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

CITY COMMISSION AGENDA

Regular Meeting - Tuesday, September 3, 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 -** Pastor Charles Hendley, Greater Mt. Pleasant Primitive Baptist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the minutes from the August 19, 2019 regular meeting.

6. **PROCLAMATIONS**

   a. National Suicide Prevention Awareness Month Proclamation being received by Deb Dreher of New Horizons of the Treasure Coast.

   Hunger Action Month Proclamation being received by Tammey Pierce and Kenneth Randolfi of the Treausure Coast Food Bank.

7. **LETTERS TO COMMISSION**

   a. Letter from Judith Cruz, President/CEO, Treasure Coast Food Bank thanking the City of Fort Pierce for a Public Service Grant Award in the amount of $5,000 to the food bank.

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**

11. **CONSENT AGENDA**

a. Approve grant award for Tiffanie Grant, owner of Kingdom Kreations by Tiffanie LLC, in the amount of $9337.64, as an eligible recipient under the City of Fort Pierce Historic Avenue D Business District Small Business Startup/Relocation Grant Program.

b. Request to reduce code enforcement lien in the amount of $236,440.00 against 1611 N 13th Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-512-0072-000-3, previously owned by Idella B. Forbes (EST), P. O. Box 1284, Fort Pierce, FL 34954 and currently owned by Michael & Anthony Siena, East Coast Property Associates LLC, 17893 N 88th Road, Loxahatchee, FL 33470 to $1,800.00 payable in 30 days from date of City Commission meeting and approval.

c. Approve award of the City Hall Parking Garage Restoration construction contract to the low bidder, Matcon Construction Services, Inc., in an amount not to exceed $383,821.00.

d. Approve the Memorandum of Understanding between St. Lucie County, the City of Ft. Pierce Police Department and the St. Lucie County Sheriff's Office for a Justice Assistance Grant (JAG-Edward Byrne Memorial Grant) for 2019 funds to divide the 2019 funds in the total amount of $41,135 to be shared equally between the City of Fort Pierce and St. Lucie County Sheriff's office ($20,567.50 for each agency) for agency technology improvements.

12. **PUBLIC HEARINGS**

a. Presentation and Public Hearing - SHIP 2016-2017 Annual Report

b. Presentation and Public Hearing for the 2019-2020 Community Development Block Grant (CDBG) Action Plan

c. Legislative Hearing - Ordinance 19-031 - an application submitted by the property owner, St. Lucie County, applicant Blue Sky Communities, and representative Dennis Murphy of Culpepper & Terpening, for a Future Land Use Map Amendment for a parcel of land, 9.186 acres in total, to change the Future Land Use designation for parcel ID 2419-211-0004-000-8, from GC, General Commercial, to RH, High Density Residential. SECOND READING

d. Legislatve Hearing - Ordinance 19-032 Review and approval of an application for Zoning Atlas Map Amendment to rezone property from C-3, General Commercial to R-5, High Density Residential on Parcel ID 2419-211-0004-000-8 in Fort Pierce, Florida. SECOND READING

e. 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. SECOND READING

f. 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. SECOND READING

g. Legislative 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. SECOND READING

h. Legislative 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. SECOND READING

13. **CITY COMMISSION**

a. Submittal of applications to serve on the Fort Pierce Utilities Authority.

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: 09/03/2019

Re:

SUBJECT:

Approval of the minutes from the August 19, 2019 regular meeting.

Attachments

Minutes

Form Review

Form Started By: Linda Cox Started On: 08/28/2019 04:39 PM

Final Approval Date: 08/28/2019

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, AUGUST 19, 2019.**

1. CALL TO ORDER

Mayor Hudson called the August 19, 2019 meeting to order at 6:30 pm.

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

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

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

5. APPROVAL OF MINUTES

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the minutes from the August 05, 2019 regular meeting.

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

Passed

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**

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to set the Agenda.

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

Passed

10. MISCELLANEOUS REPORTS

a. World Changers Presentation

Ms. Caleta Scott, Grants Administration Manager, provided an overview of World Changer's Week which was held June 24 – June 28, 2019. The City of Fort Pierce has had a 20-year partnership with the World Changers Organization. This program is made possible through the Community Development Block Grant for Neighborhood Stabilization. The grant provided for paint, paint supplies, repair materials, food and supplies for the World Changer's volunteers and lodging at the City of Fort Pierce Rec Center. The World Changer's organization provided high school and college students who have volunteered their time and efforts to paint, clean and repair nine homes in our community as well as delivering, stocking and sorting groceries for United Against Poverty. Each of these student volunteers connected with the homeowners and our community. Ms. Scott introduced Joel and Dawn Dramis who are the local World Changers Directors. Mr. Joel Dramis expressed his gratitude to the City of Fort Pierce and the Fort Pierce Community for its continued support of this wonderful organization. Mr. Dramis gave an overview of the program and its history with the City of Fort Pierce.

b. Third Quarter Financial Report

Johnna Morris, Director of Finance, provided an update on the General Fund third quarter.

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.

Mayor Hudson pulled item 11b for discussion.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve items 11a and 11c.

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

Passed

Regarding item 11b., Mayor Hudson has received inquiries regarding the ranking system for the Sunrise Theatre Catering Services RFP 2019-017 award and would like clarification. Sharon Engle, Executive Director of the Sunrise Theatre, stated for each proposal, the committee assigned a point value for the specific evaluation criteria. Price was the primary factor as well as the caterer's time availability and being on-site. One submitter did not provide mandatory requirements for the RFP, the application was incomplete, and they were not considered.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 11b.

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

Passed

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.

This Public Hearing is required for the issuance of bonds. City Clerk Linda Cox introduced the resolution, read by title only into the record

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.

Mr. Jason Mitner of St. James Christian Academy, Inc. discussed the plans and vision for St. James Christian Academy which is a fully accredited pre-school through 12th grade school with a current enrollment of 800 students. They offer a traditional education with modern techniques. Their mission is to raise up young people to become future leaders of our community, state and nation. St. James Academy offers classes designed to help children intellectually, socially and spiritually. Mr. Mitner gave a history of the Academy, explained the partnership with Indian River State College and Synergy. St. James Academy is requesting the City Commission's approval to issue tax exempt private activity bonds for use to acquire the Virginia College Campus in Fort Pierce. The bonds will be issued to pay for the purchase cost of the facility and are not a financial obligation of the City of Fort Pierce, St. Lucie County or the State of Florida. Repayment is based solely on the financial resources and pledge of payments by St. James Christian Academy.

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

City Attorney Peter Sweeney clarified that after reviewing this request with outside bond counsel, this request for a public hearing is requirement for St. James Academy's application for these bonds. The local municipality where the school is located is required to provide a public forum for discussion. There is no financial obligation on the part of the City of Fort Pierce.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Resolution 19-R39.

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

Passed

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

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

ORDINANCE 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. FIRST READING

Mr. Chris Dougherty, AICP Planner/GIS Specialist of S&ME, Inc., provided an overview for the required transmittal hearing for the evaluation and appraisal review of the City of Fort Pierce's Comprehensive Plan. Mr. Dougherty discussed the purpose of the Comprehensive Plan and provided a matrix of the proposed changes. Mr. Dougherty went on to explain legislation and legislative changes. Mr. Dougherty highlighted some of the proposed changes which include general changes, the future land use, transportation infrastructure, conservation, and coastal management elements. Other areas discussed were the housing, recreation and open space elements, intergovernmental coordination, capital improvements, public facilities, and public school elements. Mr. Dougherty discussed coastal mapping, the updated CHHA, outlined existing land use within the coastal area, FEMA flood zones, surge zones and future land use within the coastal area. There is no proposal for land use changes or land use designation. They have made only the minimum statutory changes required to

the existing Comprehensive Plan for compliance.

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 Jeremiah Johnson to approve Ordinance 19-033.

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

Passed

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.

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

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. FIRST READING

Mr. Vennis Gilmore, Planning Analyst, provided an overview for this text amendment. Staff recommends that the City Commission approve the proposed Amendment to Section 22-22, Allowed Uses.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve Ordinance 19-034 text amendment as presented.

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

Passed

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

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

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. FIRST READING

Mr. Vennis Gilmore, Planning Analyst, provided an overview of the proposed Ordinance 19-035 future land use amendment. Staff recommends approval of the land use change from RM, medium density residential to GC, general commercial. This proposed change is consistent with Section 22-131 of the City Code and the Comprehensive Plan. This proposed change does not adversely affect the public health, safety, convenience and

general welfare of the public.

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Ordinance 19-035 text amendment as presented.

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

Passed

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

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

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. FIRST READING

Mayor Linda 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 City Commission that they serve as 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 Linda 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 and asked City Clerk to call the roll:
Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona - none.
Commissioner Sessions - none.

Mayor Linda Hudson opened the public hearing.

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.

Staff presentation: Mr. Vennis Gilmore, Planning Analyst, provided an overview of the proposed Ordinance 19-036 rezoning of the property from R-4 Medium Density Residential, to C-3 General Commercial. Mr. Gilmore provided a map of the subject location and surrounding parcels. Commercial developments are more suited for a commercial zoning district than a residential zoning district. The proposal is consistent with the City Code and Comprehensive Plan. This proposal does not adversely affect the public health, safety, convenience and general welfare of the public. Staff recommends approval of the request.

Commission questions for Staff: None

Applicant presentation: None

Public comment: None

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Ordinance No. 19-036.

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

Passed

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

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

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. FIRST READING.

Mayor Hudson asked City Attorney, Peter Sweeney, to read Quasi-Judicial Hearing procedures as they apply to this hearing 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 and asked City Clerk to call the roll.

Commissioner Alexander – Yes, with owner and representatives of adjacent residents.
Commissioner Johnson – Yes, with owner, applicant, developer and adjacent residents.
Commissioner Perona – Yes, with residents, past commissioners, as well as many others
Commissioner Sessions – Yes, with developer and residents, and has viewed property personally.
Mayor Hudson – Yes, met with and phone conversations with constituents, emails, watched planning board meeting.

Mayor Hudson opened the public hearing.

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.

Staff presentation: Mr. Brandon Creagan, Planner, provided an overview of Ordinance 19-037, modifying the Harbour Isle Planned Development to revise the previously approved Site Plan for a convenience store with fuel sales generally located at 835 Seaway Drive. Staff recommends approval of the major amendment to PD with design review approval to construct at 5,625 square foot fueling station and a major amendment to PD to add a fueling station as permitted use with four conditions for the following two reasons: The area where the fueling station will be located is designated as commercial space and the proposed development is a commercial use; and, the project is consistent with the City of Fort Pierce's Land Development Code and Comprehensive Plan.

Mr. Creagan presented the proposed site plan with a shared full access driveway to be shared between Cumberland Farms and Harbour Cay Shops that was recently approved. A four-fifths vote is required by the City Commission because more than 20% of property owners within 500 feet were in opposition. The Planning Board at their July meeting voted to recommend approval of this request.
Staff recommends that the City Commission approve the plan as presented with the 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.

Commissioners had questions for staff and requested clarification regarding square footage; landscape requirements on the frontage; storm water drainage system; motor vehicle turn access; and pedestrian access.

Applicant had no questions for staff.

Intervenor, Mr. Keith Madsen, sworn, asked staff about traffic analysis for weekend peak periods; and, in the event of an environmental incident would a claim be made against a foreign corporation and require international legal expertise.

No follow-up questions by Commissioners of Staff. Staff was excused.

Applicant Presentation: Applicant representative, Mr. Mel Scott, sworn, provided testimony on land use compatibility and code compliance/consistency. Applicant is seeking approval for a state-of-the-art convenience store with an additional 1,675 square feet and fueling island. Mr. Scott provide a brief history of Harbour Isle at Hutchinson Island. Mr. Scott provided testimony regarding the site design how underground storage tanks were shifted away from adjacent residential homes; deliveries will occur in front, never from the rear; increased landscaping along existing privacy wall to achieve the 100% opaque condition; color schemes and architecture to be consistent with Harbour Cay shops and Harbour Isle. Mr. Scott further stated that additional security cameras around the perimeter would be installed; three stormceptor devices to capture runoff particulates and advanced site lighting which achieves 0 foot-candles at property line.

Applicant representative, Mr. Shaun MacKenzie, sworn, provided testimony regarding detailed traffic flow in and out of the site; safety and FDOT compliance; Seaway Drive level of service (LOS) standards acceptability; and the traffic flow and design per FDOT standards.

Applicant representative, Robert Coluccio, sworn, provided testimony regarding "stormceptor" innovations as well as environmental protections meeting or exceeding State and Federal standards for underground petroleum storage; but specifically the storm water interceptors or "stormceptors" at each catch basin; and design of the underground storage tank system.

Applicant representative, Jeff Lucas, sworn, provided testimony regarding engineering and design of the stormceptors, site layout and location.

Commissioners had questions for the Applicants and requested clarification regarding the drainage, storm water system, stormceptors, routine maintenance of the storm water systems, locations chosen for the stormceptors, status of the current proposed location of stormceptors, traffic flow clarification, the traffic data and location, landscape buffer maintenance.

Staff had no questions for the Applicant.

Intervenor, Keith Madsen, sworn, asked the Applicant if they have been taken over by a company from Great Britain, Euro Garages Limited. Applicant, Rick Lauder, sworn, Cumberland Farms Regional Manager for the State of Florida responded that Cumberland Farms is currently a family owned business. Cumberland Farms has sought a majority owner and is entering into an agreement with a corporate parent but it has not been finalized. As of today, Cumberland Farms is still a family-owned business. Mr. Madsen also asked the Applicant if the traffic analysis was done during true peak times, weekends and seasonal for this site. Applicant, Mr. Shaun MacKenzie, sworn responded that they followed the City's code which requires analysis during peak hours during AM and PM but does not include the weekends. Mr. Madsen inquired as to why certain intersections were not included in the study. Mr. MacKenzie responded that the intersection of Seaway and the entrance to Harbour Isle is not considered a major intersection, that it is a driveway into a large development, nor is the intersection of Seaway with Binney Drive a major intersection, neither are signalized. The code only calls for analysis of major intersections. Mr. Madsen asked for clarification on the driveways and Mr. MacKenzie responded that there is one outbound-only driveway and one full access in/out driveway.

Commissioners had no questions for the Applicant and Applicant was excused.

Intervenor Presentation: Intervenor, Robert Malatesto, sworn, stated that the approval of the proposed Ordinance will be deemed a hazard by the Federal Government. According to the HUD handbook if the subject property line is located within 300 feet of a subsurface storage tank with a capacity of 1,000 gallons or more of flammable material, then the property is ineligible for FHA Insurance. Mr. Malatesto stated that no FHA mortgages or FHA insurance will be allowed and feels that property values will decline.

Intervenor, Keith Madsen, sworn, briefly provided his background. Mr. Madsen provided a comparison between the existing location and proposed new location regarding driveways, square footage and products to be sold. Mr. Madsen provided a comparison between the proposed new location and various current existing locations in Florida for ingress/egress driveway access.

Intervenor representative, Mr. Mohsen Salehi, sworn, briefly provided his background. Mr. Salehi discussed traffic implications for pedestrian, bicycle, auto and truck. Mr. Salehi provided some traffic statistics. He also discussed driveway conflicts for the proposed location as well as unapproved shortcuts by vehicles. Mr. Salehi offered statistics on traffic for a medical office location. Mr. Salehi feels there are inconsistencies with the Comprehensive Plan, Transportation and the Land Development Code that should be considered with this proposal against the traffic analysis.

Commissioners had no questions for the Interveners.
Staff had no questions for the Interveners.

Applicant asked the Intervenor if they were aware there is no proposal for a medical office; that the City nor County have not adapted the TPO methodology for traffic counts. The Applicant pointed out that the traffic count statistic was taken at the end of the South Bridge, prior to the park entrance and prior to where vehicles turn into the marina.

Commissioner had no questions for the Interveners. Interveners were excused.

Mayor Hudson opened the hearing for public comment.

Jules Steinor, sworn – opposed
Ann Marie Bode, sworn – opposed
Rob Robertson, sworn – opposed
Tracy Newman, sworn – opposed

Seeing no one else, Mayor Hudson closed the hearing for public comments.

Applicant Mel Scott, sworn, gave a closing statement. Mr. Scott thanked the City of Fort Pierce for its thoroughness and citizens of Fort Pierce for civility and sincerity of this process. Mr. Scott expressed that this commercial designated parcel development will bring goods and services not otherwise available within a reasonable distance. Mr. Scott reiterated that this proposal brings a brand new, state-of-the-art development with advanced safety features, enhanced environmental protections and replacing a 24-year-old aging establishment.

Intervenor, Keith Madsen, sworn, gave a closing statement. Mr. Madsen stated there is a single left westbound exit-only driveway. He is concerned with trucks, trailers, RV's, and

boats on trailers trapping westbound customers in the site. He is afraid the drivers will get frustrated and that will cause them to make bad driving decisions. Mr. Madsen said the FDOT rating for this road is F for failure. Mr. Madsen said the existing location is fine.

Staff, Rebeca Guerra, Interim Planning Director said staff recommends approval of the proposed PD Amendment subject to the four conditions of approval as outlined earlier.

Applicant Mel Scott, sworn, the vehicles described, the cars, the trucks, the trailers, boats on trailers are already in this community. They will be better served by a state-of-the-art facility.

Mayor Hudson announced that public participation is closed and now is the time for Commission deliberation.

Commissioner Alexander stated he was part of the process to approve the Harbour Isle Development despite the outpouring of objections by residents. Commissioner Alexander will not stand in the way of progress. Commissioner Alexander stated the round-about does have a speed issue. This proposed location has been vacant for too many years.

Mayor Hudson has concerns with the traffic configuration for the egress and the sharing of the driveway with the shops causing a traffic jam inside the parking lot. Other concerns have been answered well. Mayor Hudson feels the current location is more favorable and would have preferred the proposed site improvements been done to the current location.

Commissioner Perona said environmental issues were addressed appropriately. The site has a history of being commercial even before the Harbour Isle development. The site could have been a grocery store, bar or nightclub, etc., all having the same traffic and noise concerns. Cumberland Farms addressed all areas of concern well especially the safety and environmental issues. Commissioner Perona is also concerned with traffic flow and traffic with Harbour Cay shops. Commissioner Perona prefers a rear access be added into Harbour Isle as originally approved.

Commissioner Johnson said many environmental, flood, site and safety concerns have been addressed by the Applicant. Commissioner Johnson is also concerned with the traffic, and concerned with the increased square footage.

Commissioner Sessions remembers when Harbour Isle was approved. It was standing room only in opposition for the same reasons being stated tonight. Growth will dictate upgrading for growth and accommodating that growth. From a safety and environmental standpoint the new Cumberland Farms is superior to the existing location. Commissioner Sessions has concerns about the traffic flow, but he had the same concerns back when Harbour Isle was approved. Progress is growth and growth is progress. This proposal is an upgrade to what we currently have.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve Ordinance No. 19-037 with Staff recommendations.

AYE: Commissioner Rufus Alexander, Commissioner Reginald Sessions
NAY: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona
Failed

Commissioner Sessions wanted to reiterate that the current location is ultra hazardous. The proposal puts the island in a much safer position. Commissioner Johnson said there are still what-if scenarios that are the unknown.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance No. 19-037 with Staff recommendations, with the added condition of an ingress/egress to Harbour Isle Drive as it appeared on the original application.

AYE: Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions.
NAY: Mayor Linda Hudson, Commissioner Jeremiah Johnson

Failed.

Motion was made by Commissioner Jeremiah Johnson, to disapprove the application as submitted. Being no Second, Mayor Linda Hudson passed the gavel to Commissioner Alexander and seconded the motion.

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson

NAY: Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions

Failed

Commission resumed discussion regarding traffic flow and safety, as well as the master drainage issue.
Mayor Hudson re-opened the hearing for questions by the Commission.

Commissioner Johnson had questions regarding drainage elements and the site plan. Mr. Craig Mason, sworn, Developer for Harbour Cay and on behalf of the Applicant addressed the Commission. Mr. Mason supports the idea for a rear entrance and exit to Harbour Cay Drive. Mr. Mel Scott, sworn, stated that they are willing to continue to proceed and refine and improve advanced innovative storm water design. Mr. Scott also offered to remove outside seating from the plan or add more pervious material. Mr. Craig Mason also stated that the parcel designated for the medical office only has access to Harbour Isle Drive. There is no access to Seaway Drive. FDOT will not allow because it is too close to the rotary. Mr. Mason suggested tying the three parcels together via easements to allow the plan to work. Harbour Cay has already planned for an internal connection to the Cumberland Farms parcel.

Intervenor, Mr. Keith Madsen, sworn said all of the technology and advanced safety features have been available to Cumberland Farms to improve their existing site. Mr. Madsen does not understand the size of the canopy. Mr. Madsen also dislikes the idea of using pavers. Mr. Malatesta stated there are 912 units accessing Harbour Isle Drive every day and has concerns about left turning vehicles. Harbour Isle Drive was not designed for the kind of traffic this will generate.

Mr. Jack Andrews, City Engineer, addressed the question regarding onsite storage capacity for the drainage system.

Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve Ordinance 19-037 with the following four Staff Recommendations:
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.

Additionally, the City Commission requires the following conditions must be met:
1. Turning movements from Seaway Drive shall be right in and right out only;
2. To reinstate the rear driveway connection to Harbour Isle Drive incorporating a shared access agreement with all three parcel owners;
3. Increasing onsite storage to capacity to double the industry standard to 1” as approved by the City Engineer during the permit application;
4. The addition of pervious pavers on site utilized in the areas advantageous for storage but also by count, 13 parking spaces adjacent to Harbour Isle on the south, and the spaces adjacent to the store on the east;

AYE: Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

NAY: Mayor Linda Hudson

Passed

13. CITY COMMISSION

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

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Resolution No. 19-R37.

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

Passed

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

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

RESOLUTION NO. 19-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.
City Clerk Linda Hudson distributed ballots to the Commissioners. Ballots were counted and the results of the vote are as follows:

Commissioner Alexander:	Marcia Baker
Commissioner Johnson:	Patricia Diaz
Commissioner Sessions:	Marcia Baker
Commissioner Perona:	Patricia Diaz
Mayor Hudson:	Patricia Diaz

Patricia Diaz will be the new appointee to the City Planning Board.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Resolution 19-R38, appointing Patricia Diaz to the City Planning Board.

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

Passed

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.

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

RESOLUTION NO. 19-R40
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, EXTENDING THE PEACOCK ARTS DISTRICT BOUNDARIES, PROVIDING FOR AN EFFECTIVE DATE.

Mr. Mimms gave an overview of the expansion of the Peacock Arts District. They are in the midst of doing several improvements, working with property owners as well as moving forward with the finalization of the lease for the former St. Anastasia building.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Resolution No. 19-R40, extending the Peacock Arts District.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, 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.

None.

15. COMMENTS FROM THE CITY MANAGER

Mr. Mimms, City Manager is proud to say that staff is continuing to engage in community improvement and engagement. On August 31, 2019 there will be an annual awards show called Impact at the Sunrise Theatre.

16. COMMENTS FROM THE COMMISSION

There were no comments.

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.

Mayor Linda Hudson adjourned the meeting at 11:54 PM.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **6.a.**

Meeting Date: 09/03/2019

Re: Suicide Prevention Awareness Months

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

National Suicide Prevention Awareness Month Proclamation being received by Deb Dreher of New Horizons of the Treasure Coast.

Attachments

Suicide Prevention Awareness Month

Form Review

Form Started By: Miriam Garcia Started On: 08/26/2019 04:19 PM

Final Approval Date: 08/26/2019

WHEREAS, September is National Suicide Prevention Awareness Month, which directs the public's attention to this public health epidemic that is destroying lives, families and even whole communities; and

WHEREAS, suicide is the second leading cause of death in the U.S. among individuals age 10 to 34 years old; and

WHEREAS, suicide is the fourth leading cause of death among individuals between the ages of 35 and 54; and

WHEREAS, suicide is the tenth leading cause of death overall in the U.S., claiming the lives of over 47,000 people; and

WHEREAS, suicide is an epidemic that may co-occur with depression; and depressions is being linked in more than 50 percent of suicides; and

WHEREAS, on average, there are 129 suicides a day or 1 every 11.11 minutes. In St. Lucie County, there were 55 suicides in 2018; and

WHEREAS, suicide is the only death that is 100% preventable. By offering the public education, data, support, and services that are available 24 hours a day, 7 days a week, we as a community have taken a step toward preventing another suicide by our residents; and therefore, we as a community are honored to be part of the healing process and we support services addressing mental illness and drug and alcohol addiction.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim September 2019 as:

"Suicide Prevention Awareness Month"

in the City of Fort Pierce and urge our residents to learn how they may help because Suicide Prevention is everyone's business.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 3rd day of September 2019.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting

Meeting Date: 09/03/2019

Re:

SUBJECT:

Hunger Action Month Proclamation being received by Tammey Pierce and Kenneth Randolfi of the Treausure Coast Food Bank.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Hunger Action Month

Form Review

Form Started By: Miriam Garcia Started On: 08/26/2019 04:24 PM

Final Approval Date: 08/26/2019

WHEREAS, hunger and poverty remain issues of grave concern in the United States, the State of Florida, the Treasure Coast, and the City of Fort Pierce, with 57,299 children and adults in St. Lucie County now categorized as food insecure; and

WHEREAS, the City of Fort Pierce is committed to taking steps to raise awareness about the need to combat hunger in every part of our City and to provide additional resources that the citizens of Fort Pierce need; and

WHEREAS, the City of Fort Pierce is committed to working with the Treasure Coast Food Bank in mobilizing people about the role and importance of food banks and other hunger relief organizations in addressing hunger and bringing attention to the need to devote more resources and attention to hunger issues; and

WHEREAS, food banks and hunger relief organizations across the country, including the Treasure Coast Food Bank, coordinated Hunger Action Day® on September 12, 2019 and will continue to host numerous events throughout the month of September to shed light on this important issue and encourage involvement in efforts to end hunger in their local community.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim September 2019 as:

"Hunger Action Month"

in the City of Fort Pierce and call this observance to the attention of our citizens.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 3rd day of September, 2019.

_____

MAYOR/COMMISSIONER

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

Meeting Date: 09/03/2019

Re: Letter from Judith Cruz

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Judith Cruz, President/CEO, Treasure Coast Food Bank thanking the City of Fort Pierce for a Public Service Grant Award in the amount of $5,000 to the food bank.

Attachments

Letter from Judith Cruz

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/28/2019 09:17 AM

Form Started By: Jennifer Robinson Started On: 08/21/2019 11:12 AM

Final Approval Date: 08/28/2019

Food Bank

TREASURE COAST FOOD BANK

FEEDING AMERICA

August 6, 2019

RECEIVED
AUG 13 2019
MAYOR'S OFFICE

Mayor Linda Hudson
City of Fort Pierce
100 N US Hwy. 1
PO Box 1480
Fort Pierce, FL 34954

Dear Mayor Hudson,

Thank you so much for your generous gift of **$5,000.00** to the Treasure Coast Food Bank.

As an independent 501(c)3, we appreciate all the contributions we receive from generous donors since we do not have any national or statewide entities whose focus is to fundraise on our behalf.

Your thoughtful commitment to Treasure Coast Food Bank will have a direct impact on individuals in Indian River County who do not know where their next meal is coming from. This includes children in our community who may go to bed at night with hunger pains.

As a valued member of our family, you are always welcome to visit the food bank to witness your donation at work. We would be honored to give you a behind the scenes look at our operations and share other ways to help fight hunger in our community.

Together, we can solve hunger. Thank you for your support and compassion.

Sincerely,

Judith Cruz
President/CEO

Thank You!

No goods or services were provided in exchange for this contribution. Treasure Coast Food Bank is a tax-exempt organization as described in Section 501(c)(3) of the Internal Revenue Code (EIN#650123281).

401 Angle Road, Fort Pierce, FL 34947
tel 772-489-3034 • 772-489-5676 • fax 772-489-5673
stophunger.org

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

Meeting Date: 09/03/2019

Re: Way to Grow Lincoln Park Grant Award

SUBJECT:

Approve grant award for Tiffanie Grant, owner of Kingdom Kreations by Tiffanie LLC, in the amount of $9337.64, as an eligible recipient under the City of Fort Pierce Historic Avenue D Business District Small Business Startup/Relocation Grant Program.

SUMMARY:

2017-18 CDBG allocates funds for small businesses of up to $3000. The partnership with Allegany Franciscan Ministries presented grant funding of up to $7000 for each small business in this program. Tiffanie Grant requested rental deposit, monthly rent for 6 months, utilities deposit, new flooring and flooring installation. Ms. Grant's application included business plan, estimates for work completed and receipts for rental and utilites deposit as verification for startup expenses.

RECOMMENDATION:

Approve grant award for Kingdom Kreations by Tiffanie LLC to cover small business startup expenses.

ALTERNATIVES:

Do not approve this grant award.

RESPONSIBLE STAFF:

Caleta Scott, Grants Administration Manager

COORDINATED WITH:

Sheila Wise, Reporting and Grants Specialist

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2017
Account:	10390025548410
Amount:	2337.64

OTHER INFORMATION:

This expenditure will be reimbursed to the City via 2017-18 CDBG funds.

Attachments

Grant Application and Supporting Documents

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/27/2019 01:36 PM
City Manager	Nick Mimms	08/28/2019 09:16 AM
Form Started By: Caleta Scott		Started On: 08/21/2019 12:38 PM
Final Approval Date: 08/28/2019		

Date application received (to be filled out by City): Received May 21, 2019

MAY 21 2019

Grants Administration

City of Fort Pierce
Historic Avenue D Business District
Small Business Startup/Relocation Grant Program

Application

1. Name of Business: Kingdom Kreation by Tiffanie
2. Type of Business: Braiding Salon
3. Business Owner:
   Name: Tiffanie Grant
   Address: 1323 Avenue D Ft. Pierce Fl 34950
   Phone (Best Contact #): 772-626-2993
4. Business Relocation Information (for **EXISTING** businesses **RELOCATING** to Target Area)
   Business Previous Address: _____
   How Long Have You Been in Business? _____
   Identify all anticipated relocation expenses:
   - Rent Differential: $ _____
   - Moving Cost: $ _____
   - Initiation & Hook-up of Utilities: $ _____
   - Equipment Setup Costs: $ _____
   - Interior Remodeling: $ _____
   - Signage: $ _____
   - Fees (permits, deposits, etc.): $ _____
   - Other (list at right): $ _____
   - Total Anticipated Expenses: $ _____

   Note: Provide written estimates (with contact info for each estimate) for each expense listed above)

5. Business Startup Information (for **NEW** businesses **OPENING** in Target Area)
   Identify all anticipated expenses:
   - Rent: $ 1,000.00
   - Initiation & Hook-up of Utilities: $ 360.00
   - Equipment Setup Costs: $ 650.00
   - Interior Remodeling: $ 5,325.00
   - Signage: $ _____
   - Fees (permits, deposits, etc.): $ _____
   - Other (list at right): $ _____
   - Total Anticipated Expenses: $ 7,335.00

   Note: Provide written estimates (with contact info for each estimate) for each expense listed above)

City of Fort Pierce
Historic Avenue D Business District
Small Business Startup/Relocation Grant Program

6. Business Plan prepared by:
   Name: Score
   Address: 3220 South US Hwy One Suite 2
   Phone (Best Contact #): 772-489-0548

Statement of Understanding

The applicant (undersigned) agrees to comply with the guidelines of the Historic Avenue D Business District Business Startup/Relocation Grant Program.

Approved recipients of this grant award may opt to have invoices paid directly from the Grants Administration Division to the grant recipient's selected vendors or to receive the grant funds as a reimbursement when approved invoices and proofs of purchase are provided for reimbursement.

The applicant further understands that the applicant must submit detailed cost documentation to be considered for this grant award.

Business Owner Signature: Tiffanie Grant Date: 5-7-19
Business Owner Name (Print) Tiffanie Grant
Property Owner Signature: Eugene A Williams Date: 5/7/19
Property Owner Name (Print) Eugene A Williams

Return this application with proper signatures and all required attachments to:

City of Fort Pierce Grants Administration Division / Attn: Historic Avenue D Business District Business Startup/Relocation Grant Program / Fort Pierce City Hall / 100 North U.S. Hwy. 1 / Fort Pierce, Florida 34950.

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
KINGDOM KREATIONS BY TIFFANIE, LLC 1323 AVENUE D FT PIERCE FL 34950	KINGDOM KREATIONS BY TIFFANIE

Business Location*: 1323 AVENUE D

***This business tax receipt is valid at this location only.**

Date Issued	Expiration Date	Control Number
July 23, 2019	September 30, 2019	0047753

The business stated above may be engaged in the following business, profession or occupation at the location above-described.

BTR #	Classification	Restrictions
19-00030538	BEAUTY SHOPS	STATE LICENSE #CE10014779

Tax Amount	$25.07
New/Renewal Fee	$15.00
Penalty	$0.00
Total	$40.07

Linda W. Cox

Linda W. Cox, City Clerk (SEAL)

CITY OF FORT PIERCE CORPORATE SEAL ST. LUCIE COUNTY, FLORIDA

THIS IS A RECEIPT FOR TAX PAID AND IS NOT REGULATORY IN NATURE. This receipt does not warrant that the receipt holder is competent to perform in the business, but that the hold has paid the required tax and provided the necessary documentation (if required) for this business. Valid only when all state and local regulated trade licenses/competency cards are valid for the current fiscal year as required by law. This receipt becomes null and void if business name, classification, ownership or address is changed.

THE SUNRISE CITY FORT PIERCE Florida

Detail by Entity Name

Florida Limited Liability Company
KINGDOM KREATIONS BY TIFFANIE LLC

Filing Information

Document Number	L18000077353
FEI/EIN Number	N/A
Date Filed	03/26/2018
Effective Date	03/26/2018
State	FL
Status	ACTIVE

Principal Address

1323 AVENUE D
FT. PIERCE, FL 34950

Mailing Address

120 NORTH 13TH STREET
FT. PIERCE, FL 34950

Registered Agent Name & Address

GRANT, TIFFANIE Y
120 NORTH 13TH STREET
FT. PIERCE, FL 34950

Authorized Person(s) Detail

Name & Address

Title MGR

GRANT, TIFFANIE Y
120 NORTH 13TH STREET
FT. PIERCE, FL 34950

Annual Reports

Report Year	Filed Date
2019	05/01/2019

Document Images

05/01/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- Florida Limited Liability	View image in PDF format

Licensee Details

Licensee Information

Name:	**GRANT, TIFFANIE YVETTE (Primary Name)**
Main Address:	**120 N 13TH ST** **FT. PIERCE Florida 34950**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Hair Braider**
Rank:	**Hair Braider**
License Number:	**HB11567**
Status:	**Current,Active**
Licensure Date:	**09/07/2016**
Expires:	**10/31/2019**

Special Qualifications **Qualification Effective**

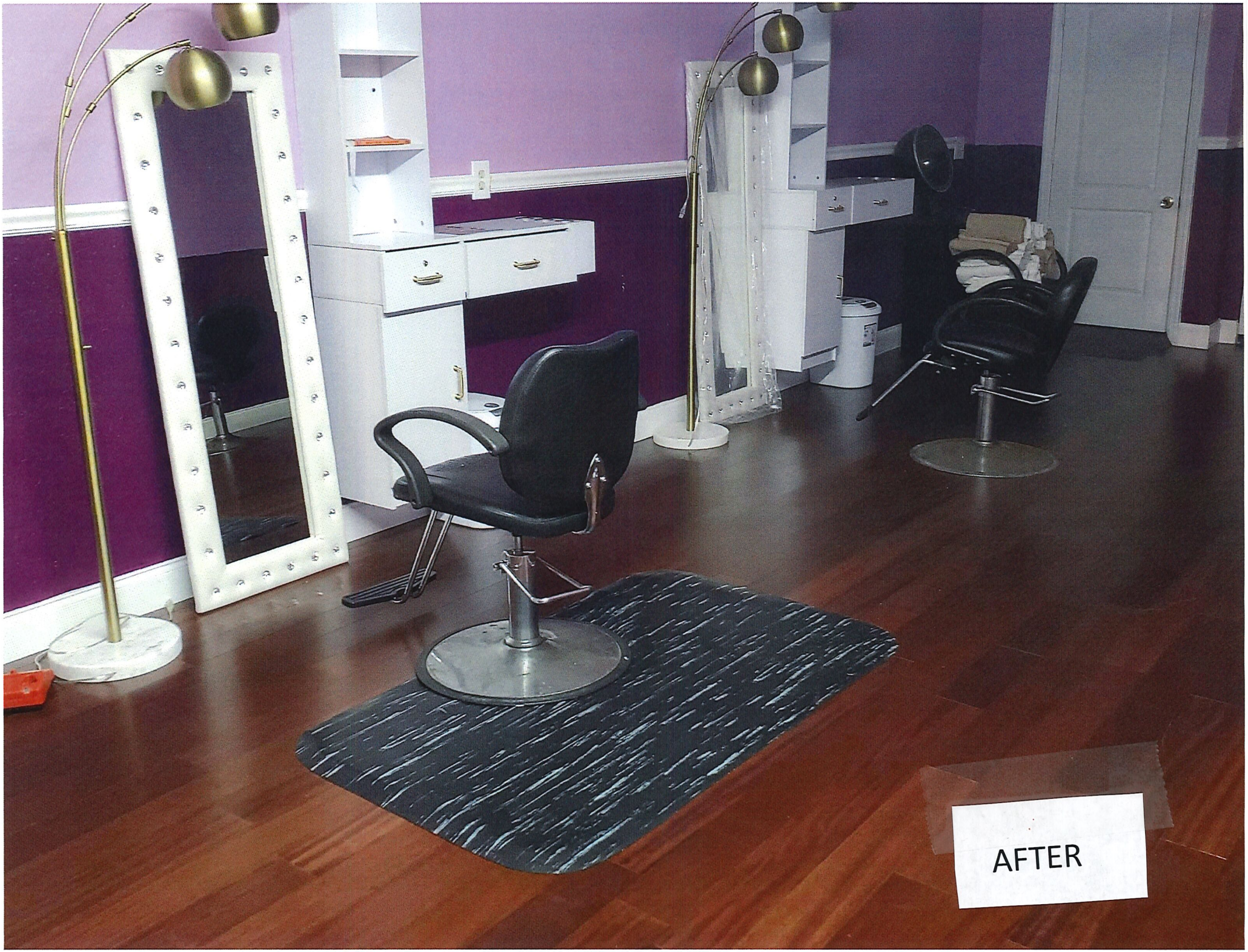
Alternate Names

View Related License Information

View License Complaint

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AFTER


BEFORE

THE SUNRISE CITY
FORT PIERCE
GRANTS ADMINISTRATION DIVISION
Florida

Received
AUG 12 2019
City of Fort Pierce
City Manager's Office

To: Nick Mimms, P.E., City Manager

From: Caleta Scott, Manager, Grants Administration

Thru: Johnna Morris, Director of Finance

RE: WAY TO GROW, Lincoln Park! – Kingdom Kreations by Tiffanie, LLC
FINAL GRANT APPROVAL

Date: August 13, 2019

Please approve the final grant award payment to Kingdom Kreations by Tiffanie LLC for $9,337.64. An invoice is attached for your reference.

This payment is covered under the 2017 CDBG allocation for "Technical Assistance for Small Business" and Allegany Franciscan Ministries Way to Grow, Lincoln Park! (Private Source) grant.

Funding Source	**Account**	**Amount**
CDBG	103-9002-554.84-10	$2337.64
ALLEGANY (Private)	103-0000-336.00-00	$7000.00
GRANT AWARD(S):		**$9337.64**

GRANT RECIPIENT: **TIFFANIE GRANT, KINGDOM KREATIONS BY TIFFANIE, LLC**

Please forward the approved request to the Finance Department for processing.

Thank you.

THE SUNRISE CITY
FORT PIERCE
GRANTS ADMINISTRATION DIVISION
Florida

WAY TO GROW, Lincoln Park!
Historic Avenue D Business District
Small Business Startup/Relocation Grant Program

GRANT RECIPIENT: **TIFFANIE GRANT, KINGDOM KREATIONS BY TIFFANIE**

GRANT AWARD(S):
Amount: **$1000.00**
Description: Rental Deposit Reimbursement
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie

Amount: **$5112.00**
Description: Rent payment reimbursement – 6 months @ $852.00
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie

Amount: **$360**
Description: Utility Connection Reimbursement
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie

Amount: **$2065.64**
Description: Floor Supplies Reimbursement
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie

Amount: **$800**
Description: Floor Installation Reimbursement
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie
Davis Bacon requirements met

TOTAL AMOUNT DUE: $9,337.64
MAKE CHECK PAYABLE TO: TIFFANIE GRANT, KINGDOM KREATIONS BY TIFFANIE, LLC

FINANCE DEPARTMENT:
PLEASE HOLD CHECK FOR GRANT RECIPIENT PICK UP

Thank you,

Caleta Scott
Manager, Grants Administration

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

Meeting Date: 09/03/2019

Re: Case #14-2084 - 1611 N 13th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Request to reduce code enforcement lien in the amount of $236,440.00 against 1611 N 13th Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-512-0072-000-3, previously owned by Idella B. Forbes (EST), P. O. Box 1284, Fort Pierce, FL 34954 and currently owned by Michael & Anthony Siena, East Coast Property Associates LLC, 17893 N 88th Road, Loxahatchee, FL 33470 to $1,800.00 payable in 30 days from date of City Commission meeting and approval.

SUMMARY:

The original violation and subsequent lien was incurred by the previous owner, which was in an estate and no heir could be located. The request for reduction is made by the current owners East Coast Property Associate LLC. They brought the property into compliance within five (5) days of obtaining title to the property and have continued to keep the property maintained. The original settlement offer from East Coast Property Associate LLC was $1,000.00.

RECOMMENDATION:

The Special Magistrate, having heard the request of the current owner and testimony from Staff, recommends reducing the lien to $1,800.00 payable in 30 days. If not paid within the 30 day time period, the fines will revert to their original amount of $236,400.00.

Hard Costs (postage / filing fees / photos)	$60.68
Case Processing Fees (months open / inspections)	$839.32
Special Magistrate Hearing Costs	$650.00
City Commission Hearing	$250.00

ALTERNATIVES:

Deny the request.
Make alternative recommendations.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N: 2018
Amount: 1,800.00
OTHER INFORMATION:
$1,800.00 to the general fund.

Attachments

Request
Tax Card
Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/28/2019 09:12 AM

Form Started By: Colleen Greer
Started On: 08/12/2019 11:57 AM
Final Approval Date: 08/28/2019

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	7/17/19				
Property address:	1611 N 13 Th St Fort Pierce FL 34950				
Owner(s) of record:	East Coast Property Associates LLC				
Mailing address:	17893 88 Th Rd N Loxahatchee FL 33470				
Property tax ID #:	2404-512-0072-000-3				
Original purchase date:	7/12/19	Original purchase price:		21,500	
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Michael Siena Anthony Siena	Relationship to owner(s)		Owner	
Telephone #:	561 248 1618	Mobile phone #:		561 248 1618	
E-mail:	mortgage1@live.com	Preferred contact method:		Phone	
What are owner(s) intentions for property:	Rental				
Are there current code violations?	☑ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $ 236,440

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 235,440

DOLLAR AMOUNT I AGREE TO PAY $ $1000

Signature of Owner or Representative — 7/17/19 Date — Anthony Siena Printed Name

* Michael Siena Authorised Representative - Co owner *

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1611 N 13 Th St Fort Pierce FL 34950

Property Owner: East Coast Property Associates LLC

Mailing Address: 17893 88 Th Rd N Loxahatchee FL 33470

Telephone #: 5612481618 Cell Phone #: 5612481618

E-Mail Address: Mortgage1@live.com

Is the property in compliance? Yes If no, please explain in the narrative of your request.

