be less than 40 gallons.

Should a tanker truck hose failure occur, the Fire Department is notified immediately and the Cumberland Farms dispatcher is notified. A Hazmat company is called to remove the spill from any containment structure.

When the truck tank is empty, the driver closes the valve at the truck manifold and disconnects the hose from the truck manifold. The hose is "rolled" toward the tank such that any product in the hose drains into the tank.

When the driver is certain there is no product in the hose, he disconnects and the hose from the tank and places caps on the hose and the tank fill pipe. Any product dripping from the hose during this operation is captured in the 5-gallon spill containment sump.

Stormwater from the area of the tanks and the fuel dispensing is directed to three Stormceptor surface drainage catch basins. The Stormceptor is a prefabricated underground structure designed to remove sediments and oil and grease from stormwater. Stormceptors are installed based upon the storm flow rates for a specific surface area. The smallest Stormceptor has an oil retention capacity of 86 gallons.

The proposed Stormceptor is approved by NJCAT (New Jersey Corporation of Advanced Technology). The Stormceptor was originally tested in 2004 at the NJCAT facility in Bordentown, NJ and recertified by the Department of Environmental Engineering Sciences at the University of Florida, Gainesville in 2008.

The gasoline delivery and tank venting system meet California Air Resources Board (CARB) Standards for Enhanced Vapor Recovery (EVR), the National Emission Standards for Hazardous Air Pollutants (NESHAPS), and Maximum Achievable Control Technology (MACT). Based on the vapor pressure of diesel fuel, diesel tanks do not have vapor recovery.

New vehicles with carbon canisters emit very little gasoline per fill up. Onboard Refueling Vapor Recovery (ORVR) systems, dramatically limit refueling emissions. The EPA implementation of ORVR rules has brought American ORVR efficiency to 98%.

(2) <u>Operations:</u>

Operations concerning fuel deliveries were discussed in the Spill Control Section.

The equipment that measures product in the tank and all the sensors is manufactured by Veeder Root Corporation. The automatic tank gauge not only determines product inventory, but provides a Continuous Leak Detection System. During periods when the dispensers are not in use, the ATG performs a leak test. The tanks' inventory is monitored for temperature and level for a period of time. The time periods when data is collected is examined statistically to determine if product is being lost from the tank. This statistical tank leak test is in addition to the continuous piping leak test and inventory reconciliation.

The USEPA requires third party certification of all leak detection systems. The Veeder-Root System meets or exceeds all federal requirements for leak detection. Third party evaluations of Leak Detection Systems are now reviewed by the National Work Group on Leak Detection Evaluations. The Veeder-Root System is listed as meeting USEPA criteria.

Cumberland Farms employs a third-party company to monitor, on a 24 hour basis, the Veeder Root system. The connection from the Veeder Root System to the third party may be severed during an electrical outage or communication loss as the connection is made through an IP address which essentially is an internet connection. This is the industry standard for remote monitoring connections and is password protected to prevent tampering at the store level. A loss of connection notifies the third party vendor to begin immediately, working to restore the connection. During the period of loss connectivity, the store is contacted to inform employees of the lost connection and ensure that there are no existing Veeder Root alarms.

The State and Federal Government require the training and certification of people that operate underground tanks that store petroleum products.

There are three categories of operators for each underground tank, A, B, C. The A operator is responsible to be certain that regulations are being met at the company level. The B operator must know the equipment and operation of the tank system and on a monthly basis inspect the tank systems. This includes monthly inventory control in accordance with current regulations.

A & B operators are required to take and pass a test.

The A and or B operator is also responsible for training C operators. A C operator must be present whenever a tank system is in operation. The C operator must be trained to respond to emergencies. Every Cumberland Farms facility that dispenses motor fuels has an A, B or C operator.

Each C operator is trained in accordance with the Cumberland Farms Retail Emergency Response Plan. (See next page)

The current Florida DEP regulations require monthly inspection of all sumps. A visual inspection of all electronic release detection devices every 6 months. Annual testing of leak detection devices and integrity testing of pump and piping sumps every three years.

Summary: The existing gasoline storage and dispensing at the proposed Cumberland Farms Convenience Store and Gasoline Station meets all requirements for the safe storage and dispensing of fuels. The CFI employees are trained in accordance with State and Federal requirements.

- The proposed new tanks will be double wall FRP with brine in the interstice. The brine will detect a breech in either the primary wall or the secondary wall.
- The new piping will be FRP double wall. All piping drains to a containment sump with leak detection sensors.
- Stormwater is treated in a Stormceptor before entering the environment.
- The air pollution control system meets NESHAPS and MACTs

(3) Environmental Issues Regarding the Storage of Gasoline

Fires:

Report: "**Fires At U.S. Service Stations**" by Ben Evarts, April 2011, National Fire Protection Association, Fire Analysis and Research Division

NFPA Executive Summary regarding fires at stations delivering gasoline:

Report: NFPA's "Fires at U.S. Service Stations"

Author: Ben Evarts
Issued: April 2011

Incident types and trend data are reported for fires that occurred in or at service stations. Three different types of incidents, structure fires, vehicle fires, and outside and other fires are analyzed for cause, equipment involved, and other type of material first ignited, among other relevant factors specific to each incident type. Other information relevant to this occupancy, such as the hazards of static electricity is presented as well.

Executive Summary:

During the five-year period of 2004-2008, NFPA estimates that U.S. fire departments responded to an average of 5,020 in service or gas station properties per year. These fires caused an annual average of two civilian deaths, 48 civilian fire injuries, and $20 million in direct property damage. The majority of the fires in this category were vehicle fires. Reported fires in this occupancy group fell 46% from 7,860 in 1980 to 4,280 in 2008.

According to the U.S. Census Bureau, there were 117,000 gasoline stations in the United States in 2007. Fires in these occupancies represent a variety of incidents, including structure fires, vehicle fires, outdoor fires and other fires. The majority of incidents are vehicle fires (61%), but the majority of the property damage (59%), results from structure fires. Outside trash or rubbish fires account for 12% of the fires reported to local fire departments at this type of property.

Twelve percent of fires reported to local fire departments in these properties were structure fires. The most common items first ignited in structure fires at service stations were flammable and combustible liquids and gases, piping or filter (22% of structure fires), followed by rubbish, trash, or waste (18%) and electrical wire or cable insulation (13%).

Most vehicle fires (82%) occurred in passenger vehicles, these fires accounted for nearly half of the total number of civilian injuries that occurred in service station fires of any kind (structure, vehicle, outside, other). The most common type of material first ignited in a vehicle fire was gasoline (28%).

Outside and other fires accounted for 15% of incidents at service stations. Natural vegetation fires accounted for 42% of these incidents. The most common heat source for outside fires was smoking materials (21%).

Twelve percent of fire incidents at service stations were outside trash or rubbish fires.

Individuals interested in keeping service stations safe from fire should consult NFPA 30A – Code for Motor Fuel Dispensing Facilities and Repair Garages for information about fire prevention in these properties. The proposed Cumberland Farms Facility meets all the requirements of NFPA 30A – Code for Motor Fuel Dispensing Facilities.

Excerpts from the report:

Structure Fires: 600 Structure Fires caused 1 death and 15 injuries per year. "Many fires in service stations started in the cooking area, or in a lavatory or bathroom." The balance of the structural fires was caused by failure of heating systems or electrical systems.

Vehicle Fires: 3,050 Vehicle Fires caused an annual average of 1 death and 29 injuries per year. Of and average of 3,050 vehicle fires, 2,500 were passenger vehicle fires.

"A flammable liquid or gas being spilled was a factor in 4% of vehicle fires at service stations." Spilled gasoline on average caused one injury per year. (Approximately 1 out of 1,000 stations dispensing gasoline will have a fire as a result of spilled gasoline.)

"The majority of vehicle fires at service station or gas station properties began in the engine area. The engine area, running gear, or wheel area was the area of origin for 74% of vehicle fires at these properties. The passenger area of the vehicle was the area of origin for 6% of fires, and 4% of fires originated in the fuel tank or fuel line of the vehicle."

The dispenser closest to the residence is 200 feet away and mostly shielded by the convenience store. It is unlikely that a fire would have an impact upon the residence. The Fire Department is right next door.

Benzene:

As stated previously: The gasoline delivery and tank venting system meet California Air Resources Board (CARB) Standards for Enhanced Vapor Recovery (EVR), the National Emission Standards for Hazardous Air Pollutants (NESHAPS), and Maximum Achievable Control Technology (MACT). Based on the vapor pressure of diesel fuel, diesel tanks do not have vapor recovery.

New vehicles with carbon canisters emit very little gasoline per fill up. Onboard Refueling Vapor Recovery (ORVR) systems, dramatically limit refueling emissions. The EPA implementation of ORVR rules has brought American ORVR efficiency to 98%.

Benzene currently occurs in gasoline at 0.62%. The USEPA is continuing to lower the acceptable levels of benzene.

The pressure vacuum vents installed on the gasoline tank vents limit the emissions from the tanks to 0.17 Standard Cubic Feet per Hour. 0.17 Standard Cubic Feet equals the 293 cubic inches about the size of a professional football. The Benzene content in the 293 cubic inches is 1.8 cubic inches. Gasoline is not continuously emitted from the tank vents. As the gasoline tanks are emptied by filling vehicles, a slight vacuum is placed on the tanks. Air is therefore sucked into the tanks and no emission of gasoline vapors occurs.

My experience is that gasoline vapors cannot be detected when standing under the tank vents.

The location of this proposed fuel dispensing facility is opposite the USCG Base. There is no occupancy for a very long distance across the street.

The climate at Fort Pierce is such that there is nearly always a wind. For seven months from October to May, the average wind speed is 9.2 miles per hour. For 4 months, the end of May to early October, the average wind speed is 6.9 miles per hour. The wind is from the East for 9 months; from the South for 2 months, mid-June to mid-August. The nearest residence to the fueling operations is to the Northeast, about 200 feet from the first gasoline dispenser and about 250 feet from the tank vents.

Given the normal wind speed and the direction of the wind, it is unlikely that the nearest residence will be impacted by the gasoline vapors at any time of the year. With an average wind speed of 7 miles per hour, any vapors from automobile filling will be quickly dissipated.

(4) Comments Regarding the "Initial Strategy Analysis-Harbour Isle Preservation & Cumberland Farms."

Page 1. Summary; "Four of the 38 Harbour Isle residential buildings will be within 500 feet of the gas station." Cumberland Farms currently operates a Convenience Store with gasoline at 975 Seaway Drive. Currently two buildings at 38 Harbour Isle, ½ if the tennis court and the St. Lucie Fire Station and two residential buildings on Bayshore Drive are within 500 feet of or the 975 Seaway Drive. At the proposed location of 801 Seaway Drive, three Harbour Isle residential buildings will be within 500 feet of the dispenser island. Two of the three buildings will be blocked from the dispenser island by the Cumberland Farms Convenience Store. Please see the attached Google Earth map entitled "Location of Living Units from dispensers and tanks."

Page 2. Health Effects; The California "Air Quality and Land Use Handbook: A Community Health Perspective." April 2005, California Environmental Protection Agency, California Air Resources Board.

The assessments upon which the data and therefore the recommendations are made is based on old technology, no longer employed at modern gas stations. Cumberland Farms employs Enhanced Vapor Recovery (EVR) as required by the current California Air Resources Board (CARB). For instance, Phase II Vapor Recovery is cited in the report and is an important source for models that created the 500 feet recommended distance from gasoline dispensing facilities. Phase II Vapor Recovery has been replaced by carbon canisters located in vehicles. New filling equipment, the hose nozzle and the new vehicle fill pipe force gasoline vapors into carbon canisters located in the air inlet to the automobile engine. Therefore, filling gasoline tanks emit very little gasoline per fill up. The gasoline vapors stored in the carbon canisters are mixed with air and incinerated in the vehicles' engine.

On May 9, 2012 EPA Administrators released their final rule making which acknowledged enough ORVR systems were operational to remove further need for Stage II systems. Onboard Refueling Vapor Recovery (ORVR) systems, dramatically limit refueling emissions. The EPA implementation of ORVR rules has brought American ORVR efficiency to 98%.

In addition to the elimination of the Phase II, Cumberland Farms installs all the requirements of the CARB. The CARB has required new designs of existing equipment to eliminate vapor emissions from gasoline dispensing facilities. The vent pipes have pressure vacuum valves. The hose connections are now designed to eliminate vapor emissions during idle periods. The equipment that measures inventory is now designed to prevent gasoline vapor emissions.

These new CARB regulations were not in effect when the Air Quality and Land Use Handbook: A Community Health Perspective was created in April 2005.

Page 6 sites a Johns Hopkins University, HUB publication entitled "Small spills at gas stations could cause significant public health risks over time", October 7, 2014.

This publication sites research that approximately 1 gallon of gasoline is spilled daily at a typical gas station.

The publication cited in the October 7, 2014 article above is in the Journal of Contaminant Hydrology, published online September 19, 2014. The document is entitled "Infiltration and evaporation of small hydrocarbon spills at gas station"

A review of the document is that it is basically a modelling exercise with many assumptions about the characteristics of gasoline in concrete. Some of the "proof" of the modeling was by using concrete from the sidewalk of the city of Baltimore. There is no data as to the strength or thickness of the concrete. It is unlikely the City of Baltimore pays for the specification of concrete that Cumberland Farms uses in its facilities. Cumberland Farms

installs concrete with a minimum strength of 4,000 psi and a thickness of 6 inches. It is unlikely gasoline will penetrate this concrete to affect groundwater.

Page 7 also indicates "scientific studies" of plume travel may be 400 feet. Plume travel depends upon the porosity of soil and the slope of groundwater. A 400 feet plume is most likely from a large spill with groundwater sloping away from the source. Given the topography of this site, the slope of the groundwater is nearly flat. The case of a surface spill penetrating concrete at the proposed Cumberland Farms gasoline and diesel fuel dispensing facility and migrating to nearby waters is very unlikely.

Web Engineering Associates, Inc.

William E. Baird

William E. Baird, PE, LSP

ROBERT P. COLUCCIO, P.E., 4L Rocco Drive, Derry, NH
Chemical Engineer

PROFESSIONAL CERTIFICATIONS:

Commonwealth of Massachusetts – Certification No. 41274
State of New Hampshire – Certification No. 10319
State of Rhode Island – Certification No. 7846
State of Connecticut – Certification No. 21912
State of Florida – Certification No. 24739
State of Maine – Certification No. 12900

EDUCATION

1984 - Master of Science, Chemical Engineering; Clarkson University, Potsdam, NY
1982 - Bachelor of Science, Chemistry, State University of New York at Oneonta, Oneonta, NY

EXPERIENCE

Mr. Coluccio brings over 30 years of professional experience with hundreds of environmental and chemical engineering/design projects. His expertise includes: Design of chemical, petroleum, propane, and natural gas facilities, wastewater treatment plants, chemical process control, vehicle, marine, and aircraft refueling facilities, spill prevention and countermeasure, failure analysis, stormwater and sewer management, as well as design and implementation of remedial action systems for hazardous waste sites, hazardous waste site investigations, and air quality permitting.

Other experiences include: Expert witness, mediation, public hearings, licensing, appeals, and special permitting with planning boards, conservation commissions, city councils, board of selectmen, state and local fire marshals, Army Corps of Engineers, U.S. Coast Guard, and Massachusetts Port Authority.

Engineering Design

Chemical and Fuel Process Control and Storage Facilities: Design of aboveground and underground storage tanks and process control systems for chemical, propane, natural gas, and fuel handling facilities; flammable and viscous chemical and hazardous waste storage and handling, fire risk assessments, fire protection, truck traffic, secondary containment and leak detection, truck loading/ unloading, plant wide distribution, spill prevention and countermeasure.

Industrial Wastewater Treatment Plant: Design of wastewater treatment plants employing dissolved air flotation, chemical flocculation, pH adjustment, oil/water separation, chemical destruction of organics,

sedimentation design, sludge management, high level controls and building design. Interface with municipal waste treatment plants. Solve regulatory issues.

Vehicle, Marine, and Aircraft Refueling Stations: Designed and installed vehicle, marine, and aircraft refueling stations in Boston Harbor ad throughout throughout Massachusetts. Designed and installed largest marine refueling stations in Massachusetts serving cruise vessels, commercial fishing vessels, and pleasure boats. Interface with U.S. Army Corp of Engineers, U.S. Coast Guard, Massport Fire and Rescue, Massport Environmental, Boston Conservation Commission, and Massachusetts Department of Environmental Protection.

Inventory Control and Spill Prevention: Designed inventory control system for large fuel storage depots including a multi-million gallon fuel farm for a power generation plant. Experience includes No. 6 Fuel oil, epoxy resins, Class I and II liquids, ultrasonics, weigh scales, concrete, steel, and fiberglass containment structures.

Stormwater and Sewer Management: Design of stormwater management systems, site survey and re-grading, oil/water separation, manway structures, concrete pads and containment dikes, NPDES and sewer discharge permitting

Site Assessment and Remediation

Oil and Hazardous Material Releases: Emergency response and investigation, remedial design and implementation following releases of oil or hazardous material to the environment. Representative projects include:

Investigation and remediation of gasoline, fuel oil, chlorinated solvents, and PCB releases. Phase I site assessments, subsurface investigations, MCP Compliance, Notifications of Activities and Use Limitations, and Tier Classification. Remedial design includes: Vapor Extraction, Air Sparging, Oil/Water Separation, Air Stripping, Carbon Filtration, Catalytic Oxidation, and Bioremediation.

Project and Contract Management

Contract Management: Managed numerous site-specific projects for state, federal, and private clients from proposal phase to final construction approval. Prepare cost estimates, bid documents, written specifications and drawings. Provide consultation during contractor selection and submittal approvals, and oversight during construction Project values range to $2,000,000.

Air Quality Permitting

MADEP Source Registration Regulatory Compliance: Performed mass balances to determine volatile organic emission status of industrial facilities, interface with regulatory agencies regarding category updates and compliance fees

WILLIAM E. BAIRD, PE, LSP, MISCO
President, Web Engineering Associates, Inc.
President, MicroSorb Environmental Products, Inc.

Lafayette College 1965
B.S. Mechanical Engineering

Boston College 1973
Masters, Business Administration

Registered Professional Engineer - Commonwealth of Massachusetts
- New Hampshire

Licensed Site Professional – Commonwealth of Massachusetts

Certified Waste Water Treatment Plant Operator - Commonwealth of Massachusetts

Licensed Third Party Inspector, Class A & B Operator Underground Storage Tanks -Commonwealth of Massachusetts

American Society of Petroleum Operations Engineers - Past President - no longer active

Additional Memberships: Petroleum Equipment Institute, National Fire Protection Association, International Spill Control Organization, New England Fuel Institute, Massachusetts Oil Heat Council, National Groundwater Association. Licensed Site Professional Association

OSHA Confined Space Entry Certification, OSHA 40 Hour Hazardous Waste Operations Certification
API Safety Certification – Service Stations, Production Facilities

Lectures and Papers

Manuscript - Pollution Engineering, July 1988 - "Critical Evaluation of EPA's UST Testing Apparatus"

American Society of Petroleum Operations Engineers - "Examination of Above Ground Petroleum Storage Tank Bottom/Shell Weldments"

Article - New England Real Estate Journal, "Proper Control Needed To Keep Tanks An Asset"

Article – Co-author, Pollution Engineering, March 2002 – "Success Story" (Article about innovative bioremediation of brownfields site, Baycity, MI)

Guest Lecturer - California Association of Health Professionals - Underground Tank Dynamics and Physical Principles Affecting Precision Testing

Guest Lecturer - USAF Precision UST Testing Methods

Guest Panellist - American Society of Mechanical Engineers- Physical Principles of

Underground Tank Leak Detection

Battelle Memorial Institute – co-author, Remedial Actions in Response to a Kerosene Release to Wetlands

University of Massachusetts, Amherst – co-author, Bioremediation of Bedrock Groundwater Contaminated w/ PCE, TCE, TCA, Toluene & Hexane

Continuing Education:

University of Wisconsin Professional Courses:

Cathodic Protection of Underground Structures

Underground Storage Tank Management

Liquid Storage Tank Installation

National Association Corrosion Engineers, Professional Courses:

Cathodic Protection, Corrosion Basics

Second International NACE/MTI Symposium - AST; Design, Inspection,

Maintenance

Northeastern University:

Graduate Courses in Environmental Engineering

Government Institutes:

Environmental Laws and Regulations

University of Massachusetts:

Annual Seminars on Petroleum Products in the Environment and Remediation Technologies

Environmental Protection Agency:

Leak Detection Technology Transfer Seminar

Environmental Protection Agency:

Region IV Seminar on Remediation of Petroleum Contaminated Sites

American Petroleum Institute:

1999 Storage Tank Management and Technology Conference

National Groundwater Association/American Petroleum Institute

2000 Petroleum Hydrocarbons and Organic Chemicals in Ground Water

NFPA – National Electrical Code – Hazardous Area Classification

PEI – CNG Systems for Automotive Fuelling

Instructor - Hartmann Management Services - University of Wisconsin, UST Installation Course

Expert Witness

Provided expert witness regarding an explosion and fire during a gasoline delivery

Provided expert witness regarding vibration stress failure of 12” diameter LNG pipeline

Chapter 21E Site Assessment - US Bankruptcy Court

Numerous appearances before Planning Boards, Selectmen, Zoning Board of Appeals, Conservation Commissions regarding Storage Tank Designs/Operation

Expert Consultation

- Provided report documenting tank installation practices, tank management, petroleum industry practices, regulations and recommended practices regarding tank failure
- Provided a report regarding tank management practices and residual groundwater contamination
- Assisted Department of Defence in evaluation of leak testing equipment for a 1,000,000 gallon UST
- Witnessed excavation and provided report regarding failure of catholically protected UST - 3 Sites
- Provided a report detailing the safety violations which caused an explosion while a gasoline underground storage tank was being abandoned.
- Examined a tank failure of a new tank installation and provided a report detailing the cause of the failure
- Naval Education and Training Centre - Investigate Failure of Two-1,000,000 Gallon Underground Storage Tanks, Review Design, Provide Expert Testimony as to Cause of Failure
- Provided a report on the failure of an AST storing sulphuric acid, failure of the containment structure and exposure of sulphuric acid fumes to an abutter.
- Provided a report as to the requirement to replace underground piping when an automobile displaced a gasoline pump on an island.
- Provided a report about underground storage tank anchoring and floatation

Invention

- Co-invented and developed the “Tank Auditor” (Patent #4811601). A certified precision underground storage tank testing method. (10,000+ tests have been conducted with this method)

Co-invented a hydraulic separator pump to condense and remove floating products (Patent #5207897)

Co-invented a Catch Basin OWS and Bioreactor

Co-invented a "Biofence" to control spills and apply microbes for bioremediation of oils.

Public Service: Elected Member - Town of Cohasset Board of Health- 7 years,

Town Committees: Recycling Transfer Station, Watershed Protection,

Sewer Study Committee, Hazardous Materials Guidance

1975 To Present — President of Web Engineering Associates, Inc.

Professional Staff - 2 Engineers, 1 Geologist, 1 Land Use Planner, 2 Technicians

Petroleum & Chemical Engineering: Included in design experience is tanker and barge terminal facilities, bulk oil plants, hazardous waste storage systems, marinas, service stations, industrial fuel oil storage systems, tank truck and railroad loading and unloading facilities, air pollution control systems, spill prevention control and countermeasure plans, pump and piping systems, tank heaters, tank repair, lube oil storage and drumming facilities, solvent storage, solvent distillation, chemical waste water treatment, piping and process systems.

The products include crude oil, #1 to #6 fuel oils, gasoline, fish oils, biofuels, flammable solvents, alcohols, chlorinated solvents, heated flammable resins, natural gas, LPG, steam, pesticides, and herbicides.

Environmental Engineering: More than 400 site investigations for surface and subsurface contamination. Included in experience is investigation of petroleum, solvents, pesticides, PCB and foundry landfill plumes, design and installation supervision of interceptors and recovery equipment; innovative bioremediation, vacuum educators, air stripping columns, water and vapor carbon systems, landfill capping, monitoring and reports. (Responsible for the first bioremediation system in the Commonwealth located in Turkey Swamp, Halifax, MA. Saved destruction of the wetlands and documented the efficacy of bioremediation to uplands and wetlands).

Tank Testing: Two crews precision leak tested 4000+ tanks.

1996 to Present — Founded MicroSorb®Environmental Products, Inc. a company to facilitate the use of wastewater treatment systems and insitu bioremediation through design and application of microbes and to distribute microbial remediation and microbial cleaning products.

1983 To 1997 — Founded Leak Detection Systems, Inc., a company to license and to market the "Tank Auditor" underground tank leak detection system.

1975 to 1981 — Construction: Developed a mechanical construction company that employed 20+ people with annual sales of +$1,000,000.00. Construction projects included a $225,000.00 tank truck loading facility for gasoline and distillates with vapor recovery. Installation of 3000' of 14" diameter pipe connecting tanks, pumps and loading facilities; installation of 600' of 6" diameter high pressure natural gas pipeline; installation of plant and equipment to reclaim solvents; underground storage tank removals and installations; stainless steel process and steam piping.

1973 to 1975 — Proprietor, Web Engineering Associates

Began company to provide engineering and construction expertise to oil industry. Engineering projects included engineering review of the design of a 600' - 24" diameter #6 oil line; design of a 40' pipe bridge; design of Spill Prevention, Control and Countermeasure Plans. Construction experience included developing a company to provide service station pump and tank installation and small bulk oil storage plant installation.

1971 to 1973 — Engineer, Chevron Oil Company, Western Division, Marketing Operations, Denver, Colorado

Develop and coordinate company wide projects for five marketing divisions in ten Mid-Western states. Projects included feasibility study of lube oil blending and canning plant, construction costs- $2,000,000.00, annual costs- $12,000,000.00; design and implementation of a $3,000,000.00 OSHA compliance program; gasoline, diesel and aviation fuel quality control; development of an environmental protection program; implementation of compliance with Department of Transportation regulations.

Responsible for specification and purchase of equipment and facilities, including transport tank trucks; warehouse and bulk storage facilities, self service gasoline stations, and tank truck loading facilities, vapor recovery equipment.

1968 to 1971 — Associate Engineer, Chevron Oil Company, Eastern Division New England Region

Responsible for estimating costs, payout calculations, and engineering design and construction in eighteen bulk plants and two terminals in Maine, New Hampshire, and Massachusetts. Responsible for estimating costs, design, presentation of plans to local officials, and construction of service stations.

Major projects included analysis, design and installation of new tanker terminal piping system; improving loading rack capacity and safety; oil spill contingency plan; designed, secured permits and supervised construction of sixteen service stations. Designed systems to remove gasoline and oils from the groundwater and vapors from residences. Supervised UST testing.

1965 to 1968 — Associate Design Engineer, Chevron Oil Company, Eastern Division, Perth Amboy, New Jersey

Responsible for estimating costs, payout calculations, design, drafting, field construction, and contract administration of refinery projects.

Mel Scott, AICP

Regional Business Development & Sales Director

Mel Scott has 20 years of Brevard County public service experience in a wide range of professional disciplines, highlighted by his 7 year tenure as Brevard County's Assistant County Manager. Overseeing departments which included Planning & Zoning (formerly the Growth Management Dept.), Public Works, Utility Services and the former Metropolitan Planning Organization (which is now the SCTPO), Mel is a valuable team member that knows this community and has a proven track record of driving quality outcomes.

Specifically, his experience includes participation in the inception, planning and construction phases of many multi-jurisdictional roadways, including the St. Johns Heritage Parkway, as well as the oversight of Public Works Department efforts that are entrusted with maintenance and capacity improvements for 1,177 miles of paved roadway, or enough to travel from the Space Coast to Connecticut! During his service in Brevard County, he supported the continued investment in ITS technology and, ultimately, the completion of a comprehensive ITS Master Plan which continues to guide extensive vehicle detection upgrades within the County's ITS system today.

As a *Project Advisor*, Mel will make sure that ATKINS provides the right level of staff, that the team remains available throughout all work processes and will regularly contact SCTPO leadership to verify that you are satisfied with the ATKINS team's work.

For 28 years, Mel has been an active member in the planning profession and is a member of the American Institute of Certified Planners (AICP). His knowledge of local, state and federal regulatory structures and commitment to this region's success, will be dedicated to the SCTPO's responsibility to manage a continuing, cooperative and comprehensive planning process in support of an evolving transportation network designed to improve quality of life, add economic viability and enhance safety within our community.

Prior to joining Atkins, Mr. Scott's experience included:

Blue Ribbon Transportation Advisory Committee Report and Recommendations (BRAC): Technical Staff Support; Recognizing the critical role that infrastructure plays in promoting economic development and community welfare, as well as the burgeoning mismatch between infrastructure revenues and needs, the Brevard County Board of County Commissioners established this Committee in 2013. Over a course of 8 months Mel worked with other County/City/TPO staff, and BRAC members in public forums to identify sustainable short and long term funding solutions for BCC or voter consideration for the purpose of bridging the gap between funds needed and funds available to sustain Brevard's roadway network.

Civic/Community Involvement

Immaculate Conception Church – Board of Trustees, 2002 – Present
Immaculate Conception Church – Fund-Raising Chair, Children's Education Fund
United Way – Past Fundraising Chair, Brevard County Board of County Commissioners

Education

M.A., Urban and Regional Planning, Political Science and Government, Florida Atlantic University, 1991

B.A., Political Science, Criminal Justice, University of Tampa, 1988

Certifications

American Institute of Certified Planners, American Planning Association (AICP), 1989.

Professional affiliations

American Planning Association, Florida (1989 – Present)

Florida Chapter, American Planning Association (1989 – Present)

Florida Atlantic Planning Society, Founding President (1990)

International City/County Management Association (2013 – Present)

Professional development

Brevard Executive Leadership (ELI), Graduate, 2011

Mel Scott, AICP
Regional Business Development & Sales Director

Boys/Girls Head Basketball Coach, HNJ School, South Beach Basketball Association (2006 – present)
Board of Directors, Keep Brevard Beautiful

Previous Work History
Director, Property Research & Acquisition
Certified Building Corp, Indialantic, FL
2004 – 2007; Responsible for property research, acquisition, design and permitting or residential communities in Brevard & Indian River Counties.

Director, Planning & Zoning Office (Zoning Official), Brevard County
1998-2004
Responsible for implementing, amending and interpreting the Comprehensive Plan and Zoning Code. Provided leadership for the day-to-day operations and budget management for the department which included continuous improvement of the permit review and approval process, code enforcement, contractor licensing and impact fee program of Brevard County.

Number of Years with Other Firms:
3 – Certified Building Corp.

Do You Hold a Public Elected or Appointed Office?
Office Held: Supervisor
Name of Agency: Brevard Soil & Water Conservation District
Term Expiration: 1996 - 2000

Jeffrey A. Lucas, PE

Project Manager

Jeffrey Lucas has 18 years of land development, water resources, and consulting experience involving commercial, residential, and municipal project layout, permitting, and design; four of these years were involved with construction practice as an active member of the U.S. Army on deployments in countries abroad. Other experience includes field inspection, environmental site assessment work, and port engineering projects. His responsibilities include site design, planning, project management, permitting, and related engineering assessments, calculations, and modeling. Mr. Lucas is experienced in land development conceptual and master planning activities including zoning changes, land use amendments, and master plan compliance related to utilities and administrative actions. He has directly coordinated management of project subconsultants as well as interacted with clients, legal counsel, and municipal and regulatory agencies to see projects planned from design to construction.

Mr. Lucas' project experience includes:

Cumberland Farms Gas Stations and Convenience Stores, East Coast, FL. Project manager and engineer of record for site civil work for proposed new construction of site planning and land development for these new facilities. Managed traffic engineering team for traffic studies, Geotech investigation, surveying, eco-bio studies, community planning, petroleum tank and pump plans, landscape and irrigation, and various permits amongst numerous agencies. Construction administrative services are also included. Approximately 20 facilities have been constructed to date from program inception timeframe of about 2012.

Big Box Retail Development Conceptual Planning, Orlando, FL. Performed site reconnaissance and due diligence to include meeting with planning and zoning officials to discuss moratoria and lot aggregation issues. Submitted conceptual access plan to FDOT to obtain preliminary assessment. Performed conceptual stormwater models to address flow-restricted watershed basin criteria. Drafted conceptual stormwater management system using AutoCAD. **Duration:** 10/2007-11/2008

Big Box Home Improvement Center Retrofit Project, Rockledge, FL. Coordinated/designed site expansion to accommodate an adjacent roadway expansion project including right-of-way donations. Designed and permitted construction plans for infrastructure improvements and utility relocations. Evaluated existing stormwater master plan and obtained a letter of conformance from regulatory agency. Evaluated municipal roadway expansion project and planned/coordinated traffic study for a signal warrant analysis of a future intersection. Met with municipality to gain project approval within a community redevelopment area including variances. Provided project status updates for clients and consultants. **Duration:** 02/2007-12/2008

La Fourche and Plaquemines Parrish Levee Inspections, New Orleans, LA. Completed 90 miles of levee and 2 major pump station inspections to inventory deficiencies for input into the National Levee Database (NLD) for use in hazard insurance. **Duration:** 08/2010-12/2010

Total years of experience

18

Years with firm

9

Education

B.S., Civil Engineering, University of Central Florida, 2005

Registrations/licenses

Professional Engineer
Florida 71621, 2010

Certifications

State-Certified Stormwater Management Inspector
Class "B" Commercial Driver's License
TWIC Card Carrier

Honors and awards

3rd in State, Water Resources Design Competition, Florida Water Environment Association (FWEA)
Commendation, Achievement, and Good Conduct Medals, U.S. Army
Florida Engineering Society, Member
National Society of Professional Engineers, Affiliate

Software

ICPR, SewerCAD, WaterCAD, OPSEW, PONDS, MODRET, StormCAD, AutoCAD (Civil 3d/LDD), ARCExplorer/GIS, Derive 5, HY-8, PUMP-FLO, SMADA, Microsoft Project, Hydraflow, Trimble GPS

Professional development

Advanced Best Management Practices (BMP) Selection Course, Florida Stormwater Association, Orlando, FL.
Stormwater Permitting Course, Florida Engineering Society, Orlando, FL.
Stormwater Management Design Course, Water Resources Learning Center, Orlando, FL.

Various Community Block Grant Projects, Brevard County, FL. Designed and permitted various sidewalk, neighborhood entry signs, pedways, and roadway restoration plans for the County. Also included construction administration. Duration: 02/2011-11/2012

SR524 Logistics Center, Canaveral Port Authority, Cocoa, FL. Project manager and the engineer of record for site civil work for proposed new construction of site planning and land development for new logistics center encompassing 270 acres. Managed traffic engineering team for traffic studies, geotechnical investigation, surveying, eco-bio studies, community planning, and various permits amongst numerous agencies. Also provided cost estimation and stockpile planning. Project was constructed as Walmart Distribution Center.

CT6 Cruise Terminal Design-Build/CT6 Parking Garage Design-Build at Port Canaveral, Canaveral Port Authority, FL. Project manager and engineer of record for site civil work for new construction of these facilities. Prepared fast track design-build plans for site civil project aspects – planning, potable water, lift station, permitting, and construction administration. Unique aspects included Fuel Line impact mitigation planning, survey layout, and pile driving coordination. Performed design of the commercial vehicle staging access lot. Design Fees: ± $200k; Constructed in Summer 2012; Project size: approx. 20acres of sitework with ±300,000 SF of building area; Cost: ±$40M; ODP's were contractor managed.

Miss Cape Canaveral, Canaveral Port Authority, Port Canaveral, FL. Project manager/engineer of record, performed site layout and design of demolition and relocation of a deep sea fishing charter operation. Project entailed design of a dock/deck by filling in a dilapidated, unutilized boat ramp, pad placement of a modular building, utility and lift station design, all while designing around the ongoing and recently completed Cove Welcome center stormwater outfall project(by others). Also managed construction administration. **Duration:** 01/2013-03/2013

Big Box Retail Retrofit Construction Inspection, St. Augustine, FL. Coordinated with contractors on inspection scheduling and resolving potential change orders. Inspected infrastructure improvements for as-built certification. Checked depths of pavement cross sections and landscaping placement. Evaluated compaction test results from subconsultant. Prepared written and pictorial reports of site construction progress for client. Coordinated with municipality and contractor to resolve Americans with Disabilities Act (ADA) compliance issues. **Duration:** 01/2008-01/2009

Big Box Retail Site Development, Lynn Haven, FL. Designed, modeled, prepared reports, and permitted onsite wet detention stormwater management system. Designed and permitted offsite stormwater quality management system including wetland mitigation. Evaluated geotechnical, environmental, and ecological reports. Consulted with client legal counsel and Audubon Society regarding site's previous wetland mitigation banking success criteria and future cost. Performed offsite large-scale stormwater model evaluating floodplain to assess conveyance impacts regarding state road improvements. Coordinated with agencies, municipalities, and consultants to gain design approvals. Prepared exhibits for subconsultants for the U.S. Army Corps permitting department. Drafted onsite and offsite infrastructure improvements. Consulted on water study reports (flow tests) to determine if adequate municipal supply exists for site development. Performed initial onsite drainage investigations and researched drainage records. Attended required state agency pre-application meetings. **Duration:** 01/2008-02/2009

Stormwater Management Inspector's Course, Florida Department of Environmental Protection, Cocoa, FL.
Leadership Course, Creech Engineers Inc., Stuart, Florida.
Stormwater Modeling Course, Streamline Technologies, Inc., Orlando, FL.
Indirectly affiliated with the University of Central Florida (UCF) Stormwater Management Academy (former student, attended meetings on stormwater sustainability with researchers to gain latest knowledge for clients on green roof, pervious pavements, stormwater reuse, etc.)

Big Box Retail Site Development #1, Madison, FL. Designed and permitted wet detention stormwater system. Designed and permitted offsite lift station and forcemain. Coordinated with municipal consultants on design approvals. Performed initial onsite drainage investigations. Coordinated with subconsultants and client legal counsel on past environmental issues associated with lumber mill activities. Performed subsurface removal estimates of buried debris using geotech borings. Performed cut and fill calculations. Coordinated with environmental/geotechnical consultants for cost-effective design solutions to subsurface instability using Tensar GeoGrid technology. Designed offsite roadway improvements. Provided project status updates to project managers. Coordinated project surveys from subconsultants. **Duration:** 05/2006-07/2007

Large-Scale Commercial Subdivision Master Plan, Palm Bay, FL. Prepared cost estimates. Maintained project schedule. Drafted conceptual plans, construction plans, and specifications. Coordinated with client, agencies, sub-consultants and municipalities to see project from inception to construction. Negotiated with client legal counsel and agencies to donate mutually beneficial right-of-way in support of a state roadway project. Designed and modeled master stormwater, wastewater, and potable water utilities. Designed offsite roadway improvements. Prepared utility calculations, reports, and permits. Hired subconsultant to perform traffic study. Managed ecological subconsultant in permitting the relocation of gopher tortoises in an offsite preserve. Coordinated with municipal consultants to obtain design approvals. Managed platting approval with a municipality. Coordinated project to complement FDOT intersection improvement project. **Duration:** 07/2007-05/2008

MacKenzie
Engineering & Planning, Inc.

1172 SW 30th Street
Suite 500
Palm City
Florida 34990

Point Of Contact:

Shaun MacKenzie, P.E

772-286-8030

shaun@mackenzieengineeringinc.com

FDOT Prequalified Consultants:
FDOT Work Group 3.
Roadway Design
3.1 Minor Highway Design

FDOT Work Group 6.
Traffic Engineering & Operations Studies
6.1 Traffic Engineering Studies
6.2 Traffic Signal Timing

FDOT Work Group 7.
Traffic Engineering & Operations Studies
7.3 Signalization

FDOT Work Group 13. Planning
13.3 Policy Planning
13.4 Systems Planning
13.5 Subarea/Corridor Planning
13.6 Land Planning/Engineering
13.7 Data Collection

MacKenzie Engineering & Planning, Inc. (MEP) was established in 2010 and is headquartered in Palm City, Florida. ***MEP*** specializes in transportation planning and engineering, growth management, and project implementation. The benefit is that ***MEP*** can develop concepts that can be cost effectively implemented.

Since 2001, Mr. MacKenzie has been practicing Transportation Planning and Engineering for both the public and private sectors. ***MEP*** has 5 full time employees and can utilize 4 flexible time employees. Our mission is to provide Superior Client Service and Technical Expertise. We use our extensive transportation knowledge, local experience and established relationships to deliver the best solution for our clients. We are able provide extensive knowledge and skills to our clients with the superior client service, one expects from a small business. Our experience includes, but is not limited to the following categories:

- Transportation Planning
- Parking Planning
- Signal Design
- Minor Roadway Design
- Statute, FAC, LDC Interpretation
- Data Collection
- Transportation Modeling
- Bicycle & Pedestrian Facility Planning and Design
- Transportation Impact and Mitigation Studies
- Transportation Analysis
- Interchange Justification & Modification
- Site Plan and Concurrency Reviews
- Corridor Evaluation and Feasibility
- Development of Regional Impact Review
- Multimodal Analysis
- Mobility Planning

Shaun G. MacKenzie, P.E. 61751
Principal Engineer

Professional Credentials

Professional Engineer in Florida

Master of Science, Civil Engineering, University of Florida

Bachelor of Science, Civil Engineering, University of Florida

Advanced Maintenance of Traffic Certified

Organizations

St. Lucie TPO Bicycle & Pedestrian Past Chair

Institute of Transportation Engineers

(Past President Treasure Coast Chapter)

Professional Qualifications

Past Experience Mr. MacKenzie has over 18 years of experience in traffic engineering conducting numerous transportation projects, including traffic engineering studies, transportation planning studies, parking studies, signal systems, traffic operations, and pavement markings. With extensive experience working with HCS and Synchro for intersection operations, VISSIM for examining multimodal alternatives and unique conditions, CorSim and SimTraffic simulation modeling, Art-Plan arterial planning tools, FSUTMS Cube/Voyager transportation modeling, and Synchro for signal system timing plans, and AutoCAD for design, signing and pavement marking.

Traffic Impact Analyses, Various Clients, FL – 2001-Current

Numerous traffic and transportation reviews, Intersection Safety Reviews, Data Collection, Parking Study Reviews, Code Creation, Code Review, Code Implementation, Long Range Transportation Plan, LOS interpretation and reporting, Site impact analyses, internal capture analysis, congestion management solutions, access management and access management solutions.

Parking Studies – Southeast Florida – 2010-Current

Developed parking recommendations based on observation and needed parking supply based on information contained with the Institute of Traffic Engineers' report, Parking Generation, 4th Edition and the Urban Land Institute's report, Shared Parking, 2nd Edition. Sites include 5th Avenue Shops, 1600 North Federal Highway, 831 East Palmetto Park Road, 331 East Yamato Road, Pine Circle Villas, 4000 North Federal Highway, Royal Palm Plaza, University Shoppes, 21302 St. Andrews, 3501 North Federal Highway, 2399 North Federal Highway, 900 North Federal Highway, St. David's Preschool, 55 South Federal Highway, and the Deerfield Building.

TLE Concurrency & Neighborhood Analysis

A proposed school required analysis of its impacts on the neighborhood. The project required traffic data collection of similar schools, queuing observations, queuing analysis, analysis of the roadway network, analysis of the existing neighborhood, and analysis of the existing adjacent Montessori

school. Based on neighborhood and school operations, we provided recommendations for hours of operation, traffic circulation, access, required parking, reservoir (throat) distance requirements, turn-lane improvements, and off-site improvements.

Indian Trails Improvement District (ITID)

Special consultant to Indian Trails Improvement District to review transportation studies and impacts to ITID roads and provide recommendations to the ITID Engineer. Over 13,000 dwelling units and four million square feet of non-residential use are approved or proposed adjacent to ITID and will utilize ITID's private roads for transportation and circulation.

Okeechobee County On-Call Reviewer

Provide continuing traffic and site plan review services to Okeechobee County. We make concurrency determinations in accordance with the adopted code and provide our professional opinion to the County on matters of traffic engineering, including: queues, signal warrants, off-site improvements, parking requirements, circulation, site design, trip generation, traffic assignment, and trip distribution.

Western Grove DRI - NOPC

Revise this approved DRI in Port St. Lucie to modify the conditions and identify specific developer improvements, extend the buildout of the project to 2040, and provide certainty to the developer. MEP worked with the City of Port St. Lucie, St. Lucie County, Treasure Coast Regional Planning Council, and FDOT to assist in the approval of the necessary Land Use Amendments and Notice of Proposed Change.

St. Lucie West Boulevard Turn Lanes & Signal Modification

The project was for the design and permitting services of an additional left turn lane and the extension of the existing left turn lane. The project required collecting traffic volumes, vehicle queues and intersection timings along the corridor and the I-95 Interchange ramp signals. St. Lucie West Boulevard was modeled using collected data. The analysis showed that a 1,000 foot second eastbound left turn lane would provide adequate storage capacity and alleviate queuing at this intersection and greatly improve the arterial operation. Therefore, the design included a new 1,000 linear foot turn lane. The design included traffic signal modifications, typical section design, roadway design, landscaping evaluation and approval, signing and striping, stormwater design, maintenance of traffic plan, and new signal timing.

Intersection Evaluation – California Blvd & University Blvd

This intersection was identified in the Congestion Management Process as being a priority project because it has experienced a high level of traffic related issues, including accidents and congestion, during the morning and afternoon peak hours. MEP evaluated the intersection for safety, signal warranting, existing and future intersection operation, and existing and future roadway operation.

The study included researching, collecting, and obtaining data to determine the existing traffic patterns, volumes, turning movements, and accidents at the intersection. The study provides recommendations for roundabout and intersection improvement alternatives and preliminary cost estimates for each option.

Hypoluxo Road and Adonis Drive Signal Design & Roadway Modifications

The project was for the traffic signal warrant, design and permitting. MEP collected data for the traffic signal warrant. The data collection included: Qualitative field visit during the AM and PM peak hour, pictures of intersection approaches, signal timing data, and 24-hour traffic volume data. The design and permitting required signal timing and phasing, signing and pavement markings, and pedestrian facilities. The signal was originally designed with mast arms and in order to reduce construction costs and was redesigned with a span wire section. The span wire design utilizing prestressed concrete poles allowed for the required vertical and horizontal distances from the existing FPL, AT&T, and Comcast overhead utilities and the underground water and force mains. In addition, the span wire design included meeting the minimum signal head height requirements and the concrete poles' minimum clear zone requirements.

Tequesta US Hwy 1

MEP performed an analysis of the traffic impacts resulting from a proposed 6 lane to 4 lane reduction. Modified the roadway laneage and improvements to match the existing plus committed roadway network to the projected buildout year. The corridor analyzed the conditions for the existing (year 2014) and future (year 2040) traffic conditions and potential impacts of the proposed lane elimination project on transportation facilities and operations in the corridor as well as the study area. The study included intersection and segment LOS interpretation and reporting, congestion management solutions, access management, access management solutions, safety analyses and conceptual design.

High Meadow Avenue Signal & Fiber Optic Network Plan

The project was for the fiber optic installation, traffic signal warrant, design and permitting. MEP collected data for the traffic signal warrant. The design and permitting required signal timing and phasing, structural analysis, fiber optic schematics and splicing diagrams.

Xenon S.A. vs. Exxon

Expert during mediation. Familiarization with Lennard Road Special Assessment District (SAD). Performed detailed analysis of SAD and improvement costs and gathered historical data related to SAD, contractual relationships and impact fees. Provided guidance during mediation negotiations to client.

CITY OF FORT PIERCE

DEVELOPMENT REVIEW PACKAGE

835 SEAWAY DRIVE/ TBD

May 21, 2019

Submitted by:

SNC·LAVALIN

ATKINS

Member of the SNC-Lavalin Group

CONTENTS

Contents 2

A. PD AMENDMENT PACKAGE 3

A.1. AMENDMENT NARRATIVE 4

A.2. COMPLETE NOTARIZED APPLICATION 5

A.3. WARRANTY DEED 6

A.4. SLC PROPERTY RECORD CARD 7

A.5. STATEMENTS OF OWNERSHIP & CONTROL OF PROPOSED DEVELOPMENT 8

A.6. GENERAL LOCATION MAP 9

A.7. DEVELOPMENT PLANS (SEE SECTION D) 10

B. CONCURRENCY REVIEW SUBMITTAL 11

C. DESIGN REVIEW SUBMITTAL PACKET 12

C.1. DESIGN INTENT NARRATIVE 13

C.2. CONTEXT PHOTOGRAPHS 14

C.3. ARCHITECTURAL PRECEDENT 15

C.4. PHOTOGRAPHS OF EXISTING STRUCTURES 16

C.5. TRAFFIC IMPACT REPORT 17

C.6. DEVELOPMENT PLANS (SEE SECTION D) 18

D. DEVELOPMENT PLANS 19

D.1. SURVEY 19

D.2. DEMOLITION PLAN 19

D.3. SITE PLAN 19

D.4. STORM DRAINAGE PLAN 19

D.5. LANDSCAPE MITIGATION (DISPOSITION) PLAN 19

D.6. LANDSCAPE PLAN 19

D.7. PHOTOMETRIC PLAN 19

D.8. PHOTOMETRIC DETAILS 19

D.9. AUTOTURN ANALYSIS 19

D.10. EXTERIOR ELEVATIONS 19

D.11. SECURITY CAMERA EXHIBIT 19

D.12. SIGN RENDERINGS 19

A. **PD AMENDMENT PACKAGE**

A.1. AMENDMENT NARRATIVE

Atkins
7175 Murrell Road
Melbourne, FL 32940-7999
Tel: +1 321 242 4942
atkinsglobal.com
snclavalin.com

TO: City of Fort Piece Planning Department
Att: Rebecca Grohall, AICP, Planning Director
100 North U.S. Highway 1
Fort Pierce, FL 34950

FROM: Jeffrey Lucas – Atkins N.A
Authorized Representative

SUBJECT: **Application for Development Review (Major PD Amendment)**
Cumberland Farms @ Harbour Isles
835 Seaway Drive / TBD

DATE: April 29, 2019

AMENDMENT NARRATIVE

Owner(s)/Applicant(s): Harbour Isle Development Commercial, LLC
835 Seaway Drive
Fort Pierce, FL 34949

Representative: Atkins, NA
Jeffrey Lucas
7175 Murrell Road
Melbourne, FL 34940

Requested Action: Approval with Conditions to allow for a Major Amendment to the Planned Development Plan for Harbour Isle Concerning Property Located at 835 Seaway Drive / TBD

Location: 835 Seaway Drive / TBD

Parcel IDs: 2402-501-0001-010-8

Zoning: PD, Planned Development

Future Land Use: HIMU, Hutchinson Island Mixed Use

Surrounding Zoning:

North	East	South	West
OS1	PD	PD	PD

Land Use: 1.50 acres

Amendment Request:

In accordance with Section, 22-40 of the City Code, Cumberland Farms, Inc. is requesting the review and approval of a Development Review (Major Amendment) to the previously approved PD as follows:

1. Revise the previously approved site plan for property that is located at 835 Seaway Drive. The proposal is to construct a 5,625 square foot convenience store with fuel sales and associated infrastructure.

2. Revise the previously approved 15,000 square foot commercial allocation by ±1,675 square feet to allow for a Cumberland Farms to be developed on a portion of the original parent parcel that received Commission approval on August 5, 2004. This development will effectively provide for "infill" development of this original parent parcel that received Commission approval of a retail building on January 11, 2019. the second infill parcel of the parent parcel to increase the remaining allotted commercial building square footage from 3,950 square feet to 5,625 square feet.

3. Revise the previously permitted uses to allow convenience stores with fuel sales.

Background Information:

On August 5, 2004, the City Commission granted approval for the Planned Development know as Harbour Isle at Hutchinson Island. This PD consisted of both residential and commercial components. The commercial aspects of the project were located along Seaway drive. A 15,000 square foot retail use was approved for a single parcel as a part of this 2004 Commission approval. On January 11, 2019, the City Commission approved an 11,050 square foot retail development on a portion of this parent parcel that was subdivided into two parcels. This request seeks to development the remaining acreage with a Cumberland Farms that will require a 1,675 square foot commercial allocation increase and permission to have fuel sales.

Site Plan Review:

Cumberland Farms, Inc. is requesting review and approval of a Major Amendment to the Harbour Isle Planned Development for the commercial component of the development that is located at 835 Seaway Drive. As noted above, the previously approved site plan had a commercial building of 15,000 square feet. The parent parcel with the previously approved commercial component has been legally split into two parcels of 1.5 acres and 1.54 acres. The approved site plan of the Planned Development has been revised. The 1.54-acre parcel has been granted a Major Amendment approval by the City Commission on January 11, 2019 for an ±11,050 square feet commercial building. Cumberland Farms, Inc. is proposing a 5,625 square feet commercial building on the remaining infill parcel. The combined buildings square footage has exceeded the previously approved the 15,000 square feet commercial building by 1,675 square feet.

There are proposed to be two driveways on the property along Seaway Drive. One driveway will be egress (right-out only) only and the second driveway will be a shared driveway with the adjacent commercial development and will be both ingress and egress. The egress for the second driveway will be a left-out and a right-out. There will be no driveway that connects to the interior of the Harbour Isle development, instead there will be a pedestrian path with a secure electronic gate that only the Harbour Isle residents will be able to access.

The proposed building size would require twenty-nine (29) parking spaces with two (2) of those spaces being designated as handicap spaces. The proposed development is providing thirty (30) parking spaces with two (2) of these spaces designated as handicap. Five (5) bicycle stalls will also be provided onsite.

The Lighting Plan provided will have minimal light spill onto both Seaway Drive and on the property line that is shared with the residential component of Harbour Isle. The lighting in the parking area was designed to be in compliance with City Code 22-60 (j)(1)(a) that required a minimum average of two (2) foot-candles in the parking area.

The Landscape Plan proposes the following vegetation:

TYPE	COMMON NAME	QUANTITY
TREES		
	Live Oak	3
	Sabal Palm	14
	Mahogany	6
SHRUBS/GROUNDCOVERS		
	Perennial Peanut	295
	Red Tip cocoplum	138
	Wax Jasmine (Shrub)	78
	Podocarpus	21
TURF		
	St. Augustine Floratam	1,265 SY

The Landscape Plan was designed to be in compliance with the requirements of City Code 22-187, General Landscaping requirements. A fully automatic irrigation system will be installed and will provide 100% coverage in winds up to 15 miles per hour.

Development Review

Section 22.58 of the City of Fort Pierce Code of Ordinances outlines the requirements for development review. The attached material includes the necessary items required for review and approval.

Design Review

Section 22.59 of the City of Fort Pierce Code of Ordinances outlines the requirements for design review. The attached material includes necessary items required for review and approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of these requests.

A.2. COMPLETE NOTARIZED APPLICATION

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 835 Seaway Dr / TBD., Fort Pierce, FL 34949

Parcel ID #(s) 2402-501-0001-010-8

Project description 5,625 SF 1-story convenience store with outdoor seating and 6 fueling pumps

Harbour Isle Dev Commercial, LLC
Property Owner(s)
825 Seaway Drive
Street Address
Fort Pierce FL 34949
City State Zip
(561)-623-8801
Phone Number
cmason@masondc.com
Email Address

Laura Sherman, Assistant Secretary, Cumberland Farms Inc.
Applicant/Representative, Title, Company
165 Flanders Rd.
Street Address
Westborough MA 01581
City State Zip
(508) 270-1400
Phone Number
lsherman@cumberlandfarms.com
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Representative
Jeffrey Lucas - ATKINS
7175 Murrell Road
Melbourne, FL 32940
321-242-4942
jeffrey.lucas@atkinglobal.com

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 12th day of June, 2019, by Craig R. Mason who is personally known to me or has produced as identification.

Signature of Notary

JENNIFER INGENITO
Notary Public - State of Florida
Commission # GG 027671
My Comm. Expires Oct 30, 2020
Bonded through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ 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 Applicotion Type:

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

Site Informotion:

Non-Residential: Proposed Sq. Ft.: 5,625 Residential: Proposed Units:_____

Surrounding Uses: *(i.e. single family home, retoil, industriol, etc.)*

North	South	East	West
RM	HIMU	HIMU	RM

Application Outlook

Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hord copies ond one (1) CD of the following. Additional copies will be required of subsequent submittols.

- ☐ 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-S8.d.2)
- ☐ Survey (see Section 22-S8.d.3)
- ☐ Site Plan (see Section 22-S8.d.4)
- ☐ Landscaping Plan (see Section 22-187)
- ☐ Storm Drainage Plan (see Section 22-S8.d.6)
- ☐ Environmental Impact Report
- ☐ Beach/Dune System protection plan, if applicable (see Section 22-S8.d.7)
- ☐ Lighting Plan (see Section 22-S8.d.8)
- ☐ Design Review submittals (see Design Review application)
- ☐ Traffic Impact Report
- ☐ Concurrency Review submittals (see Concurrency Review application)

A.3. WARRANTY DEED

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4485010 OR BOOK 4185 PAGE 1536, Recorded 09/27/2018 01:19:26 PM Doc
Tax: $3934.00

Prepared by and Return to:
Louisa Martinez, an employee of
First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950
Our File No. 127661-41

WARRANTY DEED

THIS INDENTURE is made on 18th day of September, 2018, between
Harbour Isle Development Commercial LLC a Florida limited liabilty company, *having a* business address at: 9315 Dole Circle, Windermere, FL 34786 , ("Grantor"), and
Harbour Isle Plaza, LLC, a Florida limited liabilty company, having a mailing address of: PO Box 3316, Jupiter, FL 33469, ("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 said Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged hereby grants, bargains, sells, remises, releases, conveys and confirms unto said "Grantee" all that certain land, situated, lying and being in the County of **St. Lucie, Florida,** to-wit:

That portion of Tract D-1, Second Replat of Harbour Isle at Hutchinson Island, according to the plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying East of the following described line:

Commence at the Northwest corner of said Tract D-1; thence North 64°50'00" East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North 64°50'00" East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of 1°01'21"; thence Easterly, along the arc of said curve, a distance of 11.90 feet to the Point of Beginning of the hereinafter described line; thence South 25°10'00" East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the Point of Terminus.

Parcel Identification Number: **2402-501-0001-010/8 and 2402-501-0001-020-1**

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 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, 2017.**

In Witness Whereof, Grantor has signed and sealed these presents on the date first above written.

Harbour Isle Development Commercial, LLC a Florida limited liability company

Pres

R. Mason Simpson, President

Signed, sealed and delivered in our presence:

Witness Signature

Print Name TRACEY SAWICKI

Witness Signature

Print Name: ESTRELLITA VAZQUEZ

State of Florida

County of Orange

The Foregoing Instrument Was Acknowledged before me on September 19, 2018, by R. Mason Simpson, as President of **Harbour Isle Development Commercial LLC a Florida limited liabilty company,** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

Sandra Roopwah

(Printed Name)

My Commission expires:

Notary Public State of Florida
Sandra Roopwah
My Commission GG 174747
Expires 01/29/2022

A.4. SLC PROPERTY RECORD CARD

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

Property Identification

Site Address:	TBD
Parcel ID:	2402-501-0001-010-8
Account #:	183453
Map ID:	24/02N
Use Type:	1000
Zoning:	PUD
City/County:	Fort Pierce

Ownership

Harbour Isle Plaza LLC

PO Box 3316
Jupiter, FL 33469

Legal Description

SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 46-9) THAT PART OF TRACT D-1 MPDAF: FROM NW COR OF TRACT D-1, TH N 64 50 00 E ALG N LI OF TRACT 244.91 FT TO CURVE CONC S, R OF 666.78 FT, TH ELY ALG ARC 11.90 FT TO POB; TH CONT ALG ARC 388.84 FT TO NE COR OF TRACT, TH S 29 41 35 W 34.91 FT, TH N 78 52 58 W 13.84 FT, TH S 12 27 34 W 6.64 FT, TH N 76 43 04 W 4.75 FT, TH S 56 32 17 W 20.34 FT, TH S 08 07 52 W 4.31 FT, TH N 78 03 59 W 6.65 FT, TH S 11 13 25 W 71.62 FT TO CURVE CONC W, R OF 90 FT, TH SLY ALG ARC 17.17 FT, TH S 22 09 18 W 23.61 FT TO E LI OF TRACT, TH S 29 41 35 W 72.18 FT, TH S 60 12 16 W 160.08 FT TO POB (1.504 AC - 65,532 SF) (OR 2377-203)

Current Values

Just/Market Value:	$891,200
Assessed Value:	$891,200
Exemptions:	$0
Taxable Value:	$891,200

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.5
Land Size (SF):	65,532

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Sale History

Date:	Sep 19, 2018
Book/Page:	4185 / 1536
Sale Code:	0205
Deed:	WD
Grantor:	Harbour Isle Dev Comm LLC
Price:	$562,000

Date:	Sep 28, 2005
Book/Page:	2377 / 0203
Sale Code:	XX03
Deed:	SP
Grantor:	Owen Jr Jack B

Price: $900,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched 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:	$891,200
Just/Market:	$891,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$891,200
Exemption(s):	$0
Taxable:	$891,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

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

14/35S

14/34S

14/36S

24/03N

24/01N

24/02N

24/03N

24/01S

24/02S

SEAWAY DRIVE

STATE ROAD A-1-A

BANSHORE DRIVE

HARBOUR ISLE A CONDOMINIUM

TRACT D - 1

TRACT L

TRACT M

BLDG 38

BLDG 2

BLDG 4

STORAGE BLDG

WATER MANAGEMENT

(141-0004-000/1)

Map Last Updated: 3/9/2019

PREPARED FOR

Michelle Franklin, CFA

SAINT LUCIE COUNTY PROPERTY APPRAISER

SAINT LUCIE COUNTY PROPERTY APPRAISER

0 50 100 200 300 400

Feet

N

W E

S

SAINT LUCIE COUNTY, FLORIDA

ASSESSMENT MAP

THIS MAP HAS BEEN PREPARED FOR THE SAINT LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT AN ACTUAL SURVEY. THE SAINT LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON.

SECTION 02

TOWNSHIP 35

RANGE 40

SHEET NUMBER

24/02N

A.5. STATEMENTS OF OWNERSHIP & CONTROL OF PROPOSED DEVELOPMENT

MEMORANDUM

To: **City of Fort Pierce Planning Department**
Attn: Rebecca Grohall, Planning Director
100 North U.S. Highway 1
Fort Pierce, FL 34950

From: **Jeffrey Lucas – Atkins Global, N.A.**
As Authorized Agent

Re: **Statement of Ownership & Control of Proposed Development**
Proposed Cumberland Farms Convenience Store at 835 Seaway, Fort Pierce, FL

Date: **February 19, 2019**

SUBJECT PROPERTY

The subject property consists of a vacant parcel of 3.04 acres on the west side of Harbor Isle at Hutchinson's Island Community. The 3.04 acre property was legally split into two parcels, one of approximately 1.5 acres and the other approximately 1.54 acres. The proposed development will be on the northeast +/- 1.50 acres of vacant, well grassed land lying within the jurisdiction of the City of Ft. Pierce, Florida at 801 Seaway Dr.

The property is currently owned by ***Harbor Isle Plaza, LLC***. ***Cumberland Farms, Inc.*** has entered an Agreement for Sale and Purchase of Real Property with ***Harbor Isle Plaza, LLC*** on September 4, 2018. Upon the completion of sale, Cumberland Farms, Inc will own and control the proposed development.

PROJECT DESCRIPTION

The northeast parcel is intended to be occupied a Cumberland Farms convenience store. The proposed development includes a single-story building of 5,625 sf with of outdoor seating and 6 dispensing pumps with 12 fueling positions. The development with be equipped with underground storage tanks, canopy, outdoor seating, air tower, and dumpster enclosure.

March 11, 2019

AUTHORIZATION

Project Name: Cumberland Farms
Project Location: 801 Seaway Drive, Fort Pierce, FL

To Whom It May Concern:

Atkins North America, Inc. is the authorized agent for Cumberland Farms, Inc. to handle all site-related permit applications for the Cumberland Farms development project located at 801 Seaway Drive, Fort Pierce, Florida.

Cumberland Farms, Inc.

Laura S. Sherman
Senior Corporate Counsel & Assistant Secretary

COMMONWEALTH OF MASSACHUSETTS
WORCESTER COUNTY

Subscribed and sworn to before me this 11th day of March 2019 by Laura S. Sherman, Senior Corporate Counsel & Assistant Secretary of Cumberland Farms, Inc., who is personally known to me.

PAMELA A. SINNETT NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMM. EXPIRES JAN. 31, 2025

Notary Public:

My Commission Expires: 1/31/2025

Cumberland Farms, Inc.
165 Flanders Road, Westborough, MA 01581
508-270-1400

A.6. GENERAL LOCATION MAP

PLOT DATE: Feb 19, 2019 - 8:59am
FILE NAME: A:\PROJECTS\100062844 - CF - 801Seaway (Ft. Pierce)\10 CAD\10 - EXHIBIT\EXHIBIT-LOCATION MAP.dwg

ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF
AUTHORIZATION NO.24

LOCAL OFFICE:
7175 MURRELL ROAD
MELBOURNE, FL 32940
TEL. 321.242.4942
FAX. 321.242.6101
www.atkinsglobal.com

LOCATION MAP EXHIBIT

Job nos.	100062844
Sketch Date	02/19/2019
Scale	1" = 300'
Dr	JWS
Ck	JAL
Refer to Sheet No.	
Add./ Rev.	
RFI	N/A

A.7. DEVELOPMENT PLANS (SEE SECTION D)

B. **CONCURRENCY REVIEW SUBMITTAL**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

Noted Total is for overall acreage of Harbour Cay Retail + Cumberland Farms

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 703 gpd
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1,875.00
**Proposed Zoning/FLU	Total gallons per day 703 gpd
**Change in Demand	Total gallons per day reduction of 1172 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 563 gpd
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1,500
**Proposed Zoning/FLU	Total gallons per day 563 gpd
**Change in Demand	Total gallons per day decrease of 937 gpd

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

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

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	15,000 sf at 0.05 cy/sf = 750 cy
****Proposed Zoning/FLU**	5625 sf x 0.05 = 281.25 cy
***Change in Demand**	of decrease 469 cy

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	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	566	AM Entry: 9, AM Exit:5, PM Entry: 27, PM Exit: 30
****Proposed Zoning/FLU**	2766	AM Entry: 62, AM Exit: 63; PM Entry: 46, PM Exit: 48
***Change in Demand**	Trips 2,200 (increases)	Trips 53/58/19/18 (increases)
Impact to Capacity	Trip generation will increase based on the combined development on the of the divided parcels.	

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

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

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [ ] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

C. **DESIGN REVIEW SUBMITTAL PACKET**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 835 Seaway Dr. / TBD, Fort Pierce, FL 34949
Parcel ID #(s) 2402-501-0001-010-8
Project Description 5,625sf 1-story convenience store with outdoor seating and 6 fueling pumps

Harbour Isle Dev Commercial, LLC	Laura Sherman, Assistant Secretary, Cumberland Farms Inc.
Property Owner(s)	Applicant/Representative, Title, Company
825 Seaway Drive	165 Flanders Rd.
Street Address	Street Address
Fort Pierce FL 34949	Westborough MA 01581
City State Zip	City State Zip
(561) 623-8801	(508) 270-1400
Phone Number	Phone Number
cmason@masondc.com	lsherman@cumberlandfarms.com (Applicant contracting to purchase)
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 sholl serve as an acknowledgement of the submission of this application. The property owner's signoture below shall also authorize the Application (if other than the property owner) and/or Representotive to act in his/her behalf for the purposes of seeking approval for the opplication described herein.*

Representative
Jeffrey Lucas - ATKINS
7175 Murrell Road
Melbourne, FL 32940
321-242-4942
jeffrey.lucas@atkinglobal.com

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 12 day of May, 2015 by
CRAIG R. MASON who is personally known to me or has produced
as identification.

Signature of Notary

JENNIFER INGENITO
Notary Public - State of Florida
Commission # GG 027671
My Comm. Expires Oct 30, 2020
Bonded through National Notary Assn.
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

C.1. DESIGN INTENT NARRATIVE

MEMORANDUM

To: **City of Fort Pierce Planning Department**
Attn: Rebecca Grohall, Planning Director
100 North U.S. Highway 1
Fort Pierce, FL 34950

From: **Jeffrey Lucas – Atkins Global, N.A.**
As Authorized Agent

Re: **Design Intent Narrative**
Proposed Cumberland Farms Convenience Store at 835 Seaway, Fort Pierce, FL

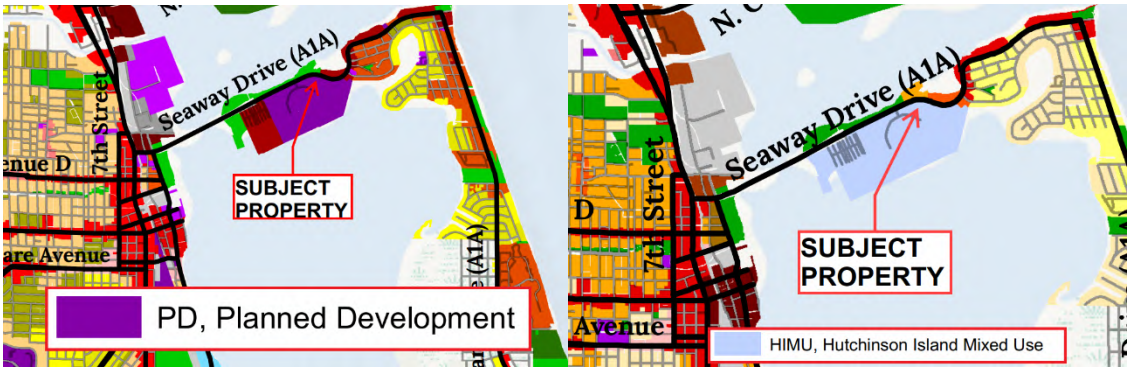
Date: **February 19, 2019**

SUBJECT PROPERTY

The subject property consists of a vacant parcel of 3.09 acres on the west side of Harbor Isle at Hutchinson's Island Community. It is intended to legally split into two parcels, one of approximately 1.5 acres and the other approximately 1.6 acres. The proposed development will be on the northeast +/- 1.50 acres of vacant, well grassed land lying within the jurisdiction of the City of Ft. Pierce, Florida at 801 Seaway Dr.

The site has no significant vegetation and in fact was created by depositing dredged fill from the intracoastal waterway. There also is no significant topography, wetlands or buffers. The subject property is currently undeveloped and vacant grassed land. The Fort Pierce US army Coastguard facility, vacant property and a residential building are located across Seaway drive adjoining the subject property to the north. A vacant property adjoins the subject property to the west, past which are roadways and residential buildings of Harbor Isles. Parking lots and residential buildings of Harbor Isles surround the subject property to the south. A vacant property adjoins the subject property to the east, past which are residential buildings of Harbor Isles. A hedge and a metal railing bound the property to the south with a few trees.

Current zoning and future land use (FLU) for the site is Planned Development (PD) and Hutchinson Island Mixed Use (HIMU), respectively (see below).



PROJECT DESCRIPTION

The northeast parcel is intended to be occupied a Cumberland Farms convenience store. The proposed development includes a single-story building of 5,625 sf with 300 sf of outdoor seating and 6 dispensing pumps with 12 fueling positions. The development with be equipped with underground storage tanks, canopy, outdoor seating, air tower, and dumpster enclosure.

Refer to PD Amendment for additional

PROPOSED ACCESS

The development has proposed to provide two driveways along Seaway Drive. One shared full access driveway with the southern parcel and a right turn only exit driveway on the north end. Addition internal circulation accesses will be provided with the parcel on the south.

SUMMARY

The proposed Cumberland Farms development fits perfectly with the local environment. It draws on neighboring architecture and provides a safe and clean place for the community to shop.

C.2. CONTEXT PHOTOGRAPHS

ALL VISITORS MUST REPORT TO THE SITE OFFICE

Ocoilna Bank
1929
132

DINER
Coca-Cola

C.3. ARCHITECTURAL PRECEDENT

Photos of surrounding uses and styles

DINER
Coca-Cola

Cumberland
Cumberland
ARMS

AVAILABLE
COMMERCIAL
3+ ACRES
(772) 461-9060

WARNING

FOR SALE
RESTAURANT SITE
Harbour Isle Rosales, LLC
772 463 9060

835 Seaway Dr
Fort Pierce FL

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C.4. PHOTOGRAPHS OF EXISTING STRUCTURES

C.5. TRAFFIC IMPACT REPORT

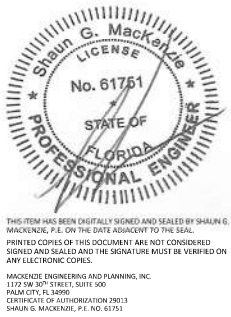
TRAFFIC IMPACT ANALYSIS

Harbor Cay
Fort Pierce, FL

Prepared for:
Mason Development & Construction
Jupiter, Florida

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



Digitally signed by Shaun G MacKenzie
Date: 2019.05.20 11:46:56 -04'00'

Shaun G. MacKenzie P.E.
PE Number 61751

174001
April 2019
© MacKenzie Engineering and Planning, Inc.
CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a traffic study update for the development of property on the south side of Seaway Drive east of the Harbor Isle roundabout, Fort Pierce, FL (Parcel ID: 2402-501-0001-000-5). The applicant proposes a 3,250 SF of high-turnover restaurant, 4,745 SF apparel store, 1,040 SF gift shop, 1,495 SF liquor store, and 5,625 SF of convenience store with 12 vehicle fueling positions.

The project has a prior approval through Ft. Pierce and a pre-approval through FDOT for 1 right-in, 1 right-out, and one full access driveway to Seaway Drive along with a full access driveway to Harbor Isle. The project proposes to remove the Harbor Isle access. The project will provide cross-access to the undeveloped parcel to the west.

The site proposes a 2020 buildout. The project's net new trips compared to the prior use approval is a decrease of 969 daily, 66 AM peak hour, and 84 PM peak hour trips.

The proposed project is expected to generate the following net external trips:

- 1,128 daily, 72 AM peak hour (39 in/33 out), and 81 PM peak hour (42 in/39 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 3,918 daily, 268 AM peak hour (139 in/129 out), and 277 PM peak hour (143 in/134 out)

The driveways are projected to operate acceptably without ingress turn lanes. The project will provide left and right-turn egress lanes from the project.

TABLE OF CONTENTS

EXECUTIVE SUMMARY i
TABLE OF CONTENTS ii
LIST OF TABLES iii
LIST OF FIGURES iii
LIST OF EXHIBITS iii
INTRODUCTION 1
INVENTORY AND PLANNING DATA 2
PROJECT TRAFFIC 2
Use 2
Traffic Generation 2
Internal Capture 3
Pass-by Trip Capture 3
Area of Impact 5
TRAFFIC DISTRIBUTION 6
TRAFFIC ASSIGNMENT 6
PROJECTED GROWTH 6
BACKGROUND TRAFFIC 6
ASSURED AND PROGRAMMED CONSTRUCTION 7
ROADWAY ANALYSIS 7
Adopted Level of Service 7
Total Peak Hour 8
DRIVEWAYS 9
Driveway Dimensions 13
Turn Lanes 13
Right-Turn Lane 13
Left-Turn Lane 13
Access Management 14
CONCLUSION 15
APPENDICES 16

LIST OF TABLES

Table 1. Proposed Changes 2
Table 2. Trip Generation 4
Table 3. Net External Trip Generation 5
Table 4. Driveway Trip Generation 5
Table 5. Growth Rate Calculation 6
Table 6. Driveway Volumes 13

LIST OF FIGURES

Figure 1. Site Location 1
Figure 2. Traffic Assignment 7
Figure 3. Projected Harbor Cay Driveway Volumes 10
Figure 4. Undeveloped Western Property Driveway Volumes 11
Figure 5. Total Projected Driveway Volumes 12

LIST OF EXHIBITS

Exhibit 1. Trip Generation
Exhibit 2. AM Peak Hour Project Trips
Exhibit 3. AM Peak Hour Roadway Analysis
Exhibit 4. PM Peak Hour Project Trips
Exhibit 5. PM Peak Hour Roadway Analysis
Exhibit 6. Harbor Cay Driveway Volumes
Exhibit 7. Adjacent Parcel Trip Generation
Exhibit 8. Adjacent Parcel Driveway Volumes
Exhibit 9. Total Projected Driveway Volumes
Intersection Development Sheet – Seaway Drive @ Driveway

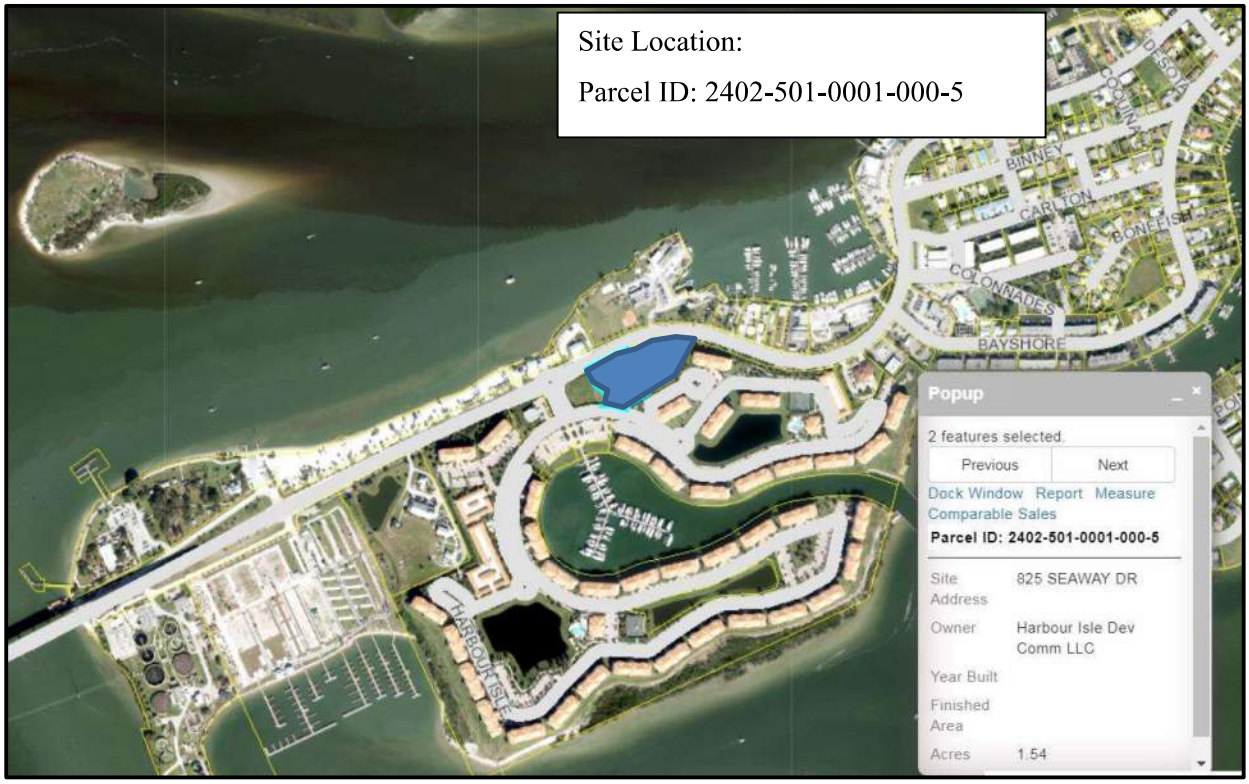
INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a traffic study update for the development of property on the south side of Seaway Drive east of the Harbor Isle roundabout, Fort Pierce, FL (Parcel ID: 2402-501-0001-000-5). The applicant proposes a 3,250 SF of high turnover restaurant, 4,745 SF apparel store, 1,040 SF gift shop, 1,495 SF liquor store, and 5,625 SF of convenience store with 12 vehicle fueling positions.

The project has a prior approval through Ft. Pierce and a pre-approval through FDOT for 1 right-in, 1 right-out, and one full access driveway to Seaway Drive along with a full access driveway to Harbor Isle. The project proposes to remove the Harbor Isle access. The purpose of this report is to assess the ability of the driveway and roadways surrounding the project accommodate the projected change in traffic.

The concept plan is shown in Appendix A.

Figure 1. Site Location



INVENTORY AND PLANNING DATA

The traffic data used in this analysis were obtained from FDOT.
Atkins & EDC provided site information.

PROJECT TRAFFIC

Use

The following changes are proposed:

Table 1. Proposed Changes

Use	Approved	Proposed	Change (P – A)
Medical Office	8,600 SF	-	-8,600 SF
Shopping Center	4,000 SF	0 SF	+4,000 SF
Restaurant	7,050 SF	3,250 SF	-3,800 SF
Apparel Store	-	4,745 SF	+4,745 SF
Gift Shop	-	1,040 SF	+1,040 SF
Liquor Store	-	1,495 SF	+1,495 SF
Convenience Store with Fuel Pumps			
Convenience Store	5,618 SF	5,625 SF	7 SF
Fueling Positions	12 F.P.	12 F.P.	0 F.P.

Traffic Generation

Daily and peak hour rates and equations contained in the Institute of Transportation Engineers' (ITE) report, Trip Generation (10th Edition) were applied to the following uses:

- Restaurant – ITE Land Use 932 – High-Turnover Sit-Down Restaurant
- Beachwear – ITE Land Use 876 – Apparel Store
- Gift Shop – ITE Land Use 876 – Apparel Store
- Liquor Store – ITE Land Use 899 – Liquor Store

The report uses FDOT's Trip Generation Recommendations Report (October 2014) for Convenience Market with Gas Pumps. The FDOT PM peak hour Gasoline plus convenience store equation was also applied to the AM peak hour because FDOT did not publish AM Peak Hour equations.

The proposed project is expected to generate the following net external trips:

- 1,128 daily, 72 AM peak hour (39 in/33 out), and 81 PM peak hour (42 in/39 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 3,918 daily, 268 AM peak hour (139 in/129 out), and 277 PM peak hour (143 in/134 out)

Internal Capture

AM and PM peak hour internal capture is conservatively estimated at 1.8 and 4.8 percent, respectively. This is a conservation rate given the potential interaction between the uses on the site.

Pass-by Trip Capture

MEP utilized the available pass-by rate capture rates published within the ITE's report, *Trip Generation (10th Edition)*. Apparel Store and Liquor Store do not have published pass-by rates, therefore a 34 percent pass-by rate was applied based the average shopping center rate (ITE Land Use 820). The report uses the pass-by capture rate published within FDOT's Trip Generation Recommendations Report (October 2014) for Convenience Market with Gas Pumps as show in Table 2.

MacKenzie
Engineering & Planning, Inc.

Table 2. Trip Generation

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic										
High Turnover Sit-Down Rest	3.250		1000 SF	365	32	18	14	32	20	12
Apparel Store	5.785		1000 SF	384	6	5	1	24	12	12
Conv. Mrkt w/ Gas Pumps	5.625 ksf + 12 f.p.			3,361	235	118	117	235	118	117
Liquor Store	1.495		1000 SF	152	1	1	0	26	13	13
Subtotal				4,110	273	141	132	291	150	141
Internal Capture	AM	PM	DAILY							
High Turnover Sit-Down Rest	6.3%	12.5%	12.5%	46	2	1	1	4	2	2
Apparel Store	0.0%	8.3%	8.3%	32	0	0	0	2	1	1
Conv. Mrkt w/ Gas Pumps	1.3%	3.4%	3.4%	114	3	1	2	8	4	4
Liquor Store	0.0%	7.7%	7.7%	12	0	0	0	2	1	1
Subtotal	1.8%	4.8%	4.7%	192	5	2	3	14	7	7
Pass-By Traffic										
High Turnover Sit-Down Rest	43.0%			137	13	7	6	12	8	4
Apparel Store	34.0%			120	2	2	0	7	4	3
Conv. Mrkt w/ Gas Pumps	78.0%			2,533	181	91	90	177	89	88
Liquor Store	34.0%			48	0	0	0	8	4	4
Subtotal				2,790	196	100	96	196	101	95
NET PROPOSED TRIPS				***1,128***	***72***	***39***	***33***	***81***	***42***	***39***
Total Proposed Driveway Volumes				***3,918***	***268***	***139***	***129***	***277***	***143***	***134***
NET EXTERNAL TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,128**	**72**	**39**	**33**	**81**	**42**	**39**
NET CHANGE IN DRIVEWAY VOLUMES				**3,918**	**268**	**139**	**129**	**277**	**143**	**134**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
High Turnover Sit-Down Rest	932	1000 SF	112.18	43%	55/45	9.94	62/38	9.77
Apparel Store	876	1000 SF	66.4	34%	80/20	1.00	51/49	4.12
Conv. Mrkt w/ Gas Pumps	FDOT	1000 SF & Pumps	14.3 x PM Trips	78%	50/50	used PM information	50/50	12.3 x Fuel Pumps + 15.5 x 1,000 SF Conv. Store
Liquor Store	899	1000 SF	101.49	34%	51/49	0.51	50/50	17.12

Area of Impact

The proposed changes on the site, reductions in intensity and use of the more accurate ITE 10th Edition and FDOT equations resulted in a significant reduction in net external and driveway trips. The most recent traffic study was performed by O'Rourke Engineering & Planning and is dated August 10, 2018. The summary of trips is shown below in Tables 3 and 4.

Table 3. Net External Trip Generation

Traffic Study	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
O'Rourke	2,097	138	80	58	165	83	82
MEP	1,128	72	39	33	81	42	39
Change	-969	-66	-41	-25	-84	-41	-43

Table 4. Driveway Trip Generation

Traffic Study	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
O'Rourke	4,699	309	166	143	357	178	179
MEP	3,918	268	139	129	277	143	134
Change	-781	-41	-27	-14	-80	-35	-45

The reduction in net external trips is attributed to the FDOT's studies of convenience stores with gasoline pumps which demonstrates approximately 78 percent of the traffic is related to traffic passing by the site. The study also eliminated the medical office use from the site and applied the anticipated actual uses (apparel store, gift shop, and liquor store) rather than the general shopping center trip generation.

TRAFFIC DISTRIBUTION

Consistent with the prior approved traffic study, the overall distribution is summarized by general directions and is depicted below:

WEST	-	70 percent
EAST	-	30 percent

TRAFFIC ASSIGNMENT

The distributed external trips for the project were assigned to the roadway network within the radius of influence based on the distribution and are consistent with the O'Rourke August 10, 2018 traffic study. The traffic assignment is illustrated in Figure 2.

PROJECTED GROWTH

Projected growth is estimated using the historical growth in the area. The study uses a 3.4 percent annual growth rate as shown in Table 5 based the weighted average of growth on Seaway Drive and Ocean Drive.

Table 5. Growth Rate Calculation

ROAD	FROM	TO	Station	LANES	2014	2015	2016	2017	2018	GROWTH RATE
Seaway Drive	ICWW	Harbour Isle	940115	2	12,900	15,100	14,800	14,800	16,600	4.28%
Ocean Drive	Seaway Dr	Jaycee Park	945016	2	7,800	8,000	8,800	8,100	8,400	1.55%

Average Weighted Growth Rate	**3.4%**

BACKGROUND TRAFFIC

Background traffic identifies how the study area's transportation system is forecast to operate in the buildout year. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due the development of unbuilt portions of approved major developments.

Figure 2. Traffic Assignment

ASSURED AND PROGRAMMED CONSTRUCTION

A review was conducted of the Five-Year Plans of FDOT. No capacity enhancements are identified in the area.

ROADWAY ANALYSIS

Adopted Level of Service

Seaway Drive (SR A1A) has an adopted level of service of D based on the City's comprehensive plan. Seaway Drive is 4-lanes west of Causeway Cove Marina. Seaway Driveway is uninterrupted flow segment from Causeway Cove Marina to Harbour Isle Drive and transitions from 4-lanes to 2-lanes. East of Harbour Isle Drive, Seaway Drive is 2-lanes. The corresponding vehicular roadway capacities for Seaway Drive are 1,300, 1,190 and 750 peak hour peak direction vehicles, respectively, obtained from FDOT's 2013 Quality/Level of Service Manual.

Total Peak Hour

Roadway analysis was performed on Seaway Drive from Indian River Drive to Ocean Drive. The project related traffic and total traffic for the AM and PM peak hours for one-way peak hour conditions are shown in Exhibits 2 through 5. As shown in Exhibits 3 and 5, Seaway is projected to operate acceptably at project buildout in the AM and PM peak hours, respectively.

DRIVEWAYS

The Project site proposes three points of access onto Seaway Drive (SR A1A). The access is as follows:

- Seaway Drive west access – right-in only
- Seaway Drive central access – full access
- Seaway Drive east access – right-out only

In addition, the project will provide cross-access to an undeveloped parcel to the west. The parcel was previously analyzed as an 8,000 SF medical office. This analysis will continue to analyze the project as an 8,000 SF medical office in order to provide a conservative analysis. Trip generation is provided in Exhibit 6 in the Appendix and the traffic assignment is consistent with the proposed project.

The Harbor Cay project, Undeveloped Western Parcel, and Total driveway trips are shown in Figures 3, 4, and 5, respectively.

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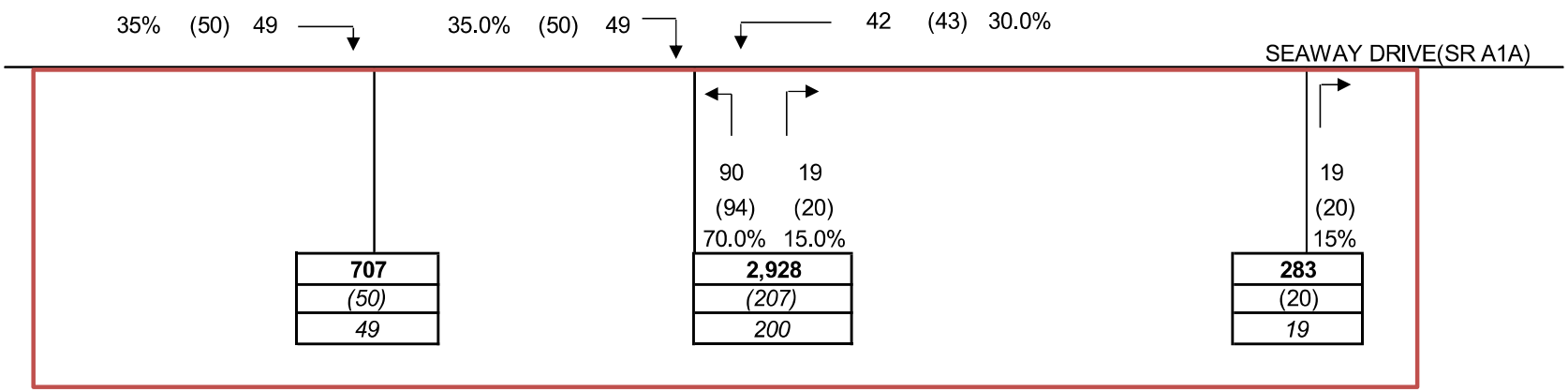
Figure 3. Projected Harbor Cay Driveway Volumes



PROJECT DRIVEWAY TRIPS

Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
3,918	*268*	139	129	*277*	143	134

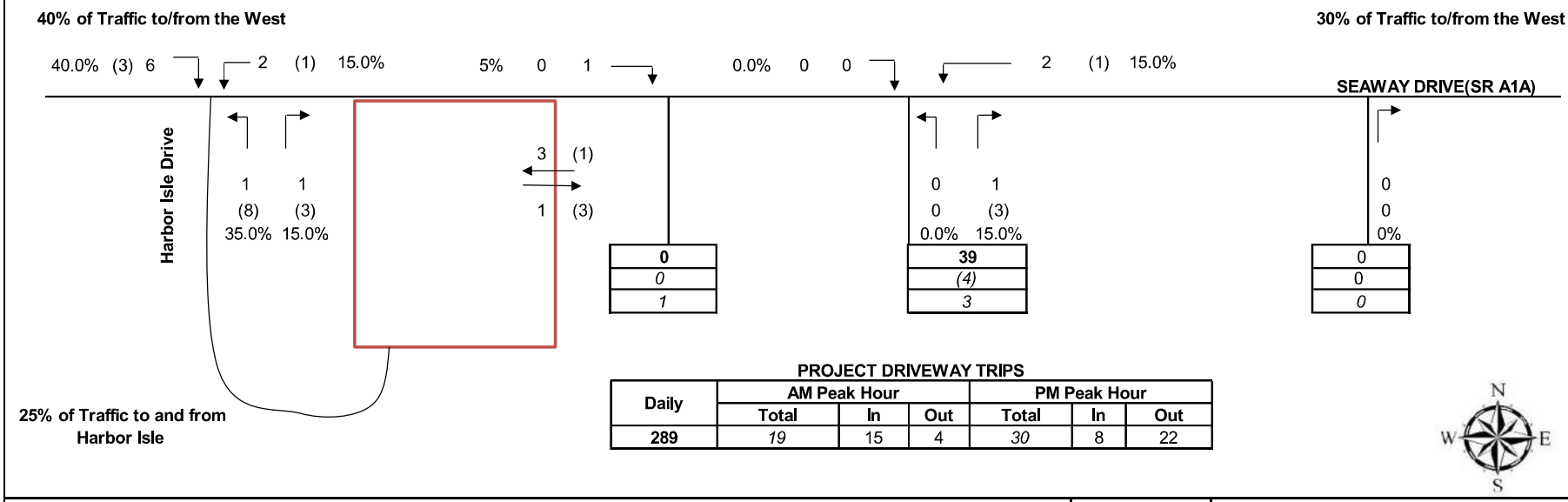
Harbor Cay

PROPOSED PROJECT DRIVEWAY VOLUMES

3,918	Total daily driveway trips
(277)	PM peak hour driveway trips
268	AM peak hour directional driveway trips

MacKenzie
Engineering & Planning, Inc.

Figure 4. Undeveloped Western Property Driveway Volumes

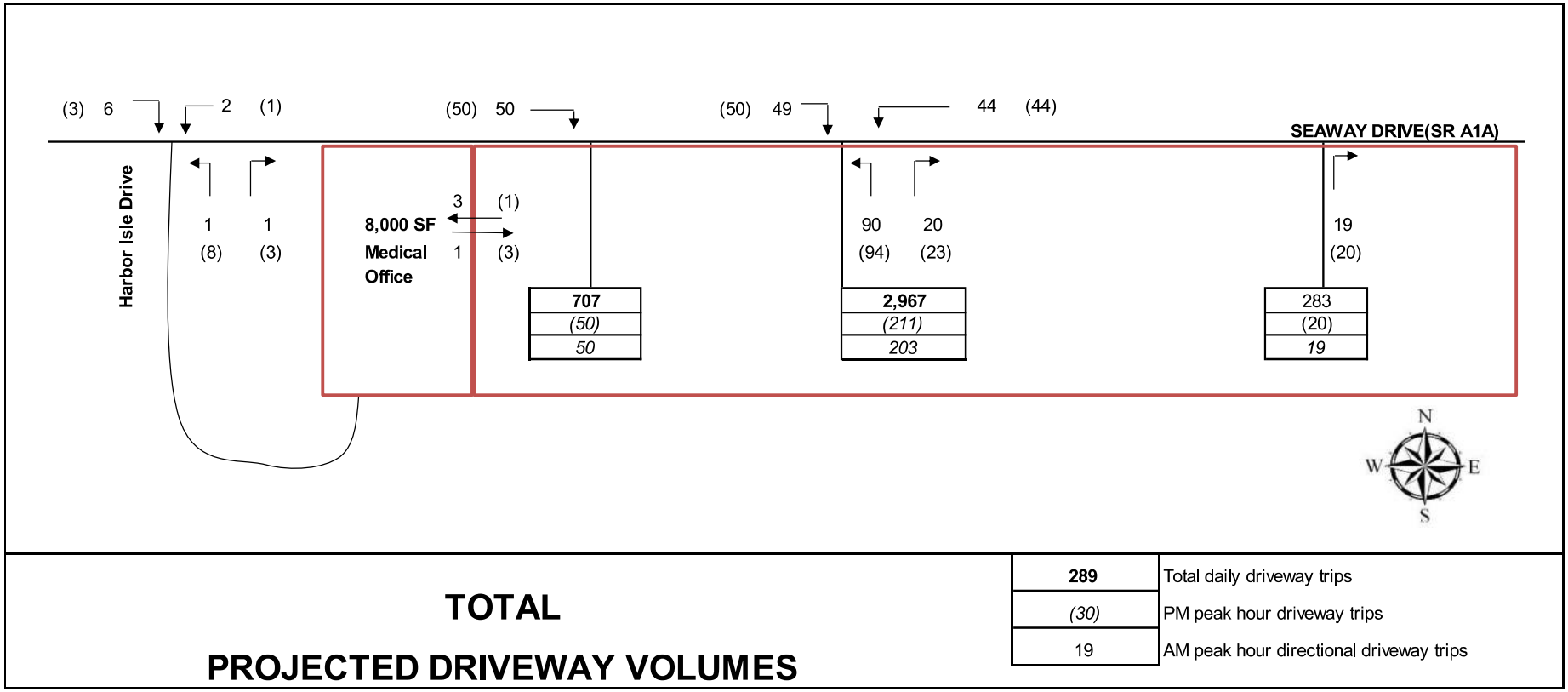


Possible Medical Office adjacent to Harbor Cay

PROJECTED DRIVEWAY VOLUMES

289	Total daily driveway trips
(30)	PM peak hour driveway trips
19	AM peak hour directional driveway trips

Figure 5. Total Projected Driveway Volumes



Driveway Dimensions

The driveway volumes and dimensions are shown in Table 6.

Table 6. Driveway Volumes

	Western Driveway	Central Driveway	Eastern Driveway
Volume (vph)			
Total	50	211	20
Inbound	50	94	0
Outbound	0	117	20
Reservoir (feet) In/out	15’	15’/28’	18.8’
Reservoir (from travel lane) (feet)	40.5’	46.5’	49.1’
Return Radius (feet)	37’	35’	25’
Ingress Left-Turn Vol (veh/hour)	-	44	-
Ingress Right-Turn Vol (veh/hour)	50	50	-

Turn Lanes

Right-Turn Lane

The right-turn volumes into the project at both entrances are less than 80 vehicles per hour. The speed limit on Seaway Drive is 35 miles per hour. Therefore, right-turn lanes into the project are not warranted.

Left-Turn Lane

The peak hour left-turn volume is projected to conservatively be 49 vehicles. This is nine vehicles fewer than the previously approved project which was approved with no turn lanes. Seaway Drive is a 35 mile per hour facility. The only left-turn lane on the two-lane section of Seaway Drive is at Bayshore Drive. The driveway is projected to operate acceptably without a turn-lane. Seaway Drive was reconstructed less than 10-years ago with the intent of creating a low speed, pedestrian and bicycle friendly environment. Further, the study’s trip generation does not consider the potential pedestrians and bicyclists that will patronize the site due to the proximity of nearby residential uses. This will reduce vehicular trips into the site.

Based on the character of the road, a left-turn lane into the project is not recommended.

Access Management

The existing site has FDOT approved driveway permits for the existing driveways. The site was approved for a more trips than proposed and proposes to maintain its approved access except for the elimination of the Harbour Isle access.

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a traffic study update for the development of property on the south side of Seaway Drive east of the Harbor Isle roundabout, Fort Pierce, FL (Parcel ID: 2402-501-0001-000-5). The applicant proposes a 3,250 SF of high-turnover restaurant, 4,745 SF apparel store, 1,040 SF gift shop, 1,495 SF liquor store, and 5,625 SF of convenience store with 12 vehicle fueling positions.

The project has a prior approval through Ft. Pierce and a pre-approval through FDOT for 1 right-in, 1 right-out, and one full access driveway to Seaway Drive along with a full access driveway to Harbor Isle. The project proposes to remove the Harbor Isle access.

The site proposes a 2020 buildout. The project's net new trips compared to the prior use approval is a decrease of 969 daily, 66 AM peak hour, and 84 PM peak hour trips.

The proposed project is expected to generate the following net external trips:

- 1,128 daily, 72 AM peak hour (39 in/33 out), and 81 PM peak hour (42 in/39 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 3,918 daily, 268 AM peak hour (139 in/129 out), and 277 PM peak hour (143 in/134 out)

The driveways are projected to operate acceptably without ingress turn lanes. The project will provide left and right-turn egress lanes from the project.

APPENDICES

EXHIBIT 1
Harbor Cay
Trip Generation

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic										
High Turnover Sit-Down Rest	3.250		1000 SF	365	32	18	14	32	20	12
Apparel Store	5.785		1000 SF	384	6	5	1	24	12	12
Conv. Mrkt w/ Gas Pumps	5.625 ksf + 12 f.p.			3,361	235	118	117	235	118	117
Liquor Store	1.495		1000 SF	152	1	1	0	26	13	13
Subtotal				4,110	273	141	132	291	150	141
Internal Capture	AM	PM	DAILY							
High Turnover Sit-Down Rest	6.3%	12.5%	12.5%	46	2	1	1	4	2	2
Apparel Store	0.0%	8.3%	8.3%	32	0	0	0	2	1	1
Conv. Mrkt w/ Gas Pumps	1.3%	3.4%	3.4%	114	3	1	2	8	4	4
Liquor Store	0.0%	7.7%	7.7%	12	0	0	0	2	1	1
Subtotal	1.8%	4.8%	4.7%	192	5	2	3	14	7	7
Pass-By Traffic										
High Turnover Sit-Down Rest	43.0%			137	13	7	6	12	8	4
Apparel Store	34.0%			120	2	2	0	7	4	3
Conv. Mrkt w/ Gas Pumps	78.0%			2,533	181	91	90	177	89	88
Liquor Store	34.0%			48	0	0	0	8	4	4
Subtotal				2,790	196	100	96	196	101	95
NET PROPOSED TRIPS				***1,128***	***72***	***39***	***33***	***81***	***42***	***39***
Total Proposed Driveway Volumes				***3,918***	***268***	***139***	***129***	***277***	***143***	***134***
NET EXTERNAL TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,128**	**72**	**39**	**33**	**81**	**42**	**39**
NET CHANGE IN DRIVEWAY VOLUMES				**3,918**	**268**	**139**	**129**	**277**	**143**	**134**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
High Turnover Sit-Down Rest	932	1000 SF	112.18	43%	55/45	9.94	62/38	9.77
Apparel Store	876	1000 SF	66.4	34%	80/20	1.00	51/49	4.12
Conv. Mrkt w/ Gas Pumps	FDOT	1000 SF & Pumps	14.3 x PM Trips	78%	50/50	used PM information	50/50	12.3 x Fuel Pumps + 15.5 x 1,000 SF Conv. Store
Liquor Store	899	1000 SF	101.49	34%	51/49	0.51	50/50	17.12

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EXHIBIT 2 - AM PEAK HOUR
Harbor Cay
AM PEAK HOUR PROJECT TRIPS

Roadway From	To	Class	Capacity Number Of Lanes	Capacity LOS 'D' Capacity	Percent Project Assignment	AM Peak Hour Project Trips NB/EB	AM Peak Hour Project Trips SB/WB
Seaway Drive							
Indian River Drive	Causeway Cove Marina	2	4LU	1,300	45%	18	15
Causeway Cove Marina	Harbour Isle Drive	2	2L Unint	1,190	45%	18	15
Harbour Isle Drive	Project	2	2L	750	70%	27	23
Project	Bayshore Drive	2	2L	750	30%	10	12
Bayshore Drive	Ocean Drive	2	2L	750	25%	10	10

EXHIBIT 3 - AM PEAK HOUR
Harbor Cay
ROADWAY ANALYSIS

Roadway From	To	Class	Committed		AM Peak Hour Project Trips		2018 AM PHPD Volume		Growth Rate	Growth from Growth Rate		2020 Background Peak Hour Volume		2020 Total Peak Hour Volume		Meets Standard ?	
			Number Of Lanes	LOS 'D' Capacity	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Seaway Drive																	
Indian River Drive	Causeway Cove Marina	2	4LU	1,300	18	15	472	647	3.36%	32	44	504	691	522	706	Yes	Yes
Causeway Cove Marina	Harbour Isle Drive	2	2L Unint	1,190	18	15	472	647	3.36%	32	44	504	691	522	706	Yes	Yes
Harbour Isle Drive	Project	2	2L	750	27	23	408	439	3.36%	28	30	436	468	463	491	Yes	Yes
Project	Bayshore Drive	2	2L	750	10	12	408	439	3.36%	28	30	436	468	446	480	Yes	Yes
Bayshore Drive	Ocean Drive	2	2L	750	8	8	344	230	3.36%	24	16	368	246	376	254	Yes	Yes

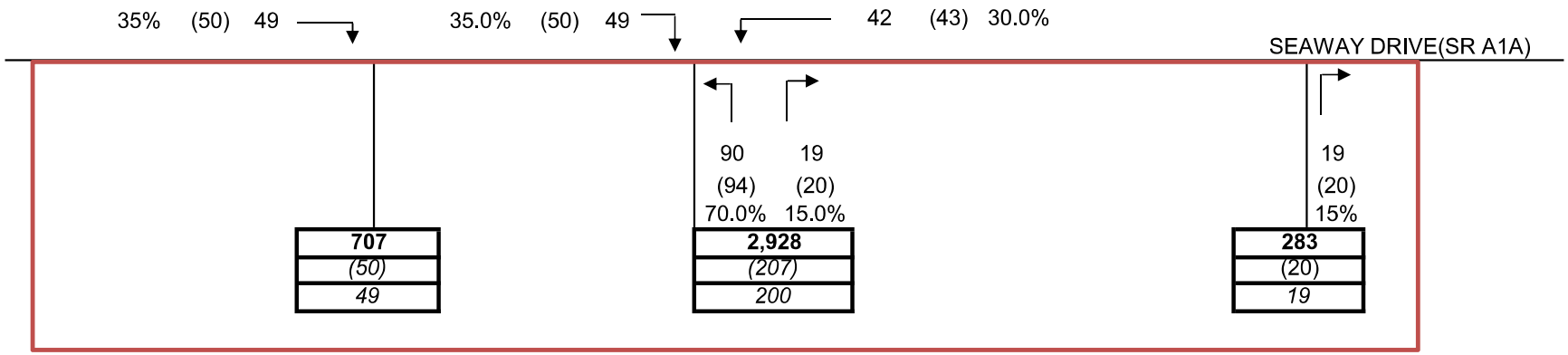
EXHIBIT 4 - PM PEAK HOUR
Harbor Cay
PM PEAK HOUR PROJECT TRIPS

Roadway			Capacity		Percent	Project Trips	
From	To	Class	Number Of Lanes	LOS 'D' Capacity	Project Assign	NB/EB	SB/WB
Seaway Drive							
Indian River Drive	Causeway Cove Marina	2	4LU	1,300	45%	19	18
Causeway Cove Marina	Harbour Isle Drive	2	2L Unint	1,190	45%	19	18
Harbour Isle Drive	Project	2	2L	750	70%	29	27
Project	Bayshore Drive	2	2L	750	30%	12	13
Bayshore Drive	Ocean Drive	2	2L	750	25%	11	11

EXHIBIT 5 - PM PEAK HOUR
Harbor Cay
ROADWAY ANALYSIS

Roadway			Committed				2018 PM		Growth	Growth from		2020 Bckgrnd		2020 Total Pk		Meets	
From	To	Class	Number Of Lanes	LOS 'D' Capacity	Project Trips NB/EB	Project Trips SB/WB	PHPD Volume NB/EB	PHPD Volume SB/WB	Rate	Growth Rate NB/EB	Growth Rate SB/WB	Peak Hr Vol NB/EB	Peak Hr Vol SB/WB	Hour Volume NB/EB	Hour Volume SB/WB	Standard ? NB/EB	Standard ? SB/WB
Seaway Drive																	
Indian River Drive	Causeway Cove Marina	2	4LU	1,300	19	18	718	852	3.36%	49	58	767	910	786	928	Yes	Yes
Causeway Cove Marina	Harbour Isle Drive	2	2L Unint	1,190	19	18	718	852	3.36%	49	58	767	910	786	928	Yes	Yes
Harbour Isle Drive	Project	2	2L	750	29	27	550	657	3.36%	38	45	588	702	617	729	Yes	Yes
Project	Bayshore Drive	2	2L	750	12	13	550	657	3.36%	38	45	588	702	600	715	Yes	Yes
Bayshore Drive	Ocean Drive	2	2L	750	11	11	382	462	3.36%	26	32	459	494	470	505	Yes	Yes

EXHIBIT 6



PROJECT DRIVEWAY TRIPS

Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
3,918	*268*	139	129	*277*	143	134

Harbor Cay

PROPOSED PROJECT DRIVEWAY VOLUMES

3,918	Total daily driveway trips
(277)	PM peak hour driveway trips
268	AM peak hour directional driveway trips

EXHIBIT 7
Possible Medical Office adjacent to Harbor Cay
Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Site Traffic									
Medical Office	8.000	1000 SF	289	19	15	4	30	8	22

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Medical Office	720	1000 SF	36.13	0%	79/21	2.39	28/72	Ln(T) = 0.90 Ln(X) + 1.53

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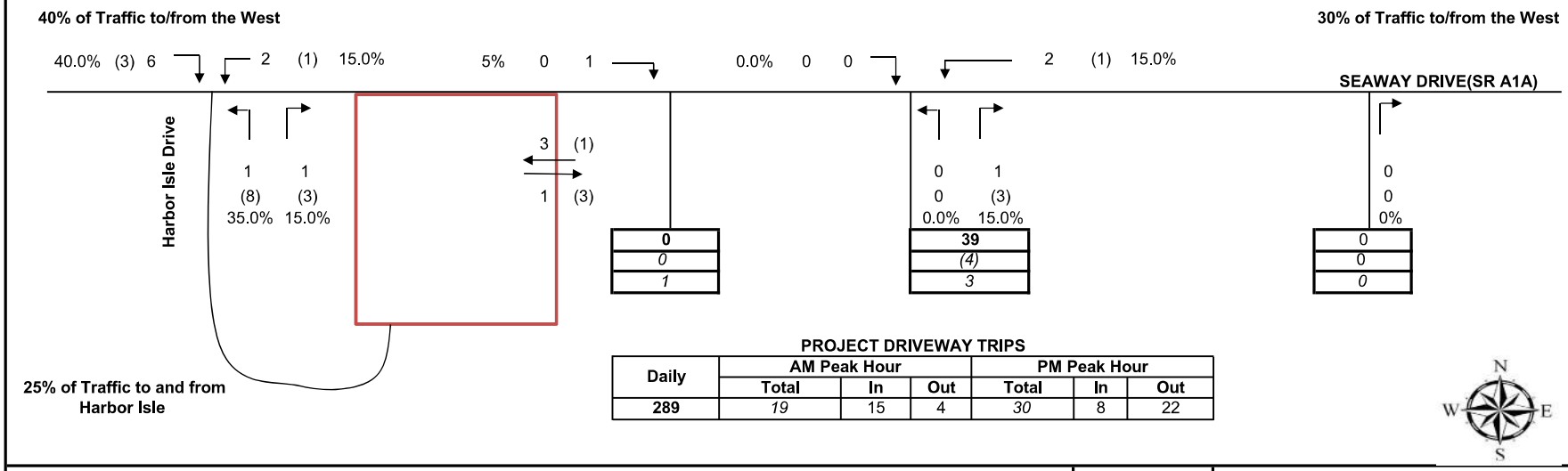
EXHIBIT 8



PROJECT DRIVEWAY TRIPS

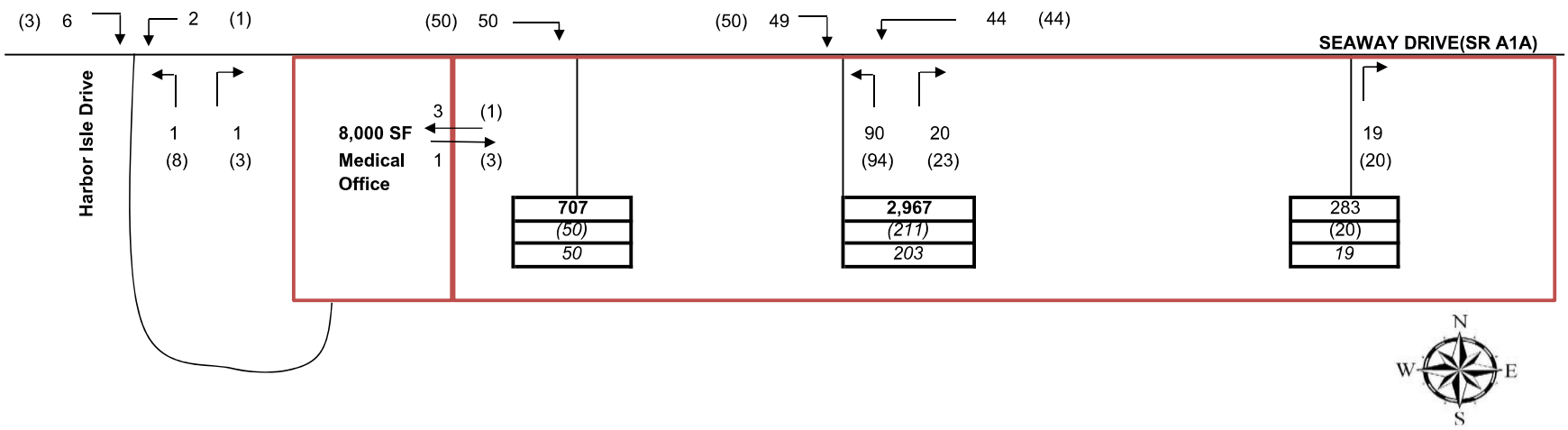
Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
289	*19*	15	4	*30*	8	22

Possible Medical Office adjacent to Harbor Cay

PROJECTED DRIVEWAY VOLUMES

289	Total daily driveway trips
(30)	PM peak hour driveway trips
19	AM peak hour directional driveway trips

EXHIBIT 9



TOTAL

PROJECTED DRIVEWAY VOLUMES

289	Total daily driveway trips
(30)	PM peak hour driveway trips
19	AM peak hour directional driveway trips

INTERSECTION ANALYSIS SHEET
Harbor Cay

Seaway Drive @ Central Driveway

AM Peak Hour

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
2020 Peak Season Volume		436			468							
Project Assign	*0%*	*0%*	*35%*	*30%*	*0%*	*0%*	*70%*	*0%*	*15%*	*0%*	*0%*	*0%*
Direction	*in*	*in*	*in*	*in*	*out*	*out*	*out*	*in*	*out*	*in*	*in*	*in*
Total Project Volume	0	0	49	42	0	0	90	0	19	0	0	0
Total Volume	**0**	**436**	**49**	**42**	**468**	**0**	**90**	**0**	**19**	**0**	**0**	**0**

PM Peak Hour

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
2020 Peak Season Volume	0	588	0	0	702	0	0	0	0	0	0	0
Project Assign	*0%*	*0%*	*35%*	*30%*	*0%*	*0%*	*70%*	*0%*	*15%*	*0%*	*0%*	*0%*
Direction	*in*	*in*	*in*	*in*	*out*	*out*	*out*	*in*	*out*	*in*	*in*	*in*
Total Project Volume	0	0	50	43	0	0	94	0	20	0	0	0
Total Volume	**0**	**588**	**50**	**43**	**702**	**0**	**94**	**0**	**20**	**0**	**0**	**0**

HCS7 Two-Way Stop-Control Report

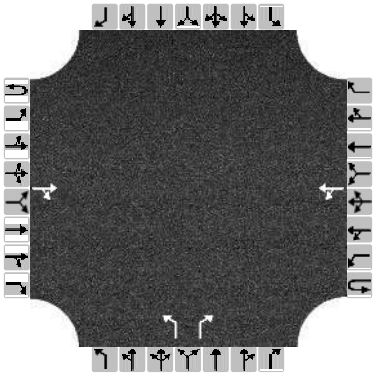
General Information

Analyst	MEP
Agency/Co.	
Date Performed	4/19/2019
Analysis Year	2020
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Harbor Cay

Site Information

Intersection	Harbor Cay Driveway & A1A
Jurisdiction	FDOT
East/West Street	Seaway Drive (A1A)
North/South Street	Harbor Cay
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume, V (veh/h)			436	49		44	468			90		20				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage			Undivided													

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						46				95		21				
Capacity, c (veh/h)						1048				233		580				
v/c Ratio						0.04				0.41		0.04				
95% Queue Length, Q_{95} (veh)						0.1				1.9		0.1				
Control Delay (s/veh)						8.6				30.7		11.4				
Level of Service, LOS						A				D		B				
Approach Delay (s/veh)						1.2				27.2						
Approach LOS										D						

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HCS7 Two-Way Stop-Control Report

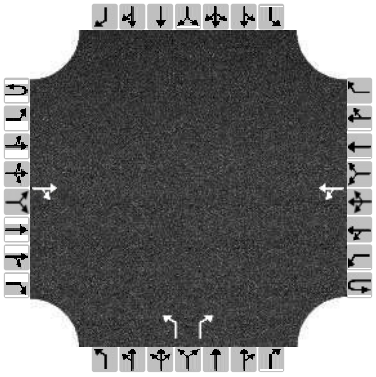
General Information

Analyst	MEP
Agency/Co.	
Date Performed	4/19/2019
Analysis Year	2020
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Harbor Cay

Site Information

Intersection	Harbor Cay Driveway & A1A
Jurisdiction	FDOT
East/West Street	Seaway Drive (A1A)
North/South Street	Harbor Cay
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume, V (veh/h)			588	50		44	702			94		23				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage			Undivided													

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						46				99		24				
Capacity, c (veh/h)						913				131		470				
v/c Ratio						0.05				0.75		0.05				
95% Queue Length, Q_{95} (veh)						0.2				4.4		0.2				
Control Delay (s/veh)						9.2				88.3		13.1				
Level of Service, LOS						A				F		B				
Approach Delay (s/veh)						1.3				73.6						
Approach LOS										F						

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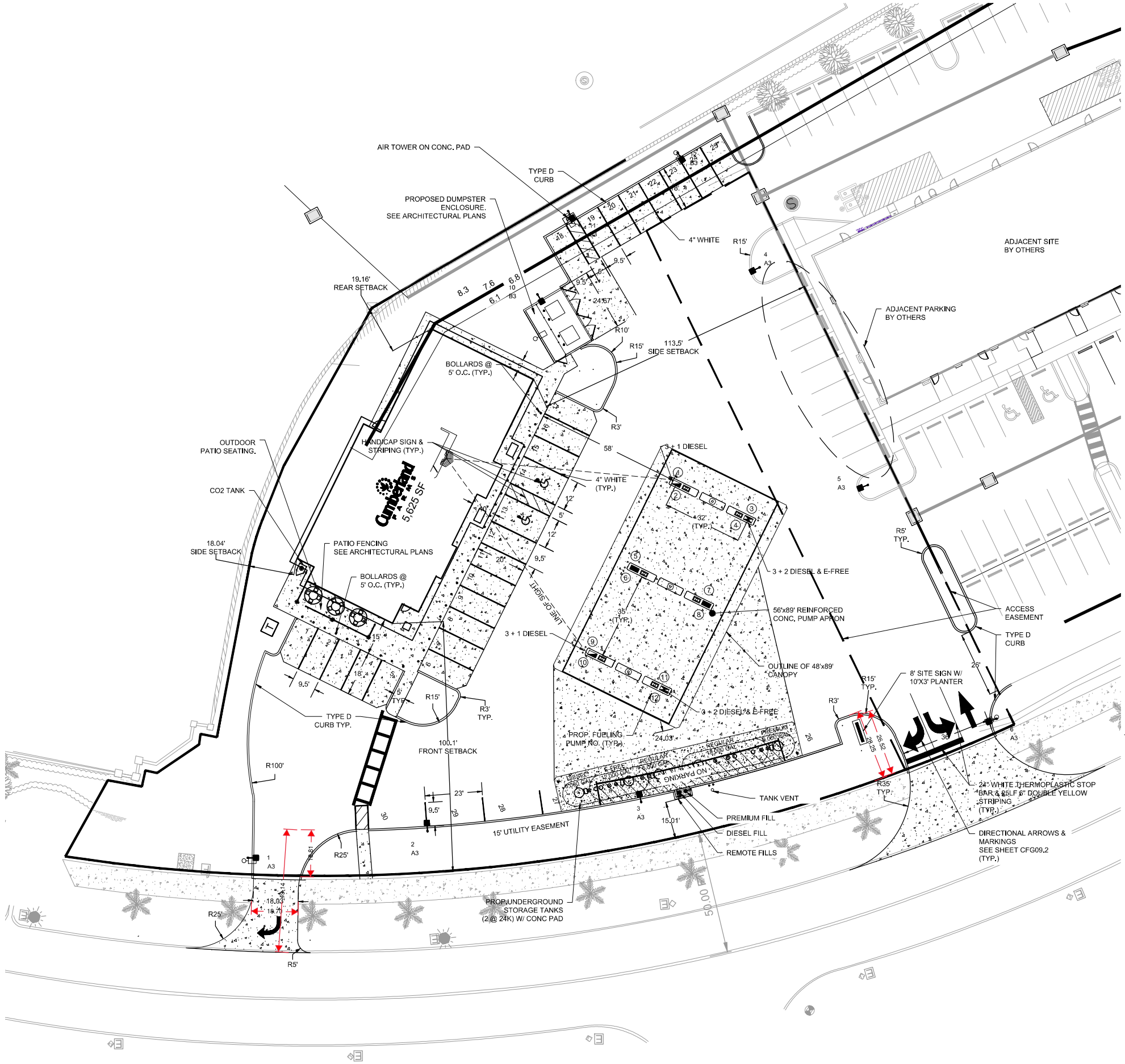

GENERAL STATEMENT

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A NEW 5,625 SF CUMBERLAND FARMS SINGLE-STORY CONVENIENCE STORE WITH OUTDOOR SEATING AND 6 DISPENSING PUMPS (WITH 12 FUELING POSITIONS) ON VACANT PROPERTY. THE PROPOSED SITE IS EQUIPPED WITH UNDERGROUND STORAGE TANKS, CANOPY, OUTDOOR SEATING, AIR TOWER (AIR COMPRESSOR), AND DUMPSTER ENCLOSURE.

PROPERTY DATA

OWNER:	CUMBERLAND FARMS INC, 165 FLANDERS RD, WESTBOROUGH, MA 01581
APPLICANT:	CUMBERLAND FARMS, INC. 165 FLANDERS RD, WESTBOROUGH, MA 01581
PROJECT ENGINEER:	JEFF LUCAS, P.E. - ATKINS, N.A. 7175 MURRELL RD, MELBOURNE, FL 32940
SITE ADDRESS:	835 SEAWAY DR, FORT PIERCE, FL 34949
PARCEL:	2402-501-0001-010-8
JURISDICTION: ZONING DISTRICT: FLU:	FORT PIERCE PD PLANNED DEVELOPMENT
FEMA FIRM PANEL:	PROPERTY IS LOCATED WITHIN FLOOD ZONE DESIGNATION X, PANEL NO. 12111C0183J, DATED 02/16/2012
OVERALL SITE AREA:	1.50 AC
PROPOSED USE:	5,625 SF CONVENIENCE STORE 6 PUMPS (12 FUELING POSITIONS) GAS DISPENSING UNDER CANOPY
ACCESSORY USES:	AIR TOWER (3) WATER HOSES
PROP. HOURS OF OPERATION	24 HOURS
CONSTRUCTION SCHEDULE	140 DAYS DURATION (APPROXIMATE)

LAND DATA:

ONSITE IMPERVIOUS AREA:

• BUILDING	0.13 AC	(8.7%)
• PAVEMENT, SIDEWALKS & CURBING	1.06 AC	(70.6%)
PERVIOUS AREA:	0.31 AC	(20.7%)
TOTAL	1.50 AC	(100%)

PARKING CALCULATIONS:

CONVENIENCE STORE: REQUIRED: (5,625 SF / 200 SF) = 29 SPACES
TOTAL REQUIRED = 29 SPACES

PROVIDED: 30 SPACES @ 9.5' X 18' DIMENSION/ 23' (PARALLEL)

ADA ACCESSIBLE SPACES: REQUIRED: 2 SPACES PROVIDED: 2 SPACES

DEVELOPMENT PARAMETERS

	MINIMUM	PROVIDED
BUILDING SETBACKS:		
FRONT (NORTH):	25'	± 100'
SIDE INTERIOR (WEST AND EAST):	15'	± 18'
REAR (SOUTH):	15'	± 19'
LANDSCAPE BUFFERS:		
ALL SIDES (LESS ABUTTING):	10'	
PROP. BLDG HEIGHT:		
PROP. BLDG. - NO EXISTING BLDG	30' (AVG)	± 33'-1" (PEAK) ± 23'-9 3/4" (AVG)
CANOPY CLEARANCE:	14'	± 14'-4" (DECK HEIGHT)

NOTES:

1. PROPOSED CANOPY, FUEL DISPENSERS, UNDERGROUND STORAGE TANK, OUTDOOR SEATING, AIR TOWER, DUMPSTER ENCLOSURE AND CONVENIENCE STORE DESIGN AND PROVISIONS SHALL BE CROSS REFERENCED TO THE ARCHITECTURAL AND/OR TANK & PUMP PLANS RESPECTIVELY FOR INSTALLATION ASPECTS.
2. FOR ADDITIONAL SIGNING AND PAVEMENT MARKING NOTES, SEE GENERAL NOTES SHEET.
3. ALL PARKING SPACES, INCLUDING HANDICAPPED PARKING SPACES, SHALL BE STRIPED IN WHITE THERMOPLASTIC PAINT, AND BE IN ACCORDANCE WITH MOST CURRENT FDOT SPECIFICATIONS.
4. LIGHT POLES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LIGHTING PLANS FOR EXACT LOCATIONS AND CONSTRUCTION.
5. ALL CURB RAMPS (CR-A, B, ETC.) SHOWN ON THESE PLANS SHALL BE PER FDOT INDEX #522-002.
6. THE SURFACE WHICH IS TO BE PAINTED SHALL BE CLEANED, BY COMPRESSED AIR OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE START OF PAINTING, AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY VEGETATION OR SOIL SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING IS BEGUN.
7. COMPACT FILL AREAS, INCLUDING CUT AREAS UNDER THE SIDEWALK THAT HAVE BEEN EXCAVATED MORE THAN 6 INCHES BELOW THE BOTTOM OF SIDEWALK, TO A MINIMUM OF 95% OF AASHTO T99 DENSITY. THE AREA TO BE COMPACTED IS DEFINED AS THAT AREA DIRECTLY UNDER THE SIDEWALK AND 1 FOOT BEYOND EACH SIDE OF THE SIDEWALK WHEN RIGHT-OF-WAY ALLOWS.
8. A MINIMUM OF 4 FEET FROM THE STOP BAR TO THE PEDESTRIAN CROSSING, PER MUTCD SECTION 3B.16, IS REQUIRED AT ALL DRIVEWAYS WITH CROSS WALKS AND STOP BARS. ALL CROSSWALKS SHALL BE A MINIMUM OF 6 FEET OR 2 FEET WIDER THE SIDEWALK BETWEEN THE (2) 12 INCH PARALLEL STRIPES.
9. DRIVEWAY PERMITTING BY ADJACENT DEVELOPER

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

LEGEND AND ABBREVIATIONS

PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
LP	LIGHT POLE
TYP.	TYPICAL
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
PGD	PAVING, GRADING AND DRAINAGE
CONC.	CONCRETE
C&G	CURB & GUTTER
	PROPOSED CONCRETE SIDEWALK & PADS
	EXISTING PROPERTY/ROW LINE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED BUILDING SETBACK

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621
SIGNATURE DATE

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Rev.	Date	Description	By	Ch'd	Ap'd

Drawing Status: CONCEPT PLAN
Suitability: SO

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CORPORATE OFFICE:
4030 W. BOY SCOUT BLVD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

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Client: Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

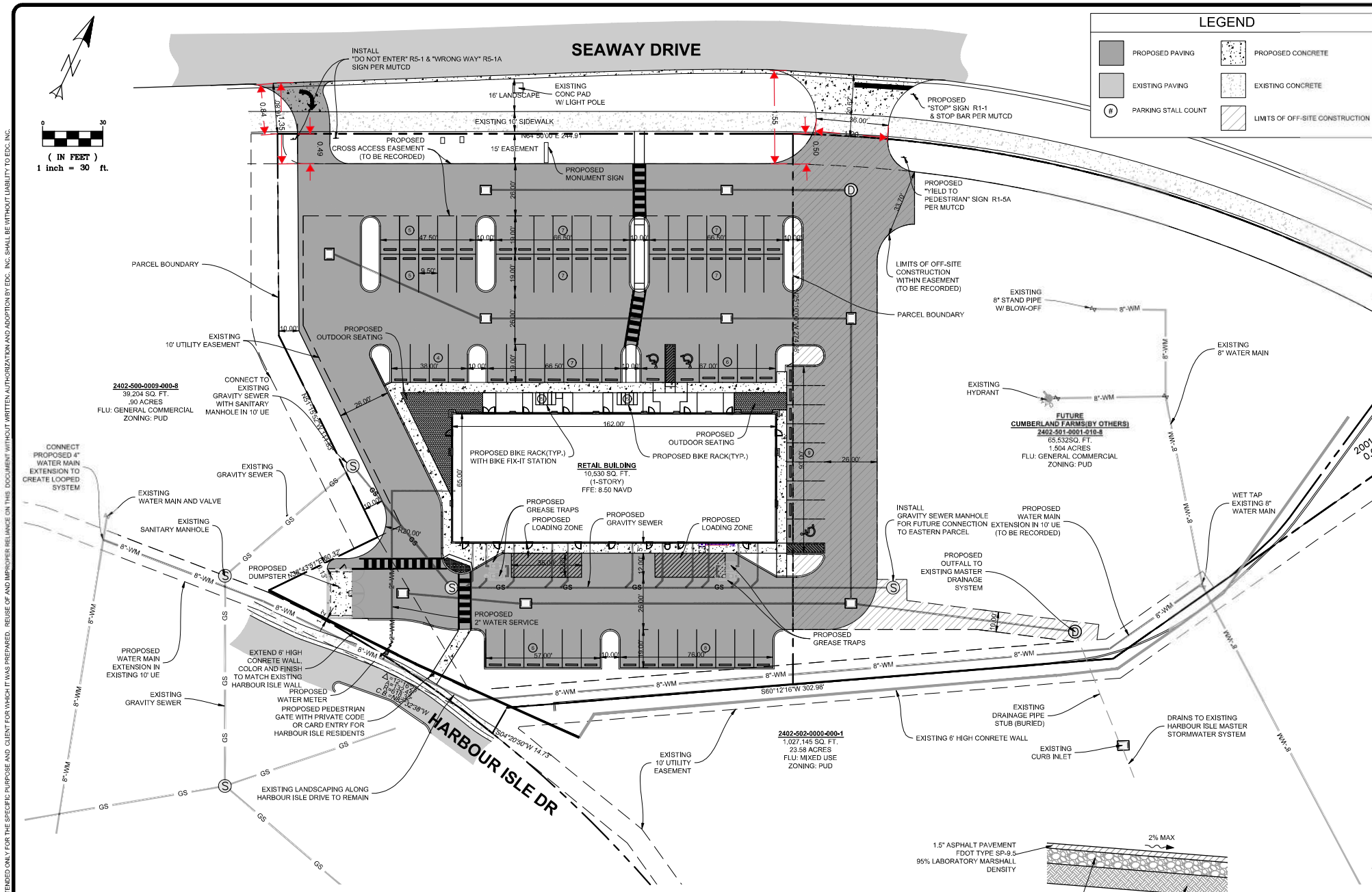
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: SITE PLAN

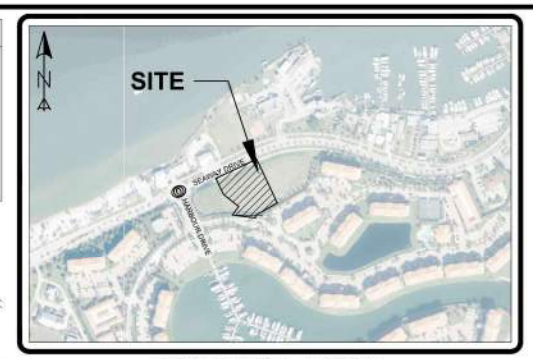
Scale	Designed	Drawn	Checked	Authorized
Original Size: ARCH D	JAL	DF		
	Date	Date	Date	Date

Drawing Number: CFG04.0
Revision:

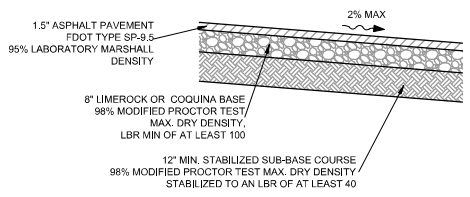
User: FAR4400
G:\PROJECTS\100062844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG04.0 - SITE PLAN.dwg



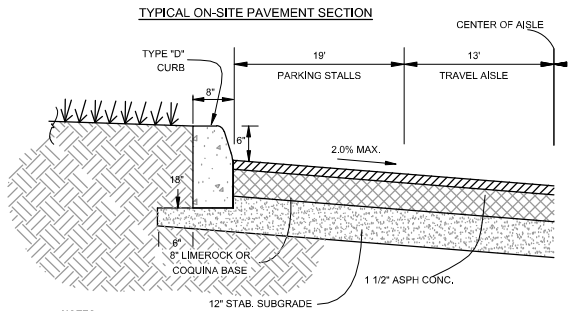
(IN FEET)
1 inch = 30 ft.



FORT PIERCE, FLORIDA
VICINITY MAP
SCALE: 1"= 500'

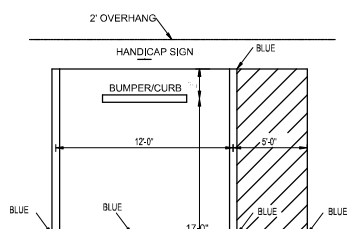


TYPICAL ON-SITE PAVEMENT SECTION



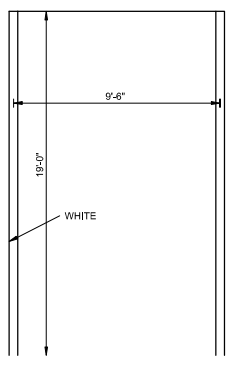
NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLEARITY.

PARKING LOT SECTION W/ TYPE "D" CURB (S-3)

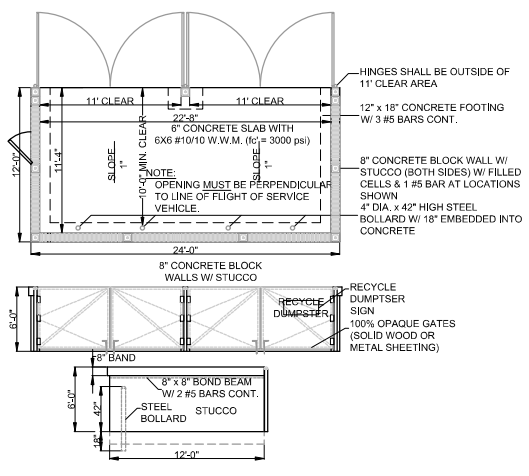


NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

HANDICAP SPACE DETAIL



19' PARKING STALL DETAIL



DOUBLE DUMPSTER DETAIL

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

LEGAL DESCRIPTION

THAT PORTION OF TRACT D-1, OF **SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND,** ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE (S) 9 AND 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1;
THENCE NORTH 64°50'00" EAST ALONG THE NORTH LINE OF SAID TRACT D-1(THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 244.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 666.78 FEET AND A CENTRAL ANGLE OF 1°01'21";
BEGINNING OF THE HEREINAFTER DESCRIBED LINE;
THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.
CONTAINING IN ALL 66,877 SQUARE FEET OR 1.535 ACRES, MORE OR LESS.

TOTAL SITE AREA: 66,877 S.F., 1.54 AC.
PARCEL ID: 2402-501-0001-000-5

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 825/835 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT		
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)		
ZONING:	PLANNED DEVELOPMENT		
GROSS SITE AREA	66,877 S.F. (1.54 AC)		
GROSS PROPOSED DEVELOPMENT AREA	66,877 S.F. (± 1.54 AC) =	100.00%	
IMPERVIOUS AREA	50,981 S.F.	1.17 AC	75.97%
PROPOSED BUILDING	10,530 S.F.	0.24 AC	15.58%
PROPOSED PAVEMENT	36,031 S.F.	0.83 AC	53.90%
PROPOSED CONCRETE	3,620 S.F.	0.08 AC	5.19%
PROPOSED PAVERS	800 S.F.	0.02 AC	1.30%
OFF-SITE			
PROPOSED PAVEMENT	13,645 S.F.	0.31 AC	
GREEN SPACE	1,892 S.F.	0.04 AC	

PROPOSED BUILDING COVERAGE: 15.58%

BUILDING DATA
GROSS SQUARE FOOTAGE: 11,050 S.F.