I, Anthony Sicra, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

Property was purchased on 7/12/2019 and immediately brought into compliance. All violations were rectified; the lawn was mowed, weeds on fence were trimmed and debris in yard was picked up and removed.

Due to the previous owner's neglect of the property being out of my control, I am requesting a reduction of the penalty to a more reasonable amount.

I am an owner of other properties in the city of Fort Pierce and take pride in maintaining my properties and would like to continue to reinvest into the community.

Respectfully,

Date: 7/17/19

Signed: [signature]

Print Name: Anthony Sicra

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Anthony Sicra who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL DL as identification.

SWORN TO AND SUBSCRIBED before me this 17 day of July, 2019.

VICTORIA BERNICK
MY COMMISSION # FF 976459
EXPIRES: March 29, 2020
Bonded Thru Notary Public Underwriters

[signature]

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1611 N 13 Th St Fort Pierce FL 34950

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☐ I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by either the Special Magistrate or Code Enforcement Board that authorized Order Assessing Fine and Imposing Lien.

☑ I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

[signature] 7/17/19 Anthony Sicra

Signature of Owner or Representative Date Printed Name

COFP – APPLICATION PROCESS DETERMINATION

☑ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

[signature] 7/18/19 Margaret M. Arias

City Representative Date Printed Name

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

Property Identification

Site Address: 1611 N 13th ST	Parcel ID: 2404-512-0072-000-3	Account #: 16456	Sec/Town/Range: 04/35S/40E
Map ID: 24/04N	Zoning: R3	Use Type: 0100	Jurisdiction: Fort Pierce

Ownership

East Coast Property Associates LLC
17893 N 88th RD
Loxahatchee, FL 33470

Legal Description

IRENE PLAZA BLK 4 LOT 17

Current Values

Just/Market:	$5,900	Assessed:	$5,900
Exemptions:	$0	Taxable:	$5,900

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$5,900	$5,900	$0	$5,900
2017	$10,400	$10,400	$0	$10,400
2016	$11,000	$11,000	$0	$11,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-15-2019	4296 / 2072	0001	WD	PBG Property Services LLC (TR)	$21,500
04-30-2019	4264 / 1437	0111	OA	Forbes (EST) Idella B	$0
03-22-2019	4277 / 0445	0001	WD	Hunt Pleasant Rose	$1,500

Primary Building Information

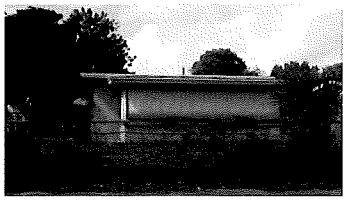
Finished Area of this building: 818 SF
Gross Sketched Area: 930 SF

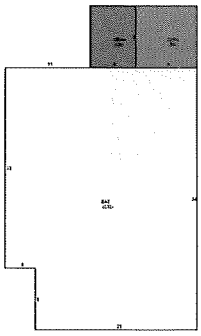
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Flat/Shed	Building Type: HD
Year Built: 1952	Frame:	Grade: D	Effective Year: 1952
Primary Wall: Frm Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 1	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Double Pine





Total Areas

Finished/Under Air (SF):	818
Gross Sketched Area (SF):	930
Land Size (acres):	0.15
Land Size (SF):	6,325
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	220	1995

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Colleen Greer, Code Enforcement Clerk

SUBJECT: **CODE ENFORCEMENT LIEN REDUCTION**
1611 N 13th Street

DATE: September 3, 2019

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 14-2084	$236,400.00	$.00	$40.00
TOTAL	$236,400.00	$.00	$40.00

CAN BE WAIVED (ALL COSTS) $236,440.00

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

Meeting Date: 09/03/2019

Re: Award of City Hall Parking Garage Restoration Contract to Matcon Construction Services, Inc. - Bid No. 2019-022

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approve award of the City Hall Parking Garage Restoration construction contract to the low bidder, Matcon Construction Services, Inc., in an amount not to exceed $383,821.00.

SUMMARY:

A recent engineering inspection uncovered signicant structural deficiencies within the City Hall Parking Garage. The most important issues were determined to be located on floor levels 4 and 5 where evidence of concrete floor cracks, concrete wall/floor/beam spalling, and exposed rebar were encountered. While floor levels 1 thru 3 showed evidence of concrete floor cracks with no spalling or exposed reinforcement.

The project was a two-part bid which included a cost for Priority 1 (levels 4 and 5) which is deemed the highest priority, bid amount $240,806.50, along with a price for Priority 2 (levels 1 thru 3), bid amount $143,014.50. This work includes not only structural repairs, but also waterproofing of the garage floor levels.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

Award the construction contract for Priority 1 (repairs to levels 4 and 5 of the parking garage) in the amount of $240,806.50 and then rebid Priority 2 (repairs to levels 1 thru 3) at a later date.

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

Building

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	FY 18/19
Account:	N/A
Amount:	$383,821.00

FISCAL IMPACT:

The budgeted amount for the garage repairs was $150,000.00 encumbered from Capital Funds and Restricted Reserve Funds. However, in order to complete all five garage floor levels an additional $233,821.00 is needed or for repairs to levels 4 and 5 only an additional $90,806.50 is required.

Attachments

Bid Tabulation

Matcon Construction Bid Form

Parking Garage Repair Plans

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/27/2019 01:36 PM
City Manager	Nick Mimms	08/27/2019 05:08 PM
Form Started By: Tracy Telle		Started On: 08/21/2019 02:33 PM
Final Approval Date: 08/27/2019		

MEMORANDUM
from the
PURCHASING DIVISION

TO: **Jack Andrew, City Engineer**

THROUGH: **Gelencia Carter, Purchasing Manager**

FROM: **Latonya Hubbard, Purchasing Agent**

SUBJECT: **Bid No. 2019-022~ City Hall Parking Garage Restoration**

DATE: **July 19, 2019**

Attached is the tabulation sheet and copies of each bid submittal for the above referenced bid. The file is available for review in the Purchasing Division.

The invitation was sent to 278 vendors. Thirteen (13) vendors requested specifications with eight (8) responding (61.54%) plus 0 "No Bid" (61.54% total response).

Recommendation of award memo should be forwarded to the Purchasing Division (copy to Director of Finance) prior to submitting an agenda item.

Expiration date is September 16, 2019. Commission approval must be completed by this date.

GC/lh

Attachment

cc: Tracy Telle, Assistant City Engineer
Johnna Morris, Director of Finance (Memo Only)
File

CITY OF FORT PIERCE
TABULATION OF BIDS

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

BID ON:	**CITY HALL PARKING GARAGE RESTORATION**
BID NUMBER:	**2019-022**
DATE:	07/16/19 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
8 of 13 = 61.54%
0 "No Bids"
Total = 61.54 %

VENDOR	BID BOND	TOTAL BID AMOUNT
Matcon Construction Services, Inc. *Tampa, FL*	**10%**	**$383,821.00**
Western Specialty Contractors *Pompano Beach, FL*	**No Bid Bond**	**$422,745.75**
Restocon Corporation *Tampa, FL*	**10 %**	**$450,493.00**
Alpha Insulation & Waterproofing *Sanford, FL*	**10 %**	**$494,865.00**
A. Thomas Const. Inc. *Ft. Pierce, FL*	**Cashiers Check 10 %**	**$524,760.00**
Intron Technologies, Inc *Jacksonville, FL*	**10 %**	**$582,367.00**
Innovative Masonry Restoration LLC *Prior Lake, MN*	**10 %**	**$732,871.00**
G. Batista & Associates *Davie, FL*	**10 %**	**$962,437.50**

PLEASE NOTE:

COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CALL THE PURCHASING DEPARTMENT WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD.

SECTION 016 – BASE BID FORM (PRIORITY 1 AND 2)

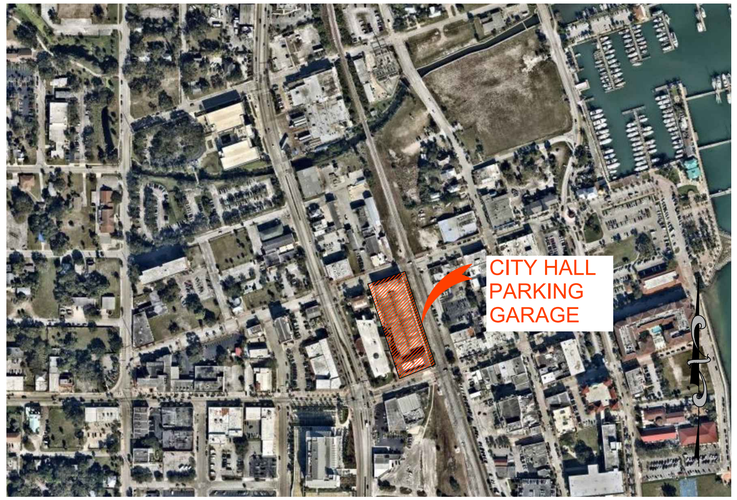
City Hall Parking Garage Restoration

June 2019

Item No.	Description	Units	Quantity	Unit Price	Amount
PRIORITY 1 (GARAGE LEVELS 4 AND 5) - STRUCTURAL					
1	GENERAL CONDITIONS (BONDS, MOBILIZATION, MATERIALS TESTING, ETC.) (GARAGE LEVELS 1 THRU 5)	LS	1	85,720.00	85,720.00
2	BUILDING PERMITS AND PERMIT FEES (ALL LEVELS) (CONTRACTOR TO INCLUDE $10,000 AS A BUDGET FOR PERMIT FEES)	LS	1	10,000.00	10,000.00
3	FLOOR CRACKS (FC) CONCRETE REPAIR	LF	590	3.80	2,242.00
4	FLOOR SPALLS (FS) CONCRETE REPAIR	SF	70	109.00	7,630.00
5	OVERHEAD FLOOR SPALLS (OFS) CONCRETE REPAIR	SF	40	151.00	6,040.00
6	OVERHEAD EXPOSED REBAR (OER) CONCRETE REPAIR	SF	1	674.00	674.00
7	WALL SPALLS (WS) CONCRETE REPAIR	SF	10	151.00	1,510.00
8	BEAM SPALLS (BS) CONCRETE REPAIR	SF	10	151.00	1,510.00
9	MAIN PRECAST DOUBLE TEE CONNECTIONS 1 (DTR1)	EA	64	62.00	3,968.00
10	MAIN PRECAST DOUBLE TEE CONNECTIONS 2 (DTR2)	EA	60	689.00	41,340.00
11	PRECAST DOUBLE TEE CONNECTIONS TO PANELS (DTR3)	EA	116	59.25	6,873.00
PRIORITY 1 (GARAGE LEVELS 4 AND 5) - WATERPROOFING					
12	DOUBLE TEE JOINTS SEALANT W/ CONCRETE PREPARATION (JS-DT)	LF	3,730	4.20	15,666.00
13	TOOLED JOINTS SEALANT (TJ)	LF	490	2.90	1,421.00
14	VERTICAL SEALANTS (VSL)	LF	1,800	9.50	17,100.00
15	HORIZONTAL SEALANTS (WALL)(HSL)	LF	80	12.00	960.00

	Description	Units	Quantity	Unit Price	Amount
PRIORITY 1 (GARAGE LEVELS 4 AND 5) - WATERPROOFING (Cont.)					
16	COVE SEALANTS (CSL)	LF	2,050	5.40	11,070.00
17	DECK COATING REPLACEMENT (DCR)	SF	20	117.00	2,340.00
18	POWERWASH FLOOR (PW)	SF	50,850	.13	6,610.50
19	PENETRATING SEALER (PS)	SF	50,850	.14	7,119.00
PRIORITY 1 (GARAGE LEVELS 4 AND 5) - MISCELLANEOUS					
20	COLUMN CAPS (CC)	EA	12	169.00	2,028.00
21	ANCHOR BOLTS AND BASE PLATE (AB)	EA	4	169.00	676.00
22	DRAINAGE SYSTEM CLEANING (GARAGE LEVELS 1 THRU 5)(DRC)	LS	1	1,530.00	1,530.00
23	STRIPING (ST)	LS	1	6,779.00	6,779.00
TOTAL PRIORITY 1 (GARAGE LEVELS 4 AND 5).....$					**240,806.50**
	Description	**Units**	**Quantity**	**Unit Price**	**Amount**
PRIORITY 2 (GARAGE LEVELS 1 THRU 3) - STRUCTURAL					
24	FLOOR CRACKS (FC) CONCRETE REPAIR	LF	620	3.60	2,232.00
PRIORITY 2 (GARAGE LEVELS 1 THRU 3) - WATERPROOFING					
25	DOUBLE TEE JOINTS SEALANT W/ CONCRETE PREPARATION (JS-DT)	LF	6,150	4.20	25,830.00
26	TOOLED JOINTS SEALANT (TJ)	LF	380	2.90	1,102.00
27	VERTICAL SEALANTS (VSL)	LF	3,440	9.00	30,960.00
28	HORIZONTAL SEALANTS (WALL)(HSL)	LF	120	8.00	960.00
29	COVE SEALANTS (CSL)	LF	4,390	5.00	21,950.00
30	POWERWASH FLOOR (PW)	SF	120,750	.13	15,697.50
31	PENETRATING SEALER (PS)	SF	120,750	.24	28,980.00

Item No.	Description	Units	Quantity	Unit Price	Amount
PRIORITY 2 (GARAGE LEVELS 1 THRU 3) - MISCELLANEOUS					
32	STRIPING (ST)	LS	1	15,303.00	15,303.00
TOTAL PRIORITY 2 (GARAGE LEVELS 1 THRU 3)..... $					143,014.50
TOTAL FINAL BID (PRIORITY 1 AND 2): ..... $					383,821.00



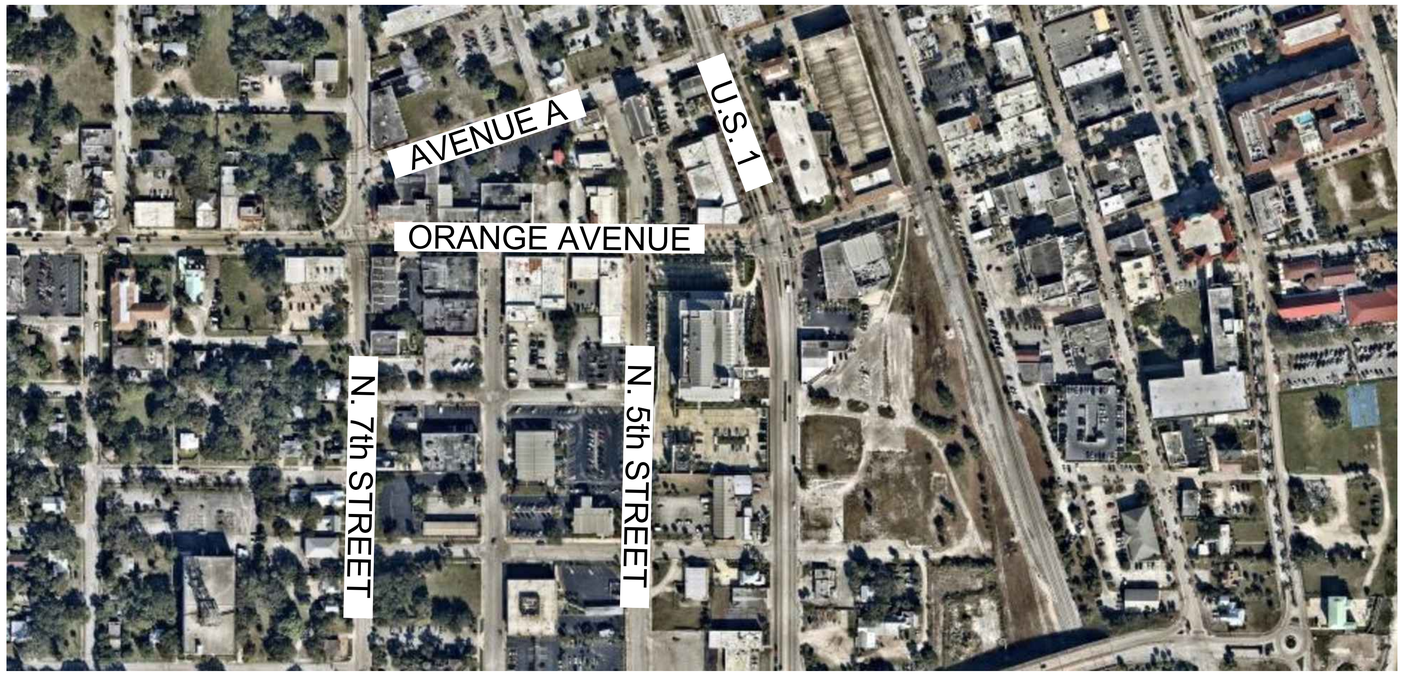
LOCATION MAP
N.T.S.

CITY OF FT. PIERCE

100 Highway U.S. 1
Fort Pierce, Florida 34950

CITY HALL PARKING GARAGE RESTORATION BID SET

May 31, 2019



SITE MAP
N.T.S.

PROJECT TEAM

OWNER'S AGENT

City of Ft. Pierce
CONTACT: TRACY TELLE
100 Highway U.S. 1
FT. PIERCE, FL 39450
P: 772.467.3776
ttelle@city-ftpierce.com

STRUCTURAL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
CONTACT: HANNIAH RODRIGUEZ, P.E.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
P: 561.840.0203
hanniah.rodriguez@kimley-horn.com

CONTACT: MARK SANTOS, P.E.
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION, FL 33324
P: 954.535.5129
mark.santos@kimley-horn.com

DRAWING INDEX

GENERAL

G-001 COVER SHEET

STRUCTURAL

S-001 GENERAL NOTES
S-002 GENERAL NOTES

S-101 LEVEL 1 GENERAL REPAIR PLAN
S-102 LEVEL 2 GENERAL REPAIR PLAN
S-103 LEVEL 3 GENERAL REPAIR PLAN
S-104 LEVEL 4 GENERAL REPAIR PLAN
S-105 LEVEL 5 GENERAL REPAIR PLAN
S-106 LEVEL 4 DOUBLE TEE CONNECTION REPAIR PLAN
S-107 LEVEL 5 DOUBLE TEE CONNECTION REPAIR PLAN

S-500 CONCRETE REPAIR DETAILS
S-501 JOINT SEALANT DETAILS
S-502 STRIPING DETAILS
S-503 DOUBLE TEE CONNECTION REPAIR DETAILS
S-504 MISCELLANEOUS DETAILS

Plotted By: Dono, Leetol Sheet Set: Kha Layout: G-001 COVER SHEET May 31, 2019 02:50:37pm \\tlsfp01\data\Project\Vtl_parking\047922021 ft pierce city hall parking garage restoration\Construction sheets\G-001 COVER SHEET.dwg

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn

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600 NORTH PINE ISLAND ROAD, SUITE 450, PLANTATION, FL 33324
PHONE: 954-535-5100
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

COVER SHEET

SHEET NUMBER
G-001

STRUCTURAL GENERAL NOTES

NOTES ON THE CONSTRUCTION DRAWINGS ARE PART OF THE PROJECT REQUIREMENTS, BUT ARE NOT INTENDED TO REPLACE THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICTS BETWEEN THE REQUIREMENTS OF THE SPECIFICATIONS AND CONSTRUCTION DRAWINGS, THE MORE STRINGENT REQUIREMENT SHALL APPLY. IMMEDIATELY CONTACT THE ENGINEER IF A CONFLICT WITHIN THE CONTRACT DOCUMENTS HAS BEEN IDENTIFIED.

THE SCOPE OF WORK AND ANTICIPATED QUANTITIES SPECIFIED IN THESE CONSTRUCTION DOCUMENTS ARE BASED ON VISUAL OBSERVATIONS AND NON-DESTRUCTIVE TEST METHODS PERFORMED BY THE ENGINEER. REPAIR DETAILS PROVIDED IN THESE CONSTRUCTION DOCUMENTS REPRESENT REPAIR TYPES REQUIRED FOR DAMAGED ELEMENTS OBSERVED.

1.00 DOCUMENTS AND LIMITATIONS

1.01 THE DRAWINGS, CALCULATIONS, SPECIFICATIONS, AND REPRODUCTIONS ARE INSTRUMENTS OF SERVICE TO BE USED ONLY FOR THIS PROJECT.

1.02 IT IS UNDERSTOOD THAT THE STRUCTURAL ENGINEER OF RECORD MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE, EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEER PRACTICES.

1.03 ALL EXISTING INFORMATION INDICATED ON THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY OTHERS, AND SHOULD NOT BE ASSUMED TO BE ACCURATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS AND LOCATIONS OF ANY EXISTING ELEMENTS AS NECESSARY TO COMPLETE THE SCOPE OF WORK.

2.00 CONSTRUCTION SAFETY

2.01 IT IS UNDERSTOOD THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PERSONS AND PROTECT THEM AGAINST INJURY: LIKEWISE, THE CONTRACTOR SHALL PROTECT ALL PROPERTY AGAINST DAMAGE OR LOSS.

2.02 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY.

2.03 THE CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS THE WORK IS SATISFACTORILY COMPLETED, AND THE ENGINEER HAS ISSUED A NOTICE TO THAT EFFECT TO THE OWNER AND THE CONTRACTOR.

3.00 FORMWORK, SHORING, AND RESHORING

3.01 THE CONTRACTOR SHALL EMPLOY, AT HIS EXPENSE, A FORMWORK/SHORING ENGINEER REGISTERED IN FLORIDA TO CONTROL ALL OPERATIONS RELATING TO DESIGN, INSTALLATION AND REMOVAL OF ALL FORMWORK, SHORING AND RESHORING.

3.02 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATION, ERECTION, SUPPORT, AND BRACING OF FORMWORK, AND SHORING AND RESHORING PROCEDURES FOR THE ENGINEER'S RECORDS.

3.03 PRIOR TO PLACEMENT OF CONCRETE, THE FORMWORK/SHORING ENGINEER NEEDS TO INSPECT THE SHORING AFTER THE FIRST POUR TO VERIFY THAT THE SHORING INSTALLATION IS IN CONFORMANCE WITH THE SHORING SHOP DRAWINGS. IF ANY CHANGES ARE MADE TO THE METHOD OF SHORING DURING CONSTRUCTION, THE SHORING ENGINEER MUST INSPECT THE FIRST POUR AREA SUPPORTED BY THE CHANGED SHORING METHOD PRIOR TO PLACEMENT OF CONCRETE. A WRITTEN STATEMENT OF COMPLIANCE SIGNED BY THE SHORING ENGINEER SHALL BE SUBMITTED TO THE OWNER.

4.00 DIMENSIONS

4.01 BEFORE STARTING WORK, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS ON THE SITE, AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER PRIOR TO BEGINNING WORK.

4.02 THE CONTRACTOR, BEFORE STARTING ANY WORK, SHALL CHECK ALL DIMENSIONS GIVEN ON THE DRAWINGS, RELATING TO GRID LINES, COLUMN AND WALL LOCATIONS, STRUCTURAL AND FINISHED FLOOR ELEVATIONS, MEMBER SIZES, ETC. WITH EXISTING CONDITIONS. IF ANY DISCREPANCY IS IDENTIFIED, IT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE THE ENGINEER, AND WORK SHALL NOT COMMENCE UNTIL INSTRUCTIONS ARE RECEIVED FROM THE ENGINEER.

4.03 THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY DIMENSIONS NOT GIVEN ON OR OBTAINABLE FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT USE SCALE TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THESE DRAWINGS, EVEN WHERE A SCALE IS PROVIDED.

5.00 SHOP DRAWINGS

5.01 REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS LIMITED TO COMPLIANCE OF THE COMPLETED STRUCTURE WITH THE DESIGN CONCEPT AND INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONS, QUANTITIES, PERFORMANCE, SAFETY, COORDINATION WITH OTHER WORKS, AND ALL OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS. REVIEW DOES NOT AUTHORIZE CHANGES TO CONTRACT.

5.02 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR HIS REVIEW IN ACCORDANCE WITH A SCHEDULE OF SUBMITTALS ACCEPTABLE TO THE ENGINEER. THESE SHOP DRAWINGS SHALL HAVE BEEN CHECKED BY, AND STAMPED WITH THE APPROVAL OF THE CONTRACTOR, AND IDENTIFIED AS THE ENGINEER MAY REQUIRE. THE DATA SHOWN ON THE SHOP DRAWINGS SHALL BE COMPLETE WITH RESPECT TO DIMENSIONS, DESIGN CRITERIA, AND DULY SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN FLORIDA.

6.00 POST-INSTALLED ANCHORS

6.01 UNLESS OTHERWISE INDICATED ON PLANS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES, OR APPROVED EQUAL:

	ADHESIVE ANCHOR	MECHANICAL ANCHOR
SOLID CONCRETE	HILTI RE 500v3 SAFE SET SYSTEM HILTI HY 200 SAFE SET SYSTEM	HILTI KWIK HUS EZ HILTI KWIK BOLT TZ
GROUTED MASONRY	HILTI HY 70	HILTI KWIK BOLT 3
HOLLOW MASONRY OR BRICK	HILTI HY 70 WITH APPROPRIATE SCREEN TUBE	HILTI HLC SLEEVE ANCHOR

6.02 SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT AND CURRENT BUILDING CODE.

6.03 INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDING IN THE ANCHOR PACKAGING.

6.04 THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

6.05 ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

6.06 EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS. CONTRACTOR SHALL IMMEDIATELY CONTACT THE EOR IF A CONFLICT IS IDENTIFIED.

Ft Pierce City Hall Parking Garage Restoration

Scope of Work

REPAIR LIST						PRIORITY 1	PRIORITY 2	COMMENTS
Number			Item	Unit Price	Details	Year 1	Years 2-3	
						Quantity	Quantity	
Structural								
			Concrete Repair					
		FC	Floor Cracks	LF	3/S-501	**590**	**620**	P1 - Levels 5-4, P2 - Levels 3-1
		FS	Floor Spalls	SF	1/S-500	**70**		P1- All Levels
		OFS	Overhead Floor Spalls	SF	2/S-500	**40**		P1- All Levels
		OER	Overhead Exposed Rebar	SF	2/S-500	**1**		P1- All Levels
		WS	Wall Spalls	SF	3/S-500	**10**		P1- All Levels
		BS	Beam Spalls	SF	4/S-500	**10**		P1- All Levels
		DTR1	Main Precast Double Tee Connections 1	Each	1/S-503	**64**		P1 - On Levels 5 and 4 only
		DTR2	Main Precast Double Tee Connections 2	Each	2/S-503	**60**		P1 - On Levels 5 and 4 only
		DTR3	Precast Double Tee Connections to Panels	Each	3/S-503	**116**		P1 - On Levels 5 and 4 only
Waterproofing						**.**		
			Sealants					
		JS-DT	Double Tee Joints (with concrete preparation)	LF	2/S-501	**3,730**	**6,150**	P1 - Levels 5-4, P2 - Levels 3-2
		TJ	Tooled Joints	LF	2/S-501	**490**	**380**	P1 - Levels 5-4, P2 - Levels 3-2
		VSL	Vertical Sealants	LF	5/S-501	**1,800**	**3,440**	P1 - Levels 5-4, P2 - Levels 3-1
		HSL	Horizontal Sealants (Wall)	LF	1/S-501	**80**	**120**	P1 - Levels 5-4, P2 - Levels 3-1
			Cove Sealants					
		CSL	Cove Sealants	LF	4/S-501	**2,050**	**4,390**	P1 - Levels 5-4, P2 - Levels 3-1
			Waterproofing					
		DCR	Deck Coating Replacement	SF		**20**		On Level 2 only. Per deck coating manufacturer recommendations.
		PW	Powerwash Floor	SF	Note 16.00/S-002	**50,850**	**120,750**	P1 - Levels 5-4, P2 - Levels 3-1
		PS	Penetrating Sealer	SF	Note 7.01/ S-002	**50,850**	**120,750**	P1 - Levels 5-4, P2 - Levels 3-1
Miscellaneous								
		CC	Column Caps	Each	2/S-504	**12**		P1 - On Levels 5 and 4 only
		AB	Anchor bolts and Base Plate	Each	1/S-504	**4**		P1 - On Levels 5 and 4 only
		DRC	Drainage System Cleaning	Lump Sum	Note 17.00/S-002	**1.0**		
		ST	Striping	Space	8/S-502	**150**	**340**	P1 - Levels 5-4, P2 - Levels 3-1

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Plotted By: Dona Leetol Sheet Set: Kha Layout: S-001 GENERAL NOTES May 31, 2019 02:50:37pm \\tlh01\Data\Project\Tlh_parking\047922021 ft pierce city hall parking garage restoration\Cad\plan sheets\S-001 GENERAL NOTES.dwg

No.	REVISIONS	DATE	BY

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KHA PROJECT 147922021
DATE 5/31/2019
SCALE AS SHOWN
DESIGNED BY HLR
DRAWN BY LD
CHECKED BY MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

GENERAL NOTES

SHEET NUMBER
S-001

STRUCTURAL GENERAL NOTES

7.00 WATERPROOFING

7.01 SILANE SEALER SHALL BE APPLIED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS. GC SHALL COORDINATE WITH SEALER MANUFACTURER TO DETERMINE RECOMMENDED CONCRETE SURFACE PREPARATION METHOD.

8.00 SPECIAL PROVISIONS

8.01 THE CONTRACTOR IS TO BID WORK BASED ON ANTICIPATED QUANTITIES SPECIFIED IN CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND ENGINEER FOR REPAIRS ABOVE BID QUANTITIES, PRIOR TO COMMENCING WORK.

8.02 THE CONTRACTOR SHALL PROTECT THE EXISTING STRUCTURAL, ARCHITECTURAL, AND MEP COMPONENTS FROM DAMAGE PRIOR TO BEGINNING WORK.

8.03 REPLACEMENT OF EQUIPMENT, CONSTRUCTION EQUIPMENT ACCESS, AND LOCATION OF WORK AREA ON PARKING DECK SHALL BE COORDINATED WITH THE OWNER REPRESENTATIVE.

8.04 THE ENGINEER SHALL REVIEW AND APPROVE ALL COMPLETED REPAIRS PRIOR TO REPAIR AREAS BEING COVERED UP WITH SUBSEQUENT CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL COORDINATE PHASING AND SCHEDULING OF REPAIRS AND SUBSEQUENT CONSTRUCTION ACTIVITIES WITH ENGINEER. THE ENGINEER SHALL BE PROVIDED 48-HOUR NOTICE PRIOR TO REPAIR AREA BEING READY FOR REVIEW.

8.05 THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY IDENTIFIED AREAS NOT SPECIFIED ON THE CONSTRUCTION DOCUMENTS THAT MAY REQUIRE REPAIR, INCLUDING BUT NOT LIMITED TO QUANTITIES OF WORK ABOVE AND BEYOND THE ANTICIPATED QUANTITIES SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE COMPENSATED FOR OUT-OF-SCOPE WORK WITHOUT PRIOR APPROVAL FROM ENGINEER AND OWNER.

8.06 CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE SPECIAL CONDITION(S) OBSERVED AND SHALL PROVIDE PHOTO(S) AND REPORT(S) OF THE FINDINGS DURING DEMOLITION AND/OR REPAIRS TO THE ENGINEER FOR REVIEW AND/OR APPROVAL.

8.07 CONTRACTOR SHALL RESTRIPE ANY PAVEMENT MARKINGS REMOVED AS PART OF SCOPE OF WORK.

9.00 PHASING PLAN

9.01 THE CONTRACTOR SHALL SUBMIT CONSTRUCTION PHASING PLANS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL. FOR EACH PHASE OF WORK, THE PLAN SHALL INCLUDE: CONSTRUCTION ACTIVITY, NUMBER OF PARKING SPACES IMPACTED BY CONSTRUCTION RELATED ACTIVITIES, LOCATIONS OF TEMPORARY BARRICADES, PEDESTRIAN ROUTES, AND TRAFFIC ROUTES FOR VEHICULAR ACCESS TO THE REMAINING PARKING AREAS. PHASING OF PARKING DECK WORK MUST BE COORDINATED WITH OWNER TO DETERMINE ACCEPTABLE WORK AREAS.

9.02 THE CONTRACTOR SHALL COORDINATE MAXIMUM NUMBER OF SPACES TO BE IMPACTED DURING EACH PHASE OF WORK AT ANY GIVEN TIME WITH THE OWNER AND ENGINEER PRIOR TO PERFORMING WORK.

9.03 THE CONTRACTOR SHALL INSTALL TRAFFIC AND PEDESTRIAN BARRICADES TO SEPARATE AND PROTECT THE PUBLIC FROM CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL INSTALL TEMPORARY SIGNAGE TO DIRECT PEDESTRIANS AND TRAFFIC AROUND CONSTRUCTION AREAS AND TO FIRE EXITS. THE CONTRACTOR SHALL MAINTAIN PUBLIC ACCESS TO ALL EXITS AND STAIRS DURING CONSTRUCTION.

9.04 PARKING OPERATIONS OUTSIDE OF IMMEDIATE CONSTRUCTION LIMITS WILL CONTINUE DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOT INTERFERE WITH PARKING DECK OPERATIONS. ANY POTENTIAL TRAFFIC DISRUPTIONS SHALL BE COORDINATED WITH THE OWNER AND BUILDING MANAGEMENT.

9.05 THE ENGINEER SHALL REVIEW AND APPROVE AREAS WHERE DAMAGED ELEMENTS HAVE BEEN REMOVED BEFORE THE CONTRACTOR COVERS THE REPAIR AREA WITH SUBSEQUENT CONSTRUCTION ACTIVITIES.

10.00 SUBMITTALS

10.01 REFER TO SPECIFICATIONS FOR ADDITIONAL SUBMITTAL REQUIREMENTS.

10.02 REFER TO SECTION 9.00, TITLED PHASING PLAN, OF THE GENERAL NOTES SHEET FOR PHASING PLAN SUBMITTAL REQUIREMENTS.

10.03 A CONTRACTOR SUBMITTAL SCHEDULE SHALL BE SUBMITTED TO THE ENGINEER AND OWNER PRIOR TO SENDING SUBMITTALS AND BEGINNING WORK. THE ENGINEER WILL REVIEW SUBMITTAL SCHEDULE AND PROVIDE COMMENTS TO THE CONTRACTOR WITHIN 14 DAYS OF RECEIPT.

10.04 THE CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE AND PERMITTED WORKING HOURS WITH THE OWNER FOR ALL WORK PERFORMED PRIOR TO BEGINNING WORK. THE CONSTRUCTION SCHEDULE FOR THIS SCOPE OF WORK SHALL BE SUBMITTED TO THE ENGINEER AND OWNER PRIOR TO BEGINNING WORK. OPERATIONS PERFORMED THAT ARE LIKELY TO GENERATE HIGH NOISE LEVELS OR CONSTRUCTION TRAFFIC SHALL ONLY BE CONDUCTED AT TIME APPROVED BY THE OWNER AND IN ACCORDANCE WITH LOCAL ORDINANCES. CONTRACTOR SHALL ALSO COORDINATE CONSTRUCTION SCHEDULE.

10.05 A 4-WEEK LOOK-AHEAD CONSTRUCTION SCHEDULE SHALL BE SUBMITTED TO THE ENGINEER AND OWNER REPRESENTATIVE AT THE BEGINNING OF EVERY WEEK DURING CONSTRUCTION.

10.06 THE CONTRACTOR SHALL COMPLETE DAILY ACTIVITY REPORTS AND WEEKLY PROGRESS PHOTOS TO BE SUBMITTED WITH EACH PAY APPLICATION.

10.07 THE CONTRACTOR SHALL SUBMIT PROGRESS RECORDS OF COMPLETED REPAIRS, CONSISTING OF PLAN MARKUPS AND SUMMARY TABLES, PROVIDING COMPARISON TO THE SCOPE OF WORK AND BID QUANTITIES TABLE. THESE RECORDS SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER. SUBMIT FINAL RECORD DRAWINGS AT PROJECT COMPLETION SHOWING LOCATIONS AND QUANTITIES OF COMPLETED REPAIRS.

10.08 THE CONTRACTOR SHALL DEVELOP DUST AND NOISE CONTROL MEASURES AND SUBMIT A WRITTEN PLAN TO THE ENGINEER AND OWNER. SUCH MEASURES SHALL BE APPROVED PRIOR TO THE START OF WORK.

10.09 THE CONTRACTOR SHALL SUBMIT AN OPERATING AND MAINTENANCE MANUAL TO THE OWNER.

11.00 OWNER'S TESTING AGENCY QUALIFICATIONS

11.01 THE INDEPENDENT TESTING AGENCY MUST BE CONSIDERED ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MUST BE QUALIFIED ACCORDING TO ASTM C1077 AND ASTM E 329 FOR THE TESTING INDICATED IN THE CONSTRUCTION DOCUMENTS, AS DOCUMENTED ACCORDING TO ASTM E 548.

1. PERSONNEL CONDUCTING FIELD TESTS SHALL BE QUALIFIED AS ACI CONCRETE FIELD TESTING TECHNICIAN, GRADE 1, ACCORDING TO ACI CP-01 OR AN EQUIVALENT CERTIFICATION PROGRAM.

2. PERSONNEL PERFORMING LABORATORY TESTS SHALL BE ACI-CERTIFIED CONCRETE STRENGTH TESTING TECHNICIAN AND CONCRETE LABORATORY TESTING TECHNICIAN – GRADE I. TESTING AGENCY LABORATORY SUPERVISOR SHALL BE AN ACI-CERTIFIED CONCRETE LABORATORY TESTING TECHNICIAN – GRADE II.

12.00 OPENINGS IN SLABS, BEAMS AND WALLS

12.01 IN CAST-IN-PLACE CONCRETE WORK, NO OPENINGS SHALL BE PERMITTED IN SLABS WITHIN A DISTANCE OF EIGHT INCHES FROM THE FACE OF A COLUMN OR EDGE OF SLAB. OPENINGS BETWEEN EIGHT TO TWENTY FOUR INCHES FROM THE FACE OF THE COLUMN OR EDGE OF SLAB SHALL NOT GENERALLY BE PERMITTED EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER OF RECORD. OPENINGS LOCATED GREATER THAN TWO FEET FROM THE FACE OF THE COLUMN OR EDGE OF SLAB ARE GENERALLY PERMITTED, SUBJECT TO APPROVAL OF THE ENGINEER OF RECORD.

12.02 IN PRECAST CONCRETE WORK. OPENINGS LESS THAN 10 INCHES ROUND OR SQUARE SHALL BE LOCATED AND FIELD DRILLED OR SAW CUT BY THE TRADE REQUIRING OPENING AFTER MEMBER IS ERECTED. SUCH OPENINGS SHALL BE COORDINATED BY THE CONTRACTOR AND RECEIVE PRIOR APPROVAL BY THE PRECAST MFR AND THE ENGINEER.

12.03 OPENINGS IN CONCRETE WALLS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.

12.04 OPENINGS THROUGH WEBS OF BEAMS ARE PROHIBITED EXCEPT AS SPECIFICALLY SHOWN ON THE PLANS.

12.05 NO DRILLING THROUGH SLABS, BEAMS, COLUMNS, OR WALLS SHALL BE CARRIED OUT EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER OF RECORD. SUCH APPROVAL, IF GRANTED, SHALL BE ON A CASE BY CASE BASIS.

13.00 REINFORCED CONCRETE (CAST-IN-PLACE)

13.01 THE GENERAL CONTRACTOR SHALL ASSIST AND COOPERATE WITH AN INDEPENDENT TESTING LABORATORY (TO BE RETAINED BY THE OWNER) WHICH SHALL CONDUCT ALL THE SPECIFIED TESTS REQUIRED FOR THE CONCRETE WORK AND REPORT THE RESULTS OF THESE TESTS DIRECTLY AND PROMPTLY TO THE ENGINEER FOR HIS REVIEW.

13.02 DETAILING OF REBAR SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ACI DETAILING MANUAL, AND CONCRETE REINFORCING INSTITUTE'S LATEST EDITION OF "MANUAL OF STANDARD PRACTICE". ALL SHOP DRAWINGS PERTAINING TO REBAR DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW.

13.03 CONCRETE MIX DESIGN FOR ALL CONCRETE WORK IS REQUIRED TO BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW. IT IS TO BE NOTED THAT THE CONCRETE SUPPLIER SHALL HAVE A QUALITY CONTROL PROCEDURE FOR THE PRODUCTION OF ALL CONCRETE, WHICH MUST BE ACCEPTABLE TO THE ENGINEER AND MEETS CURRENT ACI STANDARDS.

13.04 CONSTRUCTION JOINTS SHALL BE AS APPROVED BY THE STRUCTURAL ENGINEER AND THE ARCHITECT. ENGINEER SHALL BE INFORMED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONCRETE WORK.

13.05 A COPY OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI SP 15 "FIELD REFERENCE MANUAL" SHALL BE KEPT IN THE PROJECT FIELD OFFICE AT ALL TIMES.

13.06 CONTRACTOR SHALL PREPARE AND SUBMIT QUALITY CONTROL MEASURES TO ENSURE TEMPERATURE WITHIN MASS CONCRETE POURS COMPLIES WITH THE REQUIREMENTS IN THE PROJECT SPECIFICATIONS. MASS CONCRETE POURS APPLY TO ANY SUBSTRUCTURE CONCRETE ELEMENT WHOSE LEAST DIMENSION IS GREATER THAN 5 FT.

13.07 CONCRETE COMPRESSIVE DESIGN STRENGTH IN 28 DAYS:

SLAB-ON-GRADE	4,000 PSI
ELEVATED BEAMS AND SLABS	5,000 PSI
COLUMNS	5,000 PSI

15.00 STRIPING

15.01 PROPOSED STRIPING/PAVEMENT PLANS MAY NOT REFLECT AS-BUILT CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRIPING/PAVEMENT MARKINGS. CONTRACTOR SHALL COMPARE EXISTING STRIPING/PAVEMENT MARKING IN FIELD TO PROPOSED STRIPING/PAVEMENT MARKING PLANS. CONTRACTOR SHALL REMOVE EXISTING STRIPING/PAVEMENT MARKING AT ALL LOCATIONS BY HYDROBLASTING OR SHOTBLASTING FOR PROPOSED STRIPING /PAVEMENT MARKING AND RESTRIPING /PAVEMENT MARKING. CONTRACTOR SHALL CONDUCT TRIAL REMOVAL OF STRIPING FOR ACCEPTANCE PRIOR TO COMPLETE REMOVAL OF STRIPING.

15.02 ALL STRIPING SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH SPECIFICATIONS.

15.03 PARKING STALL STRIPES AND CROSSHATCH SHALL BE WHITE.

15.04 ACCESSIBLE PARKING STALL STRIPES SHALL BE BLUE. ACCESSIBLE PATHS AND SYMBOLS SHALL BE WHITE.

15.05 DRIVE LANES, FLOOR ARROWS, AND CURBS SHALL BE YELLOW.

16.00 POWERWASH

16.01 CONTRACTOR SHALL POWERWASH FLOOR SURFACES OF THE PARKING LEVELS.

16.02 CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT DEBRIS FROM ENTERING THE DRAINAGE SYSTEM.

16.03 CONTRACTOR SHALL TAKE NECESSARY PRECAUTION TO PROTECT VEHICLES & SURROUNDING ENVIRONMENT.

17.00 DRAIN SYSTEM CLEANING

17.01 CONTRACTOR SHALL CLEAN THE DRAINAGE SYSTEM INCLUDING DRAINS AND PIPES TO REMOVE DEBRIS THROUGH VACUUMING AND JETTING. CONTRACTOR SHALL COLLECT AND PROPERLY DISPOSE OF THE DEBRIS.