PARKING CALCULATIONS
REQUIRED PARKING
REQUIRED PARKING SPACES (11,050 S.F. (1 SPACE / 200 S.F.) = 56 SPACES
REQUIRED HANDICAP SPACES (INCLUDED) = 3 SPACES
REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES) = 9.2 STALLS

PROPOSED PARKING
PROVIDED PARKING SPACES = 78 SPACES
PROVIDED HANDICAP SPACES (INCLUDED) = 3 SPACES
PROVIDED BICYCLE STALLS = 10 STALLS
NOTE: REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
THE PROJECT PROPOSED THE DEVELOPMENT OF THE 1.535 ACRE PARCEL WITH THE CONSTRUCTION OF A 11,050 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

SURVEY:
THIS SITE IS BASED UPON A SURVEY THAT WAS PROVIDED BY WALLACE SURVEYING CORP.

DATUM NOTE:
THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD), A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS...
NAVD = NGVD - 1.475'

WATER AND SEWER:
WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 2.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12111C 0183J, DATED 02/16/2012.

SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

HAZARDOUS WASTE:
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVDED.

TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION
RETAIL (820)

WEEKDAY DAILY TRIPS:			
(820)	37.75/1,000 S.F.	11,050 S.F.	= 417
A.M. PEAK HOUR TRIPS:			
(820)	3.00/1,000 S.F.	11,050 S.F.	= 33
P.M. PEAK HOUR TRIPS:			
(820)	4.21/1,000 S.F.	11,050 S.F.	= 47

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

DCB DESIGNED BY
JJL DRAWN BY
18-303 harbour cay.dwg FILENAME
SITE PLAN (2) LAYOUT
AS SHOWN SCALE
2ENG/2018 DATE

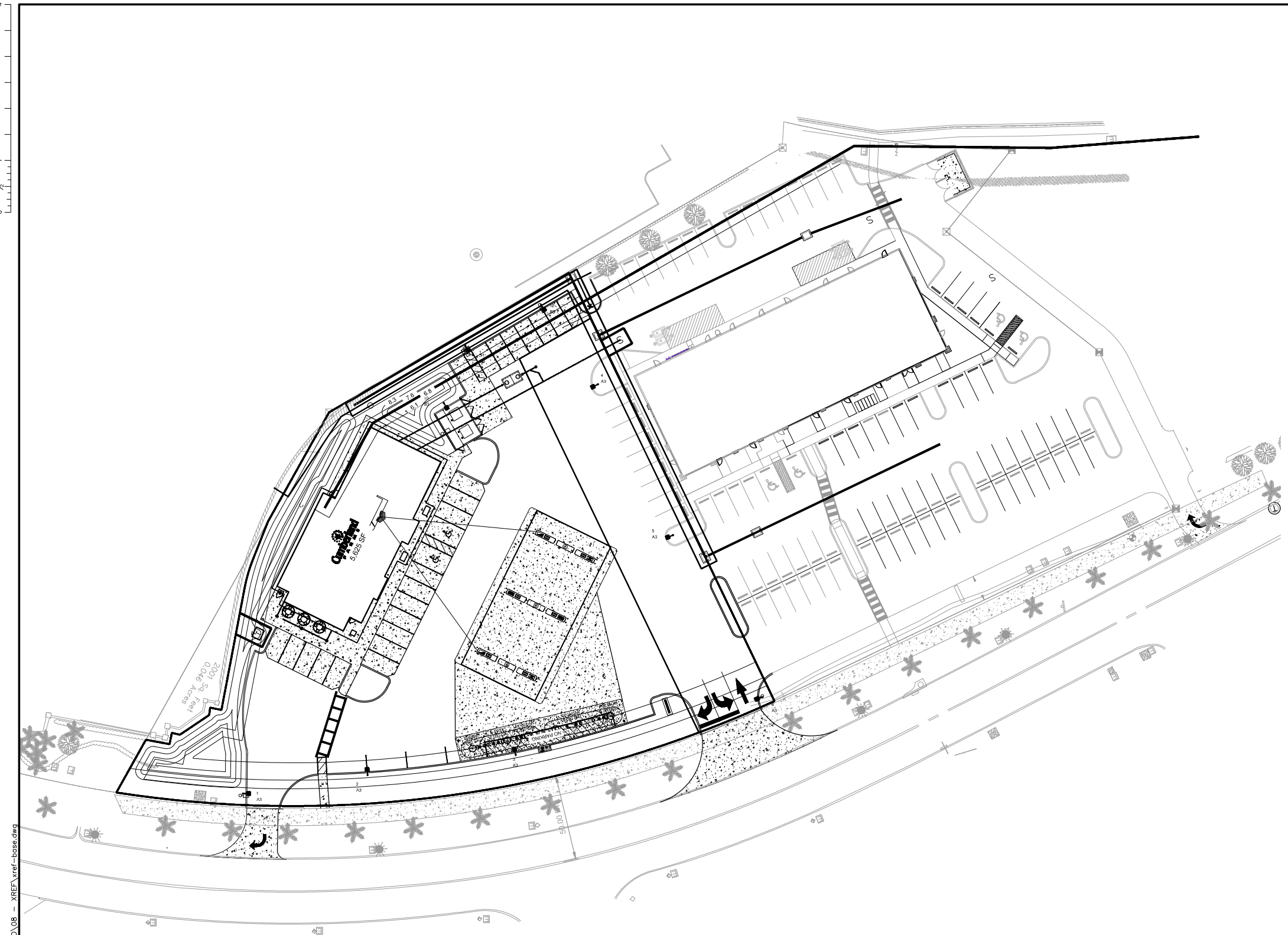
DATE	REVISION COMMENTS
12/26/2018	ADDED EXISTING/PROPOSED CONCRETE WALL, GATE & BIKE FIX-IT STATION
11/29/2018	FORT PIERCE COMMENTS ADDRESSED (10/12/2018)

HARBOUR CAY
SITE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-303

1 OF 1



User: FAR4400
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PATRICK MARTIN, P.E.
FLORIDA REG., NO. 80835

PATRICK J. MARTIN
LICENSE
No 80835
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE DATE

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Rev.	Date	Description	By	Ch'kd	App'd

Drawing Status: CONCEPT PLAN
Suitability: S0

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4030 W. BOY SCOUT BLVD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

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Client
Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
OVERALL MASTER PLAN EXHIBIT OPT. 1

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number

Revision

COUNTY: 94
STATION: 0115
DESCRIPTION: SR A1A/S - E END OF S BRIDGE
START DATE: 02/06/2018
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	16	4	17	9	46	4	10	9	11	34	80
0100	6	7	1	5	19	10	4	5	8	27	46
0200	3	3	4	5	15	8	3	7	7	25	40
0300	5	4	3	5	17	3	2	3	4	12	29
0400	6	10	13	18	47	7	10	9	8	34	81
0500	35	41	45	45	166	10	12	26	33	81	247
0600	60	65	58	67	250	43	55	69	82	249	499
0700	61	93	82	109	345	102	139	149	154	544	889
0800	114	104	112	115	445	137	131	155	178	601	1046
0900	112	115	130	154	511	161	153	146	157	617	1128
1000	131	134	144	151	560	161	167	159	151	638	1198
1100	176	219	191	183	769	171	151	162	166	650	1419
1200	232	237	205	242	916	169	150	192	177	688	1604
1300	243	254	167	222	886	191	156	199	202	748	1634
1400	200	207	194	199	800	236	185	186	187	794	1594
1500	173	221	196	216	806	188	173	175	222	758	1564
1600	177	184	174	183	718	255	216	213	168	852	1570
1700	220	193	186	232	831	164	180	176	148	668	1499
1800	163	143	136	142	584	165	158	117	104	544	1128
1900	123	112	82	86	403	102	78	66	46	292	695
2000	76	94	58	58	286	58	54	42	43	197	483
2100	62	54	58	47	221	35	31	50	35	151	372
2200	45	45	25	18	133	37	22	24	18	101	234
2300	22	14	12	13	61	20	13	19	16	68	129
24-HOUR TOTALS:					9835					9373	19208

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	472	830	647	845	1110
P.M.	1230	944	1545	906	1230	1660
DAILY	1230	944	1545	906	1230	1660

PM Peak
Eastbound = 718
Westbound = 852

GENERATED BY SPS 5.0.53P

COUNTY: 94
STATION: 5016
DESCRIPTION: SR A1A/S - S OF SEAWAY DR (COUNTY 5016)
START DATE: 02/20/2018
START TIME: 1100

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	0	7	3	1	11	6	6	3	1	16	27
0100	3	2	2	2	9	1	0	2	6	9	18
0200	3	0	3	1	7	3	0	4	1	8	15
0300	2	4	2	3	11	2	1	4	3	10	21
0400	5	3	10	4	22	4	6	14	17	41	63
0500	2	13	8	15	38	37	39	63	58	197	235
0600	24	26	40	42	132	60	49	49	41	199	331
0700	58	77	84	77	296	52	49	46	51	198	494
0800	74	82	92	79	327	42	42	46	64	194	521
0900	91	71	88	68	318	50	58	58	71	237	555
1000	106	79	101	93	379	56	78	76	83	293	672
1100	76	96	103	88	363	60	91	106	89	346	709
1200	76	76	89	101	342	103	100	97	102	402	744
1300	96	96	96	98	386	107	93	111	99	410	796
1400	100	102	82	88	372	93	102	113	105	413	785
1500	122	113	117	98	450	97	113	101	104	415	865
1600	105	101	93	114	413	95	85	106	90	376	789
1700	148	107	89	94	438	106	80	80	81	347	785
1800	86	110	62	50	308	100	66	65	46	277	585
1900	47	41	27	22	137	59	68	46	39	212	349
2000	22	27	24	10	83	49	36	30	44	159	242
2100	23	12	13	16	64	33	35	22	17	107	171
2200	11	11	11	11	44	22	20	13	13	68	112
2300	6	5	6	4	21	9	7	0	10	26	47
24-HOUR TOTALS:					4971					4960	9931

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	815	344	845	230	845	559
P.M.	1630	462	1430	428	1500	865
DAILY	1630	462	1430	428	1500	865

TRUCK PERCENTAGE 7.44 15.52 11.48

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	82	3804	663	16	296	33	2	18	4	0	0	0	1	0	52	370	4971
S	79	3303	752	20	666	30	13	28	8	1	1	1	2	0	56	770	4960

GENERATED BY SPS 5.0.53P

Volume in front of project determined by averaging volume west of Harbour Isles and volume at North End of Ocean Drive

Eastbound
AM = (472 + 344) / 2 = 408

PM = (718 + 382) / 2 = 550

Westbound
AM = (647 + 230) / 2 = 439
PM = (852 + 462) / 2 = 657

PM Peak = 106+90+106+80 = 382

SR180810

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

August 25, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **August 25, 2018**
THIS LETTER IS NOT A PERMIT APPROVAL

Douglas G. Winter
Doug Winter Companies, Inc.
4047 Okeechobee Blvd. # 222
West Palm Beach, FL 33409

Dear Douglas G. Winter:

RE: **August 25, 2017** - Pre-application Meeting for **Category D Driveway**
St. Lucie County - City of Fort Pierce, Urban; SR A1A; Sec. # 94050; MP: 16.600;
Access Class - 06; Posted Speed - 35 mph; SIS - N;
Request:
- **Driveway 1: Joint-use right-in/right-out driveway along SR A1A located approximately 200 feet east of Harbour Isle Drive.**
- **Driveway 2: Right-in/right-out driveway along SR A1A located approximately 295 feet east Driveway 1.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Harbour Island Shoppes - SR A1A/Seaway Dr and Harbour Isle**
Applicant/Property Owner: **Harbour Isle Invests LLC(FLLLC)**
Parcel Size: **3.1 Acres** Development Size: **13,000 S.F. Retail & 5,500 S.F. Restaurant**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.**
- **A recorded cross access agreement with the adjacent parcel to the west shall be provided at the time of permit.**

Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://gis.dot.state.fl.us/OneStopPermitting; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Nesa Y. Harden
File S:\Transportation Operations\Traffic Operations\Access Management\1 Pre-Apps and Variance\2017-08-25\5 94050 MP 16.600 SR A1A_Habour Islands Shoppes\94050 MP 16.600 SR A1A_Habour Islands Shoppes.docx

Apparel Store
(876)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

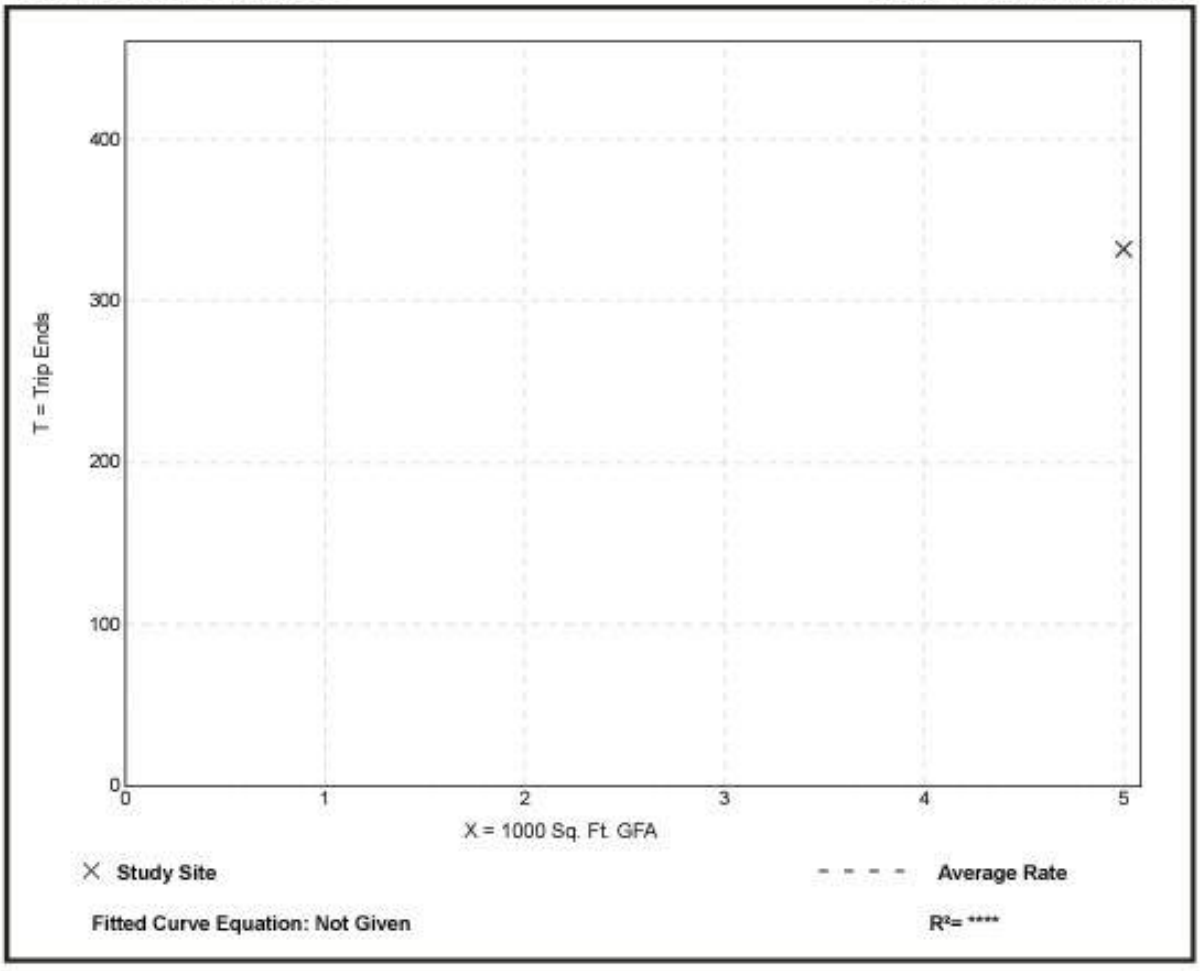
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
66.40	66.40 - 66.40	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Apparel Store
(876)

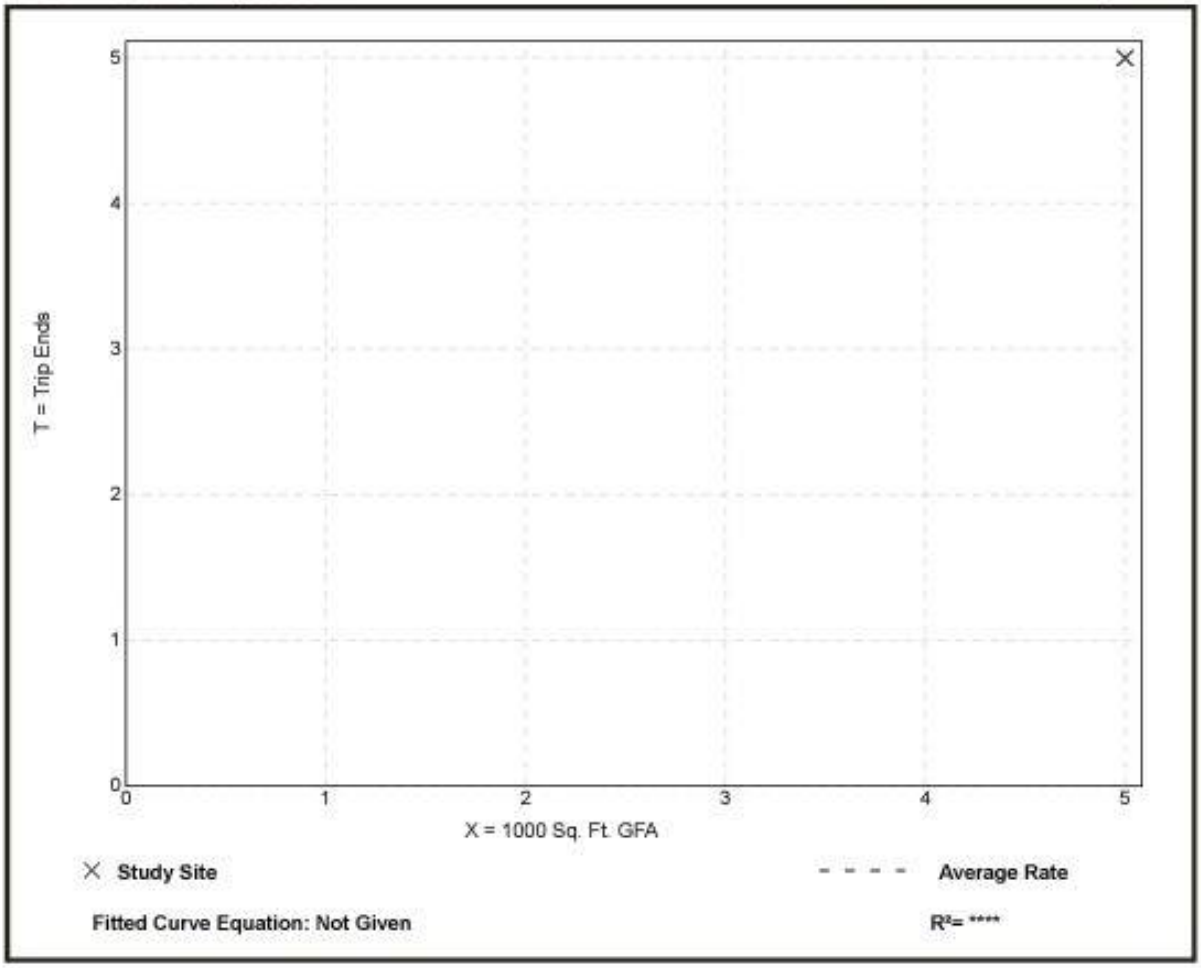
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	1
1000 Sq. Ft. GFA:	5
Directional Distribution:	80% entering, 20% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.00	1.00 - 1.00	*

Data Plot and Equation

Caution – Small Sample Size



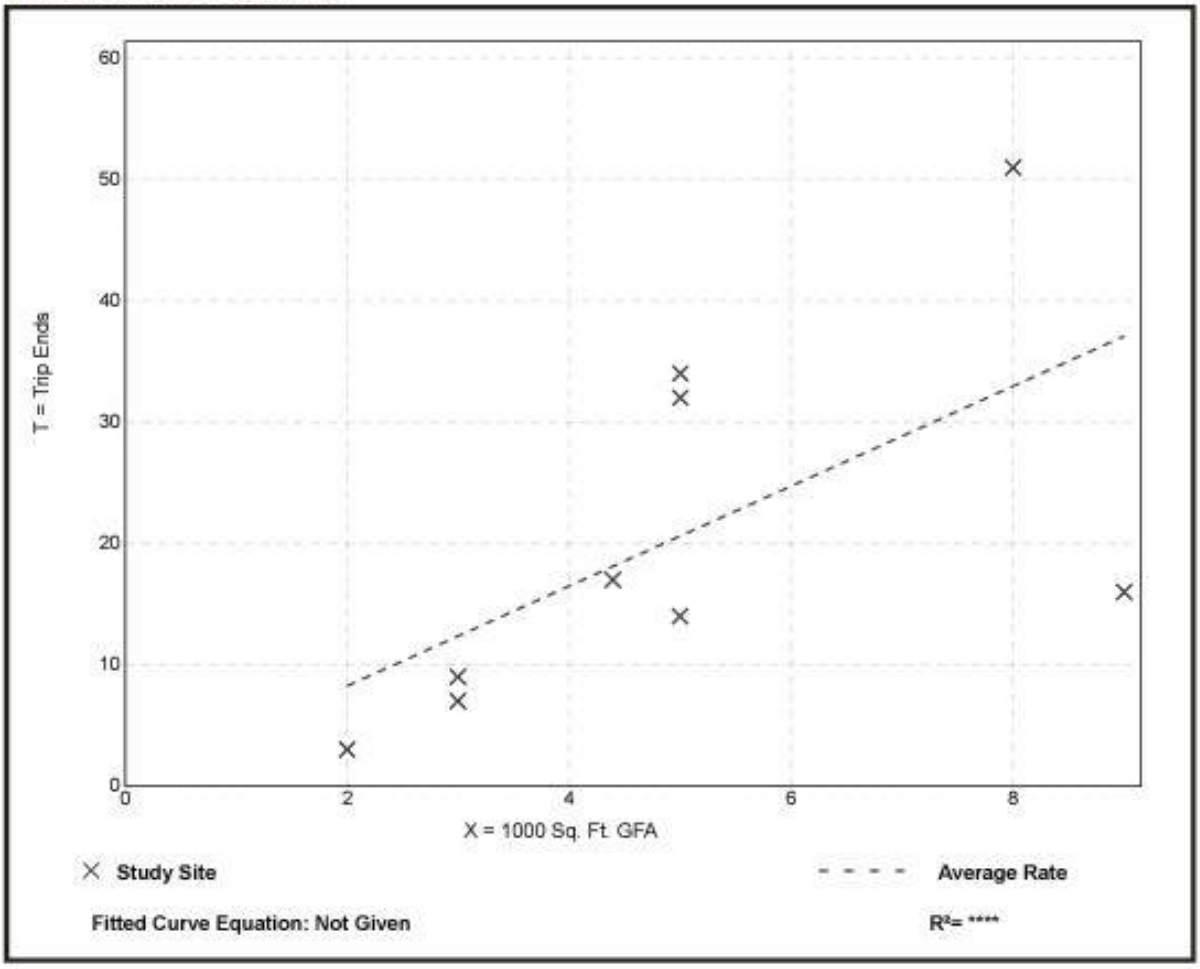
Apparel Store
(876)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
1000 Sq. Ft. GFA:	5
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.12	1.50 - 6.80	2.18

Data Plot and Equation



Land Use: 899
Liquor Store

Description

A liquor store specializes in the sale of prepackaged alcoholic beverages intended to be consumed off the store's premises.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the one general urban/suburban site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:30 a.m. and 12:30 p.m. and 5:00 and 6:00 p.m., respectively.

The sites were surveyed in the 1990s and the 2010s in Alberta (CAN) and Minnesota.

Source Numbers

870, 973

Liquor Store
(899)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

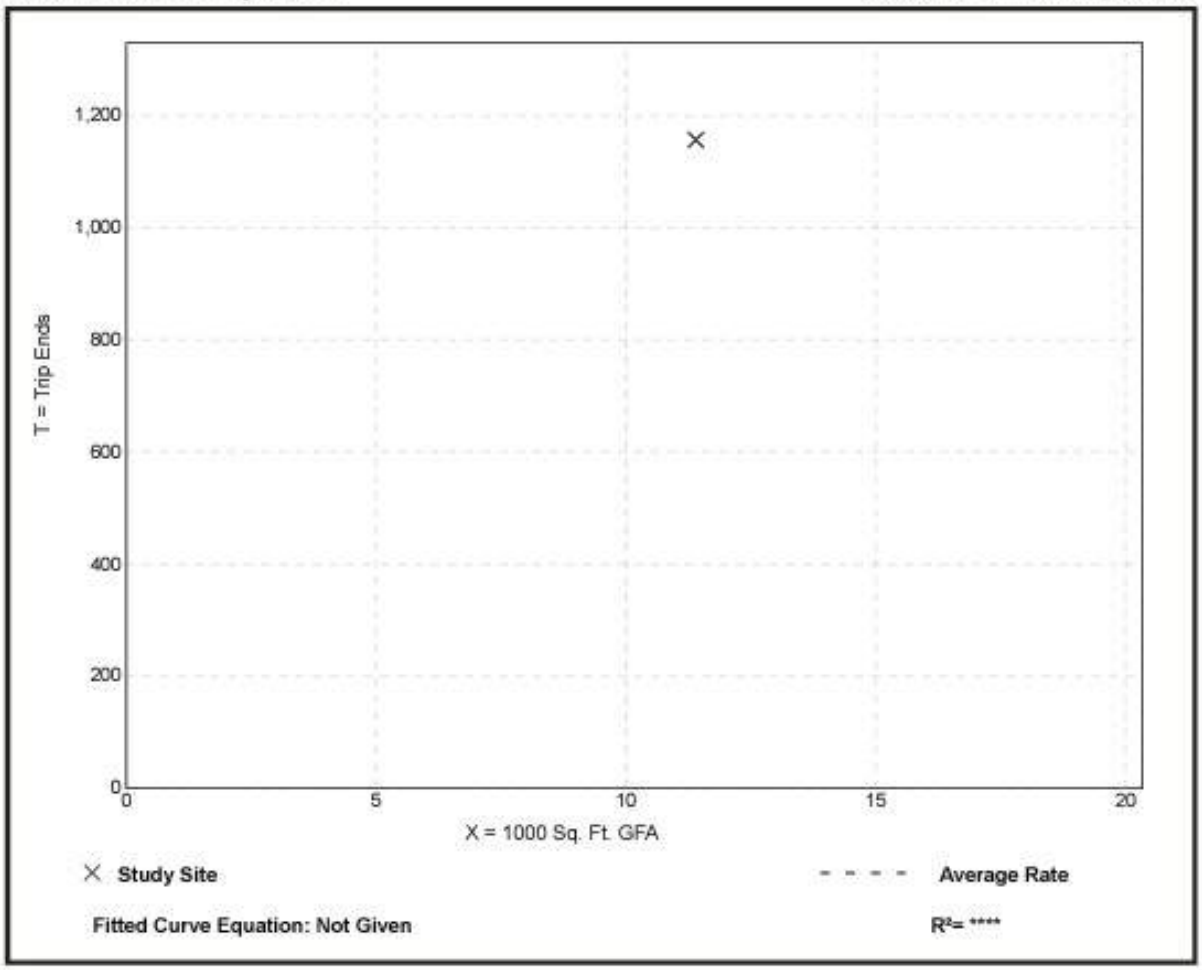
Setting/Location: General Urban/Suburban
Number of Studies: 1
1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
101.49	101.49 - 101.49	*

Data Plot and Equation

Caution – Small Sample Size



AM PEAK HOUR TRIP GEN NOT AVAILABLE – USE ½ PERCENT OF DAILY TRIP GENERATION BASED ON 24-HOUR DATA

Land Use	881 Pharmacy/Drugstore with Drive-Through Window						882 Marijuana Dispensary				890 Furniture Store		899 Liquor Store	
Setting	General Urban/Suburban						General Urban/Suburban				General Urban/ Suburban		General Urban/ Suburban	
Time Period	Weekday		Saturday		Sunday		Weekday		Saturday		Weekday		Weekday	
Trip Type	Vehicle		Vehicle		Vehicle		Vehicle		Vehicle		Vehicle		Vehicle	
# Data Sites	6		2		1		4		4		7		1	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
12:00	0.3	8.5	0.7	9.3	0.0	11.1	0.0	9.0	0.0	10.8	0.0	9.2	0.0	4.1
12:15	0.3	8.2	0.8	9.1	0.0	10.8	0.0	8.7	0.0	10.4	0.0	9.0	0.0	4.1
12:30	0.3	7.7	0.8	8.7	0.0	10.8	0.0	8.6	0.0	9.9	0.0	8.4	0.0	3.6
12:45	0.2	7.8	0.7	8.7	0.0	12.1	0.0	8.1	0.0	9.8	0.0	8.2	0.0	4.4
1:00	0.2	8.3	0.8	8.5	0.0	10.8	0.0	8.1	0.0	9.0	0.0	8.5	0.2	4.8
1:15	0.1	8.4	0.7	9.4	0.0	11.3	0.0	8.3	0.0	8.8	0.0	9.0	0.2	5.1
1:30	0.1	8.8	0.6	9.9	0.0	11.3	0.0	8.7	0.0	9.1	0.0	8.7	0.2	5.6
1:45	0.1	8.8	0.6	10.0	0.0	10.8	0.0	9.2	0.0	9.4	0.0	9.2	0.2	6.5
2:00	0.1	8.3	0.5	10.0	0.0	11.1	0.0	8.9	0.0	10.4	0.0	8.0	0.0	7.3
2:15	0.1	8.3	0.2	9.3	0.0	12.1	0.0	9.2	0.0	10.6	0.0	6.8	0.0	9.7
2:30	0.0	8.2	0.2	8.7	0.0	12.6	0.0	9.2	0.0	10.7	0.0	7.3	0.0	10.3
2:45	0.1	8.2	0.1	9.5	0.0	13.4	0.0	9.4	0.0	10.7	0.0	7.0	0.0	10.1
3:00	0.1	8.3	0.1	10.1	0.0	13.7	0.0	9.7	0.0	10.4	0.0	8.4	0.0	9.8
3:15	0.1	8.6	0.1	10.6	0.0	12.6	0.0	9.8	0.0	10.4	0.0	11.4	0.0	9.3
3:30	0.1	9.0	0.1	10.3	0.0	11.4	0.0	10.3	0.0	10.4	0.0	11.8	0.0	10.2
3:45	0.1	9.4	0.1	9.4	0.0	10.4	0.0	10.7	0.0	10.5	0.0	12.5	0.0	11.5
4:00	0.1	9.3	0.1	8.2	0.0	9.3	0.0	11.4	0.0	10.1	0.0	13.3	0.0	11.9
4:15	0.2	9.0	0.1	7.1	0.0	9.0	0.0	12.1	0.0	10.8	0.0	13.5	0.0	13.4
4:30	0.2	9.3	0.1	7.3	0.0	8.5	0.1	12.2	0.0	11.7	0.0	13.8	0.0	14.6
4:45	0.2	9.2	0.2	6.9	0.0	6.0	0.1	12.6	0.0	11.9	0.0	12.3	0.0	16.3
5:00	0.3	9.4	0.3	6.5	0.0	6.4	0.1	12.4	0.0	12.6	0.0	9.9	0.0	17.5
5:15	0.4	9.2	0.4	6.8	0.0	5.9	0.1	12.7	0.0	12.6	0.0	6.5	0.0	16.4
5:30	0.4	8.0	0.5	6.6	0.0	5.5	0.2	14.0	0.0	11.7	0.0	4.1	0.2	15.6
5:45	0.5	7.0	0.6	6.6	0.0	5.2	0.2	14.2	0.0	11.3	0.0	2.9	0.3	13.1
6:00	0.7	6.1	0.8	6.7	0.0	3.8	0.3	13.6	0.1	10.1	0.0	3.4	0.3	11.5
6:15	1.1	5.4	0.9	5.9	0.0	2.6	0.3	10.4	0.3	7.3	0.2	2.9	0.5	9.7
6:30	1.5	5.7	1.1	5.2	0.0	2.0	0.3	6.7	0.4	5.1	0.2	3.1	0.5	9.2
6:45	2.0	5.8	1.5	4.5	0.3	2.8	0.5	3.1	0.4	2.8	0.3	2.7	0.3	9.2
7:00	2.7	5.6	1.8	4.1	0.5	2.1	0.8	0.9	0.5	1.0	1.0	1.2	0.4	10.0
7:15	3.1	5.3	2.1	4.2	0.8	2.1	1.5	0.7	0.9	0.8	2.7	0.9	0.3	10.3
7:30	3.4	4.8	2.5	4.1	2.1	2.6	2.3	0.3	1.2	0.4	4.8	0.7	0.3	9.3
7:45	3.4	4.3	2.7	3.9	2.4	1.8	3.0	0.3	1.4	0.3	6.5	0.5	0.4	8.9
8:00	3.3	4.2	3.3	3.5	2.4	2.1	3.9	0.2	1.8	0.4	7.8	0.2	0.5	8.5
8:15	3.2	4.3	3.6	2.8	3.8	2.4	3.9	0.2	2.1	0.4	7.7	0.0	0.9	7.7
8:30	3.5	4.1	4.0	2.8	3.1	1.5	4.2	0.1	2.3	0.4	7.7	0.0	1.2	6.8
8:45	3.8	4.1	4.0	2.7	3.6	1.6	4.4	0.1	3.1	0.2	8.4	0.0	1.7	5.9
9:00	4.4	3.8	4.2	2.5	6.4	1.1	4.8	0.0	4.3	0.2	9.2	0.0	2.3	4.4
9:15	4.8	3.4	4.4	2.6	6.9	0.7	6.1	0.0	5.1	0.0	9.9	0.0	2.4	2.8
9:30	5.1	2.9	5.0	2.3	8.2	0.7	7.0	0.0	6.7	0.0	10.1	0.0	2.6	1.9
9:45	5.6	2.4	5.7	2.3	9.3	0.2	7.5	0.0	8.6	0.0	10.6	0.0	2.6	1.0
10:00	5.7	2.0	5.9	2.5	10.0	0.2	7.8	0.0	9.8	0.0	8.7	0.0	2.8	0.3
10:15	6.6	1.5	7.0	2.2	9.3	0.0	7.5	0.0	10.4	0.0	10.2	0.0	3.1	0.3
10:30	6.9	1.2	7.2	2.1	10.1	0.0	7.4	0.1	10.0	0.0	10.8	0.0	3.2	0.0
10:45	7.2	0.8	7.8	2.0	9.8	0.0	7.6	0.1	8.8	0.0	9.4	0.0	3.3	0.0
11:00	7.9	0.5	8.0	1.8	9.1	0.0	8.0	0.0	8.8	0.0	11.1	0.0	3.3	0.0
11:15	8.0	0.4	8.0	1.6	10.0	0.0	8.4	0.0	9.2	0.0	9.2	0.0	3.8	0.0
11:30	8.5	0.3	8.6	1.4	9.8	0.0	8.3	0.0	10.0	0.0	8.7	0.0	4.5	0.0
11:45	8.6	0.3	8.7	1.0	10.3	0.0	8.9	0.0	10.6	0.0	9.6	0.0	4.2	0.0

Percent of Daily Traffic During the 60-Minute Period Beginning at Displayed Time

Liquor Store
(899)

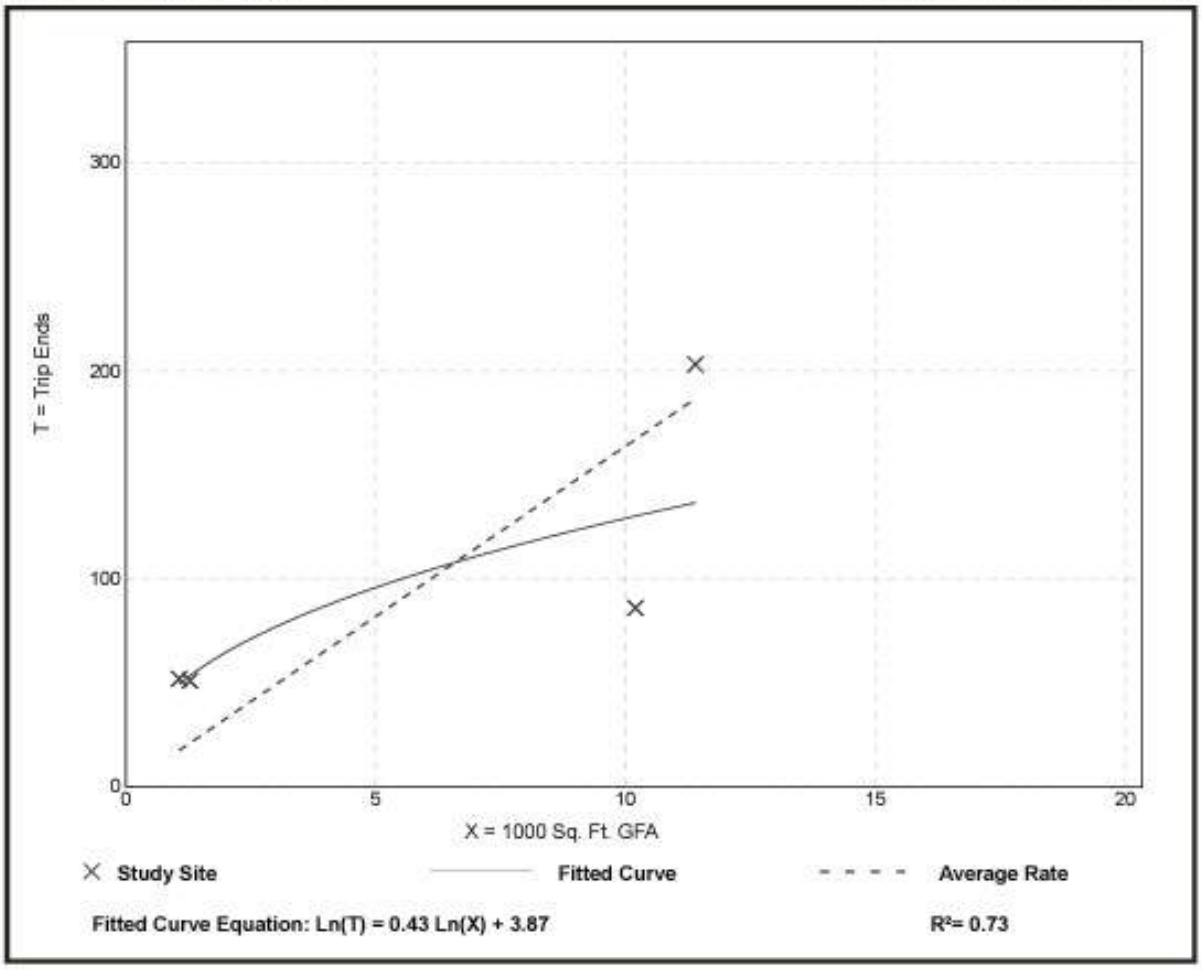
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
1000 Sq. Ft. GFA:	6
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.37	8.43 - 48.60	11.76

Data Plot and Equation

Caution – Small Sample Size

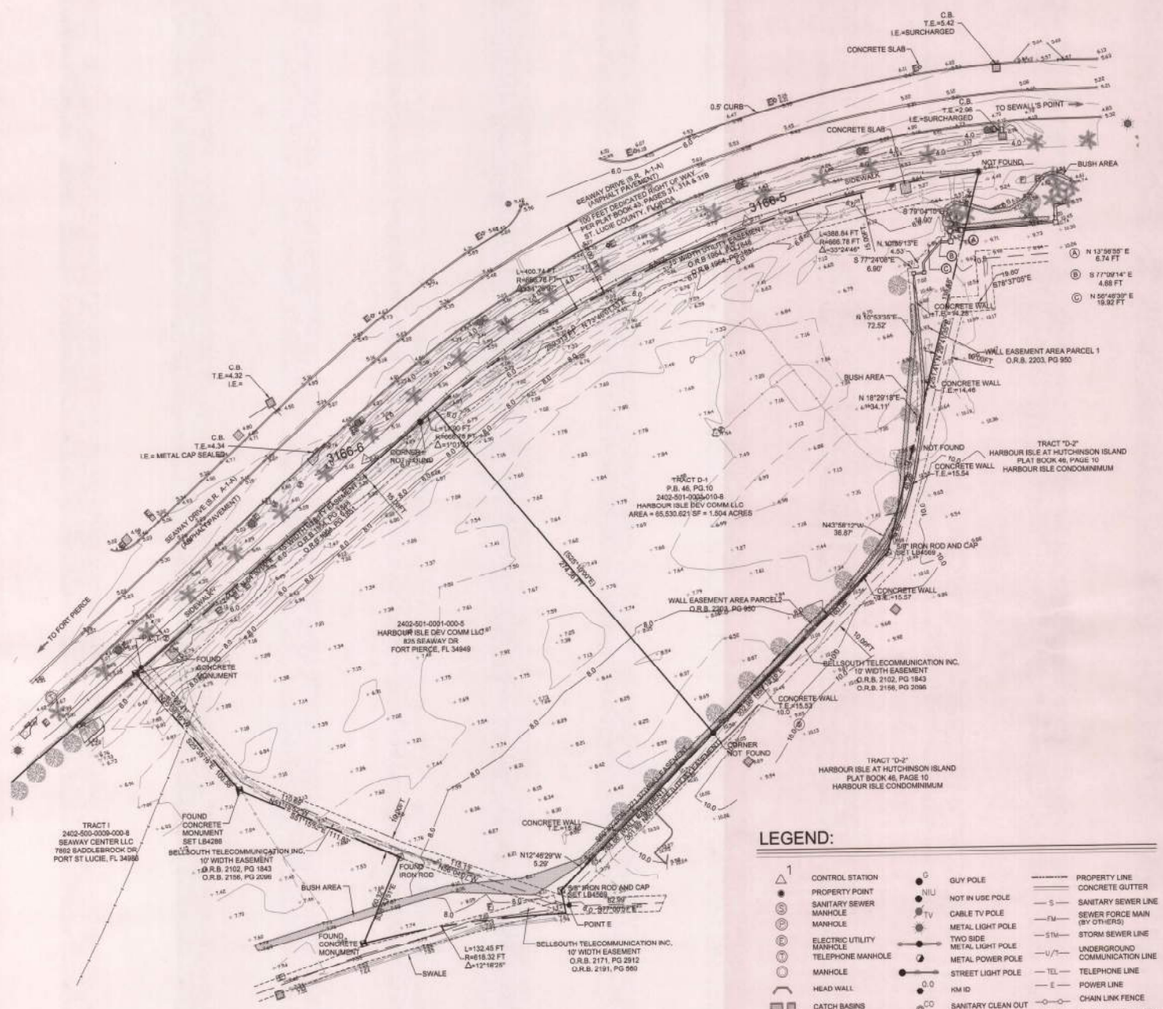


C.6. DEVELOPMENT PLANS (SEE SECTION D)

D. **DEVELOPMENT PLANS**

D.1. SURVEY
D.2. DEMOLITION PLAN
D.3. SITE PLAN
D.4. STORM DRAINAGE PLAN
D.5. LANDSCAPE MITIGATION (DISPOSITION) PLAN
D.6. LANDSCAPE PLAN
D.7. PHOTOMETRIC PLAN
D.8. PHOTOMETRIC DETAILS
D.9. AUTOTURN ANALYSIS
D.10. EXTERIOR ELEVATIONS
D.11. SECURITY CAMERA EXHIBIT
D.12. SIGN RENDERINGS

ALTA / NSPS LAND TITLE SURVEY
FOR A PORTION OF TRACT D-1 AT
TOWNSHIP 35 S RANGE 40 EAST
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



ZONING INFORMATION AS PROVIDED

ZONE: PUD (PLANNED UNIT DEVELOPMENT)

SETBACKS:	EXISTING:
FRONT:	25.00 FT
SIDE (STREET):	15.00 FT
SIDE (NE):	15.00 FT
REAR:	15.00 FT

NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL GOVERNING AGENCY DIRECTLY.

SURVEY CONTROL (US. SURVEY FEET)

STA	COORDINATES		ELEVATION	DESCRIPTION
	NORTHING	EASTING		
3166-5	1,138,093.965	881,001.86	5.751	PK NAIL & WASHER
3166-6	1,138,012.922	880,723.505	5.205	PK NAIL & WASHER

LEGEND:

- CONTROL STATION
- PROPERTY POINT
- SANITARY SEWER MANHOLE
- MANHOLE
- ELECTRIC UTILITY MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HEAD WALL
- CATCH BASINS
- WATER METER
- WATER VALVE
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- CONCRETE POWER & TELEPHONE POLE
- UTILITY POLE
- WOODEN POWER/ TELEPHONE POLE
- TELEPHONE POLE
- WOODEN POWER POLE
- WOODEN LIGHT POLE
- BOLLARD
- GATE
- CONTOUR 2 FEET INTERVAL
- CONTOUR 0.5 FOOT INTERVAL
- GUY POLE
- NOT IN USE POLE
- CABLE TV POLE
- METAL LIGHT POLE
- TWO SIDE METAL LIGHT POLE
- METAL POWER POLE
- STREET LIGHT POLE
- KM ID
- SANITARY CLEAN OUT
- FIRE HYDRANT
- CURB INLET
- STREET LIGHT BOX
- HANDICAP RAMP
- SIGN
- GUY CABLE
- EXISTING TREE
- EXISTING BUSH
- PALM TREE
- VERTICAL PIPE
- ELECTRIC BOX
- CONCRETE MONUMENT
- PROPERTY LINE
- CONCRETE GUTTER
- SANITARY SEWER LINE
- SEWER FORCE MAIN (BY OTHERS)
- STORM SEWER LINE
- UNDERGROUND COMMUNICATION LINE
- TELEPHONE LINE
- POWER LINE
- CHAIN LINK FENCE
- GAS LINE (BY OTHERS)
- UNDERGROUND POWER LINE
- UNKNOWN PIPE (BY OTHERS)
- GUARDRAIL
- HANDICAP PARKING
- EXISTING STRUCTURES
- CONCRETE SLAB
- METAL CAP
- PAVEMENT PATCH
- IRON POST

FLOOD MAP

SCALE 1" = 1,000'

VICINITY MAP

SCALE 1" = 500'

TITLE INFORMATION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
LEGAL DESCRIPTION:
THAT PORTION OF TRACT D-1, OF SECOND REPLAT OF HARBOUR ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF THE FOLLOWING DESCRIBED LINE:COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1; THENCE NORTH 64°50'00" EAST, ALONG THE NORTH LINE OF SAID TRACT D-1 (THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00 EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 244.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 666.78 FEET AND A CENTRAL ANGLE OF 1°01'21"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.90 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LINE;THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.

AND

LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT D-1;THENCE SOUTH 29°41'35" WEST, ALONG THE EAST LINE OF SAID TRACT D-1 (THE EAST LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR SOUTH 29°41'35" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 34.91 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL;THENCE NORTH 78°52'58" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 20.34 FEET TO A POINT;THENCE SOUTH 12°27'34" WEST, A DISTANCE OF 6.64 FEET TO A POINT;THENCE NORTH 76°43'04" WEST, A DISTANCE OF 4.75 FEET TO A POINT; THENCE SOUTH 56°32'17" WEST, A DISTANCE OF 20.34 FEET TO A POINT;THENCE SOUTH 08°07'53" WEST, A DISTANCE OF 4.31 FEET TO A POINT;THENCE NORTH 78°03'59" WEST, A DISTANCE OF 6.65 FEET TO A POINT; THENCE SOUTH 11°13'25" WEST, A DISTANCE OF 71.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 10°55'52";THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.17 FEET TO A POINT;THENCE SOUTH 22°09'18" WEST, A DISTANCE OF 23.61 FEET TO A POINT ON SAID EAST LINE;THENCE NORTH 29°41'35" EAST, ALONG SAID EAST LINE, A DISTANCE OF 144.32 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 65,530.621 SQUARE FEET, EQUIVALENT TO 1.504 ACRES, MORE OR LESS.

PARCEL ID

2402-501-0001-010-8

ENCROACHMENT STATEMENT

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED AND THE ABOVE PREMISES; THERE ARE NO APPARENT ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND / OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

FLOOD INFORMATION

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 12111C0183J WHICH BEARS AND EFFECTIVE DATE FEBRUARY 16, 2012.

CEMETERY NOTE

AT THE TIME OF THE FIELD SURVEY THERE WAS NO EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.

SOURCES OF INFORMATION

1. BOUNDARY SURVEY FOR HARBOUR ISLE PLAZA, PERFORMED BY WALLACE SURVEYING CORP, DATED JUNE 21, 2018, PROVIDED BY CLIENT.

2. GIS MAP FOR VACANT PARCEL-SEAWAY DR. DATED JULY 18, 2017 PROVIDED BY CLIENT.

3. CONCEPTUAL PLAN FOR CUMBERLAND FARM - 801 SEAWAY DR. PREPARED BY ATKINS CORP. DATED JUNE 1, 2018

4. OVERLAY PLAN FOR CUMBERLAND FARM - 801 SEAWAY DR. PREPARED BY ATKINS CORP. DATED JUNE 1, 2018.

5. TITLE COMMITMENT NUMBER NCS-923662-HOU1. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. DATED JANUARY 14, 2019. PROVIDED BY CLIENT.

6. GRANT OF EASEMENT BETWEEN JACK B. OWEN, JR AND HARBOUR ISLE DEVELOPMENT EAST, LLC RECORDED AT O.R.B. 2203, PAGE 950 OF THE PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE FLORIDA COORDINATE SYSTEM BASED ON NGS PUBLISHED STATION 672 2208 (PID DI4021). BEARING WITHIN STATIONS 3166-6 & 3166-5, SHOWN TO BE 289.913 FEET, N 76° 46' 01.53" E, WAS TAKEN AS THE BASIS OF BEARING SHOW ON THIS SURVEY.

SUMMARY OF PARKING SPACES

REGULAR PARKING SPACES	HANDICAPPED PARKING	TOTAL
0	0	0

GENERAL NOTES

1. ALL DISTANCES ARE EXPRESSED IN US SURVEY FEET, UNLESS OTHERWISE NOTED.
2. FIELDWORK PERFORMED FROM OCTOBER 4 THRU 5, 2018.
3. PLEASE REFER TO SURVEY JEB-3166.
4. HORIZONTAL CONTROL IS REFERRED TO NAD 83 SPC ZONE FLORIDA EAST 0901. BENCHMARK DESIGNATION 672 2208 C , PID DI4021, ST. LUCIE COUNTY.
5. VERTICAL DATUM IS REFERRED TO NAVD88.
6. THE INFORMATION OF THIS MAP REPRESENTS THE RESULT OF THE SURVEY MADE IN THE DATE INDICATED AND CAN BE ONLY CONSIDERED AS AN INDICATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
7. THE PRESENT LAND SURVEY, PER CURRENT FLORIDA STATUTES, CANNOT REPRESENT NOR INTENDS TO REPRESENT COMPLIANCE WITH ZONING CODES, THE INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
8. UNDERGROUND UTILITIES ARE BASED ON ABOVEGROUND EVIDENCE. THIS DRAWING NEITHER DEPICTS NOT INTEND TO DEPICT ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO ANY WORK.
9. THE RESULT OF A PUBLIC RECORDS SEARCH IS HEREON SHOWN ON THIS SURVEY AND CORRECT AT THE TIME OF SURVEY.
10. THIS SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
11. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAYS OR HIATUS.
12. THE SUBJECT PROPERTY HAS ACCESS THROUGH SEAWAY DRIVE (SR. A.1.A), A DEDICATED PUBLIC RIGHT OF WAY.

SCHEDULE "B" ITEMS

TITLE COMMITMENT - POLICY NUMBER: NCS-923662-HOU1
SCHEDULE B-II (DATED JANUARY 14, 2019)

	STATUS
9. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED APRIL 23, 2004 AND RECORDED IN OFFICIAL RECORDS 1954, PAGE 1845, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS RECORDED IN 2102, PAGE 1844; WITHDRAWAL NOTICE DATED DECEMBER 16, 2004 AND RECORDED IN PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, OFFICIAL RECORDS BOOK 2138, PAGE 2696; FIRST SUPPLEMENT TO RECORDED IN PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, OFFICIAL RECORDS BOOK 2139, PAGE 2696; FIRST SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED DECLARATION TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED OCTOBER 10, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 2455, PAGE 928; SECOND SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED OCTOBER 10, 2005 AND RECORDED IN OFFICIAL RECORDS 2589, PAGE 1; CERTIFICATE OF AMENDMENT AND RESTATEMENT OF THE BYLAWS OF HARBOUR ISLE AT HUTCHINSON ISLAND PROPERTY MAINTENANCE ASSOCIATION, INC. DATED NOVEMBER 21, 2008 AND RECORDED IN OFFICIAL RECORDS BOOK 3036, PAGE 2840; AND THIRD SUPPLEMENT TO AND AMENDMENT OF DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 4188, PAGE 1358 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.	BLANKET IN NATURE
10. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN THE DEEDS FROM THE TRUSTEE OF THE INTERNAL IMPROVEMENT FUND RECORDED IN DEED BOOK 127, PAGE 302, DEED BOOK 160, PAGE 447 AND OFFICIAL RECORDS BOOK 97, PAGE 151.	BLANKET IN NATURE
11. MATTERS CONTAINED IN ORDINANCE NO.88-001 RECORDED IN OFFICIAL RECORDS BOOK 1203, PAGE 1685.	BLANKET IN NATURE
12. MATTERS CONTAINED IN ORDINANCE NO.89-002 RECORDED IN OFFICIAL RECORDS BOOK 1321, PAGE 230.	BLANKET IN NATURE
13. GRANT OF UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1954, PAGE 1845.	AS SHOWN IN SURVEY
14. AMENDED AND RESTATED PUBLIC UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1954, PAGE 1851.	AS SHOWN IN SURVEY
25. AGREEMENT REGARDING INCORPORATING TRACT "M" INTO THE DRAINAGE PLAN FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED APRIL 18, 2006 AND RECORDED IN OFFICIAL RECORDS BOOK 3047, PAGE 1885, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.	BLANKET IN NATURE
26. SOVEREIGNTY SUBMERGED LANDS EASEMENT RENEWAL AS RECORDED IN OFFICIAL RECORDS BOOK 3941, PAGE 2192 AND OFFICIAL RECORDS BOOK 3257, PAGE 2671, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA.	BLANKET IN NATURE

* EASEMENTS AND RESTRICTIONS SHOWN HEREIN ARE BASED ON TITLE POLICY NO. NCS-923662-HOU1, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON JANUARY 14, 2019. THERE MAY BE ADDITIONALLY EASEMENTS OF RECORD AND CONVEYANCES NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND AT THE COUNTY PUBLIC RECORDS.

SURVEYOR'S CERTIFICATION

TO:
- CUMBERLAND FARMS, INC.
- FIRST AMERICAN TITLE INSURANCE COMPANY.
- SHUTTS AND BOWEN, LLP.

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 INCLUDE ITEMS 1, 2, 3, 4, 5, 6, 7A, 7B1, 7C, 8, 9, 10, 13, 16, 20 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 5, 2018.

DATE OF PLAT OR MAP: MAY 21, 2019

JAVIER E. BIDOT CRUZ, PSM
REGISTERED LAND SURVEYOR LICENSE NO. 7111

JAVIER E. BIDOT ASSOCIATES, PSC, CORP.
Land Surveyors & Consultants
3300 Interstate Center Drive, Ft. Pierce, FL 34946
Phone: (561) 818-4262 | www.JEBPA.COM

GRAPHIC SCALE
0' 20' 40' 80' 120'
SCALE : 1" = 40'

Drawn by: J.C.	Survey Ref. No. JEB-3166
Checked by: C. LEBRON	Field Date: OCT. 5, 2018

Revision Box

Date:	Revision:
3-22-2019	EASEMENTS 1 & 2
4-17-2019	SURVEY EXCEPTIONS
5-8-2019	SURVEY EXCEPTIONS
5-20-2019	BEARINGS & DISTANCES PL

Copy Sent Date: MAY 21, 2019
Sheet 1 of 1

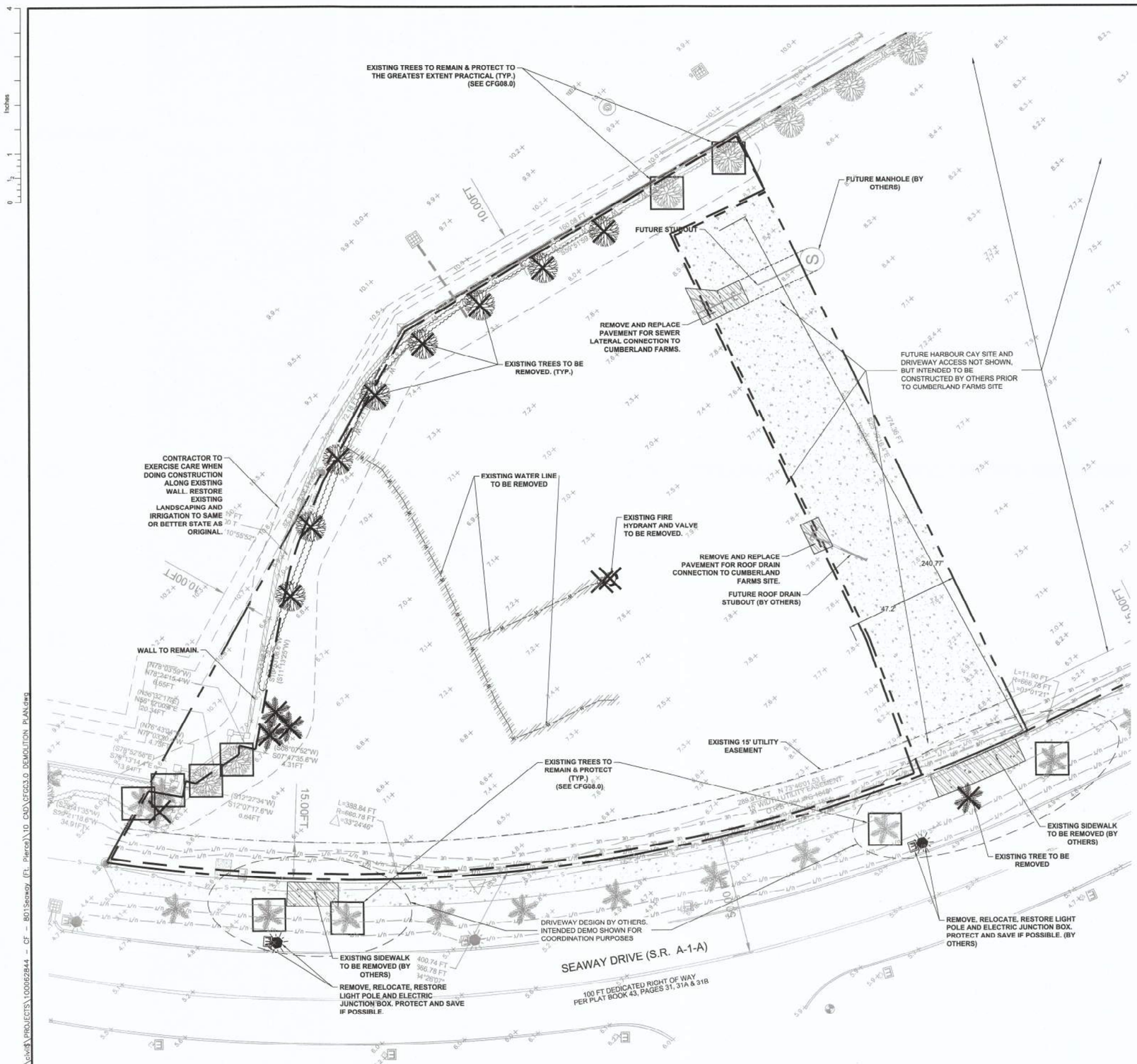
Prepared For: CUMBERLAND FARMS, INC.

Project Address: 801 SEAWAY DRIVE

Project Name: ALTA / NSPS LAND TITLE SURVEY

Project Location: CITY OF FT. PIERCE, FLORIDA

Job Number: JEB - 3166



Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

SPECIFIC DEMOLITION NOTES

1. **ROW WORK BY ADJACENT DEVELOPER SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.**
2. **BOLDED ITEMS DENOTE DEMOLITION.**
3. EXISTING UTILITIES SHOWN ON THIS DRAWING ARE FROM THE BEST AVAILABLE INFORMATION. ACTUAL LOCATIONS AND ELEVATIONS MAY VARY. CONTRACTOR TO VERIFY ALL UTILITIES BEFORE PROCEEDING WITH WORK.
4. CONTRACTOR TO COORDINATE WITH THE VARIOUS UTILITIES TO REMOVE, CAP, RELOCATE, BYPASS, OR OTHERWISE ENSURE THAT THE UTILITY SERVICES WILL NOT BE INTERRUPTED DURING CONSTRUCTION/DEMOLITION.
5. ALL ITEMS NOT IDENTIFIED FOR REMOVAL SHALL BE PROTECTED AND REMAIN UNDISTURBED TO THE BEST EXTENT PRACTICAL.
6. STRIPPING (CLEARING AND GRUBBING) BY THE CONTRACTOR SHALL BE PERFORMED TO THE MINIMUM EXTENT PRACTICAL TO COMPLETE WORK. THE CONTRACTOR SHALL GENERALLY BE WITHIN THE LIMITS OF CONSTRUCTION AND STRIP SURFACES OF VEGETATION, STUMPS, DEBRIS, ORGANIC TOP SOIL (ORGANIC CONTENT > 5%) OR OTHER DELETERIOUS MATERIALS AS ENCOUNTERED.
7. CONTRACTOR TO COORDINATE AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE SITE OR REGULATING CONSTRUCTION OPERATIONS.
8. REMOVE OR RELOCATE EXISTING TREES PER LANDSCAPE PLAN AND CITY OF FORT PIERCE STANDARDS. SEE LANDSCAPE PLANS. SOME TREES AND LANDSCAPE DEMOLITION IS OFFERED HEREIN FOR PRACTICAL AND INFORMATIONAL PURPOSES ONLY.
9. CONTRACTOR SHALL REFER TO GENERAL NOTES SHEET FOR OTHER DEMOLITION CONSIDERATIONS.
10. CONTRACTOR SHALL COORDINATE WITH OWNER AND ELECTRICAL/TELECOM SERVICE PROVIDER ON SALVAGING OF ELECTRICAL COMPONENTS (LAMP FIXTURES, PULL BOXES, SERVICE LEADS, CONDUITS, ETC) DURING/PRIOR TO REMOVAL ACTIVITIES. ELECTRICAL/TELECOM DEMO AND SERVICES PROVISIONS ARE NOT WITHIN THE CIVIL ENGINEERS SCOPE OF WORK. ELECTRICAL/TELECOM CONSULTANT SHALL BE AT THE CONTRACTOR'S EXPENSE AS NEEDED.
11. SAWCUT PAVEMENT AT PAVEMENT DEMO LIMITS.
12. PHASED DEMOLITION, MAINTENANCE OF TRAFFIC AND LOGISTICS RELATING TO CIVIL ENGINEERING ACTIVITIES SHALL BE MANAGED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER AND ENGINEER. CONSTRUCTION FENCING LIMITS ARE AT THE DISCRETION OF THE CONTRACTOR.
13. SEE SURVEY FOR EXISTING CONDITIONS. (BY OTHERS)
14. CONSTRUCTION SEQUENCING AND SCHEDULING SHALL BE BY THE CONTRACTOR. COORDINATE WITH OWNER AND ENGINEER.
15. CONTRACTOR SHALL REVIEW THE SITE GEOTECHNICAL REPORT PRIOR TO CONDUCTING ANY EARTHWORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROCURE A GEOTECHNICAL REPORT FOR THEIR PURPOSES OF COMPACTION, FILL REQUIREMENTS, ETC. AS NECESSARY.
16. UTILITY COVERS WITHIN THE LOC SHALL BE ADJUSTED TO MEET EXISTING OR PROPOSED GRADES RESPECTIVELY.
17. ANY SHORING OR BRACING SHALL BE BY THE CONTRACTORS MEANS AND METHODS, BUT DOES NOT PRECLUDE STRUCTURAL ENGINEERING PROCUREMENT AT THEIR OWN EXPENSE AS NEEDED DURING EARTH OR DEMOLITION WORK ADJACENT TO ITEMS SUCH AS WALLS, UTILITY POLES, ETC.
18. REMOVAL OF DRIVEWAY, SIDEWALK, AND CURB TO BE FROM JOINT TO JOINT.
19. REFER TO SURVEY FOR EXISTING ITEMS LEGEND NOT INDICATED HEREIN.
20. ALL ITEMS NOT IDENTIFIED FOR REMOVAL SHALL BE PROTECTED AND REMAIN UNDISTURBED TO THE BEST EXTENT PRACTICAL.
21. UTILITIES UNDER THE BUILDING FOOTPRINT TO BE DEMOLISHED SHALL BE REMOVED (FOUNDATIONS, UTILITY LINES) OR RELOCATED UNLESS OTHERWISE DIRECTED. THIS IS STATED FOR INFORMATIONAL PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE RESPECTIVE ENGINEERING DISCIPLINE PLAN SET FOR SPECIFIC GUIDANCE AND DETAIL.
22. REMOVE STRIPING BY GRINDING.
23. SEE SHEET CFG09.3 AND 09.4 FOR MAINTENANCE OF TRAFFIC (MOT). ADDITIONAL MOT NOTES CAN ALSO BE FOUND ON CFG01.1 UNDER THE "ROADWAY & MOT NOTES" HEADING.