No.	REVISIONS	DATE	BY

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KHA PROJECT 147922021
DATE 5/31/2019
SCALE AS SHOWN
DESIGNED BY HLR
DRAWN BY LD
CHECKED BY MNS

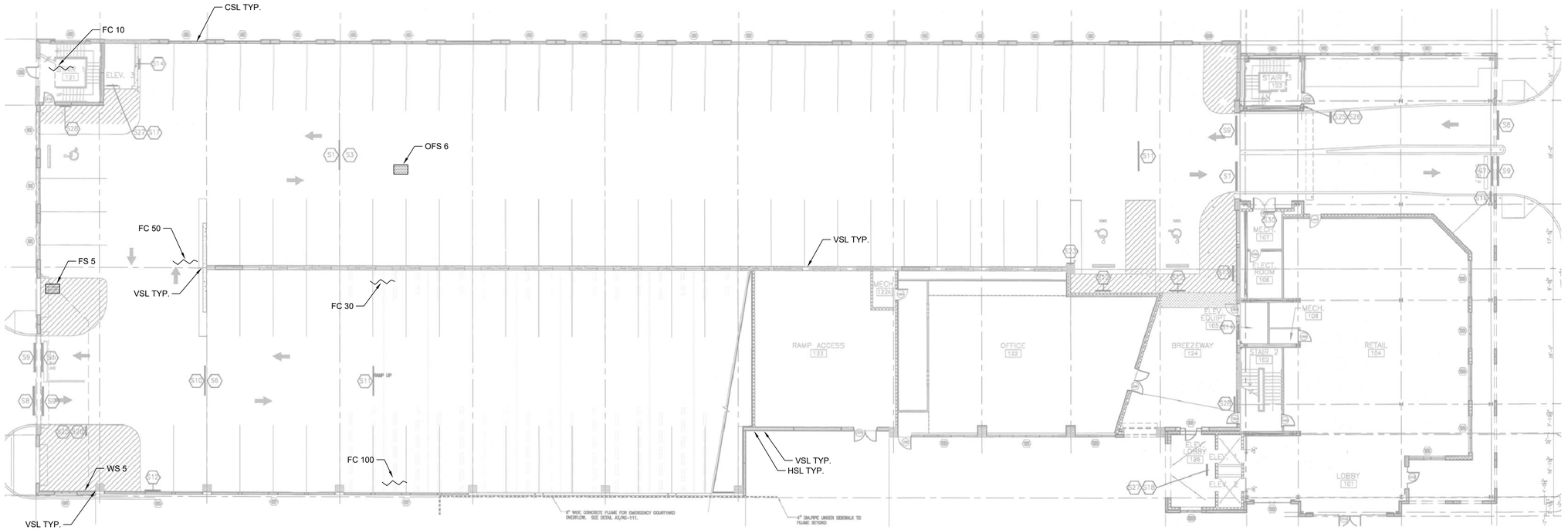
CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

GENERAL NOTES

SHEET NUMBER
S-002

Plotted By:Dona.Leetol Sheet Set:Kha Layout:S-002 GENERAL NOTES May 31, 2019 02:50:43pm \\tlh01\data\Project\tlh_parking\047922021 ft pierce city hall parking garage restoration\Cad\plan sheets\S-002 GENERAL NOTES.dwg
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REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE	QTY
	X-X	NAME	#
	FC	FLOOR CRACK	
	FS	FLOOR SPALL	
	OFS	OVERHEAD FLOOR SPALL	
	OER	OVERHEAD EXPOSED REBAR	
	WS	WALL SPALL	
	BS	BEAM SPALL	
	DTR1	DOUBLE TEE CONNECTION REPAIR 1	
	DTR2	DOUBLE TEE CONNECTION REPAIR 2	
	DTR3	DOUBLE TEE CONNECTION REPAIR 3	
	JS-DT	DOUBLE TEE JOINTS	
	TJ	TOOLED JOINTS	
	VSL	VERTICAL SEALANTS	
	HSL	HORIZONTAL SEALANTS (WALL)	
	CSL	COVE SEALANTS	
	DCR	DECK COATING REPLACEMENT	
	CC	COLUMN CAPS	
	AB	ANCHOR BOLTS AND BASE PLATE	

1 / S-101 LEVEL 1 GENERAL REPAIR PLAN
SCALE: N.T.S.

NORTH

No.	REVISIONS	DATE	BY

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KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

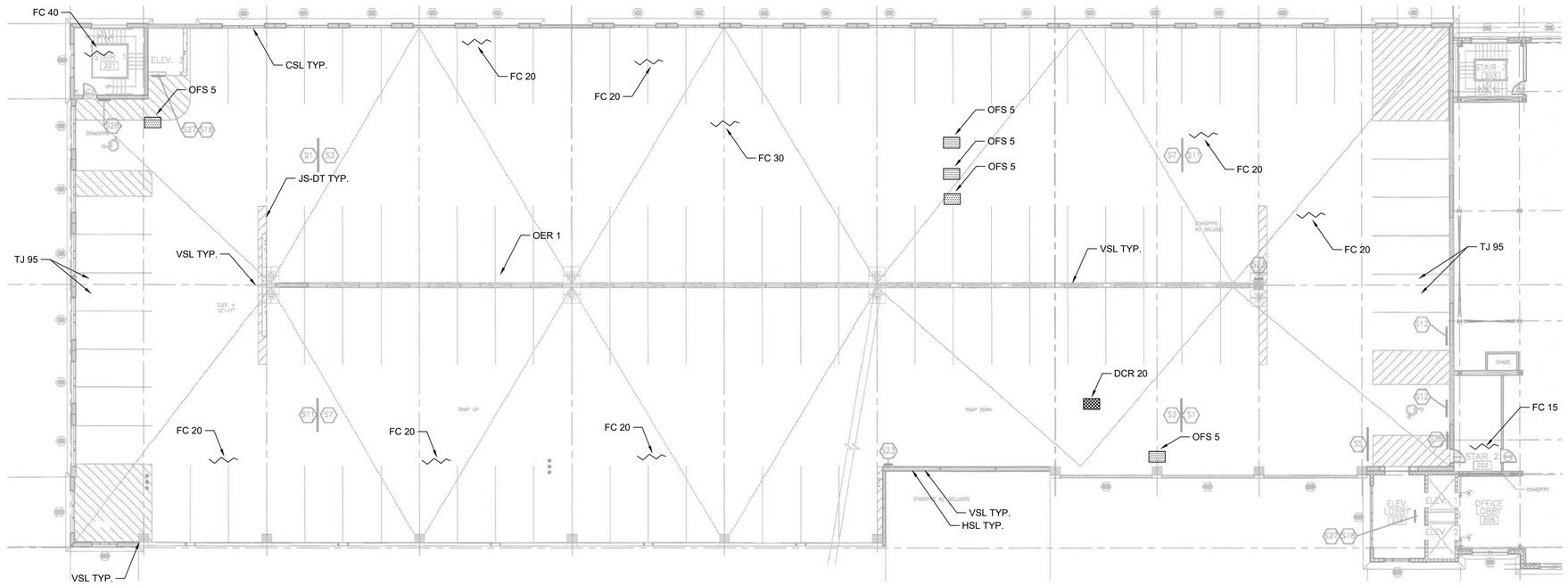
CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

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HANNIAH RODRIGUEZ, P.E.
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DATE: 5/31/2019

LEVEL1 GENERAL REPAIR PLAN

SHEET NUMBER
S-101

Plotted By: Dana.Leetol Sheet Set: Kha Layout: S-101 LEVEL1 GENERAL REPAIR PLAN May 31, 2019 02:50:43pm \\tlfs01\data\Project\ft_pierce_city_hall_parking_garage_restoration\Civil\plan sheets\S-101 LEVEL 1 REPAIR PLAN.dwg
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1 S-102 LEVEL 2 GENERAL REPAIR PLAN
SCALE: N.T.S.

NORTH

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE	QTY
	X-X	NAME	#
	FC	FLOOR CRACK	
	FS	FLOOR SPALL	
	OFS	OVERHEAD FLOOR SPALL	
	OER	OVERHEAD EXPOSED REBAR	
	WS	WALL SPALL	
	BS	BEAM SPALL	
	DTR1	DOUBLE TEE CONNECTION REPAIR 1	
	DTR2	DOUBLE TEE CONNECTION REPAIR 2	
	DTR3	DOUBLE TEE CONNECTION REPAIR 3	
	JS-DT	DOUBLE TEE JOINTS	
	TJ	TOOLED JOINTS	
	VSL	VERTICAL SEALANTS	
	HSL	HORIZONTAL SEALANTS (WALL)	
	CSL	COVE SEALANTS	
	DCR	DECK COATING REPLACEMENT	
	CC	COLUMN CAPS	
	AB	ANCHOR BOLTS AND BASE PLATE	

No.	REVISIONS	DATE	BY

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PHONE: 954-535-5100
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KHA PROJECT 147922021
DATE 5/31/2019
SCALE AS SHOWN
DESIGNED BY HLR
DRAWN BY LD
CHECKED BY MNS

CITY HALL GARAGE RESTORATION

PREPARED FOR
City of Ft. Pierce

ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL

HANNIAH RODRIGUEZ, P.E.

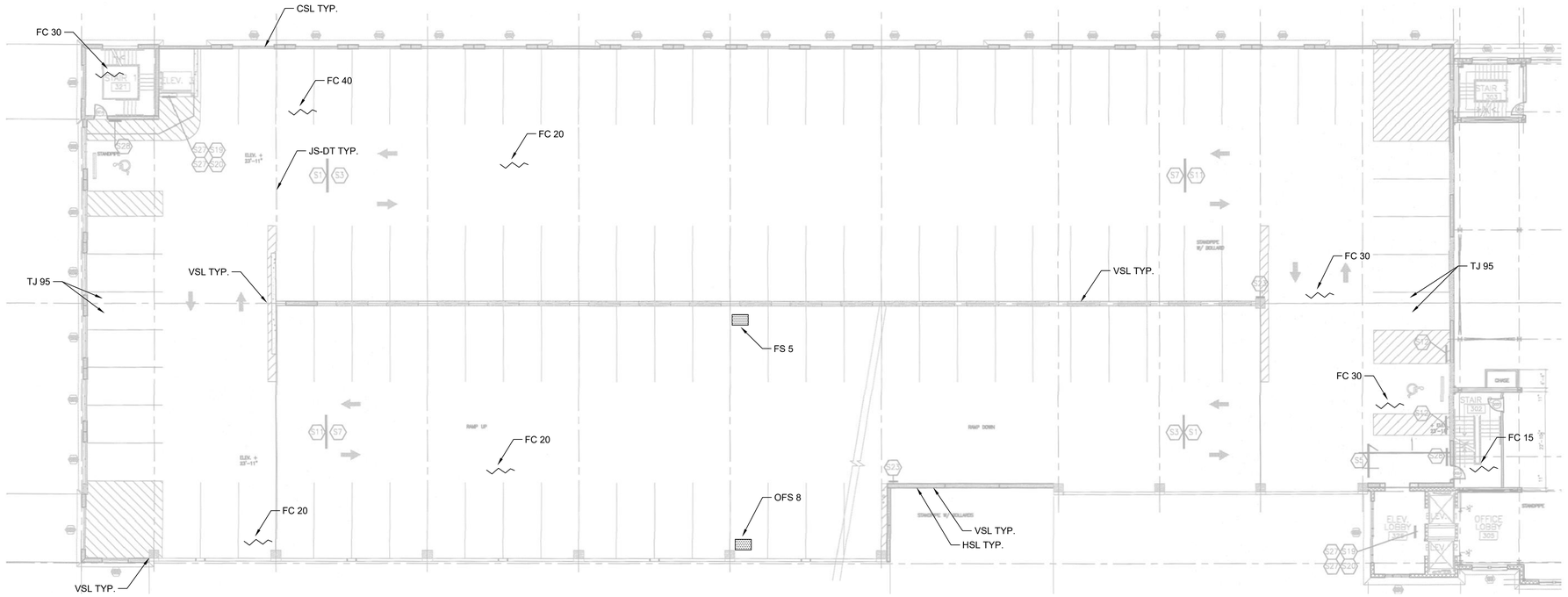
FLORIDA LICENSE NUMBER
86955

DATE: 5/31/2019

LEVEL 2 GENERAL REPAIR PLAN

SHEET NUMBER
S-102

Plotted By:Dana, Leslie Sheet Set:Kha Layout:S-102 LEVEL 2 GENERAL REPAIR PLAN May 31, 2019 02:50:56pm \\fthfs01\data\Projects\Ft. parking\047922021 ft. pierce city hall garage restoration\Civil\Vision sheets\S-102 LEVEL 2 GENERAL REPAIR PLAN.dwg
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1 S-103 LEVEL 3 GENERAL REPAIR PLAN
SCALE: N.T.S.

NORTH

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE	QTY
	X-X	NAME	#
	FC	FLOOR CRACK	
	FS	FLOOR SPALL	
	OFS	OVERHEAD FLOOR SPALL	
	OER	OVERHEAD EXPOSED REBAR	
	WS	WALL SPALL	
	BS	BEAM SPALL	
	DTR1	DOUBLE TEE CONNECTION REPAIR 1	
	DTR2	DOUBLE TEE CONNECTION REPAIR 2	
	DTR3	DOUBLE TEE CONNECTION REPAIR 3	
	JS-DT	DOUBLE TEE JOINTS	
	TJ	TOOLED JOINTS	
	VSL	VERTICAL SEALANTS	
	HSL	HORIZONTAL SEALANTS (WALL)	
	CSL	COVE SEALANTS	
	DCR	DECK COATING REPLACEMENT	
	CC	COLUMN CAPS	
	AB	ANCHOR BOLTS AND BASE PLATE	

No.	REVISIONS	DATE	BY

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KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL GARAGE RESTORATION

PREPARED FOR
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LICENSED PROFESSIONAL

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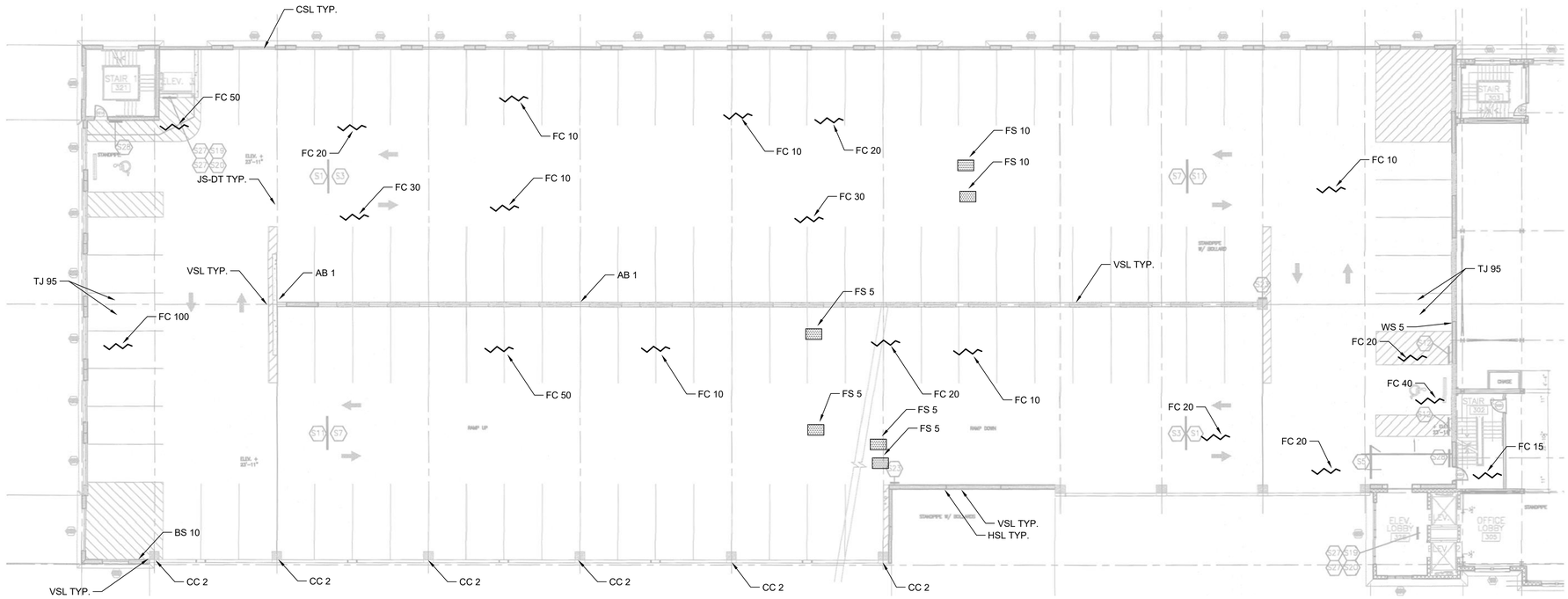
FLORIDA LICENSE NUMBER
86955

DATE: 5/31/2019

LEVEL 3 GENERAL REPAIR PLAN

SHEET NUMBER
S-103

Plotted By:Dona, Leslie Sheet Set:Kha Layout:S-103 LEVEL 3 GENERAL REPAIR PLAN May 31, 2019 02:51:01pm \\fltfs01.dotd\Project\Nt_parking\04792021 ft. pierce city hall parking garage restoration\Civil\plan sheets\S-103 LEVEL 3 REPAIR PLAN.dwg
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1 / S-104 LEVEL 4 GENERAL REPAIR PLAN

SCALE: N.T.S.

NORTH

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE
	X-X	NAME
	FC	FLOOR CRACK
	FS	FLOOR SPALL
	OFS	OVERHEAD FLOOR SPALL
	OER	OVERHEAD EXPOSED REBAR
	WS	WALL SPALL
	BS	BEAM SPALL
	DTR1	DOUBLE TEE CONNECTION REPAIR 1
	DTR2	DOUBLE TEE CONNECTION REPAIR 2
	DTR3	DOUBLE TEE CONNECTION REPAIR 3
	JS-DT	DOUBLE TEE JOINTS
	TJ	TOOLED JOINTS
	VSL	VERTICAL SEALANTS
	HSL	HORIZONTAL SEALANTS (WALL)
	CSL	COVE SEALANTS
	DCR	DECK COATING REPLACEMENT
	CC	COLUMN CAPS
	AB	ANCHOR BOLTS AND BASE PLATE

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HANNIAH RODRIGUEZ, P.E.

FLORIDA LICENSE NUMBER
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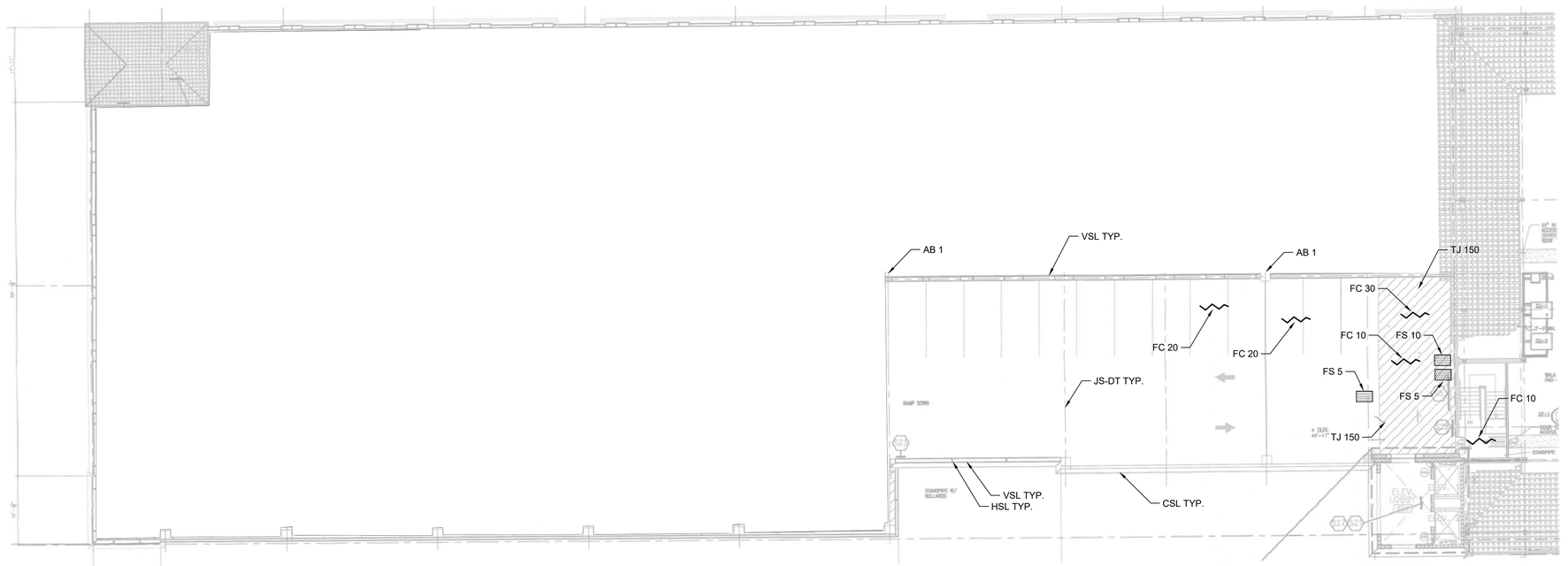
DATE: 5/31/2019

LEVEL 4 GENERAL REPAIR PLAN

SHEET NUMBER

S-104

Plotted By:Dona, Leslie Sheet Set:Kha Layout:S-104 LEVEL 4 GENERAL REPAIR PLAN May 31, 2019 02:51:07pm \\fthfs01\data\Project\fl_parking\04793202\1 ft_pierce_city hall parking garage restoration\Civil\Vision sheets\S-104 LEVEL 4 GENERAL REPAIR PLAN.dwg
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1 S-105 LEVEL 5 GENERAL REPAIR PLAN
SCALE: N.T.S.

NORTH

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE
	X-X	NAME
	FC	FLOOR CRACK
	FS	FLOOR SPALL
	OFS	OVERHEAD FLOOR SPALL
	OER	OVERHEAD EXPOSED REBAR
	WS	WALL SPALL
	BS	BEAM SPALL
	DTR1	DOUBLE TEE CONNECTION REPAIR 1
	DTR2	DOUBLE TEE CONNECTION REPAIR 2
	DTR3	DOUBLE TEE CONNECTION REPAIR 3
	JS-DT	DOUBLE TEE JOINTS
	TJ	TOOLED JOINTS
	VSL	VERTICAL SEALANTS
	HSL	HORIZONTAL SEALANTS (WALL)
	CSL	COVE SEALANTS
	DCR	DECK COATING REPLACEMENT
	CC	COLUMN CAPS
	AB	ANCHOR BOLTS AND BASE PLATE

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KHA PROJECT	147922021
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SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL GARAGE RESTORATION

PREPARED FOR
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ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL

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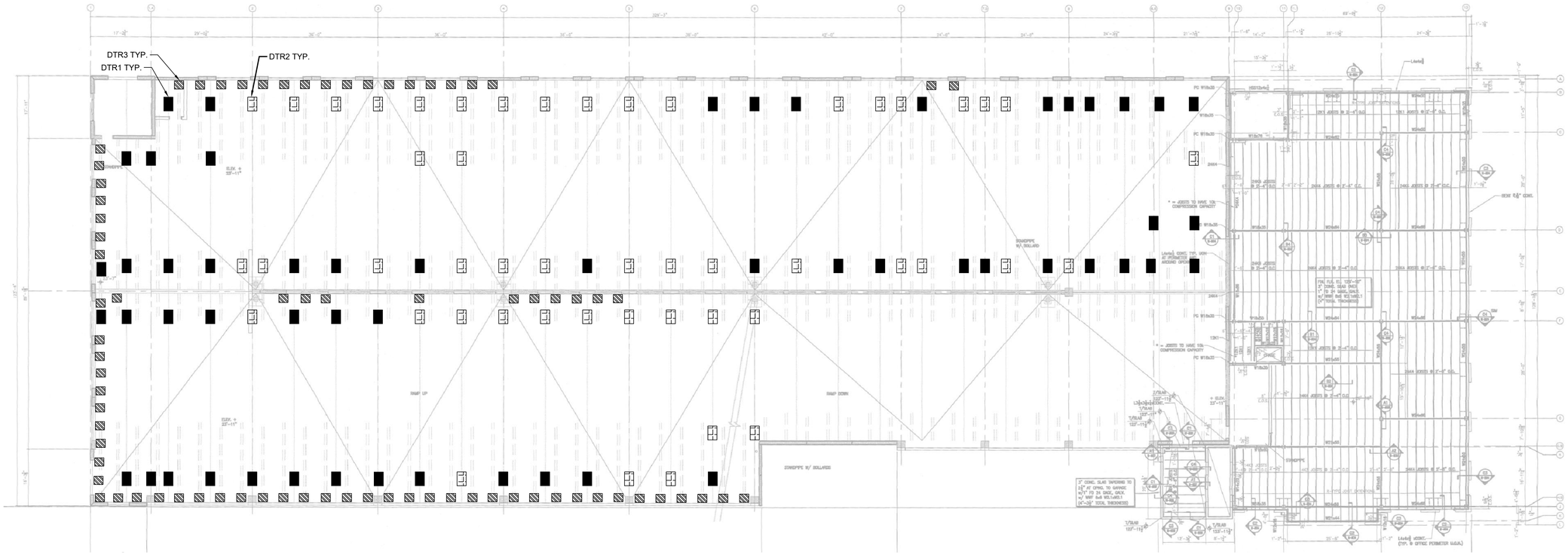
FLORIDA LICENSE NUMBER
86955

DATE: 5/31/2019

LEVEL 5 GENERAL REPAIR PLAN

SHEET NUMBER

S-105



1 / S-106 LEVEL 4 DT CONNECTIONS REPAIR PLAN

SCALE: N.T.S.

NOTE: DOUBLE TEE CONNECTIONS SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR TO VERIFY DOUBLE TEE CONNECTION LOCATIONS IN FIELD WITH ENGINEER ASSISTANCE AS REQUIRED.

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE
	X-X	NAME
	FC	FLOOR CRACK
	FS	FLOOR SPALL
	OFS	OVERHEAD FLOOR SPALL
	OER	OVERHEAD EXPOSED REBAR
	WS	WALL SPALL
	BS	BEAM SPALL
	DTR1	DOUBLE TEE CONNECTION REPAIR 1
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	CSL	COVE SEALANTS
	DCR	DECK COATING REPLACEMENT
	CC	COLUMN CAPS
	AB	ANCHOR BOLTS AND BASE PLATE

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CITY HALL GARAGE RESTORATION

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LICENSED PROFESSIONAL

HANNIAH RODRIGUEZ, P.E.

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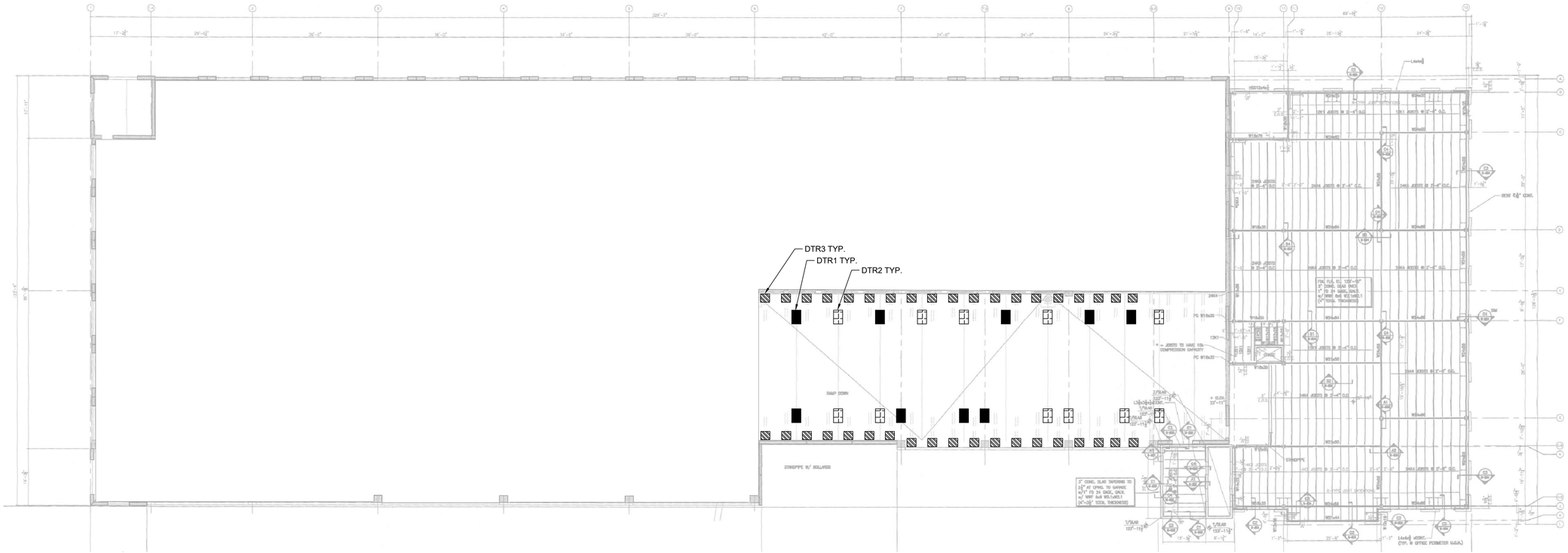
DATE: 5/31/2019

LEVEL 4 DOUBLE TEE CONNECTIONS REPAIR PLAN

SHEET NUMBER

S-106

Plotted By: Dana Lesko Sheet Set: Kha Layout: S-106 LEVEL 4 DOUBLE TEE CONNECTIONS REPAIR PLAN May 31, 2019 02:51:17pm \\fths01.xdata\Project\fts_parking\0479220211 ft. pierce city hall parking garage restoration\Cad\plans sheets\S-106 LEVEL 4 DT CONNECTIONS REPAIR PLAN.dwg
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NOTE: DOUBLE TEE CONNECTIONS SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR TO VERIFY DOUBLE TEE CONNECTION LOCATIONS IN FIELD WITH ENGINEER ASSISTANCE AS REQUIRED.

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE	QTY
	X-X	NAME	#
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	OFS	OVERHEAD FLOOR SPALL	
	OER	OVERHEAD EXPOSED REBAR	
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	BS	BEAM SPALL	
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	DTR2	DOUBLE TEE CONNECTION REPAIR 2	
	DTR3	DOUBLE TEE CONNECTION REPAIR 3	
	JS-DT	DOUBLE TEE JOINTS	
	TJ	TOOLED JOINTS	
	VSL	VERTICAL SEALANTS	
	HSL	HORIZONTAL SEALANTS (WALL)	
	CSL	COVE SEALANTS	
	DCR	DECK COATING REPLACEMENT	
	CC	COLUMN CAPS	
	AB	ANCHOR BOLTS AND BASE PLATE	

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KHA PROJECT	147922021
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SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

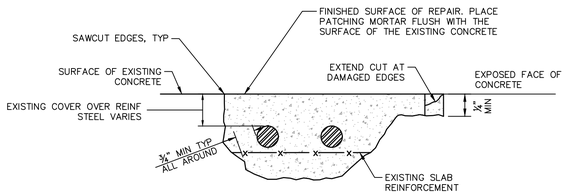
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PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
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FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

LEVEL 5 DOUBLE TEE CONNECTIONS REPAIR PLAN

SHEET NUMBER
S-107

Plotted By:Dana Leetol Sheet Set:Kha Layout:S-107 LEVEL 5 DOUBLE TEE CONNECTIONS REPAIR PLAN May 31, 2019 02:51:22pm K:\FTL_Parking\04792021 Ft Pierce City Hall Parking Garage Restoration\Cad\Plan Sheets\S-107 LEVEL 5 DT CONNETIONS REPAIR PLAN.dwg
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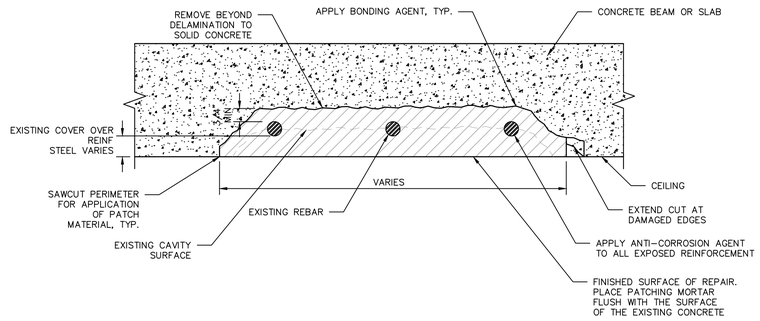
NOTES:

THE INTENT OF THIS REPAIR IS TO REMOVE LOOSE, DELAMINATED, AND UNSOUND CONCRETE, AND ALL EXPOSED CORRODED STEEL REINFORCEMENT OR OTHER LARGE CORRODED METAL MATERIALS EMBEDDED IN THE CONCRETE.

1. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. REFER TO THE PROJECT MANUAL AND CONSTRUCTION DRAWINGS FOR REPAIR LOCATIONS AND ANTICIPATED QUANTITIES. CONTRACTOR SHALL NOT REMOVE UNSOUND CONCRETE EXCEEDING THE SPECIFIED ANTICIPATED QUANTITIES PRIOR TO ENGINEER'S APPROVAL.
3. THIS REPAIR DETAIL APPLIES TO HORIZONTAL REPAIRS.
4. WHERE SIGNIFICANT AMOUNTS OF MATERIAL HAVE BEEN LOST FROM THE STEEL DUE TO CORROSION (SECTION LOSS > 20%), THE ENGINEER WILL DETERMINE IF ADDITIONAL REPAIR OR REINFORCEMENT IS REQUIRED.
5. EXISTING CORRODED STEEL REINFORCEMENT EXPOSED DURING REMOVAL OF UNSOUND CONCRETE MUST BE CLEANED TO PRODUCE A WHITE METAL FINISH. CLEANED REINFORCEMENT MUST BE REVIEWED BY THE ENGINEER PRIOR TO APPLYING BONDING AGENTS AND PATCHING MATERIAL.
6. REMOVE CONCRETE FROM ALONG AND AROUND ALL SIDES OF THE SECTION OF THE EXISTING REINFORCING STEEL THAT ARE OXIDIZED AND AFFECTED BY CORROSION. ALL SIDES OF CORRODED REINFORCEMENT SHOULD BE EXPOSED AND CLEANED TO SECTIONS WHERE THE REINFORCING STEEL IS NOT OXIDIZED AND IS WELL BONDED TO THE SURROUNDING CONCRETE. CONCRETE AROUND THE CORRODED REINFORCEMENT SHOULD BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 3/4" AROUND THE ENTIRE PERIMETER OF EACH STEEL REINFORCING BAR.
7. SAWCUT ALONG THE EDGES OF THE EXISTING CONCRETE THAT ARE PARALLEL TO THE REINFORCING STEEL. SAWCUTS SHALL BE MADE AT RIGHT ANGLES TO THE SURFACE TO OF THE EXISTING CONCRETE. SAWCUTS SHALL BE A MINIMUM OF 1/4" DEEP AND A MAXIMUM OF 1/2" DEEP BUT NO GREATER THAN THE DEPTH OF COVER LESS THAN 1/8" TO AVOID CUTTING OF THE EXISTING REINFORCING STEEL. PROTECT ALL SAWCUT EDGES TO AVOID ANY DAMAGE TO EDGES. EDGES THAT ARE DAMAGED SHALL RECEIVE A SECOND SAWCUT BEYOND THE DAMAGED AREA AND THE SECTION OF CONCRETE BETWEEN THE ORIGINAL SAWCUT AND THE SECOND SAWCUT SHALL BE REMOVED.
8. IF SPECIAL CONDITIONS ARE FOUND AFFECTING THE COMPLETION OF THE REPAIR, NOTIFY THE ENGINEER FOR EXAMINATION PRIOR TO COMPLETION OF THE REPAIR.
9. TEMPORARY SHORING SHALL BE PROVIDED BEFORE BEGINNING CONCRETE REMOVAL WHERE STRUCTURAL INTEGRITY IS COMPROMISED.

1 S-500 PARTIAL DEPTH REPAIR

SCALE: N.T.S.



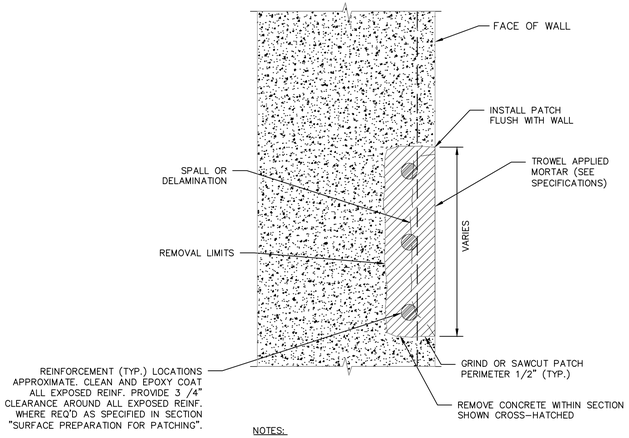
NOTES:

THE INTENT OF THIS REPAIR IS TO REMOVE LOOSE, DELAMINATED, AND UNSOUND CONCRETE, AND ALL EXPOSED CORRODED STEEL REINFORCEMENT OR OTHER LARGE CORRODED METAL MATERIALS EMBEDDED IN THE CONCRETE.

1. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. REFER TO THE PROJECT MANUAL AND CONSTRUCTION DRAWINGS FOR REPAIR LOCATIONS AND ANTICIPATED QUANTITIES. CONTRACTOR SHALL NOT REMOVE UNSOUND CONCRETE EXCEEDING THE SPECIFIED ANTICIPATED QUANTITIES PRIOR TO ENGINEER'S APPROVAL.
3. THIS REPAIR DETAIL APPLIES TO VERTICAL AND OVERHEAD REPAIRS. WHERE NECESSARY USE NON-SAG OVERHEAD REPAIR MORTAR OR FORM AND CAST AN ENGINEER APPROVED FLOWABLE MORTAR.
4. WHERE SIGNIFICANT AMOUNTS OF MATERIAL HAVE BEEN LOST FROM THE STEEL DUE TO CORROSION, THE ENGINEER WILL DETERMINE IF ADDITIONAL REPAIR OR REINFORCEMENT IS REQUIRED.
5. EXISTING CORRODED STEEL REINFORCEMENT EXPOSED DURING REMOVAL OF UNSOUND CONCRETE MUST BE CLEANED TO PRODUCE A WHITE METAL FINISH. CLEANED REINFORCEMENT MUST BE REVIEWED BY THE ENGINEER PRIOR TO APPLYING BONDING AGENTS AND PATCHING MATERIAL.
6. REMOVE CONCRETE FROM ALONG AND AROUND ALL SIDES OF THE SECTION OF THE EXISTING REINFORCING STEEL THAT ARE OXIDIZED AND AFFECTED BY CORROSION. ALL SIDES OF CORRODED REINFORCEMENT SHOULD BE EXPOSED AND CLEANED TO SECTIONS WHERE THE REINFORCING STEEL IS NOT OXIDIZED AND IS WELL BONDED TO THE SURROUNDING CONCRETE. CONCRETE AROUND THE CORRODED REINFORCEMENT SHOULD BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 3/4" AROUND THE ENTIRE PERIMETER OF EACH STEEL REINFORCING BAR.
7. SAWCUT ALONG THE EDGES OF THE EXISTING CONCRETE THAT ARE PARALLEL TO THE REINFORCING STEEL. SAWCUTS SHALL BE MADE AT RIGHT ANGLES TO THE SURFACE TO OF THE EXISTING CONCRETE. SAWCUTS SHALL BE A MINIMUM OF 1/4" DEEP AND A MAXIMUM OF 1/2" DEEP BUT NO GREATER THAN THE DEPTH OF COVER LESS THAN 1/8" TO AVOID CUTTING OF THE EXISTING REINFORCING STEEL. PROTECT ALL SAWCUT EDGES TO AVOID ANY DAMAGE TO EDGES. EDGES THAT ARE DAMAGED SHALL RECEIVE A SECOND SAWCUT BEYOND THE DAMAGED AREA AND THE SECTION OF CONCRETE BETWEEN THE ORIGINAL SAWCUT AND THE SECOND SAWCUT SHALL BE REMOVED.
8. IF SPECIAL CONDITIONS ARE FOUND AFFECTING THE COMPLETION OF THE REPAIR, NOTIFY THE ENGINEER FOR EXAMINATION PRIOR TO COMPLETION OF THE REPAIR.
9. TEMPORARY SHORING SHALL BE PROVIDED BEFORE BEGINNING CONCRETE REMOVAL WHERE STRUCTURAL INTEGRITY IS COMPROMISED.

2 S-500 OVERHEAD SPALL REPAIR

SCALE: N.T.S.

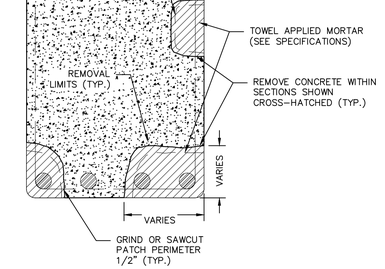


NOTES:

REFER TO NOTES ON 2/S-500

3 S-500 WALL REPAIR

SCALE: N.T.S.



NOTES:

REFER TO NOTES ON 2/S-500

4 S-500 BEAM REPAIR

SCALE: N.T.S.

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No.	REVISIONS	DATE	BY

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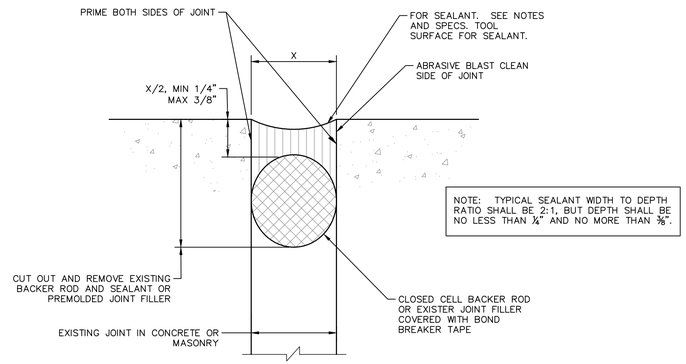
KHA PROJECT	147922021
DATE	5/31/2019
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CITY HALL
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ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

CONCRETE REPAIR DETAILS

SHEET NUMBER
S-500

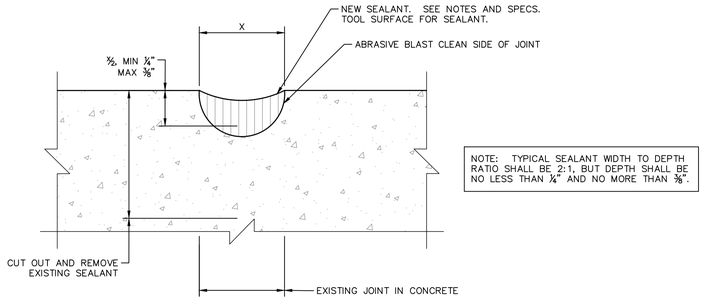


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE AND REPLACE THE EXISTING SEALANT IN OPEN CONSTRUCTION JOINTS AND CONTROL JOINTS.
2. THE CONTRACTOR SHALL IDENTIFY JOINTS TO RECEIVE THIS REPAIR. THE CONTRACTOR SHALL HAVE THE ENGINEER VERIFY THE JOINTS IDENTIFIED.
3. CONTINUOUS FOAM BACKER RODS SHALL BE INSTALLED PRIOR TO INSTALLATION OF JOINT SEALANT.
4. NON-SAG SEALANT SHALL BE USED IN JOINTS THAT ARE SLOPED. SELF-LEVELING SEALANT SHALL BE USED IN JOINTS THAT ARE FLAT. SEE TECHNICAL SPECIFICATIONS FOR APPROVED SEALANTS.
5. THE SURFACE OF SEALANT AT THE EDGE OF THE EXISTING CONCRETE ON EITHER SIDE OF THE JOINT SHALL BE BETWEEN 1/16 AND 1/8 INCH BELOW THE TOP OF CONCRETE SLAB. SEALANT THAT EXTENDS ABOVE THE SLAB SHALL BE CUT DOWN FLUSH WITH TOP OF SLAB.
6. SEE RELATED TECHNICAL SPECIFICATION 03 0130 AND 07 9200.