ADJACENT DEVELOPMENT:

1. CONSTRUCTION OF THE ADJACENT DEVELOPMENT INFRASTRUCTURE TO BE BY OTHERS, AND SHOWN HEREON FOR PLANNING PURPOSES. ACTUAL DEMOLITION MAY VARY DEPENDING ON ASBUILT CONDITIONS.
2. SCOPE OF WORK BY OTHERS WITHIN THE SHARED ACCESS AND UTILITY EASEMENT:
   A. SEWER MANHOLE AND GRAVITY SEWER STUBOUT
   B. STORMWATER SYSTEM AND ROOF DRAIN STUBOUT
   C. CONCRETE PAVEMENT

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING ASPHALT/CONCRETE TO BE REMOVED
- SITE ELEMENT REMOVAL
- EXISTING SPOT ELEVATION
- EXISTING STORMWATER
- LIMITS OF CONSTRUCTION (LOC)
- TREE PROTECTION
- EASEMENT

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621
STATE OF FLORIDA
JEFFREY A. LUCAS
LICENSE
No. 71621
PROFESSIONAL ENGINEER
SIGNATURE
DATE 5-27-15

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Rev.	Date	Description	By	Ch	Ap
				KM	PR

Drawing Status: FOR INFORMATION
Suitability: SO

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TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
www.atkinsglobal.com

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Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

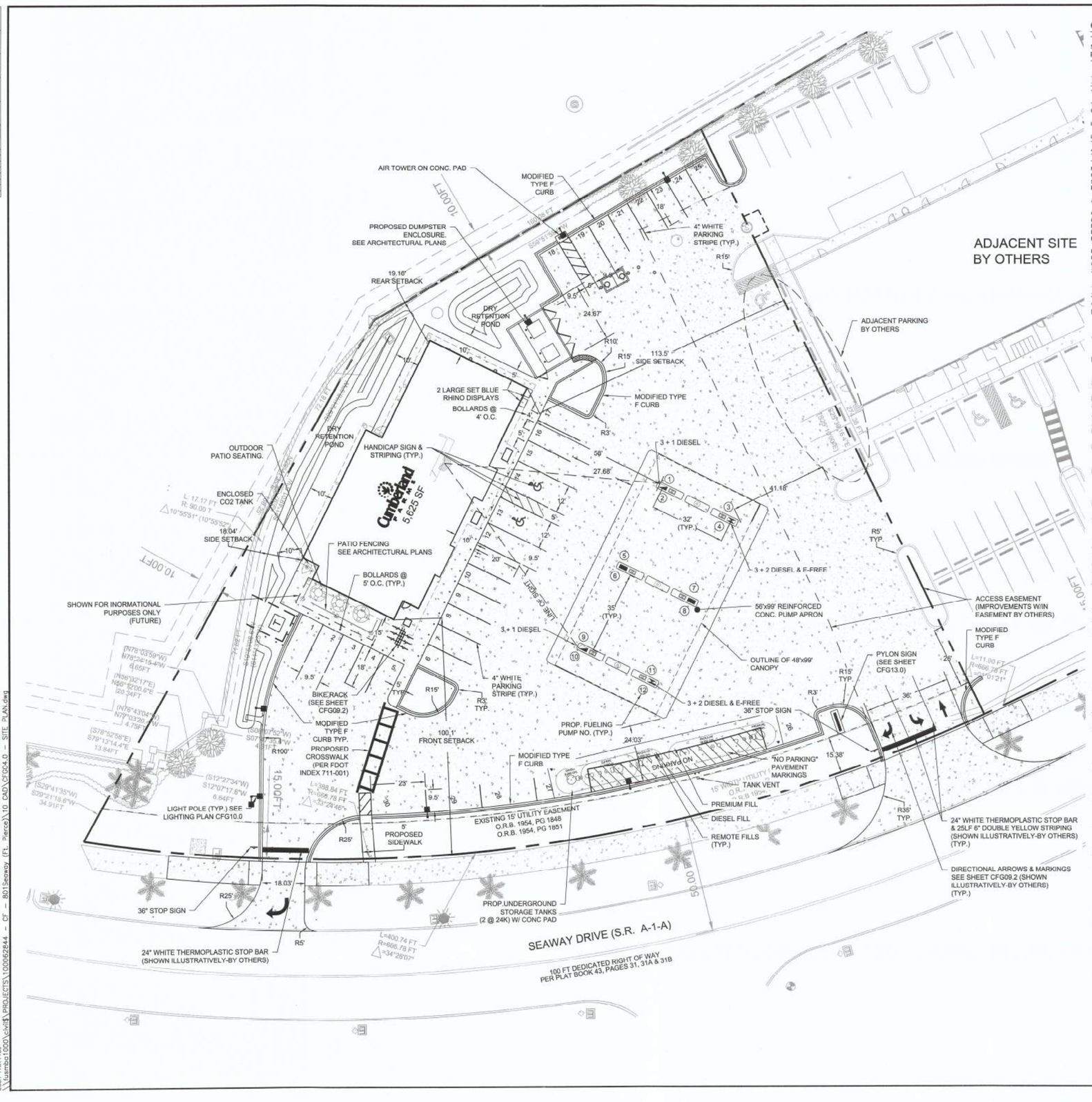
Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title:
DEMOLITION PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG03.0
Revision:

User: FAR4403
\\usmbo1000\civil\PROJECTS\100052844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG03.0 DEMOLITION PLAN.dwg



GENERAL STATEMENT

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A NEW 5,625 SF CUMBERLAND FARMS SINGLE-STORY CONVENIENCE STORE WITH OUTDOOR SEATING AND 6 DISPENSING PUMPS (WITH 12 FUELING POSITIONS) ON VACANT PROPERTY. THE PROPOSED SITE IS EQUIPPED WITH UNDERGROUND STORAGE TANKS, CANOPY, OUTDOOR SEATING, AIR TOWER, AND DUMPSTER ENCLOSURE.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT "D-1" OF THE SECOND REPLAT OF HARBOUR ISLE, RECORDED IN PLAT BOOK 46, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

LEGAL DESCRIPTION:
THAT PORTION OF TRACT D-1, OF SECOND REPLAT OF HARBOUR ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF THE FOLLOWING DESCRIBED LINE:COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1;
THENCE NORTH 64°50'00" EAST, ALONG THE NORTH LINE OF SAID TRACT D-1 (THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00 EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 244.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 666.78 FEET AND A CENTRAL ANGLE OF 1°01'21"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.90 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LINE;THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.

AND LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT D-1;THENCE SOUTH 29°41'35" WEST, ALONG THE EAST LINE OF SAID TRACT D-1 (THE EAST LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR SOUTH 29°41'35" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 34.91 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL;THENCE NORTH 78°52'58" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 13.84 FEET TO A POINT;THENCE SOUTH 12°27'34" WEST, A DISTANCE OF 6.84 FEET TO A POINT;THENCE NORTH 76°43'04" WEST, A DISTANCE OF 4.75 FEET TO A POINT; THENCE SOUTH 56°32'17" WEST, A DISTANCE OF 20.34 FEET TO A POINT;THENCE SOUTH 08°07'53" WEST, A DISTANCE OF 4.31 FEET TO A POINT;THENCE NORTH 76°03'59" WEST, A DISTANCE OF 6.65 FEET TO A POINT; THENCE SOUTH 11°13'25" WEST, A DISTANCE OF 71.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 10°55'52";THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.17 FEET TO A POINT;THENCE SOUTH 22°09'18" WEST, A DISTANCE OF 23.81 FEET TO A POINT ON SAID EAST LINE;THENCE NORTH 29°41'35" EAST, ALONG SAID EAST LINE, A DISTANCE OF 144.32 FEET TO THE POINT OF BEGINNING.

PROPERTY DATA

OWNER (CONTRACTING TO PURCHASE):	CUMBERLAND FARMS INC. 165 FLANDERS RD, WESTBOROUGH, MA 01581
APPLICANT:	CUMBERLAND FARMS, INC. 165 FLANDERS RD, WESTBOROUGH, MA 01581
PROJECT ENGINEER:	JEFF LUCAS, P.E. - ATKINS, N.A. 7175 MURRELL RD, MELBOURNE, FL 32940
SITE ADDRESS:	835 SEAWAY DR, FORT PIERCE, FL 34949
PARCEL:	2402-501-0001-010-8
OVERALL SITE AREA:	1.50 AC
JURISDICTION:	FORT PIERCE
ZONING DISTRICT:	PD
FLU:	HIMU
FEMA FIRM PANEL:	PROPERTY IS LOCATED WITHIN FLOOD ZONE DESIGNATION X, PANEL NO. 12111C0183J, DATED 02/16/2012
PROPOSED USE:	5,625 SF CONVENIENCE STORE 6 PUMPS (12 FUELING POSITIONS) GAS DISPENSING UNDER CANOPY
PROP. HOURS OF OPERATION	24 HOURS
CONSTRUCTION SCHEDULE	140 DAYS DURATION (APPROXIMATE)

LAND DATA:

ONSITE IMPERVIOUS AREA:		
• BUILDING	0.13 AC	(8.7%)
• PAVEMENT, SIDEWALKS & CURBING	0.81 AC	(53.8%)
PERVIOUS AREA:	0.56 AC	(37.5%)
TOTAL	1.50 AC	(100%)

PARKING CALCULATIONS:

CONVENIENCE STORE: REQUIRED: (5,625 SF / 200 SF) = 29 SPACES
TOTAL REQUIRED = 29 SPACES

PROVIDED: 25 SPACES @ 90° - 9.5' X 18'
AND 5 PARALLEL SPACES @ 9.5' X 23'
FOR A TOTAL OF 30 PROVIDED SPACES

ADA ACCESSIBLE SPACES: REQUIRED: 2 SPACES PROVIDED: 2 SPACES

DEVELOPMENT PARAMETERS

	PROVIDED
BUILDING SETBACKS:	
FRONT (NORTH):	± 100'
SIDE INTERIOR (WEST AND EAST):	± 18'
REAR (SOUTH):	± 19'
LANDSCAPE BUFFERS:	
ALL SIDES (LESS ABUTTING):	PROVIDED AS SHOWN ON LANDSCAPE PLAN
PROP. BLDG HEIGHT:	
PROP. BLDG. - NO EXISTING BLDG 30' (AVG)	± 33'-1" (PEAK) ± 23'-9 ¾" (AVG)
CANOPY CLEARANCE:	14' ± 14'-4" (DECK UNDERSIDE HEIGHT)

NOTES:

1. PROPOSED CANOPY, FUEL DISPENSERS, UNDERGROUND STORAGE TANK, OUTDOOR SEATING, AIR TOWER, DUMPSTER ENCLOSURE AND CONVENIENCE STORE DESIGN AND PROVISIONS SHALL BE CROSS REFERENCED TO THE ARCHITECTURAL AND/OR TANK & PUMP PLANS RESPECTIVELY FOR INSTALLATION ASPECTS.
2. FOR ADDITIONAL SIGNING AND PAVEMENT MARKING NOTES, SEE GENERAL NOTES SHEET.
3. ALL PARKING SPACES, INCLUDING HANDICAPPED PARKING SPACES, SHALL BE STRIPED IN WHITE THERMOPLASTIC PAINT, AND BE IN ACCORDANCE WITH MOST CURRENT FDOT SPECIFICATIONS.
4. LIGHT POLES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LIGHTING PLANS FOR EXACT LOCATIONS AND CONSTRUCTION.
5. ALL CURB RAMPS (CR-A, B, ETC.) SHOWN ON THESE PLANS SHALL BE PER FDOT INDEX #522-002.
6. THE SURFACE WHICH IS TO BE PAINTED SHALL BE CLEANED, BY COMPRESSED AIR OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE START OF PAINTING, AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY VEGETATION OR SOIL SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING IS BEGUN.
7. A MINIMUM OF 4 FEET FROM THE STOP BAR TO THE PEDESTRIAN CROSSING, PER MUTCD SECTION 3B.16, IS REQUIRED AT ALL DRIVEWAYS WITH CROSS WALKS AND STOP BARS. ALL CROSSWALKS SHALL BE A MINIMUM OF 6 FEET OR 2 FEET WIDER THE SIDEWALK BETWEEN THE (2) 12 INCH PARALLEL STRIPES.
8. DRIVEWAY PERMITTING BY ADJACENT DEVELOPER

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

LEGEND AND ABBREVIATIONS

PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
TYP.	TYPICAL
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
PGD	PAVING, GRADING AND DRAINAGE
CONC.	CONCRETE
C&G	CURB & GUTTER

PROPOSED CONCRETE SIDEWALK & PADS
EXISTING PROPERTY/ROW LINE
EXISTING EASEMENT
PROPOSED EASEMENT
T TRANSFORMER PAD
EXISTING TREE TO REMAIN

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621
STATE OF FLORIDA PROFESSIONAL ENGINEER
No. 71621
JEFFREY A. LUCAS LICENSE
7-22-15
SIGNATURE DATE

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Client: Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: SITE PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG04.0
Revision:

User: FAR4402
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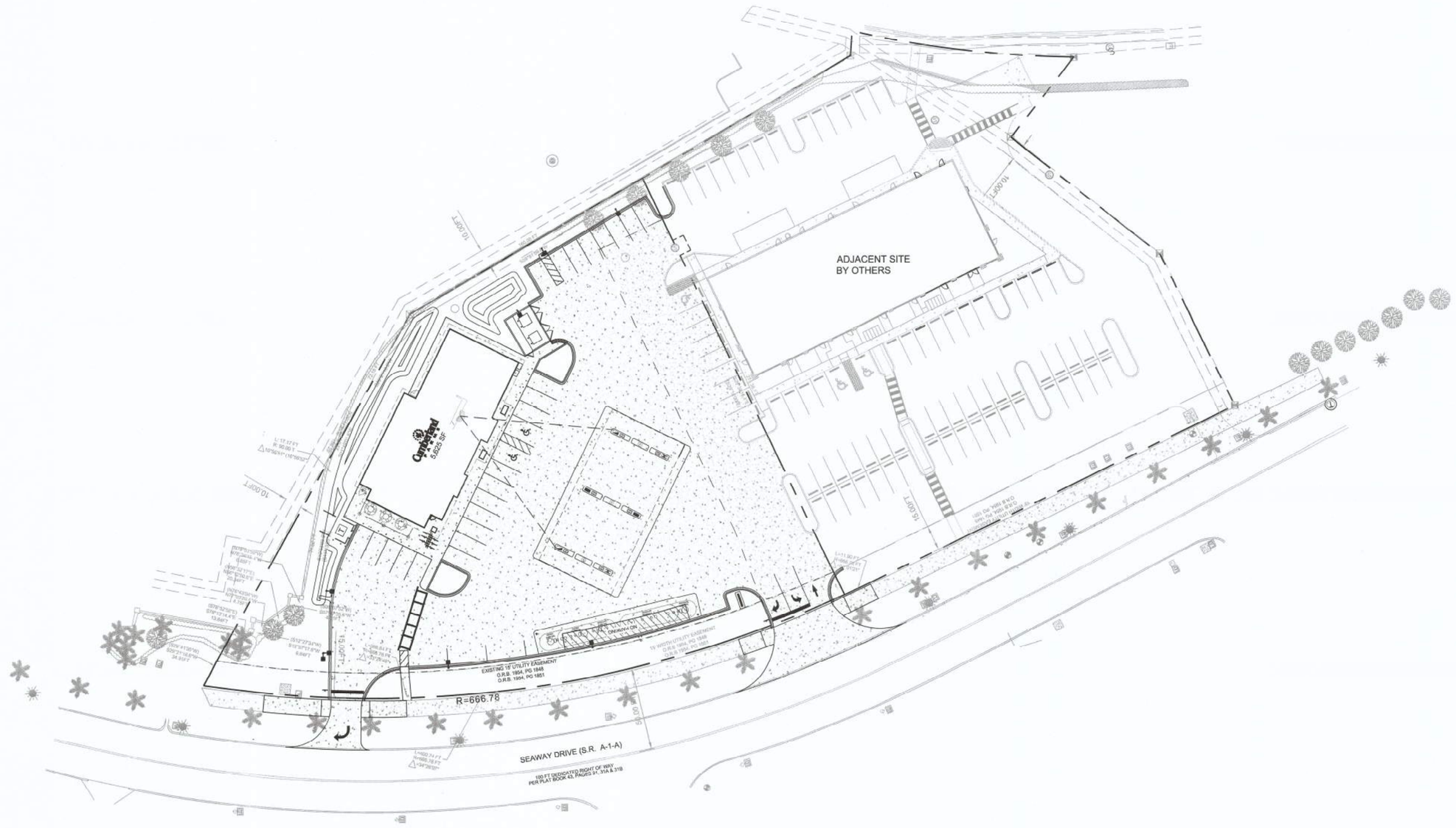

NORTH

0 15 30 60 120

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 30'
HALF SIZE: 1" = 60'

LEGEND AND ABBREVIATIONS

PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
TYP.	TYPICAL
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
PGD	PAVING, GRADING AND DRAINAGE
CONC.	CONCRETE
C&G	CURB & GUTTER

PROPOSED CONCRETE SIDEWALK & PADS
EXISTING PROPERTY/ROW LINE
EXISTING EASEMENT
PROPOSED EASEMENT
T TRANSFORMER PAD
EXISTING TREE TO REMAIN

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621

JEFFREY A. LUCAS LICENSE No. 71621 STATE OF FLORIDA PROFESSIONAL ENGINEER

SIGNATURE 5-22-17 DATE

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Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
OVERALL SITE PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG04.1
Revision:

User: FAR400
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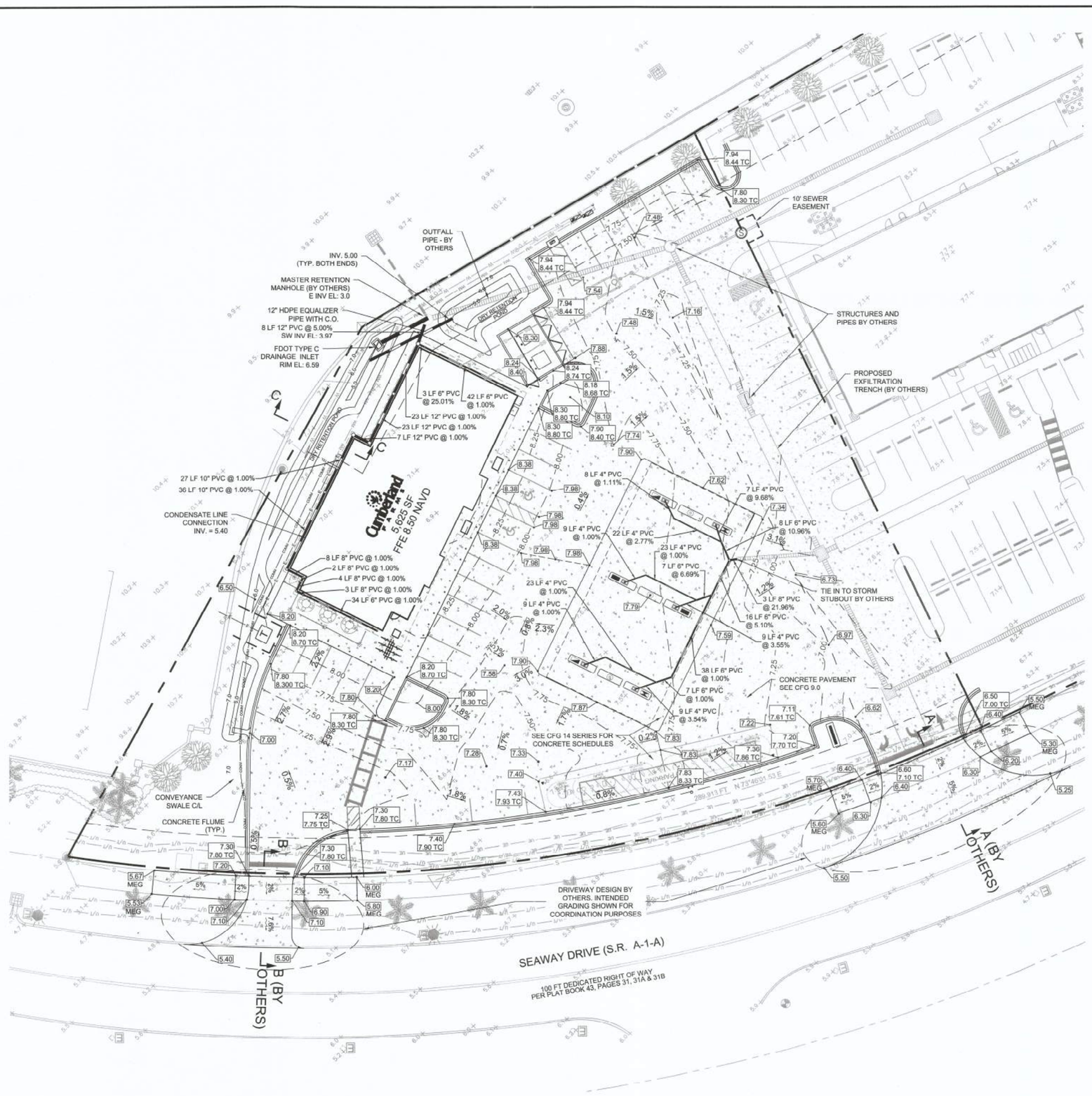

LEGEND

- FLOW PATTERN
- DRAINAGE STRUCUTURES
- 19.30 — PROPOSED ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DRAINAGE PIPE
- EXISTING DRAINAGE PIPE
- EXISTING PROPERTY/ROW LINE
- PROPOSED GRADE BREAK
- SPREADER SWALE CENTERLINE
- PROPOSED EASEMENT
- DRAINAGE PIPE (BY OTHERS)
- DRAINAGE STRUCTURES (BY OTHERS)

NOTES:

1. CIVIL SITE WORK (GRADING, PAVING, CONCRETE INSTALLATION, DRAINAGE) SHALL BE CROSS REFERENCED TO ARCHITECTURAL PLANS. OVERLAPPING INFORMATION PROVIDED HEREIN IS SUBJECT TO INTERDISCIPLINE COORDINATION. CONTRACTOR TO COORDINATE ACCORDINGLY.
2. CONTRACTOR TO PERFORM PRE-CONSTRUCTION SURVEY TO VERIFY GRADING TIE-IN OF SURFACE AND UNDERGROUND ELEMENTS WITHIN AND DIRECTLY ADJACENT TO THE ACCESS EASEMENT.
3. REINFORCED CONCRETE PIPE SHALL BE CLASS III OR GREATER WITHIN CITY AND/OR FDOT ROW.
4. DOWNSPOUT COLLECTION SYSTEM (BOXES, BACKWATER VALVES, ECT) PER PLUMBING PLANS (SHOWN FOR ILLUSTRATIVE PURPOSES ONLY)
5. REFER TO STRUCTURAL/ARCHITECTURAL PLANS FOR CONSTRUCTION & EXPANSION JOINT DETAILS WHERE SIDEWALKS ABUT BUILDINGS.
6. CONCRETE JOINT (EXPANSION, CONTROL, ETC.) LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL SUPPLY ENGINEER WITH JOINTING PLAN AT TIME OF CONSTRUCTION FOR APPROVAL.
7. CONTRACTOR TO FIELD VERIFY PIPE COVER AND CLEARANCES DURING CONSTRUCTION AND NOTIFY ENGINEER PRIOR TO TRENCH CLOSURE WHEN MINIMUM REQUIREMENT CANNOT BE ACHIEVED. CONCRETE ENCASEMENT MAY BE NECESSARY.
8. ROOF DRAIN LEADERS ARE LOCATED TO THE BEST EXTENT PRACTICAL. EXACT LOCATION MAY VARY AND/OR REQUIRE FIELD VERIFICATION. EXACT SIZES TO BE VERIFIED WITH PLUMBING PLANS.
9. ALL CLEANOUTS RIMS/COLLARS TO MATCH FINAL GRADE ACCORDINGLY.
10. CONTRACTOR TO COORDINATE CONSIDERATION FOR LANDSCAPE IMPROVEMENTS (TOP SOIL, MULCH, VEGETATION, ETC.) WHEN ESTABLISHING ROUGH AND FINAL GRADES.
11. MATCH EXISTING GRADES AT SITE PERIMETER UNLESS SHOWN OTHERWISE.
12. ALL STREET & STORMWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FT. PIERCE.
13. COMPACT FILL AREAS, INCLUDING CUT AREAS UNDER THE SIDEWALK THAT HAVE BEEN EXCAVATED MORE THAN 6 INCHES BELOW THE BOTTOM OF SIDEWALK, TO A MINIMUM OF 95% OF AASHTO T99 DENSITY. THE AREA TO BE COMPACTED IS DEFINED AS THAT AREA DIRECTLY UNDER THE SIDEWALK AND 1 FOOT BEYOND EACH SIDE OF THE SIDEWALK WHEN RIGHT-OF-WAY ALLOWS.

RETENTION AREA CONSTRUCTION NOTES:

1. NATURAL GRADE AT POND BOTTOM/SLOPE AREAS TO BE STRIPPED, CLEARED, AND GRUBBED OF ORGANIC AND PARENT SOIL CONTAINING FINES TO A DEPTH OF 12-18 INCHES, THEN DEEP RAKED.
2. ROUGH GRADE AND EXCAVATE. CONTRACTOR SHALL USE LIGHT CONSTRUCTION EQUIPMENT, AS PRACTICAL, TO AVOID UNDUE COMPACTION OF SAND.
3. AFTER DRAINAGE AREA CONTRIBUTING TO POND HAS BEEN FULLY STABILIZED, THE INTERIOR SIDE SLOPES AND POND BOTTOM SHOULD BE CONSTRUCTED TO FINAL DESIGN SPECIFICATIONS.
4. DEEP RAKE POND BOTTOM.
5. SOD POND BOTTOM WITH SAND GROWN SOD, NOT MUCK GROWN.
6. CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION PERCOLATION TESTS WITHIN THE RETENTION AREA(S). A MINIMUM OF TWO TESTS SHALL BE PROVIDED AND SUPPLIED TO THE EOR PRIOR TO FINAL ACCEPTANCE. IF PERCOLATION RATES TESTED FAIL TO MEET DESIGN TOLERANCES, OVER-EXCAVATION AND SELECT BACKFILL SHALL BE REQUIRED.

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

ABBREVIATIONS:

TYP.	–	TYPICAL
HP	–	HIGH POINT
E/P	–	EDGE OF PAYMENT
T/C	–	TOP OF CURB
T/S	–	TOP OF SIDEWALK
T/W	–	TOP OF WALL
S/W	–	SIDEWALK
REQ.	–	REQUIRED
MEG	–	MATCH EXISTING GRADE
C.O.	–	CLEAN OUT
DS	–	DOWNSPOUT
P/L	–	PROPERTY LINE
TBD	–	TO BE DETERMINED
INT	–	INTERPOLATED
EOR	–	ENGINEER OF RECORD
YD	–	YARD DRAIN
EX.	–	EXISTING

JEFFREY A. LUCAS, P.E.
FLORIDA REG. NO. 71621

STATE OF FLORIDA — JEFFREY A. LUCAS — LICENSE No. 71621 — PROFESSIONAL ENGINEER

SIGNATURE — DATE

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CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title:
PAVING, GRADING AND DRAINAGE

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG05.0
Revision:

User: FAR4400
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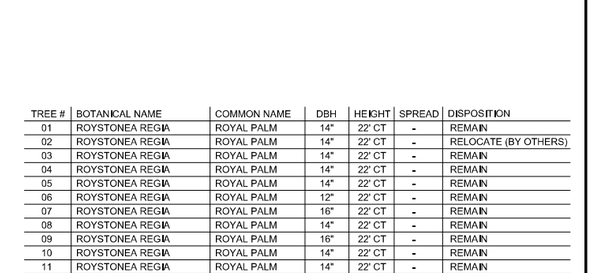
TREE #	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	DISPOSITION
01	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
02	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	RELOCATE (BY OTHERS)
03	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
04	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
05	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
06	ROYSTONEA REGIA	ROYAL PALM	12"	22' CT	-	REMAIN
07	ROYSTONEA REGIA	ROYAL PALM	16"	22' CT	-	REMAIN
08	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
09	ROYSTONEA REGIA	ROYAL PALM	16"	22' CT	-	REMAIN
10	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
11	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
12	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
13	SABAL PALMETTO	SABAL PALM	11"	12' CT	-	REMAIN
14	SABAL PALMETTO	SABAL PALM	11"	12' CT	-	REMAIN
15	SABAL PALMETTO	SABAL PALM	10"	12' CT	-	REMAIN
16	LIGUSTRUM JAPONICUM	LIGUSTRUM	8"	10'	10'	REMAIN
17	LIGUSTRUM JAPONICUM	LIGUSTRUM	8"	10'	10'	REMAIN
18	SABAL PALMETTO	SABAL PALM	10"	12' CT	20'	REMOVE
19	SABAL PALMETTO	SABAL PALM	10"	12' CT	20'	REMOVE
20	SABAL PALMETTO	SABAL PALM	10"	12' CT	20'	REMOVE
21	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
22	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
23	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
24	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
25	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
26	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
27	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
28	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
29	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMAIN
30	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMAIN

NOTES:

1. TREE #2 IS BEING REMOVED BY THE OVERALL PROPERTY DEVELOPER FOR A SINGLE POINT OF ENTRY THAT WILL NOT IMPEDED THE RESIDENTIAL ENTRANCE TO THE HARBOR CAY COMMUNITY.
2. TREES #18 THRU #20 ARE BEING REMOVED AS THEY CONFLICT WITH THE INSTALLATION OF NEW COMMUNICATION AND POWER UTILITIES AS WELL AS REQUIRED SITE STORM DRAINAGE SWALES.
3. TREES #25 THRU #28 ARE BEING REMOVED FOR THE INSTALLATION OF A NEW WATER LINE TO SERVICE THEIR PROPERTY.



TREE SAVE GRADING AND PROTECTION DETAILS

NO FILL WITHIN DRIP LINE

NOTES:

1. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING AROUND TREES.
2. ALL UTILITY WORK SHALL BE DONE BY HAND WITHIN TREE ROOT IMPACT ZONE.
3. ALL EARTHWORK WITHIN A 10 FOOT RADIUS ZONE AROUND SAVED TREES SHALL BE NON-COMPACTED.
4. GRAVEL AND FILTER FABRIC SHALL BE INSTALLED AROUND SAVED TREES IN FILL AREAS A MINIMUM OF 12 FEET FROM EDGE OF TREE TRUNK AND TERMINATE AT PROPOSED CURB LINE AND/OR DRIP LINE CANOPY OF SAVED TREE. INSTALLATION SHALL BE FIELD DIRECTED TO DETERMINE LIMITS.

TREE PROTECTION NOTES

1. PROTECT EXISTING TREES AND UNDERGROWTH TO REMAIN AGAINST:
   - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS AND LIMBS
   - SKINNING AND BRUISING OF BARK
   - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIAL WITHIN DRIP LINE
   - EXCESS FOOT OR VEHICULAR TRAFFIC
   - PARKING VEHICLES WITHIN DRIP LINE
2. DIRECT TEMPORARY CONSTRUCTION FENCING BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE SHALL BE A MINIMUM HEIGHT OF 4 FT., WITH STEEL POSTS SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE SET BEYOND THE DRIP LINE OF EXISTING TREES AND A MINIMUM OF 10' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES AND UNDERGROWTH SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF THE FENCE, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION MATERIALS, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. FOR TREES LARGER THAN 20" DBH, THE FENCE SHALL BE NO CLOSER THAN 15' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN THE FENCE, THE FENCE SHALL BE MOVED TO A SECONDARY LOCATION AT THE EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THE TIME BY THE CONTRACTOR TO ENSURE THAT NO DAMAGE TO THE TREE AND UNDERGROWTH OCCURS.
3. PROVIDE WATER TO TREES AND UNDERGROWTH AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION.
4. FOR GRADE CUTS WITHIN THE DRIP LINES, ROOTS SHALL NOT BE TRACTOR CLEARED. LINE OF CONSTRUCTION SHALL BE DETERMINED, FENCE PLACED, AND ROOTS CUT CLEAN WITH A POWER SAW. CLEAN CUTS WILL AVOID "SMEARING" OF ROOTS, COVER EXPOSED ROOTS WITH MOIST MULCH TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
5. NO CLEARING OF UNDERGROWTH SHALL TAKE PLACE WITHOUT PRIOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE. WHEN THE CLEARING OF UNDERGROWTH DOES TAKE PLACE, IT SHALL BE DONE BY QUALIFIED PERSONNEL (LANDSCAPE CONTRACTOR) UNDER THE DIRECTION OF THE OWNER OR THEIR REPRESENTATIVE. MULCH SHALL BE IMMEDIATELY PLACED OVER ANY CLEARED UNDERGROWTH AREA TO PROTECT SURFACE ROOTS OF TREES.
6. NO GRADE CHANGES ARE TO BE MADE WITHIN THE FENCE WITHOUT PRIOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
7. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS REPRESENTATIVE BY A QUALIFIED TREE SURGEON.
8. THE CONTRACTOR SHALL REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGE TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE OWNER OR THEIR DESIGNATED REPRESENTATIVE OF REPAIRS OR RECOMMENDATIONS FROM THE TREE SURGEON.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR TREES DAMAGED BEYOND REPAIR. TREES SHALL BE REPLACED ON AN INCH FOR INCH BASIS WITH TREES OF 5" CALIPER OR GREATER OF THE SAME SPECIES EQUALING THE OVERALL CALIPER OF THE TREE REMOVED. IF A 20" CALIPER TREE IS REMOVED, IT SHALL BE REPLACED WITH 4 5" CALIPER TREES. REPLACEMENT TREES SHALL BE "FLORIDA #1 GRADE" OR BETTER. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR NEGLIGENCE, THE CONTRACTOR SHALL BEAR THE BURDEN OF COST OF REPAIR OR REPLACEMENT.

N O R T H

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

JASON L KEESE, P.L.A.
FLORIDA REG. NO. 6667398

REGISTERED LANDSCAPE ARCHITECT JASON L KEESE LA 6667398 STATE OF FLORIDA

SIGNATURE DATE

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Client: Cumberland Farms

CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA. 01581

Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title:
DISPOSITION PLAN

Scale	Designed	Drawn	Checked	Authorized
1" = 20'	JKL	BF	HB	JK
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG 08.0

Revision:

User: KEESJ1810
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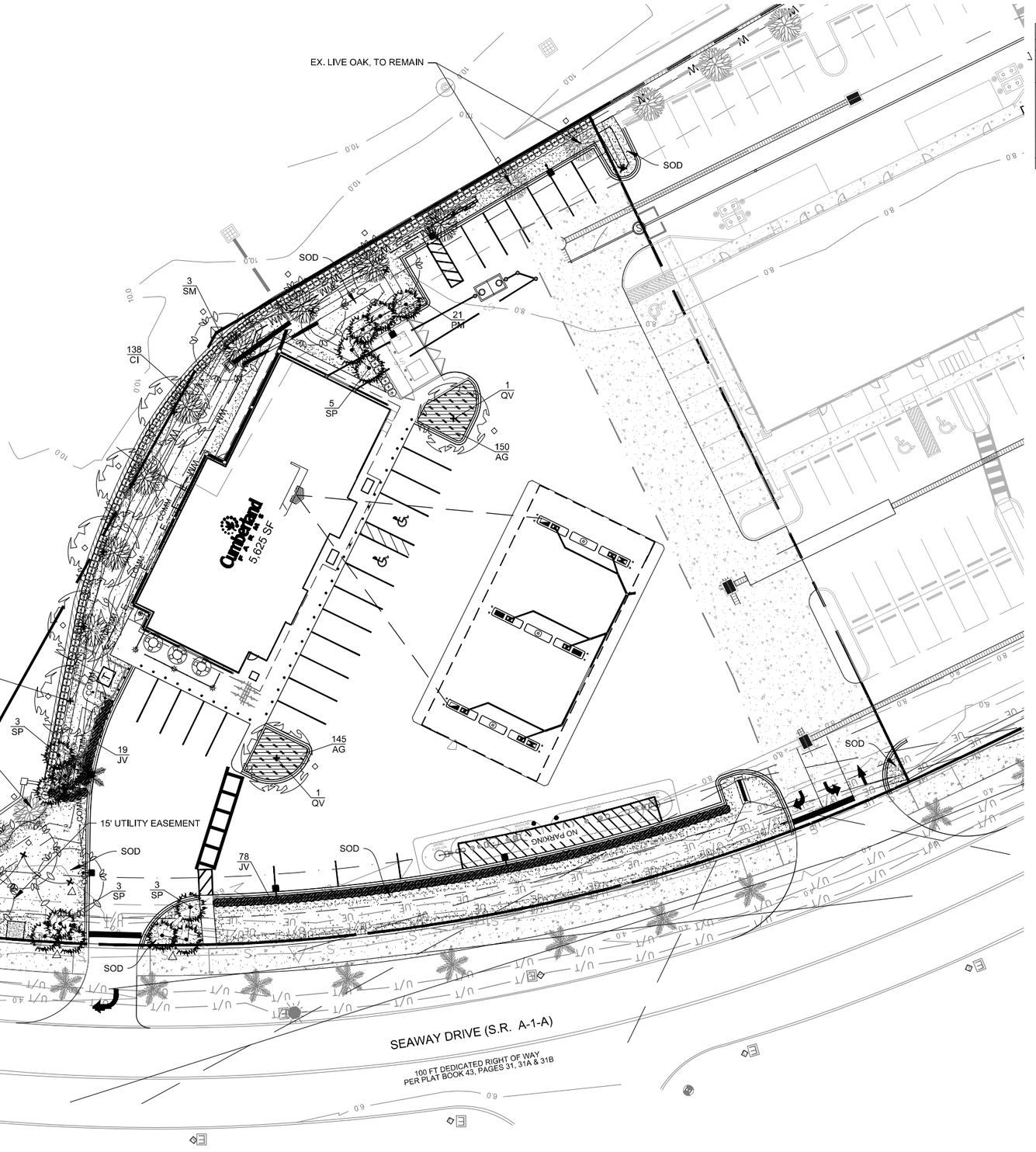

LANDSCAPE CODE REQUIREMENTS		
	REQUIRED	PROVIDED
Landscape strip (lot over 10,000 SF)		
1 tree per 300 SF @ 3,724 SF	13	2 (6 palms) & 2 trees
Interior vehicular use area		
1 SF per 15 SF of Vehicular Use area @ 39,787 SF = 2653 SF		
Reduction for preserved trees (50% max), 7 @ 400 SF = 2800 SF		
Interior landscape of 1 tree per 100 SF @ 1326 SF		4 existing & 11 proposed
	14	15
Up to 50% of required trees may be palms (1 tree = 3 palms)	< 7 (21)	0

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

JASON L KEESE, R.L.A.
FLORIDA REG. NO. 6667398

REGISTERED LANDSCAPE ARCHITECT JASON L. KEESE LA 6667398 STATE OF FLORIDA

SIGNATURE DATE

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Suitability: S0

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FBPR CERTIFICATE OF AUTHORIZATION NO.24

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Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
LANDSCAPE PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.1
Revision

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User: KEES1810
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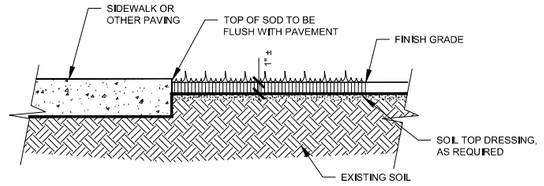
LANDSCAPE NOTES

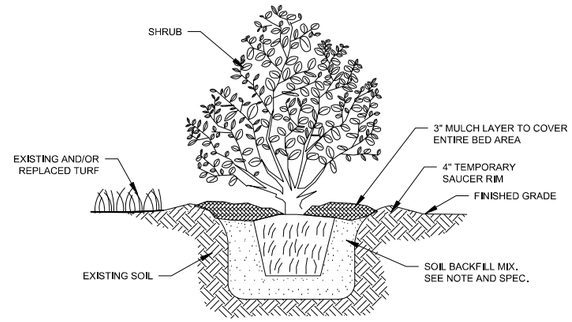
1. ALL PLANTING TO CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF FORT PIERCE.
2. ALL PLANTED AREAS, INCLUDING SOD, ARE TO RECEIVE 100% COVERAGE WITH 75% MINIMUM OVERLAP BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM.
3. ABOVE AND BELOW GRADE UTILITY LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IF UTILITY CONFLICTS BECOME EVIDENT, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR ANY NECESSARY ADJUSTMENTS. WHEN WORKING IN AREAS WHERE UTILITIES ARE KNOWN TO EXIST, UTILITY LOCATIONS MAY NEED TO STAKED BY A SURVEYOR OR UTILITY COMPANY. THE CONTRACTOR HAS THE OPTION TO CALL 'SUNSHINE ONE CALL' AT 1-800-432-4770 TO SCHEDULE LOCATION OF UTILITIES THAT SUBSCRIBE TO THEIR SERVICE.
4. ALL PLANT MATERIAL SHALL BE IN OPTIMUM CONDITION, FREE OF ALL INSECTS AND DISEASE, AND SHALL BE EQUAL OR SUPERIOR TO FLORIDA #1 PER THE STATE OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
5. PLANT MATERIAL SHALL MEET OR EXCEED ALL SPECIFICATIONS REGARDING SIZING. IT MAY BE NECESSARY TO EXCEED SOME OF THE SPECIFICATIONS TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
6. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY QUANTITY DISCREPANCIES BETWEEN SCHEDULE AND PLAN PRIOR TO CONSTRUCTION.
7. PLACEMENT OF ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER BEFORE INSTALLATION. ANY PLANT MATERIAL INSTALLED BEFORE APPROVAL WILL BE SUBJECT TO RELOCATION AT THE CONTRACTOR'S EXPENSE.
8. ALL TREE PITS SHALL BE FREE OF ROCKS OVER 3/4" IN DIAMETER, STICKS, AND OTHER DEBRIS. CONTRACTOR MUST VERIFY THAT TREE PITS DRAIN PROPERLY. IF WATER IN THE TREE PIT DOES NOT COMPLETELY PERCOLATE INTO THE SOIL WITHIN ONE HOUR, A REMEDY TO TO MEET REQUIRED PERCOLATION MUST BE PROVIDED.
9. PLANTING BACKFILL MIX SHALL BE 2 PARTS NATIVE SOIL FROM EXCAVATION AND 2 PARTS RECYCLED TOP SOIL OR OTHER APPROVED COMPOST MIX.
10. APPLY AN 8-2-12 FERTILIZER, OR APPROVED ALTERNATIVE, WITH MINOR ELEMENTS TO ALL NEW PLANTING AT THE RATE RECOMMENDED BY THE MANUFACTURER. SUBMIT PROPOSED FERTILIZER FOR APPROVAL BEFORE APPLICATION.
11. IT WILL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTING RECEIVE ADEQUATE WATER DURING INSTALLATION AND THROUGHOUT THE PLANT WARRANTEE PERIODS. DEEP WATERING OF ALL NEW PLANTS AND ANY SUPPLEMENTARY WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL OR SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS PART OF THIS CONTRACT.
12. MULCH SHALL BE RIVER ROCK OR WHITE MARBLE CHIPS. CONTRACTOR SHALL SUBMIT FOR APPROVAL.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE FINE GRADING OF PLANTING AREAS TO INSURE AT LEAST 3% POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, PONDS, STREETS OR OTHER DRAINAGE WAYS. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT 2" BELOW THE FLATWORK.
14. IF REQUIRED, PRUNING OF EXISTING TREES AS FIELD DIRECTED BY OWNER'S REPRESENTATIVE SHALL BE CONDUCTED UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST IN THE FIELD.
15. LANDSCAPE CONTRACTOR SHALL REPAIR, RELOCATE AND/OR REPLACE ANY DAMAGED OR REMOVED LANDSCAPE AFFECTED BY CONSTRUCTION NOT DELINEATED FOR ACTION ON THE DEMOLITION PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO ANY REMEDIATION LANDSCAPE EFFORTS.
16. SODDING IS REQUIRED FOR ALL AREAS DISTURBED THAT ARE NOT TO RECEIVE LANDSCAPE OR HARDSCAPE. CONTRACTOR SHALL CONFIRM SOD QUANTITY PRIOR TO BID.
17. DURING THE WARRANTEE PERIOD, THE CONTRACTOR SHALL REPLACE AT HIS OWN EXPENSE ANY PLANT THAT DIES OR FALLS BELOW CONTRACT SPECIFICATION REQUIREMENTS AND IN THE OPINION OF THE OWNER WILL NOT FULLY RECOVER BEFORE THE END OF THE WARRANTEE PERIOD. THE CONTRACTOR MUST REPLACE DEFECTIVE MATERIAL WITHIN 30 DAYS OF NOTIFICATION.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
QV	QUERCUS VIRGINIANA	LIVE OAK	7	14' HT., 2.5" DBH.	5' CLEAR TRUNK
SP	SABAL PALMETTO	SABAL PALM	14	10' CLEAR TRUNK	
SM	SWIETENIA MAHAGONI	MAHOGANY	6	14' HT., 2.5" DBH.	5' CLEAR TRUNK
	SHRUBS/GROUNDCOVERS				
AG	ARACHIS GLABRATA	PERENNIAL PEANUT	295	6" HT. x 12" SPR.	18" O.C.
CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	138	36" HT., 7 GAL.	30" O.C.
JV	JASMINUM VOLUBILE	WAX JASMINE	97	24" HT., 7 GAL.	30" O.C.
PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	21	36" HT., 7 GAL.	30" O.C.
	TURF				
SOD	STENOTAPHRUM SECUNDATUM 'FLORATAM'	ST. AUGUSTINE FLORATAM	1,250 SQ/YD		



TYPICAL SOD PLANTING
N.T.S.



TYPICAL SHRUB PLANTING
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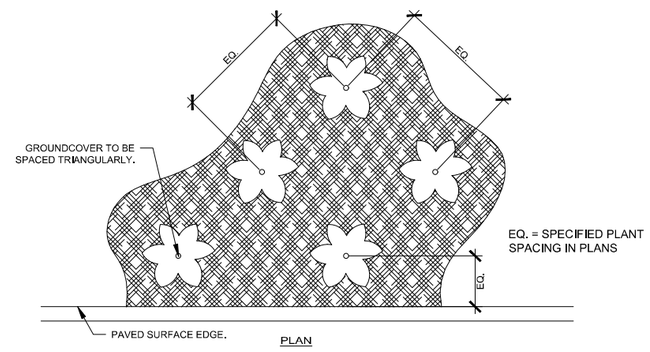

TYPICAL GROUNDCOVER PLANTING
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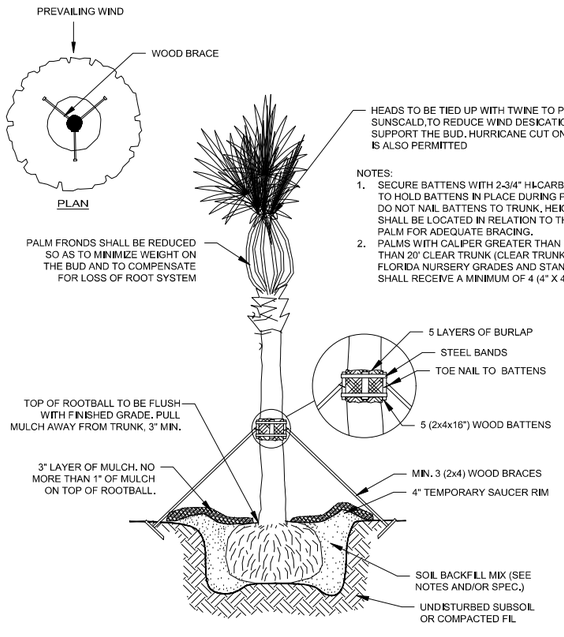

TYPICAL SINGLE TRUNK PALM
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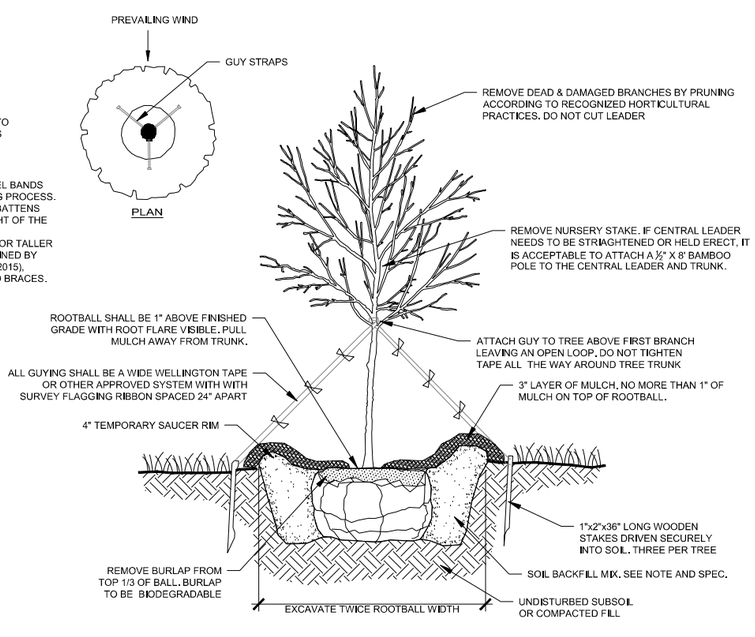
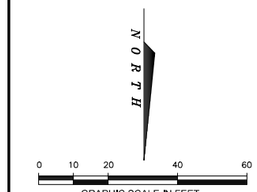


TYPICAL TREE INSTALLATION
N.T.S.



JASON L KEESE, R.L.A.
FLORIDA REG. NO. 6667398

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CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title:
LANDSCAPE NOTES, SCHEDULE, & DETAILS

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.2
Revision:

User: KEES1810
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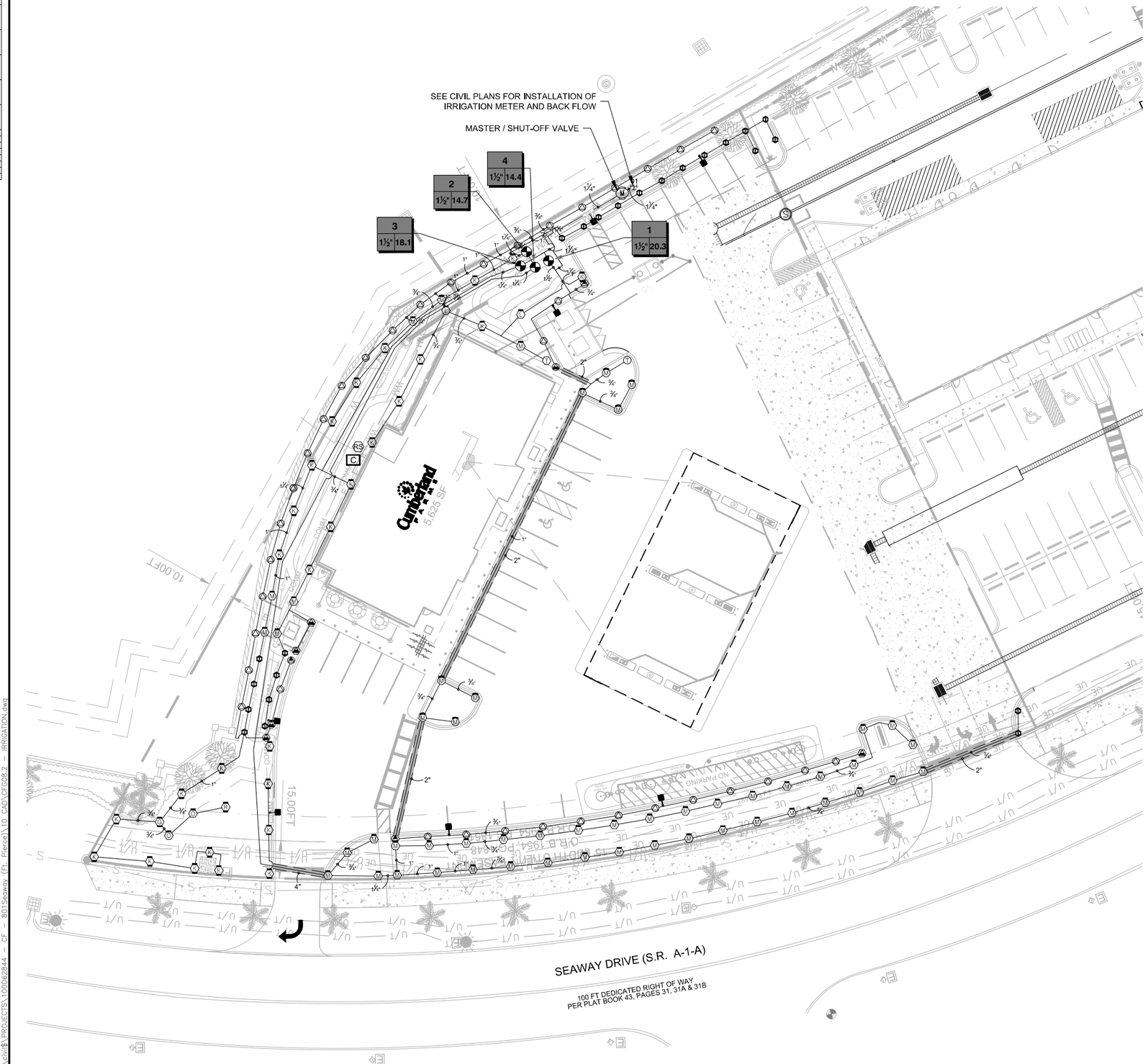

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-06-PRS40-CV
MSR MST MSST	Hunter MP Strip PROS-06-PRS40-CV
	Hunter MP1000 PROS-06-PRS40-CV
	Hunter MP2000 PROS-06-PRS40-CV
ADJ. 360	Hunter MP800SR PROS-06-PRS40-CV
T	Hunter MP Corner PROS-06-PRS40-CV
SST PST SSS	Hunter MP Strip PROS-06-PRS40-CV
ST PST SS	Hunter MP1000 PROS-06-PRS40-CV

SYMBOL	MANUFACTURER/MODEL
	Hunter ICV-G
M	Hunter IBV 1-1/2"
C	Hunter PC-400
RS	Hunter MINI-CLIK
01 H	Point of Connection 1"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
— Valve Number
#" # — Valve Flow
Valve Size

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

JASON L KEESE, R.L.A.
FLORIDA REG. NO. 6667398

SIGNATURE DATE

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Project Title
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FT. PIERCE, FL 34949

Drawing Title
IRRIGATION PLAN

Scale	Designed	Drawn	Checked	Authorized
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Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.3
Revision:

User: KEES1810
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IRRIGATION NOTES :

1. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED BY THE IRRIGATION ASSOCIATION AND SHALL BE ON SITE TO DIRECT ALL IRRIGATION CONSTRUCTION ACTIVITIES.
2. ALL MATERIALS FOR THIS PROJECT SHALL BE NEW. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE PROJECT ENGINEER.
3. PLANS ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. ALL EQUIPMENT SHALL BE INSTALLED IN PERVIOUS AREA (EXCEPT FOR SLEEVING) AND WITHIN THE PROPERTY LIMITS.
4. ALL IRRIGATION COMPONENTS AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, MANUFACTURER'S RECOMMENDATIONS AND CONTRACT SPECIFICATIONS.
5. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE OVERSPRAY, RUN-OFF, AND PONDING OF WATER. DISCHARGE INTO WATER BODIES THAT DISCHARGE DIRECTLY OR INDIRECTLY INTO WATER OF THE STATE IS PROHIBITED.
6. THE QUANTITIES ARE SUMMARIZED FOR THE CONVENIENCE OF THE CONTRACTOR AND OF THE ENGINEER. THE IRRIGATION SYSTEM IS A LUMP SUM BID ITEM ALL INCLUSIVE OF LABOR AND MATERIALS REQUIRED FOR A COMPLETED AND TOTALLY FUNCTIONAL, 100% COVERAGE IRRIGATION SYSTEM, INCLUDING WATER AND ELECTRICAL SERVICE CONNECTIONS.
7. THE OWNER, OR OWNER'S REPRESENTATIVE, SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE BID ALLOWANCE TO REPAIR, REPLACE, RESTORE EXISTING IRRIGATION ALONG WALL PLANTINGS.
9. NO EXCAVATION SHALL TAKE PLACE UNTIL ALL EXISTING UTILITIES HAVE BEEN LOCATED ON SITE. CONTACT SUNSHINE STATE ONE CALL, TELEPHONE NUMBER 811, AND THE PUBLIC WORKS DEPARTMENT TWO BUSINESS DAYS PRIOR TO EXCAVATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF THE WATER METER AND BACKFLOW DEVICE. PLAN ADJUSTMENTS MAY BE NECESSARY SHOULD THE LOCATION GREATLY DIFFER FROM THE PLANS.
11. ZONE LINES ARE DESIGNED TO PERFORM AT 40 PSI AT THE LAST HEAD. APPROPRIATE PRESSURE REGULATING ITEMS SHALL BE INSTALLED AS NOTED IN THE PLANS AND SCHEDULE.
12. ZONE LINE PIPING SHALL BE SCHEDULE 40 PVC PLASTIC PIPE OR APPROVED EQUAL.
13. THE IRRIGATION MAIN LINE SHALL BE SCHEDULE 40 PVC INSTALLED 18" BELOW THE FINISHED GRADE OF MEDIANS AND 36" BELOW FINISHED GRADE OF ROADWAY. FINISHED GRADE SHALL BE 2" BELOW TOP OF CURB, ADJACENT PAVEMENT, AND/OR SURROUNDING GROUND.
14. IRRIGATION SLEEVE PIPING SHALL BE SCHEDULE 40 PVC FOR TRENCHES AND DR17 (100PSI) HDPE PIPE FOR DIRECTIONAL BORE ACTIVITIES. SLEEVE SHALL BE NO LESS THAN TWICE THE DIAMETER OF THE RECEIVING PIPE.
15. IRRIGATION LINES AND FITTINGS SHALL BE SOLVENT WELDED WITH E-2 WELD BLUE GLUE WITH WELD-ON P70 PURPLE PRIMER, OR APPROVED EQUALS.
16. ALL VALVES, FILTERS, GAUGES, ETC., SHALL BE ENCLOSED IN APPROVED VALVE BOXES OF APPROPRIATE SIZE. THESE ITEMS MUST BE EASILY ACCESSIBLE FOR SERVICING AND MAINTENANCE AFTER INSTALLATION OF THE LANDSCAPING.
17. IRRIGATION CONTROL WIRE SHALL BE THERMOPLASTIC SOLID COPPER, SINGLE CONDUCTOR, LOW VOLTAGE, #12 IRRIGATION CONTROL WIRE AND #10 WHITE COMMON WIRE SUITABLE FOR DIRECT BURIAL AND CONTINUOUS OPERATION AT RATED VOLTAGES. MAKE ELECTRICAL CONNECTIONS WITH IRRIGATION GRADE, WATERPROOF CONNECTORS. NUMBER WIRES IN ALL VALVE BOXES, JUNCTION BOXES AND AT THE CONTROLLER. PROVIDE TWO EXTRA SPARE WIRES TO THE LAST VALVE IN EACH DIRECTION.
18. FLUSH ALL LINES FOR A MINIMUM OF TEN MINUTES.
19. AFTER THE SATISFACTORY COMPLETION OF THE MAIN, AND BEFORE BACKFILLING, THE MAIN SHALL BE FILLED WITH WATER AND TESTED FOR PRESSURE AT THE WORKING PRESSURE WITH GAUGES AT OPPOSITE ENDS OF THE SYSTEM, MONITOR FOR TWO HOURS, THERE CAN BE NO PRESSURE LOSS. ALSO EACH ZONE SHALL BE VISUALLY TESTED FOR LEAKAGE.
20. IRRIGATION SYSTEM SHALL BE OPERABLE FOR A MINIMUM OF 48 HOURS PRIOR TO THE LAYING OF SOD. GROUND SHALL BE THOROUGHLY SATURATED PRIOR TO THE LAYING OF SOD.
21. AT THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL PROVIDE:
    - CUT SHEETS OF ALL IRRIGATION EQUIPMENT TO BE PROVIDED
    - A UNIT COST BREAKDOWN OF PROPOSED IRRIGATION MATERIALS TO BE INSTALLED
    - AN INSTALLATION SCHEDULE FOR ALL IRRIGATION EQUIPMENT AT EACH AREA OF THE SITE
22. BEFORE THE IRRIGATION IS ACCEPTED THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND ORGANIZING AN OPERATIONAL TRAINING SESSION WITH THE OWNER'S MAINTENANCE STAFF IN THE FIELD. THIS MEETING WILL INFORM THE MAINTENANCE STAFF OF THE SYSTEM COMPONENTS AND FUNCTIONALITY.
23. UPON PROJECT ACCEPTANCE THE CONTRACTOR SHALL PROVIDE COPIES OF THE OPERATION MANUAL, MAINTENANCE SCHEDULES, WARRANTIES, AS-BUILTS, AND ANY OTHER PERTINENT INFORMATION ABOUT THE SYSTEM.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Hunter MP Corner PROS-06-PRS40-CV	1	40
LST RST SST	Hunter MP Strip PROS-06-PRS40-CV	5	40
	Hunter MP1000 PROS-06-PRS40-CV	48	40
	Hunter MP2000 PROS-06-PRS40-CV	30	40
ADJ. 360	Hunter MP800SR PROS-06-PRS40-CV	23	40
	Hunter MP Corner PROS-06-PRS40-CV	1	40
LST RST SST	Hunter MP Strip PROS-06-PRS40-CV	41	40
	Hunter MP1000 PROS-06-PRS40-CV	8	40

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter ICV-G	4
	Hunter IBV 1-1/2"	1
C	Hunter PC-400	1
RS	Hunter MINI-CLIK	1
01	Point of Connection 1"	1
	Irrigation Lateral Line: PVC Schedule 40	2,853 l.f.
	Irrigation Mainline: PVC Schedule 40	71.3 Lf.
	Pipe Sleeve: PVC Class 200 SDR 21	242.5 l.f.

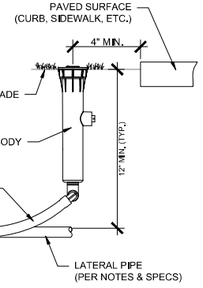
Valve Callout

Valve Number
Valve Flow
Valve Size

N O R T H

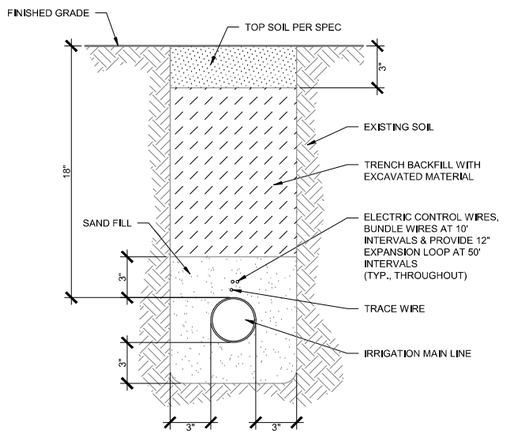
0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'



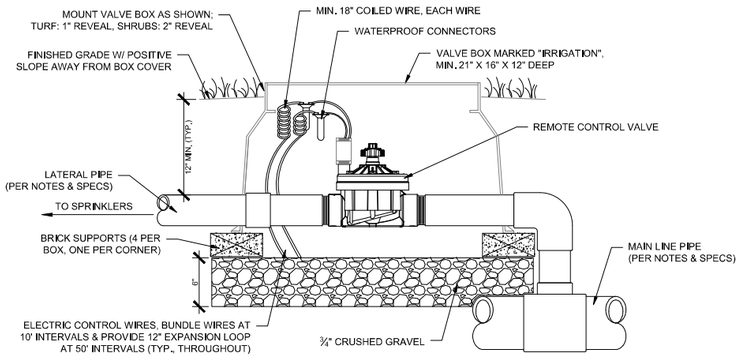
6" SPRAY BODY INSTALLATION

FOR USE WITH ALL NOZZLES (SPRAY, BUBBLER, ROTARY)
N.T.S.



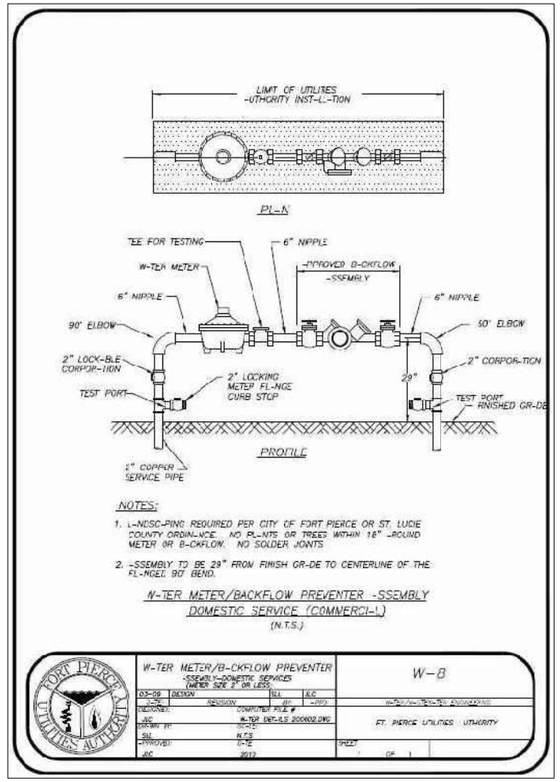
TRENCHING DETAIL

N.T.S.



REMOTE CONTROL GLOBE VALVE INSTALLATION

N.T.S.



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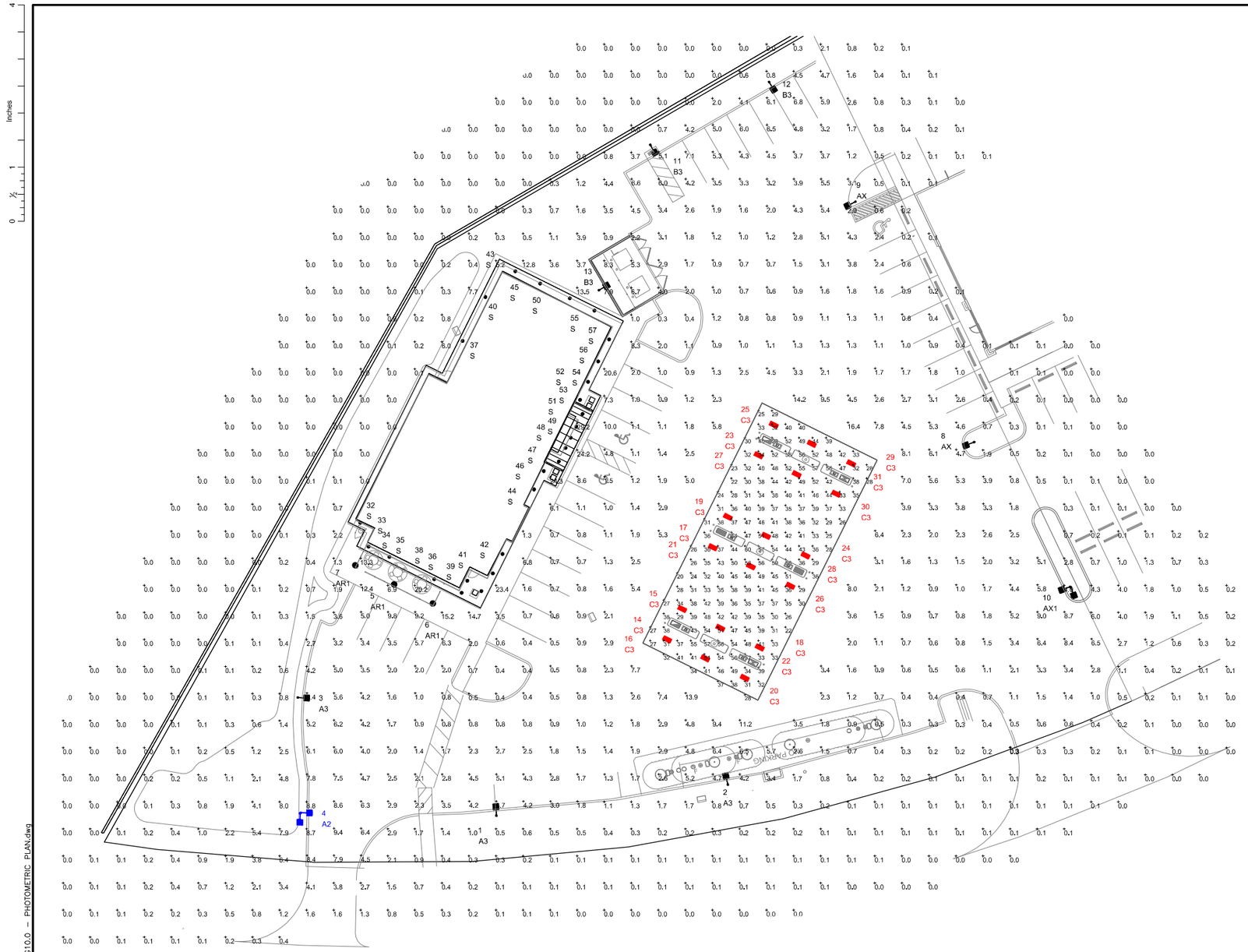
User: KEES1810
\\Fsmbs1000\Users$\PROJECTS\100052844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG08.2 - IRRIGATION.dwg



red leonard associates
1340 Kemper Meadow Dr. | Cincinnati, OH 45240 | 513-574-9500
www.redleonard.com

NOTE:
- EXCEPT FOR TYPE "AR1" FIXTURES, ALL POLE MOUNTED FIXTURES ARE MOUNTED ON A 15FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.
-TYPE "AR1" FIXTURE IS MOUNTED ON AN 8 FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3	15
2	A3	15
3	A3	15
4	A2	15
5	AR1	8
6	AR1	8
7	AR1	8
8	AX	15
9	AX	15
10	AX1	15
11	B3	15
12	B3	15
13	B3	15
14	C3	14
15	C3	14
16	C3	14
17	C3	14
18	C3	14
19	C3	14
20	C3	14
21	C3	14
22	C3	14
23	C3	14
24	C3	14
25	C3	14
26	C3	14
27	C3	14
28	C3	14

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
29	C3	14
30	C3	14
31	C3	14
32	S	12
33	S	12
34	S	12
35	S	12
36	S	12
37	S	12
38	S	12
39	S	12
40	S	12
41	S	12
42	S	12
43	S	12
44	S	12
45	S	12
46	S	12
47	S	15.5
48	S	16.945
49	S	16.945
50	S	12
51	S	16.945
52	S	12
53	S	15.5
54	S	12
55	S	12
56	S	12
57	S	12

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	39.38	60	20	1.97	3.00
PAVED AREA	3.00	16.4	0.2	15.00	82.00
UNDEFIND AREA	0.95	29.2	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE												
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	1	A2	2 @ 90 DEGREES	10706	1.000	1.000	1.000	B3-U0-G3	132.5	265	CREE, INC.	ARE-EDG-3M-DA-06-E-UL-WH-700-57K
	3	A3	SINGLE	7896	1.010	1.000	1.010	B1-U0-G2	134	402	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K
	3	AR1	SINGLE	5325	1.010	1.000	1.010	B1-U0-G2	92	276	CREE, INC.	ARE-EDR-3MB-R5-04-E-UL-BK-700-57K
	2	AX	SINGLE	7896	1.010	1.000	1.010	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K (FURNISHED AND INSTALLED BY OTHERS)
	1	AX1	2 @ 90 DEGREES_1	7896	1.010	1.000	1.010	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K (FURNISHED AND INSTALLED BY OTHERS)
	3	B3	SINGLE	8480	1.010	1.000	1.010	B1-U0-G2	134	402	CREE INC.	ARE-EDG-4MB-DA-06-E-UL-WH-700-57K
	18	C3	SINGLE	21340	1.010	0.670	0.677	B4-U0-G1	138	2484	Cree Inc	CAN-228-SL-RM-09-E-UL-WH-700-57K (SWITCH SETTING 3)
	26	S	SINGLE	2483	1.010	1.000	1.010	B2-U0-G0	37.4	972.4	Cree Inc	KR6-30L-40K-120V-10V + KR6T-SSGC-WF

REV.	BY	DATE	DESCRIPTION
R1	TAS	2/20/19	UPDATED SITE PLAN
R2	TAS	4/3/19	REVISED FIXTURE TYPES AND ADDED ONE LIGHT POLE
R3	TAS	5/21/19	RELOCATED POLES AT ENTRANCES

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SCALE:	LAYOUT BY:
	TAS
DWG SIZE:	DATE:
D	2/12/19

PROJECT NAME:
CUMBERLAND FARMS
FT. PIERCE
DRAWING NUMBER:
RL-5964-S1-R3

rla

NORTH

0 10 20 40 60
GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

PEDRO TREVIN
P.E. No. 75309
SIGNATURE DATE

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Rev.	Date	Description	By	Ch k'd	Ap p'd

Drawing Status: FOR INFORMATION
Suitability: S0

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CORPORATE OFFICE:
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TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
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Client
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
PHOTOMETRIC PLAN

Scale	Designed	Drawn	Checked	Authorized
Original Size ARCH D	JAL	DF		
	Date	Date	Date	Date

Drawing Number: CFG10.0
Revision:

Inches 0 ½ 1 4

User: FNR4400
G:\PROJECTS\100062844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG10.0 - PHOTOMETRIC PLAN.dwg

AREA

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	4	A3

ARE-EDG-3MB-DA-06-E-ULWH-700-57K

	3	AX

ARE-EDG-3MB-DA-06-E-ULWH-700-57K (FURNISHED AND INSTALLED BY OTHERS)

	3	B3

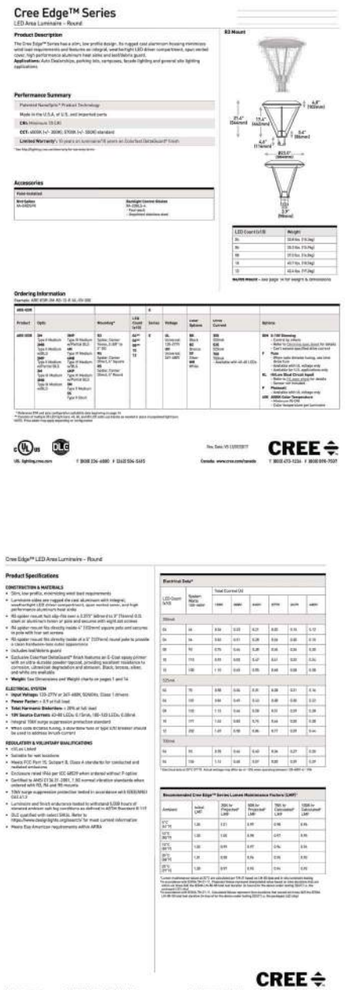
ARE-EDG-4MB-DA-06-E-UL-WH-700-57K

AREA

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	3	AR1

ARE-EDR-3MB-R5-04-E-UL-BK-700-57K

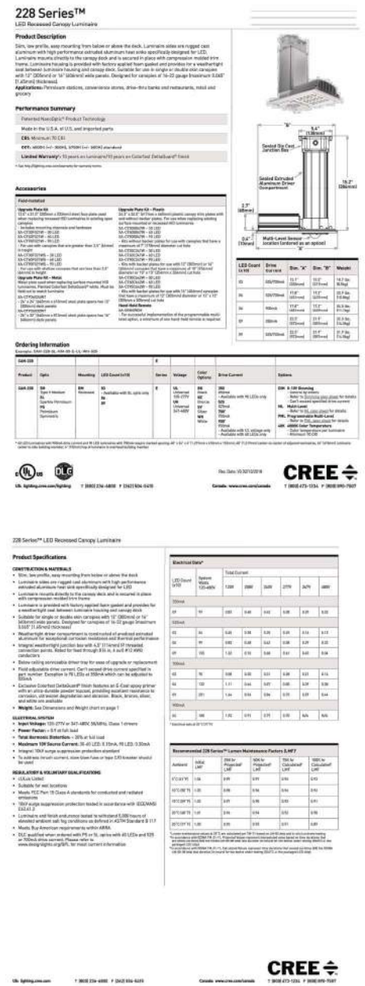


CANOPY

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	18	C3

CAN-228-SL-RM-09-E-UL-WH-700-57K (SWITCH SETTING 3)

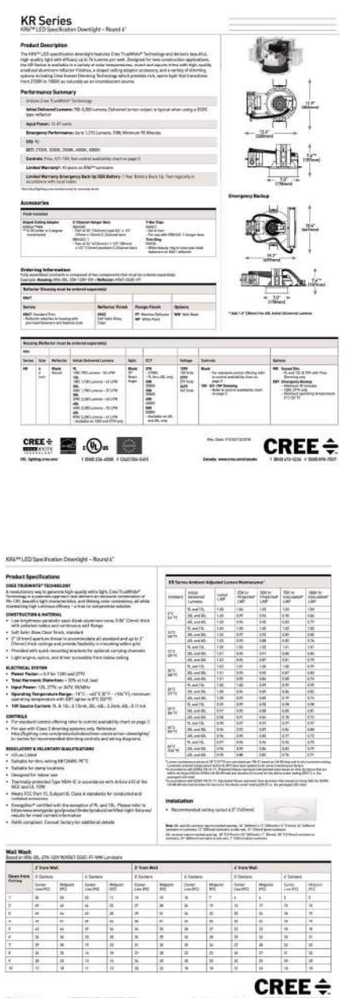


SOFFIT

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	26	S

KR6-30L-40K-120V-10V + KR6T-SSGC-WF



rla
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RL-5964-S1-R2

DATE

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TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
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Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

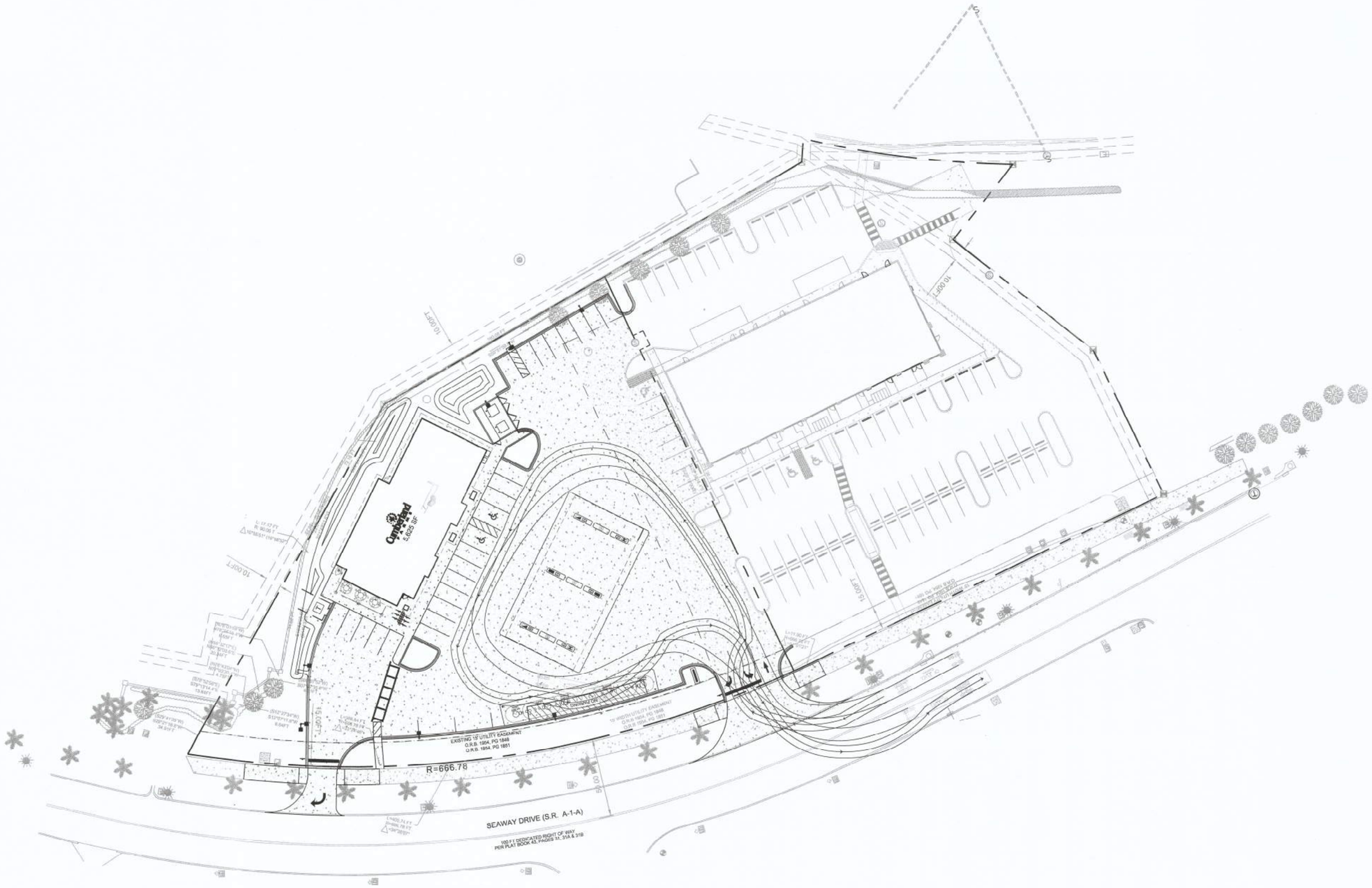
Drawing Title
SITE LIGHTING PLAN DETAILS

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG10.1

Revision:

User: FAR4400
\\Fusmba1000\civil$\PROJECTS\100062844 – CF – 801Seaway (Ft. Pierce)\10 CAD\CFG10.0 – PHOTOMETRIC PLAN.dwg



NORTH

0 15 30 60 120

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 30'
HALF SIZE: 1" = 60'

LEGEND AND ABBREVIATIONS

PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
TYP.	TYPICAL
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
PGD	PAVING, GRADING AND DRAINAGE
CONC.	CONCRETE
C&G	CURB & GUTTER

PROPOSED CONCRETE SIDEWALK & PADS

EXISTING PROPERTY/ROW LINE

EXISTING EASEMENT

PROPOSED EASEMENT

T — TRANSFORMER PAD

EXISTING TREE TO REMAIN

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621

JEFFREY A. LUCAS LICENSE No 71621 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE 5-22-19

SIGNATURE

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Rev.	Date	Description	By	Ch'kd	Ap'vd

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Client
Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
TURNING MOVEMENT PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG16.0

Revision:

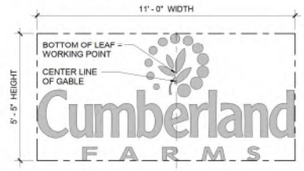
Inches 0 1/2 1 4

User: Fidr440
\\tampa1000.civil$\PROJECTS\100062844 — CF — 801 Seaway (Ft. Pierce)\10 CAD\CFG24.0 — SITE PLAN.dwg

WALL SIGNAGE SPECIFICATION

CUSTOM FABRICATED INTERNALLY
ILLUMINATED SIGN THAT IS SUPPLIED BY
OWNER AND IS INSTALLED BY SIGN VENDOR.

SIGN AREA = 37.6 ft²



EXTERIOR FINISH SCHEDULE

MARK	DESCRIP.	MANUF.	MODEL	COLOR	NOTES
CS-1	CULTURED STONE	BORAL	COUNTRY LEDGESTONE	ECHO RIDGE	INSTALL DRYSTACK ONLY
FB-1	FIBERGLASS COLUMN SHROUD	PACIFIC COLUMNS	-	WHITE	16'x9' ENDURA STONE PLAIN COLUMN ROUND SHAFT WITH TRUE ENTASIS TAPERED SMOOTH FINISH.
MT-1	METAL STANDING SEAM ROOF			PREFIN; B.D.	
GU-1	ALUMINUM GUTTER SYSTEM	ATAS	.032	WHITE	PROVIDE ALL ACCESORIES REQ'D FOR A COMPLETE CONTINUOUS INSTALLATION. INSTALL PER MANUF. INSTRUCTIONS. ENSURE SEALED, WATERTIGHT CORNER CONNECTIONS. FLASH& SEAL TO DOWNSPOUTS AS REQ'D. PROVIDE SUPPORT STIFFENERS AT 12" MIN. O.C. GUTTER SHALL BE SEAMLESS & 6" MIN.
SW-1	SYNTHETIC WOOD TRIM	CERTAINTEED	-	WHITE	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. G.C. TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
SW-2	SYNTHETIC WOOD TRIM	CERTAINTEED	-	GREEN	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. G.C. TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
FC-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIEPLANK	PREFIN. TBD	6" EXPOSURE. CEDARMILL FINISH. PROVIDE ALL REQ'D ACCESSORIES AND TRIM FOR A COMPLETE INSTALLATION.
FC-2	FIBER CEMENT SHINGLES	JAMES HARDIE	HARDIESHINGLE	PREFIN. TBD	5" EXPOSURE. STRAIGHT EDGE PANEL. PROVIDE ALL REQ'D ACCESSORIES AND TRIM FOR A COMPLETE INSTALLATION.

3 FRONT SIDE PERSPECTIVE - SD

2 LEFT SIDE ELEVATION - SD
3/16" = 1'-0"

1 FRONT ELEVATION - SD
3/16" = 1'-0"

HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
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31 Hayward Street
Franklin, Massachusetts 02038
www.hfa-ar.com

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Cumberland FARMS

Store # TBD
VSH # TBD
Oracle # FL8719
801 Seaway
Ft. Pierce, FL 34949

JOB NUMBER: 41-18-00230

ISSUE BLOCK

90% CDs	08/30/18

CHECKED BY: Checker
DRAWN BY: Author

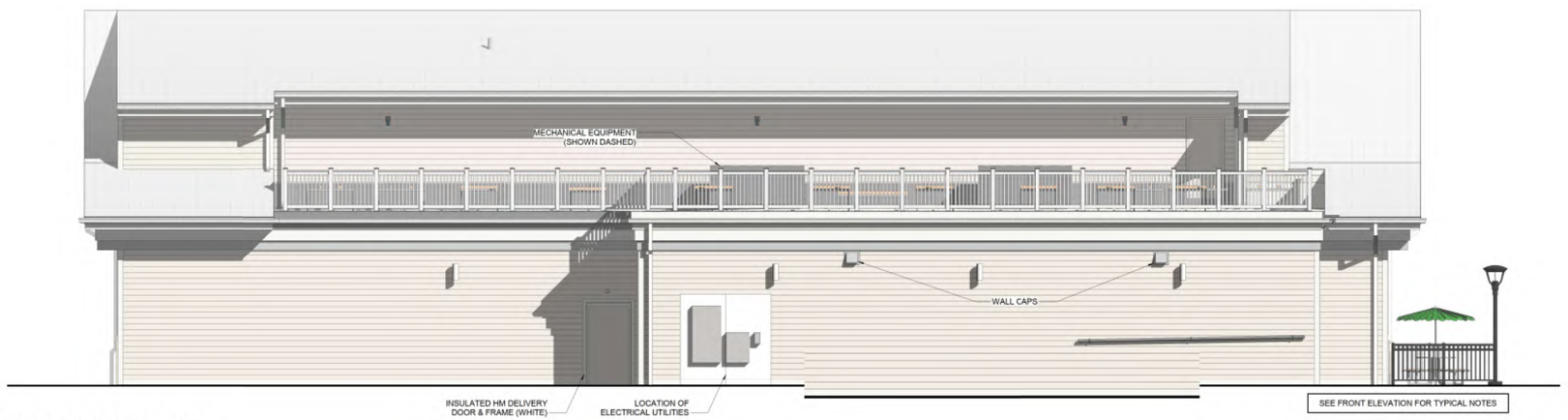
EXTERIOR ELEVATIONS

SHEET:
A-200

3/30/2018 1:25:18 PM
C:\Users\david.farmer\Documents\2018 Revit Projects\41-18-00230_AM03-LVL_Ft Pierce Seaway_v18_david.farmer.rvt

3 REAR SIDE PERSPECTIVE - SD

2 RIGHT SIDE ELEVATION - SD
3/16" = 1'-0"



1 REAR ELEVATION - SD
3/16" = 1'-0"

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Cumberland FARMS

Store # TBD
VSH # TBD
Oracle # FL8719
801 Seaway
Ft. Pierce, FL 34949

JOB NUMBER: 41-18-00230

ISSUE BLOCK

CHECKED BY:	Checker
DRAWN BY:	Author

EXTERIOR ELEVATIONS

SHEET:
A-201

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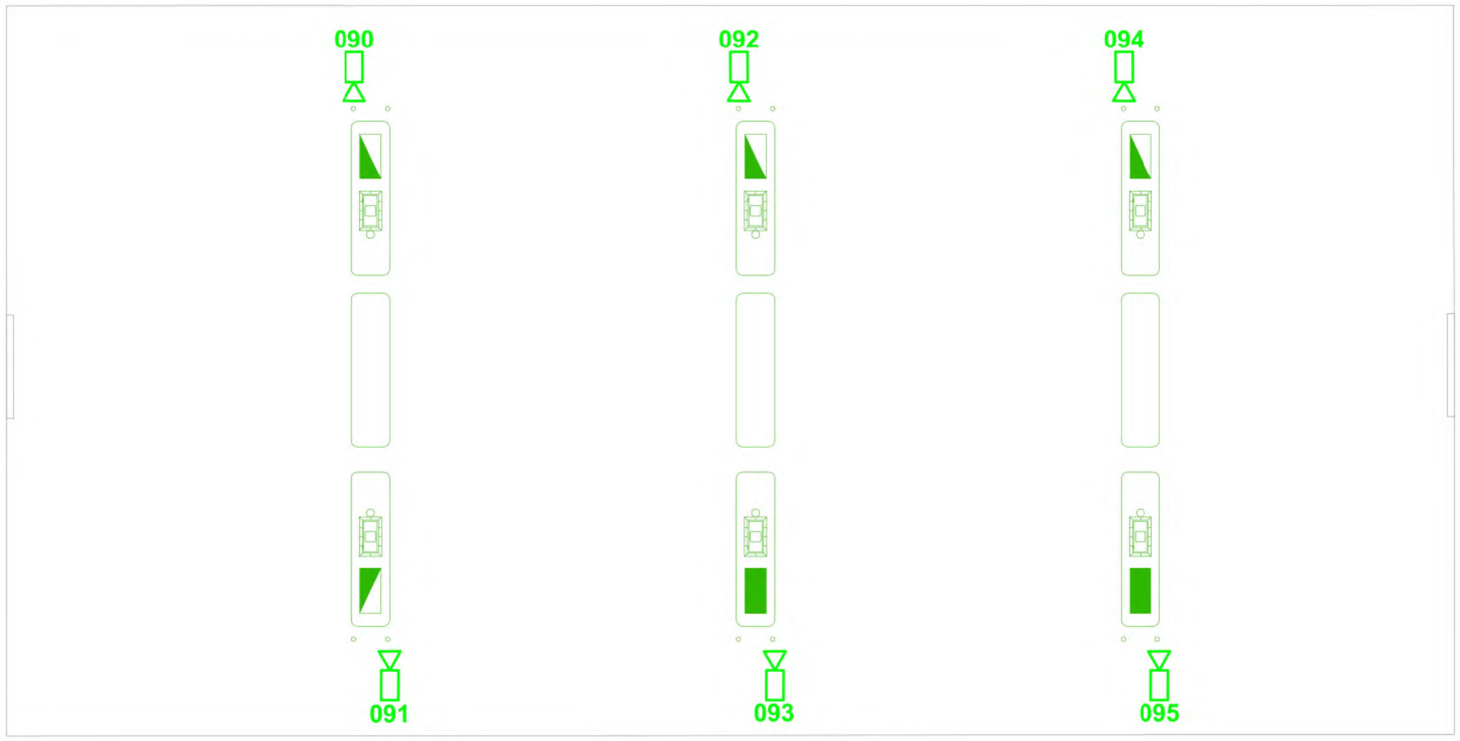
SECURITY LEGEND

EXTERIOR BULLET CAM



REVISIONS

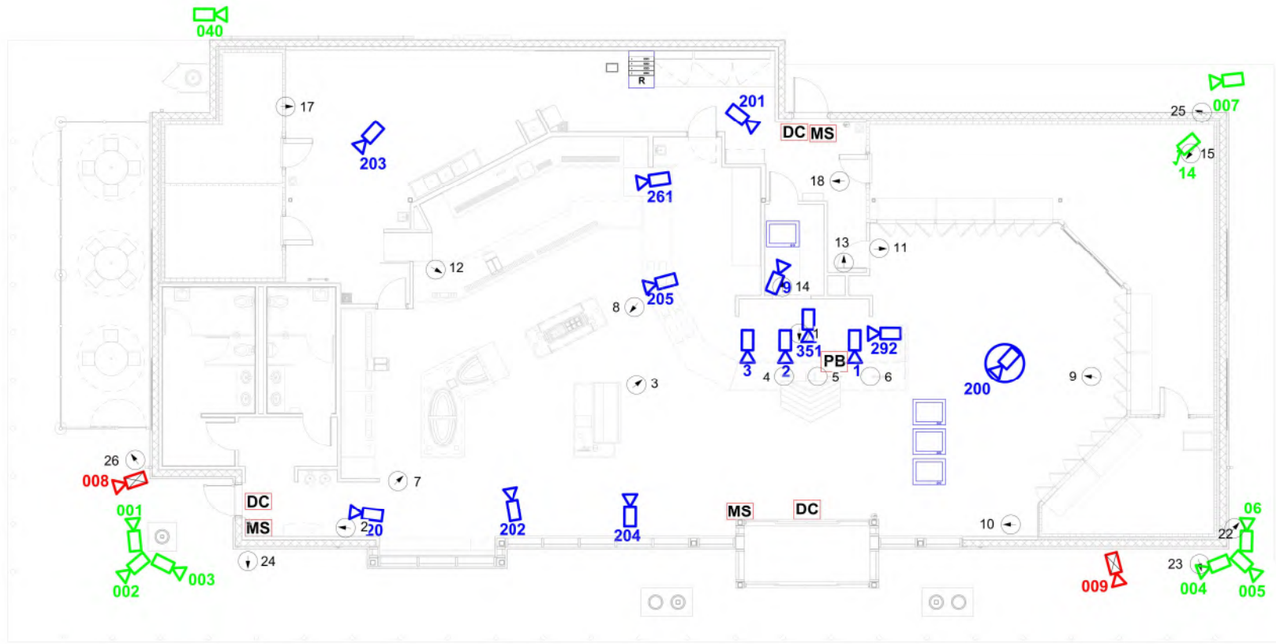
NO.	DATE	BY	REVISION

ECI SYSTEMS
68 STILES ROAD , UNIT C
SALEM, NH 03079
(800) 639-2086 • www.ecintegrated.com

SCALE N.T.S.
DATE 4/3/2019
DRAWN BY DB
CHECKED BY JC

TITLE: CAMERA LAYOUT - GAS PUMPS
PROJECT: CUMBERLAND FARMS STORE
CLIENT: CUMBERLAND FARMS
FORT PIERCE, FL

JOB NO.
DWG. NO.
SEC02



SECURITY NOTES

SPOT MONITOR IS TO CONTAIN THE FOLLOWING VIEWS:

- BEER CAVE
- SIDE DOOR/RESTROOMS
- ENERGY DRINK DOOR
- CANDY

SECURITY LEGEND

- EXTERIOR MULTI-SENSOR DOME
- EXTERIOR 2MP DOME
- INTERIOR 360 DOME
- INTERIOR FIXED DOME
- DC — DOOR CONTACT
- MS — MOTION SENSOR
- R — NETWORK RACK AND NVR LOCATION
- SECURITY MONITOR
- EXTERIOR 22MM LICENSE PLATE CAMERA

REVISIONS

NO.	DATE	BY	REVISION

ECI SYSTEMS
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SALEM, NH 03079
(800) 639-2086 • www.ecintegrated.com

SCALE N.T.S.
DATE 4/3/2019
DRAWN BY DB
CHECKED BY JC

TITLE: CAMERA LAYOUT - STORE
PROJECT: CUMBERLAND FARMS STORE
CLIENT: CUMBERLAND FARMS
FORT PIERCE, FL

JOB NO.
DWG. NO
SEC01

Cumberland

FARMS

Location #835
801 Seaway Dr
Fort Pierce, FL

SO #99677
Created: 03.07.2019
Revised: 04.25.2019

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West Palm Beach, Florida 33404
800.772.7932
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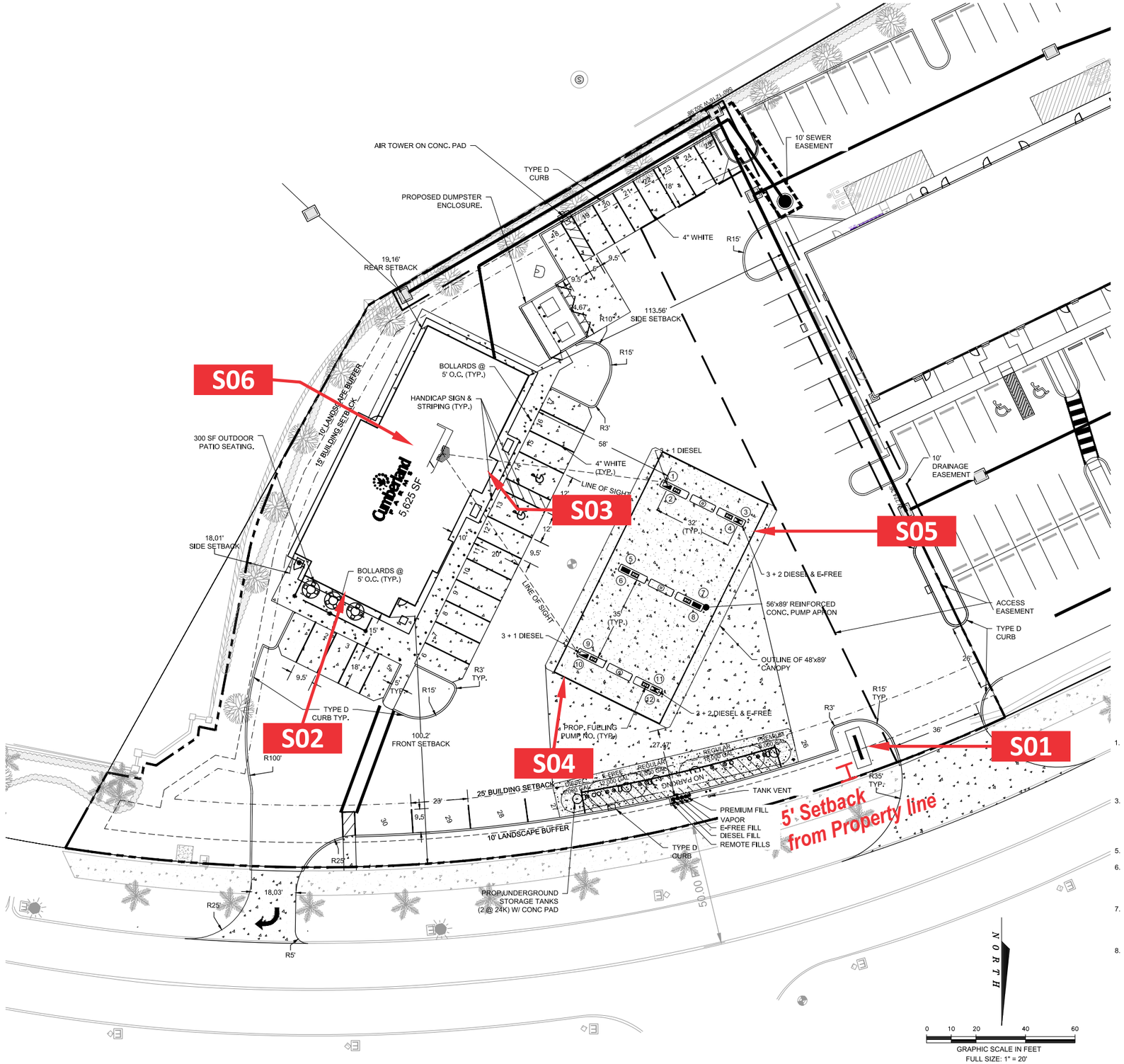
Site Plan



atlas BRANDING THE WORLD

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West Palm Beach, Florida 33404
800.772.7932
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Revisions:	
...	...
...	...
...	...
...	...
...	...

SP

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-SP

Pylon | Custom 10'

Continued on next page

Action:

- Manufacture and Install new pylon as shown.
- Customer to provide LED pricer units.

Material & Color:

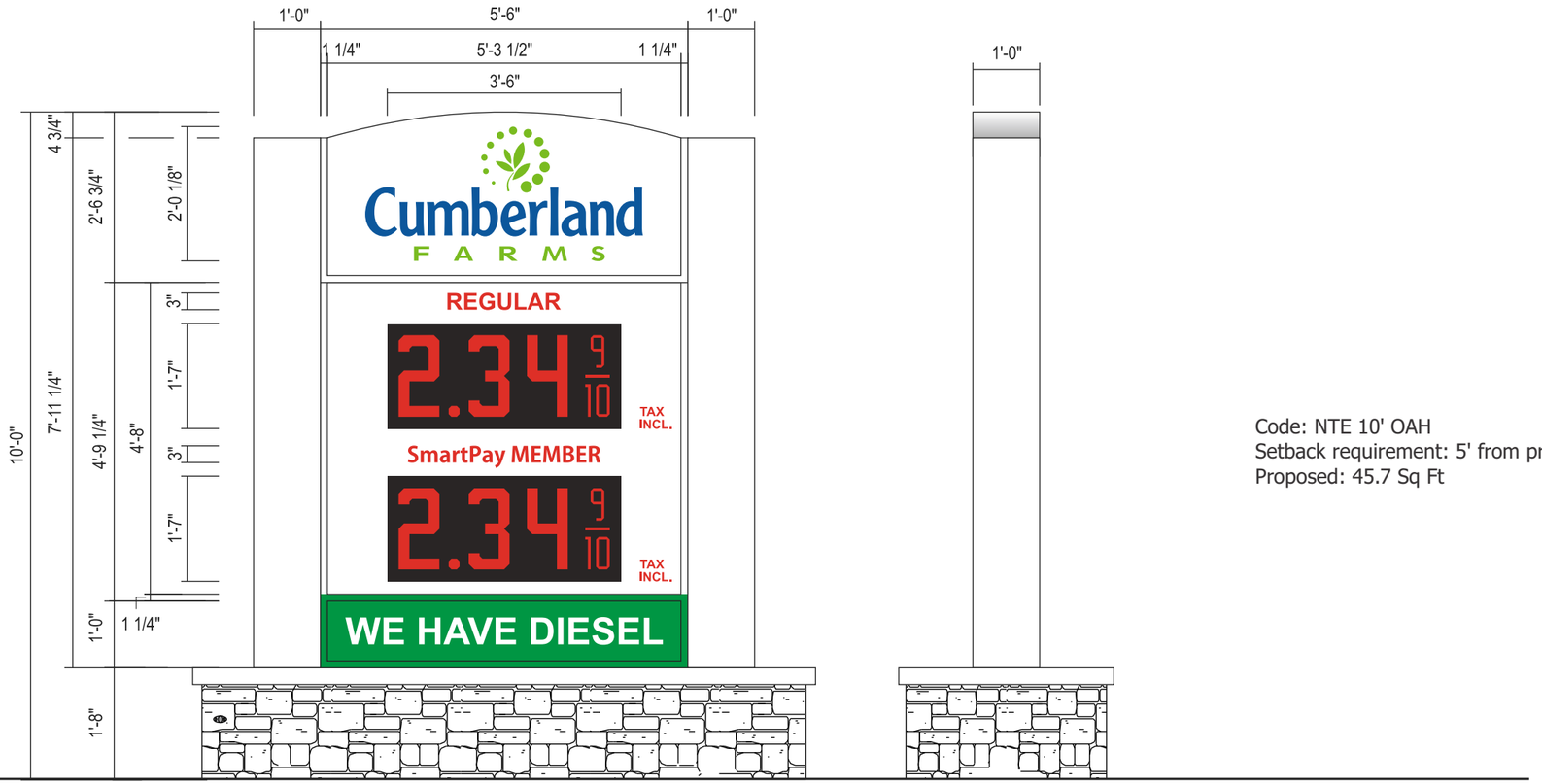
C1 Pantone Color: **301C**
Opaque Vinyl: **3M Vivid Blue 180C-17**
Translucent Vinyl: **3M Bristol Blue 3630-97**

C2 Pantone Color: **376C**
Opaque Vinyl: **3M Apple Green 180C-198**
Translucent Vinyl: **3M Brilliant Green 3630-106**
Green ACM: **Alcoa Reynobond Duragloss 3000** Outrageous Green

C3 Paint Color: **Cumberland Farms White matches Alcoa Shell White (300G B-10, .1g B-44)**

C4 Pantone Color: **186C**
Opaque Vinyl: **3M Geranium Red 180C-63**
Translucent Vinyl: **3M Cardinal Red 3630-53**

C5 Opaque Vinyl: **3M Bright Green 186**
Translucent Vinyl: **3M Vivid Green 3630-156**



Code: NTE 10' OAH
Setback requirement: 5' from property line.
Proposed: 45.7 Sq Ft

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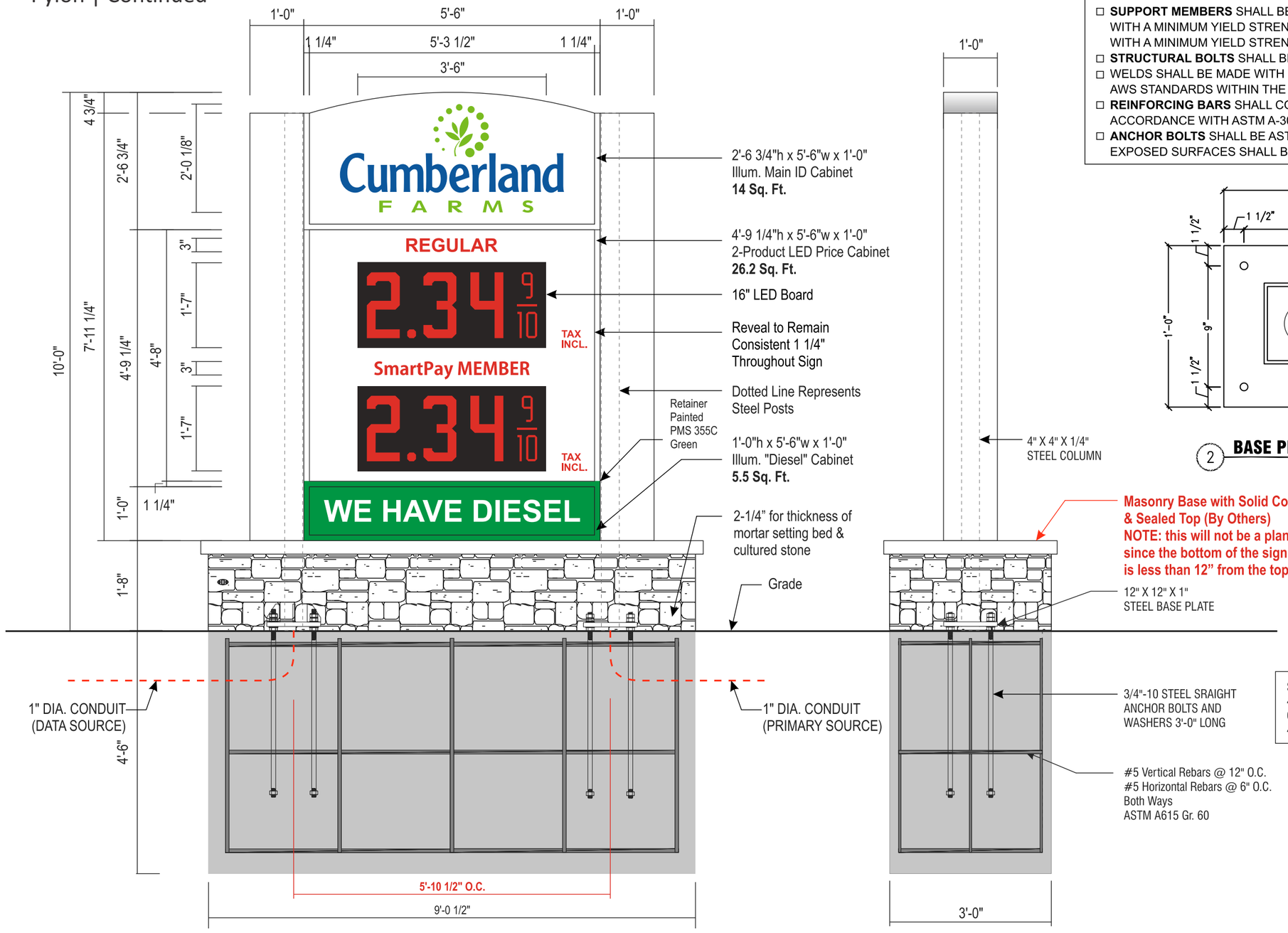
Revisions:	
Revised pylon 04.08.2019 TLD	...
Revised to 10' Tall pylon per code 04.25.2019	...
...	...
...	...
...	...

S1.0

PM: M.G		Address: 801 Seaway Dr.	
Drawn By: TLD		City State: Fort Pierce, FL	
Date: 03/06/2019		Drawing Number:	99677-S1.0

Pylon | Continued



Side View

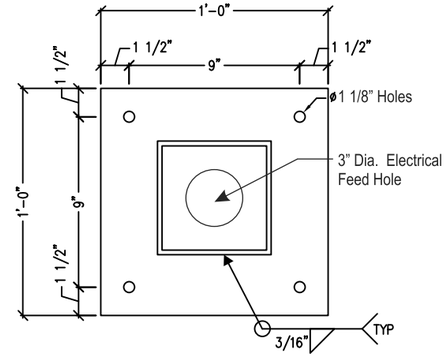
D.F. ILLUMINATED PYLON - 45.7 SQ. FT.

QTY: 1

SCALE: 1/2"=1'-0"

STRUCTURAL STEEL SPECIFICATIONS:

- ☐ **SUPPORT MEMBERS** SHALL BE FREE FROM DEFECTS. TUBE SHALL MEET ASTM A500 GRADE B, WITH A MINIMUM YIELD STRENGTH OF 46000 PSI. PIPE SHALL MEET ASTM A53 GRADE B, WITH A MINIMUM YIELD STRENGTH OF 35000 PSI. PLATE AND ANGLE SHALL MEET ASTM A36.
- ☐ **STRUCTURAL BOLTS** SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
- ☐ WELDS SHALL BE MADE WITH E70XX ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
- ☐ **REINFORCING BARS** SHALL CONFORM TO ASTM A615 GRADE 60 WITH DEFORMATIONS IN ACCORDANCE WITH ASTM A-305. WELDING OF REINFORCING BARS IS PROHIBITED.
- ☐ **ANCHOR BOLTS** SHALL BE ASTM F1554-07 GRADE 55 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR HAVE BITUMINOUS COATING TO PREVENT CORROSION.



2 **BASE PLATE**
SCALE: 1-1/2"=1'-0"

AREA/WEIGHT	
SIGN SQUARE FOOTAGE	80 SQ.FT.
ESTIMATED SIGN WEIGHT	840 LBS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

SIGN BASED ON DESIGN LOADS:
2014 FLORIDA BUILDING CODE,
SECTION 16 WIND LOAD.
RISK CATEGORY II. EXPOSURE C.
ASCE 7-10, 150 mph.
SOIL RESISTANCE 150 psf/ft

FOUNDATION NOTE:
3000 PSI CONCRETE @ 28 DAYS
2000 PSF SOIL BEARING
150 PSF/FT SOIL LATERAL BEARING
UNDISTURBED SOIL

SPREAD FOUNDATION
4'-6" X 9'-0 1/2" X 3'-0"
CONCRETE REQUIRED:
4.0 CU. YD.

ELECTRICAL			
AMPS:	7	AMPS	
V.A.:	120	VOLTS	WATTS: 840
CIRCUITS:	2-20 amp CIRCUIT		

NOTE: EMU TO HAVE A DEDICATED 20 AMP CIRCUIT

THIS SIGN TO BEAR THIS MARK

Underwriters Laboratories

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Revisions:	
Revised pylon 04.08.2019 TLD	...
Revised to 10' Tall pylon per code 04.25.2019	...
...	...
...	...
...	...

S1.1

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S1.1

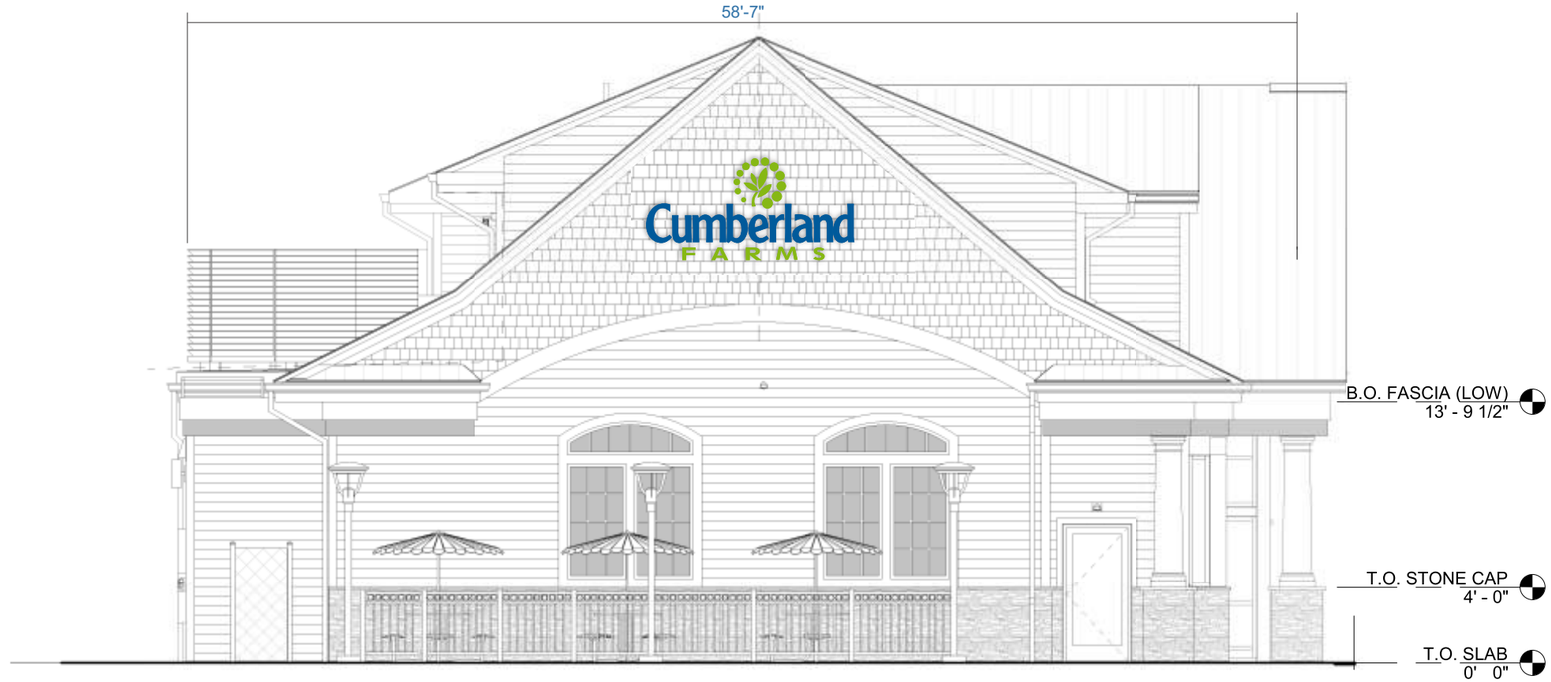
Channel Letters | Remote
(West Elevation)

Action:

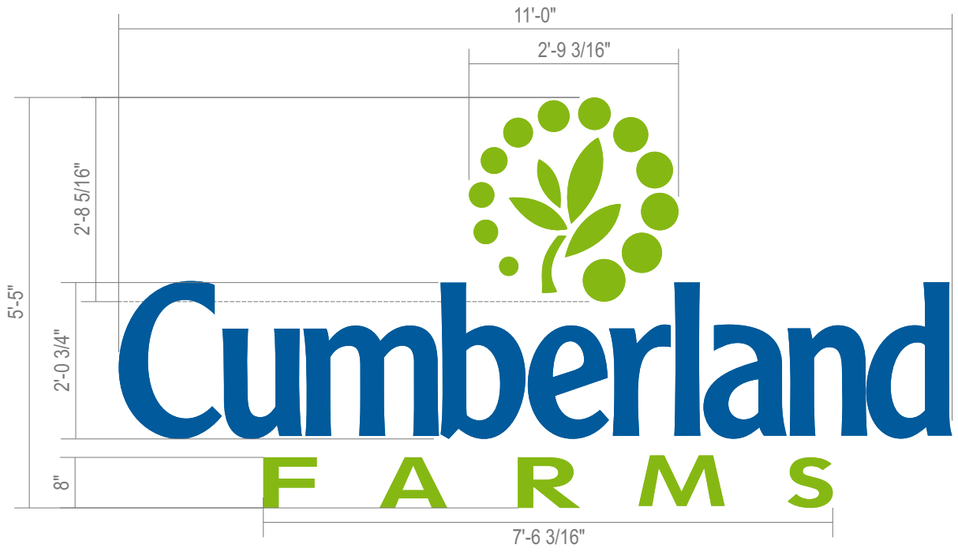
- Install new letterset as shown.
- Channel letters to be mounted to clapboard siding with non corrosive hardware and
- standoffs.
  All holes and seams to be sealed and caulked.

Material & Color:

- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Returns - Painted to match PMS 301C
- Returns = Painted to match PMS 376C
- Trim Cap - Blue Jewelite
- Trim Cap = Green Jewelite
- Faces - 2406 White Acrylic
- Illumination - White LED

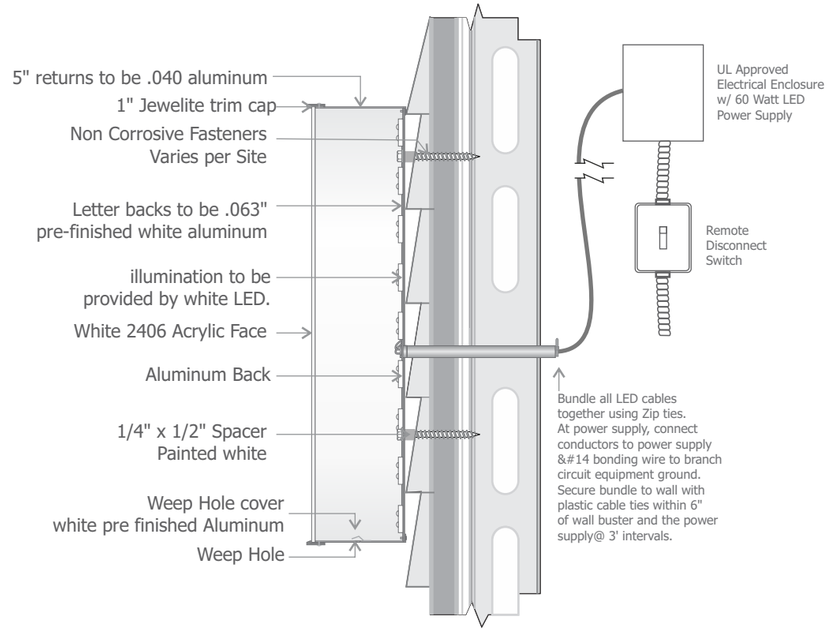


WEST ELEVATION
1/8" = 1'



CF-CHLTR-24
Modified Logo

37.6 Sq Ft



Scale 1:30

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Revisions:	
Revised letterset 03.26.2019 TLD	...
...	...
...	...
...	...
...	...

S02

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S02

Channel Letters | Remote

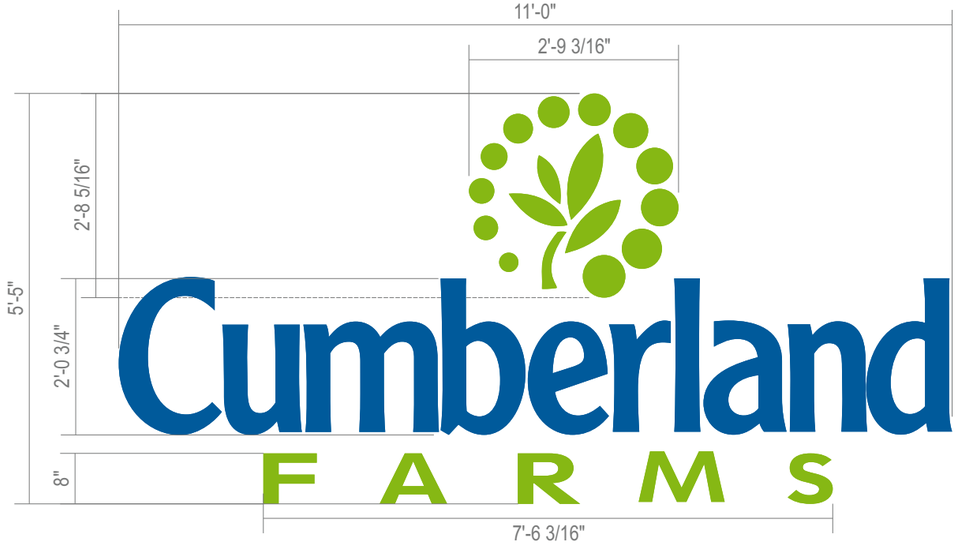
Action:

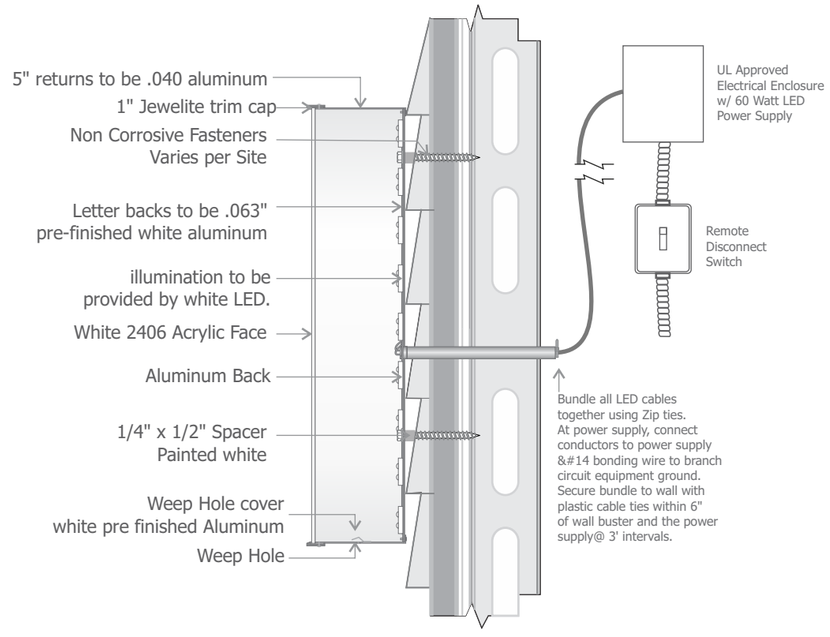
- Install new letterset as shown.
- Channel letters to be mounted to clapboard siding with non corrosive hardware and
- standoffs.
  All holes and seams to be sealed and caulked.

Material & Color:

- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Returns - Painted to match PMS 301C
- Returns = Painted to match PMS 376C
- Trim Cap - Blue Jewelite
- Trim Cap = Green Jewelite
- Faces - 2406 White Acrylic
- Illumination - White LED

NORTH ELEVATION
3/32" = 1'





CF-CHLTR-24
Modified Logo

37.6 Sq Ft

Scale 1:30

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Revisions:	
Added 03.14.2019 TLD	...
Revised letterset 03.26.2019 TLD	...
Revised per code 04.25.2019 TLD	...
...	...
...	...

S03

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S03

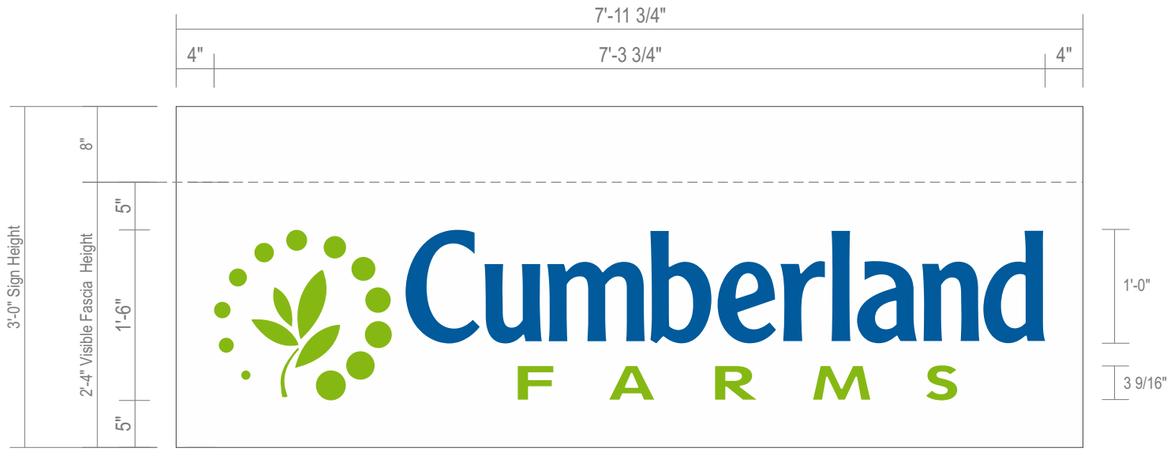
Illuminated Canopy Sign | Left

Action:

- Install new internally illuminated canopy sign.
- Canopy sign to be ACM aluminum with routed push through faces. Mounted to canopy with non corrosive fasteners.

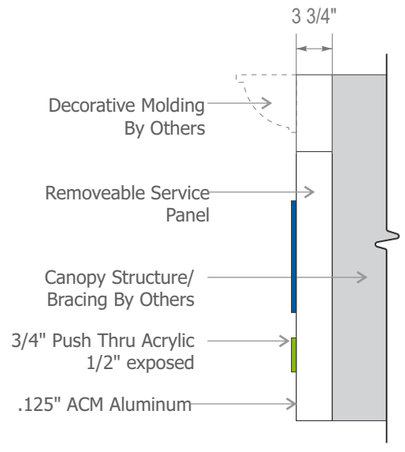
Material & Color:

- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Push Thru Faces - Clear Acrylic
- Aluminum - Painted Alcoa-Shell White
- Illumination - White LED



CF-CAN-18-LED-LH

11.0 Sq Ft



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Revisions:	
Revised palcement 03.26.2019 TLD	...
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...	...
...	...
...	...

S04

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S04

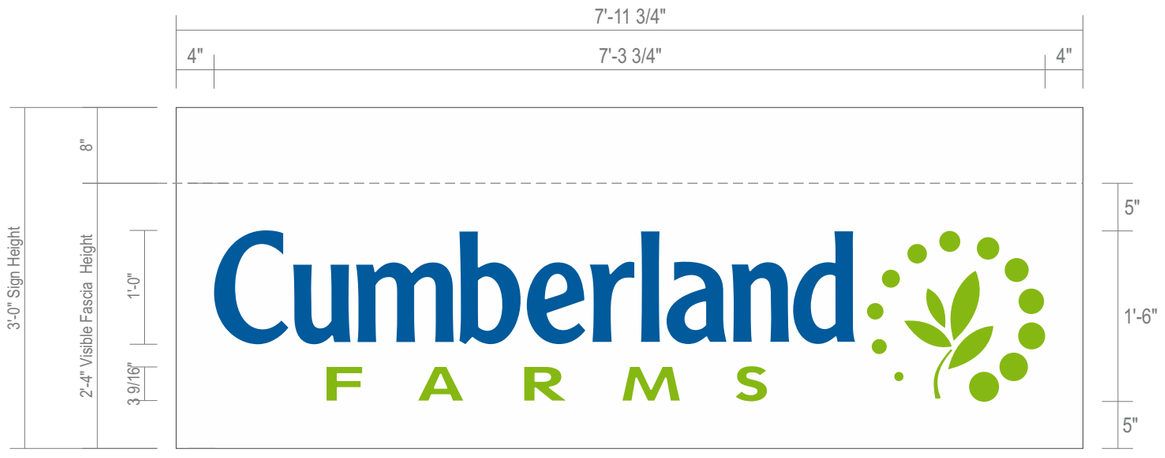
Illuminated Canopy Sign | Right

Action:

- Install new internally illuminated canopy sign.
- Canopy sign to be ACM aluminum with routed push through faces. Mounted to canopy with non corrosive fasteners.

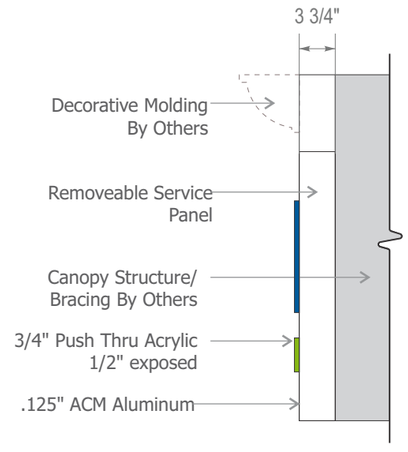
Material & Color:

- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Push Thru Faces - Clear Acrylic
- Aluminum - Painted Alcoa-Shell White
- Illumination - White LED



CF-CAN-18-LED-RH

11.0 Sq Ft



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Revisions:	
Added 03.14.2019 TLD	...
...	...
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...	...
...	...

S05

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S05

Interior Low Profile Face Lit Letters | Remote (Interior Elevation)

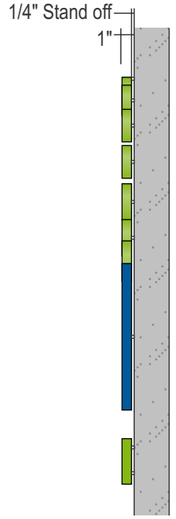
Action:

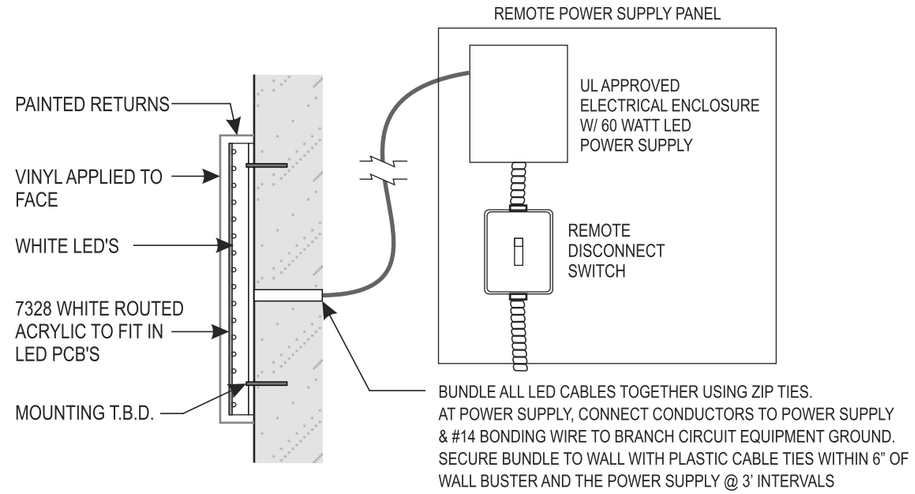
- Install new letterset as shown.
- Letterset to be 1" deep clear acrylic with 1/2" pocket routed out for LEDs.
- Vinyl applied to face of letters. Returns to be painted to match specs below. Letter backs to have .040" aluminum applied to back. Letterset to be stud mounted to wall with 1/4" spacers.

Material & Color:

- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Returns - Painted to match PMS 301C
- Returns = Painted to match PMS 376C
- Clear Acrylic
- Illumination - White LED

CF-LPLTR-24
Modified Logo





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Revisions:	
Added 03.14.2019 TLD	...
...	...
...	...
...	...
...	...

S06

PM: M.G		Address: 801 Seaway Dr.	
Drawn By: TLD		City State: Fort Pierce, FL	
Date: 03/06/2019		Drawing Number:	99677-S06

835 Seaway Dr
Fort Pierce FL

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RLA TECHNOLOGY SOLUTIONS

ATKINS

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Melbourne, Florida 32940
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www.atkinsglobal.com/northamerica

May 22, 2019
Brandon Creagan
LEED Green Associate, Planner
100 North US 1
Fort Pierce, FL 34950
Phone: (772) 467-3742

Technical Review Project Number: # **19-43900002**
Project Name: **Cumberland Farms 835 Seaway Drive**

RE: DEVELOPMENT & DESIGN REVIEW (MAJOR AMENDMENT TO PD)

We are pleased to provide you with our responses below in bold to address comments provided on April 17, 2019 for the above-mentioned project.

GENERAL COMMENTS

1. The project boundaries do not coincide with a recent plat submittal for subdivision of Tract D-1; please modify the site plan accordingly, specifically the eastern and northern property lines.

   Response: Boundaries have been revised to match. See Site Plan sheet CFG04.0 and revised survey.

2. Add a note to the site plan specifying the relocation of the two (2) SR A1A streetlights and one (1) royal palm tree must be coordinated with the City of Fort Pierce Engineering Department.

   Response: Per discussion with Tracy Telle, noting these items on the plans as by others is sufficient to address this comment.

3. Relocate all parking from within the limits of the 53.17' Access Easement in accordance with the requirements specified in the recorded agreement; refer to ORB 4185, Page 1545, or provide a revised recorded Access Easement permitting parking.

   Response: Per discussion with Tracy Telle on May 21, a revised Access Easement Agreement will be noted as a condition of site plan approval.

4. It does not appear that the appropriate landscape buffers are in place between the building and the proposed detention area; refer to Code of Ordinances Section 22-187(4).

   Response: Drainage plan has been revised to include a 10' buffer between the building and the area designated as dry retention.

5. All detention and retention areas are required to be screened with a 36" hedge per City of Fort Pierce Code of Ordinances Section 17-34; please revise the landscape plan accordingly.

   Response: Landscape plan has been revised to include hedge screening.

6. The new detention area appears to encroach into the existing oak trees root system as the trees will be located within the detention bank; how will this be accomplished without damaging the root system and ultimately the trees?
   Response: The trees will be removed and replaced to just outside the top of bank of detention to be between the wall and detention.

7. The demolition plan reflects the removal of six (6) oak trees along the southern property line yet the landscape plan identifies four (4) of these oak trees to remain, please identify the size of these trees and provide the appropriate mitigation calculations.
   Response: Landscape plans and Demolition Plan have been revised to match.

8. The submitted traffic report inaccurately identified Seaway Drive as a four-lane roadway between Indian River Drive and Harbour Isle Drive (refer to Exhibits 2 thru 5). The applicant shall revise the exhibits and applicable roadway/intersection analysis to reflect Seaway Drive as a two-lane roadway east of Causeway Cove Marina located near the base of the bridge.
   Response: See Traffic Study Response to Comments Letter.

9. Relocate the proposed site lights situated at the two driveways, from within the limits of the 15' Utility Easement.
   Response: Site lighting has been moved out of the easement, see CFG10.0, Photometric Plan.

10. Remove the mitered endwalls and culvert pipe from the two driveways, as the SR A1A drainage system is void of roadside swales.
    Response: Culverts and mitered end sections have been removed from the right of way on all affected sheets.

11. Add a stop sign and stop bar to the eastern driveway.
    Response: Stop bar and Stop sign have been added to the eastern driveway.

12. Advisory Comment: The traffic study submitted to FDOT for pre-approval was based on an additional access through the Harbour Isle development. How will the elimination of this ingress/egress access affect the traffic flow along Seaway Drive? During review of the Site Work application, the applicant will be asked to provide a copy of the FDOT Access permit issued based on the updated traffic study
    Response: See Traffic Study Response to Comments Letter.

If you require any additional information or have any questions, please contact me at (321) 775-6647 or Jeff.Lucas@atkinsglobal.com. We look forward to having a great project come to fruition.

Sincerely,

Jeff Lucas, P.E.
Senior Engineer/Project Manager, Civil

ATKINS

Atkins North America, Inc.
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Fax: +1.321.242.6101

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April 29, 2019
Brandon Creagan
LEED Green Associate, Planner
100 North US 1
Fort Pierce, FL 34950
Phone: (772) 467-3742

Technical Review Project Number: **# 19-43900002**
Project Name: Cumberland Farms 835 Seaway Drive

RE: DEVELOPMENT & DESIGN REVIEW (MAJOR AMENDMENT TO PD)
We are pleased to provide you with our responses below in bold to address comments provided on April 17, 2019 for the above-mentioned project.

GENERAL COMMENTS

1. The site plan denotes a 23 foot tall sign along Seaway Drive. Per City Code 15-6(b)(3)(a), Sites that are less than or equal to three (3) acres shall have a maximum sign height of ten (10) feet. Because this project is in a Planned Development a Variance would not be allowed. Please adjust the height so that both the planter and sign are no more than 10 feet combined. Please note that all signs will be approved separately under individual Building Permits.

   Response: Sign plan has been revised to show a 10' max height, see Sign Drawing.

2. Provide documentation of the proposed cross access agreement with the adjacent property owner.

   Response: A draft copy will be provided once it becomes available for review.

3. A lighting plan or photometric survey that is consistent with City Code 22-60(j)(1)(a) will be required at the time of Building Permit.

   Response: Photometric plan and site plan details included in CFG10.0 and CFG10.1 respectively.

4. Advisory Comment: If possible please provide trip generation numbers for the current Cumberland Farms Site to compare the number of trips on the current site to the number of anticipated trips on the proposed site.

   Response: See included traffic study by Mackenzie dated April 19, 2019.

5. Provide bike parking pursuant to City Code 22-60 (f)(1)(a)

   Response: Bike parking included on site and shown on sheet CFG04.0, Site Plan.

FORT PIERCE ENGINEERING DEPARTMENT

1. Update the site plan to identify all property boundary dimensions and bearings.
   Response: Please see updated site plan, CFG04.0.

2. The site plan shall include a legal description of the property.
   Response: Legal description provided on Cover sheet.

3. The project boundaries do not coincide with a recent plat submittal for subdivision of Tract D-1; please modify the site plan accordingly.
   Response: Boundary callouts have been revised to be consistent with latest plat submission, see Sheet CFG04.0, Site Plan.

4. The survey submitted was not certified nor did it identify all recorded easements situated within the limits of the property. Please update the survey to include project boundaries per the recently submitted plat documents, recorded easements, total site area, and any other pertinent information as specified Section 17-27 of the City of Fort Pierce Code of Ordinances.
   Response: Certified ALTA survey is included with this submittal.

5. Update the site plan to reflect all impacted existing improvements (streetlights, palm trees, etc.) located with SR AIA and the proposed relocation these items.
   Response: All impacted existing improvements shown on demolition plan sheet CFG03.0

6. Relocate the northeastern detention area to the rear of the property as specified in the City of Fort Pierce Code of Ordinances Section 17-34(c).
   Response: The northeastern detention pond has been removed from the current plans. A conveyance swale has been added to pick up sheet flow and route to the rear dry detention pond.

7. Relocate all parking from within the limits of the 53.17' Access Easement in accordance with the requirements specified in the recorded agreement; refer to ORB 4185, Page 1545.
   Response: The easement language will be modified to included provisions for this parking, or the limits of the easement will be changed. A draft easement will be provided when it becomes available.