1 S-501 REPLACEMENT SEALANT IN OPEN CONTROL JOINTS

SCALE: N.T.S.

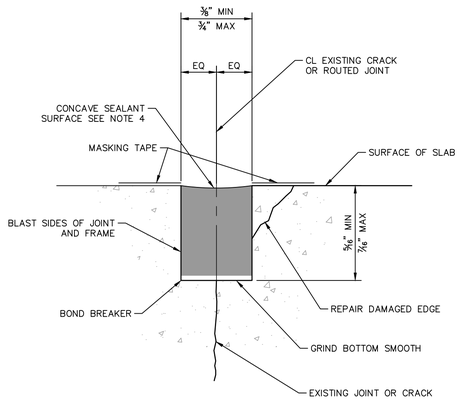


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE AND REPLACE THE EXISTING SEALANT IN CONTROL JOINTS.
2. THE CONTRACTOR SHALL IDENTIFY JOINTS TO RECEIVE THIS REPAIR. THE CONTRACTOR SHALL HAVE THE ENGINEER VERIFY THE JOINTS IDENTIFIED.
3. NON-SAG SEALANT SHALL BE USED IN JOINTS THAT ARE SLOPED. SELF-LEVELING SEALANT SHALL BE USED IN JOINTS THAT ARE FLAT. SEE TECHNICAL SPECIFICATIONS FOR APPROVED SEALANTS.
4. THE SURFACE OF SEALANT AT THE EDGE OF THE EXISTING CONCRETE ON EITHER SIDE OF THE JOINT SHALL BE BETWEEN ⅛ AND ⅜ INCH BELOW THE TOP OF CONCRETE SLAB. SEALANT THAT EXTENDS ABOVE THE SLAB SHALL BE CUT DOWN FLUSH WITH TOP OF SLAB.
5. SEE RELATED TECHNICAL SPECIFICATION 03 0130 AND 07 9200.

2 S-501 REPLACEMENT SEALANT IN CONTROL JOINTS

SCALE: N.T.S.

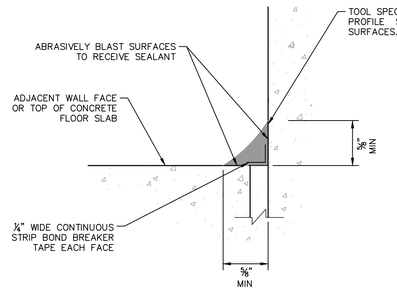


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO INSTALL SEALANT IN JOINTS AND ROUTED CRACKS IN THE CONCRETE SLAB.
2. THE CONTRACTOR SHALL IDENTIFY CRACKS AND JOINTS TO RECEIVE THIS REPAIR. THE CONTRACTOR SHALL HAVE THE ENGINEER VERIFY THE CRACKS AND JOINTS IDENTIFIED.
3. NON-SAG SEALANT SHALL BE USED IN JOINTS THAT ARE SLOPED. SELF-LEVELING SEALANT SHALL BE USED IN JOINTS THAT ARE FLAT. SEE TECHINCAL SPECIFICATIONS FOR APPROVED SEALANTS.
4. THE SURFACE OF THE SEALANT AT THE EDGE OF THE EXISTING CONCRETE ON EITHER SIDE OF THE JOINT SHALL BE BETWEEN 1/16 AND 1/8 INCH BELOW THE TOP OF CONCRETE SLAB. SEALANT THAT EXTENDS ABOVE THE SLAB SHALL BE CUT DOWN FLUSH WITH TOP OF SLAB.
5. SEE RELATED TECHNICAL SPECIFICATION 03 0130 AND 07 9200.

3 S-501 ROUT AND SEAL

SCALE: N.T.S.

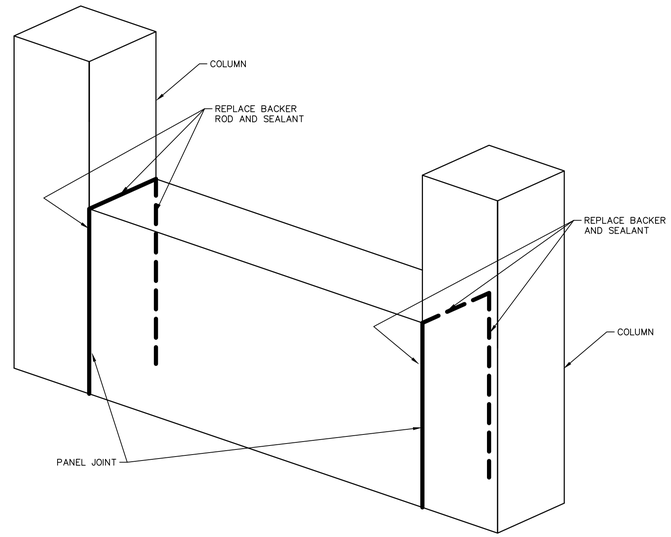


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO PROVIDE A CONTINUOUS CAULKED FILLET JOINT AT THE INTERSECTION OF HORIZONTAL CONCRETE SLABS AND VERTICAL CONCRETE, MASONRY OR STEEL WITHIN THE PARKING DECK. THIS REPAIR IS ALSO USED AT THE VERTICAL INTERSECTION OF WALLS.
2. SEE RELATED TECHNICAL SPECIFICATION 07 9200.

4 S-501 REPLACEMENT SEALANT AT COVE JOINTS

SCALE: N.T.S.



5 S-501 VERTICAL JOINT SEALANT REPLACEMENT

SCALE: N.T.S.

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Plotted By: Dana, Leetal Sheet Set: Kho Layout: S-501 JOINT SEALANT DETAILS May 31, 2019 03:11:17pm K:\FTL_Parking\04392021 Ft. Pierce City Hall Parking Garage Restoration\Civil\Plan Sheets\S-501 JOINT SEALANT DETAILS.dwg

No.	REVISIONS	DATE	BY

Kimley»Horn
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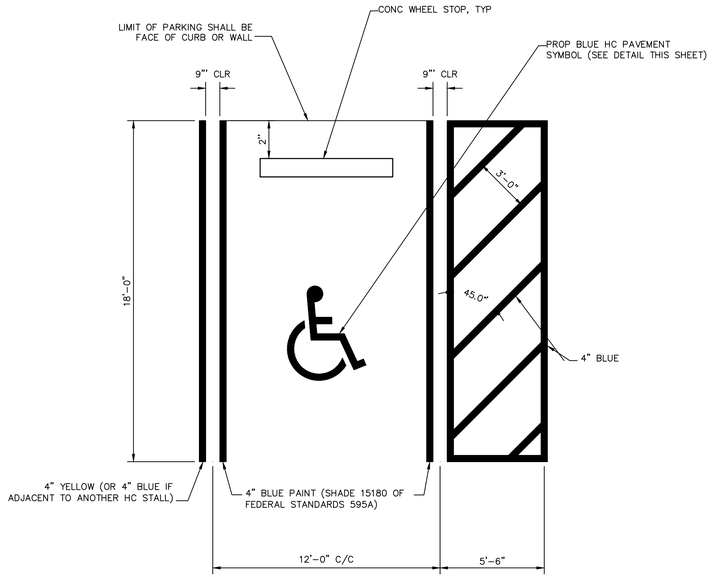
KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

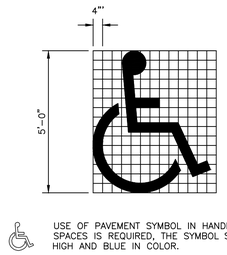
LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

JOINT SEALANT DETAILS

SHEET NUMBER
S-501

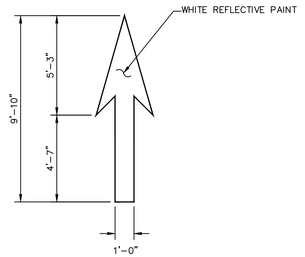


HANDICAPPED PARKING DETAIL

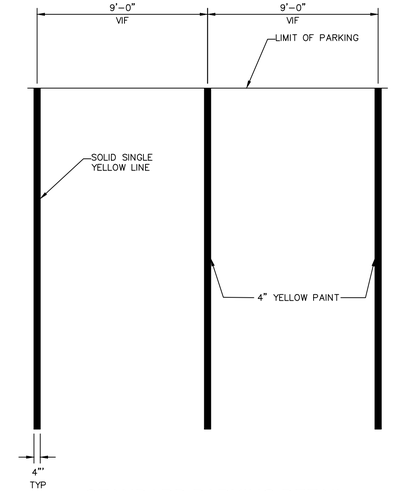


USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED, THE SYMBOL SHALL BE 5 FT HIGH AND BLUE IN COLOR.

HANDICAPPED PAVEMENT SYMBOL DETAIL



SOLID ARROW MARKING DETAIL



STANDARD PARKING DETAIL

8
S-502

STRIPING DETAILS

SCALE: N.T.S.

Plotted By: Dana, Lestel Sheet Set: Kha Layout: S-502 STRIPPING DETAILS June 05, 2019 12:47:59pm K:\FTL_Parking\047922021 Ft. Pierce City Hall Parking Garage Restoration\Cad\Plan Sheets\S-502 STRIPPING DETAILS.dwg
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KHA PROJECT 147922021
DATE 5/31/2019
SCALE AS SHOWN
DESIGNED BY HLR
DRAWN BY LD
CHECKED BY MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER 86955
DATE: 5/31/2019

STRIPPING DETAILS

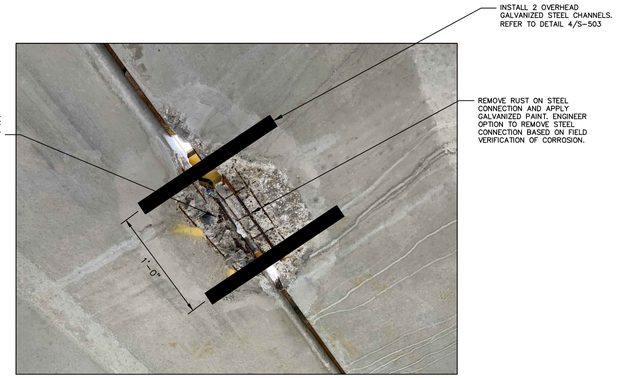
SHEET NUMBER
S-502



NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE AND REPLACE DETERIORATED SEALANT AND TO PAINT GALVANIZE EXISTING CONNECTION.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS 05 5000 METAL FABRICATIONS, 07 9200 JOINT SEALANTS.

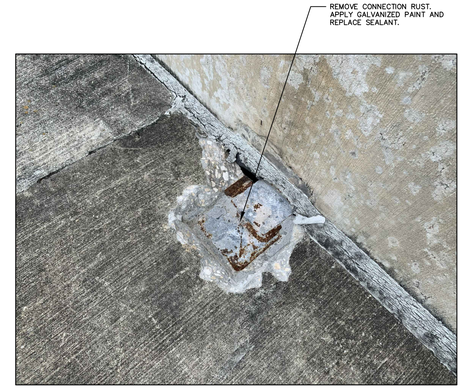
1 S-503 PRECAST DOUBLE TEE CONNECTION REPAIR (DTR1)
SCALE: N.T.S.



NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO STRENGTHEN EXISTING CONNECTION.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS 03 0130 CONCRETE REHABILITATION, 05 5000 METAL FABRICATIONS, 07 9200 JOINT SEALANTS.

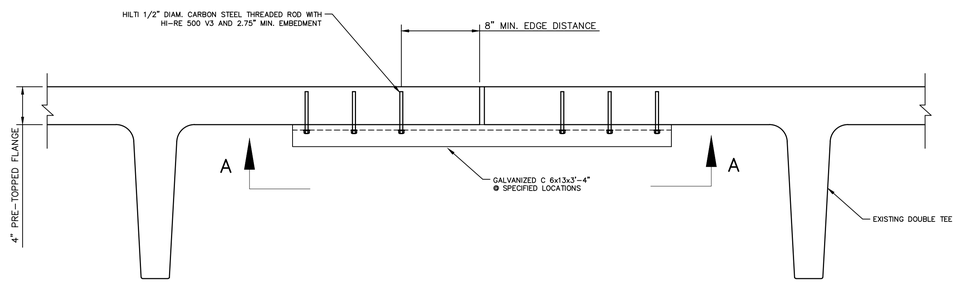
2 S-503 PRECAST DOUBLE TEE CONNECTION REPAIR (DTR2)
SCALE: N.T.S.

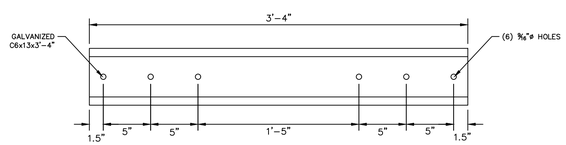


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE AND REPLACE DETERIORATED SEALANT AND TO PAINT GALVANIZE EXISTING CONNECTION.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS 05 5000 METAL FABRICATIONS, 07 9200 JOINT SEALANTS.

3 S-503 PRECAST DOUBLE TEE CONNECTION REPAIR (DTR3)
SCALE: N.T.S.





SECTION 'A – A'

4 S-503 REPAIR - DT FLANGE CONNECTION (PRE-TOPPED)
SCALE: N.T.S.

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Plotted By:Dana, Leeloi Sheet Set:Kha Layout:S-503 DOUBLE TEE CONNECTION REPAIR DETAILS May 31, 2019 07:11:24am K:\FTL_Parking\047922021 Ft Pierce City Hall Parking Garage Restoration\Cad\Plan Sheets\S-503 DOUBLE TEE CONNECTION REPAIR DETAILS.dwg

No.	REVISIONS	DATE	BY

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KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

DOUBLE TEE CONNECTION REPAIR DETAILS

SHEET NUMBER
S-503



NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE RUST FROM BASE PLATE AND ANCHOR BOLTS.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REFER TO PROJECT MANUAL AND CONSTRUCTION DRAWINGS TO REPAIR LOCATIONS AND ANTICIPATED QUANTITIES PRIOR TO ENGINEER'S APPROVAL.

1 S-504

ANCHOR BOLTS AND BASE PLATES

SCALE: N.T.S.



NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE RUST FROM CONNECTIONS AND COVER WITH A CAP TO AVOID FURTHER RUSTING.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REFER TO PROJECT MANUAL AND CONSTRUCTION DRAWINGS TO REPAIR LOCATIONS AND ANTICIPATED QUANTITIES PRIOR TO ENGINEER'S APPROVAL.

2 S-504

COLUMN CAPS

SCALE: N.T.S.

Plotted By: Dana Leetol Sheet Set: Kha Layout: S-504 MISCELLANEOUS DETAILS May 31, 2019 03:11:29pm K:\FTL Parking\047922021 Ft Pierce City Hall Parking Garage Restoration\Cad\Plans Sheets\S-504 MISCELLANEOUS DETAILS.dwg
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KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

MISCELLANEOUS DETAILS

SHEET NUMBER
S-504

City Commission Regular Meeting **11.d.**

Meeting Date: 09/03/2019

Re: Memorandum of Understaning 2019 Edward Byrne Memorial Justice Assistance Grant Program

Submitted For: Robert Ridle, Deputy Chief, Dist. 2, Police Department

---

SUBJECT:

Approve the Memorandum of Understanding between St. Lucie County, the City of Ft. Pierce Police Department and the St. Lucie County Sheriff's Office for a Justice Assistance Grant (JAG-Edward Byrne Memorial Grant) for 2019 funds to divide the 2019 funds in the total amount of $41,135 to be shared equally between the City of Fort Pierce and St. Lucie County Sheriff's office ($20,567.50 for each agency) for agency technology improvements.

SUMMARY:

The attached Memorandum of Understanding by and between St. Lucie County, the City of Ft. Pierce Police Department and the St. Lucie County Sheriff's Office, documents/memorializes agreement that St. Lucie County will serve as the Prime Recipient, Lead Applicant, Fiscal Agent and Administering Agency for the Justice Assistance Grant (JAG-Edward Byrne Memorial Grant) for 2019 funds. Designated as a Disparate Community because funding awarded to the City of Ft. Pierce exceeds 150% of funds awarded to St. Lucie County, The Ft. Pierce Police Department and St. Lucie County Sheriff's Department agree to divide the 2019 $41,135 awarded funds equally ($20,567.50 for each agency). Both agencies propose to utilize awarded funds for agency technology improvement.

RECOMMENDATION:

Staff recommends signature of agreement on the Memorandum of Understanding attached.

ALTERNATIVES:

The Commission may choose not to sign the Memorandum of Understanding.

RESPONSIBLE STAFF:

The Fort Pierce Police Department's Grant Coordinator is responsible for the Justice Assistance Grant Program.

COORDINATED WITH:

The 2019 Justice Assistance Grant is coordinated with the St. Lucie County Sheriff's Office Grant Coordinator.

Attachments

Memorandum of Understanding

Form Review

Inbox	Reviewed By	Date

Finance Department	Johnna Morris	08/27/2019 03:44 PM
City Manager	Nick Mimms	08/28/2019 09:14 AM
Form Started By: Anita Cocoves		Started On: 08/19/2019 03:37 PM
Final Approval Date: 08/28/2019		

Memorandum of Understanding

2019 Edward Byrne Memorial Justice Assistance Grant Program (JAG)

St. Lucie County, FL – Joint Grant Application

This Memorandum of Understanding is between St. Lucie County, the City of Ft. Pierce Police Department (FPPD), and the St. Lucie County Sheriff's Office (SLCSO) and is required by the U.S. Department of Justice, Office of Justice Programs, and the Bureau of Justice Assistance to complete the 2019 Edward Byrne Memorial Justice Assistance (JAG) Local Solicitation Grant application submission for joint applicants.

St. Lucie County will serve as the Prime Recipient, Lead Applicant, Fiscal Agent, and Administrating Agency for the Justice Assistance Grant Program. Both the City of Ft. Pierce Police Department and the St. Lucie County Sheriff's Office will serve as implementing agencies (sub-recipients) responsible for submitting programmatic (progress) and financial (reimbursement) management reporting via online services by inputting their own data as the reporting systems allow. Ultimately, St. Lucie County serving as Prime Recipient will be responsible for the review and the final submission of all programmatic and financial management reports for the Justice Assistance Grant Program. In addition, St. Lucie County will establish a trust fund in which to deposit and distribute Justice Assistance Funds.

The U. S. Department of Justice allocated St. Lucie County funding in the amount of $41,135.00. This grant funding will be divided equally between the two law enforcement agencies.

Distribution of Funds:
Fort Pierce Police Department - $20,567.50
St. Lucie County Sheriff's Office - $20,567.50

By signing this Memorandum of Understanding all parties, agree to:

- The equal distribution of funding.

- Submit quarterly financial reports to the St. Lucie County Office of Management and Budget. Both agencies (FPPD & SLCSO) will be responsible for submitting reports via online services by inputting their own data as the reporting systems allow, along with providing copies of purchased backup documentation such as, authorized purchase orders, vendor invoices and proof of payment (including a check number, check date, and payment amount). Financial reports will be submitted to the Office of Management and Budget no later than 15 days after the end of each Fiscal Year Quarter.

- Purchase equipment, supplies or services only under the U.S. Department of Justice approved Purpose Areas.

- Federal prohibited use of funding – JAG funds cannot be used directly or indirectly for security enhancements or equipment to nongovernmental entities not engaged in criminal justice or public safety.

- Abide by Federal Supplanting Laws - Federal funds must be used to supplement existing funds for program activities and cannot replace, or supplant, nonfederal funds that have been appropriated for the same purpose.

- Notify the County Administrator and the Office of Management and Budget 30 days in advance of any changes in local grant administration, changes in program areas and/or the approved budget.

- Provide the St. Lucie County Office of Management and Budget with any programmatic reports that may be needed and submitted and/or any additional financial reports or documentation that may be requested. Both agencies (FPPD & SLCSO) will be responsible for submitting reports via online services by inputting their own data as the reporting systems allow and providing any support documentation.

_____ Date: 8/16/19

Howard Tipton, County Administrator, St. Lucie County, Florida

_____ Date: _____

Linda Hudson, Mayor, City of Fort Pierce, Florida

ST. LUCIE COUNTY
FLORIDA

HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

LINDA BARTZ
CHAIR
DISTRICT 3

CATHY TOWNSEND
VICE-CHAIR
DISTRICT 5

CHRIS DZADOVSKY
DISTRICT 1

SEAN MITCHELL
DISTRICT 2

FRANNIE HUTCHINSON
DISTRICT 4

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
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FAX
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E-MAIL
PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

August 16, 2019

Linda Hudson, Mayor
City Hall
100 North U.S. Highway 1
P.O. Box 1480
Fort Pierce, FL 34954

Re: 2019 Edward Byrne Memorial Justice Assistance Grant – Local JAG Joint Application

Dear Mayor Hudson:

The U. S. Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance has designated St. Lucie County to be the lead applicant and administrator for the 2019 Edward Byrne Memorial Justice Assistance (JAG) Local Solicitation Grant.

The City of Ft. Pierce and St. Lucie County are certified as a disparate jurisdiction and are required to submit a joint application on behalf of each of their local law enforcement agencies. The award amount of $41,135.00 will be equally divided between the Ft. Pierce Police Department and the St. Lucie County Sheriff's Office in the amount of $20567.50 each.

The U. S. Department of Justice requires a Memorandum of Understanding (MOU) signed by the County Administrator and Mayor be included with the application at the time of its submission. Please review and sign the attached prepared MOU.

On August 20, 2019, the Board of County Commissioners will review and vote to approve the submission of this grant application. Should you have any questions or concerns regarding the distribution of this award, please contact me at 772-462-1156.

Sincerely,

Howard Tipton
County Administrator

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

Meeting Date: 09/03/2019

Re: Public Hearing - SHIP 2016-2017 Annual Report [FOR 9/3]

SUBJECT:

Presentation and Public Hearing - SHIP 2016-2017 Annual Report

SUMMARY:

Public Hearing required by the Florida Housing Finance Corporation by prior to September 15, 2019 due date.

RECOMMENDATION:

Allow the presentation and public hearing for the 2016-2017 Annual Report.

ALTERNATIVES:

Do not allow the presentaiton and public hearing for the 2016-2017 Annual Report

RESPONSIBLE STAFF:

Sheila Wise, Reporting and Grants Specialist
Caleta Scott, Manager, Grants Administration

COORDINATED WITH:

Johnna Morris, Director of Finance
Karen Logue, Chief Accountant

Fiscal Impact

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

OTHER INFORMATION:

There is no fiscal impact for the public hearing and presentation.

Attachments

SHIP Annual Report 2016-17

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/27/2019 01:36 PM
City Manager	Nick Mimms	08/27/2019 04:59 PM
Form Started By: Caleta Scott		Started On: 08/23/2019 04:07 PM

Final Approval Date: 08/27/2019

Title: SHIP Annual Report

Report Status: Unsubmitted

Fort Pierce FY 2016/2017 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance	$117,098.47	10				
3	Owner Occupied Rehab	$760,415.28	27				
	Homeownership Totals:	**$877,513.75**	**37**				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
	Rental Totals:						
	Subtotals:	**$877,513.75**	**37**				

Additional Use of Funds

Use	Expended
Administrative	$27,048.00
Homeownership Counseling	
Admin From Program Income	$65,281.40
Admin From Disaster Funds	

Totals:	**$969,843.15**	**37**	**$.00**	**$.00**

Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	$270,480.00
Program Income (Interest)	$55,796.34
Program Income (Payments)	$652,814.77
Recaptured Funds	$.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	-$9,765.24
Total:	**$969,325.87**

*** Carry Forward to Next Year: -$517.28**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	316	361	510	667	824
VLI	527	565	677	783	873
LOW	843	903	1,083	1,252	1,397
MOD	1,266	1,356	1,626	1,879	2,097
Up to 140%	1,477	1,582	1,897	2,192	2,446

Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	$877,513.75	41.05%
Public Moneys Expended	$62,500.00	2.92%
Private Funds Expended	$1,182,802.46	55.33%
Owner Contribution	$14,714.70	.69%
Total Value of All Units	$2,137,530.91	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	$877,513.75	$270,480.00	324.43%	65%
Construction / Rehabilitation	$760,415.28	$270,480.00	281.14%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	$102,147.00	10.54%
Very Low	$339,488.80	35.02%
Low	$395,877.95	40.84%
Moderate	$40,000.00	4.13%
Over 120%-140%		.00%
Totals:	$877,513.75	90.53%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low	$102,147.00	4		0	$102,147.00	4
Very Low	$339,488.80	14		0	$339,488.80	14
Low	$395,877.95	15		0	$395,877.95	15
Moderate	$40,000.00	4		0	$40,000.00	4
Over 120%-140%		0		0	$.00	0
Totals:	$877,513.75	37	$.00	0	$877,513.75	37

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Owner Occupied Rehab	Fort Pierce	4	11	12			27
Purchase Assistance	Fort Pierce		3	3	4		10
	Totals:	**4**	**14**	**15**	**4**		**37**

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Owner Occupied Rehab	Fort Pierce		2	12	13	27
Purchase Assistance	Fort Pierce	1	6	3		10
	Totals:	**1**	**8**	**15**	**13**	**37**

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Owner Occupied Rehab	Fort Pierce	13	12	2	27
Purchase Assistance	Fort Pierce	2	7	1	10
	Totals:	**15**	**19**	**3**	**37**

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp-anic	Asian	Amer-Indian	Other	Total
Owner Occupied Rehab	Fort Pierce	3	24					27
Purchase Assistance	Fort Pierce	1	8	1				10
	Totals:	**4**	**32**	**1**				**37**

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Owner Occupied Rehab	Fort Pierce				0
Purchase Assistance	Fort Pierce				0
	Totals:				**0**

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units

Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	**Year Adopted (or N/A)**
Expedited permitting		Required	Implemented, in LHAP	2015
Ongoing review process		Required	Implemented, in LHAP	2015

Support Services

The Fort Pierce Housing Authority provides affordable housing opportunities in several ways:
Section 8 Vouchers
Income-Based Rental Units
Home Ownership Assistance for New and Existing Properties (provided in partnership with local financial institutions in consultation with local citizens).
As well, the Saint Lucie County Lending Consortium brings together
lenders, title companies, mortgage brokers, realtors, home builders, and local government, through public, bi-monthly meetings.

Other Accomplishments

Availability for Public Inspection and Comments

The availability of the Annual Report is published in local free newspapers, on Fort Pierce TV and on the City's website. Public input is solicited through face-to-face meetings with housing providers, local social service agencies, local lenders, and neighborhood associations. We also advertise the Annual Report in several free, local papers: Hometown News and our two Main Street newsletters.

Life-to-Date Homeownership Default and Foreclosure

Mortgage Foreclosures

A. Very low income households in foreclosure: **0**

B. Low income households in foreclosure: **0**

C. Moderate households in foreclosure: **0**

Foreclosed Loans Life-to-date: **0**

SHIP Program Foreclosure Percentage Rate Life to Date: **0**

Mortgage Defaults

A. Very low income households in default: **0**

B. Low income households in default: **0**

C. Moderate households in default: **0**

Defaulted Loans Life-to-date: **0**

SHIP Program Default Percentage Rate Life to Date: **0**

Strategies and Production Costs

Strategy	Average Cost
Owner Occupied Rehab	$28,163.53
Purchase Assistance	$11,709.85

Expended Funds

Total Unit Count: **37** Total Expended Amount: **$877,514.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Owner Occupied Rehab	Edward Gandy	2005 Barcelona Ave.	Fort Pierce	34946	$18,979.00	
Owner Occupied Rehab	Rebecca Krohne	517 North 16th Street	Fort Pierce	34950	$24,370.00	
Owner Occupied Rehab	Brenda Saintelus	1310 North 27th Street	Fort Pierce	34947	$19,983.00	
Owner Occupied Rehab	Maggie Williams	2000 Valencia Ave	Fort Pierce	34950	$26,500.00	
Owner Occupied Rehab	Debra Williams	513 North 15th Street	Fort Pierce	34950	$21,722.80	
Owner Occupied Rehab	Sharleen Thomas	208 North 29th Street	Fort Pierce	34982	$28,006.83	
Owner Occupied Rehab	Jana Smith	202 South 23rd Strret	Fort Pierce	34950	$31,090.52	
Owner Occupied Rehab	Brenda Rolle	1515 Edgewood Terrace	Fort Pierce	34950	$30,696.00	
Owner Occupied Rehab	Mary Pratt-Patterson	2004 Avenue N	Fort Pierce	34950	$31,141.31	
Owner Occupied Rehab	John Ellis	813 Avenue M	Fort Pierce	34950	$32,190.00	
Owner Occupied Rehab	Stephens Thomas	3362 North Park Drive	Fort Pierce	34982	$13,100.00	
Owner Occupied Rehab	Kenneth Lawson	903 North 24th Street	Fort Pierce	34950	$27,600.00	

Owner Occupied Rehab	Paula Bowman	304 S 21st Street	Fort Pierce	34950	$29,759.00	
Owner Occupied Rehab	Betty Johnson	702 S. 7th Street	Fort Pierce	34950	$21,200.00	
Owner Occupied Rehab	Eurila Bain	1506 Avenue I	Fort Pierce	34950	$28,522.80	
Owner Occupied Rehab	Connie Johnson	1011 Pennsylvania Ave	Fort Pierce	34950	$34,679.67	
Owner Occupied Rehab	Patricia Johnson	1908 Barcelona Ave.	Fort Pierce	34946	$32,500.00	
Owner Occupied Rehab	Alphonso Tindall	1406 North 17th Street	Fort Pierce	34950	$33,855.50	
Owner Occupied Rehab	Clarence Colbert	811 S. 15th Street	Fort Pierce	34950	$32,450.00	
Owner Occupied Rehab	Erfilia Alexis	910 Rhode Island Avenue	Fort Pierce	34950	$33,900.00	
Owner Occupied Rehab	Gloria Briggs	206 N 18th Court	Fort Pierce	34950	$28,600.00	
Owner Occupied Rehab	Sandra Hall	210 N. 30th Street	Fort Pierce	34947	$25,847.00	
Owner Occupied Rehab	Marcella Barr Barr	435 North 14th Street	Fort Pierce	34950	$31,350.00	
Owner Occupied Rehab	Robin Chavis	1230 Avenue I	Fort Pierce	34950	$21,799.00	
Owner Occupied Rehab	April Jones	319 N 27th Street	Fort Pierce	34950	$34,500.00	
Owner Occupied Rehab	Virginia Ann Jackson	314 N 21st Street	Fort Pierce	34950	$31,572.85	
Purchase Assistance	Krystal Ferguson	756 Bent Creek Drive	Fort Pierce	34947	$10,000.00	
Purchase Assistance	Latonya Martin	307 South 30th Street	Fort Pierce	34947	$14,398.47	
Purchase Assistance	Sheila Maurice	3061 South 10th Street	Fort Pierce	34982	$10,000.00	
Purchase Assistance	Shirley McCormick	2106 Avenue M	Fort Pierce	34950	$14,600.00	
Purchase Assistance	Lourdy Pierre	3329 N Park Drive	Fort Pierce	34982	$10,000.00	
Purchase Assistance	Shumeika Ragland	2803 Avenue Q	Fort Pierce	34947	$3,100.00	
Purchase Assistance	Tracey Johnson	2090 Colonial Road Unit I3	Fort Pierce	34950	$15,000.00	
Purchase Assistance	Tammie Graham	1301 N 15th Street	Fort Pierce	34950	$15,000.00	
Purchase Assistance	Monica Flores	2100 San Diego Avenue	Fort Pierce	34946	$10,000.00	
Purchase Assistance	Jessica Hobbs	1509 Coronado Avenue	Fort Pierce	34982	$15,000.00	
Owner Occupied Rehab	McKinley/Delores Johnson	1809 Oleander Blvd.	Fort Pierce	34950	$34,500.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Fort Pierce	Local Government	All	All	$92,329.40

Program Income

Program Income Funds	
Loan Repayment:	$652,814.77
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	$55,796.34
Total:	**$708,611.11**

Explanation of Recaptured funds

Description	Amount
Total:	**$.00**

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By

Single Family Area Purchase Price

The average area purchase price of single family units: 107,000.00

Or

Not Applicable

Form 5

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
2	Purchase Assistance	$24,600.00	2		
3	Owner Occupied Rehab	$294,624.52	10		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Rehab	Receiving Supplemental Security Income	$294,624.52	10		
(2) Purchase Assistance	Receiving Supplemental Security Income	$24,600.00	2		

Provide a description of efforts to reduce homelessness:

The City has worked with its local non-profit partners as we as local community and social service agencies to mitigate barriers that produce homelessness. Together with Fort Pierce Housing Authority, the Treasure Coast Homeless Services Council, as well as several other agencies, the City has and continues to generate funding for a local homeless services shelter and to help with emergency funding for homeless persons and families.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	$185,444.00	
Program Funds Expended	$119,156.50	
Program Funds Encumbered	$140,000.00	
Total Administration Funds Expended	$28,338.50	
Total Administration Funds Encumbered		
Homeownership Counseling		
Disaster Funds		
65% Homeownership Requirement	$259,156.50	139.75%
75% Homeownership Requirement	$255,086.50	137.55%
30% Very & Extremely Low Income Requirement	$159,913.00	86.23%
30% Low Income Requirement	$99,243.50	53.52%
20% Special Needs Requirement	$70,000.00	37.75%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	$73,063.00
Program Funds Expended	
Program Funds Encumbered	$350,000.00

LG Submitted Comments:

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

Meeting Date: 09/03/2019

Re: Public Hearing - 2019-2020 CDBG Action Plan

SUBJECT:

Presentation and Public Hearing for the 2019-2020 Community Development Block Grant (CDBG) Action Plan

SUMMARY:

First of two (2) public hearings required by the U.S. Department of Urban Development (HUD) prior to September 30, 2019. The 2019-2020 Action Plan is in Year 4 of our 2016-2020 5-Year Consolidatied Plan, previously approved by the City Commission

RECOMMENDATION:

Allow the presentation and public hearing for the 2019-2020 CDBG Action Plan

ALTERNATIVES:

Do not allow the presentation and public hearing for the 2019-2020 CDBG Action Plan

RESPONSIBLE STAFF:

Caleta Scott, Manager, Grants Administration

COORDINATED WITH:

Johnna Morris, Director of Finance

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2019
Account:	10390025544960
Amount:	561245

OTHER INFORMATION:

This funding will be available after October 1, 2019 for the 2019-2020 program year (October 1, 2019-September 30, 2020).

Attachments

2019 Action Plan - Proposed Activities

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/27/2019 01:36 PM
City Manager	Nick Mimms	08/27/2019 04:57 PM

Form Started By: Caleta Scott Started On: 08/23/2019 04:26 PM
Final Approval Date: 08/27/2019

2019 Action Plan – Proposed Activities

$557,327 + $3,918 (program income) = $561,245

Economic Development - $130,500	**$7,500 – Lincoln Park Business Expo** **$8,000 – Annual City of Fort Pierce Job Fair** **$10,000 - Marketing/Advertising for Small Businesses** **$30,000 – Technical Assistance, Grants for Small Business** **$75,000 - Small Business Educational Workshops; Small Business Startups**
Public Services - $80,000	**$50,000 - Grants for nonprofit public service organizations** **$30,000 – City of Fort Pierce Summer Camp and Art of Fort Pierce Art Camp**
Public Facilities - $20,000	**Improvements to Playgrounds, Parks, Public Facilities**
Owner-Occupied Housing Rehab Assistance - $40,000	**$20,000 - Weatherization Program** **$20,000 - World Changers and Paint Our Town Programs**
Neighborhood Revitalization - $179,280	**$39,280 – Promotion of Local Arts and Cultural Heritage** **$40,000 – Commercial Façade Grants** **$100,000 – Main Street Fort Pierce & Lincoln Park Main Street**
Program Administration - $111,465	**Management, Coordination, Oversight of Program; Fair Housing Workshops**

City Commission Regular Meeting **12.c.**

Meeting Date: 09/03/2019

Re: Ordinance 19-031 - Future Land Use Map Amendment - 2419-211-0004-000-8

SUBJECT:

Legislative Hearing - Ordinance 19-031 - an application submitted by the property owner, St. Lucie County, applicant Blue Sky Communities, and representative Dennis Murphy of Culpepper & Terpening, for a Future Land Use Map Amendment for a parcel of land, 9.186 acres in total, to change the Future Land Use designation for parcel ID 2419-211-0004-000-8, from GC, General Commercial, to RH, High Density Residential. SECOND READING

SUMMARY:

- The applicant is requesting the approval of a Future Land Use Map Amendment, for a parcel of land that is approximately 9.186 acres in total size, and located at approximately 1000 feet northwest of State Road 70 on the West side of McNeil Road.
- The applicant would like the change the Future Land Use on the parcels from GC, General Commercial to RH, High Density Residential.
- The Purpose of the request for Future Land Use Map Amendment is to allow for the development of multi-family residential development.
- The applicant also has a oending application for a Zoning Atlas Map Amenedment to rezone to property from C-3, General Commercial to R-5, High Density Residential.
- The Planning Board at thier meering on June 11, 2019 voted 6-0 to recommend approval of the request as presented.

RECOMMENDATION:

Approval

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential Increase in Ad-Valorem Tax Revenue.

Attachments

Staff Report

Draft Ordinance 19-031
Application & Supporting Documents
Aerial Map
Zoning Map
Future Land Use Map
TRC Comments
Public Notification Certification

Form Review

Form Started By: Linda Cox
Started On: 08/21/2019 05:19 PM
Final Approval Date: 08/21/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CLD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for a Future Land Use Map Amendment** **Blue Sky Communities**
BOARD DATE:	July 15, 2019

STAFF REPORT

Property Owner	St. Lucie County 2300 Virginia Avenue Fort Pierce, Florida 34982
Applicant:	Blue Sky Communities 5081 SW 48th Street, Suite 103 Tampa, FL 33607
Representative:	Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981
Requested Action:	Approval to rezone the subject property from C-3, General Commercial to R-5, High Density Residential. Approval to change the Future Land Use from GC, General Commercial to RH, Heavy Density Residential.
Site Location:	North of Walmart, West of Portofino Lands, South of Sabal Chase Apartments, and East of Samuel S. Gaines Academy.
Parcel ID:	2419-211-0004-000-8
Existing Use:	Vacant
Parcel Size:	9.16 Acres +/-
Current Zoning:	General Commercial (C-3)
Current Future Land Use	General Commercial (GC)

Proposed Zoning: Heavy Density Residential (R-5)

Proposed Future Land-Use Heavy Density Residential (RH)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	C-3/GC	C-3/GC

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 Map Amendment (Rezoning) from C-3, General Commercial to R-5, High Density Residential. The applicant is also requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RH, High Density Residential. The applicant would like to rezone and change the Future Land Use of the property so they can use the property for a future multi-family development.

Background

The subject site was originally apart of the Portofino Landings apartment complex, but due to the recession of the mid 2000's this extension to the apartment complex was never completed. St. Lucie County would come to take ownership of the property. Blue Sky Communities is partnering with St. Lucie County to develop a multi-family development on this site.

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, as the applicant along with the Rezoning change is requesting the Future Land Use to be changed to a compatible Future Land Use. Furthermore, the amendment would not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. There are three multi-family developments around this site and the services that are provided for those developments would be the same or similar. The presented amendment promotes and protects the public health, safety and general welfare through the rezoning of this property because the applicant intends to develop a multi-family development and multi-family is more compatible with R-5, High Density Residential than it is with the current zoning of C-3, General Commercial. It would also promote and protect the public health, safety, and general welfare because there are almost no standards in the C-3 Zoning designation to regulate residential. By rezoning the property to an appropriate residential Zoning designation, it allows staff to properly regulate the use of the property.

Future Land Use Designation Comparison

The subject site currently has a Future Land Use of GC, General Commerical. This designation is inteded for parcels that are 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.

The subject site is seeking a Future Land Use of RH, Heavy Density Residential. This 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.

When comparing both of these designations the High Density Residential designation would be considered a less intense designation compared to the General Commercial designation. While this property is surrounded by properties that hold a GC, General Commercial Future Land Use designation, the proposed use of muti-family would be compatible with the two multi-family developments of Portfino Landings and Sable Chase Apartments that surround this property. This property is also with in approximately 350 feet of the the Treasure Cay Apartment Complex that has a Future Land Use of RH, High Density Residential.

Technical Review Committee:

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

Planning Board:

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of both the Application for Zoning Atlas Amendment and Future Land Use Map Amendment.

Public Notification:

11 letters were sent out to property owners within 500 feet of the subject property for the Zoning Atlas Map Amendment. No letters have been returned, an update will be given at the City Commission meeting.

Staff Recommendation Zoning Atlas Map Amendment:

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request as presented.

Staff Recommendation Future Land Use Map Amendment:

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request as presented

DRAFT ORDINANCE NO. 19-031

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 ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE WEST SIDE OF MCNEIL ROAD, APPROXIMATELY 1,000 FEET NORTHWEST OF STATE ROAD 70 FROM CITY OF FORT PIERCE GC, GENERAL COMMERCIAL TO CITY OF FORT PIERCE RH, HIGH DENSITY RESIDENTIAL; 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, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, 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, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3187; and

WHEREAS, two (2) public hearings, one transmittal hearing and one adoptive hearing with due notice have been held by the City Commission to inform the public and receive comments and objections; 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 22-131; 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:

Parcels IDs: 2419-211-0004-000-8

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

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N01°20'45"E ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE S52°29'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2102.04 FEET; THENCE S55°45'47"W A DISTANCE OF 210.34 FEET; THENCE S52°29'33"W A DISTANCE OF 71.28 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 230.26 FEET; THENCE SOUTH 29°51'40" WEST, A DISTANCE OF 31.18 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 675.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCNEIL ROAD EXTENSION; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF MCNEIL ROAD EXTENSION THE FOLLOWING 4 COURSES AND DISTANCES; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 230.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 42°32'58"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 441.86 FEET; THENCE NORTH 84°57'07" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 655.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°51'40" EAST, 134.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.10 FEET THROUGH A CENTRAL ANGLE OF 11°49'05"; THENCE SOUTH 89°21'58" WEST, A DISTANCE OF 391.21 FEET; THENCE NORTH 82°29'17" WEST, A DISTANCE OF 53.44 FEET; THENCE NORTH 05°25'09" EAST, A DISTANCE OF 509.05 FEET; THENCE SOUTH 89°01'36" WEST, A DISTANCE OF 313.99 FEET; THENCE NORTH 45°38'03" WEST, A DISTANCE OF 28.13 FEET; THENCE NORTH 00°38'03" WEST, A DISTANCE OF 202.81 FEET; THENCE NORTH 89°01'38" EAST, A DISTANCE OF 671.63 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS SOUTH 55°33'29" EAST, 128.13 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.58 FEET THROUGH A CENTRAL ANGLE OF 29°41'49"; THENCE SOUTH 70°24'24" EAST, A DISTANCE OF 66.44 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,103.43 FEET, THE CHORD OF WHICH BEARS SOUTH 12°08'55" WEST, 520.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.35 FEET THROUGH A CENTRAL ANGLE OF 14°12'04" TO THE POINT OF BEGINNING.