8. Provide a copy of the Auto-Turn analysis depicting the movements of a fuel tanker truck servicing the fuel tanks.
   Response: Auto turn analysis performed and provided on Turning Movements Plan, Sheet CFG16.0.

9. Provide a copy of the traffic report supporting the specified peak hour traffic as specified on the submitted Transportation Analysis. The report shall include information required under Section 22-217 for large-scale developments.
   Response: See included traffic study by Mackenzie dated April 19, 2019.

10. The site plan reflects a 15' utility easement along the north side of the parcel; is this existing or proposed and to whose benefit?
    Response: The easement is existing and corresponding reference to Official record is included on the latest survey, included with this submittal. See Sheet CFG02.0, Survey.

FORT PIERCE POLICE DEPARTMENT

1. Please consider moving the outdoor seating area further out (sliding the entire area towards the front of the building) to maximize the opportunity for natural surveillance of the fuel pumping area and general parking area by the users of that outdoor space.

   Response: Surveillance will be provided inside and outside the store with equipment for constant monitoring to minimize blind spots where criminal activity could occur. Please see included security camera exhibit.

FORT PIERCE UTILITIES AUTHORITY

1. FPUA W/WW Engineering: Approved

   Response: Thank you.

2. FPUA Electric & Gas Engineering: Approved - Both electric and fiber optic services are available to the site. Utility easement will be required for the propose FPUA facilities.

   Response: A utility easement will be prepared after utilities installation and provided prior to certificate of completion.

ST LUCIE COUNTY PLANNING DEPARTMENT

1. Please provide a Traffic Impact Report for the proposed development, inclusive of driveway analysis. Based upon the projected trip generation, access points, roadway level of set vice, turn lanes may be recommended. In review of the project size and type, ITE Use Code 960, Super Convenience Market/Gas Station, based upon the independent review variable of 1,000 sq. ft. GFA, the project is estimated to generate 4707 AADT, whereas much may be pass-by, however such analysis should be conducted. Based upon the proposed traffic generation, greater capacity for vehicle stacking (in an organized fashion) is encouraged to avoid back-up into Seaway Drive.

   Response: See included traffic study by Mackenzie dated April 19, 2019.

2. The City of Fort Pierce in encouraged to conduct driveway analysis of the proposed adjustment, and corresponding adjustment pending to the west, including proposed driveway location(s), internal stacking/turn lanes, proximity of the cross access driveway to the eastern parcel to the property line, future driveway location foe the par eel to the west. Restoration of internal connection would provide HI residents access without placing an external trip onto the roadway.

   Response: See included traffic study by Mackenzie dated April 19, 2019.

3. What are the proposed hours of operation for this establishment? The previously approved project encompassed a neighborhood commercial use, whereas the proposal appears to be a general commercial use, increase intensity for the Planned Development, with adjacent residences. The original plan adopted placed the commercial building towards the right-of-way to provide enhancement urban design, as well as greater separation of the commercial operation from adjacent residential units. Limiting hours of operation may improve compatibility, especially with the relocated building(s).

   Response: The Cumberland Farms will be open 24 hours to the public.

4. Please consider a pedestrian connection between the proposed establishment and the development considered to the west.

   Response: Acknowledged.

5. Is the applicant providing a loading space/zone for deliveries of stock or fuel? The loading area is encouraged to be located outside of the front yard, but in an area which may minimize impacts to the adjacent residences.

   Response: Comment noted.

6. The proposed parallel parking spaces (27-30) appear' to conflict with the adjacent two-way driveway which reduces to a one-way exit, at the adjacent driveway. The spaces would cause movements against interior traffic flow.

   Response: Acknowledged.

7. The alignment of the project's drive-aisle approaching the joint drive and adjacent project's northern most row of parking appear to cause an unsafe condition, if vehicles seek to traverse across this full access driveway to enter the western project:

   Response: Acknowledged. The condition has been relayed to the adjacent developer for consideration.

8. The applicant is proposing a reduction in vehicular use area landscaping based upon "preserved trees" which were planted (required) as part of the PD. The trees are required and not pre-existing to the Planned Development, therefore should not be eligible. The landscape plan should be amended to reflect the required interior vehicular use area landscaping.

   Response: Landscape plan has been revised to exclude these preservation trees as part of that calculation. Required Vehicular use landscaping is now provided, see Landscape Plan, Sheet CFG08.0.

9. Please review clear vision areas as it pertains to proposed driveways, landscaping, etc.

   Response: Acknowledged.

If you require any additional information or have any questions, please contact me at (321) 775-6647 or Jeff.Lucas@atkinsglobal.com. We look forward to having a great project come to fruition.

Sincerely,

Jeff Lucas, P.E.
Senior Engineer/Project Manager, Civil

Fort Pierce Mayor & City Commission

Members

- Rufus J. Alexander, III, City Commissioner, District 1
- Jeremiah Johnson, City Commissioner, District 2
- Thomas K. Perona, City Commissioner District 2
- Reginald B. Sessions, City Commissioner, District 1

City Manager, Nick Mimms

Re: Five Determining Factors for the opposition to Cumberland Farms

- **Environmental Impact**
- **Decrease in Property Values**
- **Human Rights Act**
- **911**
- **FHA Determination**

1. Environmental Impact

Waters/gas emanating from the site i.e., “run off” of gas will be piped into our pond, not just running off into it. The long term environmental, health and safety implications cannot be overlooked.

(a) Potential Pollution from Gas Station Runoff
By: Bryce Franklin, Nate Braun, Jacob Monroe
7th of December, 2014

See: http://gsp.humboldt.edu/olm_2015/Courses/GSP_270_Online/PreviousClassProjects/2014_Fall/Potential%20Pollution%20from%20Gas%20Station%20Runoff.pdf

Excerpts from the above publication:
When putting gas in your car, drips from the nozzle can accumulate at the base of pumps at gas stations. Rainstorms will cause the gas to move along with the runoff. This runoff will lead to a water source that could potentially pollute the water and cause ecological damage.

While there has been no formal study that shows how much gas is lost in liquid form when fueling a vehicle (as droplets falling from the nozzle or dripping down from the fill spout on the vehicle), an estimation has been done. In a paper written by Raymond Sierra from Stanford University, he finds that approximately one liter of gasoline is wasted or lost as liquid runoff per every 15,000 gallons pumped. While that may not seem like a lot, when it is considered that "in 2013, about 134.51 billion gallons1 (or 3.20 billion barrels) of gasoline were consumed2 in the United States, a daily average of about 368.51 million gallons." (Department of Energy). Using Mr. Sierra's estimation, this means that roughly 24,567 liters are lost as runoff per day.

(b) Johns Hopkins Bloomberg School of Public Health. October 2014. **Small Spills at Gas Stations Could Cause Significant Public Health Risks Over Time.**

See: https://www.jhsph.edu/news/news-releases/2014/small-spills-at-gas-stations-could-cause-significant-public-health-risks-over-time.html

Excerpts from the above publication:
A new study suggests that drops of fuel spilled at gas stations — which occur frequently with fill-ups — could cumulatively be causing long-term environmental damage to soil and groundwater in residential areas in close proximity to the stations.

Few studies have considered the potential environmental impact of routine gasoline spills and instead have focused on problems associated with large-scale leaks. Researchers with the Johns Hopkins Bloomberg School of Public Health, publishing online Sept. 19 in the Journal of Contaminant Hydrology, developed a mathematical model and conducted experiments suggesting these small spills may be a larger issue than previously thought. A study by Markus Hilpert, PhD, a senior scientist in the Department of Environmental Health Sciences in the Johns Hopkins Bloomberg School of Public Health states; "Even if only a small percentage reaches the ground, this could be problematic because gasoline contains harmful chemicals including benzene, a known human carcinogen," Hilpert says. "In a perfect world, it would be ideal to avoid chronic spills," "However, if these spills do occur, it is also important to prevent rainwater from flowing over the concrete pads underneath the pumps. Otherwise, storm runoff gets contaminated with benzene and other harmful chemicals and can infiltrate into adjacent soil patches or from storm water that may end up in natural bodies of water."

Patrick N. Breysse, PhD, a professor in the Department of Environmental Health Sciences, also wrote; “The environmental and public health impacts of chronic gasoline spills are poorly understood,” says Breysse. “Chronic gasoline spills could well become significant public health issues since the gas station industry is currently trending away from small-scale service stations that typically dispense around 100,000 gallons per month to high-volume retailers that dispense more than 10 times this amount.”

2. Decrease in Property Values

This study was presented in the “The Costal Business Journal” in the spring of 2013, a document of variability over 25 years in a coastal market. These studies document that when our water view is obstructed and in some cases completely obscured, property values plummet. This not only hurts us, but all of Hutchinson Island. Taking distance into account, the highest-quality view commanded a premium in the 2005-2007 period of about $102,000. If located 0.1 miles from the bay and a premium of $75,000 if located 2 miles away. By todays measures they will be even higher. The resulting losses will be shared by both the residents and the city.

3. Human Rights Act

Our contention in this case, the Planning Board before making any final rulings on this matter, should consider sections of the Human Rights Act, in particular Protocol 1, Article 1...This states that a person has the right to peaceful enjoyment, of all their possessions, which includes the home and other land. e.g. Harbour Isle Condo’s . Additionally, Article 8 of the Human Rights Act, states that a person has the substantive right to respect for their private and family life. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. This impacts, not only buildings 37, 38, 10 , 9, 1 that are in the immediate surroundings, all of Harbour Isle Condo’s and the two homes across the street at 940 and 936 Seaway Drive.

In respect of privacy, it may be worth citing the Human Rights Act 1998 in particular Protocol 1, Article 1, states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land.

In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. *Should residents of Fort Pierce except anything less?*

4. 911

If the tragedy of 911 hasn't shown us anything else, it has shown the airplanes flying into the Twin Towers turned into bombs, destroying over 3000 human lives and an untold amount of property destruction. That happened because the wings of the planes were something not-unlike the storage tanks that Cumberland Farms will install if approved. The wings stored over 1,000 gallons of fuel as does Cumberland Farms gas stations. Gas stations have at least two tanks (3 if they have diesel), typically with 5,000 to maybe 10,000 gallons. In some cases it could amount to storage of 30,000-40,000 gallons of a flammable liquid constituting a hazard.

5. Deeming the move a Hazard and Denial of FHA Insurance

Copied Monday August 12, 2019. FHA mandated statements. https://www.appraisalbuzz.com/the-latest-updates-to-sf-handbook-4000-1/
Peter Gillispie October 12, 2016

The latest enhancements to the Single Family Housing Policy Handbook 4000.1 (SF Handbook) have been published. These changes consist of technical changes for consistency and clarity as well as several policy updates. The SF Handbook was published to eliminate the need for mortgagees and other stakeholders in FHA transactions to search through multiple stand-alone policy documents. The following highlights the revisions to the SF Handbook pertaining to FHA appraisal reporting requirements.

Handbook Section/ Reference	Handbook Changes	Page Numbers
II.D.3.c.iii(C) (7) Stationary Storage Tanks	Revised language about stationary storage tanks and MPR/MPS	490

Revised Handbook Text Page 490:
“If the subject property line is located within 300 feet of an aboveground or subsurface stationary storage tank with a capacity of 1,000 gallons or more of flammable or explosive material, then the Property is ineligible for FHA insurance, and the Appraiser must notify the Mortgagee of the deficiency of MPR or MPS. This includes domestic and commercial uses as well as automotive service station tanks.”

Summary: Reinforced clarification regarding the ineligibility of properties within 300 feet of stationary storage tanks holding 1,000 or more gallons of flammable or explosive material.

- Conclusion: “The proposed development is a direct contravention of why properties were purchased at Harbour Isle. It does not respect local context and safety of street pattern for tractor and trailers, and trucks toting long boats that will try to negotiate safe entrance and/or egress of the station. Forget the thousands of cars that travel in that immediate area day in and day out. We alone have 912 units that constitute a potential 1,824 drivers committed to getting out of Harbour Isle and then returning home each and every day. That amounts to a potential 3,646 trips every day. When you consider how the two lane highway of Seaway Dr contributes to an unsafe entrance and/or egress of the station for those large tractor and trailers, you readily see it’s compounded by our own 3,646 trips every day.

- The scale of Cumberland Farms and proportions of surrounding buildings, put this proposal out of character of the area, to the detriment of Harbour Isle and the Beach across at Indian River. The aim should be for any development to result in a benefit in environmental and safety of surrounding areas.

The issues I presented are Documentary Evidence-i.e., real evidence-no innuendo, just facts that cannot be disputed or overlooked. All competent substantial evidence which establishes a substantial basis from which the fact at issue can reasonably be inferred. Including, fact or opinion evidence offered by experts on matters that requires specialized knowledge that is relevant to the issues to be decide.

If only one of the Five Determining Factors were to be taken into account, then by any Reasonable Mans Standard, denying owners a mortgage puts them at an unfair advantage to one who is mortgaged approved. No other criteria needs come into play.

This body must not disregard a Federal Agency’s determination, especially when that Federal Agency determines an imminent hazard is in-place.

Potential Pollution from Gas Station Runoff

By: Bryce Franklin, Nate Braun, Jacob Monroe

7th of December, 2014

Introduction

When putting gas in your car, drips from the nozzle can accumulate at the base of pumps at gas stations. Rainstorms will cause the gas to move along with the runoff. This runoff will lead to a water source that could potentially pollute the water and cause ecological damage. The distance from the gas station to the water body will show which gas stations have the highest potential to cause pollution.

While there has been no formal study that shows how much gas is lost in liquid form when fueling a vehicle (as droplets falling from the nozzle or dripping down from the fill spout on the vehicle), an estimation has been done. In a paper written by Raymond Sierra from Stanford University, he finds that approximately one liter of gasoline is wasted or lost as liquid runoff per every 15,000 gallons pumped. While that may not seem like a lot, when it is considered that “in 2013, about 134.51 billion gallons1 (or 3.20 billion barrels) of gasoline were consumed2 in the United States, a daily average of about 368.51 million gallons.” (Department of Energy). Using Mr. Sierra’s estimation, this means that roughly 24,567 liters are lost as runoff per day. The following report shows the potential for runoff from gas stations in Arcata to reach and pollute local waterways.

Methods

Acquiring the necessary data, stream and gas station location, was the first step. Once this data was imported to ArcMap and geo-referenced we added a basemap to show the layout of Arcata. We then created a new shapefile for the locations of all the local gas stations in the area. A buffer was created at 75 meters around all of the streams. We then created buffers around all the gas stations at 75, 150, and 300 meters. These are our high, medium, and low risk parameters respectively. The intersect tool was then used to find where the buffer zones for the gas station and the buffer zone for the streams intersect. The final step was making the map attractive to the viewer.

Results

We found that there are ten gas stations throughout Arcata. Eight of them are within range of streams with at least a low risk of polluting the water body. Of the eight stations, three of them have a medium pollution risk factor and two have a high risk of polluting a local waterway.

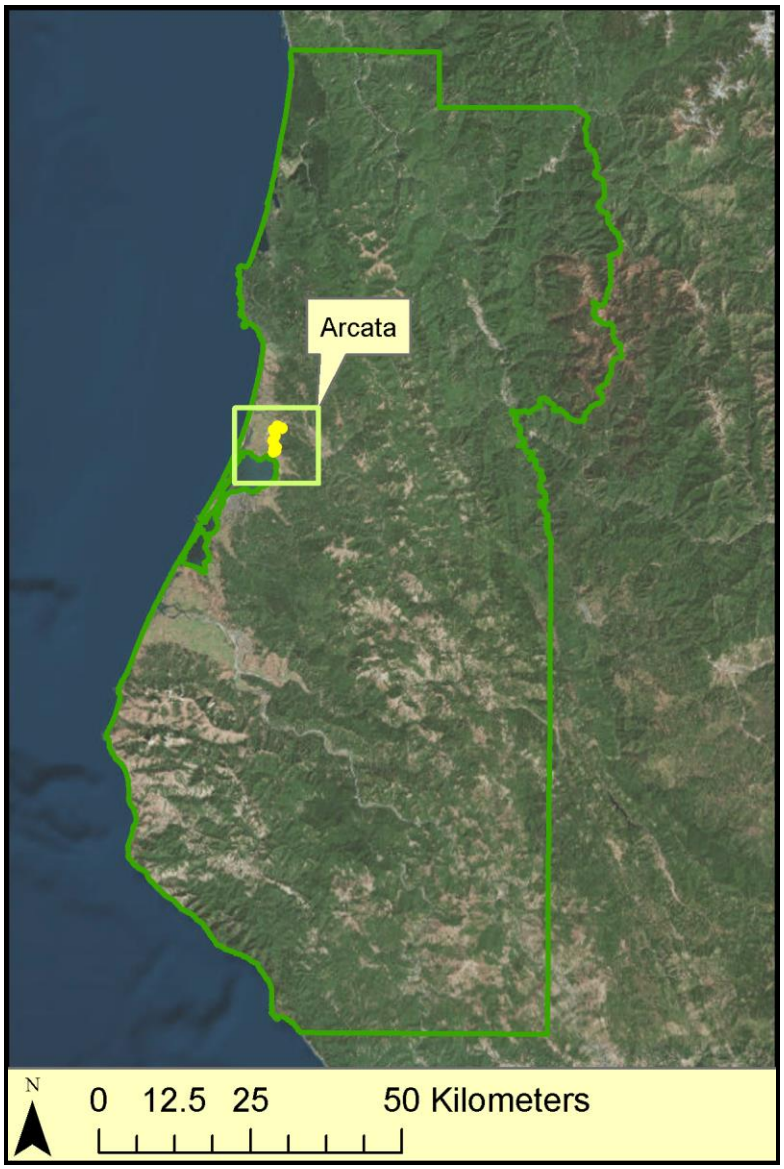

Figure 1. Analysis area within Humboldt County

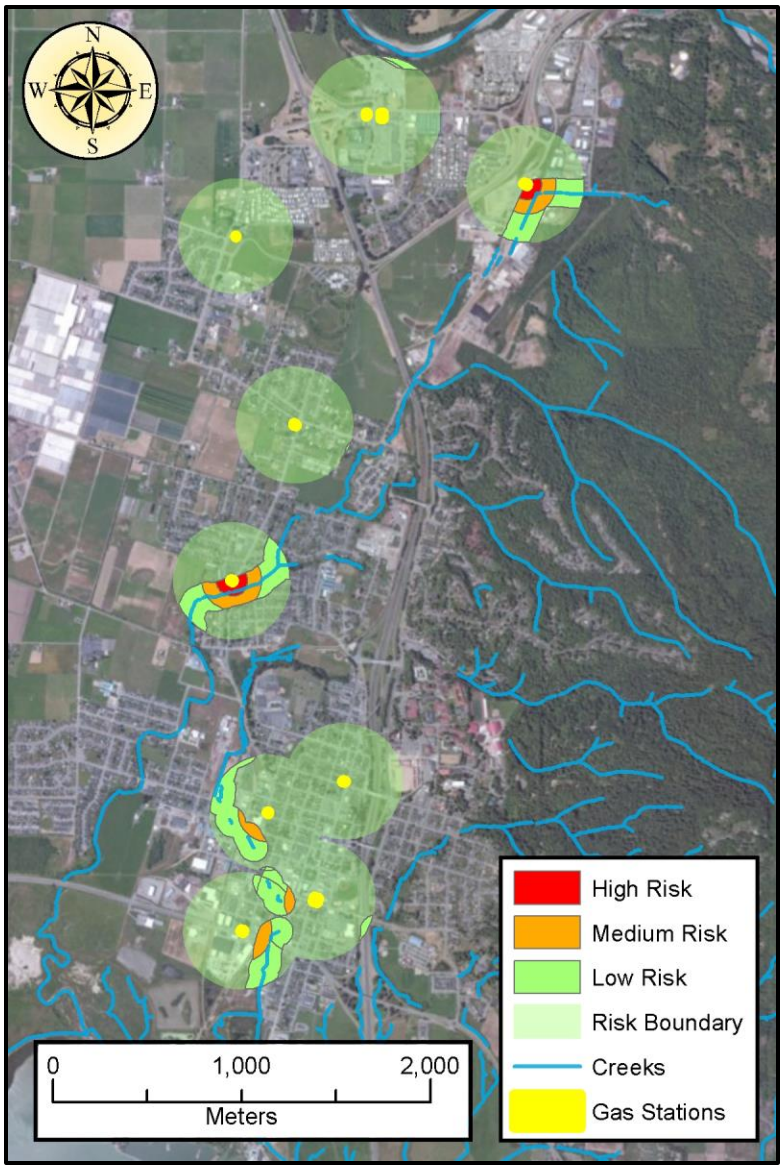

Figure 2. Potential risk of gas pollution due to run off.

Conclusion

There are two gas stations with a high risk for pollution nearby water resources. These are the Renner Petroleum gas station at 5000 W End Road and a 76 gas station at 2205 Alliance Road. Both of these stations sit extremely close to the riparian areas surrounding the waterways. The sites should be monitored for inadvertent gas runoff because of the increased potential for polluting the water. The riparian areas nearby should also be inspected for contamination. It may prove beneficial to do additional research on the effects of topography on the potential for waterway contamination by gas runoff not only for these two sites, but also for all areas with the potential for pollution by gas runoff.

Sources

Data was acquired from Humboldt County's GIS data website and the City of Arcata's GIS portal. ESRI also provided the base map on which the data was layered onto.

Sierra, Raymond. "Drops at the Pump." Stanford University, 24 Oct. 2010. Web. 04 Dec. 2014. <http://large.stanford.edu/courses/2010/ph240/sierra1/>.

U.S. Energy Information Administration - EIA - Independent Statistics and Analysis." How Much Gasoline Does the United States Consume? U.S. Department of Energy, 13 May 2014. Web. 04 Dec. 2014. http://www.eia.gov/tools/faqs/faq.cfm?id=23&t=10

Acknowledgements

A special thanks goes out to Nick Ramirez for his outstanding teaching and support. This project would not have been successful without him. He will live on in our hearts long after we have graduated and departed his realm.

October 9, 2014

Small Spills at Gas Stations Could Cause Significant Public Health Risks Over Time, Johns Hopkins Finds

A new study suggests that drops of fuel spilled at gas stations — which occur frequently with fill-ups — **could cumulatively be causing long-term environmental damage to soil and groundwater in residential areas in close proximity to the stations.**

Few studies have considered the potential environmental impact of routine gasoline spills and instead have focused on problems associated with large-scale leaks. Researchers with the Johns Hopkins Bloomberg School of Public Health, publishing online September 19 in the Journal of Contaminant Hydrology, developed a mathematical model and conducted experiments suggesting these small spills may be a larger issue than previously thought.

“Gas station owners have worked very hard to prevent gasoline from leaking out of underground storage tanks,” says study leader Dr. Markus Hilpert, a senior scientist in the department of environmental health sciences in the

Johns Hopkins Bloomberg School of Public Health. *“But our research shows we should also be paying attention to the small spills that routinely occur when you refill your vehicle’s tank.”*

Over the lifespan of a gas station, Dr. Hilpert says, concrete pads underneath the pumps can accumulate significant amounts of gasoline, which can eventually penetrate the concrete and escape into underlying soil and groundwater, potentially impacting the health of those who use wells as a water source. Conservatively, the researchers estimate, roughly 1,500 liters of gasoline are spilled at a typical gas station each decade.

To learn more: **http://www.jhsph.edu/news/news-releases/2014/small-spills-at-gas-stations-could-cause-significant-public-health-risks-over-time.html**

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THE VALUE OF A WATER VIEW: VARIABILITY OVER 25 YEARS IN A COASTAL HOUSING MARKET

Julia L. Hansen, Western Washington University
Earl D. Benson, Western Washington University

ABSTRACT

Given a relatively inelastic supply of locations with coastal water views, the price of a water view is likely to rise during housing market upturns and fall during downturns. Using 25 years of data and more than 20,000 home sales for Bellingham, Washington, this study uses the hedonic methodology to estimate water view premiums over different phases of the housing cycle. Views are differentiated both by scope and by distance from the water. Results show real dollar premiums associated with water views move with the housing cycle, rising when housing demand and overall market prices increase and falling when the overall price of housing declines. In addition, the relative value of a view fluctuates as well.

INTRODUCTION

The value of a residential "view" has been well-documented in numerous studies over the past 15 years or so. Water views in particular have been found to add significantly to the sales price of a single-family home. While earlier research used a generic definition of view, classifying all properties as "view" or "no view", recent studies have examined several dimensions of the view amenity, including view scope (degree of obstruction by buildings or trees) and distance from the water. When views are differentiated by scope and distance, view premiums are found to increase with the scope of the view and decrease with distance from the water (see, for example, Benson et al., 1998 and Bourassa et al., 2004).

With few exceptions, previous studies have estimated view values in a particular market over a relatively short period of time. An interesting question concerns what happens to view premiums over a longer period of time. Theory suggests that prices of housing attributes with relatively inelastic supply are likely to change over time in response to changing demand. Because the supply of land with view potential is limited, the "quantity" of lots with water views cannot rise significantly in response to rising prices. In that case, the implicit price of a view would be expected to rise and fall with the cyclical variation in home prices. What is less clear is what might happen to the relative value of a view over time, where relative value is the view premium as a percentage of home value. Is this relative premium roughly constant over time or should we expect it to fluctuate, as well, with home values?

Unlike previous studies that use a much more limited database, this study examines a 25-year period (that includes two complete housing cycles) and more than 20,000 transactions. The hedonic methodology is used to estimate real prices of water views in Bellingham, WA, for the period 1984-2009. In this coastal market, properties with water views comprised 21 percent of

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Volume 12, Number 1

all single-family transactions during this period. Author-collected view data distinguishes between type of water view (ocean or lake) and scope of view, ranging from full, unobstructed views to partial views. In addition, ocean views are differentiated by distance from the water. Results suggest that view premiums can vary substantially over time, both in terms of the dollar premium (as measured by the inflation-adjusted implicit price), and in relative terms (as measured by the percentage of sales price).

The following section provides a review of the recent literature on the value of view amenities. Data and local housing market cycles are described in Section III. Section IV presents results of hedonic modeling when views are differentiated by type and scope, while Section V presents results when view/distance interaction variables are included for ocean views. A final section provides a summary and conclusions.

PREVIOUS RESEARCH

Prior to 1997, research on single-family view premiums used simple binary (0-1) definitions of view, and most did not incorporate distance (see Benson et al. (1998) and Bourassa et al. (2004) for a thorough review of these early studies). Later studies have incorporated more complex measures that include interactive measures of view and distance and incorporate geographic information systems (GIS) and other objective measurement techniques. These studies are discussed in detail below.

An early study that used both view and distance as independent variables in a hedonic pricing model was done by Milton et al. (1984), who analyze sales prices of vacant parcels near Florida's Apalachicola Bay. Independent variables include distance from the Gulf and a dummy variable for view/no view. Using three different locations around the bay, they find that distance and view are both important determinants of parcel value. Other studies, focusing on lake views, include Smith (1994), Lansford and Jones (1995), and Doss and Taff (1996). All three studies find that lake view adds significant value and distance from the lake reduces the value of homes, with the first two studies looking at sales prices and the third study using assessed values. None of these earlier papers attempt to interact distance with view.

Starting with a study of the housing market in Point Roberts, Washington, (an area for which no land link exists from the U.S. and if traveling by car one must enter from Canada), the definition of a view was expanded beyond the binary definition of earlier studies to include the scope and quality of the view (Benson at al., 1997). The authors personally collected view data for 397 residential properties, by visiting each property and classifying views into four categories--ocean frontage, unobstructed ocean view, partial ocean view and no view. Personal inspection was judged to be the best way to assess the impact of obstructions such as buildings or trees. Estimated view premiums for the three categories are 147 percent, 32 percent, and 10 percent, respectively, relative to "no view" home sales. No distance variables were included.

The first paper to investigate the complexities of view and distance was Benson et al. (1998). A database was constructed that contained 7,305 single-family homes sold in

The Coastal Business Journal

ISSN: 2163-9280 *Spring 2013*
Volume 12, Number 1

Bellingham, Washington, over the period 1984-1993. View data was collected by the authors by personally conducting a site visit for each view property. Views were classified into mountain, lake, and "ocean" views (views of Bellingham Bay). Ocean views were further classified into four quality categories ranging from unobstructed ocean view to poor partial ocean view. Distance from the water was calculated for each view property, using GIS software. Interaction variables for each of the four ocean views with distance from the water were also calculated. Hedonic estimation results yield view premiums that increase with the scope of an ocean view. For the year 1993, premiums range from 8 percent for a poor partial ocean view to 60 percent for an unobstructed ocean view. Lake frontage is found to add 127 percent to value. The view premium for all ocean view scopes is found to fall significantly with distance from the water. Again for the year 1993, estimated view premiums for properties 0.1 miles from the bay were 68, 56, 37, and 26 percent respectively for the four view categories in declining order of quality; one mile from the bay, the view premiums were 45, 30, 28, and 12 percent, respectively, for the four categories.

The same study (Benson et al., 1998) was also the first to estimate view values over time. Results show that view premiums in percentage terms rose during the late 1980s, a period of growing demand and rising prices in the local market. For example, the percentage impact of an unobstructed ocean view (not controlling for distance) rose from 50% in 1984 and 1986 to roughly 60% from 1988 to 1993. During a period in which overall house prices are rising faster than the rate of inflation, even a constant percentage view premium implies an increase in the real price of a view. When the percentage premium is rising, that implies an even larger increase in the real view price. Thus findings of this study are consistent with the theory that prices of housing attributes with a relatively inelastic supply, such as view amenities, are likely to move with the housing cycle. During the same time period (1984-93), estimated elasticities for dwelling square footage remained relatively constant.

In a follow-up study, Benson et al. (2000) use the same Bellingham, WA, database as described above but focus on 1991-1993, a period of time in which the local market was relatively stable. They show that pooling the data for the three-year period yields estimates of view premiums that are similar to the individual year estimates. Given the likelihood of changing view values over the housing cycle, however, pooling is not likely to be appropriate for long periods of time.

Studies by Seiler et al. (2001) and Bond et al. (2002) examine the value of views of Lake Erie in Cuyahoga County, OH. Both studies used a simple dummy variable for view. The 2001 study of 1,172 homes showed that assessed values were $115,000 higher (a 56 percent premium) for view properties in 1998. Using a database of 190 home sales the 2002 study showed that sales prices during the 1998 to 2000 period were $256,545 higher (a 90 percent premium) for view properties. Neither study incorporated variables measuring distance from the water.

Bourassa et al. (2004) examine 4,814 real estate transactions in Auckland, New Zealand. Their explanatory variables include several dimensions of the view amenity including type and scope of view, and distance from the coast. They also include variables to capture the

The Coastal Business Journal

ISSN: 2163-9280 *Spring 2013*
Volume 12, Number 1

"appearance" of the surrounding area, the quality of landscaping in the neighborhood, and average quality of structures in the neighborhood. Hedonic regression estimates suggest that a wide view at the coast provides a 59 percent premium over properties having no view, while a medium scope view and a narrow view yield premiums of 33 and 4 percent, respectively. At a distance of 100 meters from the coast, the view premiums are 18, 13, and 10 percent, respectively. The study shows that the view amenity (or aesthetic externalities as they call them) is multidimensional.

In another paper using transactions for coastal New Zealand, Bourassa et al. (2005) examine view values over time (1986-1996) in three cities: Auckland, Christchurch, and Wellington. Using housing attribute data that includes a binary variable for water view and a variable measuring distance from the coast, the authors estimate a hedonic model for each of eleven years for each city. Estimated percentage price impacts suggest that the premium for a water view varies over time, as well as across cities. When evaluated at the real mean sales price, estimated percentage impacts imply real prices for water views that move roughly with the local housing cycle, at least for Auckland and Christchurch. View premiums are found to be inversely related to the scarcity of views across cities, lowest in Wellington, the city with the fewest water views, and highest in Christchurch, the city with the most water views. Like Benson et al. (1998), this study finds elasticities for dwelling square footage ("floor space") to be highly stable over time. Because the paper does not report complete regression equation estimates or tests of significance for estimated coefficients, it is somewhat difficult to interpret the results, or to compare with other studies.

Samarasinghe and Sharp (2008) also focus on view values in Auckland, New Zealand, using a database of 2,531 home sales in 2004. Estimation of a hedonic model yields results similar to previous studies that differentiate water views by scope, and that interact view with distance from the water. The effect of distance is found to be greatest for properties with the widest scope of water view. Wide scope water views are found to increases sales price by roughly 44 percent at the coastline. In this study, the authors attempt to control for neighborhood quality by including socioeconomic variables, finding that homes sell for higher prices in neighborhoods with a higher percentage of European ethnic groups, and lower prices in neighborhoods with family income below $50,000(NZ).

Filippova (2009) examines whether water view premiums vary across housing submarkets. Using data for over 53,000 home sales from 2004 to 2006 in Auckland, New Zealand, the author uses a spatial definition of submarkets, dividing the Auckland region into geographic areas of 3,000-5,000 people. To focus on the effect of socioeconomic factors on view premiums, only those submarkets with similar water view scarcities are included in the hedonic analysis. Several view variables are included in the estimation, based on scope of view and distance from the water. The impact of view on sales price was found to vary in the expected way based on scope and distance, and also to vary significantly from one submarket to another. For example, for the region as a whole a wide water view 500 meters from the coast is found to add 18 percent to value; when estimated for submarkets, however, the premium varies from 5 to 54 percent.

The Coastal Business Journal

ISSN: 2163-9280 *Spring 2013*
Volume 12, Number 1

Results suggest that differences in view premiums across submarkets are associated with differences in household socioeconomic characteristics.

Shultz and Smith (2008) examine the value of views of manmade lakes in Omaha using a sample of 1298 home sales from 2000 to 2006. They find that view premiums are between 7.6 and 8.3 percent. Interestingly they find that multiple listing service data underestimates the number of view properties by 79 percent, that GIS frontage calculations overestimate the number by 42 percent, and that GIS viewshed analyses overestimated the number by about 0.5 percent. In order to correct the GIS viewshed data, they conducted site visits to take into account view obstructions.

Bin, et al. (2008) measure a home's view as the number of degrees of view (maximum = 180), using LIDAR (Light Detection and Ranging) data, in their study of coastal views and flood hazard risk in North Carolina. The LIDAR technique makes it possible to account for obstructions to view from buildings and trees, using a continuous view measure which uses GIS measures that are "objective" and replicable. In examining 1,075 home sales from 1995 to 2002, they estimate that "willingness to pay" increases at a rate of $995 per degree of view (or about $179,000 for a 180 degree water view at the coast) in 2002 dollars. The $179,000 is roughly 60 percent of the average selling price of $298,000. Unfortunately, we cannot calculate the percent impact of a view home relative to a no view home because of insufficient information provided.

Morgan and Hamilton (2011) examine Pensacola Beach, Florida, home sales from 1998 to 2007 using a similar methodology to that of Bin et al. (2008). They find the marginal willingness-to-pay is $1,228 per degree of viewshed (about $221,000 for a 180 degree water view) in 2007 dollars, when the average sales price was $559,000. The $221,000 is about 40 percent of the average selling price.

Baranzini and Schaerer (2011) use GIS techniques to develop three-dimensional view variables. For water views, they create a continuous variable that measures the number of hectares of "water-covered areas" that can be seen from individual apartments in apartment buildings in Geneva, Switzerland. They examine the rents on 12,932 apartment units in 2005, with the average rent being CHF 1,122. The model combines a topographical land profile with a "surface numerical model", that takes into account heights of all objects, including buildings and trees. They find that dwellings with the maximum view of water-covered areas (88 hectares) rent for 57 percent more than a dwelling with no water view.

Hindsley, et al. (2012) use LIDAR data and GIS techniques to create three-dimensional view variables for 1,081 home sales in Pinellas County, Florida. Four continuous variables measuring Gulf of Mexico views are constructed. In measuring view scope, both natural and man-made obstructions are taken into account, including structures, sand dunes, trees and other vegetation. They estimate a marginal view scope value of $1,300 per degree of water view (about $234,000 for a 180 degree water view). This represents about 49% of the average home sales price of $475,400.

The Coastal Business Journal

ISSN: 2163-9280 *Spring 2013*
Volume 12, Number 1

Finally, Wallner (2012) uses GIS techniques to develop four view measures for a database of 24,491 Sydney, Australia home sales in 2008. Using a continuous variable for water views that measures the number of square kilometers of visible water surface area, the average water view is found to add 6.8 to 12.7% to a property's value. Water views in the top 5th percentile are found to increase property values 18.2 to 34.7%. For an angular diameter measure of water views, the maximum water view adds 59.4 to 107.0% to value. Compared to a binary (0-1) view variable for the same sample, the GIS measures improve out-of-sample prediction accuracy. As pointed out by the author, however, GIS measures cannot identify trees, telephone poles and other "idiosyncrasies" that can only be captured with an on-site inspection of a property.

In sum, these studies tend to show that "world-class" water view premiums for homes that are near the coastline tend to be about 45 to 70 percent, relative to no view homes; and premiums for waterfront homes tend to be 125 to 150 percent (though these premiums reflect more than "view" since these properties have direct access to water, often with a dock). This contrasts with "lake view" homes in Omaha that have 8 percent premiums. As discussed above, only two studies have examined the movement of view premiums over time -- Benson et al. (1998) for the period 1984-1993 in Bellingham, WA., and Bourassa et al. (2005) for the period 1986-1996 in Auckland, Christchurch and Wellington, New Zealand – and none have incorporated the most recent housing cycle. This paper estimates water view premiums over a 25-year period, including the housing boom and bust of the 2000s.

DATA AND LOCAL MARKET HOUSING CYCLES

Data

To conduct the analysis of view values, this study uses data for single-family home transactions in Bellingham, Washington for the period January 1984 through July 2009. Databases obtained from the Whatcom County Assessor included a total of 29,854 transactions. After removal of invalid and/or inappropriate transactions, the sample size is 20,883. Transactions were removed for the following reasons: 1) transaction prices were identified as possibly not reflecting market prices because the sale was between family members, the property was a foreclosure sale, or the property was sold to a relocation firm 2) transaction prices represented multiple property sales 3) the transaction was a lot-only sale, 4) the transaction was a duplicate of another transaction for the same property on the same date, 5) the property was remodeled after the transaction date, and 6) data for the transaction was missing or in error, such as an invalid sales date, no year built information, or the number of bathrooms coded as zero.

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

Bellingham is the central city of a small metropolitan area in the northwest corner of the contiguous U.S. It is located 90 miles north of Seattle and 45 miles south of Vancouver, British Columbia. The city is particularly well-suited for a view study given the prevalence of water views and the diversity of view quality caused by hills and trees. The market is small enough that the authors were able to collect view information by personal inspection of all properties in the sample that could potentially have a water view. These were properties in neighborhoods located either on the water, or on hills facing the water. Personal inspection was the best method to ensure accurate view classifications. To determine the view from the main living area, properties were inspected from street level, and from above and along the side where possible and when necessary. This fieldwork was conducted in August and September, 1995, in August 2004 and in July and August, 2009. During the most recent inspection of view properties, the authors also updated view classifications for some of the properties already in the sample. Most of the view neighborhoods in Bellingham are established neighborhoods, in which virtually no new construction has occurred. However, view classifications for a few properties were changed due to the growth of trees.

View properties are classified by type of water view – ocean view (a view of Bellingham Bay) or lake view (a view of Lake Whatcom). Ocean views are further subdivided into four quality levels ranging from full ocean view to poor partial ocean view. Generally speaking, the quality of ocean views was determined based on the degree of obstruction, with more obstructed views judged to be lower quality. While there are no true oceanfront properties in Bellingham due to the existence of a railroad right-of-way along the water, there are a number of lakefront properties. Lake view properties are classified into three quality categories – lakefront, full lake view and partial lake view. The following vector of view dummy variables was created:

OCEANVIEW1 = 1 if the home has a full (unobstructed) view of Bellingham Bay, else 0,
OCEANVIEW2 = 1 if the home has a superior partial bay view (some obstruction by buildings, trees, etc., up to 30% obstruction), else 0,
OCEANVIEW3 = 1 if the home has a good partial bay view (significant obstructions, from 30% to 60% obstruction), else 0,
OCEANVIEW4 = 1 if the home has a poor partial bay view (some water could be seen, more than 60% obstruction), else 0,
LAKEFRONT = 1 if the home has a lake view from lakefront property, else 0,
LAKEVIEW1 = 1 if the home has a full lake view from non-lakefront property, else 0, and
LAKEVIEW2 = 1 if the home has a partial lake view from non-lakefront property, else 0,

with the omitted category containing homes with no water view.

Table 1 provides definitions of variables, and descriptive statistics are shown in Table 2. Property characteristics data were obtained from the Whatcom County Assessor; these data are supplemented by distance from Bellingham Bay and neighborhood variables provided for our sample by the City of Bellingham. For the full 25½-year sample, the average property is approximately 43 years old at the time of sale, and the mean square footage is 1479, excluding finished and unfinished basement. Properties with water views comprise 21.2 percent of all

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

transactions. As shown in Table 2, 5.0 percent of transactions were for houses with an unobstructed ocean view, 2.6 percent were for houses with a superior partial ocean view, and 4.0 percent and 6.2 percent for houses with a good or poor partial ocean view, respectively. An additional 0.5 percent of transactions were for lakefront property, 0.6 percent for full lake view property, and 2.3 percent for partial lake view property. The set of explanatory variables for the hedonic model includes dummy variables for 20 neighborhoods, as defined by Bellingham city government. Neighborhood dummy variables are included to control for unobserved locational factors that affect housing prices; such factors may include socioeconomic characteristics of neighborhood households.

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

Table 1. Variable Definitions

Variable Name	Definition
PRICE	Sales price of house (2009 dollars)
AGE	Year of sale minus the year house was built
REMODEL	Dummy variable (1if house remodeled since 1960, otherwise 0)
SQFT	House square feet (above grade)
FBASEM_SF	Finished basement square feet
UFBASEM_SF	Unfinished basement square feet
GARAGE_SF	Garage square feet
CARPORT_SF	Carport square feet
DECK_SF	Deck square feet
PATIO_SF	Patio square feet
BEDRMS	Number of bedrooms
BATHS	Number of bathrooms
QUALITY1	Dummy variable (1 if quality given a well above average assessor rating of 5 or 6 on a 1-6 scale; otherwise 0)
QUALITY2	Dummy variable (1 if quality given an above average assessor rating of 2 on a 1-6 scale; otherwise 0)
QUALITY3	Dummy variable (1 if quality given an average assessor rating of 2 on a 1-6 scale; otherwise 0)
QUALITY4	Dummy variable (1 if quality given a below average assessor rating of 2 on a 1-6 scale; otherwise 0)
QUALITY5	Dummy variable (1 if quality given a below average assessor rating of 1 on a 1-6 scale; otherwise 0)
QUALITY+	Dummy variable (1 if house given an additional quality classification of plus, otherwise zero)
QUALITY-	Dummy variable (1 if house given an additional quality classification of minus, otherwise zero)
CONDITION1	Dummy variable (1 if condition given an above average assessor rating of 4, 5 or 6 on a 1-6 scale, otherwise zero)
CONDTION2	Dummy variable (1 if condition given an average assessor rating of 3 on a 1-6 scale, otherwise zero)
CONDITION3	Dummy variable (1 if condition given a below average assessor rating of 1 or 2 on a 1-6 scale, otherwise zero)
OCEANVIEW1	Dummy variable (1 if house has an unobstructed view of Bellingham Bay; if not, 0)
OCEANVIEW2	Dummy variable (1 if house has a superior partial bay view (up to 30% obstruction); if not, 0)
OCEANVIEW3	Dummy variable (1 if house has a good partial bay view (30 to 60% obstruction) ; if not, 0)
OCEANVIEW4	Dummy variable (1 if house has a poor partial bay view (more than 60% obstruction); if not, 0)
LAKEFRONT	Dummy variable (1 if property fronts on Lake Whatcom; if not, 0)
LAKEVIEW1	Dummy variable (1 if house has an unobstructed Lake Whatcom view from non-lakefront property; if not, 0)
LAKEVIEW2	Dummy variable (1 if house has a partial Lake Whatcom view from non-lakefront property; if not, 0)
DBAY	Shortest distance in miles from Bellingham Bay
N1….N20	Dummy variables for 21 neighborhoods (defined by City of Bellingham). The omitted neighborhood is Roosevelt.
Y1985 … Y2004	Dummy variable (1 if house sold in that year, otherwise 0)

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

Table 2. Summary Statistics of Sample Variables (n=20883)

Continuous variables:	Mean	Std. Dev.	Min.	Max.	*Dummy Variables*:*	Mean	n
PRICE (2009$)	$229,530	$131,318	$31,048	$2,088,670	REMODEL	0.061	1273
AGE	43	36	0	123	QUALITY1	0.004	92
SQFT	1479	566	368	6585	QUALITY2	0.101	2105
FBASEMT_SF	128	354	0	3344	QUALITY3	0.610	12736
UBASEM_SF	142	310	0	2710	QUALITY4	0.281	5868
GARAGE_SF	319	254	0	1890	QUALITY5	0.003	82
CARPORT_SF	26	101	0	1664	QUALITY+	0.290	6066
DECK_SF	118	188	0	1690	QUALITY-	0.184	3848
PATIO_SF	69	168	0	3840	CONDITION1	0.497	10375
BEDRMS	2.89	0.81	1	8	CONDITION2	0.401	8368
BATHS	1.76	0.73	1	6	CONDITION3	0.102	2140
DBAY (miles)	1.44	0.95	0.02	4.06	OCEANVIEW1	0.050	1053
					OCEANVIEW2	0.026	548
					OCEANVIEW3	0.040	828
					OCEANVIEW4	0.062	1294
					LAKEFRONT	0.005	94
					LAKEVIEW	0.006	134
					LAKEVIEW2	0.023	475

*Dummy variable means give the proportion of sample transactions with this attribute.

Pairwise correlations between explanatory variables are generally small; the only exceptions are the correlations between total square footage and the number of bathrooms, and total square footage and the number of bedrooms (correlation coefficients of 0.70 and 0.66, respectively). Of particular interest given our focus on views, pairwise correlations between each of the view dummy variables and the other explanatory variables are very small, with only one above 0.36. Computation of variance inflation factors for all explanatory variables results in very low values for the view variables (between 1.2 and 1.6) and values less than 4 for all variables except for "dbay", leading us to conclude that multicollinearity is not a problem for our sample.

Local Market Housing Cycles

The first step in the empirical analysis is an examination of housing price cycles in the local market. In order to identify the movement of housing prices over time, we pooled our 25 ½ years of data and used it to construct a real hedonic price index. (The specification for the

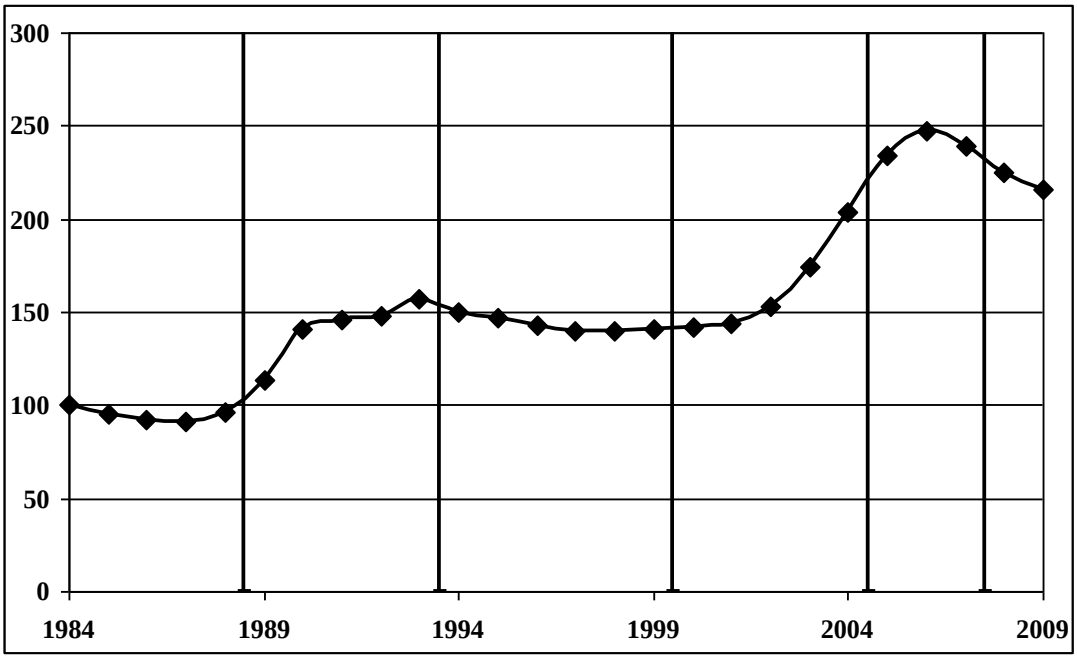
The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

pooled hedonic model is identical to the specification used in Model 1 (shown in Table 3 below), with dummy variables for each year of the sample after 1984. The dependent variable is the natural log of the sales price adjusted for inflation using the Seattle CPI-U. Hedonic price index values are computed as exp(β)*100, where β is the estimated coefficient on the year dummy variable.) This index, illustrated in Figure 1, provides a measure of the inflation-adjusted constant-quality house price. As shown in the figure, the Bellingham single-family market experienced two housing price cycles during the period of our data. Real prices rose substantially during the period 1988-1993 (about 62 percent), then fell slightly from 1994-1999 (about 6 percent). For the more recent cycle, the index peaks in 2006 at a level about 74 percent higher than the 2000 level. It should be noted that the time period for this study does not capture the entire recent cycle, as the downturn did not end in 2009. (As of 1st quarter 2011, the FHFA repeat sales price index for the Bellingham MSA continued to fall.)

Figure 1. Real Hedonic House Price Index, Bellingham



For purposes of examining how the value of a view varies with the housing cycle, we identify six time periods over which to create pooled subsamples of our data. The time periods are chosen to represent phases of the local housing cycle, as indicated by the movement of real prices in Figure 1. Shown by vertical bars in the figure, the six time periods are as follows:

Time Period	Years	House Price Movement
1	1984-1988	Stable/slight decline

The Coastal Business Journal

ISSN: 2163-9280 *Spring 2013*
Volume 12, Number 1

2	1989-1993	Rising
3	1994-1999	Stable/slight decline
4	2000-2004	Rising
5	2005-2007	Peaking
6	2008-2009	Falling

If the price of a view moves with the real estate cycle as hypothesized, we would expect view prices measured in real terms to rise in Period 2, fall in Period 3, then rise again in Period 4, following by a peak in Period 5, and a decline in Period 6. To estimate the real price of different views, we estimate a hedonic housing price model for each of the six time periods. With the dependent variable given by the log of the real sales price (see below), the coefficients on view dummy variables yield the percentage impact of a particular view type. An estimate of the real dollar price of a view can then be obtained by multiplying the percentage impact by the mean real sales price for the time period.

HEDONIC MODEL 1: THE VALUE OF WATER VIEWS OVER TIME

A hedonic pricing model is used to estimate the value of water views in the Bellingham single-family housing market. Theory gives little guidance with respect to the appropriate functional form for the hedonic model. A maximum-likelihood Box-Cox hedonic model is an attractive choice, as it provides a flexible functional form. However, a Box-Cox model has the disadvantage of not allowing for continuous variables with zero values (and thus does not allow the use of view/distance interaction variables used below in Model 2). Given this disadvantage, and given that previous estimation of a Box-Cox hedonic model for this market yielded results very similar those obtained from a log-linear model (Benson et al., 1998), we chose the log-linear model. The following model is estimated:

$$\ln(P_i) = \alpha + \sum_{j=1}^{n} \beta_j X_{ji} + \sum_{k=1}^{m} \gamma_k Z_{ki} + e_i$$

where ln(*P*) is the natural log of price of property *i*, *X* is a vector of the natural logs of *j* property characteristics such as age and square footage, and *Z* is a vector of dummy variables, including dummy variables for sale year and neighborhood.

To test the hypothesis that water views add significantly to value, our first hedonic model (Model 1) includes dummy variables for ocean and lake views. In the next section of the paper, additional variables are added to test the hypothesis that view values vary with distance. Estimation results for Model 1, which is estimated for all six time periods using ordinary least squares, are shown in Table 3.

Most of the variables describing property characteristics are significant, with the expected sign. Sales prices are higher, the newer the house, the better the quality and condition, and the greater the above-grade square footage, as well as the greater the basement square footage, garage square footage, etc. A variable measuring distance from Bellingham Bay is negative and significant, but the magnitude is very small. With only two exceptions, estimated coefficients

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

for the water view variables are positive and significant at the 1% level in all time periods. Coefficients not significantly different from zero are the coefficient on poor partial ocean view in the 1984-88 time period, and the coefficient on unobstructed lake view in the 2008-09 period.

Table 3. Hedonic Regression Results, Model 1
Dependent variable is ln(P)

	Time Period					
	1984-88	**1989-93**	**1994-99**	**2000-04**	**2005-07**	**2008-09**
C	8.9002 [a]	8.8817 [a]	9.5373 [a]	9.3565 [a]	9.8154 [a]	9.7007 [a]
ln(AGE)	-0.0612 [a]	-0.0218 [a]	-0.0124 [a]	-0.0116 [a]	-0.0013 [a]	0.0144 [a]
REMODEL	0.0921 [a]	0.0461 [a]	0.0224 [a]	0.0070	0.0167	0.0346 [c]
ln(SQFT)	0.3952 [a]	0.3991 [a]	0.3484 [a]	0.3589 [a]	0.3635 [a]	0.3556 [a]
ln(FBASEM_SF)	0.0227 [a]	0.0178 [a]	0.0174 [a]	0.0209 [a]	0.0184 [a]	0.0216 [a]
ln(UBASEM_SF)	0.0103 [a]	0.0082 [a]	0.0060 [a]	0.0078 [a]	0.0056 [a]	0.0065 [a]
ln(GARAGE_SF)	0.0142 [a]	0.0109 [a]	0.0098 [a]	0.0086 [a]	0.0072 [a]	0.0073 [a]
ln(CARPORT_SF)	0.0106 [a]	0.0084 [a]	0.0057 [a]	0.0030 [a]	0.0042 [a]	-0.0011
ln(DECK_SF)	0.0060 [a]	0.0049 [a]	0.0046 [a]	0.0040 [a]	0.0048 [a]	0.0052
ln(PATIO_SF)	0.0099 [a]	0.0039 [a]	0.0038 [a]	0.0043 [a]	0.0033 [a]	0.0031
ln(BEDRMS)	0.0000	0.0064	0.0247 [b]	0.0170	0.0139	0.0169
ln(BATHS)	0.06912 [a]	0.0513 [a]	0.0335 [a]	0.0250 [a]	0.0119	0.0218
QUALITY1	0.4555 [a]	0.2696 [a]	0.4457 [a]	0.4348 [a]	0.3942 [a]	0.5195 [a]
QUALITY2	0.2614 [a]	0.2049 [a]	0.2830 [a]	0.2583 [a]	0.2755 [a]	0.26546 [a]
QUALITY4	-0.1290 [a]	-0.1209 [a]	-0.1566 [a]	-0.1344 [a]	-0.1310 [a]	-0.1289 [a]
QUALITY5	-0.2127 [a]	-0.3058 [a]	-0.3668 [a]	-0.2873 [a]	-0.1469 [a]	-0.0957
QUALITY+	0.0811 [a]	0.0780 [a]	0.0790 [a]	0.0735 [a]	0.0815 [a]	0.0667 [a]
QUALITY-	-0.0428 [a]	-0.0497 [a]	-0.0749 [a]	-0.0697 [a]	-0.0434 [a]	-0.0417 [a]
CONDITION1	0.0401 [a]	0.0678 [a]	0.0477 [a]	0.0609 [a]	0.0417 [a]	0.0535 [a]
CONDITION3	-0.0610 [a]	-0.1057 [a]	-0.0782 [a]	-0.0777 [a]	-0.0286 [a]	-0.0329
OCEANVIEW1	0.2436 [a]	0.2743 [a]	0.1904 [a]	0.2042 [a]	0.2114 [a]	0.1738 [a]
OCEANVIEW2	0.1034 [a]	0.1949 [a]	0.1316 [a]	0.1327 [a]	0.1703 [a]	0.1226 [a]
OCEANVIEW3	0.0842 [a]	0.1442 [a]	0.0660 [a]	0.0976 [a]	0.1124 [a]	0.0864 [a]
OCEANVIEW4	0.0049	0.0468 [a]	0.0435 [a]	0.0612 [a]	0.0648 [a]	0.0733 [a]
LAKEFRONT	0.6373 [a]	0.7419 [a]	0.5465 [a]	0.6286 [a]	0.6827 [a]	0.7755 [a]
LAKEVIEW1	0.1923 [a]	0.2490 [a]	0.1145 [a]	0.1326 [a]	0.2165 [a]	0.0475
LAKEVIEW2	0.0921 [a]	0.1147 [a]	0.0370 [a]	0.0467 [a]	0.0826 [a]	0.0848 [a]
ln(DBAY)	-0.0368 [a]	-0.0305 [a]	-0.0201 [a]	-0.0343 [a]	-0.0890 [a]	-0.0222
Edgemoor	0.2621 [a]	0.2956 [a]	0.2533 [a]	0.3177 [a]	0.2562 [a]	0.4219 [a]
South Hill	0.1257 [a]	0.1770 [a]	0.1276 [a]	0.2429 [a]	0.1265 [a]	0.3160 [a]
R-squared	0.8603	0.8633	0.8626	0.8648	0.8205	0.8427
Adjusted R-sq.	0.8579	0.8613	0.8612	0.8635	0.8174	0.8346
S.E. of regression	0.1788	0.1841	0.1416	0.1547	0.1539	0.1455
n	2851	3441	5099	5534	2951	1007

[a]Significant at the 1% level; [b]significant at the 5% level; [c]significant at the 10% level. Estimated coefficients for year dummy variables and neighborhood dummy variables other than Edgemoor and South Hill are not shown.

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

Table 4 shows percentage impacts of views on sales price, (computed as $100*(e^{\beta}-1)$, where β is the estimated coefficient), along with real prices of views over time. (The correct interpretation of coefficients on dummy variables when the dependent variable is specified in logs was first pointed out by Halvorsen and Palmquist (1980).) In every time period, the percentage price impact is highest for lakefront properties. This is not surprising, given that lakefront locations provide recreational amenities as well as view amenities. Percentage impacts for ocean views generally decline as the scope of the view narrows. It should be noted that estimated percentage impacts for ocean views are significantly lower than those found in previous research for this market (Benson et al., 1998) for the time period 1984-1993. This can be explained by the addition of neighborhood dummy variables to the model. The two Bellingham neighborhoods with the highest prevalence of ocean views--Edgemoor and South Hill--are also the most prestigious neighborhoods, and according to our regression results command the highest neighborhood premiums (shown in Table 3). After controlling for neighborhood, the estimated marginal impact of an ocean view on sales price is, therefore, reduced.

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

Table 4. Percentage Impacts and Real Prices of Water Views

	Time Period					
	1984-88	**1989-93**	**1994-99**	**2000-04**	**2005-07**	**2008-09**
OCEANVIEW1:						
Percent Impact	27.6%	31.6%	21.0%	22.6%	23.5%	19.0%
Price (2009$)*	$36,999	$58,734	$43,577	$54,558	$83,246	$62,976
OCEANVIEW2:						
Percent Impact	10.9%	21.5%	14.1%	14.2%	18.6%	13.0%
Price (2009$)	$14,609	$40,044	$29,235	$34,189	$65,649	$43,291
OCEANVIEW3:						
Percent Impact	8.8%	15.5%	6.8%	10.2%	11.9%	9.0%
Price (2009$)	$11,780	$28,862	$14,186	$24,686	$42,077	$29,949
OCEANVIEW4:						
Percent Impact	0.5%**	4.8%	4.4%	6.3%	6.7%	7.6%
Price (2009$)	$664	$8,909	$9,238	$15,205	$23,676	$25,244
LAKEFRONT:						
Percent Impact	89.1%	110.0%	72.7%	87.5%	97.9%	117.2%
Price (2009$)	$119,557	$204,682	$151,139	$210,748	$346,309	$388,719
LAKEVIEW1:						
Percent Impact	21.2%	28.3%	12.1%	14.2%	24.2%	4.9%**
Price (2009$)	$28,439	$52,616	$25,210	$34,159	$85,472	$16,126
LAKEVIEW2:						
Percent Impact	9.7%	12.2%	3.8%	4.8%	8.6%	8.9%
Price (2009$)	$12,947	$22,625	$7,822	$11,520	$30,473	$29,375

*Percentage impacts are evaluated at the mean sales price for the time period ($2009 dollars). **Coefficient not significantly different from zero.

We suspect, however, that the neighborhood premiums themselves are not independent of views. It is likely that the high prevalence of view properties in certain neighborhoods leads to greater prestige and higher household incomes, making the neighborhood more attractive and leading to higher prices even for non-view properties. In addition, both neighborhoods mentioned above are located along Bellingham Bay, and provide water views not only from private houses, but from roads, sidewalks and common areas, another factor which may contribute to higher prices for non-view properties. If the view and neighborhood effects are combined for these two neighborhoods, the value premium can be quite high. In the case of the Edgemoor neighborhood, for example, the combined percentage impact for view and

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

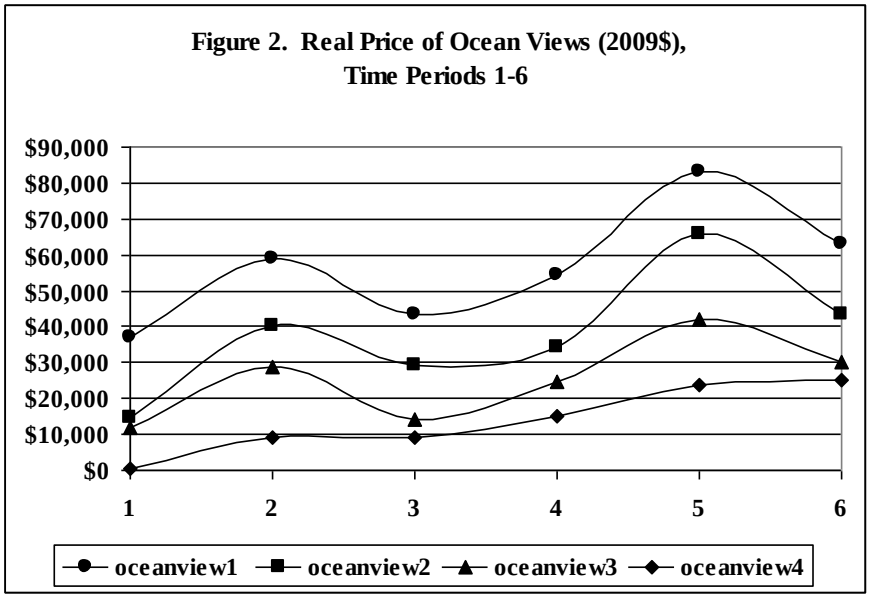
neighborhood for the 2005-2007 time period is 59.62 percent for an unobstructed ocean view (OCEANVIEW1) and 53.19 percent for a superior partial ocean view (OCEANVIEW2).

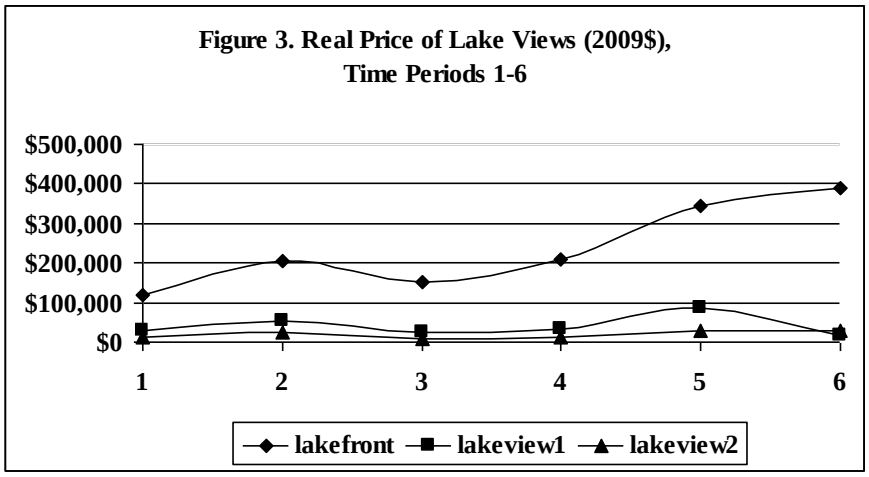
For all the different view types, estimated percentage impacts rise during period 2, a period in which the market price level was rising, then fall in time period 3, rise again in period 4 and reach a peak in period 5, the period in which real housing prices peaked in the overall market (2005-2007). For all views except for poor partial ocean view and lakefront, the percentage impact then falls in the most recent time period (2008-09). (It should be noted that only six lakefront properties sold in that time period, making it difficult to interpret that particular result.) For all view types except for the lowest-quality ocean view, percentage impacts are highest in period 2, the 1989-93 time period. It is interesting to note that the coefficients (and hence percentage impacts) for the two dummy variables for above-average structure quality – QUALITY1 and QUALITY2 – are lowest in time period 2, perhaps indicating a higher than normal willingness of buyers during the housing boom of the late 1980s and early 1990s to trade off structure quality for views.

Evaluating percentage impacts at the real mean sales price for each time period yields estimates of the real dollar prices of water and lake views. The movement of real view prices across time periods is illustrated in Figures 2 and 3. For all view types, prices generally move as expected with the housing cycle, exceptions being the increase in real price for poor partial ocean views and lakefront during the recent downturn (period 6). Again we note the very small sample size for lakefront properties in this time period. Although the percent impact of most view types is lower during the most recent housing boom than during the earlier boom, real prices of views are higher, given that the percent impacts are being applied to much higher sales prices. For example, estimation results suggest that a full ocean view adds 31.6 percent to value in the 1989-93 time period, implying a real price of $58,734; although the premium for 2005-07 time period is 23.5 percent, the corresponding real price of an unobstructed ocean view is $83,246.

In contrast to the percentage price impacts for views, the elasticities for square footage are quite stable across all six time periods. As shown by the coefficients on the SQFT variable in Table 3, these elasticities vary from 0.348 to 0.399, implying that a 1 percent increase in square feet increases the sale price by .348 to .399 percent, *ceteris paribus*. It should be noted that this elasticity measures the impact of an increase in above-grade square footage, holding the number of bedrooms, bathrooms, and basement square feet constant. Of course a stable elasticity does not imply a constant dollar price of square footage. Evaluating the elasticity value at the mean sales price and mean square footage for each time period yields a real price of square footage that moves with the Bellingham housing cycle. Based on the elasticities estimated here, the price of a marginal square foot in real terms moves from $37.50 in time period 1 to $54.16 in period 2, then to $48.33, $57.11, $83.20 and $75.73 in the last 4 time periods, respectively. The finding of a stable square footage elasticity, and a real price of square footage that varies with the housing cycle, is similar to the findings of Bourassa et al. (2005).

The Coastal Business Journal
ISSN: 2163-9280
Spring 2013
Volume 12, Number 1





HEDONIC MODEL 2: THE EFFECT OF DISTANCE FROM THE WATER ON VIEW VALUES

The previous section explored the value of different types of water views – both ocean and lake views, and how those values have varied over a long period of time. In this section of the paper, we consider that for ocean view and partial ocean view properties, the value of a view may vary depending on distance from the water. More specifically, we hypothesize that the

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

more distant the view, the smaller the view premium, everything else held constant. To test this hypothesis over the six time periods of this study, variables interacting each of the four ocean view variables with distance are added to the hedonic model. Interaction variables (OCEAND1-4) are defined as the natural log of (DBAY + 1), where as defined in Table 1, DBAY is the shortest distance in miles from Bellingham Bay. In this model, the impact of a view on sales price is determined by the estimated coefficients on both the view dummy variable and the view/distance variable. As shown by Benson et al. (1998), the percentage impact of a particular type of ocean view on sales price is given by: $100 * [e^{(\beta+\gamma*(OCEAND)}-1]$, where β is the coefficient on the view dummy variable, and γ is the coefficient on the view/distance interaction term.