CONTAINING 9.186 ACRES, MORE OR LESS.

said properties being generally located at or near the west side of McNeil Road, approximately 1,000 feet northwest of State Road 70 in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce General Commercial, GC to City of Fort Pierce High Density Residential, RH, 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 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.

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

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.19-031 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on June 30, 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 July 15, 2019; and was duly introduced, read by title only, and passed on second and final reading September __, 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 September, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

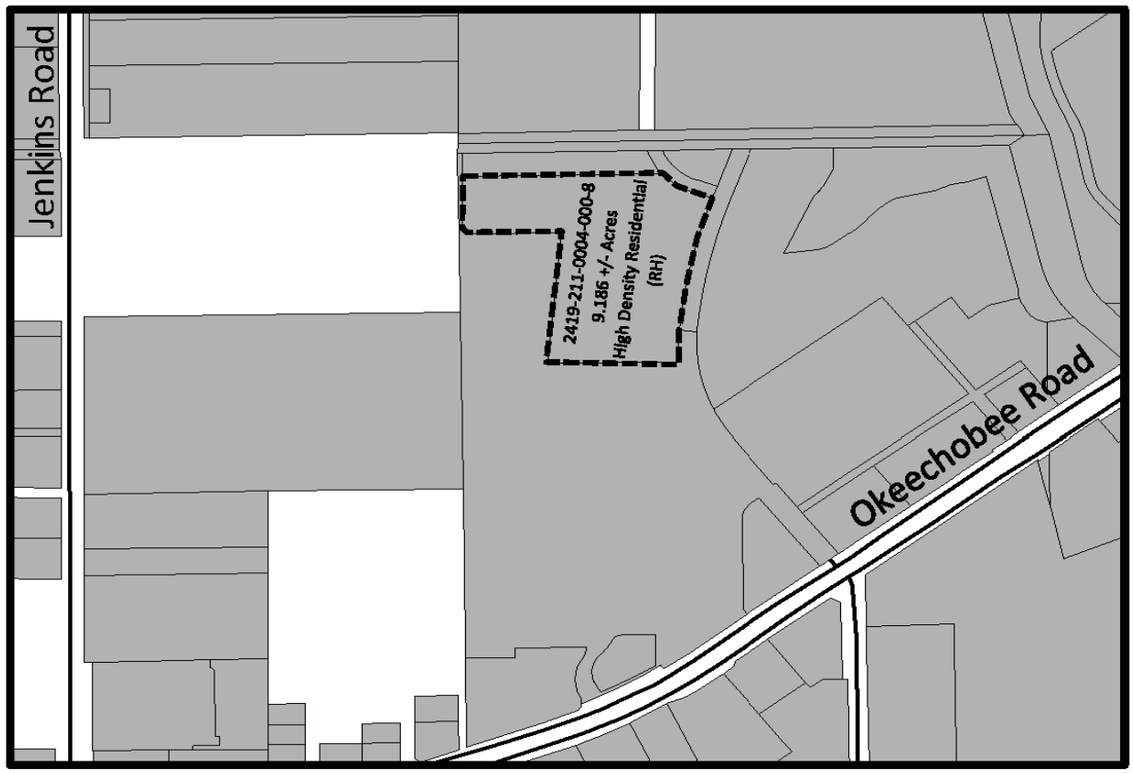
_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

Medium Density Residential, RM



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)

6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)

7. Other applications being submitted concurrent with this application, if any: Future Land Use Amendment Application To the RH (Residential High Future Land Use Category)

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

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

10. The reason for making this request: to change the zoning on property to permit multi-family residential development.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
South	Commercial (Wal-Mart)	GC (Commercial General)	C-3 (Commercial General)
East	Residential (Portofino Landings (East))	GC (Commercial General)	C-3 (Commercial General)
West	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du/ac (20% max of land use)	9.1	
Proposed	RH	R-5	15	9.1	N/A

[go to next page]

II. Public Facilities Information:

A. Potable Water:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.125	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	39,821.50	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(26,691.50)	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	31,857.20	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(18,727.20)	gpd	

C. Parks and Recreation (Residential Classifications Only):

(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		base	existing	base	existing	persons	added acres	
Regional	20	44,227	44,451	44,227	44,583	132.6	2.65	acres
Urban District	5	44,227	44,451	44,227	44,583	132.6	0.66	acres
Community	2.5	44,227	44,451	44,227	44,583	132.6	0.33	acres
Neighborhood	1.36	44,227	44,451	44,227	44,583	132.6	0.18	acres

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	**Samuel S. Gaines Academy K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	12	5
Proposed Zoning Enrollment Demand	24	10
Change in Demand	11	5

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	11.5	yards
Proposed Zoning	21.9	yards
Change in Demand	10.4	yards

F. Stormwater:

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

Impact The overall stormwater impacts may be expected to be lessened from this site as a result of its conversion from commercial to residential uses. Full stromwater impacts will eb addressed with a specific development proposal.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		**AM Peak Hour Trips**		**PM Peak Hour Trips**	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	commercial (820)	318,572	37.5	11946	3	956	4.21	1341
	residential (220)	86	7.32	630	0.56	0.04816	0.67	0.05762
Proposed Zoning		area/ units						
	commercial (820)	-	37.5	0	3	0	4.21	0
	residential (220)	164	7.32	1200	0.56	0.09184	0.67	0.804
Change in Demand				-11375		-956		-1340
Impact to Capacity				none		none		none

12. Name of Owner(s): St. Lucie County

Mailing Address: 2300 Virginia Avenue

City Ft. Pierce State Fla Zip 34982

Phone # 772-462-1400 Fax No.:

E-mail:

13. Name of Applicant: (Blue Sky Communities (attn.: Shawn Wilson)

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa State Fl Zip 33607

Phone # Fax No.:

E-mail: swilson@blueskycommunities.com

14. Name of Representative: Culpepper & Terpening, Inc. (attn: B. Terpening)

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

Phone # 772-464-3537 Fax No.: 772-464-9497

E-mail: Bterpening@ct-eng.com

[go to next page]

xxx 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 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.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.

See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced as identification.

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

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.
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- ☑ Warranty Deed & Legal Description
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- ☑ Current Survey
- N/A ☐ Environmental Study
- N/A ☐ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- N/A ☐ Drainage Analysis
- N/A ☐ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
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5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)
7. Other applications being submitted concurrent with this application, if any: Change in Zoning Application to the R-5 Zoning District
8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: to change the zoning on property to permit multi-family r residential development.

11. **Capacity Analysis:**

I. Site Data:

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Mailing Address: 2300 Virginia Avenue

City Ft. Pierce State Fla Zip 34982

Phone # 772-462-1400 Fax No.:

E-mail:

13. Name of Appliant: (Blue Sky Communities (attn.: Shawn Wilson)

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa State Fl Zip 33607

Phone # Fax No.:

E-mail: swilson@blueskycommunities.com

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Applicant's Signature 4/9/19. Date

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Address State Zip

Swilson@blueskycommunities.com
Phone Fax E-mail Address

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See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced as identification.

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

ST. LUCIE COUNTY FLORIDA

HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

LINDA BARTZ
CHAIR
DISTRICT 3

CATHY TOWNSEND
VICE-CHAIR
DISTRICT 5

CHRIS DZADOVSKY
DISTRICT 1

SEAN MITCHELL
DISTRICT 2

FRANNIE HUTCHINSON
DISTRICT 4

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

PHONE
(772) 462-1156

TDD
(772) 462-1428

FAX
(772) 462-2131

E-MAIL
PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

March 14, 2019

Mr. Shawn Wilson
Blue McNeil One, LLC
5300 West Cypress Street
Suite 200
Tampa, FL 33607

Dear Mr. Wilson:

Re: McNeil Road Parcel – City of Fort Pierce Rezoning Application

This letter shall serve to confirm that on February 5, 2019 the Board of County Commissioners accepted the response of Blue Sky Communities, LLC to RFQ No. 19-007 for the development of a multi-family affordable housing project on the County-owned 9.16 parcel located on McNeil Road within the City of Fort Pierce (the "Property"), and authorized staff to enter into contract negotiations with Blue Sky for the sale and development of the Property. Those contract negotiations are currently underway. In recognition of the County's desire to have the Property developed for affordable multi-family housing, the County consents to the submission of an application by Blue Sky Communities, LLC or its agent to the City of Fort Pierce to rezone the Property for multi-family residential use.

Sincerely,

Howard N. Tipton

HNT/kp

C: County Attorney
Community Services Director
Property Acquisitions Manager
Dennis Murphy

ST. LUCIE WORKS

Property Card

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

Property Identification

Site Address:	Parcel ID: 2419-211-0004-	Account #: 174088	Sec/Town/Range:
OKEECHOBEE RD	000-8		19/35S/40E
Map ID: 24/19N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia AVE
Fort Pierce, FL 34982-5632

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC)

Current Values

Just/Market:	$698,300	Assessed:	$698,300	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$698,300	Taxable:	$0	2018	$698,300	$698,300	$698,300	$0
				2017	$698,300	$698,300	$0	$698,300
				2016	$698,300	$698,300	$0	$698,300

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-27-2017	4217 / 2629	0111	TD	Board of County Commissioners of St Lucie Cty	$0
07-28-2017	4058 / 1727	0111	TD	Prime Homes At Portofino Landings Ltd	$0
01-30-2006	3254 / 1039	XX03	SP	Portofino Landings CDD	$0

Primary Building Information

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

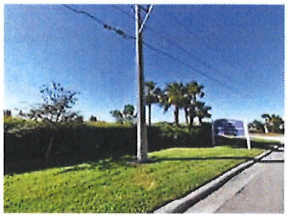
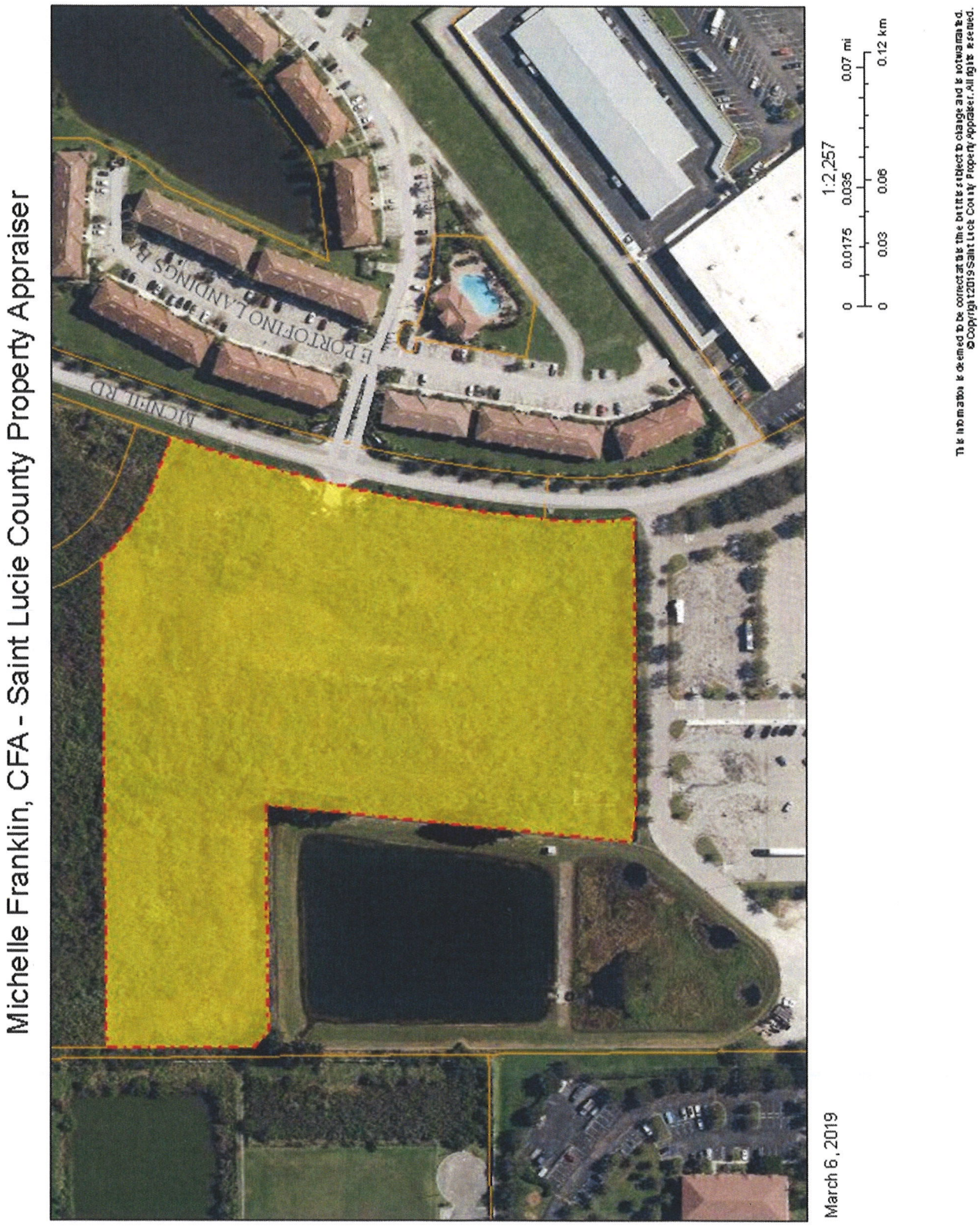


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.16
Land Size (SF):	399,010
Total Building Count:	1


Michelle Franklin, CFA - Saint Lucie County Property Appraiser
E PORT OF INO LANDINGS R
MICHELL RD
1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km
March 6, 2019
This information is deemed to be correct at the time it is subject to change and is not warranted.
©Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4365236 OR BOOK 4058 PAGE 1727, Recorded 10/30/2017 11:31:13 AM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION.

Witness:

Alice Sennott
ALICE SENNOTT

Sandra Coleman
SANDRA COLEMAN

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT · ST. LUCIE COUNTY ·

State of Florida

County of ST. LUCIE

On the **28th day of JULY, 2017**, before **ANGELA RIGGINS** personally me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4515406 OR BOOK 4217 PAGE 2629, Recorded 12/28/2018 02:52:38 PM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

CORRECTIVE ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION

The Tax Deed recorded in OR BK 4058, Page 1727-1728 File #4365236 is hereby corrected and reinstated via this Tax Deed.

Witness:

ANA PORTILLA

BRITTANY JONES

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

State of Florida

County of ST. LUCIE

On the **27TH DAY OF OCTOBER, 2017**, before me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4217 PAGE 2630

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

LEGAL DESCRIPTION

A parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence N01°20'45"E along the East line of Section 18, Township 35 South Range 40 East, a distance of 357.81 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence S52°29'55"W along said northerly right-of-way line a distance of 2102.04 feet; thence S55°45'47"W a distance of 210.34 feet; thence S52°29'33"W a distance of 71.28 feet; thence South 52°29'55" West, a distance of 230.26 feet; thence South 29°51'40" West, a distance of 31.18 feet; thence South 52°29'55" West, a distance of 675.96 feet to the Easterly right-of-way line of McNeil Road Extension; thence along the Easterly right-of-way of McNeil Road Extension the following 4 courses and distances; thence North 37°30'05" West, a distance of 350.00 feet; thence South 52°29'55" West, a distance of 10.00 feet; thence North 37°30'05" West, a distance of 230.00 feet to a point of curve to the right having a radius of 595.00 feet and a central angle of 42°32'58"; thence Northwesterly along the arc a distance of 441.86 feet; thence North 84°57'07" West, a distance of 60.00 feet to the POINT OF BEGINNING of the following described parcel;

To an intersection with a non tangent curve concave to the East, having a radius of 655.00 feet, the chord of which bears South 00°51'40" East, 134.86 feet; thence Southerly along the arc of said curve, a distance of 135.10 feet through a central angle of 11°49'05"; thence South 89°21'58" West, a distance of 391.21 feet; thence North 82°29'17" West, a distance of 53.44 feet; thence North 05°25'09" East, a distance of 509.05 feet; thence South 89°01'36" West, a distance of 313.99 feet; thence North 45°38'03" West, a distance of 28.13 feet; thence North 00°38'03" West, a distance of 202.81 feet; thence North 89°01'38" East, a distance of 671.63 feet to the intersection with a non tangent curve concave to the Northeast, having a radius of 250.00 feet, the chord of which bears South 55°33'29" East, 128.13 feet; thence Easterly along the arc of said curve, a distance of 129.58 feet through a central angle of 29°41'49"; thence South 70°24'24" East, a distance of 66.44 feet to the intersection with a non tangent curve concave to the East, having a radius of 2,103.43 feet, the chord of which bears South 12°08'55" West, 520.01 feet; thence Southerly along the arc of said curve, a distance of 521.35 feet through a central angle of 14°12'04" to the POINT OF BEGINNING.

Containing 9.186 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

4/26/19
DATE

THOMAS P KIERNAN
License Number
LS6199
STATE OF
FLORIDA
Professional Surveyor and Mapper

Page 1 of 2

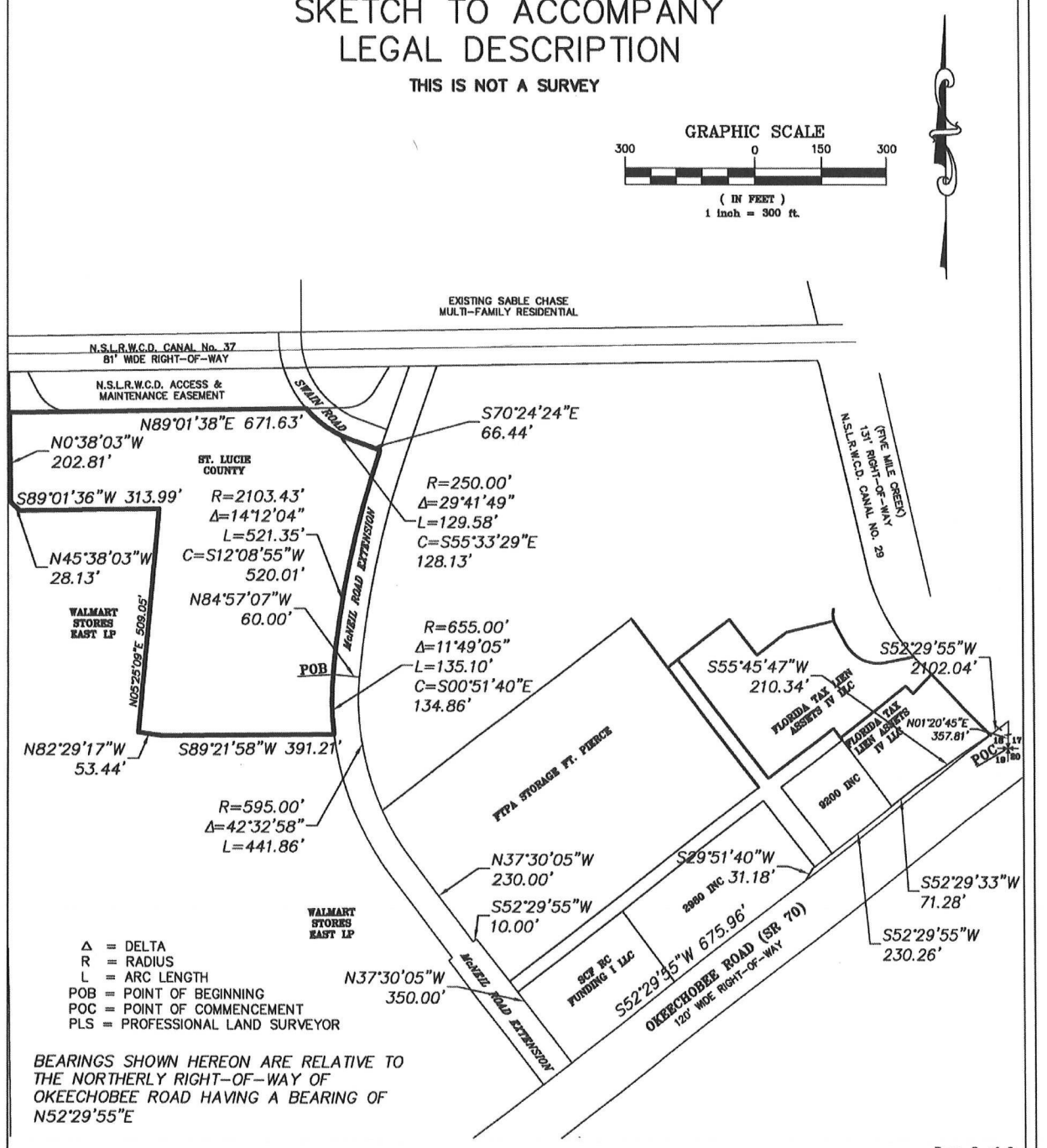
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

LEGAL DESCRIPTION

JOB NO: 19-052	SCALE: N/A
DRAWN BY: GLM	DATE: 04-25-2019

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



Δ = DELTA
R = RADIUS
L = ARC LENGTH
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY RIGHT-OF-WAY OF OKEECHOBEE ROAD HAVING A BEARING OF N52°29'55"E

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

SKETCH

SKETCH OF DESCRIPTION

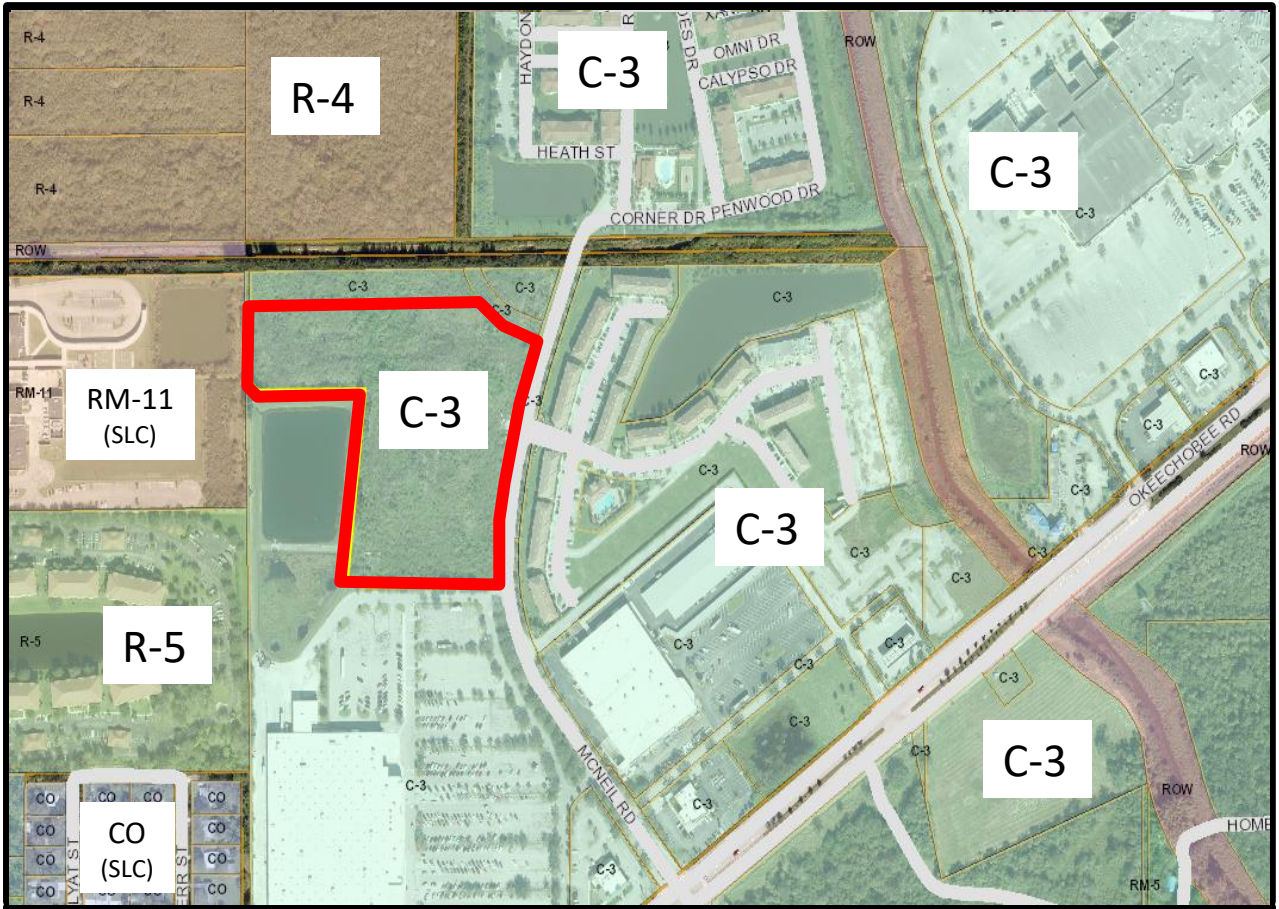
JOB NO: 19-052	SCALE: 1"=300'
DRAWN BY: GLM	DATE: 04-25-2019



THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Aerial

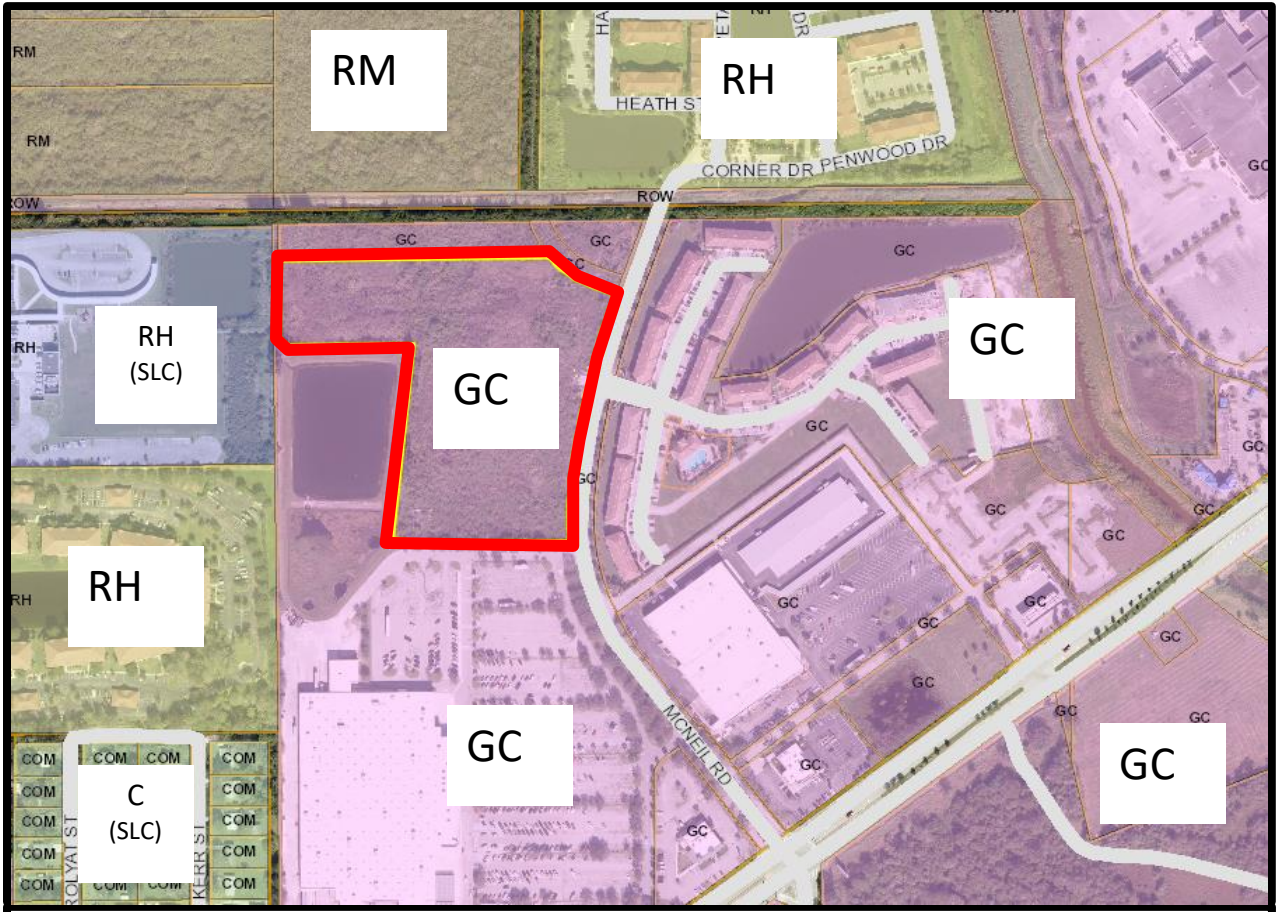
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THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Zoning Map

N
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THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
FLU Map

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Blue Sky Communities – TRC No. 19-06000002 & 19-99900002

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] Rezoning and Future Land Use
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Rezoning
- [ ] 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] No comment

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: 5.16.19
Property Address: 2419-211-0004-0008
Property Name: Blue Sky Communities
Project Name:
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: 5/15/19

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 # 19-06000002 & 19-99900002

Rezoning and Future Land Use – Blue Sky Communities – 2419-211-0004-000-8

Comments

FPUA W/WW Engineering: Approved: Water and Sewer capacity are available to serve the proposed development.

FPUA Electric & Gas Engineering: Approved: Electric service availability is along the west side of McNeil Road.

May 15, 2019

Project: **Blue Sky Communities**
Subject: **Rezoning and FLU Change Comments**
To: Brandon Creagan
From: Grant Chambers

1. The Right-of-Way tract to the north of the parcel is substandard. A Right-of-Way dedication of up to 10 FT may be required.
2. The County will reserve further comments until a development plan is submitted for review.

Technical Review Committee meeting

May 16th, 2019

Case # 19-0600002 / 19-99900002

Rezoning and future land use

Blue Sky Communities 2419-211-0004-000-8., McNeil Road, Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Blue Sky Communities - Future Land Use

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 6-30-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE:  **DATE:** 7-3-2019

City Commission Regular Meeting **12.d.**

Meeting Date: 09/03/2019

Re: Ordinance 19-032 - Zoning Atlas Map Amendment - 2419-211-0004-000-8

SUBJECT:

Legislatve Hearing - Ordinance 19-032 Review and approval of an application for Zoning Atlas Map Amendment to rezone property from C-3, General Commercial to R-5, High Density Residential on Parcel ID 2419-211-0004-000-8 in Fort Pierce, Florida. SECOND READING

SUMMARY:

- In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial to R-5, High Density Residential.
- The subject site was originally apart of the Portofino Landings apartment complex, but due to the recession of the mid 2000's this extension to the apartment complex was never completed. St. Lucie County would come to take ownership of the property. Blue Sky Communities is partnering with St. Lucie County to develop a multi-family development on this site.
- The applicant also has a pending application for Future Land Use Map Amendment to change the property from GC, General Commercial to RH, High Density Residential.
- The request for rezoning is to allow for the development of a multi-family residential development.
- The Planning Board at their meeting on June 11, 2019, voted 6-0 to recommend approval of the application for a Zoning Atlas Amendment.
- 11 letters were sent out to property owners within 500 feet of the subject property

RECOMMENDATION:

Approval

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Draft Ordinance 19-032
Staff Report
Application & Supporting Documents
Aerial Map
Zoning Map
Future Land Use Map
TRC Comments
Notification of Mailing
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:10 AM

Form Started By: Brandon Creagan
Started On: 07/02/2019 11:06 PM
Final Approval Date: 08/21/2019

DRAFT ORDINANCE NO. 19-032

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE WEST SIDE OF MCNEIL ROAD, APPROXIMATELY 1,000 FEET NORTHWEST OF STATE ROAD 70 FROM CITY OF FORT PIERCE C-3, GENERAL COMMERCIAL TO CITY OF FORT PIERCE R-5, HIGH DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at or near the west side of McNeil Road, approximately 1,000 feet northwest of State Road 70 within the City of Fort Pierce, Florida, representing approximately 9.186 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of the subject property located at or near the west side of McNeil Road, approximately 1,000 feet northwest of State Road 70 from C-3, General Commercial to R-5, Medium Density Residential; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, 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 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 11th, 2019 meeting, voted unanimously to recommend approval of the request; and

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 described properties are hereby rezoned as follows:

Parcels IDs: 2419-211-0004-000-8

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

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N01°20'45"E ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE S52°29'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2102.04 FEET; THENCE S55°45'47"W A DISTANCE OF 210.34 FEET; THENCE S52°29'33"W A DISTANCE OF 71.28 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 230.26 FEET; THENCE SOUTH 29°51'40" WEST, A DISTANCE OF 31.18 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 675.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCNEIL ROAD EXTENSION; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF MCNEIL ROAD EXTENSION THE FOLLOWING 4 COURSES AND DISTANCES; THENCE

NORTH 37°30'05" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 230.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 42°32'58"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 441.86 FEET; THENCE NORTH 84°57'07" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 655.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°51'40" EAST, 134.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.10 FEET THROUGH A CENTRAL ANGLE OF 11°49'05"; THENCE SOUTH 89°21'58" WEST, A DISTANCE OF 391.21 FEET; THENCE NORTH 82°29'17" WEST, A DISTANCE OF 53.44 FEET; THENCE NORTH 05°25'09" EAST, A DISTANCE OF 509.05 FEET; THENCE SOUTH 89°01'36" WEST, A DISTANCE OF 313.99 FEET; THENCE NORTH 45°38'03" WEST, A DISTANCE OF 28.13 FEET; THENCE NORTH 00°38'03" WEST, A DISTANCE OF 202.81 FEET; THENCE NORTH 89°01'38" EAST, A DISTANCE OF 671.63 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS SOUTH 55°33'29" EAST, 128.13 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.58 FEET THROUGH A CENTRAL ANGLE OF 29°41'49"; THENCE SOUTH 70°24'24" EAST, A DISTANCE OF 66.44 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,103.43 FEET, THE CHORD OF WHICH BEARS SOUTH 12°08'55" WEST, 520.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.35 FEET THROUGH A CENTRAL ANGLE OF 14°12'04" TO THE POINT OF BEGINNING.

CONTAINING 9.186 ACRES, MORE OR LESS.

said properties being generally located at or near the west side of McNeil Road, approximately 1,000 feet northwest of State Road 70 in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from C-3, General Commercial, to R-5, High Density Residential, as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

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. 19-032 was duly advertised by title only in the St. Lucie News Tribune on Sunday, June 30, 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 July 17, 2019; and was duly introduced, read

by title only, and passed on second and final reading September __, 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 __th day of July, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
R-5, High Density Residential

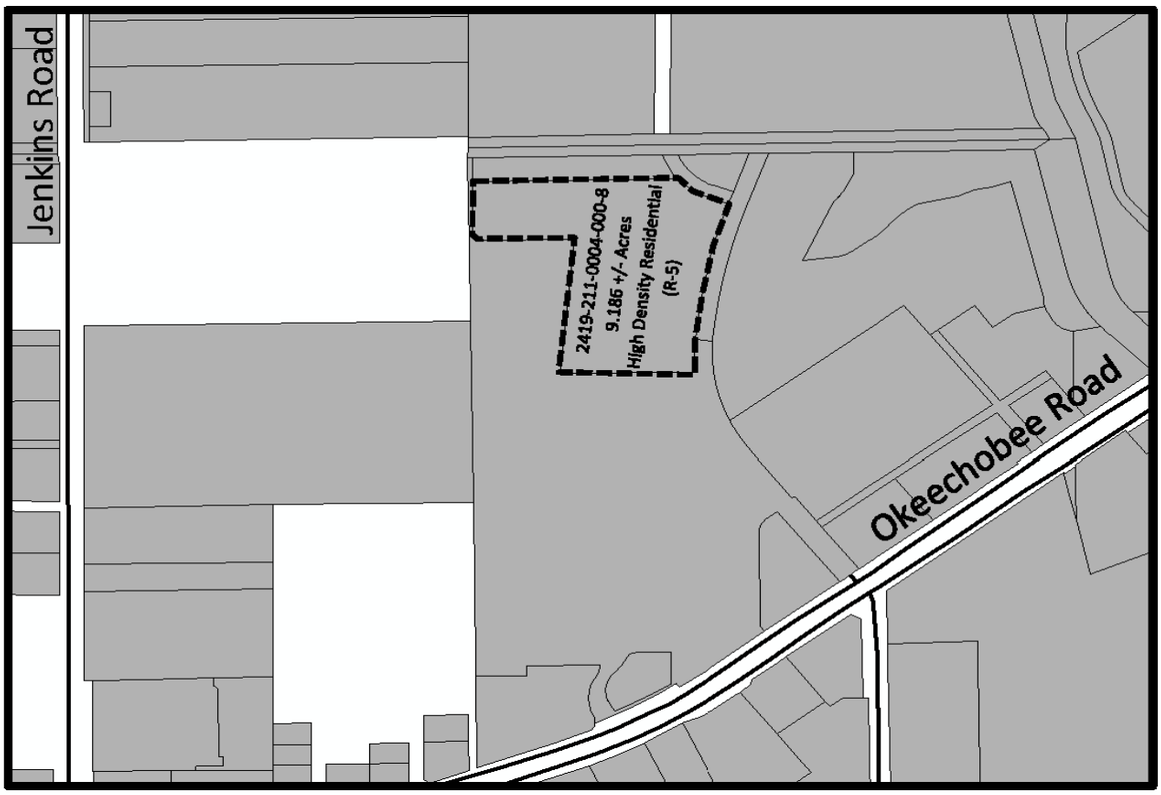
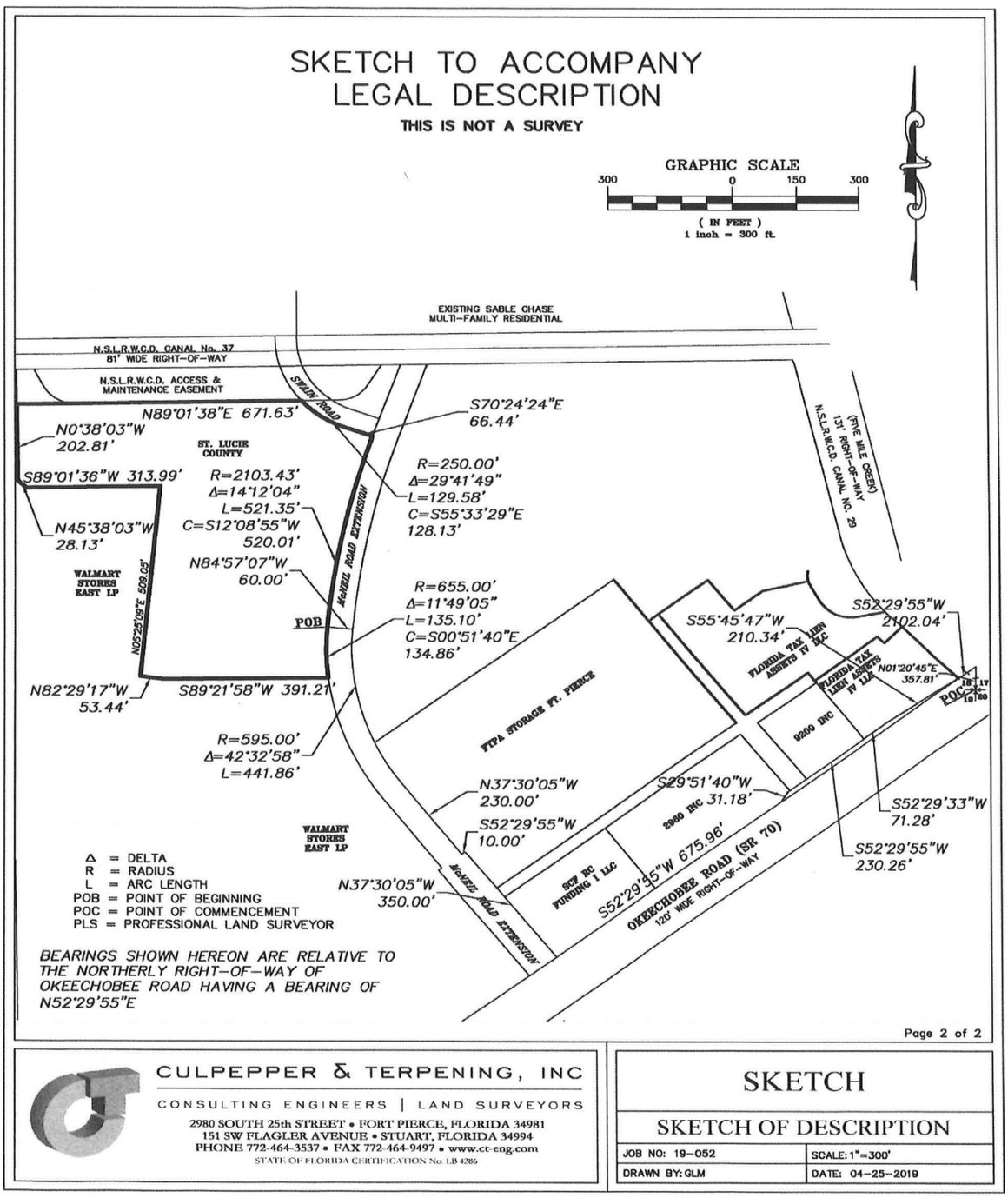


Exhibit B
Sketch and Legal Description



Parcels IDs: 2419-211-0004-000-8

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

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N01°20'45"E ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE S52°29'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2102.04 FEET; THENCE S55°45'47"W A DISTANCE OF 210.34 FEET; THENCE S52°29'33"W A DISTANCE OF 71.28 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 230.26

Exhibit B (Cont.)
Sketch and Legal Description

FEET; THENCE SOUTH 29°51'40" WEST, A DISTANCE OF 31.18 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 675.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCNEIL ROAD EXTENSION; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF MCNEIL ROAD EXTENSION THE FOLLOWING 4 COURSES AND DISTANCES; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 52°29'55" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 37°30'05" WEST, A DISTANCE OF 230.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 42°32'58"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 441.86 FEET; THENCE NORTH 84°57'07" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 655.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°51'40" EAST, 134.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.10 FEET THROUGH A CENTRAL ANGLE OF 11°49'05"; THENCE SOUTH 89°21'58" WEST, A DISTANCE OF 391.21 FEET; THENCE NORTH 82°29'17" WEST, A DISTANCE OF 53.44 FEET; THENCE NORTH 05°25'09" EAST, A DISTANCE OF 509.05 FEET; THENCE SOUTH 89°01'36" WEST, A DISTANCE OF 313.99 FEET; THENCE NORTH 45°38'03" WEST, A DISTANCE OF 28.13 FEET; THENCE NORTH 00°38'03" WEST, A DISTANCE OF 202.81 FEET; THENCE NORTH 89°01'38" EAST, A DISTANCE OF 671.63 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS SOUTH 55°33'29" EAST, 128.13 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.58 FEET THROUGH A CENTRAL ANGLE OF 29°41'49"; THENCE SOUTH 70°24'24" EAST, A DISTANCE OF 66.44 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,103.43 FEET, THE CHORD OF WHICH BEARS SOUTH 12°08'55" WEST, 520.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.35 FEET THROUGH A CENTRAL ANGLE OF 14°12'04" TO THE POINT OF BEGINNING.