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

Table 5. Selected Hedonic Regression Results and Percentage Impacts, Model 2

	Time Period											
	1984-88		**1989-93**		**1994-99**		**2000-04**		**2005-07**		**2008-09**	
Coefficient:												
OCEANVIEW1	0.3431	a	0.4128	a	0.2876	a	0.2604	a	0.2585	a	0.2721	a
OCEAND1	-0.2251	a	-0.2718	a	-0.140	a	-0.0839	a	-0.0606	c	-0.1646	a
OCEANVIEW2	0.2098	a	0.3531	a	0.2551	a	0.1861	a	0.2520	a	0.1993	a
OCEAND2	-0.1249	a	-0.2001	a	-0.1397	a	-0.0701	a	-0.0987	b	-0.0899	
OCEANVIEW3	0.1590	a	0.2123	a	0.1318	a	0.1424	a	0.2219	a	0.2433	a
OCEAND3	-0.0908	a	-0.0697	c	-0.0666	b	-0.0549	b	-0.1312	a	-0.1820	a
OCEANVIEW4	0.0190		0.4128	a	0.0689	a	0.1082	a	0.1130	a	0.0736	
OCEAND4	-0.0133		-0.2717	a	-0.0259		-0.0601	a	-0.0557		-0.0135	
Percentage Impacts:												
OCEANVIEW1												
0.1 miles	37.9%		47.2%		31.6%		28.7%		28.8%		29.2%	
0.5 miles	28.6%		35.3%		26.0%		25.4%		26.4%		22.8%	
1 mile	20.6%		25.2%		21.0%		22.4%		24.1%		17.1%	
2 miles	10.1%		12.1%		14.3%		18.3%		21.1%		9.6%	
OCEANVIEW2												
0.1 miles	21.9%		39.7%		27.3%		19.7%		27.5%		21.0%	*
0.5 miles	17.3%		31.2%		21.9%		17.1%		23.6%		17.7%	*
1 mile	13.1%		23.9%		17.1%		14.7%		20.1%		14.7%	*
2 miles	7.5%		14.3%		10.7%		11.2%		15.4%		10.6%	*
OCEANVIEW3												
0.1 miles	16.2%		22.8%		13.4%		14.7%		23.3%		25.4%	
0.5 miles	13.0%		20.2%		11.0%		12.8%		18.4%		18.5%	
1 mile	10.1%		17.8%		8.9%		11.0%		14.0%		12.4%	
2 miles	6.1%		14.5%		6.0%		8.6%		8.1%		4.4%	

[a]Significant at the 1% level; [b]significant at the 5% level; [c]significant at the 10% level. *Distance interaction term is not statistically significant.

Table 5 (above) shows selected hedonic regression results for Model 2 – the coefficients on the view dummy variables and interaction terms – and implied percentage impacts. Distance is a significant addition to the specification of ocean views for the three highest-quality ocean views (for most time periods), but not for the lowest-quality ocean view. For the highest-quality ocean views – a full ocean view -- coefficients on the view/distance interaction variables are negative and significant at the 1 percent level for all time periods except 2005-2007 (where the coefficient is significant at the 10 percent level). For superior partial ocean views, the coefficients for the

The Coastal Business Journal

ISSN: 2163-9280

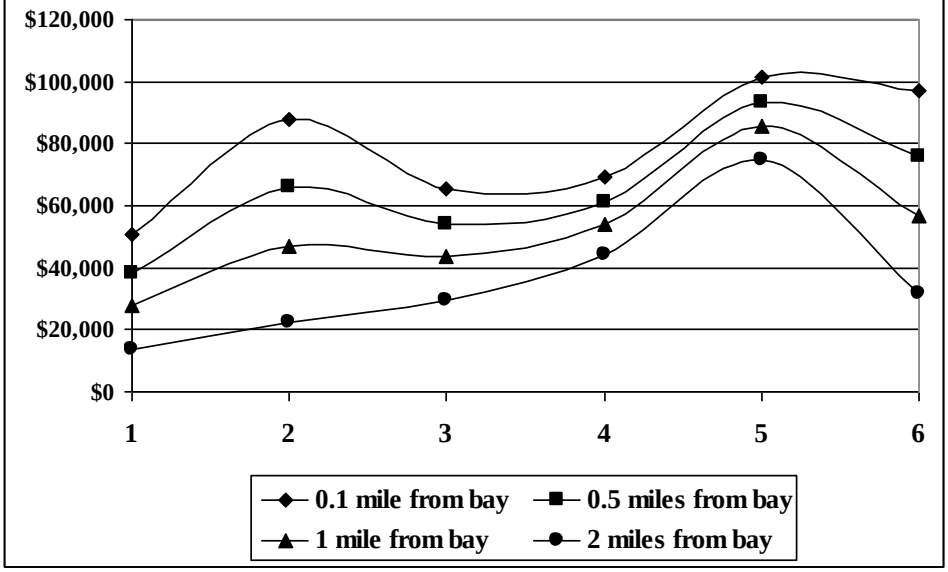
Spring 2013
Volume 12, Number 1

interaction terms are negative and significant for all time periods except for the most recent period, and for good partial ocean views, coefficients are negative and significant at at least the 10 percent level for all time periods. The view/distance interaction term does not generally perform well for poor partial ocean views.

For the three highest-quality ocean views, percentage price impacts tend to move with the housing cycle, but there are some exceptions to the general pattern. For example, the percentage impact of unobstructed water views at locations 0.1 mile from the water doesn't fall during the recent downturn (time period 6). For the same quality-level at locations 2 miles from the water, percentage price impacts rise during all time periods except the most recent. As a result, the percentage impacts at different distances become more similar up until period 5 (2005-07), and less similar after period 5.

As in the previous section of the paper, real dollar prices of water and lake views are obtained by evaluating percentage impacts at the real mean sales price for each time period. Figure 4 illustrates real prices for unobstructed ocean view properties located 0.1 mile, 0.5 miles, 1 mile and 2 miles from the water. While prices at all distances tend to track the overall market, the relationship between distance from the water and the value of a view has clearly varied over time.

Figure 4. Real Price of a Full Ocean View (2009$), Time Periods 1-6



For example, for full ocean view properties within 0.1 mile of the bay, the view premium is $50,893, $87,912, $65,578, and $101,701 for periods 1, 2, 3 and 5, respectively. From a distance

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

of 2 miles the premium is $13,486, $22,527, $29,723, and $74,842 for the same periods, but falls to $31,692 in period 6. The reduced effect of distance starting in time period 3, and continuing in time periods 4 and 5 is unexpected, and appears to be related to an increase in the number of sales of full ocean view properties located more than 3 miles from Bellingham Bay. For the 1989-93 time period, there were no sales of full ocean view properties located farther than 3 miles in our sample, but for the next three time periods, the percentage of full ocean view properties at distances greater than 3 miles rises to 12.8 percent, and then to 23.9 and 20.1 percent. (The percentage for the most recent time period drops to 10.3 percent.)

The increase in the percentage of full ocean view properties located at distances beyond 3 miles is likely explained by the development of a new area of Bellingham view homes in the late 1990s and early 2000s (the "Barkley area"). This area is farther from the bay than other view areas in the city, and many houses are located more than 3 miles from the water. Because the area is located on a high hill, however, many properties have full ocean views. We suspect that a high value for full ocean views in the Barkley area, in spite of the relatively great distance from the water, is causing the reduction in the view/distance interaction term, particular for the 2000-2004 and 2005-2007 time periods. The value of these views may be explained by the dimension of elevation. It is possible that higher elevation can offset the effect of distance by "opening up" the view, and in the case of the Barkley area, affording a view of a greater expanse of water and islands. More research is needed to investigate the impact of elevation on view values.

SUMMARY AND CONCLUSIONS

Very little research has focused on the value of water views over the housing cycle. This study uses housing market sales data for the coastal city of Bellingham, Washington to estimate the value of ocean and lake views over a 25-year period from 1984-2009. Both ocean and lake views are categorized by quality level, as defined by the scope of the view (or conversely, the degree of obstruction), and in the case of ocean views by distance from the ocean as well. The view classifications were determined by a site visit to each potential view property, a method judged by the authors to be the best way to account for obstructions such as building and trees.

The empirical work in the paper addresses both the "absolute" change and the "relative" change of water view premiums over this 25-year period. Results show that real prices of water views have moved substantially over the housing cycle. Real prices of ocean and lake views of all quality levels rose during the housing upturn of the late 1980s and early 1990s, then fell, then rose again during the housing boom of the 2000s before declining again in the most recent period. Measured in 2009 dollars, the price of the highest-quality ocean view (an unobstructed view of Bellingham Bay and the San Juan Islands) peaks at about $83,000 in 2005-2007, the time period corresponding to the peak of the local market. Taking distance into account, the highest-quality ocean view home commands a premium in the 2005-2007 period of about $102,000 if located 0.1 miles from the bay and a premium of $75,000 if located 2 miles away. In

ISSN: 2163-9280 *Spring 2013*
Volume 12, Number 1

the 1994-1999, the period prior to the recent housing boom, these view premiums were only $66,000 and $30,000, respectively.

We find that water view premiums move with the housing cycle not only when measured in inflation-adjusted dollar terms, but also when measured on a relative basis. For this market, percentage premiums appear to have peaked during the housing boom of the late 1980s and early 1990s, and then fell in the late 1990s. They recovered in the early 2000s, reached a peak in the boom years of 2005-2007, and fell as home prices dropped in 2008-2009. For example, the view premium for a home that is within 0.1 miles of the bay, with a superior partial bay view rose from 21.9 percent in the mid-1980s to 39.7 percent in the late 1980s and early 1990s, only to fall to 27.3 percent and 19.7 percent in the subsequent two periods. Then, the relative premium rose to 27.5 percent in the 2005-2007 period and fell to 21 percent in 2008-2009. This pattern was true for all view/distance categories except for the best view category (with the highest home values) which exhibited much less variation compared to the other categories. One implication is that percentage view premiums cannot be assumed to be constant over time, or assumed to be similar for similar phases of the housing cycle. Percentage view premiums for the next housing upturn, for example, may differ from premiums exhibited during previous upturns. Results here suggest that in addition to the scope of a view, and distance from the water, careful assessment of views should consider that not only the dollar value but the percentage impact of a view may vary with the housing cycle.

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The Coastal Business Journal

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ABOUT THE AUTHORS

Julia L. Hansen is Professor of Economics in the Economics Department at Western Washington University and has a Ph.D. in economics from the University of California, Berkeley. Her teaching and research activities include microeconomics, urban economics, public finance, and real estate. Her publications have appeared in the *Journal of Urban Economics, Journal of Real Estate Finance and Economics, Journal of Housing Economics, Land Economics, Journal of Real Estate Research, and The Appraisal Journal.* She is also the Editor of the annual *Whatcom County Real Estate Research Report*.

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

Earl D. Benson is Professor of Finance in the Finance and Marketing Department at Western Washington University and has a Ph.D. in finance from the University of Oregon. His teaching includes financial management, investments, and portfolio analysis and management. Research interests include real estate valuation, portfolio analysis, and determinants of municipal bond interest costs. His publications have appeared in the *Journal of Finance, Journal of Financial and Quantitative Analysis, Financial Analysts Journal, Journal of Portfolio Management, Journal of Money, Credit and Banking, Journal of Real Estate Finance and Economics, Land Economics, Journal of Real Estate Research, The Appraisal Journal, Public Finance Quarterly, Journal of Accounting, Auditing and Finance, Research in Governmental and Nonprofit Accounting, Advances in Accounting, Public Budgeting and Finance, and the Municipal Finance Journal.*

From: Mohsen Salehi msalehi@caltrangroup.com
Subject: Brief Qualifications
Date: Aug 6, 2019 at 5:50:51 PM
To: madsenk1@verizon.net

Mohsen Salehi's Qualifications:

The career of Mohen Salehi, AICP, ITE(F) spans over 30 years of public- and private-sector experience with an extensive track record in traffic and parking studies, transportation/ infrastructure planning and urban design, low impact development and redevelopment projects, complete streets/ context sensitive design solutions, traffic calming/ roadway safety audits/ development review services/ and expert testimony for public agencies and community organizations. Mohsen has a Master of City and Regional Planning (MCRP) from Clemson University with a concentration in Urban Design and Infrastructure, and a Bachelor of Architectural Engineering from Southern Tech (formerly a division of Georgia Tech). He is a member of the American Institute of Certified Planners (AICP) and a fellow of the Institute of Transportation Engineers (ITE).

RALF BROOKES ATTORNEY

Robert L. Malatesta
37 Harbour Isle Drive East PH6
Hutchinson Island, FL 34949-2789

Annette Rudd
37 Harbour Isle Drive East PH4
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July 1, 2019

Peter Sweeney, Esq.
City Attorney City of Fort Pierce
100 N. U.S. Highway 1 Fort Pierce, FL 34950

SUBJECT: REQUEST FOR INTERVENOR STATUS IN CASE # 19-4390002 FOR A MAJOR PD AMENDMENT FOR A PROPERTY LOCATED AT 835 SEAWAY DRIVE

Dear Mr. Sweeney:

Purpose of this letter. We request intervenor status in the above entitled case, which is scheduled for first hearing before the City of Fort Pierce Planning Board on Tuesday July 9, 2019 at 5:30 PM. This is a quasi-judicial proceeding.

Parties requesting intervenor status. On behalf of the SOUTH HUTCHINSON ISLAND PRESERVATION (SHIP) GROUP, a §501(c)3 not-for-profit corporation (in organization) which advocates for good land use planning on the island, and on behalf of ourselves, ROBERT L. MALATESTA and ANNETTE RUDD, at the addresses above, we request recognition of intervenor status in opposition to case number 19-4390002, Harbour Isle Development Commercial, LLC, applicants.

Criteria for granting intervenor status. A search of Municode's online version of the Fort Pierce Code does not identify rules for granting intervenor status, but we understand that the City's **Resolution 17.R16** articulates the following "process for establishing quasi-judicial procedures":

> V. Party lntervenors. The City Attorney may allow a person to intervene as a Party intervenor if they meet the following requirements:
>
> A. The person must have an interest in the application, which is different than
> . the public at large.
>
> B. At least three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of his or her interest in the application and argument in favor or against it, copies of all exhibits which will

be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

Criterion Number 1, an interest different from the public at large. The residences of both Robert Malatesta and Annette Rudd are among the dwellings nearest to the site of the proposed service station. Their residences, at building 37 literally overlook the wall which separates the Harbour Isle development from the subject property. Other residents of building 37 and nearby building 38, which is the second closest building in the complex. Other residents in close proximity are represented by SHIP. *We respectfully request that Robert Malatesta, Annette Rudd, and the SHIP group be recognized as intervenors in case #19-4390002 on grounds that their interest is greater than that of the public at large.*

Criterion Number 2, a request submitted at least three days prior to the hearing with specified contents. The request for intervenor status has been forwarded via email to the City Attorney and the Community Development Director at least three days prior to the first scheduled hearing on July 9th. Resolution 17-R16 also requires that we provide the following materials:

- "a detailed outline of his or her interest in the application and argument in favor or against it." We have explained our interest in our response to Criterion Number 1. Our argument against the application will be that it is generally inconsistent with the Fort Pierce Comprehensive Plan, that it will be disruptive to the immediate neighborhood, due to its 24-hour operations, light pollution, noise, an increase in police calls and illegal behavior, motor and diesel fuel fumes, smells and stormwater runoff, which will be directed on to and share an existing retention pond at our development.

- "copies of all exhibits which will be presented at the hearing." At this time, we have prepared no exhibits, expert reports, or slide presentations, and will not do so until we have the staff report for the case, which the Planner on Duty advises will be available on or about Friday, July 5th. We will have exhibits available on, before or at the adoption hearing when it is heard by the City Commission.

- "names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert)." In addition to ourselves, Robert Malatesta and Annette Rudd, addresses listed above, we anticipate testimony from Keith Madson, who resides in building 38, Anne Marie Bode, from building 10 and Paul Nist, resident of building 9. Our expert

witness will be Daryl Max Forgey, AICP, of Forgey Planning Services in Cape Coral. Florida.

Our attorney will be Ralf Brookes, Esq. Mr. Brookes has a scheduling conflict and we do not anticipate that he will be personally present at the Planning Board hearing. We are forwarding his resume, along with Mr. Forgey's. We understand that other persons may wish to testify at the public hearing.

We respectfully request that Robert Malatesta, Annette Rudd, and the SHIP group be recognized as intervenors in case #19-4390002 on grounds that they have applied in a timely manner for intervenor status.

If you have any questions concerning this request, please direct them to Annette Rudd at (856) 498-8033.

Sincerely,

Robert L. Maletesta

Robert L. Malatesta

Annette Rudd

Annette Rudd

/s/ Ralf Brookes Attorney
Attorney for Plaintiff
1217 E Cape Coral Parkway #107
Cape Coral Florida 33904
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cc: Rebeca Guerra
Max Forgey AICP

RALF BROOKES

Board Certified* in *City County and Local Government Law by The Florida Bar

Ralf G. Brookes, Attorney. 1998-present. Local government law practice - Representing local governments, public and private sector clients, public interest groups and not-for-profit organizations. Prepare and present to local government councils, commissions and boards, review and file applications, litigate approvals and denials, prepare and defend ordinances, land development regulations, comprehensive plan amendments, settlements, development agreements, administrative proceedings on local, state and federal agency permits, approvals, challenges and appeals in state and federal courts, state agencies, counties and municipalities.

MUNICIPAL/CITY ATTORNEY EXPERIENCE:

- **City of Madeira Beach, Florida** (Pinellas County, population 4,406) 2017-present
- **Town of Yankeetown, Florida,** (Levy County, population 760) Town Attorney 2006 – present
- **City of St Pete Beach, Florida** (Pinellas County, population 10,086) **(**City Attorney 2007-2008):
- **City of Bradenton Beach Florida,** (Manatee County, population 1,536) 2004 – 2009

As City/Town Attorney: Meet with and advise City Manager and Departments; Municipal Law; Contracts, RFQs/RFPs; Disputes, Litigation, Comprehensive Plan Amendments, Land Development Code Amendments and review of development application, variances, planned developments, development agreements; legislation, ordinances, audits, sunshine law, public records law; grants, government and public works projects.

COUNTY ATTORNEY EXPERIENCE:

- **Monroe County (the "Florida Keys") - Land Use Litigation Counsel** (1992-1998) Representing Monroe County Florida in land use litigation in state and federal courts, serve as counsel for Growth Management Division, counsel for Planning Department, Planning Commission and Code Enforcement; prepared and defended **vacation rental ordinance**, noise ordinances, resolutions and land development regulations, development agreements, comprehensive plan amendments, defended Monroe County in state and federal court.

- **Sarasota County Assistant County Attorney** (1990 – 1992) Advise County Attorney, Board of County Commissioners of Sarasota County; Planning Commission, Planning, Natural Resources, Code Enforcement, Solid Waste Departments, interagency and interlocal agreements; Pollution Control

MEDIATOR/ARBITRATOR/ALTERNATIVE DISPUTE RESOLUTION

- **Circuit Civil Court Mediator** - Florida Supreme Court Certified
- **Florida Court Appointed Arbitrator** – Florida Supreme Court Approved Training
- **Special Magistrate/Master, Fla. Stat. 70.51 Land Use & Dispute Resolution Act:** Alternative dispute resolution process for land use applications. (e.g., Village of Islamorada Florida)

BUSINESS MANAGEMENT:

BUSINESS MANAGEMENT CONSULTANT & ANALYST: 1998 –2000

Senior Consultant & Analyst Business Management–Cambridge Management Consulting (Celerant Consulting)**.** Delivered measurable improvements in Operations and Maintenance systems to deliver sustainable measurable results of $2.7 to 3.5 million dollars in annual client savings and increased profits. Identify and implement systems, reporting and management procedures for sustainable continual improvements and economic return on location in Texas, NJ, La, Delaware in Oil, Gas, Technology Sectors

TEACHING:

University of Florida Law School – Conservation Clinic and Env and Land Use Law Program, Practitioner in Residence 2013 under Professors Ankersen, Flournoy and Hamann
Florida Gulf Coast University (FGCU) - Adjunct Professor Env Law 2005 - 2014. Masters of Public Administration Program: Environmental & Land Use Law PAD 5620.

EDUCATION:

University of Florida –Law School Gainesville, Florida, Juris Doctorate (J.D. 1988)
- Jessup's Cup Moot Court Team;
- UF Law Center for Governmental Responsibility Fellowship

University of Miami - Bachelor Science degree in **Marine Sciences/Geology,** Coral Gables, (B.S. 1985)

PROFESSIONAL:

Admitted to Florida Bar – 1988 (Over 22+ years as member in good standing)
Board Certified: **City, County and Local Government Law** by The Florida Bar – **2004 to date**

Florida Federal Courts: Admitted Middle District Fla., Southern District Fla., Northern District Florida
Florida State Courts: Admitted all state circuits, all appellate district courts, Florida Supreme Court

The Florida Bar, Sections and Committees:
- **City, County and Local Government Law Section**, to present
- **Environmental and Land Use Law Section (ELULS)**, Executive Council, 1993-2001
- **Administrative Law Section** Executive Council, 1991- 1999

Florida League of Cities, Florida Municipal Attorney's Association Member/Lecturer

The Florida Chamber of Commerce,
- Growth Management Short Course
- Environmental Permitting Short Course

The Florida Bar, Continuing Legal Education (CLE) Programs
- City, County and Local Government Section of the Florida Bar
- Environmental and Land Use Law Section of the Florida Bar
- Administrative Law Section of the Florida Bar
- University of Florida Law program, speaker and guest lecturer

Continuing Legal Education, CLE-International Programs,
- Dealing With Government
- Litigating Land Use and Takings Claims
- Defending Local Government Land Use Denials
- Regulatory Takings under the U.S. and Florida Constitution
- Wetlands Regulations

Florida Municipal Attorney's Association Speaker Noise Ordinances
Southwest Florida Chamber of Commerce "Issues 08" Southwest Florida Legislative Delegation
A Sustainable Southwest Florida: Creating a Vision. Participant City Attorney

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AICP (American Institute of Certified Planners). Member in good standing since 1993. A national professional certification maintained by the American Planning Association. AICPs must first meet educational standards and then pass an examination covering all aspects of professional planning practice, and are expected to maintain their membership through a self-directed program of study that is monitored by the national organization, which includes regular training in law and ethics.

Current Positions

FORGEY PLANNING SERVICES—Cape Coral, Florida
Sole Proprietor November 2008-present
A solo planning practice that has done comprehensive planning work for Lee and Sarasota Counties, the City of North Port, and the Captiva Community Panel. Developed a template for auditing the effectiveness of existing local governments comprehensive plans which has been applied in Sarasota County and the City of North Port. An expert witness since 2013, working on more than 30 cases in 25 Florida counties and municipalities, appearing before planning commissions, city councils, county commissions, hearing examiners, administrative law judges, and circuit court. Qualified as an expert witness in Lee County Hearing Examiner proceedings.

ZONING TECHNOLOGIES ®, Inc.—Cape Coral, Florida
President October 2011-present
A start-up subsection 'S' corporation that specializes in restructuring and updating local government comprehensive plans and developing implementation strategies which employ automation to create linked tools (e.g. application forms, automated worksheets, case reports, and adopting resolutions). The Zoning Technologies expert system prototype products were marketed statewide and were demonstrated at the American Planning Association (APA) national conference in Atlanta in April 2014.

Past Positions

OSCEOLA COUNTY, FLORIDA—Kissimmee
Planning Coordinator April 20, 2005-December 31, 2008
Authored key elements of the Osceola County Comprehensive Plan and the 2008 Evaluation and Appraisal Report.

CLAY COUNTY, FLORIDA—Green Cove Springs
Senior Planner October 2003-March 2005
Authored the county's Interlocal Service Delivery Agreement Report (ISDAR) mandated by the Florida legislature, identifying all service overlaps between and among all local governments within Clay County.

LAKE COUNTY, FLORIDA—Tavares
March 2001 to September 2003
Senior Planner – September 2002-September 2003; **Planning Director** – May 2001-September 2002.
Staff liaison to the Environmental Lands Management Advisory Committee, a citizen organization created by the Board of County Commissioners to study the creation of an environmental land program.

Recommended policies were ratified in November 2002, when Lake County voters approved a one-third mil assessment for the acquisition of environmental lands.

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL—Fort Myers
Planner--March 1997 to June 1998
Reviewed local government plan amendments throughout the six-county area and authored "The Platted Lands Challenge" report.

CHARLOTTE COUNTY, FLORIDA
Community Development Director – June 1995 to March 1997
Planning Director – January 1990 to June 1995
Early in my tenure, Gulf Development Corporation (GDC), the County's largest land subdivider, declared bankruptcy, shifting responsibility for completion of roads, bridges, drainage works, and utilities, to the public sector and forcing a host of development decisions upon the local government and public agencies. I had two memorable achievements during these seven years:

- Led the staff team that rewrote the Charlotte County Comprehensive Plan and was the point person in the successful four-year effort to negotiate a stipulated settlement agreement between the Board of County Commissioners and the Florida Department of Community Affairs to find Charlotte County's Comprehensive Plan in compliance with Florida's Growth Management Act.
- Advocated internally against the rezoning of 42 parks (illustrated as such on GDC sales maps and the County's Future Land Use Maps) to residential uses. The Company's receivers eventually gave in and donated 41 of them to the people of Charlotte County.

CITY OF CAPE CORAL – Cape Coral, Florida
Acting Deputy Planning Director; Planner; Senior Planner—January 1985 to January 1990
Authored and supervised preparation of key elements of the 1988 Comprehensive Plan (the City's first plan under the 1985 Growth Management Act) and the City's 1989 Land Development Code.

Education

Indiana University Bloomington.
Master of Public Affairs (MPA) with concentration in Urban and Regional Planning 1982.
Bachelor of Arts (BA) 1976**.**

Recent Continuing Education, Writing and Teaching

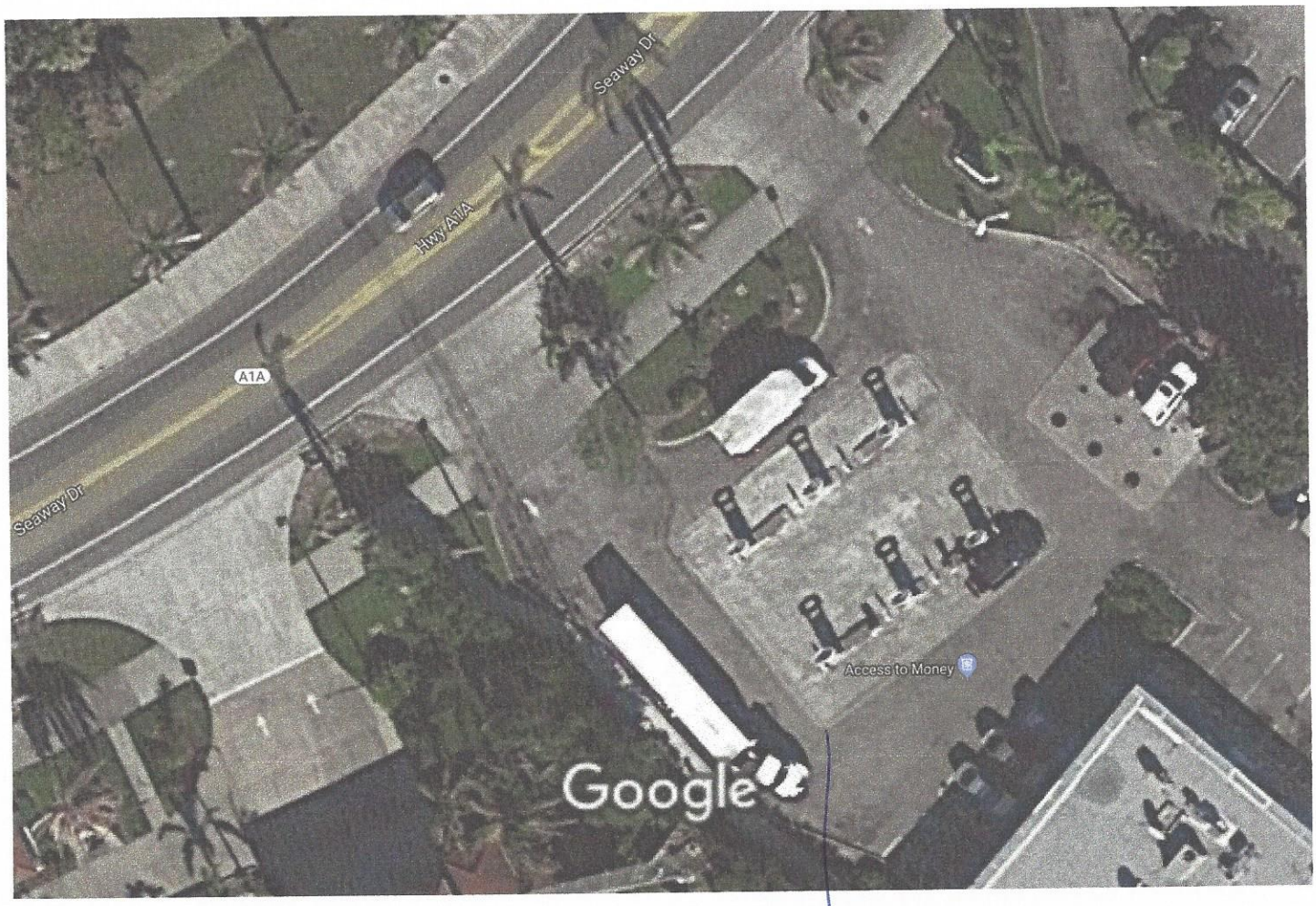
- Program chair for "Planners in Peril: Law and Ethics for Design Professionals" tentatively scheduled for December 6, 2019 in Bonita Springs.
- Program chair for "How High is the Water, Ma?: Rising Sea Level on the Florida Gulf Coast and what we can do about it," sponsored by Friends of Boca Grande Community Center, March 22, 2019 at the Boca Grande Community Center Auditorium.
- Member, Faith Presbyterian Affordable Housing Board, a not for profit corporation which aspires to offer quality housing for low- and moderate-income persons in Cape Coral. Appointed 2018.
- Received 2018 American Planning Association Florida Chapter, Promised Lands section's first-ever Wayne Daltry Award for Planning Programs for developing professional education symposia.
- Prepared policy audit of Town of Fort Myers Beach Comprehensive Plan for Weiler Engineering, Summer 2018.
- Program chair for American Planning Association symposium "Warped Tour '18: Land Use Law for Planners" March 23, 2018 in Punta Gorda.

- Program chair for Captiva Community Panel/ Florida APA symposium "Now in *My* Back Yard: Rising Sea Level on Florida's Gulf Coast and what can be done about it" January 13, 2017 at South Seas Resort on Captiva Island.
- Co-authored article with Karen Consalo, Esq. "Best Practices for Local Government Land Use Decision-making" in Summer 2016 edition of *Florida Planning*.
- Speaker at American Planning Association Florida Chapter Annual Conference in Tampa, September 9, 2016. "A Pre-tirement Guide for Perplexed Planners: Making the Transition to Solo Practitioner."
- Attended and participated in CLE International's annual Land Use Law symposium in Tampa, August 18-19, 2016 and August 6-7, 2015
- Speaker at University of Central Florida 2016 Public Administration Research Conference April 8, 2016. Topic: "What's the Big Idea: New Software that Aids Land Use Decisions."
- Attended and participated in American Planning Association Florida chapter annual conference in Hollywood, Florida September 10-13, 2015.
- Coordinator and presenter for daylong FAPA-sponsored symposium "Everything You Ever Wanted to Know about Florida Land Use" in Cape Coral May 16, 2014.

Jurisdictions where Max Forgey has done Expert Witness Work 2013-2019
April 19, 2019

Bonita Springs
Bradenton
Cape Coral (3)
Charlotte County
Collier County
DeSoto County
Fort Myers Beach (2)
Hardee County
Hendry County (C Court)
Hernando County
Highlands County
Lantana
Lee County (5)
Miramar
Monroe Co (ALJ)
Orange County
Palm Beach County (ALJ)
Pasco County
Polk County (C court)
Punta Gorda (2)
St. Johns County
Sarasota County
Venice

Google Maps 975 Seaway Dr



Map data ©2019 20 ft

Concrete pump apron
49' x 64' = 3,136 sq ft.

istled | Cumberland Farms Layc ×

file:///F:/Cumberland%20Farms/Cumberland%20Farms%20Layout%20Plans%20-%205-1-2019.pdf

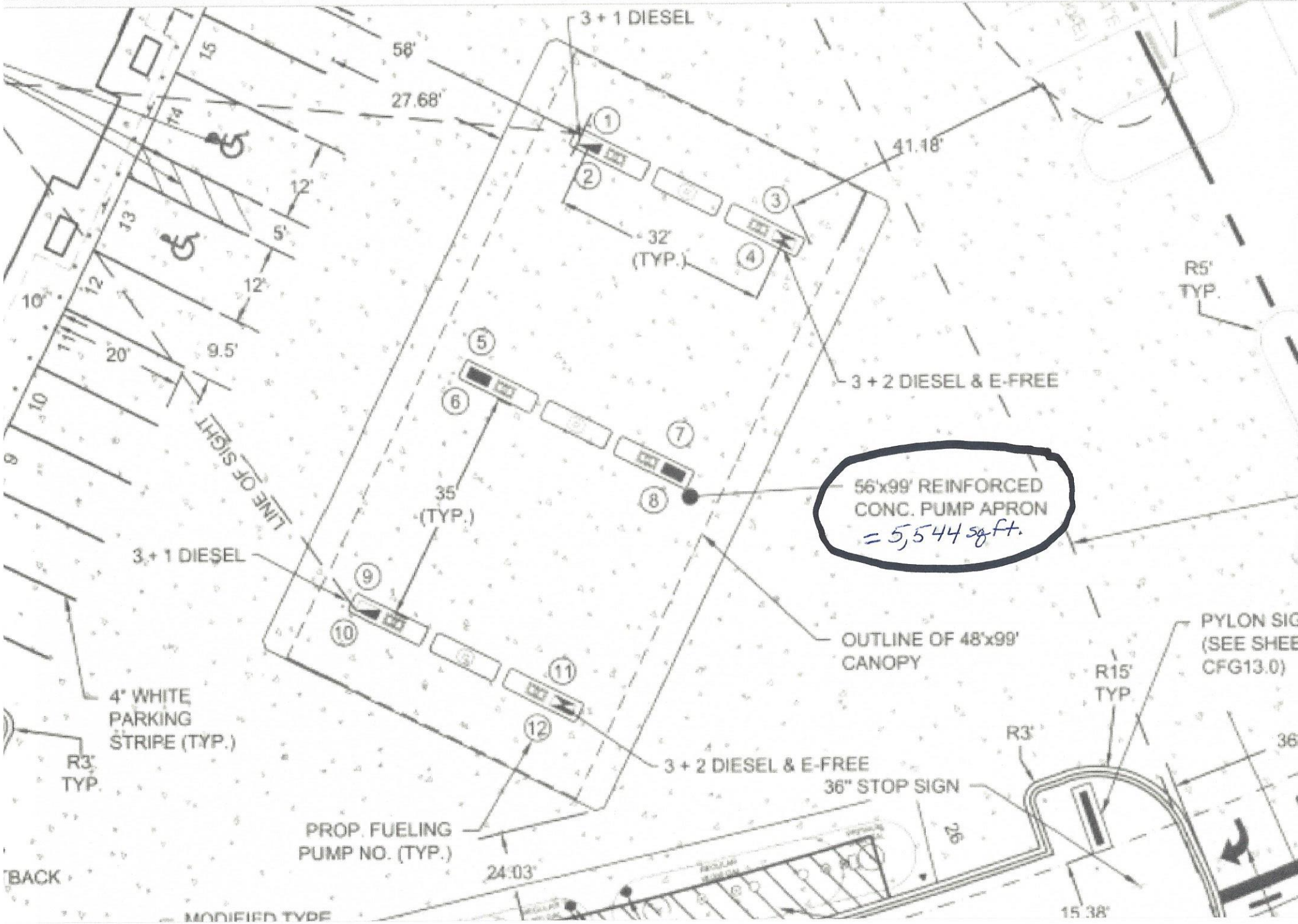
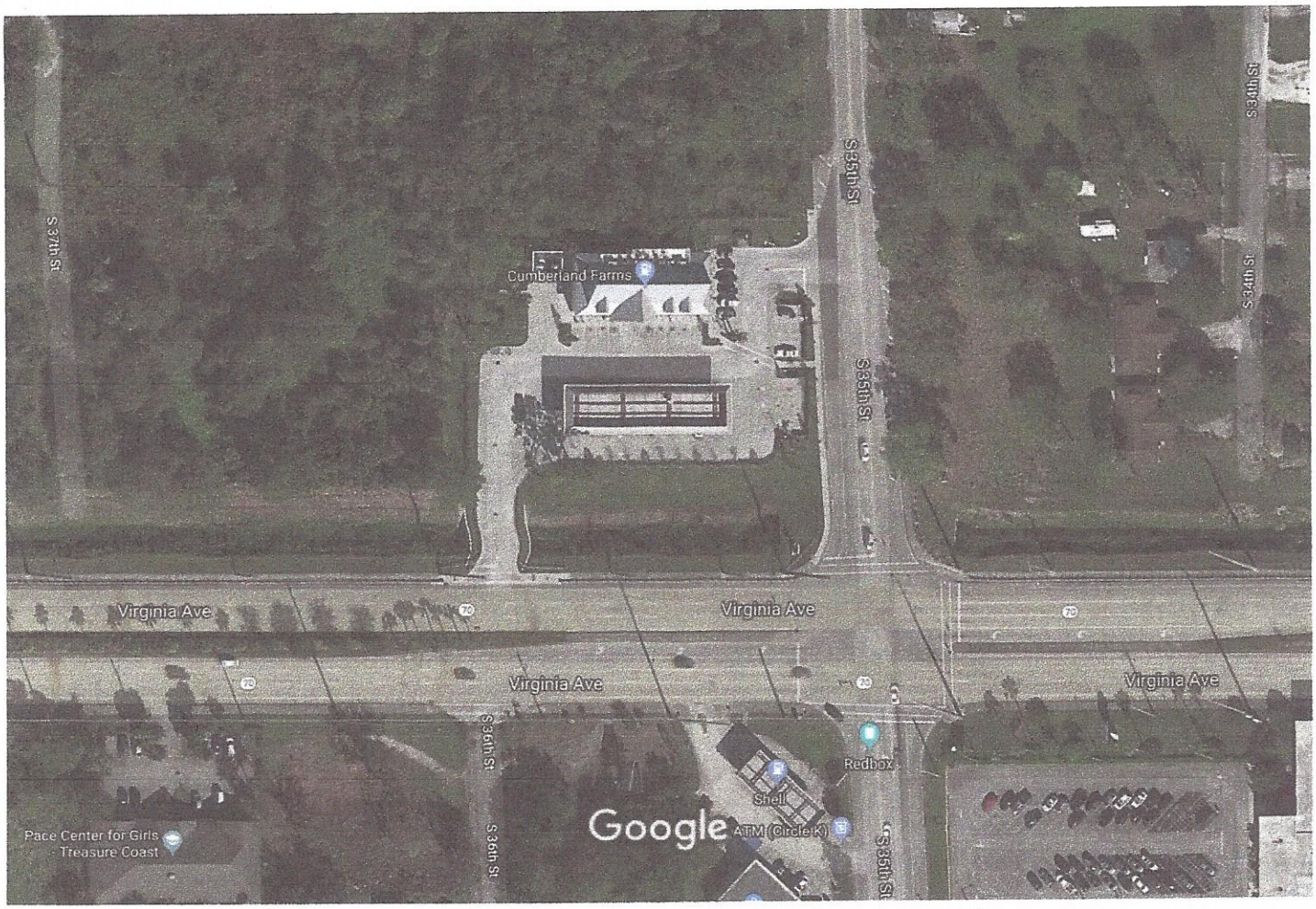


Photo taken by Keith Madsen on 4-14-19 at the St Lucie County Aquarium boat ramp.

Google Maps



Imagery ©2019 DigitalGlobe, U.S. Geological Survey 100 ft

2009 S 35th St, Fort Pierce, FL 34981

CJGQ+GH Fort Pierce, Florida

locations.cumberlandfarms.com

(772) 466-6450

Open now: Open 24 hours

Popular times Saturdays

Google Maps FL-70

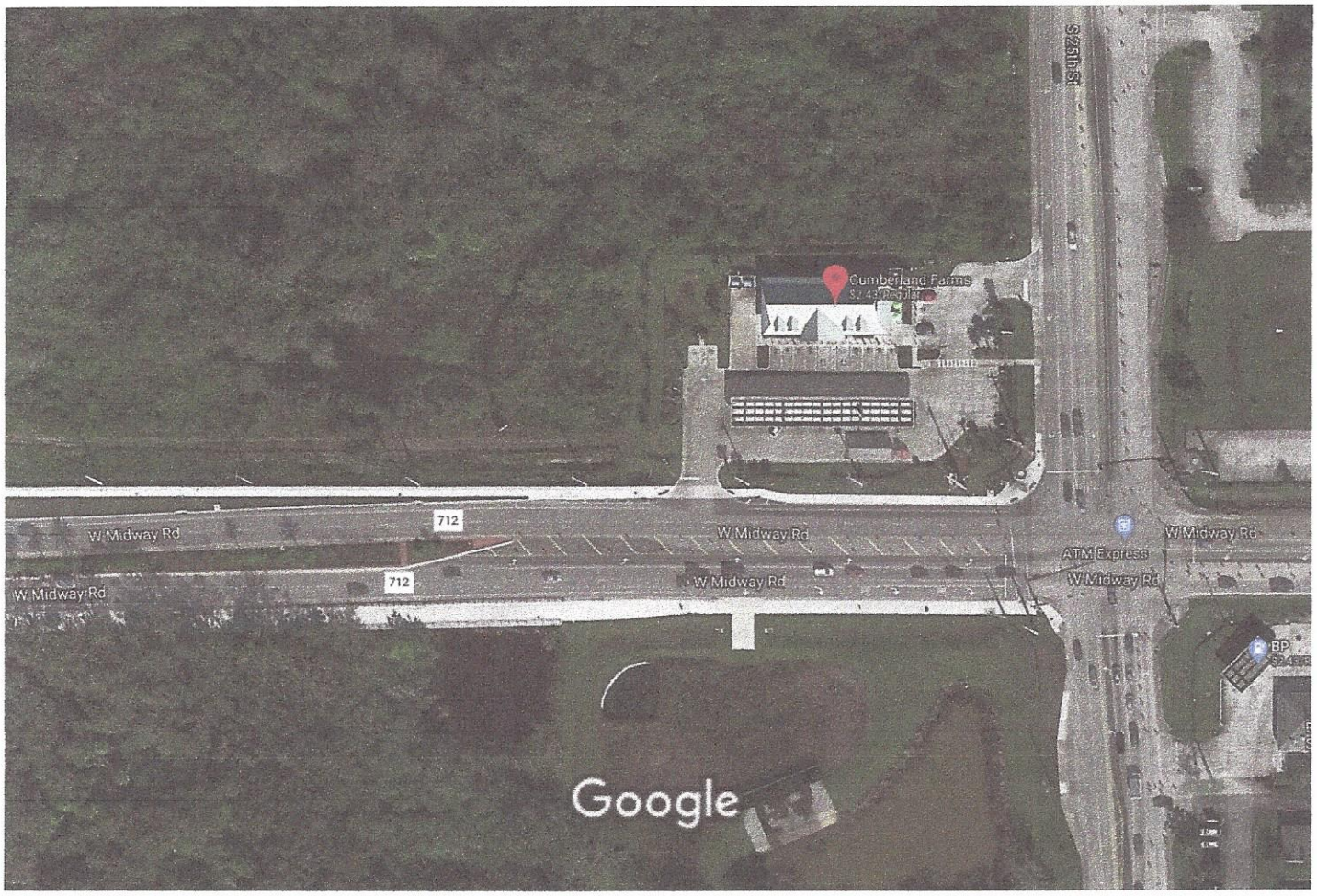
Image capture: May 2019 © 2019 Google

Fort Pierce, Florida

Google

Street View - May 2019

Google Maps Cumberland Farms



Imagery ©2019 Maxar Technologies, U.S. Geological Survey 100 ft

Cumberland Farms - Google Maps https://www.google.com/maps/place/Cumberland+Farms/@27.374...

2500 W Midway Rd, Fort Pierce, FL 34981

9JFX+WH Fort Pierce, Florida

locations.cumberlandfarms.com

(772) 464-8909

Open now: Open 24 hours

Cumberland Farms

3.7 ★★★½ (14) · $

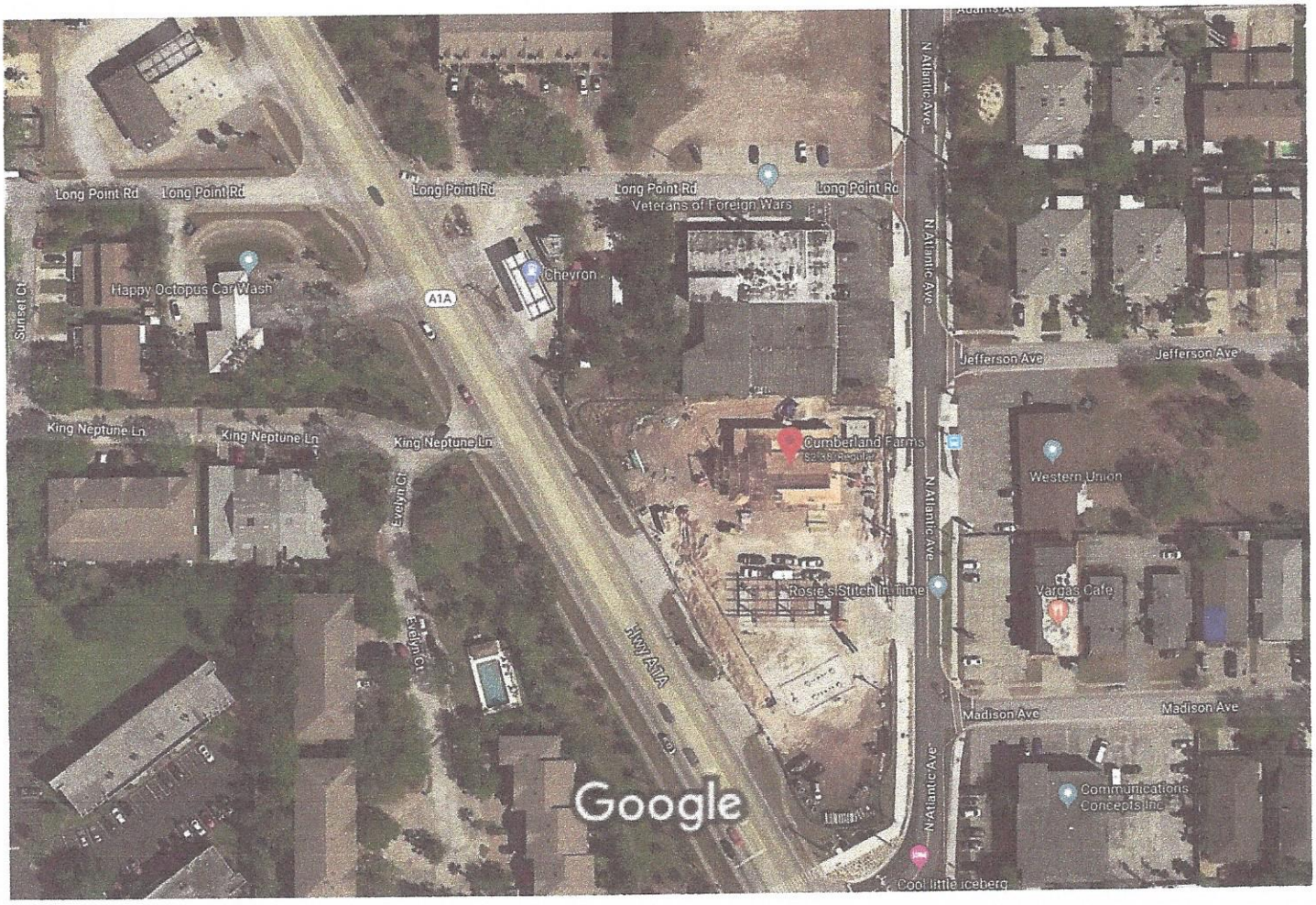
Gas station

Directions Save Nearby Send to your phone Share

Diesel	Regular	Midgrade	Premium
-	$2.43	-	-

Convenience store chain with packaged snacks, cold drinks, prepared foods & more (most sell fuel).

Google Maps Cumberland Farms



Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 Google 50 ft

Google Maps 7949 Astronaut Blvd

Google Maps 7949 Astronaut Blvd

Image capture: Dec 2018 © 2019 Google

Cape Canaveral, Florida

Google

Street View - Dec 2018

Google Maps 7949 Astronaut Blvd

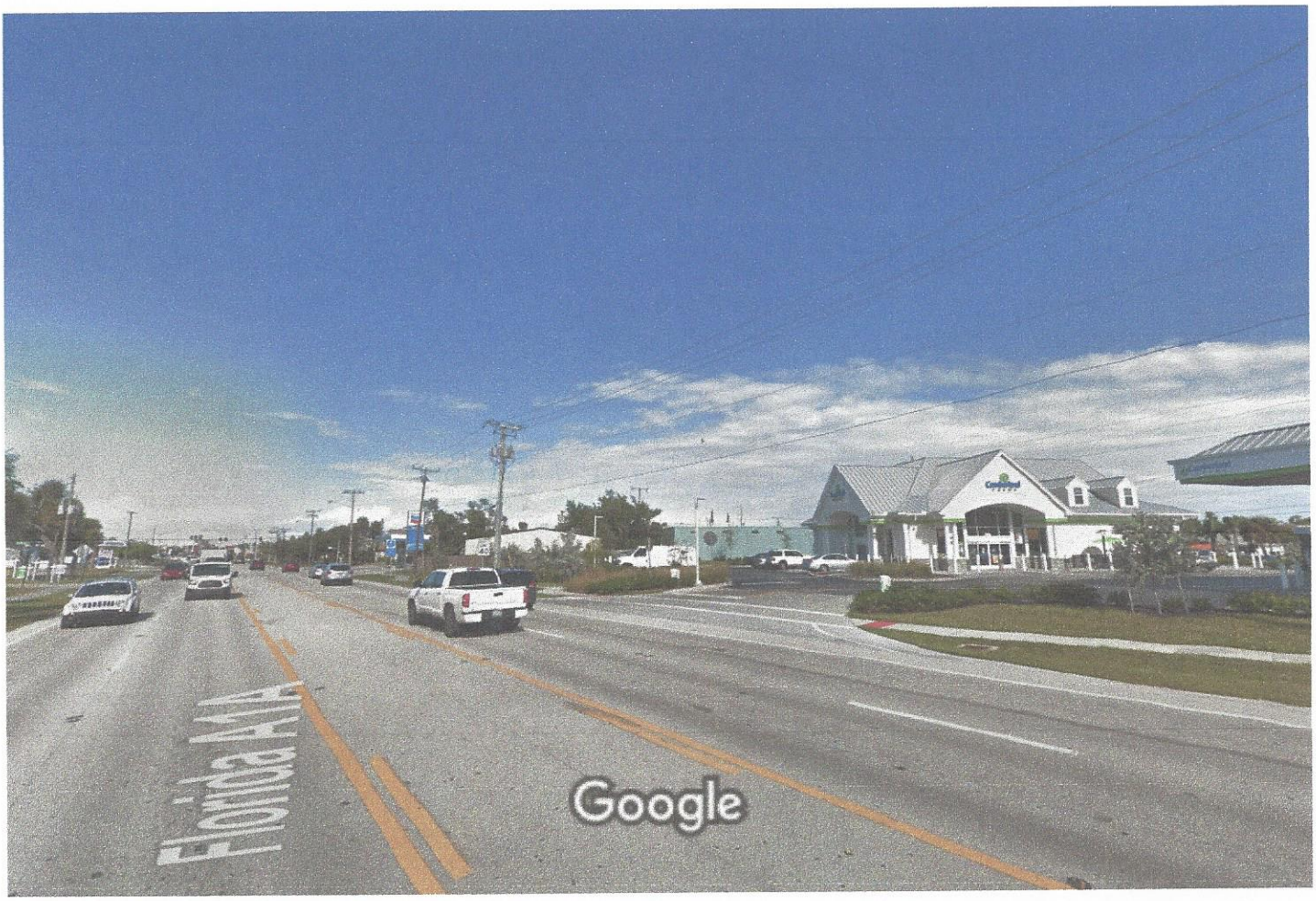


Image capture: Dec 2018 © 2019 Google

Cape Canaveral, Florida

Google

Street View - Dec 2018

Google Maps 8040 N Atlantic Ave

Image capture: Dec 2018 © 2019 Google

Cape Canaveral, Florida

Google

Street View - Dec 2018

From: Mohsen Salehi msalehi@caltrangroup.com
Subject: Brief Qualifications
Date: Aug 6, 2019 at 5:50:51 PM
To: madsenk1@verizon.net

Mohsen Salehi's Qualifications:

The career of Mohen Salehi, AICP, ITE(F) spans over 30 years of public- and private-sector experience with an extensive track record in traffic and parking studies, transportation/ infrastructure planning and urban design, low impact development and redevelopment projects, complete streets/ context sensitive design solutions, traffic calming/ roadway safety audits/ development review services/ and expert testimony for public agencies and community organizations. Mohsen has a Master of City and Regional Planning (MCRP) from Clemson University with a concentration in Urban Design and Infrastructure, and a Bachelor of Architectural Engineering from Southern Tech (formerly a division of Georgia Tech). He is a member of the American Institute of Certified Planners (AICP) and a fellow of the Institute of Transportation Engineers (ITE).

Our Stores

Check out the future of Cumberland Farms, coming soon to a neighborhood near you. We have over 300 of these incredible new locations up and running, but many more are on the way. We won't stop until every one of our nearly 600 stores is converted!

Keith J. Madsen
38 Harbour Isle Drive East Unit 103
Hutchinson Island, FL 34949-2789

August 5, 2019

Peter Sweeney, Esq.
City Attorney
City of Fort Pierce
100 N. U. S. Highway 1
Fort Pierce, FL 34950

SUBJECT: REQUEST FOR INTERVENOR STATUS IN CASE # 19-4390002 FOR A MAJOR PD AMENDMENT FOR A PROPERTY LOCATED AT 835 SEAWAY DRIVE

Dear Mr. Sweeney:

Purpose of this letter. I am requesting intervenor status in the above entitled case, which is scheduled for a public hearing before the City Commission of the City of Fort Pierce, Florida, at their meetings on Monday, August 19, 2019 and Tuesday, September 3, 2019 which begin at 6:30 PM. This is a quasi-judicial proceeding.

Party requesting intervenor status. On behalf of myself, Keith J. Madsen, at the address above, I request recognition of intervenor status in opposition to case number 19-4390002, Harbour Isle Development Commercial, LLC, property owner and Cumberland Farms, and representative Jeffery Lucas of Atkins, NA.

Criteria for granting intervenor status. A search of Municode's online version of the Fort Pierce Code does not identify rules for granting intervenor status, but we understand that the City's **Resolution 17.R16** articulates the following "process for establishing quasi-judicial procedures".

V. Party Intervenors. The City attorney may allow a person to intervene as a Party intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least three days prior to the hearing, the person shall submit a written request to intervene Including: a detailed outline of his or her interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert.)

Criterion Number 1, an interest different from the public at large. The residence of Keith J. Madsen is among the dwellings nearest to the site of the proposed service station. *I respectfully request that I be recognized as an intervenor in case #19-439002 on grounds that my interest is greater than that of the public at large.*

Criterion Number 2, a request submitted at least three days prior to the hearing with specified contents. The request for intervenor status has been forwarded via email to the City Attorney and the Community Development Director at least three days prior to the first scheduled hearing on August 19, 2019. Resolution 17-R16 also requires that we provide the following materials:

- "a detailed outline of his or her interest in the application and argument in favor or against it." We have explained our interest in our response to Criterion Number 1. Our argument against the application will be that it is inconsistent with the Fort Pierce Comprehensive Plan, that it will be disruptive to the immediate neighborhood due to its 24-hour operations, light pollution, noise, and antisocial behavior. The largest factor affecting the entire island will be traffic congestion as well as hazards for vehicles, pedestrians and bicyclists.

- "copies of all exhibits which will be presented at the hearing." All exhibits, expert reports, or slide presentations will be submitted to the City Clerk's office no later than three days prior to the hearing.

- "names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert)". In addition to myself, Keith J. Madsen, address listed above, also testifying will be expert witness Mohsen Salehi (ITE(F) of Salehi Consulting Service of Ft. Myers, Florida; resume is attached.

I respectfully request that Keith J. Madsen and Mohsen Salehi (ITE)(F) be recognized as intervenors in case # 19-4390002 on grounds that we have applied in a timely manner for intervenor status.

If you have any questions concerning this request please contact me at 443-618-0621 or email madsenk1@verizon.net. and/or Mohsen Salehi at 239-994-1320 or email msalehi@caltrangroup.com.

Sincerely,

Keith J. Madsen

From: Mohsen Salehi msalehi@caltrangroup.com
Subject: Brief Qualifications
Date: Aug 6, 2019 at 5:50:51 PM
To: madsenk1@verizon.net

Mohsen Salehi's Qualifications:

The career of Mohen Salehi, AICP, ITE(F) spans over 30 years of public- and private-sector experience with an extensive track record in traffic and parking studies, transportation/ infrastructure planning and urban design, low impact development and redevelopment projects, complete streets/ context sensitive design solutions, traffic calming/ roadway safety audits/ development review services/ and expert testimony for public agencies and community organizations. Mohsen has a Master of City and Regional Planning (MCRP) from Clemson University with a concentration in Urban Design and Infrastructure, and a Bachelor of Architectural Engineering from Southern Tech (formerly a division of Georgia Tech). He is a member of the American Institute of Certified Planners (AICP) and a fellow of the Institute of Transportation Engineers (ITE).

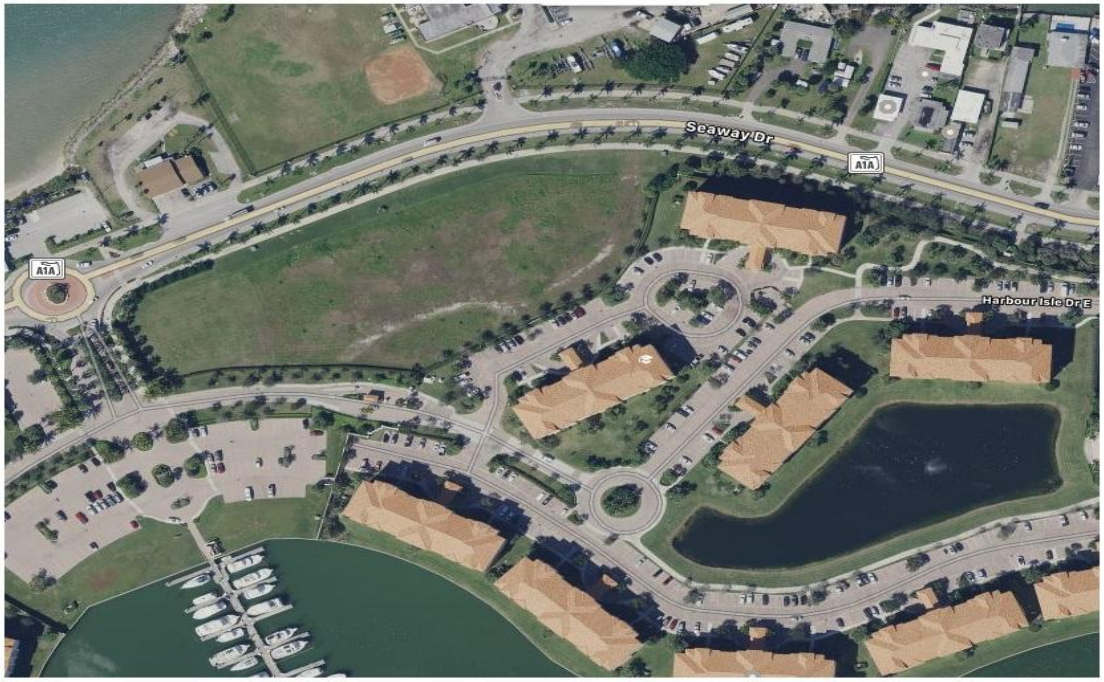
City of Ft Pierce
Case#19-4390002 Cumberland Farms
Application For Major Amendment To PD At 835 Seaway Drive

Mohsen Salehi, AICP, ITE(F)
On Behalf of Harbour Isle Community
of South Hutchinson Island
Preservation (SHIP), Inc.
Ft Pierce City Commission
August 19, 2019

TRAFFIC IMPLICATIONS

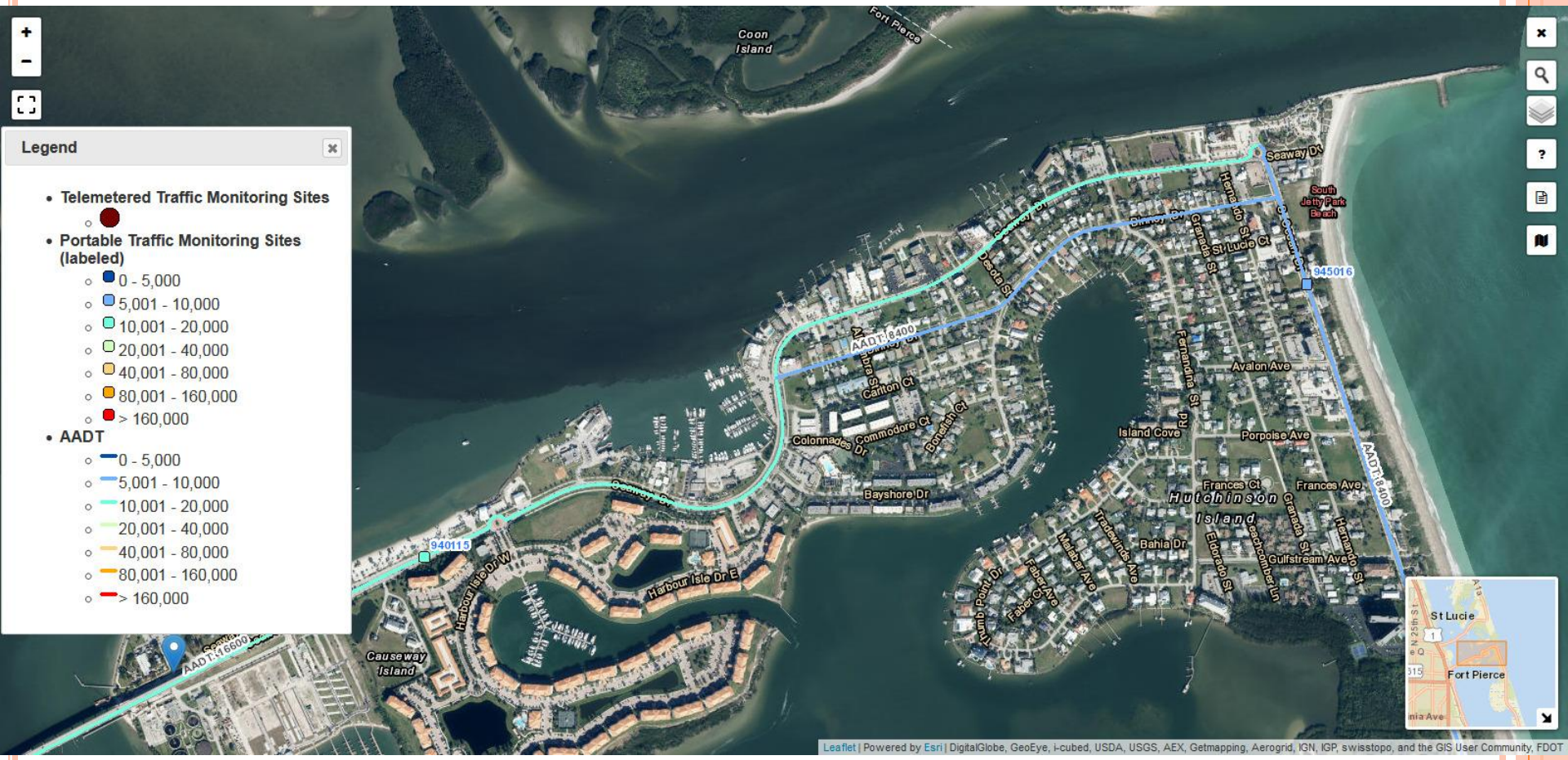
Of Proposed Cumberland Farms Relocation To 835 Seaway Dr (A1A)

Existing CF:
975 Seaway Dr
4,000 sq ft
0.74 AC
Zoning: C5/TC
FLU: GC



Proposed CF:
835 Seaway Dr
5,625 sq ft / 12 FP
1.5 AC
Zoning: PD
FLU: HIMU

Traffic Context



Seaway Dr (A1A) Walk Score

Seaway Dr (A1A) Bike Score

Scores for Seaway Drive

Walk Score **36**

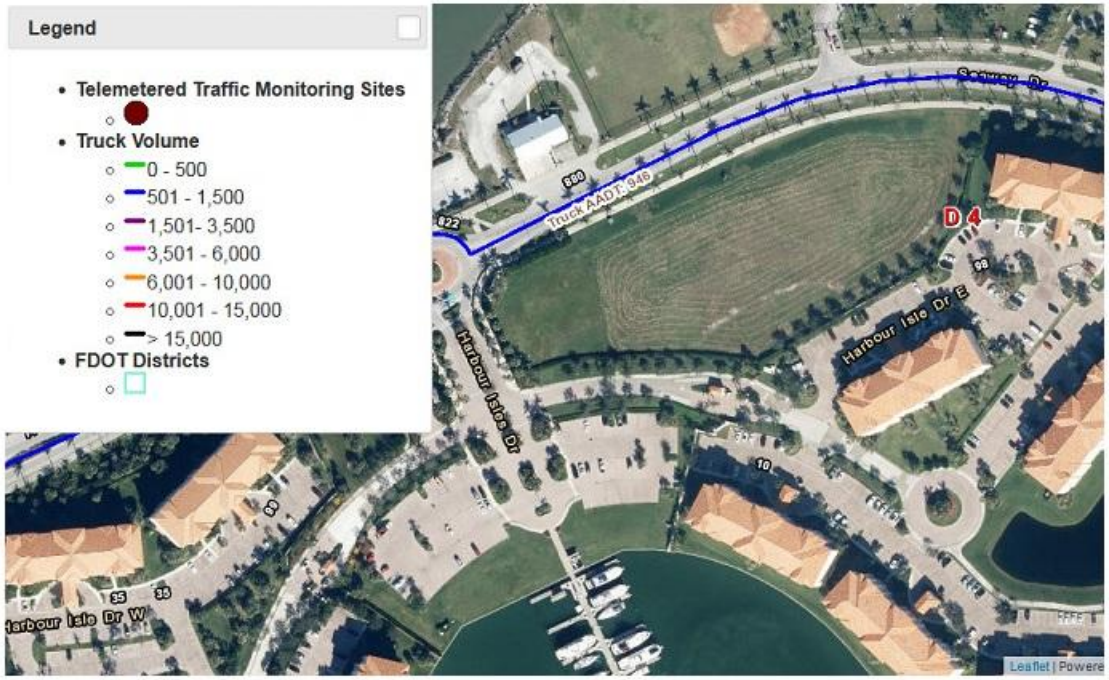
Bike Score **54**

Walk Score	Transit Score	Bike Score

Bike Score measures whether an area is good for biking based on bike lanes and trails, hills, road connectivity, and destinations.