CONTAINING 9.186 ACRES, MORE OR LESS.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CLD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for a Future Land Use Map Amendment** **Blue Sky Communities**
BOARD DATE:	July 15, 2019

STAFF REPORT

Property Owner	St. Lucie County 2300 Virginia Avenue Fort Pierce, Florida 34982
Applicant:	Blue Sky Communities 5081 SW 48th Street, Suite 103 Tampa, FL 33607
Representative:	Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981
Requested Action:	Approval to rezone the subject property from C-3, General Commercial to R-5, High Density Residential. Approval to change the Future Land Use from GC, General Commercial to RH, Heavy Density Residential.
Site Location:	North of Walmart, West of Portofino Lands, South of Sabal Chase Apartments, and East of Samuel S. Gaines Academy.
Parcel ID:	2419-211-0004-000-8
Existing Use:	Vacant
Parcel Size:	9.16 Acres +/-
Current Zoning:	General Commercial (C-3)
Current Future Land Use	General Commercial (GC)

Proposed Zoning: Heavy Density Residential (R-5)

Proposed Future Land-Use Heavy Density Residential (RH)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	C-3/GC	C-3/GC

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 Map Amendment (Rezoning) from C-3, General Commercial to R-5, High Density Residential. The applicant is also requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RH, High Density Residential. The applicant would like to rezone and change the Future Land Use of the property so they can use the property for a future multi-family development.

Background

The subject site was originally apart of the Portofino Landings apartment complex, but due to the recession of the mid 2000's this extension to the apartment complex was never completed. St. Lucie County would come to take ownership of the property. Blue Sky Communities is partnering with St. Lucie County to develop a multi-family development on this site.

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, as the applicant along with the Rezoning change is requesting the Future Land Use to be changed to a compatible Future Land Use. Furthermore, the amendment would not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. There are three multi-family developments around this site and the services that are provided for those developments would be the same or similar. The presented amendment promotes and protects the public health, safety and general welfare through the rezoning of this property because the applicant intends to develop a multi-family development and multi-family is more compatible with R-5, High Density Residential than it is with the current zoning of C-3, General Commercial. It would also promote and protect the public health, safety, and general welfare because there are almost no standards in the C-3 Zoning designation to regulate residential. By rezoning the property to an appropriate residential Zoning designation, it allows staff to properly regulate the use of the property.

Future Land Use Designation Comparison

The subject site currently has a Future Land Use of GC, General Commerical. This designation is inteded for parcels that are 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.

The subject site is seeking a Future Land Use of RH, Heavy Density Residential. This 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.

When comparing both of these designations the High Density Residential designation would be considered a less intense designation compared to the General Commercial designation. While this property is surrounded by properties that hold a GC, General Commercial Future Land Use designation, the proposed use of muti-family would be compatible with the two multi-family developments of Portfino Landings and Sable Chase Apartments that surround this property. This property is also with in approximately 350 feet of the the Treasure Cay Apartment Complex that has a Future Land Use of RH, High Density Residential.

Technical Review Committee:

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

Planning Board:

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of both the Application for Zoning Atlas Amendment and Future Land Use Map Amendment.

Public Notification:

11 letters were sent out to property owners within 500 feet of the subject property for the Zoning Atlas Map Amendment. No letters have been returned, an update will be given at the City Commission meeting.

Staff Recommendation Zoning Atlas Map Amendment:

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request as presented.

Staff Recommendation Future Land Use Map Amendment:

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request as presented

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)

6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)

7. Other applications being submitted concurrent with this application, if any: Future Land Use Amendment Application To the RH (Residential High Future Land Use Category)

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

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

10. The reason for making this request: to change the zoning on property to permit multi-family residential development.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
South	Commercial (Wal-Mart)	GC (Commercial General)	C-3 (Commercial General)
East	Residential (Portofino Landings (East))	GC (Commercial General)	C-3 (Commercial General)
West	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du/ac (20% max of land use)	9.1	
Proposed	RH	R-5	15	9.1	N/A

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II. Public Facilities Information:

A. Potable Water:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.125	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	39,821.50	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(26,691.50)	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	31,857.20	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(18,727.20)	gpd	

C. Parks and Recreation (Residential Classifications Only):

(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		base	existing	base	existing	persons	added acres	
Regional	20	44,227	44,451	44,227	44,583	132.6	2.65	acres
Urban District	5	44,227	44,451	44,227	44,583	132.6	0.66	acres
Community	2.5	44,227	44,451	44,227	44,583	132.6	0.33	acres
Neighborhood	1.36	44,227	44,451	44,227	44,583	132.6	0.18	acres

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	**Samuel S. Gaines Academy K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	12	5
Proposed Zoning Enrollment Demand	24	10
Change in Demand	11	5

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	11.5	yards
Proposed Zoning	21.9	yards
Change in Demand	10.4	yards

F. Stormwater:

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

Impact The overall stormwater impacts may be expected to be lessened from this site as a result of its conversion from commercial to residential uses. Full stromwater impacts will eb addressed with a specific development proposal.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		**AM Peak Hour Trips**		**PM Peak Hour Trips**	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	commercial (820)	318,572	37.5	11946	3	956	4.21	1341
	residential (220)	86	7.32	630	0.56	0.04816	0.67	0.05762
Proposed Zoning		area/ units						
	commercial (820)	-	37.5	0	3	0	4.21	0
	residential (220)	164	7.32	1200	0.56	0.09184	0.67	0.804
Change in Demand				-11375		-956		-1340
Impact to Capacity				none		none		none

12. Name of Owner(s): St. Lucie County

Mailing Address: 2300 Virginia Avenue

City Ft. Pierce State Fla Zip 34982

Phone # 772-462-1400 Fax No.:

E-mail:

13. Name of Applicant: (Blue Sky Communities (attn.: Shawn Wilson)

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa State Fl Zip 33607

Phone # Fax No.:

E-mail: swilson@blueskycommunities.com

14. Name of Representative: Culpepper & Terpening, Inc. (attn: B. Terpening)

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

Phone # 772-464-3537 Fax No.: 772-464-9497

E-mail: Bterpening@ct-eng.com

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xxx 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 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.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.

See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced as identification.

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

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:

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- ☑ Warranty Deed & Legal Description
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- ☑ Current Survey
- N/A ☐ Environmental Study
- N/A ☐ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- N/A ☐ Drainage Analysis
- N/A ☐ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)
7. Other applications being submitted concurrent with this application, if any: Change in Zoning Application to the R-5 Zoning District
8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: to change the zoning on property to permit multi-family r residential development.

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E-mail: Bterpening@ct-eng.com

[go to next page]

xxx 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 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.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.

See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced as identification.

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

ST. LUCIE COUNTY FLORIDA

HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

LINDA BARTZ
CHAIR
DISTRICT 3

CATHY TOWNSEND
VICE-CHAIR
DISTRICT 5

CHRIS DZADOVSKY
DISTRICT 1

SEAN MITCHELL
DISTRICT 2

FRANNIE HUTCHINSON
DISTRICT 4

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

PHONE
(772) 462-1156

TDD
(772) 462-1428

FAX
(772) 462-2131

E-MAIL
PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

March 14, 2019

Mr. Shawn Wilson
Blue McNeil One, LLC
5300 West Cypress Street
Suite 200
Tampa, FL 33607

Dear Mr. Wilson:

Re: McNeil Road Parcel – City of Fort Pierce Rezoning Application

This letter shall serve to confirm that on February 5, 2019 the Board of County Commissioners accepted the response of Blue Sky Communities, LLC to RFQ No. 19-007 for the development of a multi-family affordable housing project on the County-owned 9.16 parcel located on McNeil Road within the City of Fort Pierce (the "Property"), and authorized staff to enter into contract negotiations with Blue Sky for the sale and development of the Property. Those contract negotiations are currently underway. In recognition of the County's desire to have the Property developed for affordable multi-family housing, the County consents to the submission of an application by Blue Sky Communities, LLC or its agent to the City of Fort Pierce to rezone the Property for multi-family residential use.

Sincerely,

Howard N. Tipton

HNT/kp

C: County Attorney
Community Services Director
Property Acquisitions Manager
Dennis Murphy

ST. LUCIE WORKS

Property Card

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

Property Identification

Site Address:	Parcel ID: 2419-211-0004-	Account #: 174088	Sec/Town/Range:
OKEECHOBEE RD	000-8		19/35S/40E
Map ID: 24/19N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia AVE
Fort Pierce, FL 34982-5632

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC)

Current Values

Just/Market:	$698,300	Assessed:	$698,300	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$698,300	Taxable:	$0	2018	$698,300	$698,300	$698,300	$0
				2017	$698,300	$698,300	$0	$698,300
				2016	$698,300	$698,300	$0	$698,300

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-27-2017	4217 / 2629	0111	TD	Board of County Commissioners of St Lucie Cty	$0
07-28-2017	4058 / 1727	0111	TD	Prime Homes At Portofino Landings Ltd	$0
01-30-2006	3254 / 1039	XX03	SP	Portofino Landings CDD	$0

Primary Building Information

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

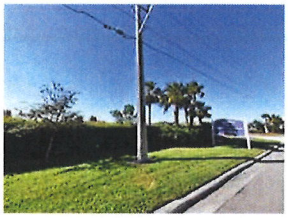
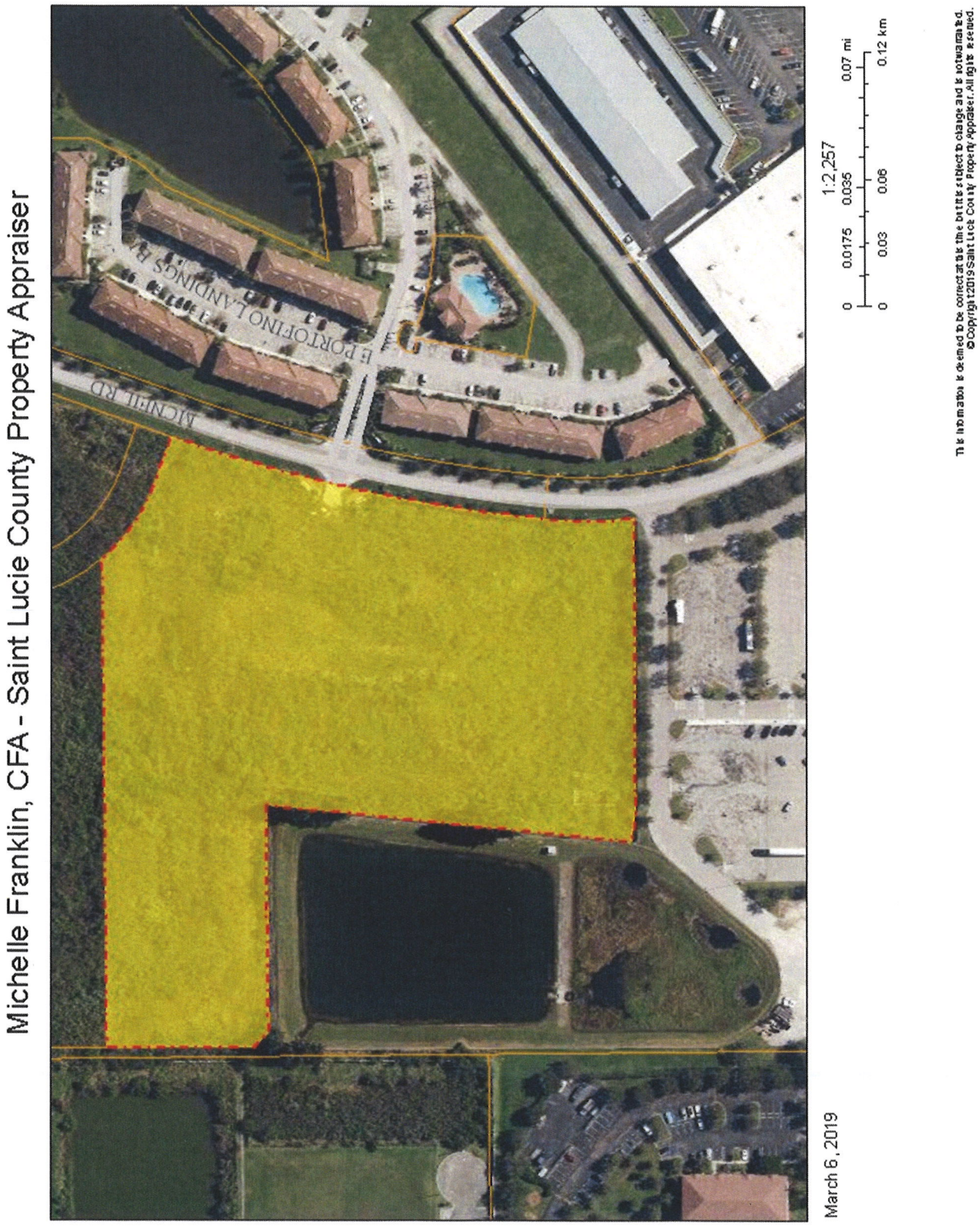


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.16
Land Size (SF):	399,010
Total Building Count:	1


Michelle Franklin, CFA - Saint Lucie County Property Appraiser
E PORT OF INO LANDINGS R
MICHELL RD
1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km
March 6, 2019
This information is deemed to be correct at the time it is subject to change and is not warranted.
©Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4365236 OR BOOK 4058 PAGE 1727, Recorded 10/30/2017 11:31:13 AM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION.

Witness:

Alice Sennott
ALICE SENNOTT

Sandra Coleman
SANDRA COLEMAN

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT · ST. LUCIE COUNTY ·

State of Florida

County of ST. LUCIE

On the **28th day of JULY, 2017**, before **ANGELA RIGGINS** personally me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4515406 OR BOOK 4217 PAGE 2629, Recorded 12/28/2018 02:52:38 PM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

CORRECTIVE ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION

The Tax Deed recorded in OR BK 4058, Page 1727-1728 File #4365236 is hereby corrected and reinstated via this Tax Deed.

Witness:

ANA PORTILLA

BRITTANY JONES

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

State of Florida

County of ST. LUCIE

On the **27TH DAY OF OCTOBER, 2017**, before me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4217 PAGE 2630

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

LEGAL DESCRIPTION

A parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence N01°20'45"E along the East line of Section 18, Township 35 South Range 40 East, a distance of 357.81 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence S52°29'55"W along said northerly right-of-way line a distance of 2102.04 feet; thence S55°45'47"W a distance of 210.34 feet; thence S52°29'33"W a distance of 71.28 feet; thence South 52°29'55" West, a distance of 230.26 feet; thence South 29°51'40" West, a distance of 31.18 feet; thence South 52°29'55" West, a distance of 675.96 feet to the Easterly right-of-way line of McNeil Road Extension; thence along the Easterly right-of-way of McNeil Road Extension the following 4 courses and distances; thence North 37°30'05" West, a distance of 350.00 feet; thence South 52°29'55" West, a distance of 10.00 feet; thence North 37°30'05" West, a distance of 230.00 feet to a point of curve to the right having a radius of 595.00 feet and a central angle of 42°32'58"; thence Northwesterly along the arc a distance of 441.86 feet; thence North 84°57'07" West, a distance of 60.00 feet to the POINT OF BEGINNING of the following described parcel;

To an intersection with a non tangent curve concave to the East, having a radius of 655.00 feet, the chord of which bears South 00°51'40" East, 134.86 feet; thence Southerly along the arc of said curve, a distance of 135.10 feet through a central angle of 11°49'05"; thence South 89°21'58" West, a distance of 391.21 feet; thence North 82°29'17" West, a distance of 53.44 feet; thence North 05°25'09" East, a distance of 509.05 feet; thence South 89°01'36" West, a distance of 313.99 feet; thence North 45°38'03" West, a distance of 28.13 feet; thence North 00°38'03" West, a distance of 202.81 feet; thence North 89°01'38" East, a distance of 671.63 feet to the intersection with a non tangent curve concave to the Northeast, having a radius of 250.00 feet, the chord of which bears South 55°33'29" East, 128.13 feet; thence Easterly along the arc of said curve, a distance of 129.58 feet through a central angle of 29°41'49"; thence South 70°24'24" East, a distance of 66.44 feet to the intersection with a non tangent curve concave to the East, having a radius of 2,103.43 feet, the chord of which bears South 12°08'55" West, 520.01 feet; thence Southerly along the arc of said curve, a distance of 521.35 feet through a central angle of 14°12'04" to the POINT OF BEGINNING.

Containing 9.186 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

4/26/19
DATE

THOMAS P KIERNAN
License Number
LS6199
STATE OF
FLORIDA
Professional Surveyor and Mapper

Page 1 of 2

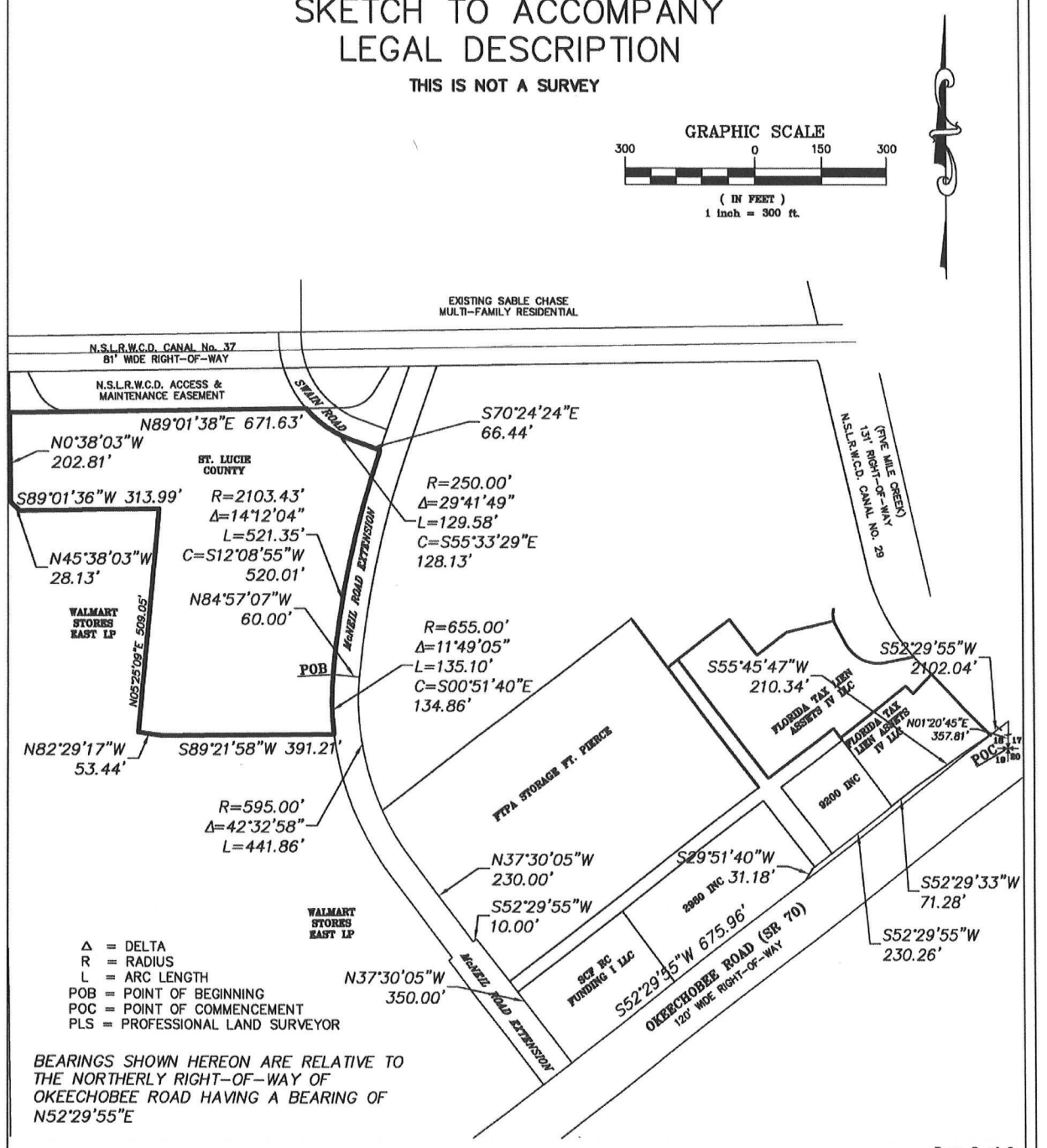
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

LEGAL DESCRIPTION

JOB NO: 19-052	SCALE: N/A
DRAWN BY: GLM	DATE: 04-25-2019

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



Δ = DELTA
R = RADIUS
L = ARC LENGTH
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY RIGHT-OF-WAY OF OKEECHOBEE ROAD HAVING A BEARING OF N52°29'55"E

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

SKETCH

SKETCH OF DESCRIPTION

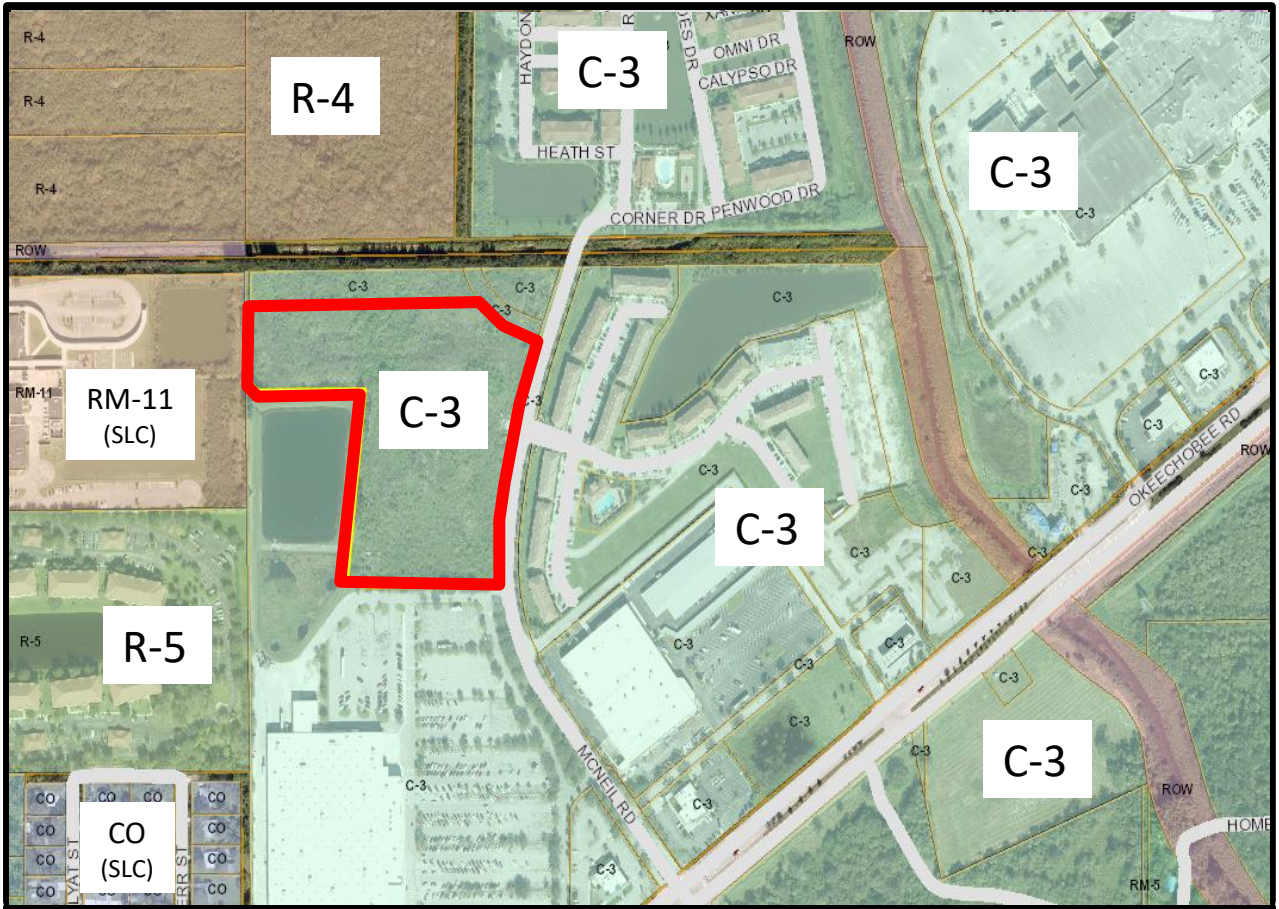
JOB NO: 19-052	SCALE: 1"=300'
DRAWN BY: GLM	DATE: 04-25-2019



THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Aerial

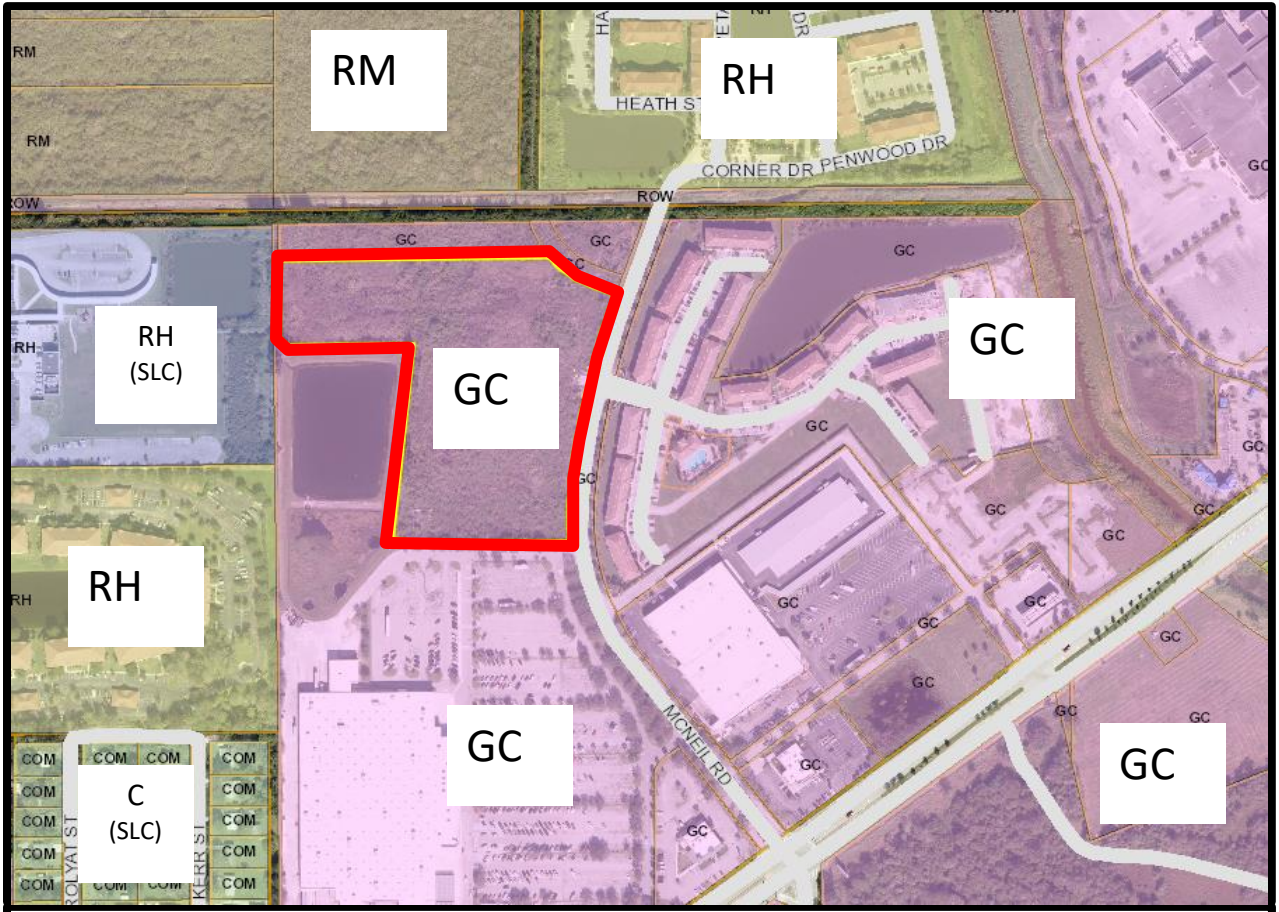
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THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
FLU Map

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Blue Sky Communities – TRC No. 19-06000002 & 19-99900002

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] Rezoning and Future Land Use
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Rezoning
- [ ] 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] No comment

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: 5.16.19
Property Address: 2419-211-0004-0008
Property Name: Blue Sky Communities
Project Name:
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: 5/15/19

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 # 19-06000002 & 19-99900002

Rezoning and Future Land Use – Blue Sky Communities – 2419-211-0004-000-8

Comments

FPUA W/WW Engineering: Approved: Water and Sewer capacity are available to serve the proposed development.

FPUA Electric & Gas Engineering: Approved: Electric service availability is along the west side of McNeil Road.

May 15, 2019

Project: **Blue Sky Communities**
Subject: **Rezoning and FLU Change Comments**
To: Brandon Creagan
From: Grant Chambers

1. The Right-of-Way tract to the north of the parcel is substandard. A Right-of-Way dedication of up to 10 FT may be required.
2. The County will reserve further comments until a development plan is submitted for review.

Technical Review Committee meeting

May 16th, 2019

Case # 19-0600002 / 19-99900002

Rezoning and future land use

Blue Sky Communities 2419-211-0004-000-8., McNeil Road, Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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: Blue Sky Communities - Rezoning

Staff Name: Brandon C. Creagan

Staff Signature: [signature]

Date Mailed: July 3, 2019

Number of Mailed Letters: 11

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

July 2, 2019

Dear Property Owner(s):

The property owner, **St. Lucie County**, applicant, **Blue Sky Communities**, & representative, **Culpepper & Terpening, Inc.**, are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone a property from C-3, General Commercial to R-5, High Density Residential in Fort Pierce, Florida. The Parcel ID is 2419-211-0004-000-8.

Legal Description: 19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, July 15, 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 **Zoning Atlas Map Amendment**. 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, July 15, 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

Zoning Atlas Map Amendment – Blue Sky Communities No. 1

I approve 0 I disapprove 0

Comments:

_____

_____

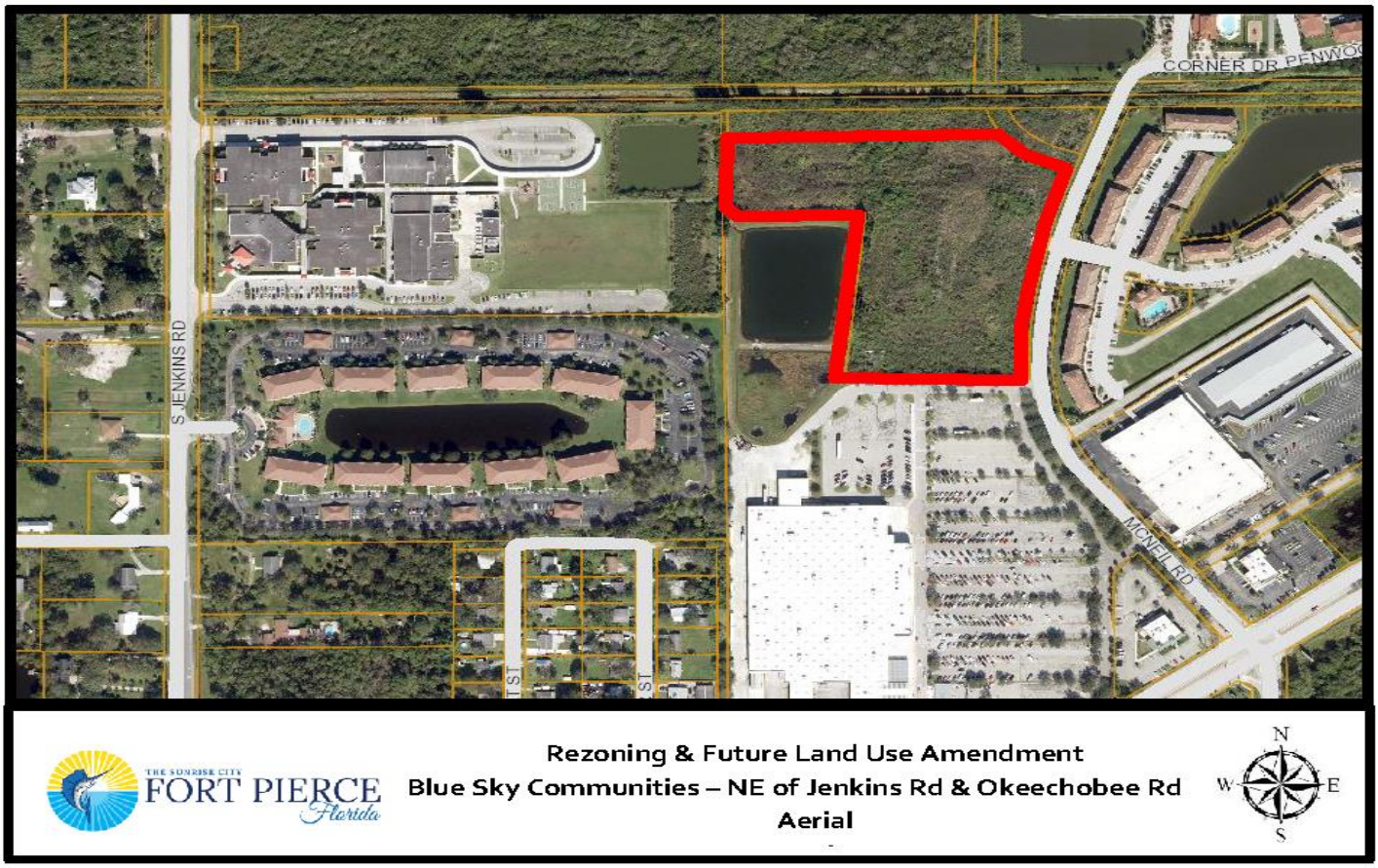
_____

_____ _____

Signature **Date**

Aerial Map

2419-211-0004-000-8



THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Aerial

N W E S

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

BGDN LLC 1
1820 Avenue K
Brooklyn; NY 11230-4457

NSLRWCD 2
14666 Orange Avenue
Fort Pierce; FL 34945-4511

Sabal Chase Harmony Housing LLC 3
8383 Craig Street, Suite #240
Indianapolis; IN 46250-3596

FP Jenkins Road LLC 4
9360 Dundee Drive LK
Lake Worth; FL 33467

FTPA Storage Ft Pierce LLC 5
215 E 58th Street, Floor 4
New York; NY 10022-1214

St Lucie County 6
2300 Virginia Avenue
Fort Pierce; FL 34982-5632

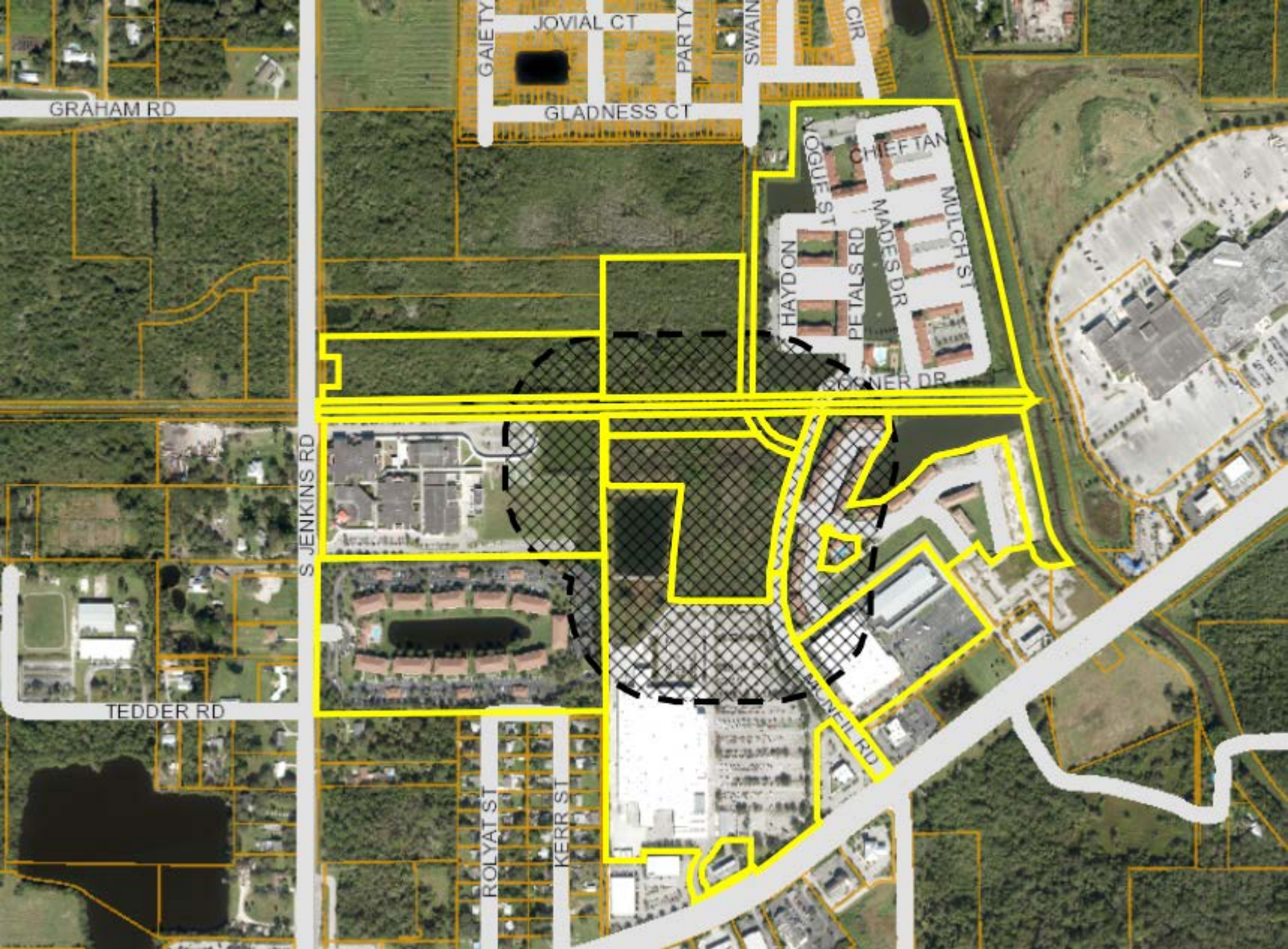
Portofino Landings CDD 7
5385 N Nob Hill Road
Sunrise; FL 33351-4761

School Board Of St Lucie Co FL 8
501 NW University BLVD
Port St Lucie; FL 34986-2209

Treasure Cay Properties LLC. 9
2552 Peters Road, Unit B
Fort Pierce; FL 34945-2635

Landings Fort Pierce LLC 10
4651 Sheridan Street, Unit 480
Hollywood; FL 33021-3430

Wal-Mart Stores East LP Attn: Property Tax Department 11
PO Box 8050 MS 0555 Store #973
Bentonville; AR 72712-8050


GRAHAM RD
JOVIAL CT
GLADNESS CT
GAIETY
PARTY
SWAIN
CIR
CHIEFTAN
MULCH ST
MADES DR
PETALS RD
HAYDON
VOGUE ST
S JENKINS RD
TEDDER RD
ROLYAT ST
KERR ST

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Blue Sky Communities - Rezoning

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 6-30-2019

NOTICE BY MAIL: 7-3-2019

NOTICE BY SIGNS: 7-3-2019

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 7-3-2019

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.

June 30, 2019

Subscribed and sworn to before on July 1, 2019:

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $123.24
Ad No: 0003651948
Customer No: 1330884
PO #: 19-032

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARINC

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) of the Florida State Statutes, will on Monday, July 15, 2019 hold a Public Hearing on the enactment of the proposed rezoning ordinance on first reading, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begin at 6:30 p.m., on **Ordinance 19-032** AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE,FLORIDA; REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE WEST SIDE OF MCNEIL ROAD, APPROXIMATELY 1,000 FEET NORTHWEST OF STATE ROAD 70 FROM CITY OF FORT PIERCEC-3, GENERAL COMMERCIAL TO CITY OF FORT PIERCE R-5, HIGH DENSITY RESIDENTIAL PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEALOF ORDINANCES OR PARTS THEREOI IN CONFLICTHEREWITH; AND PROVIDING FOR AN EFFEC TIVE DATE. Subject Property: Parcel ID: 2419-211-0004-000-8

All interested parties may appear at the meeting and be heard with respect to the ordinance. 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 RECORI 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: 6/30/2019
TCN 3651948

City Commission Regular Meeting **12.e.**

Meeting Date: 09/03/2019

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. SECOND READING

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: 08/20/2019

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.f.**

Meeting Date: 09/03/2019

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. SECOND 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: 08/20/2019

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:

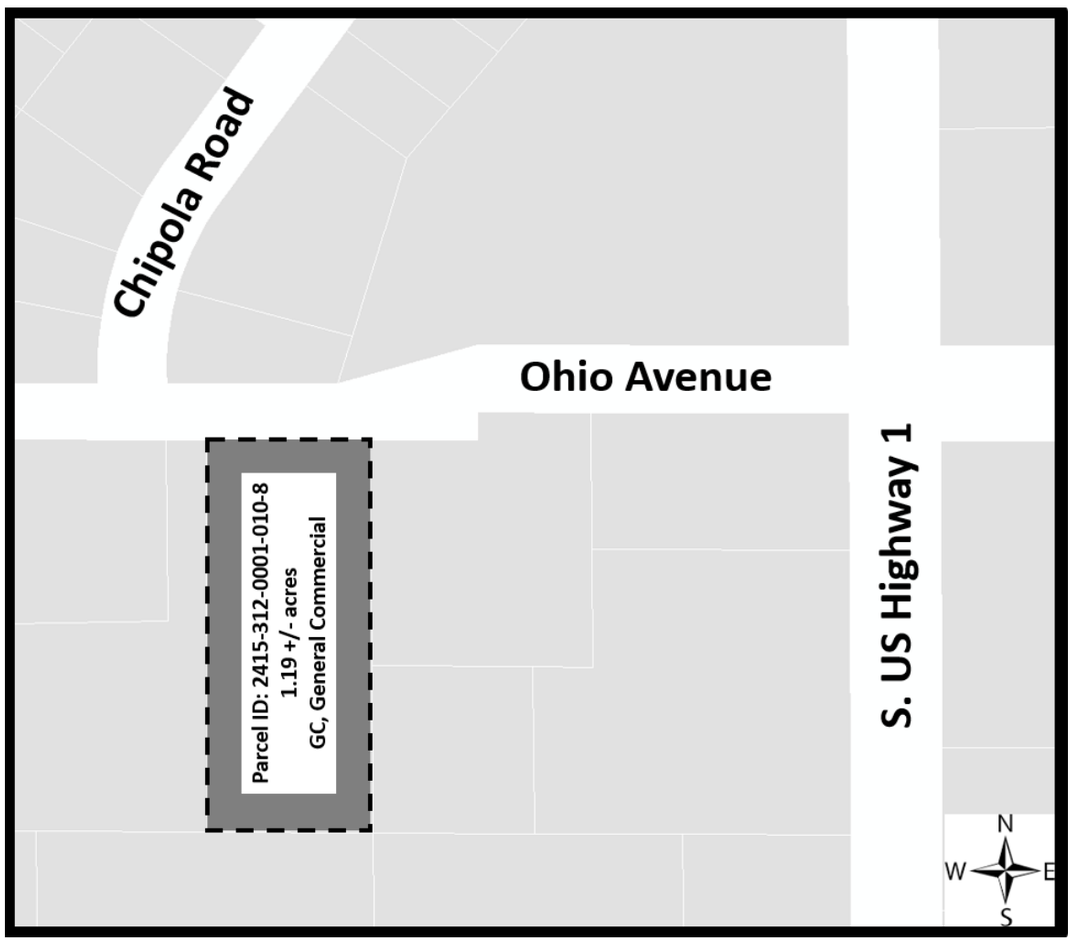
_____
Linda W. Cox
City Clerk

(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.