90–100	**Biker's Paradise** Daily errands can be accomplished on a bike
70–89	**Very Bikeable** Biking is convenient for most trips
50–69	**Bikeable** Some bike infrastructure
0–49	**Somewhat Bikeable** Minimal bike infrastructure

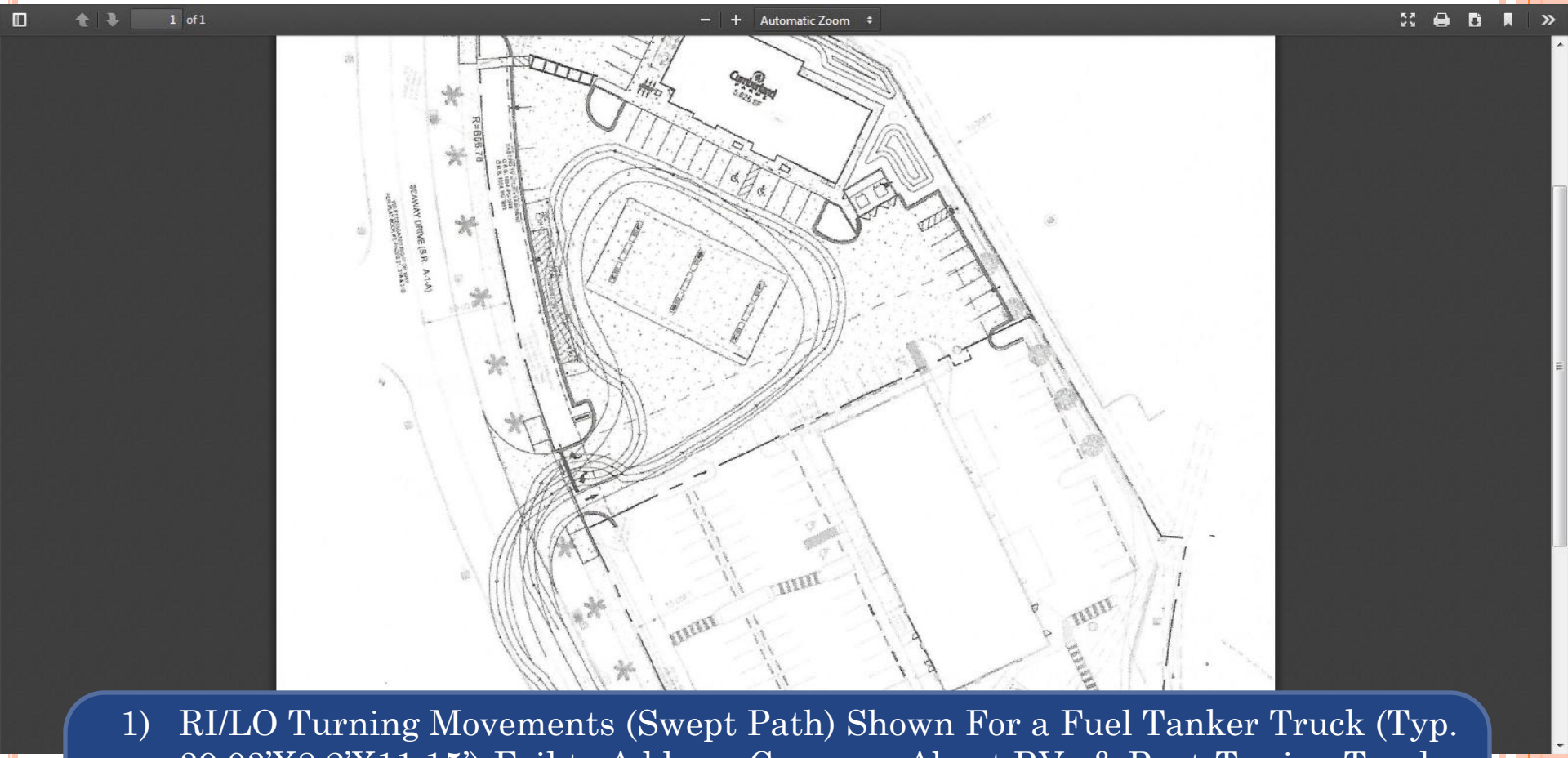
Truck Traffic



1) 2018 Truck Traffic: 946 AADT or 5.7% of Seaway Dr (A1A) Traffic Total of 16,600

2) Truck Impacts on Coastal Traffic w/ their Limited Maneuverability, & Larger Radii, on A1A as 2Lane Undivided Rd Pose Safety & Quality of Life Concerns

Turning Movements Issues



1) RI/LO Turning Movements (Swept Path) Shown For a Fuel Tanker Truck (Typ. 39.03'X8.2'X11.15') Fail to Address Concerns About RVs & Boat-Towing Trucks RIRO or LIRO

2) Trucks Swept Path Encroachment onto Bike Lanes Constitute a Safety Concern

Driveways Issues

1) Movements to & from A1A Single Lane Approaches, -T Intersection Driveways, Particularly Full Access, RIRO/LILO, Constitute 9 Conflict Points Through Merging (3) , Diverging (3), and Crossing(3) Movements

2) Conflict Points Compounded by Pedestrian Crossing & Bicycle Traffic Particularly if Riding Against Traffic Flow

3) A1A as a Two Lane Undivided Roadway, without a Median or Right Turn Lane is Particularly Vulnerable to Unsafe Short Cuts in the Vicinity of the Proposed CF.

4) FDOT Approval of CF Request for "Driveway 1: Right in only Driveway on the South side of SR A1A/Seaway Drive, Located Approximately 200 feet East of Harbour Isle Drive" inconsistent with the Department's Rule 14-97, Table 2 Establishing a Minimum of 245 Connection Spacing for Access Class 06 with speed =/< 45mph

Rule 14-97: Table 2

Access Class	Medians	Connection Spacing (FEET)		Median Opening Spacing (FEET)		Signal Spacing (FEET)
		> 45 mph	≤45mph	Directional	Full	
2	Restrictive with Service Roads	1320	660	1320	2640	2640
3	Restrictive	660	440	1320	2640	2640
4	Non-Restrictive	660	440			2640
5	Restrictive	440	245	660	*2640/1320	*2640/1320
6	Non-Restrictive	440	245			1320
7	Both	125		330	660	1320

Most Strict

Least Strict

*2640 feet for > 45 mph; 1320 feet for < 45 mph

"Restrictive" = physically prevent vehicle crossing

"Non-Restrictive" = allow turns across at any point

CF Traffic Area of Influence

1) Per LDC Sec 22-217 (f)(b)(2) Table A, Even as "Minimal Scale" 1.o Mile Radius Links & Intersections Need to be Analyzed

MEP CF's Traffic Study Irregularities & Inconsistencies

1) Background Traffic AADT By Averaging FDOT CS#940115 (Seaway Dr)& #945016 (Ocean Dr) To Reduce 5YR Growth Rate (4.28%,1.55% Respectively) to 3.4%(p.6)

2) Assertion of Approval of 24,268sqft Development Parameters in MEP's TIS (p.2) as Opposed to Shoppe's 11,050sqft (Per Ord. 19-003)

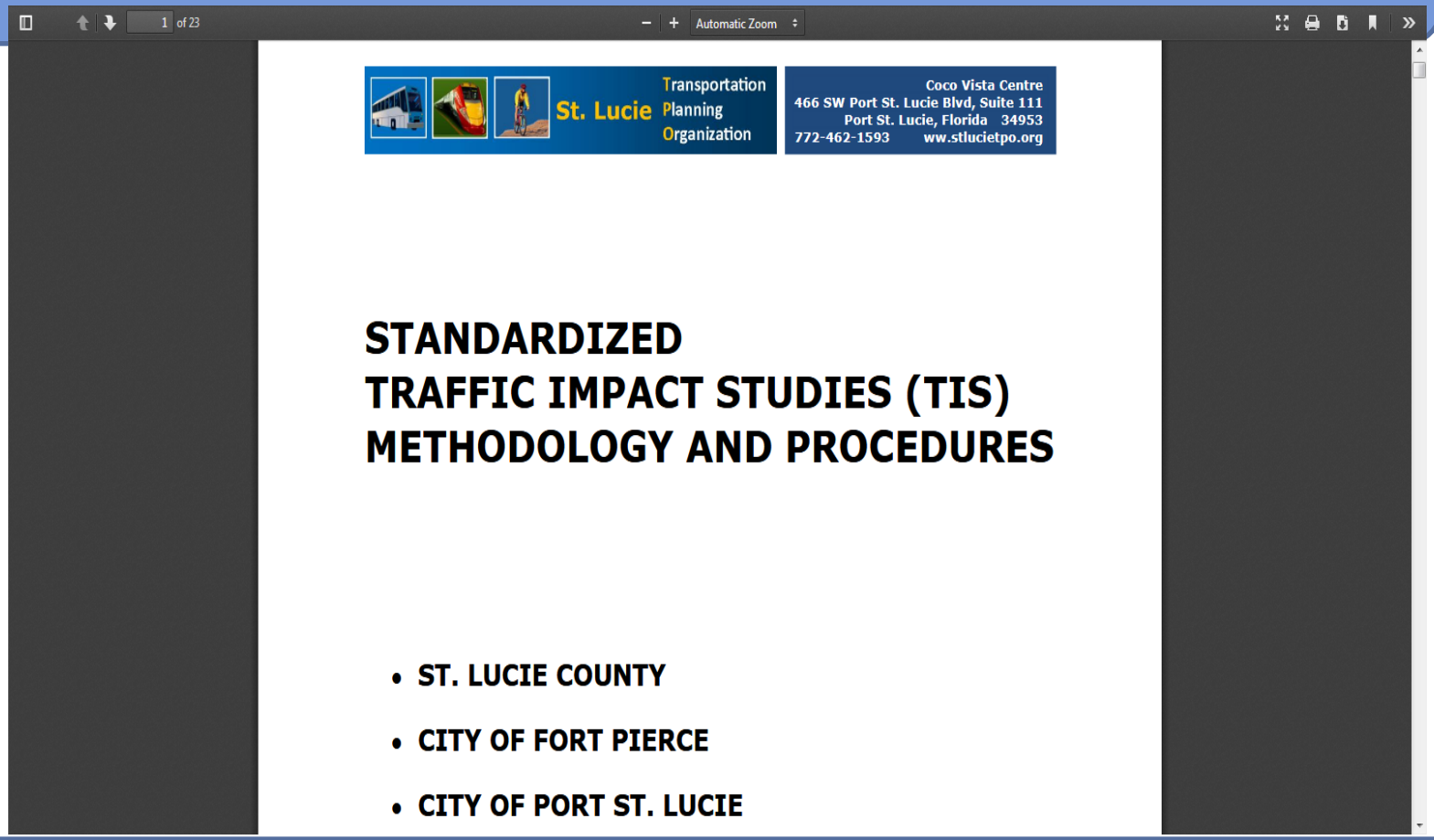
3) Trip Generation Calculations for Medical Office (Exhibit7) w/o Entering them into Links LOS

4) Limiting Intersections Analyses to RI(W), Full Access, RIRO-LILO(M), & RO(E) Driveways & Excluding Harbour Isle Roundabout & A1A / Bayshore Intersection

5) 2018 St Lucie TPO LOS Report for PM Pk Hr Pk Dir Indicate Background Traffic LOS D for A1A (Binney Dr to Causeway Park (V/C 777/790=0.984 w/ 14,800 AADT 2017)

PM Pk Hr Pk Dir for 2018 Data Results in LOS F (V/C=944/790=1.19 w/16,600 AADT 2018) inconsistent w/ LDC Sec. 22-218 (e)(1) Table B Requirement for Minor Arterials LOS D

Pre-application Vs. Methodology



Considering Availability of St. Lucie County TPO Standardized TIS, Methodology & Procedure (May 2014)City Is Urged to Require Applicants to Follow to Show Full Impact of Proposed Developments.

Inconsistency w/ Comp Plan

Comp Plan Future Land Use Element

1.4 Objective: Coordinate the transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service(LOS) standards established within the Comprehensive Plan are maintained

.1.4.1 Policy: The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element

1.4.2 Policy: The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professionally accepted traffic engineering practices.

With A1A Background Traffic at F, Denying the Application based on Applicant's TIS Downplaying Full Impact of Development, is Ground for Denying CF Application, Consistent w/ Objective 1.4 & Policy 1.41. 1.4.2.

Inconsistency w/ Comp Plan

Comp Plan Transportation Element

2.1.Objective:TheCity of Fort Pierce is designated as a transportation Concurrency Exception area pursuant to Section 163.3180,FloridaStatutes (F.S.).The City Is exempt from state-mandated transportation concurrency. The City will Continue to administer a roadway level of service(LOS) based Concurrency Management system to review development impacts. Land use and Transportation strategies to support and fund mobility shall be implemented to comply with163.3180(5)(b)4,F.S.

2.1.1 Policy: Development impacts will continue to be mitigated through the administration of a roadway LOS based concurrency management system that requires transportation facilities needed to serve new development to be in place or under construction within three years after the City approves a building permit or its functional equivalent.

In the Absence of Any Planned Capacity Improvements for A1A, City Must Uphold Adopted LOS to Safeguard Public Safety & Mobility Consistent with Objective 2.1. & Policy 2.1.1. and Deny CF Application

Inconsistency w/ LDC

LDC Sec. 22-218 (b)(2).

(2)De minimis *impacts*. A development which meets the following de minimis *impact* thresholds is also exempt from the requirements of this article, but only to the extent stated in an applicable certification of exemption:

a.

An *impact* that would not affect more than one per cent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of planning.

b.

An *impact* for which the sum of 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.

CF Application Not eligible for Exemptions Since w/ Background Traffic at LOS F w/ V/C Ratio of 1.19 & Exceeding both (a.) & (b.) thresholds, therefore City is Strongly Urged to Deny CF Application.

Questions?

Sometimes in the city's rush to be business friendly,
(Mayor)"Hudson Said . We don't follow all of our rules."

July 18, 2016

The Commission Is Urged to Stay Consistent w/Comp Plan & LDC & Deny CF Application For Major Amendment To PD at 835 Seaway

Thank You

Mohsen Salehi, AICP, ITE(FL)
Salehi Consulting Services
Ft. Myers, Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Major Amendment to PD - Harbour Isle - 835 Seaway Drive

Staff Name: Brandon C. Creagan

Staff Signature: B C C ...

Date Mailed: 7-17-19

Number of Mailed Letters: 164

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

July 17, 2019

Dear Property Owner(s):

The property owner, **Harbour Isle Dev Commercial, LLC**, applicant, **Cumberland Farms,** and representative **Jeffery Lucas of Atkins, NA**, are requesting approval of a **Major Amendment** to the Harbour Isle Planned Development for the construction of a 5,625 sqft Fueling Station and Convenience Store with associated improvements to be known as Cumberland Farms. The property is zoned PD, Planned Development with a Future Land Use of HIMU, Hutchinson Island Mixed Use.

Legal Description: SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 46-9) THAT PART OF TRACT D-1 MPDAF: FROM NW COR OF TRACT D-1, TH N 64 50 00 E ALG N LI OF TRACT 244.91 FT TO CURVE CONC S, R OF 666.78 FT, TH ELY ALG ARC 11.90 FT TO POB; TH CONT ALG ARC 388.84 FT TO NE COR OF TRACT, TH S 29 41 35 W 34.91 FT, TH N 78 52 58 W 13.84 FT, TH S 12 27 34 W 6.64 FT, TH N 76 43 04 W 4.75 FT, TH S 56 32 17 W 20.34 FT, TH S 08 07 52 W 4.31 FT, TH N 78 03 59 W 6.65 FT, TH S 11 13 25 W 71.62 FT TO CURVE CONC W, R OF 90 FT, TH SLY ALG ARC 17.17 FT, TH S 22 09 18 W 23.61 FT TO E LI OF TRACT, TH S 29 41 35 W 72.18 FT, TH S 60 12 16 W 160.08 FT TO POB (1.504 AC - 65,532 SF) (OR 2377-203)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meetings on **Monday, August 19, 2019** and **Tuesday, September 3, 2019** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Major Amendment to the PD**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m.** on **Monday, August 19, 2019.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@city-ftpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Major Amendment to PD – Harbour Isle – 835 Seaway Drive No. 1

I approve 0 I disapprove 0

Comments:

_____

_____

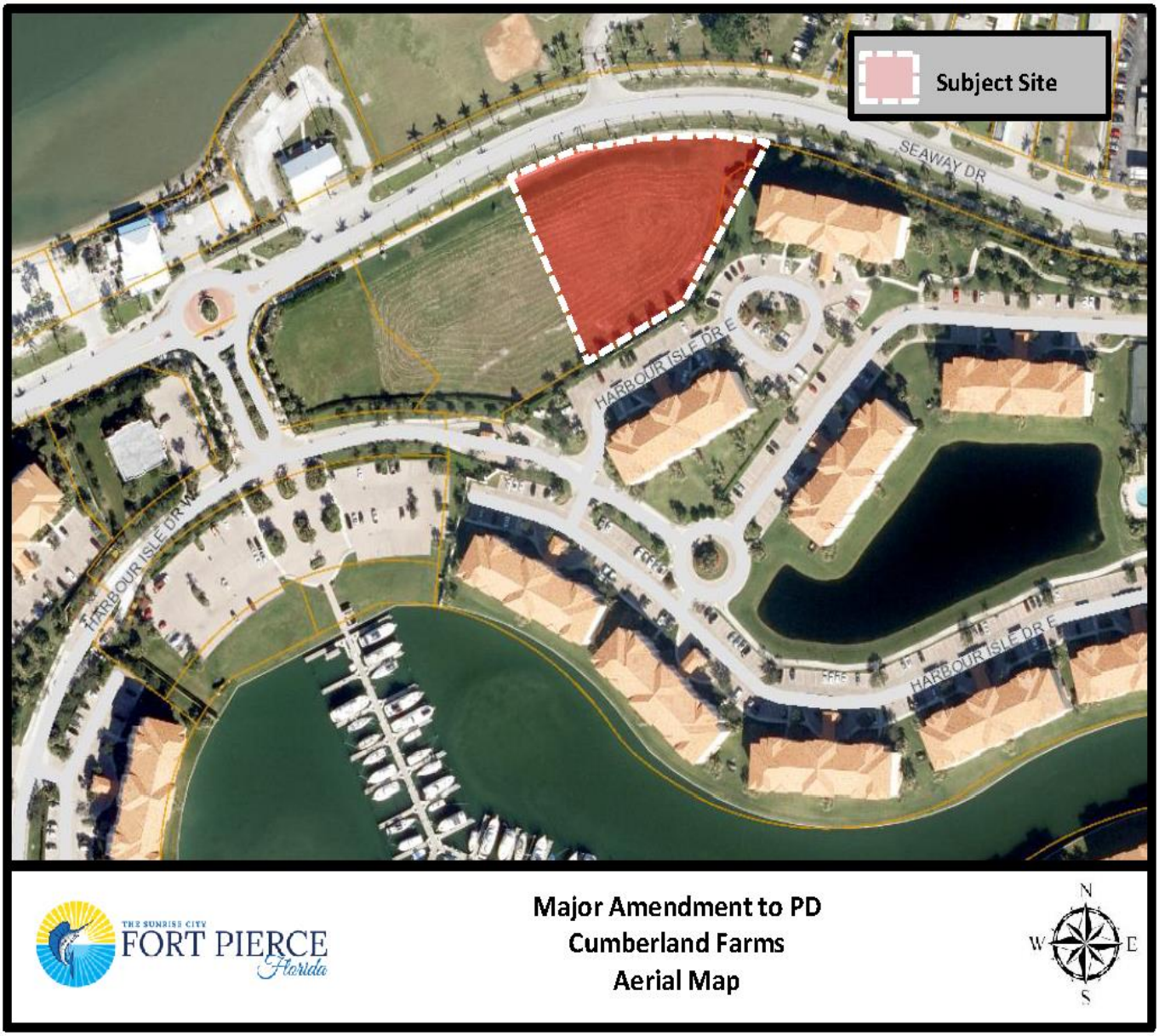
_____

_____ _____

Signature **Date**

Aerial Map

835 Seaway Drive



Please complete and return ballot to:

Mail		Fax		Email
City of Fort Pierce **Planning Department** **100 N. US Hwy 1** **Fort Pierce, FL 34950**	**or**	**(772) 466-5808**	**or**	**bcreagan@city-ftpierce.com**

Salvador-Harbeck (LF EST) Aleida 1
240 Gray Street
West Palm Beach , FL 33405-4706
UNITED STATES

Newman Tracy E 2
1 E Harbour Isle Dr, Unit 102
Fort Pierce , FL 34949-2753
UNITED STATES

Massei (TR) Sara S 3
10946 Lake Central Drive
Saint John , IN 46373-0260
UNITED STATES

Tarallo John 4
27 Crystal Terrace
Mount Bethel , PA 18343-5775
UNITED STATES

Leonard Laurie 5
2 Swift Road, Unit 105
Lombard , IL 60148-1147
UNITED STATES

Bunch (LF EST) Laura L 6
1951 NE 60th Street
Fort Lauderdale , FL 33308-2125
UNITED STATES

McCarthy James G 7
31 Yankee Maid Lane
Goshen , NY 10924-2600
UNITED STATES

DeVries Ronald 8
1336 SW Cottonwood CV
Port St Lucie , FL 34986-2002
UNITED STATES

Jeppson Charles A 9
1129 San Martin Drive
Tucson , AZ 85704
UNITED STATES

Peterson William A 10
1 E Harbour Isle Dr, Unit 204
Fort Pierce , FL 34949-2753
UNITED STATES

O`Leary Marian 11
1 E Harbour Isle Dr, Unit 205
Fort Pierce , FL 34949-2753
UNITED STATES

Sangster David E 12
1 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2753
UNITED STATES

Staelens Solange A 13
1 E Harbour Isle Dr, Unit 301
Fort Pierce , FL 34949-2753
UNITED STATES

Flosi (TR) Elizabeth 14
22 Praire Lane
Orland Park , IL 60467-7222
UNITED STATES

Speck Charles 15
1 E Harbour Isle Dr, Unit 303
Fort Pierce , FL 34949
UNITED STATES

VanWyk (TR) Janet E 16
7273 SE Old Lantern Dr
Caledonia , MI 49316-9002
UNITED STATES

Collins (LF EST) Roger 17
1 E Harbour Isle Dr, Unit 305
Fort Pierce , FL 34949-2753
UNITED STATES

Clifford Joseph D 18
2367 Barnsbury Road
East Lansing , MI 48823-7770
UNITED STATES

Mijares Carlos 19
7700 SW 176th Street
Palmetto Bay , FL 33157-6244
UNITED STATES

Berman (TR) Alan M 20
1780 NW 104th Avenue
Coral Springs , FL 33071-6501
UNITED STATES

Briganti Francis L 21
1 Harbour Isle Dr E PH03
Fort Pierce , FL 34949-2753
UNITED STATES

Montgomery George 22
1 E Harbour Isle Dr, Unit PH4
Fort Pierce , FL 34949-2753
UNITED STATES

Tischler Robert J 23
5003 Jackson Drive
Jefferson Hills , PA 15025-3455
UNITED STATES

Metcalf Daryl L 24
1 E Harbour Isle Dr, Unit PH6
Fort Pierce , FL 34949-2753
UNITED STATES

Stroh Cary A 25
1911 N 47th Avenue
Hollywood , FL 33021-4125
UNITED STATES

Starcevich Charles A 26
917 Krystal Lane
New Lenox , IL 60451-2618
UNITED STATES

Squires Thomas E 27
2 E Harbour Isle Dr, Unit 103
Fort Pierce , FL 34949-2754
UNITED STATES

Anthony Stephen M 28
2 E Harbour Isle Dr, Unit 104
Fort Pierce , FL 34949-2754
UNITED STATES

Davis John R 29
2 E Harbour Isle Dr, Unit 105
Fort Pierce , FL 34949-2754
UNITED STATES

Debus Sr John R 30
2469 SE Grand Drive
Port St Lucie , FL 34952-6533
UNITED STATES

Doherty Bernadette 31
2 E Harbour Isle Dr, Unit 201
Fort Pierce , FL 34949-2754
UNITED STATES

Conner Jeffrey 32
2 E Harbour Isle Dr, Unit 202
Fort Pierce , FL 34949-2754
UNITED STATES

Kussel (TR) Jean Z 33
2 E Harbour Isle Dr, Unit 203
Fort Pierce , FL 34949-2754
UNITED STATES

Natale Johanna 34
2 E Harbour Isle Dr, Unit 204
Fort Pierce , FL 34949-2754
UNITED STATES

Reilly Grace M 35
914 Bay Avenue
Point Pleasant Beach , NJ 08742-3065
UNITED STATES

Gilmore Kent 36
2 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2754
UNITED STATES

Tutt III Karl F 37
2 E Harbour Isle Dr, Unit 301
Fort Pierce , FL 34949
UNITED STATES

Marino Joseph 38
2 E Harbour Isle Dr, Unit 302
Fort Pierce , FL 34949
UNITED STATES

Truby Charles P 39
502 Waycross Drive
Greensboro , NC 27410-6056
UNITED STATES

Morse Guy W 40
139 E Berkeley Street, Unit Apt 602
Boston , MA 02118-4604
UNITED STATES

Czarnota Joseph R 41
13 Bigham Road
North Reading , MA 01864-2903
UNITED STATES

Eenigenburg (TR) Eugene 42
10049 Prairie Knoll Court
Saint John , IN 46373-8752
UNITED STATES

Morris Rodney 43
2 E Harbour Isle Dr, Unit PH1
Fort Pierce , FL 34949-2754
UNITED STATES

Hayden Joseph 44
2 E Harbour Isle Dr, Unit PH2
Fort Pierce , FL 34949-2754
UNITED STATES

Anderson Jonathan 45
2 Harbour Isle Dr, Unit PH3
Fort Pierce , FL 34949-2754
UNITED STATES

Bajada Angelo 46
268 Dock Road
Barrie , ON L4N 9S2
CANADA

Grondin (LF EST) Bette 47
2 E Harbour Isle Dr, Unit PH 5
Fort Pierce , FL 34949-2754
UNITED STATES

Byrum (TR) Tina M 48
2 E Harbour Isle Dr, Unit PH 6
Fort Pierce , FL 34949-2754
UNITED STATES

Voss Thomas 49
70 Aqua Ra Drive
Jensen Beach , FL 34957-2622
UNITED STATES

Guettler Brian K 50
1413 Lone Pine Drive
Fort Pierce , FL 34982-3344
UNITED STATES

Diotte Richard J 51
9 E Harbour Isle E Dr, Unit 103
Fort Pierce , FL 34949-2761
UNITED STATES

Urella Joseph J 52
9 E Harbour Isle Dr, Unit 104
Fort Pierce , FL 34949-2761
UNITED STATES

Center Bruce P 53
9 E Harbour Isle Dr, Unit 105
Fort Pierce , FL 34949-2761
UNITED STATES

Murphy (TR) Marilyn S 54
4 E Harbour Isle Dr, Unit 102
Fort Pierce , FL 34949-2756
UNITED STATES

Gordon (TR) Russell C 55
9 E Harbour Isle Dr, Unit 201
Fort Pierce , FL 34949-2761
UNITED STATES

Davis (TR) Thomas J 56
516 W Columbia Street
Chippewa Falls , WI 54729-2217
UNITED STATES

Cooper Robert C 57
212 Claiborne Fields Drive
Centreville , MD 21617-2506
UNITED STATES

Crea Linda 58
9 E Harbour Isle Dr, Unit 204
Fort Pierce , FL 34949-2761
UNITED STATES

Schreiner Dale A 59
9 E Harbour Isle Dr, Unit 205
Fort Pierce , FL 34949-2761
UNITED STATES

Szegeski Michael A 60
9 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2761
UNITED STATES

Camire (TR) Robert J 61
9442 Northcote Avenue
Munster , IN 46321-3908
UNITED STATES

Foley Nancy B 62
9 E Harbour Isle Dr, Unit 302
Fort Pierce , FL 34949-2761
UNITED STATES

High Performance Properties LLC 63
3950 S Highway 41A
Clarksville , TN 37043-6803
UNITED STATES

Lanese Joseph 64
1 Osborn Street
Stony Point , NY 10980-3650
UNITED STATES

Raymon Jay Sizemore Jr 65
9 E Harbour Isle Drive, Unit 305
Fort Pierce , FL 34949
UNITED STATES

Lisa R Skipper 66
3848 Spring Tide Drive
Southport , NC 28461
UNITED STATES

Nist Paul A 67
9 E Harbour Isle Dr, Unit PH1
Fort Pierce , FL 34949
UNITED STATES

Huerta Holdings LLC (TR) 68
380 Creekstone Court
Longwood , FL 32779-6115
UNITED STATES

Bode Anne Marie 69
9 E Harbour Isle Dr, Unit PH3
Fort Pierce , FL 34949-2761
UNITED STATES

Ochse Daniel Francios 70
9 E Harbour Isle Dr, Unit PH4
Fort Pierce , FL 34949
UNITED STATES

Willis Donald 71
1720 Skyline Dr, Unit 108
Johnson City , TN 37604-3792
UNITED STATES

Cecchini Michael J 72
9 E Harbour Isle Dr, Unit PH6
Fort Pierce , FL 34949-2761
UNITED STATES

Cote Louis 73
711 RTE-138 Street
St-Tite-des-Caps , QC G0A 4J0
CANADA

Stecher (LF EST) Maureen M 74
10 E Harbour Isle Dr, Unit 102
Fort Pierce , FL 34949-2762
UNITED STATES

Windle John F 75
10 E Harbour Isle Dr, Unit 103
Fort Pierce , FL 34949
UNITED STATES

Kelly John M 76
122 Oyster Cove Dr
Grasonville , MD 21638-1045
UNITED STATES

Barr Victor M 77
10 E Harbour Isle Dr, Unit 105
Fort Pierce , FL 34949-2762
UNITED STATES

Rick Schaefer ETAL 78
10 E Harbour Isle Dr, Unit 106
Fort Pierce , FL 34949
UNITED STATES

Evans John F 79
441 Irving Avenue
Millville , NJ 08332-9781
UNITED STATES

Stiglbauer Nancy C 80
10 E Harbour Isle Dr, Unit 202
Fort Pierce , FL 34949-2762
UNITED STATES

Mazzo Paul 81
136 Szost Dr
Fairfield , CT 06824-4059
UNITED STATES

Hahneman Rodger 82
836 Forepeak Dr
Forked River , NJ 08731-3030
UNITED STATES

DeGraw Jr Bruce G 83
3608 Belmar Blvd
Neptune , NJ 07753-7105
UNITED STATES

Rizzo Alfonso V 84
10 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2762
UNITED STATES

Mills Patrick W 85
1630 Toscano Terrace
Oconomowoc , WI 53066-4659
UNITED STATES

Rajaballey Maureen E 86
16386 SW 70 Street
Fort Lauderdale , FL 33331
UNITED STATES

Rajaballey Maureen E 87
16386 SW 70th Street
Fort Lauderdale , FL 33331
UNITED STATES

Bell James J 88
10 E Harbour Isle Dr, Unit 304
Fort Pierce , FL 34949-2762
UNITED STATES

Yenchko Thomas S 89
10 E Harbour Isle Dr, Unit 305
Fort Pierce , FL 34949-2762
UNITED STATES

AMB Land Inc 90
10 E Harbour Isle Dr, Unit 306
Fort Pierce , FL 34949-2762
UNITED STATES

Ferrari Arthur J 91
10 E Harbour Isle Dr, Unit PH1
Fort Pierce , FL 34949-2762
UNITED STATES

Maffei (LF EST) Frank A 92
10 E Harbour Isle Dr, Unit PH 2
Fort Pierce , FL 34949-2762
UNITED STATES

Sauls Stephen 93
32 W Harbour Isle Dr, Unit PH5
Fort Pierce , FL 34949-2784
UNITED STATES

Tarasenko Serge 94
10 E Harbour Isle Dr, Unit PH4
Fort Pierce , FL 34949-2762
UNITED STATES

Nelson Dean 95
18 Bruns Road
Allenhurst , NJ 7711
UNITED STATES

Neil Richard 96
10 E Harbour Isle Dr, Unit PH 6
Fort Pierce , FL 34949-2762
UNITED STATES

Giancola Carol A 97
150 Charles Street
Floral Park , NY 11001-2237
UNITED STATES

Love Becky 98
1717 Sunset Isles Road
Fort Pierce , FL 34949-3433
UNITED STATES

Joiner Sid 99
37 E Harbour Isle Dr, Unit 103
Fort Pierce , FL 34949-2789
UNITED STATES

Love George 100
37 E Harbour Isle Dr, Unit 104
Fort Pierce , FL 34949
UNITED STATES

Rovira (TR) Cora J 101
1743 Cotswold Dr
Orlando , FL 32825
UNITED STATES

Cade (TR) Frederick C 102
1323 SE 17th Street, Unit Ste 471
Fort Lauderdale , FL 33316-1707
UNITED STATES

Marreiros Arthur J 103
36 Bell Drive
Highland , NY 12528-1608
UNITED STATES

Grover Paul L 104
5318 Villa Ridge Court
Baldwinsville , NY 13027-8975
UNITED STATES

Bond Richard 105
37 E Harbour Isle Dr, Unit 203
Fort Pierce , FL 34949-2789
UNITED STATES

Theodore Thomas Sawicz Revocable Trust 106
37 E Harbour Isle Dr, Unit 204
Fort Pierce , FL 34949-2789
UNITED STATES

Ulishney Eugene 107
5812 NW 63rd Way
Parkland , FL 33067-1528
UNITED STATES

Brady Anthony P 108
536 N Preserve PT
Jupiter , FL 33458-8325
UNITED STATES

Barbret (TR) Craig T 109
37 E Harbour Isle Dr, Unit 301
Fort Pierce , FL 34949-2789
UNITED STATES

Sullivan Donald W 110
2235 El Cid Court
Davie , FL 33324-5912
UNITED STATES

Florio Pietro 111
265 Maron Lane
Seven Hills , OH 44131-3523
UNITED STATES

Anderson (TR) Daniel M 112
37 E Harbour Isle Dr, Unit Unit 304
Fort Pierce , FL 34949-2789
UNITED STATES

Howell Don M 113
19394 Gulfstream Dr
Tequesta , FL 33469-2050
UNITED STATES

Casson Tammy L 114
37 E Harbour Isle Dr, Unit 306
Fort Pierce , FL 34949-2789
UNITED STATES

Hegedus Kathy M 115
37 E Harbour Isle Dr
Fort Pierce , FL 34949-2789
UNITED STATES

Anderson (TR) Daniel M 116
37 E Harbour Isle Dr, Unit Unit 304
Fort Pierce , FL 34949-2789
UNITED STATES

Spyrzynski Grzegorz 117
37 E Harbour Isle Dr, Unit PH03
Fort Pierce , FL 34949-2789
UNITED STATES

Rudd James M 118
37 E Harbour Isle Dr, Unit PH04
Fort Pierce , FL 34949-2789
UNITED STATES

VanDenbos Gary 119
1706 Francis Court
Fort Pierce , FL 34949-3579
UNITED STATES

Malatesta Robert I 120
37 E Harbour Isle Dr, Unit PH06
Fort Pierce , FL 34949-2789
UNITED STATES

Robertson Diane D 121
38 E Harbour Isle Dr, Unit 101
Fort Pierce , FL 34949-2790
UNITED STATES

Hernandez Danilo R 122
1250 Belfiore Way
Windermere , FL 34786-8113
UNITED STATES

Crow Cheryl N 123
503 Bayberry Drive
Severna Park , MD 21146-3602
UNITED STATES

Kohler Shauna R 124
2358 SE Delano Road
Port St Lucie , FL 34952-5558
UNITED STATES

Koblegard Susan A 125
38 Harbour Isle Dr, Unit 105
Fort Pierce , FL 34949-2790
UNITED STATES

Wooten Daniel L 126
38 E Harbour Isle Dr, Unit 106
Fort Pierce , FL 34949-2790
UNITED STATES

Carroll Lawrence G 127
23 Hendrik Hudson Way
Halfmoon , NY 12065-2673
UNITED STATES

Sachs (LF EST) Sharon E 128
161 SE Osprey Ridge
Port St Lucie , FL 34984-8941
UNITED STATES

Sweeney William M 129
38 E Harbour Isle Dr, Unit 203
Fort Pierce , FL 34949-2790
UNITED STATES

Emerald Harbour Enterprises 130
2326 S Congress Avenue, Unit Ste 1C
West Palm Beach , FL 33406-7652
UNITED STATES

Noble Carol S 131
38 E Harbour Isle Dr, Unit 205
Fort Pierce , FL 34949-2790
UNITED STATES

Martin Daniel 132
38 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2790
UNITED STATES

Rodriguez Elvis 133
38 E Harbour Isle Dr, Unit 301
Fort Pierce , FL 34949-2790
UNITED STATES

Shaw Mary L 134
772 Howe Island Dr
Gananoque , ON K7G 2V6
CANADA

Settanni Sebastiano 135
11702 W 130th Street
Strongsville , OH 44136-2753
UNITED STATES

Payne (TR) Rosemarie 136
38 E Harbour Isle Dr, Unit 304
Fort Pierce , FL 34949-2790
UNITED STATES

Pinho Manuel A 137
342 Long Ridge Road
Stamford , CT 06902-1637
UNITED STATES

DiCenso Ferdinando 138
325 Oakview Circle
Hinchley , OH 44233-9414
UNITED STATES

Hamilton Gisela B 139
2322 Keen Road
Fort Pierce , FL 34946-2003
UNITED STATES

Ramos (LF EST) Victoria M 140
12104 SW Bayberry Avenue
Port St Lucie , FL 34987-2818
UNITED STATES

Rowe Robert 141
11349 Kingsley Manow Way
Jacksonville , FL 32225-1075
UNITED STATES

Johnston Ronnie L 142
PO Box 1578
Sweetwater , TX 79556-1578
UNITED STATES

Hartl Willaim 143
38 E Harbour Isle DR, Unit PH5
Fort Pierce , FL 34949-2790
UNITED STATES

Sreenan (TR) Janis A 144
3810 NE 30th Avenue
Lighthouse Point , FL 33064-8422
UNITED STATES

AMB Land Inc 145
1017 Creek Road
Newark , DE 19711
UNITED STATES

Becky Love ETAL 146
414 Conc 4
West Waterdown , ON L8B IJ5
CANADA

Frederick C Cade (TR) ETAL 147
1323 SE 17th Street, Suite 471
Fort Lauderdale , FL 33316
UNITED STATES

Brian R Murphy ETAL 148
43 Congress Street
Pembroke , MA 2359
UNITED STATES

Donald Willis 149
3835 E Millers Bridge Road
Tallahassee , FL 32312-1061
UNITED STATES

St Lucie County 150
2300 Virginia Avenue
Fort Pierce , FL 34982-5632
UNITED STATES

Seaway Drive Investments LLC 151
7892 Saddlebrook Drive
Port St Lucie , FL 34986
UNITED STATES

Harbour Isle Dev Comm LLC 152
801 Seaway Drive
Fort Pierce , FL 34949
UNITED STATES

Harbour Isle Dev Comm LLC 153
825 Seaway Drive
Fort Pierce , FL 34949
UNITED STATES

Harbour Isle Plaza LLC 154
PO Box 3316
Jupiter , FL 33469
UNITED STATES

Camerone T Elizer (TR) 155
940 Seaway Drive
Fort Pierce , FL 34949
UNITED STATES

United States Coast Guard 156
15608 SW 117th Avenue
Miami , FL 33177
UNITED STATES

SLC Ft Pierce Fire Dist 157
5160 NW Milner Drive
Port St Lucie , FL 34983
UNITED STATES

Harbour Isle at Hutchinson Island Property Maintenance Association 158
801 Seaway Drive
Fort Pierce , FL 34949
UNITED STATES

Harbour Isle At Hutchinson Island West Condominium Association Inc 159
14 W Harbour Isle Drive
Fort Pierce , FL 34949
UNITED STATES

Harbour Isle At Hutchinson Island East Condominium Association Inc 160
6 E Harbour Isle Drive
Fort Pierce , FL 34949
UNITED STATES

Angler`s Landing LLC 161
1708 SE Clearmont Street
Port St. Lucie , FL 34983
UNITED STATES

Saucier Realty LLC 162
8351 Chinaberry Road
Vero Beach , FL 32963
UNITED STATES

Republic Western Investments Co LLC 163
2049 Century Park E Ste 3630
Los Angeles , CA 90067
UNITED STATES

Republic Western Investments Co LLC 164
2049 Century Park E Ste 3630
Los Angeles , CA 90067
UNITED STATES

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SEAWAY DR
HARBOUR ISLE DR W
HARBOUR ISLE DR W

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Major Amendment to Planned Deveopment - Harbour Isle - 835 Seaway Drive

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 8-4-2019

NOTICE BY MAIL: 7-17-2019

NOTICE BY SIGNS: 8-7-2019

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 8/7/2019

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Piercein St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

August 4, 2019

Subscribed and sworn to before on August 5, 2019:

Tara Mondloch
Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $127.92
Ad No: 0003713733
Customer No: 1330884
PO #:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 22-40 & 22-143 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041 (3)(a) of Florida State Statutes, will on Monday, August 19th, 2019 and Tuesday, September 3rd, 2019 hold Quasi-Judicial Public Hearing on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m., to consider review and approval of the following:

ORDINANCE 19-037 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE,FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED SITE PLAN FOR A CONVENIENCE STORE WITH FUEL SALES ON PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIV DATE.

All interested parties may appear at the meeting and be heard with respect to the Applications for Major Amendment to a Planned Development. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGSS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 8/4/2019
TCN3713733

City Commission Regular Meeting **13.a.**

Meeting Date: 08/19/2019

Re: Establishment of the City of Fort Pierce Parks Advisory Committee

Submitted For: Mike Reals, Public Works Manager, Public Works

SUBJECT:

Resolution 19-R37 establishing the City of Fort Pierce Parks Advisory Committee.

SUMMARY:

Resolution 19-R37 formalizes the Parks Advisory Commiittee to insure proper transparency and adherence to all necessary state laws.

RECOMMENDATION:

Request approval of Resolution

ALTERNATIVES:

Staff will proceed as directed by the Commission

RESPONSIBLE STAFF:

Public Works

COORDINATED WITH:

City Attorney

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2019

Account: 0.00

Amount: 0.00

OTHER INFORMATION:

0.00

Attachments

19-R37

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 11:13 AM

Form Started By: Mike Reals Started On: 08/01/2019 01:55 PM

Final Approval Date: 08/13/2019

RESOLUTION NO. 19-R37

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ESTABLISHING THE CITY OF FORT PIERCE PARKS ADVISORY COMMITTEE**; RESPONSIBILITIES OF THE COMMITTEE, ELECTION OF PRESIDING OFFICER, MEETINGS, AND QUORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission has determined that there is a need to formalize the Parks Advisory Committee in an effort to insure proper transparency and to adhere to all necessary state laws; and

WHEREAS, the Parks Advisory Committee has demonstrated great value to the City Commission through its collaborative efforts with citizens and business owners to evaluate, research and recommend solutions for parks related concerns within the City of Fort Pierce.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The City of Fort Pierce, Florida hereby establishes a Fort Pierce Parks Advisory Committee as an advisory committee to the Mayor and City Commission.

SECTION 2. Membership and Qualifications: Term of Appointment; Vacancy

A. The Committee shall consist of seven (7) members. All members shall have the following qualifications:
    1. Members shall be a resident of the City of Fort Pierce;
    2. One member shall be appointed by each member of the City Commission;
    3. Two members shall be appointed at large;
    4. Members shall not be elected officials or City staff members;

B. The term of each member of the Committee appointed by an individual City Commission member shall coincide with the term of the City Commission member that appointed the member of the Committee. At-large members shall serve a term of four years.

C. All Committee members appointed by an individual City Commission member shall serve at the pleasure of the City Commission member who appointed the Committee member.

D. At-large Committee members shall serve at the pleasure of the majority of the City Commission. A majority is defined as three (3) members of the City Commission.

E. Committee members shall be automatically removed for lack of attendance. Lack of attendance means failure to attend three (3) consecutive regularly scheduled meetings or failure to attend at least two-thirds of the regularly scheduled meetings during a calendar year. Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting. Absences shall be entered into the minutes of the Committee meeting. Absences may not be excused.

F. Vacancies occurring for any reason during the term of office by a Committee member shall be filled within ninety (90) days from the date of the vacancy.

SECTION 3. Responsibilities and Duties:

A. The Committee shall act solely in an advisory capacity to the City Commission on matters relating to public parks. The Committee shall have the following responsibilities and duties:

1. Provide input to the City Commission on parks related activities.
2. Recommend policies related to parks activities.
3. Provide research on tasks assigned by the City Commission.
4. Educate the public on Commission directed initiatives.
5. Other duties as assigned by the City Commission.

SECTION 4. The Committee shall elect one of its members as a Chairperson, one as a Vice Chairperson, and one as a Second Vice Chairperson. Elections shall be held at the first regularly scheduled meeting, or as soon thereafter as practical, after appointment of the Parks Advisory Committee. The Chairperson shall preside and conduct meetings of the Parks Advisory Committee. The Vice Chairperson shall act in the absence of the Chairperson. In the absence of both the Chairperson and Vice Chairperson, the Second Vice Chairperson shall act as the Chairperson. The term of the

Chairperson, Vice Chairperson, and the Second Vice Chairperson shall be for one year. A vacancy in the office of Chairperson or Vice Chairperson shall be filled at the earliest possible date by the Committee by the election of one of its members to fill the unexpired term.

SECTION 5. The Committee shall meet at least once per month unless there is no business to transact by the day before the regular meeting date. Special meetings may be called by the City Manager or as requested by City Commission.

SECTION 6. All meetings of the Committee shall be open to the public. City staff shall be responsible for recording minutes for all meetings of the Parks Advisory Committee. Minutes of the meetings and records shall be filed in the appropriate offices of the City and shall be public records.

SECTION 7. A majority of the Committee membership shall constitute a quorum for the transaction of business; providing, however, that no official action shall be taken by the Committee without the concurring vote of a majority of all members present at such meeting.

SECTION 8. This resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this ____ day of August, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Peter Sweeney, Esq.
City Attorney

City Commission Regular Meeting **13.b.**

Meeting Date: 08/19/2019

Re: Submittal of applications for the Planning Board

Submitted For: Rebeca Guerra, Interim Planning Director, Planning & Zoning

---

SUBJECT:

Resolution 19-R38 Appointing a member to the Planning Board following a vote.

SUMMARY:

There is one regular member position that needs to be filled. The attendance record for 2018 and 2019 is attached.

RECOMMENDATION:

Appoint/Reappoint one regular member.

ALTERNATIVES:

Take no action.

RESPONSIBLE STAFF:

Rebeca A. Guerra, Interim Planning Director, AICP, LEED-AP, CPD

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2019
Account:	N/A
Amount:	N/A

OTHER INFORMATION:

Not applicable

Attachments

19-R38
Marcia Baker Application
Patricia Diaz Application
Charlie Hayek Appliction
Renella Mitchell Application
Steve Tarr Application
Mario Wilcox Application

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/26/2019 01:57 PM

Form Started By: Alicia Rosenthal Started On: 06/18/2019 10:09 AM

Final Approval Date: 08/06/2019

RESOLUTION NO. 18-R38

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED that _____ be and is hereby appointed and/or reappointed by the City Commission to serve as an at-large member of the City Planning Board; said term to expire on August 18, 2021, or when a successor has been duly appointed.

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 19th day of August, 2019.

_____
LINDA HUDSON
MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, ESQ.
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board

Name: MARCIA BAKER	Phone: 772-465-3718
Home Address: City/Zip Code: 1753 Seaway DR FT PIERCE 34949	How long at this address? 30 YRS
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: INSURANCE AGENT	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No If yes, state the business and location: RAINS INSURANCE 204 N. 2ND ST FT PIERCE, 34950	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☑ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): 30+ YEARS REAL ESTATE DEVELOPOR + BROKER + TITLE SEARCH	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: MS.MARCIA BAKER@ATT.NET
Date: 7/17/2019	Applicant's Signature Marcia Baker

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

RECEIVED
JUL 22 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/ REAPPOINTMENT

Name of Board or Boards for which you are applying: PLANNING BOARD

Name: Patricia Diaz	Phone: 954-397-9063
Home Address: Business Address: City/Zip Code: 426 Ave A, Fort Pierce	How long at this address? 4 YRS
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Attorney	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: OF COUNSEL - FEE YATES & FEE PLLC 426 Ave A Fort Pierce, FL 34950	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Lega Describe your education, background, training and knowledge – (feel free to attach a resume): JD - BIO ATTACHED RESUME ATTACHED	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: FORT PIERCE HOUSING AUTHORITY	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Linda Hudson Applicant Email Address: deapdiaz@aol.com	
Date: 7-19-2019 Applicant's Signature	

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at loox@city-ftpierce.com

PATRICIA L. DIAZ, born Charlotte, North Carolina, May 9, 1955; admitted to bar, 1988, Florida, United States District Court, Southern and Middle Districts of Florida; Certified Anti-Money Laundering Specialist (CAMS). *Education:* Florida International University (B.A., with Highest Honors, 1985); University of Miami School of Law (J.D., Magna Cum Laude, 1988). Society of Iron Arrow, Society of Wig and Robe, Society of Bar and Gavel, Order of the Coif, Order of the Barrister, Omicron Delta Kappa. *Experience:* Partner, Diaz Reus & Targ LLC, Sept. 2016 – Dec. 2018; Division Counsel, Drug Enforcement Administration, Miami Field Division (all Florida), Aug. 2010 – May 2016; Assistant United States Attorney, United States Attorney's Office, Southern District of Florida, Aug. 1989 – Aug. 2010; Judicial Clerkship, the Honorable Eugene P. Spellman, United States District Court, Southern District of Florida, Aug. 1988 – August 1989. ***PRACTICE AREAS:*** General Civil Litigation; Criminal Defense; Civil and Criminal Forfeiture; Internal Corporate Investigations: Dispute Resolution. Based on her extensive experience prosecuting hundreds of complex, international money laundering and narcotics cases, Patricia is uniquely qualified to guide clients through sensitive federal criminal investigations, prosecutions, and negotiations. Her experience with the inner workings of the DEA and the U.S. Attorney's Office lends a multifaceted perspective in handling the defense of complex litigation in white collar crimes, money laundering and drug cases.

PATRICIA L. DIAZ
Fort Pierce, FL
954-397-9063

LEGAL EMPLOYMENT

SPECIAL MAGISTRATE, Town of St. Lucie Village
Code Enforcement Magistrate, January 2019 – present

FEE YATES & FEE PLLC, Fort Pierce, FL
Of Counsel, January, 2019 – present

My current practice includes General Civil Litigation, Criminal Defense, Civil and Criminal Forfeiture, Internal Corporate Investigations and Dispute Resolution.

DIAZ REUS & TARG LLC, Miami, FL
Partner, September 2016 – December 2018

While at Diaz Reus & Targ, I specialized in white collar criminal defense, internal corporate investigations, general civil litigation, civil and criminal forfeiture, money laundering, RICO, and dispute resolution. I am extremely experienced in complex litigation and in multi-faceted and complicated negotiations. I am also a Certified Anti-Money Laundering Specialist (CAMS).

UNITED STATES DRUG ENFORCEMENT ADMINISTRATION, Weston, FL
Division Counsel, Miami Field Division, August 2010 – May 2016

As Division Counsel for the Miami Division, which encompasses Florida and the Bahamas, I was involved in all legal matters and issues concerning the Division, including criminal, civil, and administrative law. This included substantive drug-related and money laundering statutes, investigative methods and techniques, search and seizure, electronic surveillance, interview and interrogation, evidence, discovery, drafting and reviewing legislative proposals relating to criminal law and procedure, and Federal sentencing guidelines, legal training, and legal review of operational policies and procedures. It also included matters relating to support of civil and administrative litigation, including regulatory issues under the Controlled Substances Act (21 USC § 801 et seq.), as well as personnel and fiscal law questions.

UNITED STATES ATTORNEY'S OFFICE, Southern District of Florida
Assistant United States Attorney, August 1989 – August 2010

As an Assistant United States Attorney, I represented the federal government before the United States District Court in the Southern District of Florida. I presented and prosecuted cases against individuals suspected of breaking the law in literally hundreds of cases. I was responsible for initiating and directing complex criminal investigations, participating in grand jury proceedings, and guiding and recommending the sentencing of offenders. I also served as a Deputy Chief in

the Major Crimes Unit, training new prosecutors in criminal trial investigation and prosecution.

During most of my career, I carried out my duties as a Narcotics prosecutor assigned directly to the OCDETF (Organized Crime Drug Enforcement Task Force) Program, handling comprehensive, multi-level investigations of major regional, national and international drug-trafficking and money laundering organizations. For over ten years, I was embedded as an attorney in the High Intensity Drug Trafficking Area (HIDTA) Task Forces. The HIDTA program was designed to provide assistance to Federal, state, and local operating in areas determined to be critical drug-trafficking regions of the United States. I was the first attorney assigned to both HIDTA units and spearheaded the coordination of prosecutors and law enforcement personnel working side-by-side in the same location. During my tenure as an OCDETF attorney, I coordinated the investigative and prosecution strategy for hundreds of investigations targeting the entire infrastructure of extremely complex, major drug trafficking organizations, who not only trafficked in narcotics but also laundered illicit proceeds, armed themselves with and trafficked in firearms, continued their criminal activities as fugitives, and participated in terrorist activities.

THE HONORABLE EUGENE P. SPELLMAN
United States District Court, Southern District of Florida
Judicial Clerkship, August 1988 – August 1989

Upon graduation from law school, I was privileged to be offered this prestigious judicial clerkship where I gained practical experience by attending judicial proceedings, performing legal research, preparing bench memos, drafting orders and opinions, proofreading the judge's orders and opinions, communicating with counsel regarding case management and procedural requirements, and assisting the judge during courtroom proceedings.

EDUCATION:

UNIVERSITY OF MIAMI SCHOOL OF LAW, Coral Gables, FL
Juris Doctor, May 1988, Magna Cum Laude (Ranked 5 of 355)

University of Miami Law Review	Moot Court Board (Vice-President)
Order of the Coif	Society of Iron Arrow
Order of the Barrister	Society of Bar and Gavel (Secretary)
Society of Wig and Robe (President)	Omicron Delta Kappa

Law School Activity Fee Allocation Committee (Vice-Chairperson)

FLORIDA INTERNATIONAL UNIVERSITY, Miami, FL
Bachelor of Arts, Political Science, 1985, Summa Cum Laude

PROFESSIONAL ADMISSIONS, ORGANIZATIONS & CERTIFICATIONS:

Certified Anti-Money Laundering Specialist (CAMS)
Florida Bar Association

Miami-Dade Chiefs of Police Association
United States Court Rules Committee, Southern District of Florida
United States Court Magistrate Retention Committee, Southern District of Florida
Licensed Private Investigator, State of Florida

CIVIC AND COMMUNITY ORGANIZATIONS

Commissioner, Fort Pierce Housing Authority
Committee Member, Heathcote Botanical Gardens, Bonsai Bash Committee
Member and Volunteer, Backus Museum
Member, PEO Sisterhood (philanthropic organization)
Member, Pelican Yacht Club

PROFESSIONAL AWARDS

Department of Justice Director's Award
DEA Administrator's Award
Dozens of individual case-related awards from DEA, FBI, HHS and other agencies

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: PLANNING BOARD

Name: CHARLES HAVEK	Phone: 7728281080
Home Address: 1111 FERNANDINA ST. City/Zip Code: FORT PIERCE, FL 34949	How long at this address? 5 YRS
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: GENERAL CONTRACTOR	
Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No If yes, list the address and nature of said business: 1111 FERNANDINA ST. REMODEL CONTRACTOR	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: SEE ABOVE	
Do you have special training or knowledge in the area of: Architecture: ☒ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): UNIV OF FLORIDA BSBA - FINANCE 1969 FLA. INTERNATIONAL UNIV. - MASTER OF SCIENCE - REAL ESTATE 1972	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: HISTORICAL PRESERVATION	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: CCHAWK77@AOL.COM
Date: 7-19-2019	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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RECEIVED
CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: City Planning Board

Name: Renella Mitchell	Phone (914) 563-7325
Home Address: 230 Peacock Street City/Zip Code: Ft. Pierce Florida 34982	How long at this address? 2yrs

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: Testing and Education Specialist / State of Florida Notary Public

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No
If yes, in what capacity? provide educational and testing services with in the city and surrounding cities

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No
If yes, state the business and location: Medical Specialty Care Center
Midway Specialty Care Center
356E Midway Road
Fort Pierce Florida 34982

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No (Other:)
Describe your education, background, training and knowledge – (feel free to attach a resume):
Community Liason and Negotiator for city outReach organizations

Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No
If yes, please specify: AREA 15 HIV/AIDS Comprehensive Planning Network Serving St. Lucie, Indian River, Okeechobee, Martin Counties, Florida Dept of Health

Have you ever been convicted of a felony? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Mary Sermons Applicant Email Address: Rmitchell10802@Yahoo.Com

Date: 07/12/2019 Applicant's Signature Renella Mitchell

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/ REAPPOINTMENT

Name of Board or Boards for which you are applying: PLANNING

Name: STEVEN TARR	Phone: 561-622-3386
Home Address: 316 S. OCEAN DR City/Zip Code:	How long at this address? 2 YRS
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: R.E. BROKER + INVESTOR	
Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No If yes, list the address and nature of said business: REAL ESTATE BROKERAGE AT 111 ORANGE AVE REAL ESTATE DEVELOPMENT, ALSO.	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☒ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): MASTERS DEGREE IN FINANCE, EXPERIENCE WITH QUASI-JUDICIAL. DEVELOPED PROJECTS IN FORT PIERCE SINCE 1997. FORMER PLANNING COMMISSIONER WITH PALM BEACH GARDENS.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: HOYT "PAT" MURPHY Applicant Email Address: hovenre@gmail.com	
Date: 7-1-19	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board

Name: Mario Victorez Wilcox	Phone (772) 985-5989
Home Address: 1655 N 29th St. Apt. 10C City/Zip Code: Fort Pierce, FL 34947	How long at this address? 5 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired military	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity? Plan to own an economic empowerment business within the next 6 - 10 months.	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☑ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Have over 20 years of military training and experience in the areas of logistics, Contracting and management, and engineering.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: wilcoxvictor275@yahoo.com
Date: 6/24/2019	Applicant's Signature Mario Victorez Wilcox

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **13.c.**

Meeting Date: 08/19/2019

Re: Resolution 19-R40 extending the boundaries of the Peacock Arts District

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Resolution 19-R40, a resolution of the City Commission of the City of Fort Pierce, Florida, extending the boundaries of the Peacock Arts District, providing for an effective date.

SUMMARY:

The Peacock Arts District (PAD) was formally established via Resolution 17-R01 on January 3, 2017. Since establishment of the Peacock Arts District, staff has been working with stakeholders to revitalize the district. City staff presented a vision for the PAD in July 2018 which included the concept of extending the boundaries to include the Delaware Avenue business corridor, residential citizenry of the neighborhood and Creative Arts Academy of St. Lucie (CAST). CAST provides opportunities to develop and highlight creativity and performance through courses in dance, visual and graphic arts, vocal and instrumental music, theater and musical theater and serves as a cultural activity generator which will enhance the Peacock Arts District.

The area delineated for inclusion in the extended Peacock Arts District is bound by US Highway 1 on the east and 13th Street on the west. The northern boundary extends along the upper bounds of the district ending at Avenue B. The southern boundary extends Delaware Avenue from US Highway 1 west to 13 th including the properties abutting Delaware Avenue.

RECOMMENDATION:

Approval

ALTERNATIVES:

Adjust the boundaries of the Peacock Arts District

Denial

RESPONSIBLE STAFF:

Shyanne Helms, Communications and Economic Development Manager

COORDINATED WITH:

Caleta Scott, Grants Administration Manager
Vennis Gilmore, Planning Analyst
Peter Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

No fiscal impact is identified with the adoption of this resolution

Attachments

Proposed Resolution 19-R40

Adopted Resolution 17-R01

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 01:56 PM
City Manager	Nick Mimms	08/13/2019 01:56 PM

Form Started By: Shyanne Helms Started On: 08/13/2019 11:26 AM

Final Approval Date: 08/13/2019

RESOLUTION NO. 19-R__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, EXTENDING THE **PEACOCK ARTS DISTRICT** BOUNDARIES**,** PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Orange Avenue corridor, between 13th Street and US Highway 1 historically was a bustling commercial district within the City of Fort Pierce.; and

WHEREAS, retail shops, salons, markets, and even government offices generated an abundance of activity from residents living in the immediate vicinity and beyond, however for some time, the Orange Avenue Corridor between U.S. Highway 1 and 13th street has experienced challenges of neglect and underinvestment; and

WHEREAS, the City of Fort Pierce seeks to inspire redevelopment and renewal of history, art, and culture within this corridor which is located within the Community Redevelopment Area; and

WHEREAS, the area delineated for inclusion in the Peacock Arts District is bound by US Highway 1 on the east and 13th Street on the west. The northern boundary extends along the upper bounds of the district ending at Avenue B. The southern boundary extends Delaware Avenue from US Highway 1 west to 13th including the properties abutting Delaware Avenue.

WHEREAS, the Fort Pierce Magnet School of the arts recently reopened as Creative Arts Academy of St. Lucie (CAST) after receiving a federal grant. CAST provides opportunities to develop and highlight creativity and performance through courses in dance, visual and graphic arts, vocal and instrumental music, theater and musical theater and serves as a cultural activity generator enhancing the Peacock Arts District.

WHEREAS, the designation of a unique district enhances the opportunity to advance community initiatives to encourage redevelopment, infill development, investment, historic preservation, and renewal of pride and culture within this area; and;

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, that the area bound by US Highway 1 on the east and 13th Street on the west. The northern boundary extends along the upper bounds of the district ending at Avenue B. The southern boundary extends Delaware from US Highway 1 west to 13th including the properties abutting Delaware Avenue (as depicted in exhibit A) be recognized as the "Peacock Arts District". This Resolution shall take effect immediately upon adoption. IN WITNESS WHEREOF, this Resolution has been duly adopted on this __ day of August 2019.

This Resolution shall take effect immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this __ day of August 2019.

_____
Linda Hudson, Mayor

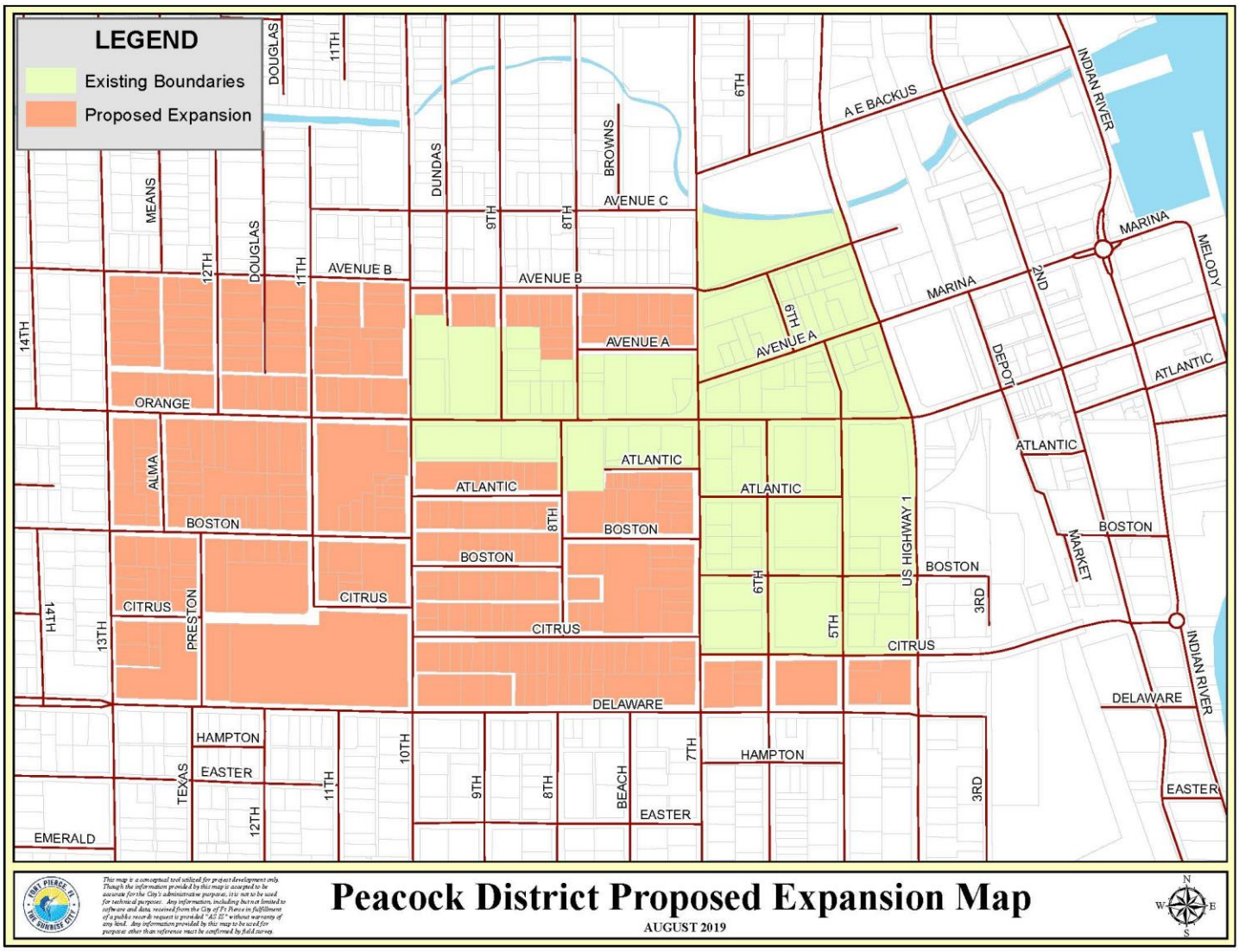
ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, City Attorney

Exhibit A


LEGEND
Existing Boundaries
Proposed Expansion
DOUGLAS
11TH
DUNDAS
BROWNS
6TH
A E BACKUS
INDIAN RIVER
MEANS
12TH
DOUGLAS
11TH
AVENUE B
9TH
8TH
AVENUE C
AVENUE B
MARINA
MELODY
2ND
14TH
6TH
AVENUE A
AVENUE A
MARINA
DEPOT
ATLANTIC
ORANGE
ATLANTIC
ATLANTIC
ATLANTIC
ALMA
BOSTON
8TH
BOSTON
BOSTON
BOSTON
US HIGHWAY 1
BOSTON
MARKET
CITRUS
CITRUS
CITRUS
14TH
13TH
PRESTON
6TH
5TH
3RD
CITRUS
INDIAN RIVER
DELAWARE
DELAWARE
HAMPTON
HAMPTON
10TH
7TH
TEXAS
EASTER
11TH
9TH
8TH
BEACH
3RD
EASTER
12TH
EASTER
EMERALD
This map is a conceptual tool utilized for project development only. Though the information provided by this map is accepted to be accurate for the City's administrative purposes, it is not to be used for technical purposes. Any information, including but not limited to software and data, received from the City of Ft Pierce in fulfillment of a public records request is provided "AS IS" without warranty of any kind. Any information provided by this map to be used for purposes other than reference must be confirmed by field survey.
Peacock District Proposed Expansion Map
AUGUST 2019
N
W
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S

RESOLUTION NO. 17-R01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE **PEACOCK ARTS DISTRICT,** PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Orange Avenue corridor, between 10th Street and US Highway 1 historically was a bustling commercial district within the City of Fort Pierce.; and

WHEREAS, retail shops, salons, markets, and even government offices generated an abundance of activity from residents living in the immediate vicinity and beyond, however for some time, the Orange Avenue Corridor between U.S. Hwy 1 and 10th street has experienced challenges of neglect and underinvestment; and

WHEREAS, the City of Fort Pierce seeks to inspire redevelopment and renewal of history, art, and culture within this corridor which is located within the Community Redevelopment Area; and

WHEREAS, the area delineated for inclusion in the Peacock Arts District is bound by US Highway 1 on the east, and anchored on 10th Avenue along the Commercial properties abutting Orange Ave. The northern boundary runs extends along the upper bounds of the commercial district, to 7th Street, ending at Moore's Creek. The southern boundary extends along Citrus Avenue from US Highway 1 west to 7th, north to Atlantic Avenue, connecting west to 10th Street along the bounds of the commercial district (attached in Exhibit A); and

WHEREAS, the designation of a unique district enhances the opportunity to advance community initiatives to encourage redevelopment, infill development, investment, historic preservation, and renewal of culture within this area; and;

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, that the area bound by US Highway 1 on the east, and anchored on 10th Avenue along the Commercial properties abutting Orange Ave. The northern boundary runs extends along the upper bounds of the commercial district, to 7th Street, ending at Moore's Creek. The southern boundary extends along Citrus Avenue from US Highway 1 west to 7th, north to Atlantic Avenue, connecting west to 10th Street along the bounds of the commercial district (attached in Exhibit A) be recognized as the **"Peacock Arts District".**

This Resolution shall take effect immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 3rd day of January 2017.

Linda Hudson

Linda Hudson, Mayor

ATTEST:

Linda W. Cox

Linda Cox, City Clerk

Approved as to Form
And Correctness:

James M. Messer, Esq.
City Attorney

Exhibit A

Peacock Arts District
Orange Avenue
7th Street
6th Street
5th Street
US Highway 1
Fort Pierce
N
0 145 290 580 870 1,160
Feet