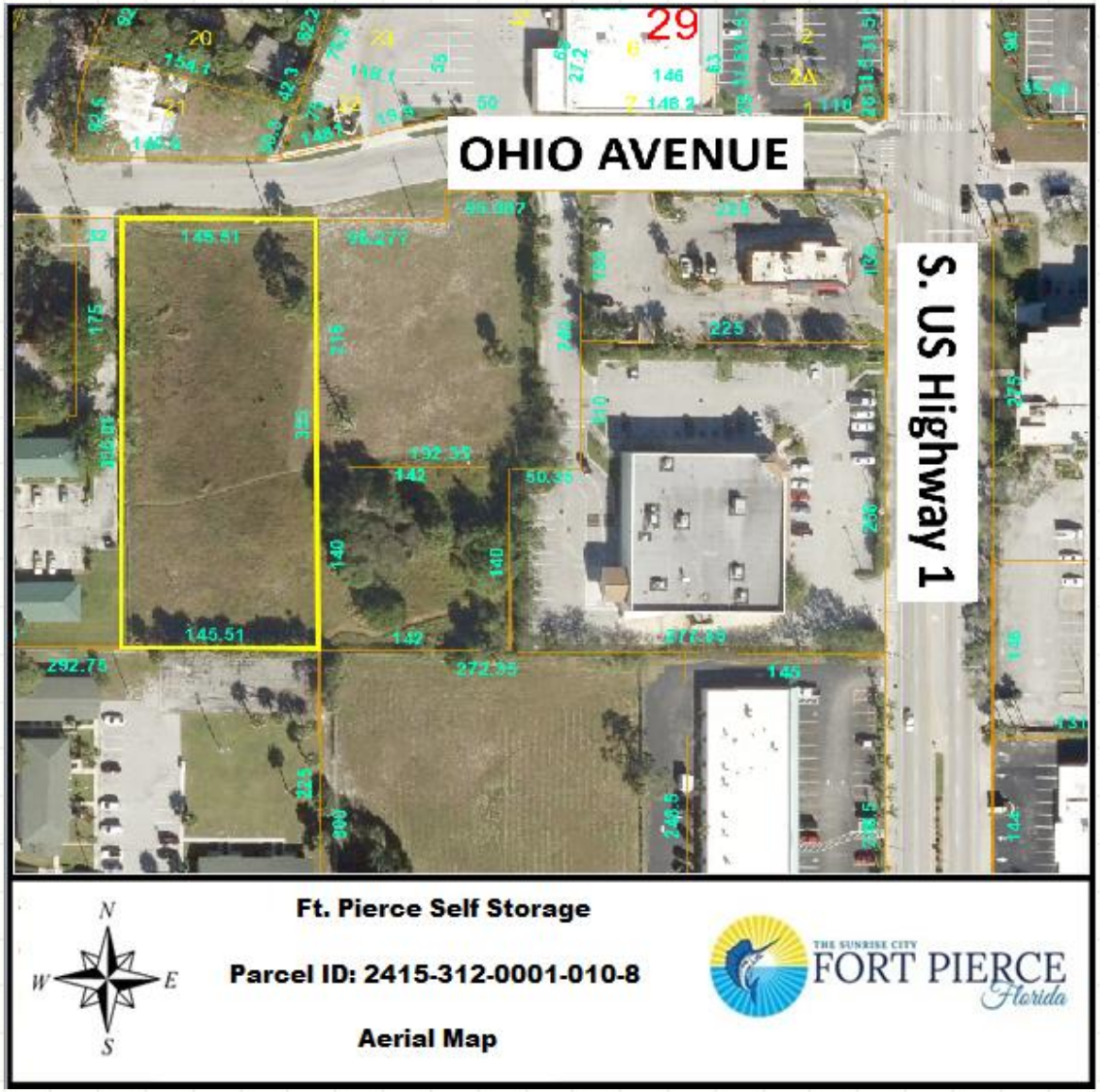
Future Land Use Map Amendment



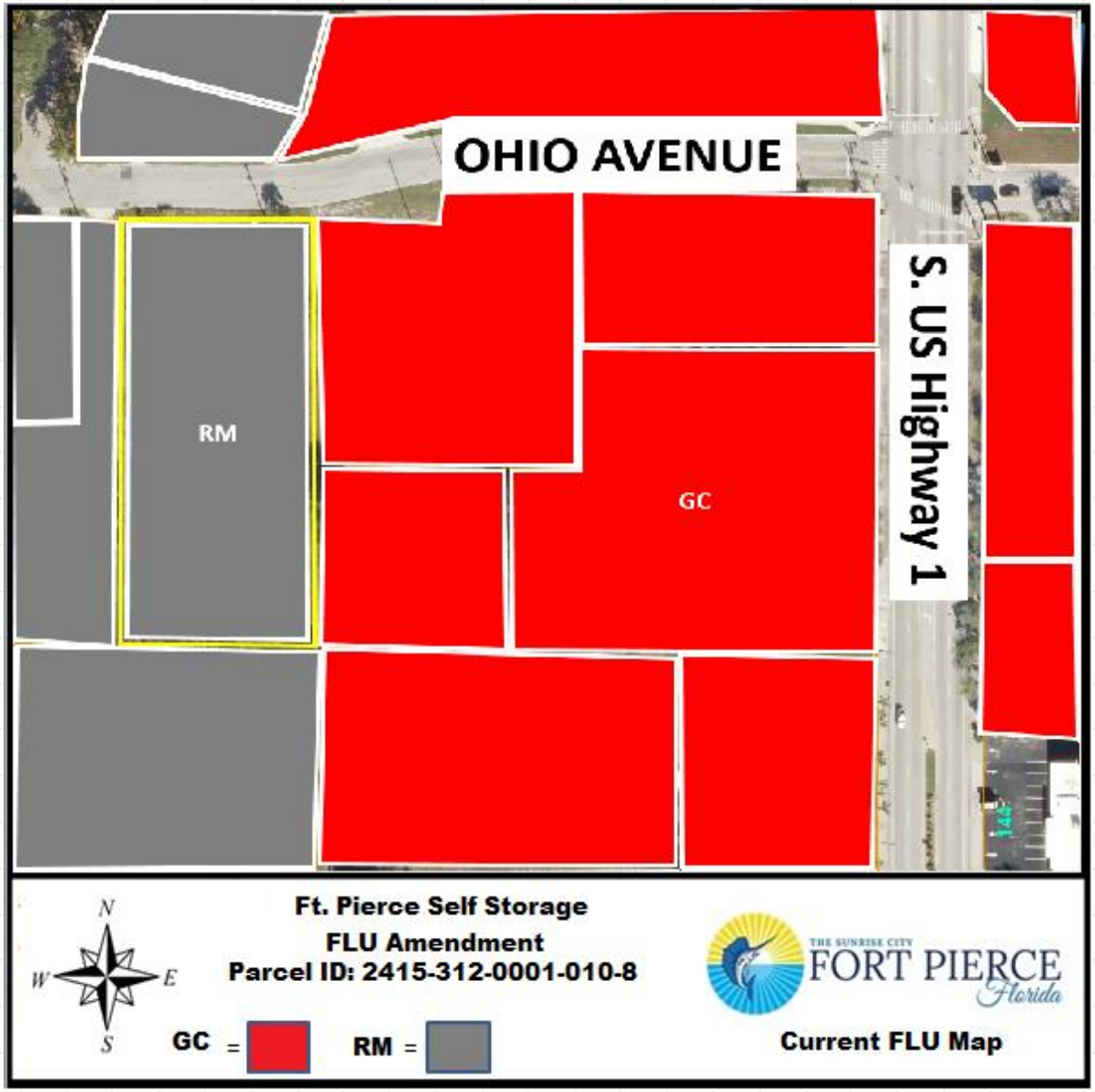
South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

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

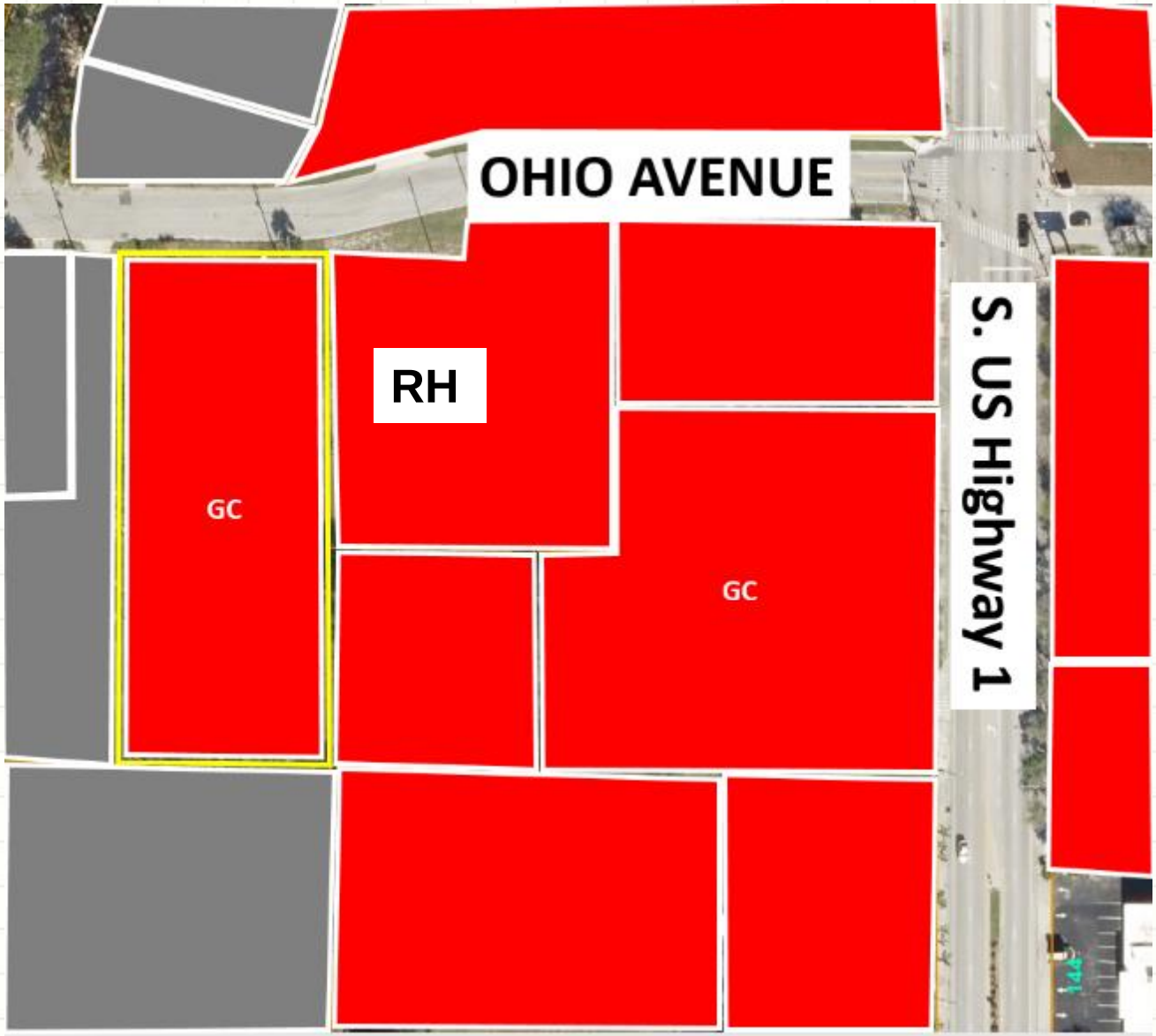


Future Land Use Map Amendment

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

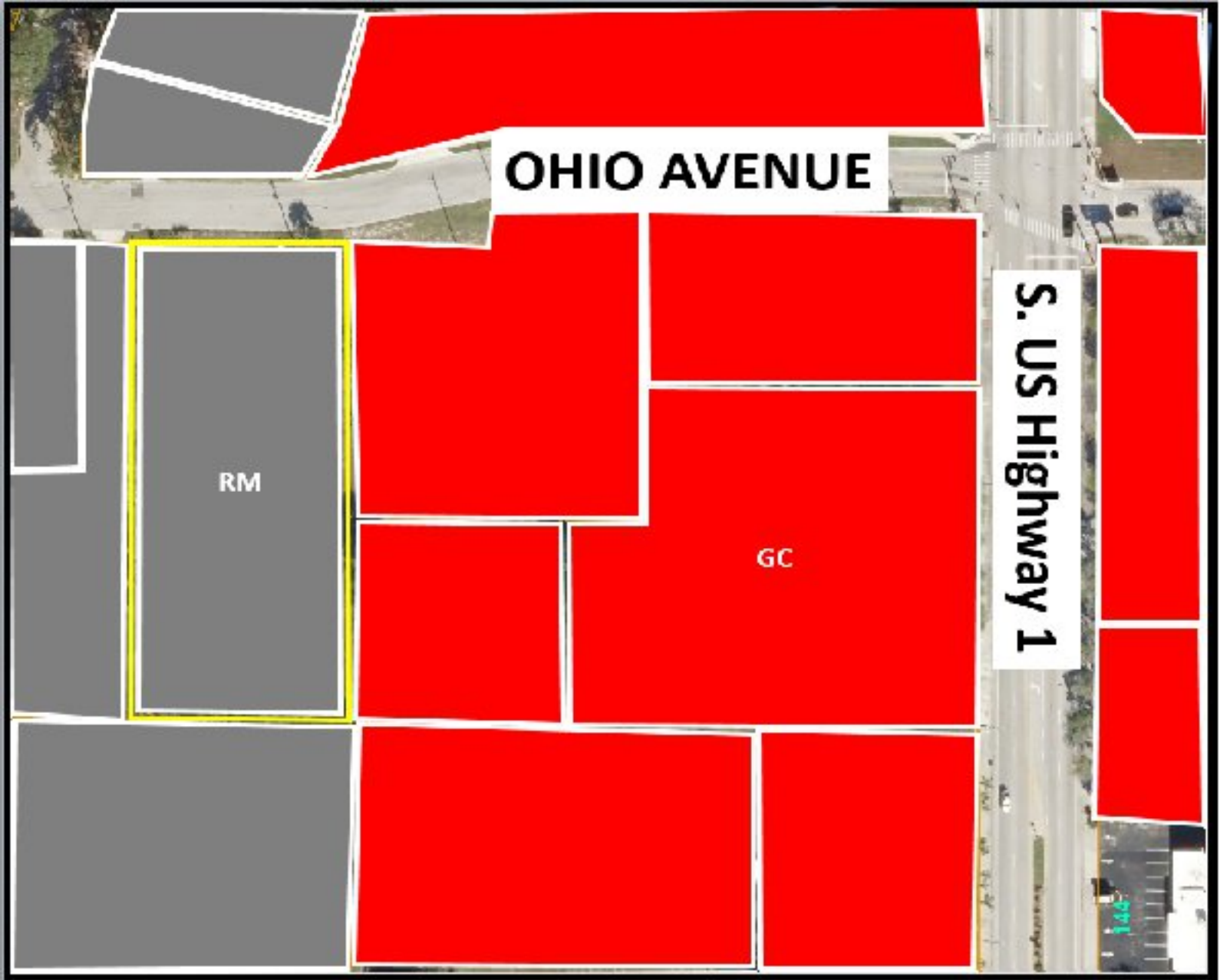
S

Ft. Pierce Self Storage

Parcel ID: 2415-312-0001-010-8

Aerial Map

THE SUNRISE CITY FORT PIERCE Florida



Ft. Pierce Self Storage

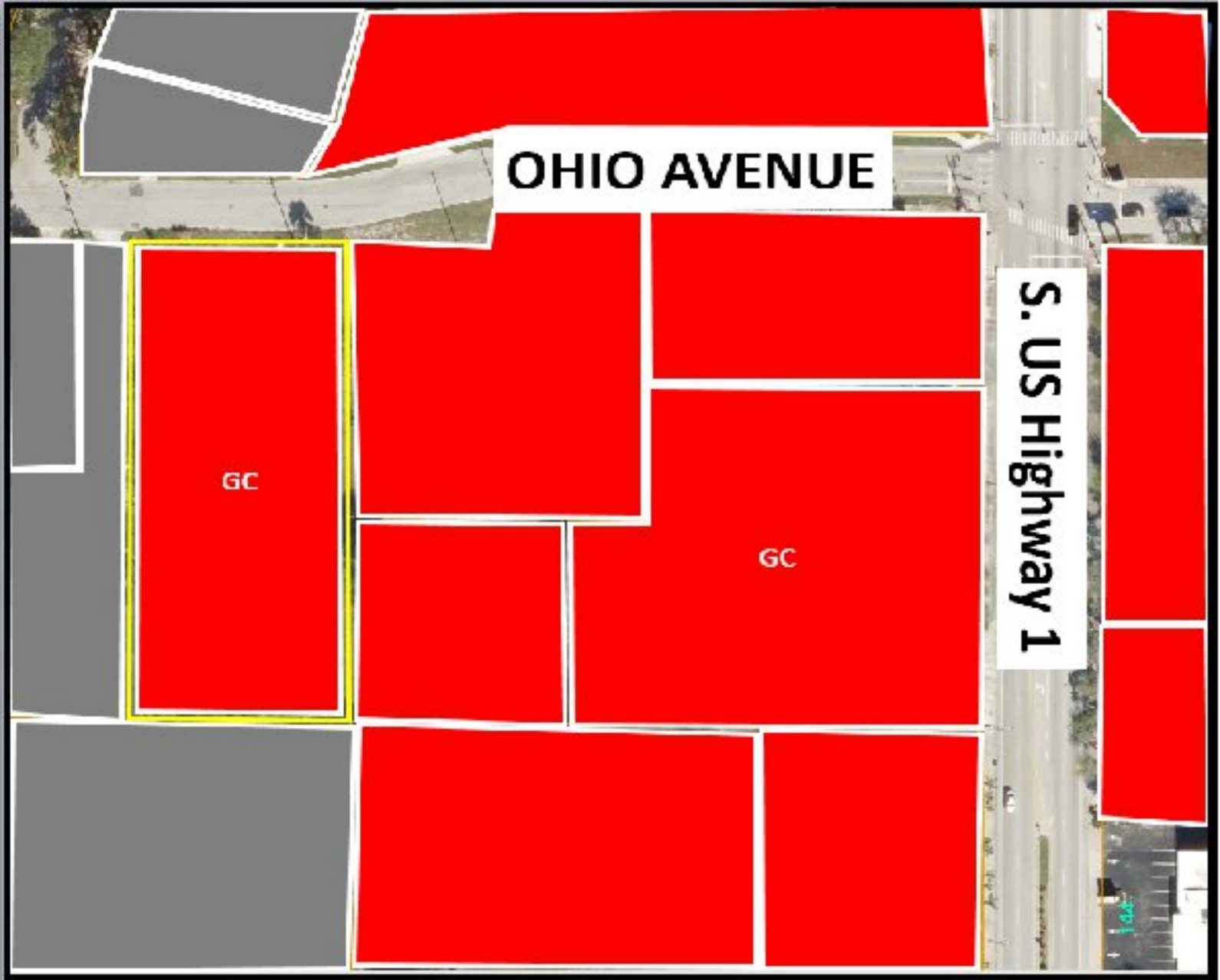
FLU Amendment

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.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

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.

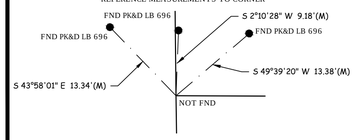
Sincerely,

Shaikha Abedin, EI

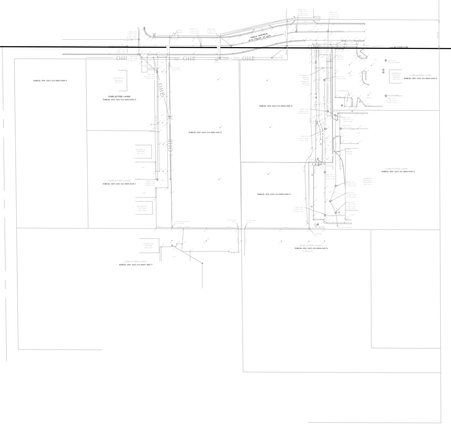
Attachments

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
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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

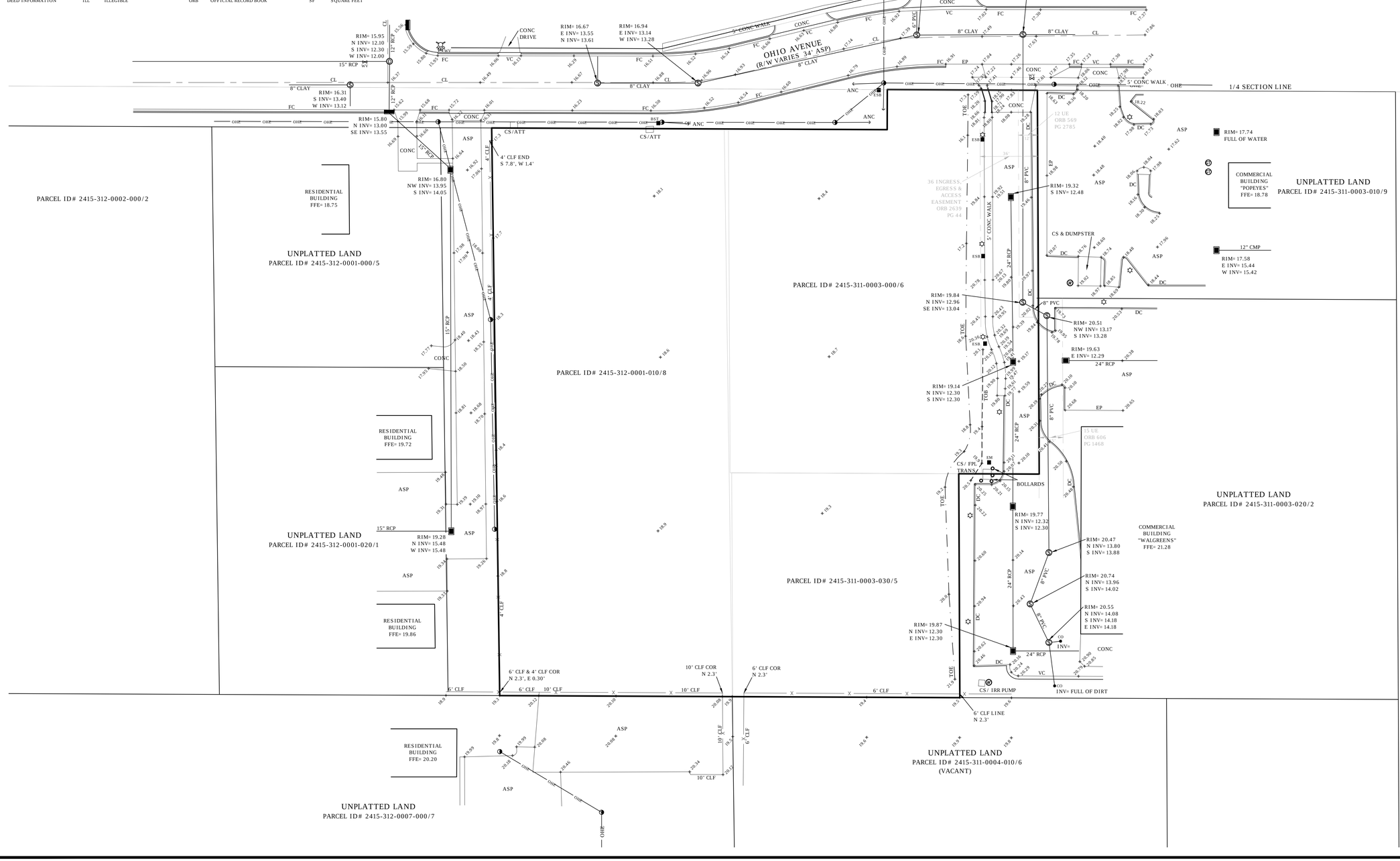
JOB NUMBER: 18-1030

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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PORT ST. LUCIE, FLORIDA 34953
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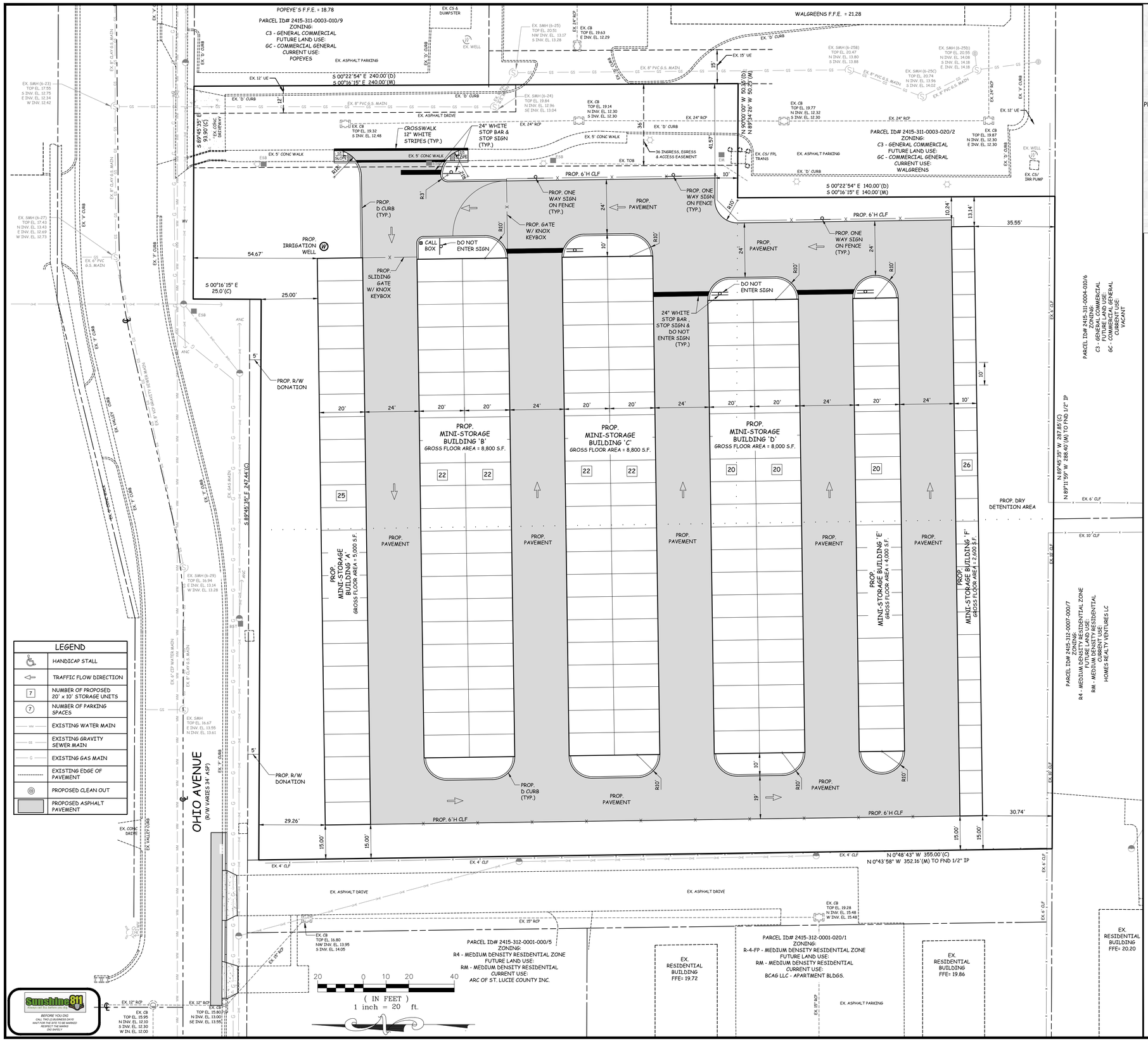
REVISIONS	DATE:	BY:

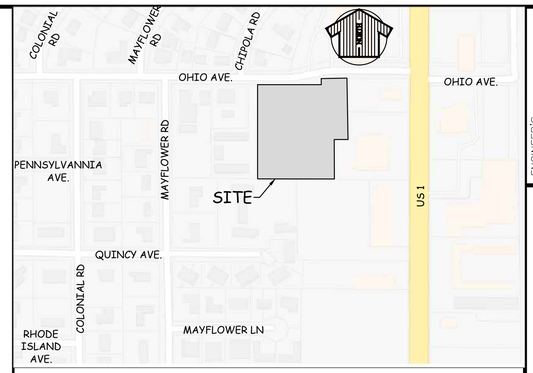
DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 09/07/18
FIELD BOOK/PAGES: PLANS

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:	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

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.

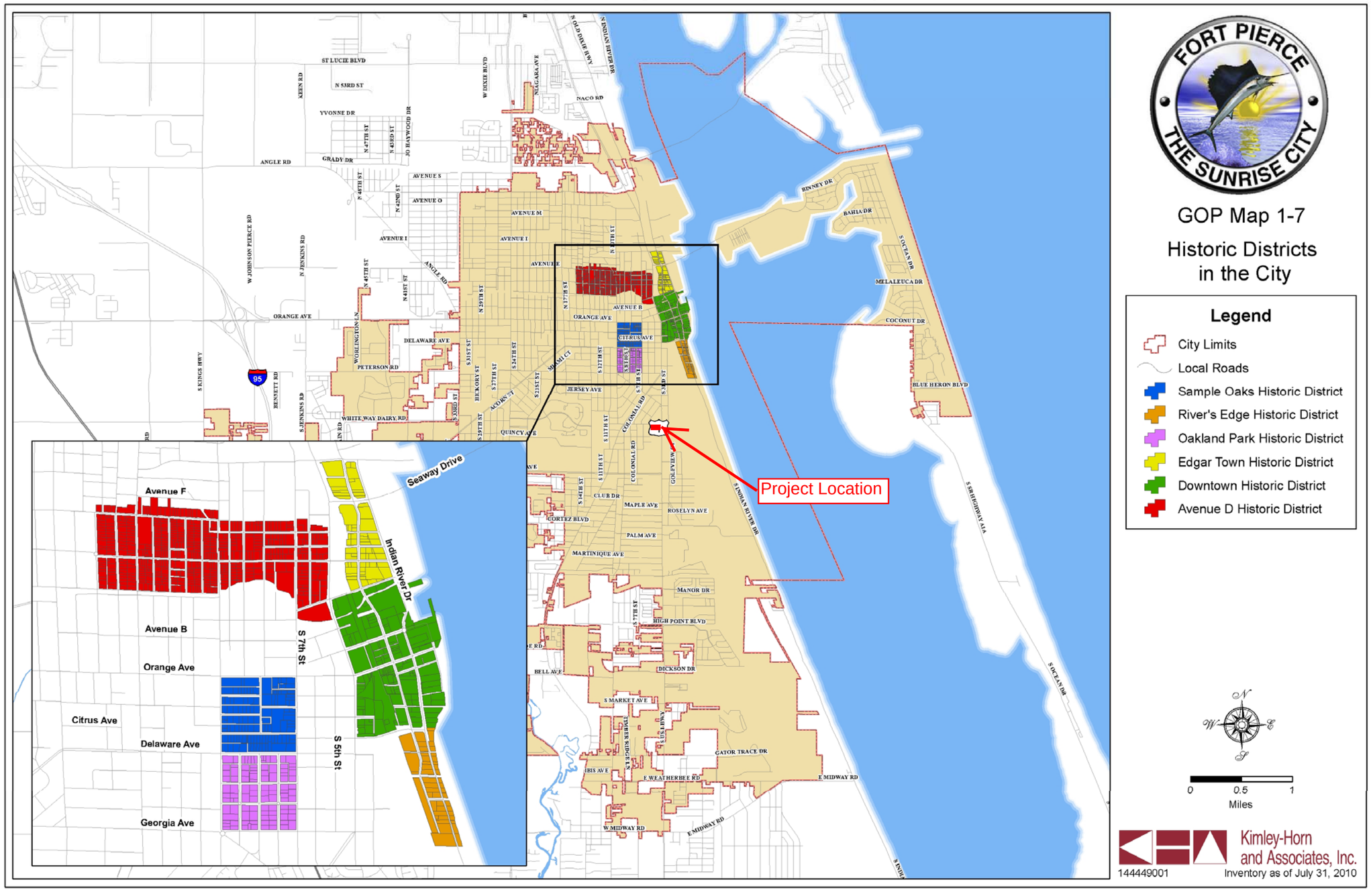
Sincerely,

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

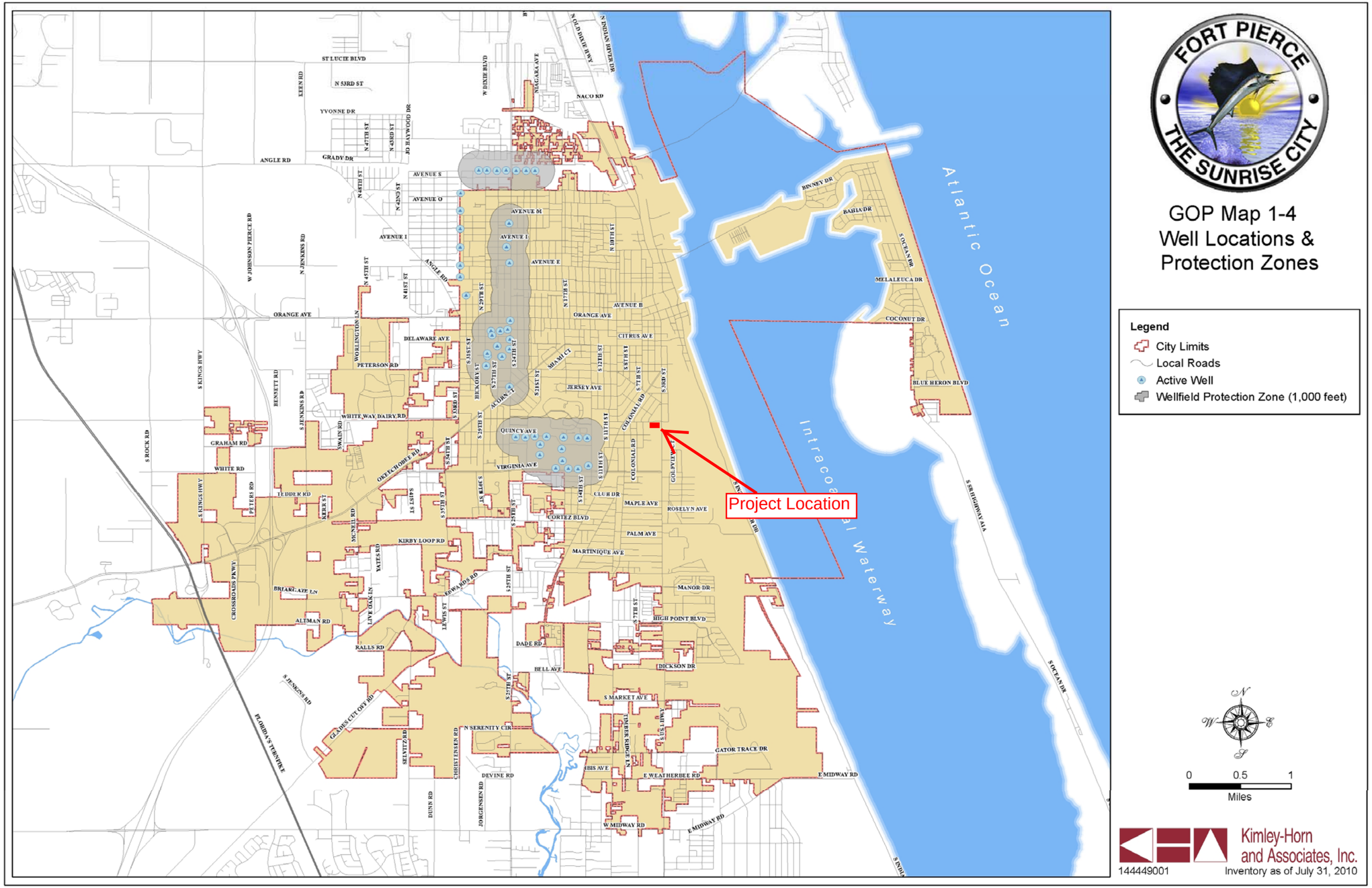
- City Limits
- Local Roads
- Sample Oaks Historic District
- River's Edge Historic District
- Oakland Park Historic District
- Edgar Town Historic District
- Downtown Historic District
- Avenue D Historic District

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



FORT PIERCE
THE SUNRISE CITY

GOP Map 1-4
Well Locations &
Protection Zones

Legend
- City Limits
- Local Roads
- Active Well
- Wellfield Protection Zone (1,000 feet)

N
W E
S

0 0.5 1
Miles

Kimley-Horn and Associates, Inc.

144449001 Inventory as of July 31, 2010

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.g.**

Meeting Date: 09/03/2019

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:

Legislative 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. SECOND 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: 08/20/2019

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.

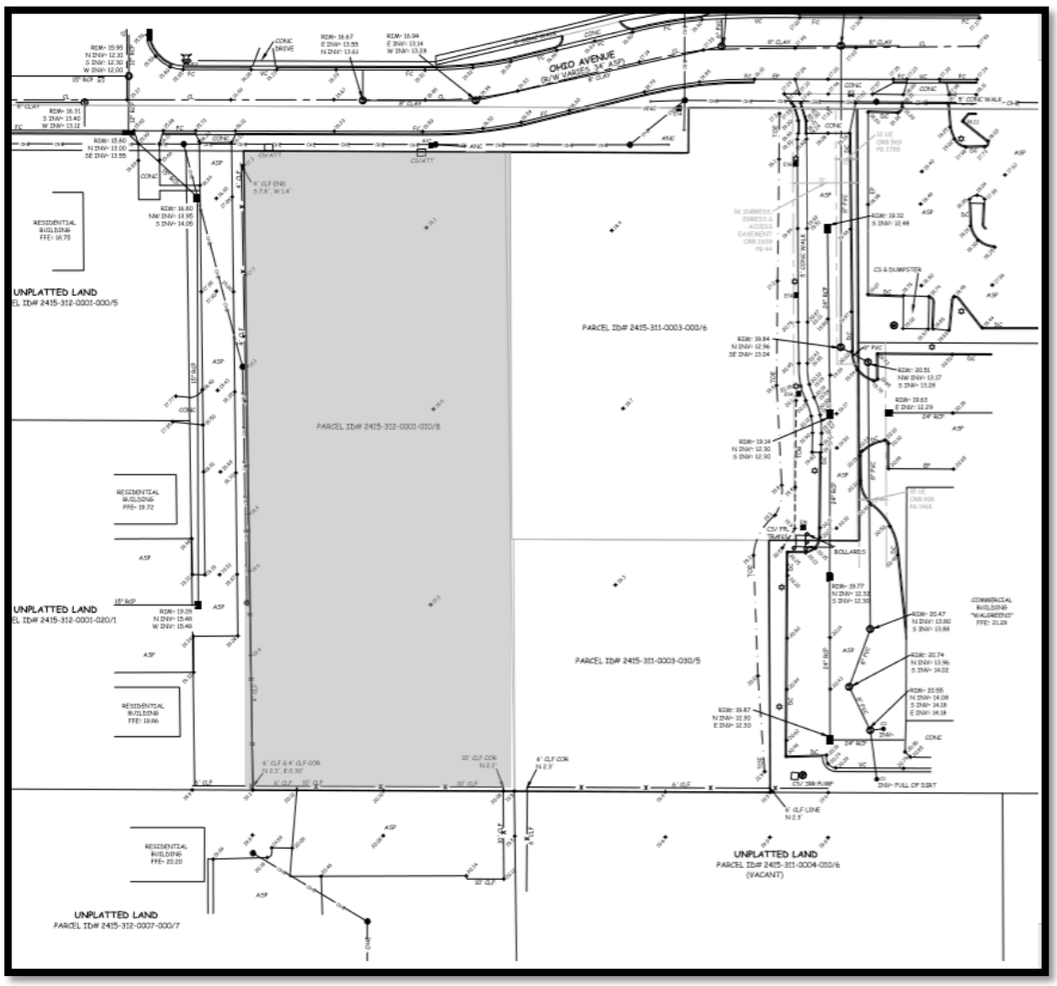
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of September, 2019.

_____
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.

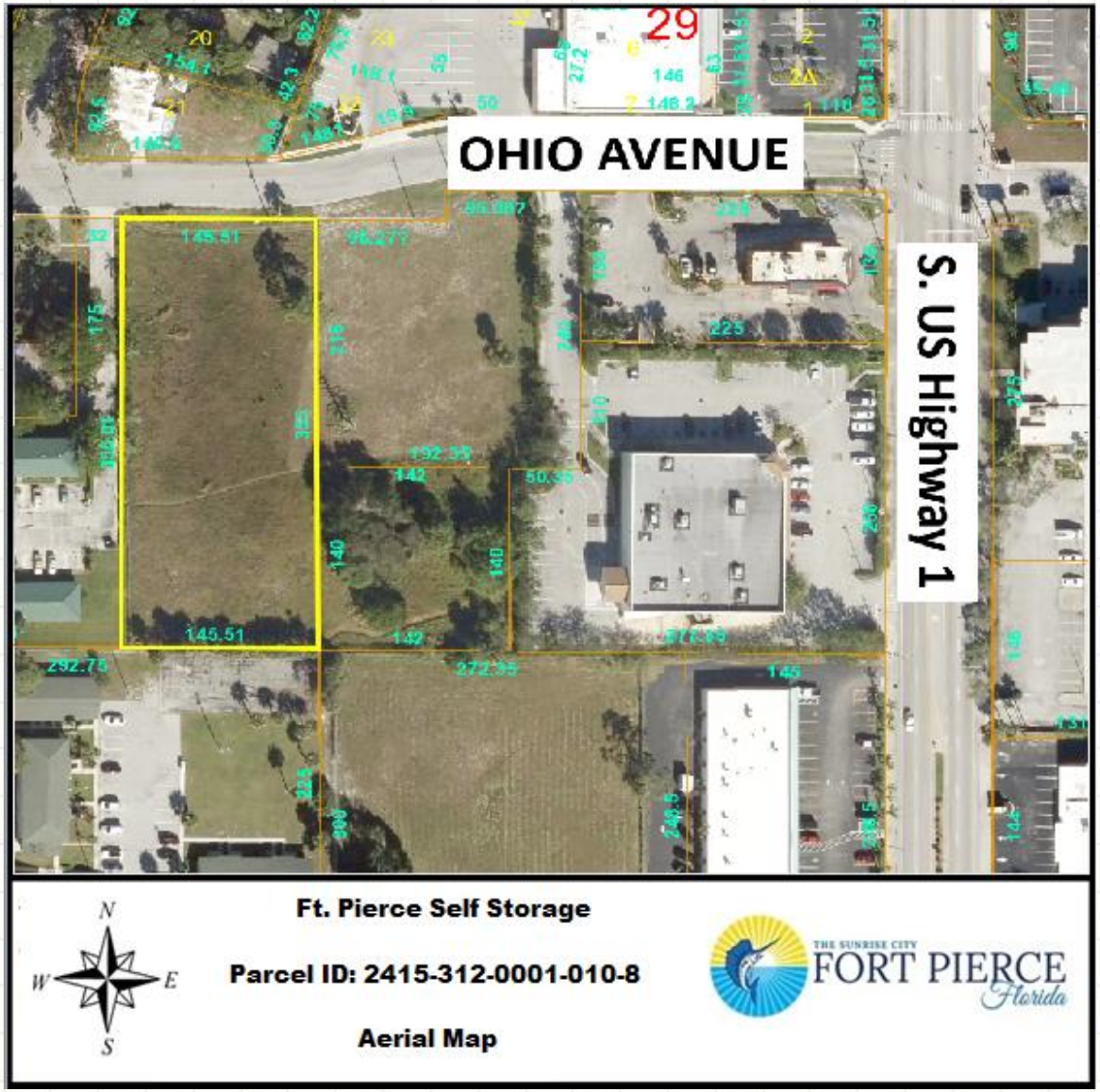
Zoning Atlas
Map Amendment



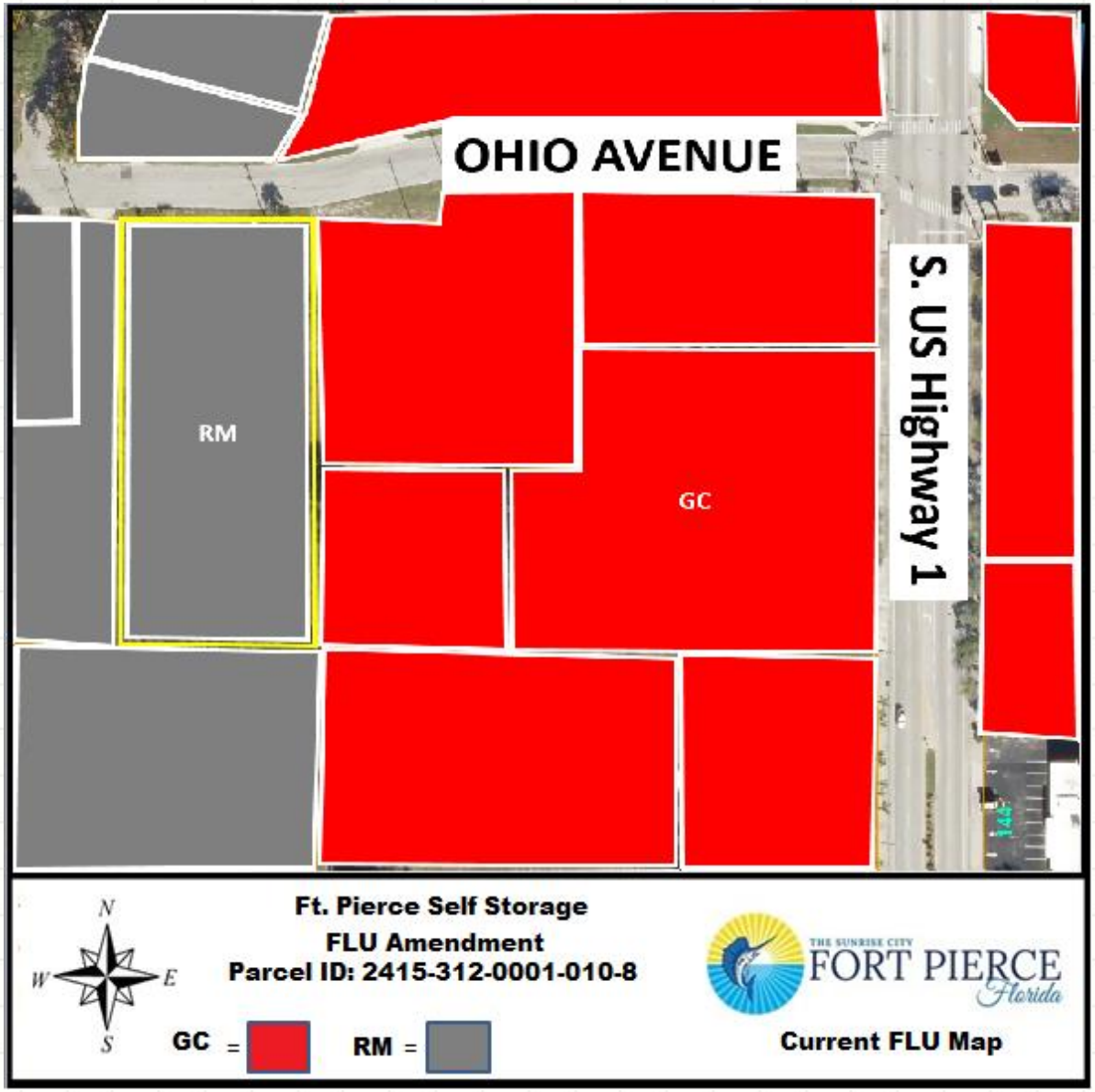
South of Ohio Ave. & 417 ft. West of US Highway 1, Ft. Pierce, FL. 34950

Parcel ID: 2415-312-0001-010-8

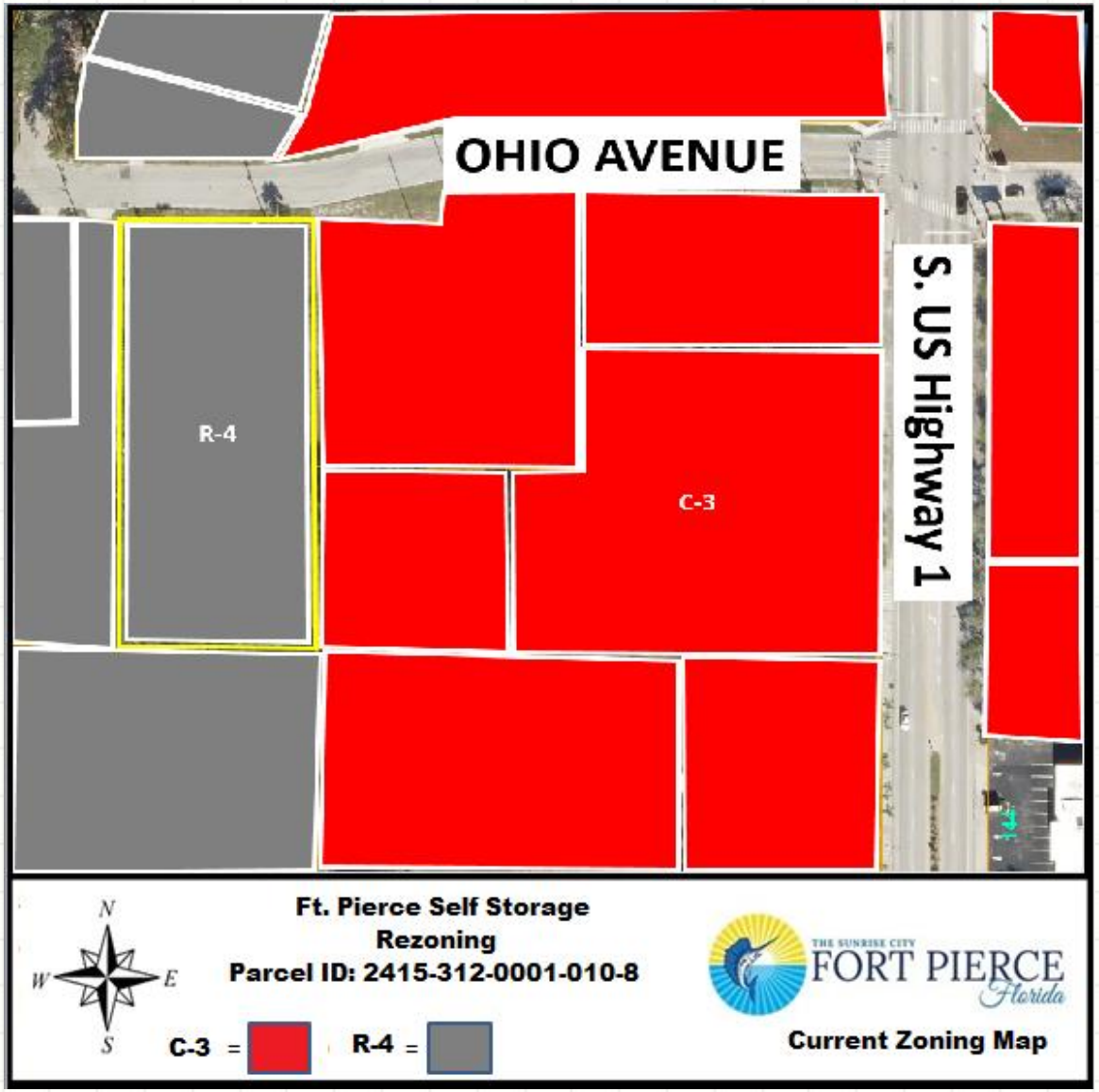
Aerial Map


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

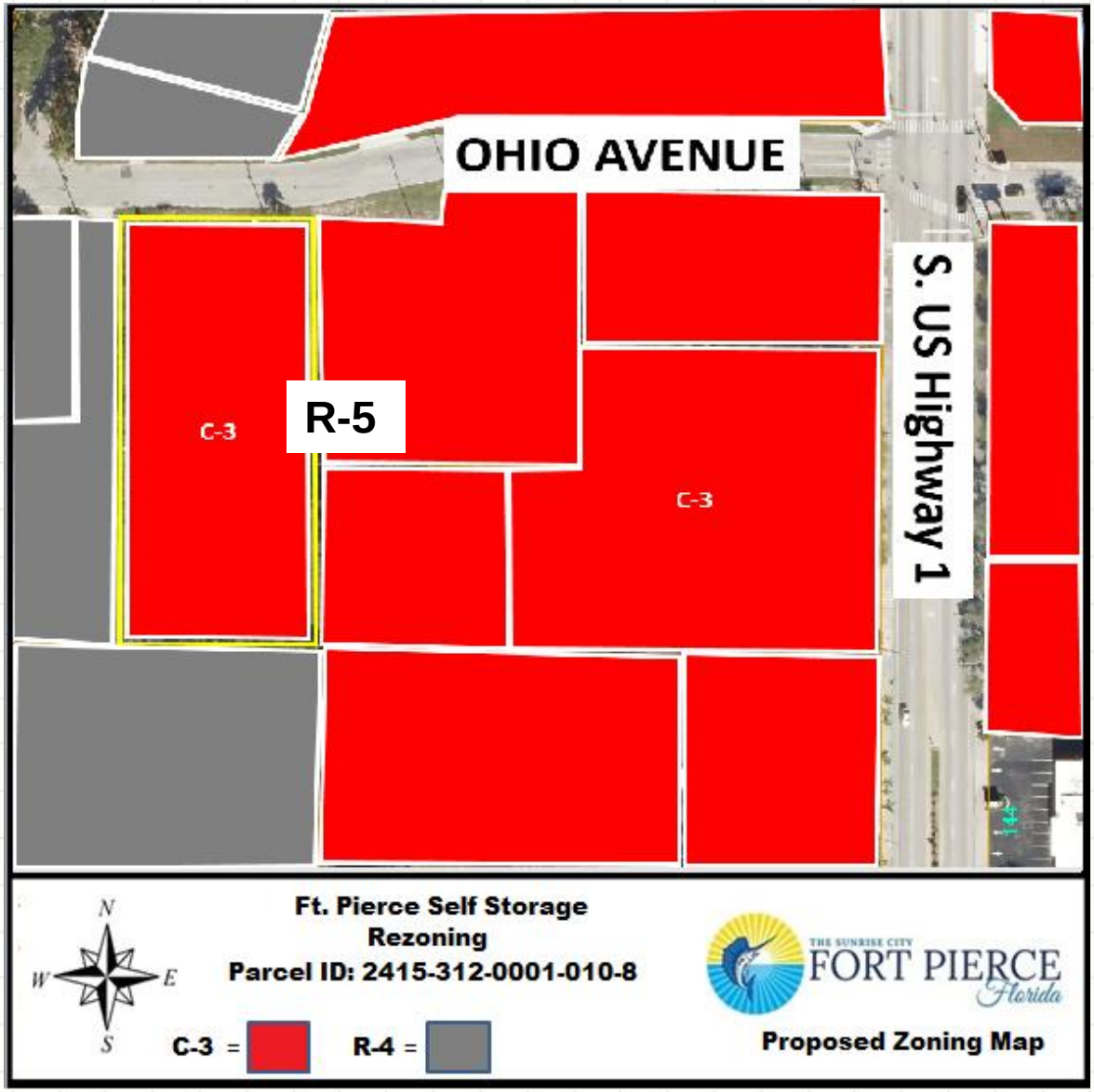

OHIO AVENUE
S. US Highway 1
R-4
C-3
N
W
E
S
Ft. Pierce Self Storage
Rezoning
Parcel ID: 2415-312-0001-010-8
C-3 =
R-4 =
THE SUNRISE CITY
FORT PIERCE
Florida
Current Zoning Map

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

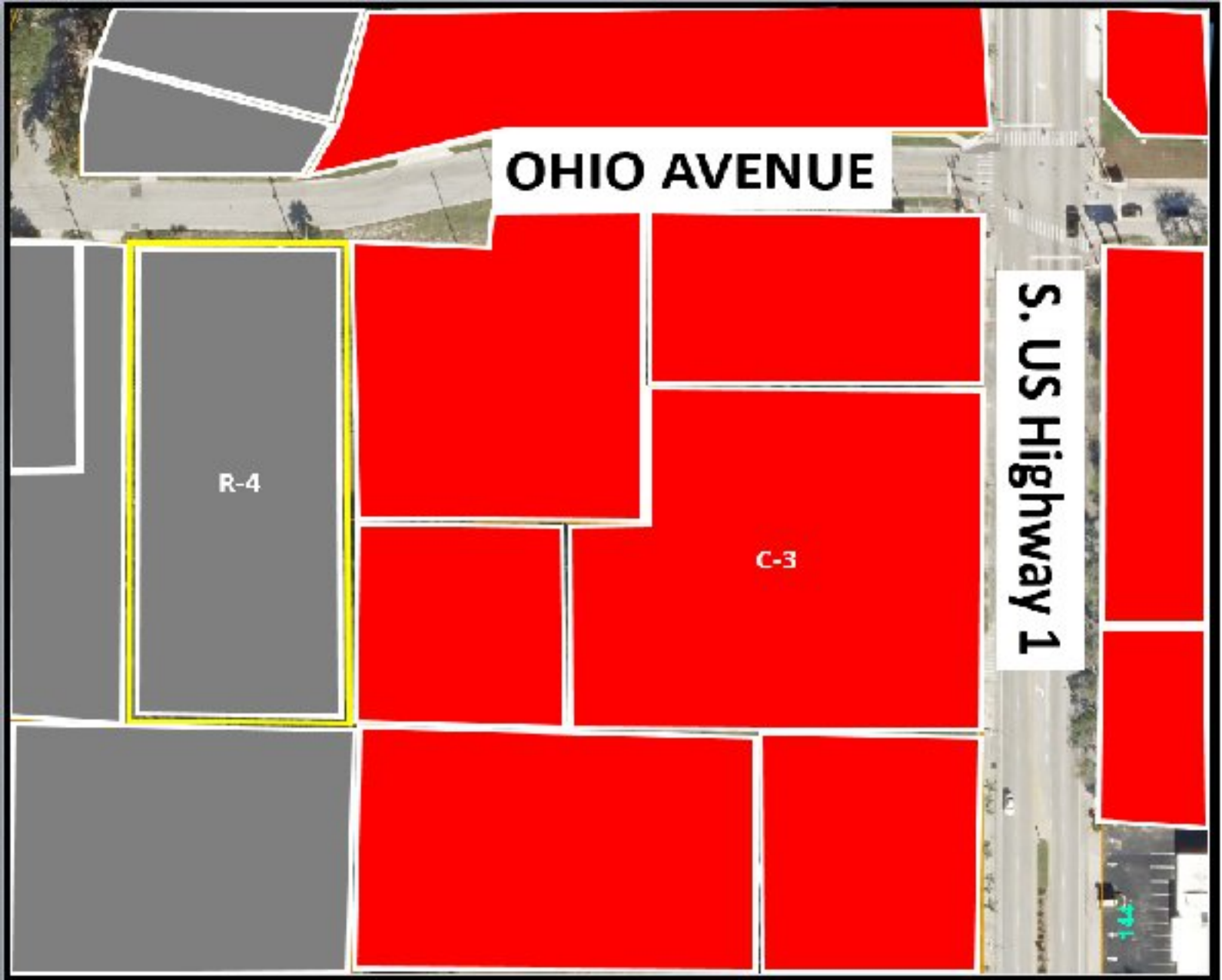
S

Ft. Pierce Self Storage

Parcel ID: 2415-312-0001-010-8

Aerial Map

THE SUNRISE CITY FORT PIERCE Florida



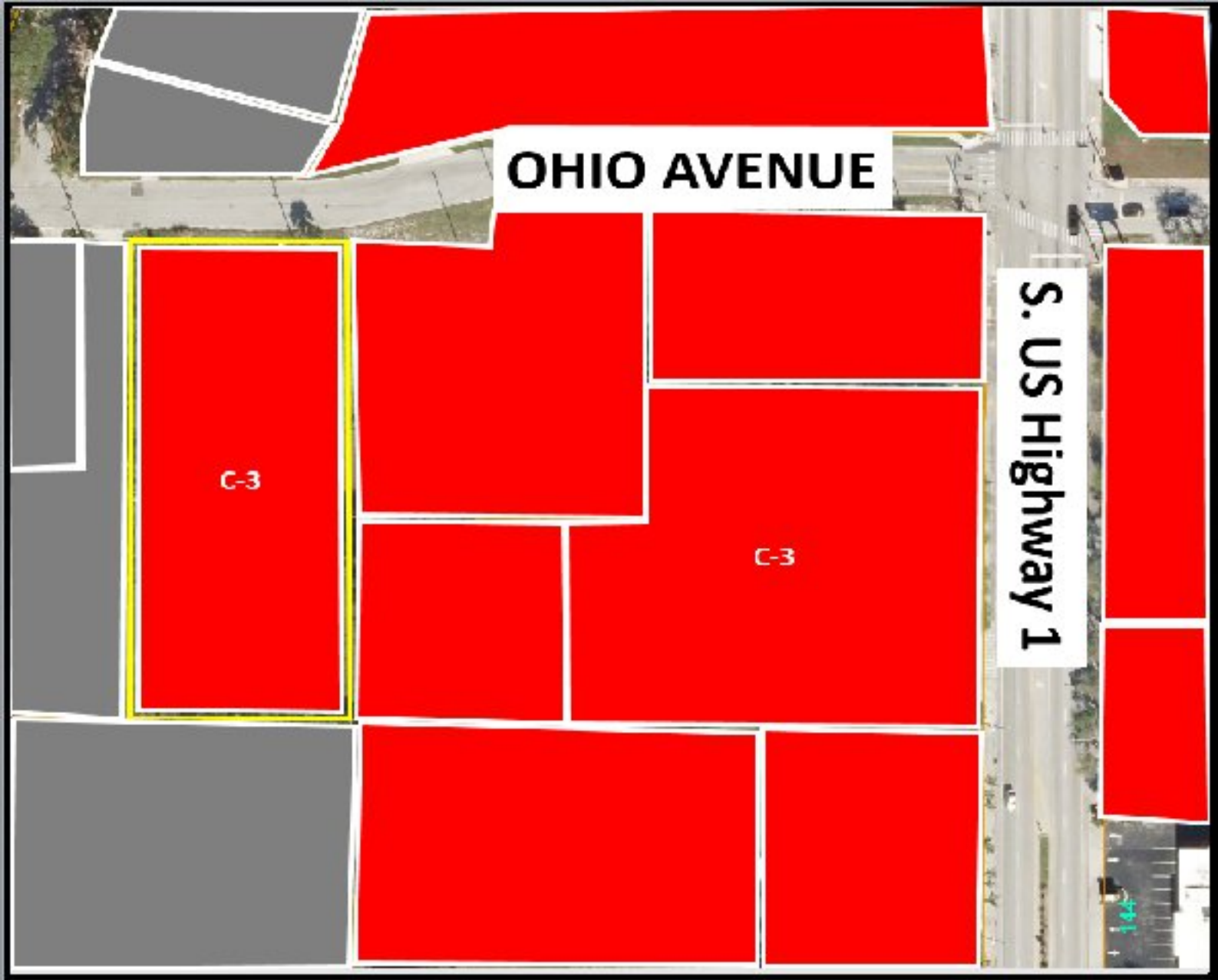
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W E
S

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.

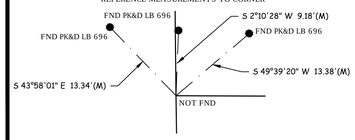
Sincerely,

Shaikha Abedin, EI

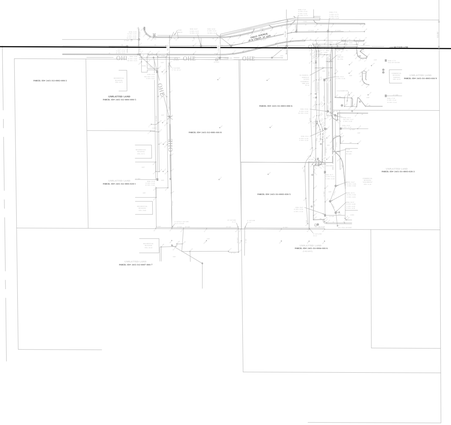
Attachments

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
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

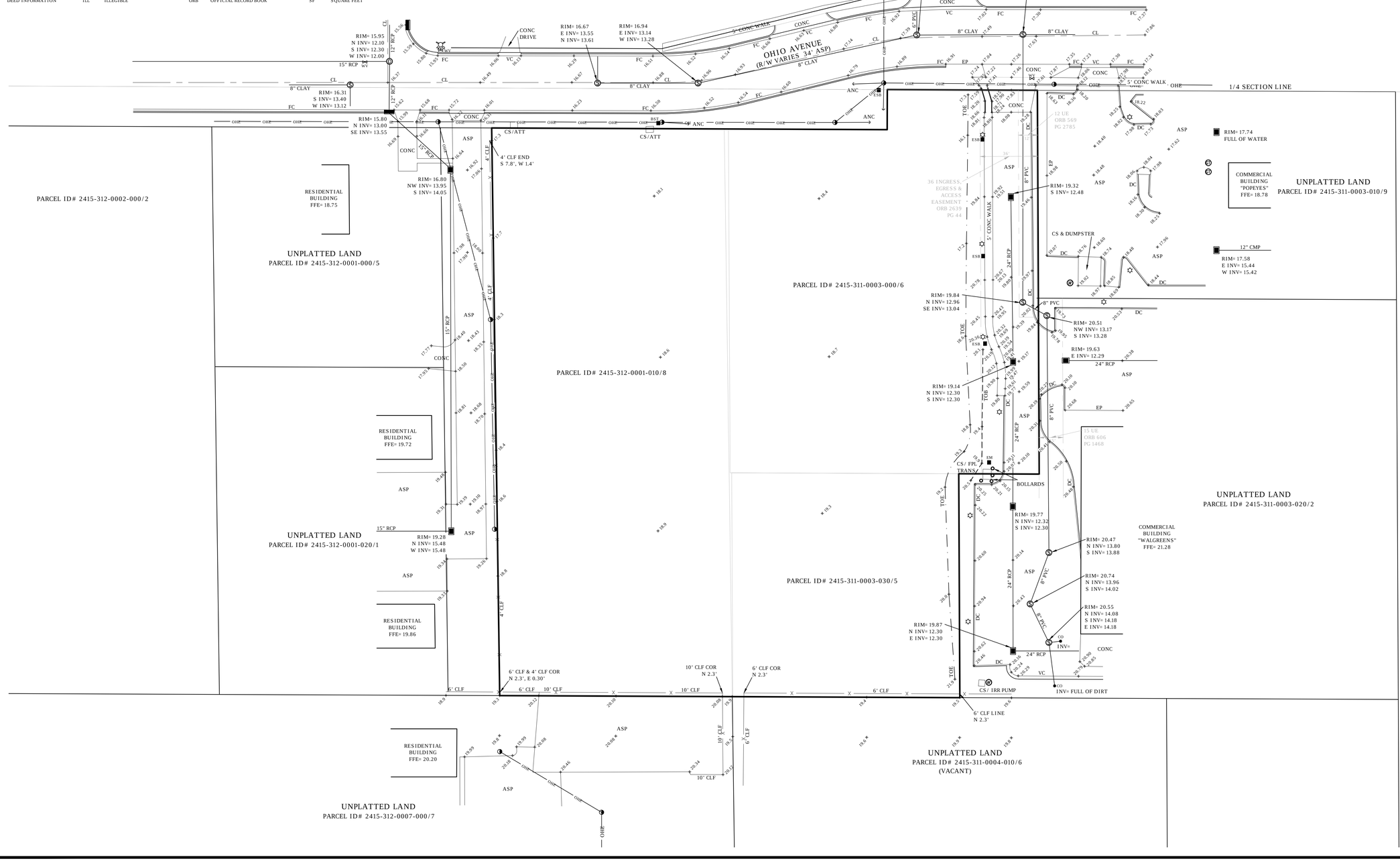
JOB NUMBER: 18-1030

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
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VELCON
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BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
FORT PIERCE SELF STORAGE

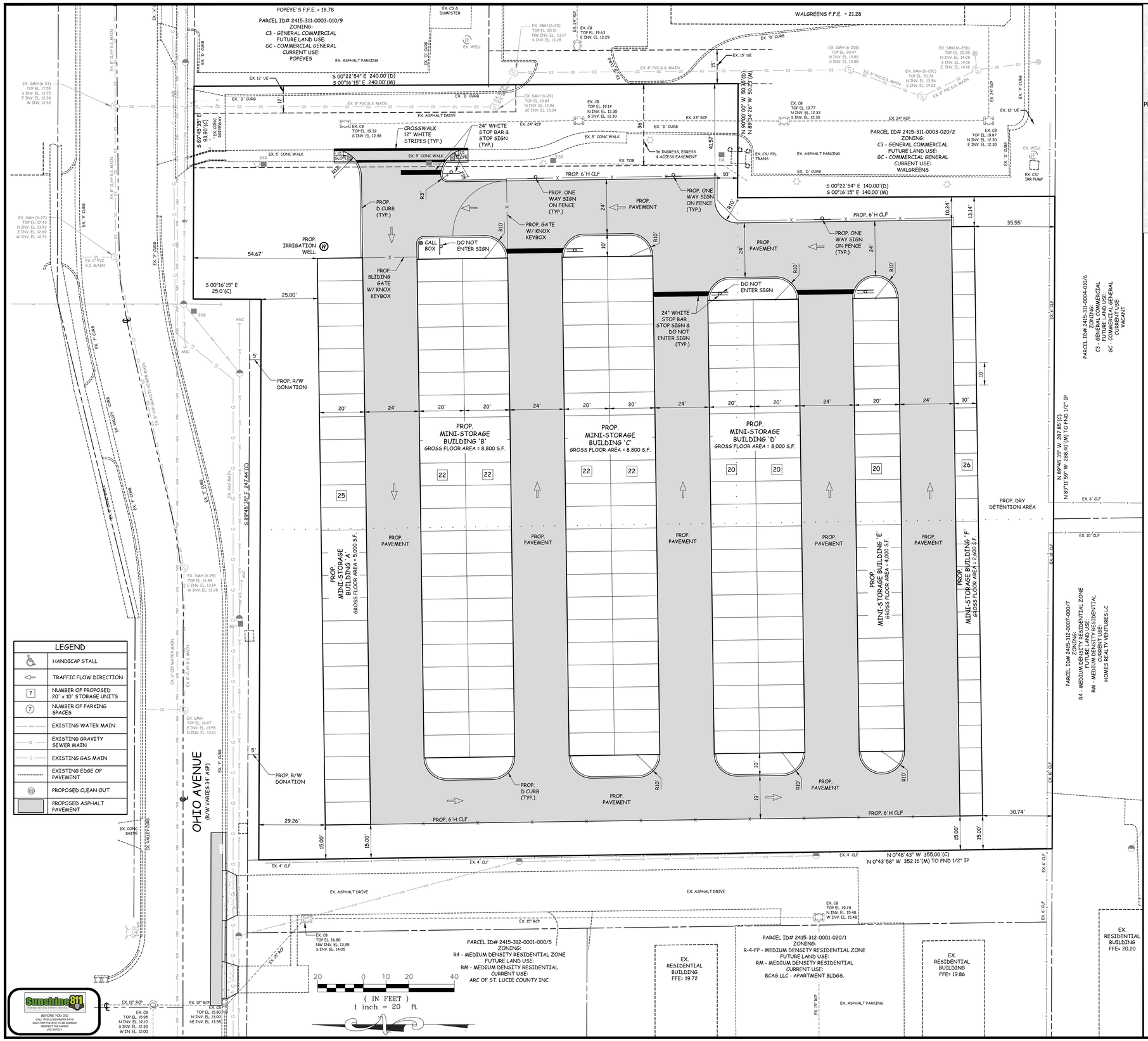
REVISIONS	DATE:	BY:

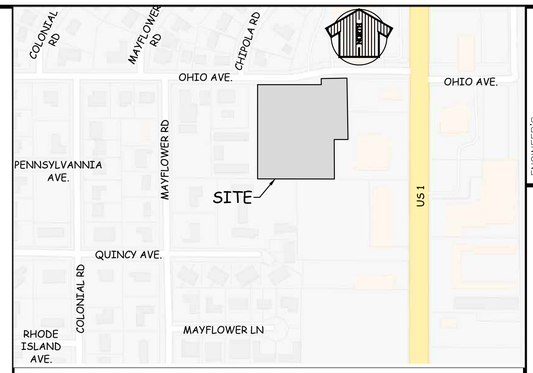
DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 09/07/18
FIELD BOOK/PAGES: PLANS

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

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.h.**

Meeting Date: 09/03/2019

Re: Major Amendment to Planned Development - Harbour Isle - 835 Seaway Drive

---

SUBJECT:

Legislative 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. SECOND 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

19-037 w/ Updated Conditions
Site Plan Approval Letter
Ordinance 19-037 original version
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: 08/20/2019

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. At the Quasi-Judicial Hearing by the City Commission on August 19, 2019, the Mayor and Commission approved the following additional requirements to the Planned Development as conditions of approval:

1. Turning movements from Seaway Drive shall be right in and right out only; and

2. Reinstate the rear driveway connection to Harbour Isle Drive incorporating a shared access agreement with all three parcel owners (2402-500-0009-000-8, 2402-504-0001-000-4, and 2402-504-0002-000-1); and

3. Additional conditions of approval shall attach to the Cumberland Farms site plan.

SECTION 4. All other aspects of the original Harbour Isle Planned Development remain in full force and effect.

SECTION 5. 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 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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.

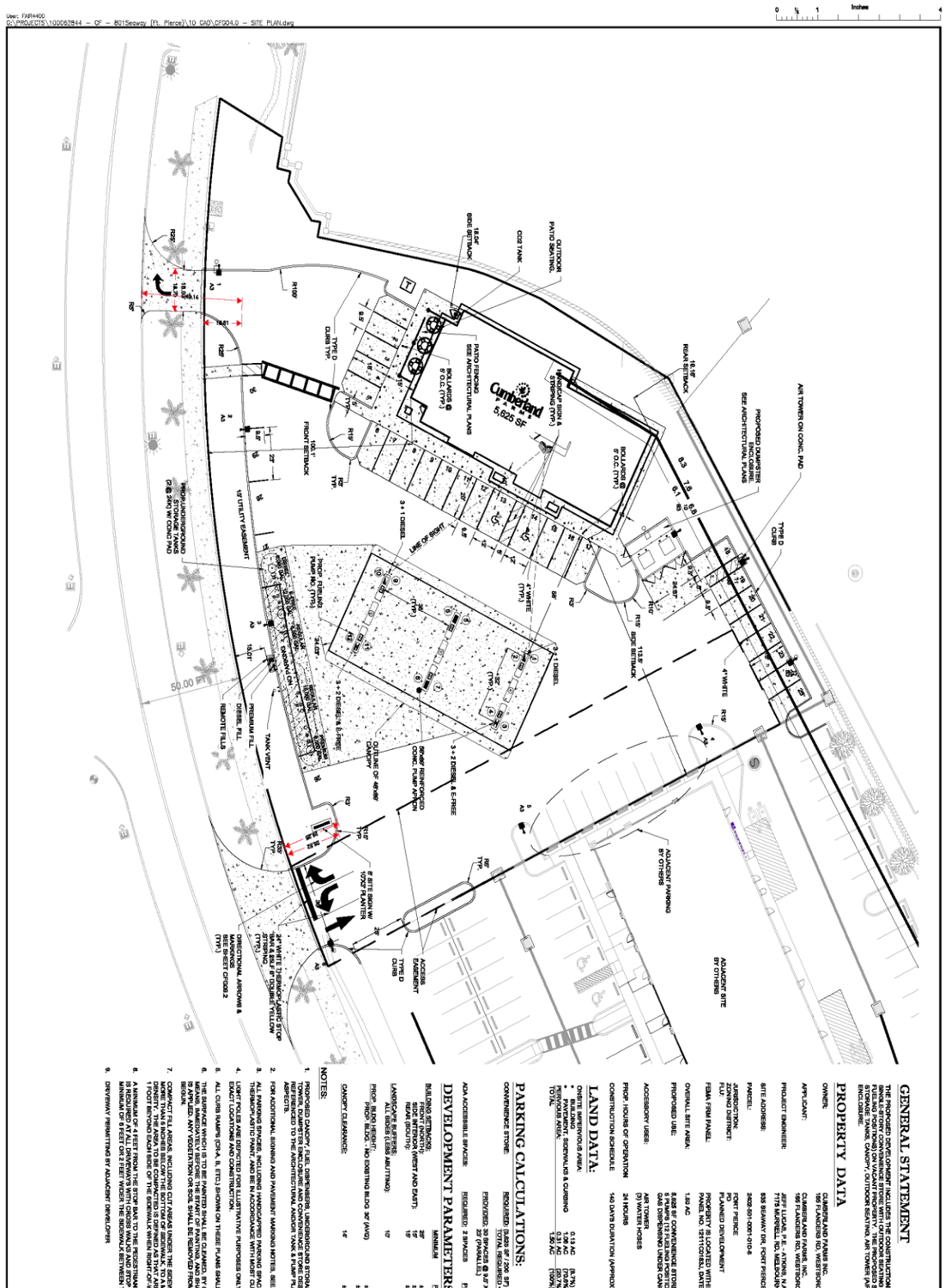
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Site Plan
Major Modification to Planned Development



THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

August 21, 2019

Jeffery Lucas, Atkins, NA (Applicant Representative)
7175 Murrell Road
Melbourne, FL 34940

SHIP Group, Robert Malatesta and Annette Rudd, Party Intervenors
c/o Max Forgey, AICP, Representative
4704 Vincennes Blvd.
Cape Coral, FL 33904

Mr. Keith J. Madsen, Party Intervenor
38 Harbour Isle East Unit 103
Fort Pierce, FL 34949

Dear Ladies and Gentlemen:

The City Commission conducted a Quasi-Judicial Hearing on Monday, August 19, 2019 to consider on first reading Ordinance 19-037 modifying the Harbour Isle Planned Development to revise the site plan to allow for a 5,625 square foot convenience store with fuel sales on property generally located at 835 Seaway Drive; Parcel ID: 22402-501-0001-010-8. After deliberations, the Ordinance and site plan were approved with the following 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.
5. Increase onsite stormwater storage to 1" with approval by the City Engineer.
6. Addition of pervious pavers on the site to include parking spaces as appropriate.
7. All other conditions as approved in Ordinance 19-037 (draft attached).

The City Commission will conduct a legislative public hearing for the second reading of Ordinance 19-037 on September 3, 2019 at 6:30 p.m. which will incorporate all of the conditions of approval. Anyone interested in speaking will be limited to three minutes at this public hearing.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Rebeca Guerra, Interim Planning Director
madsenk1@verizon.net
max@zoningtechnologies.com
zmiddlebrooks@metrogroupdevelopment.com
ralfbrookes@gmail.com
anetrudd@aol.com
jhester86@gmail.com
bema328@aol.com

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.

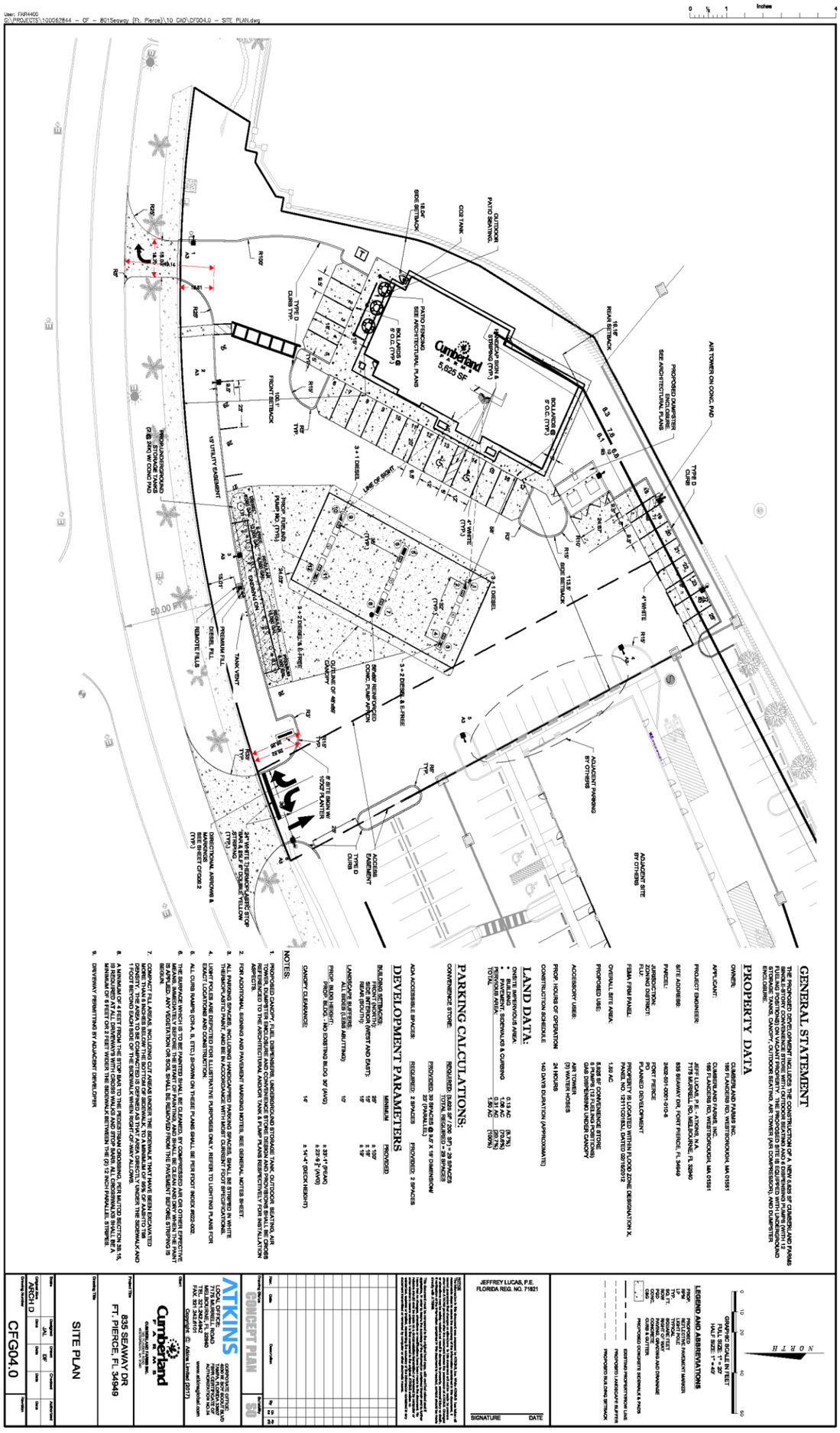
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Site Plan
Major Modification to Planned Development

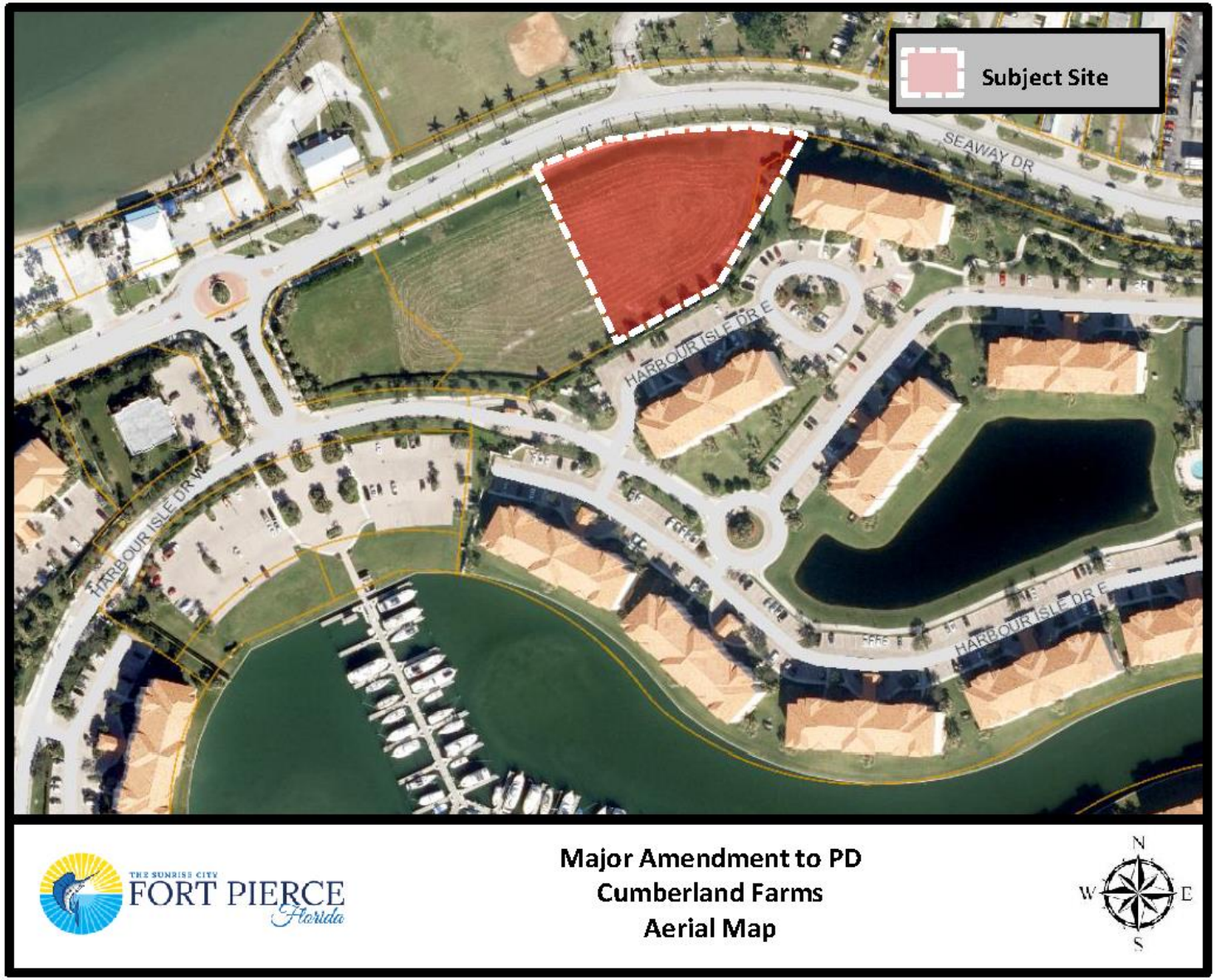


Major Amendment to a Planned Development

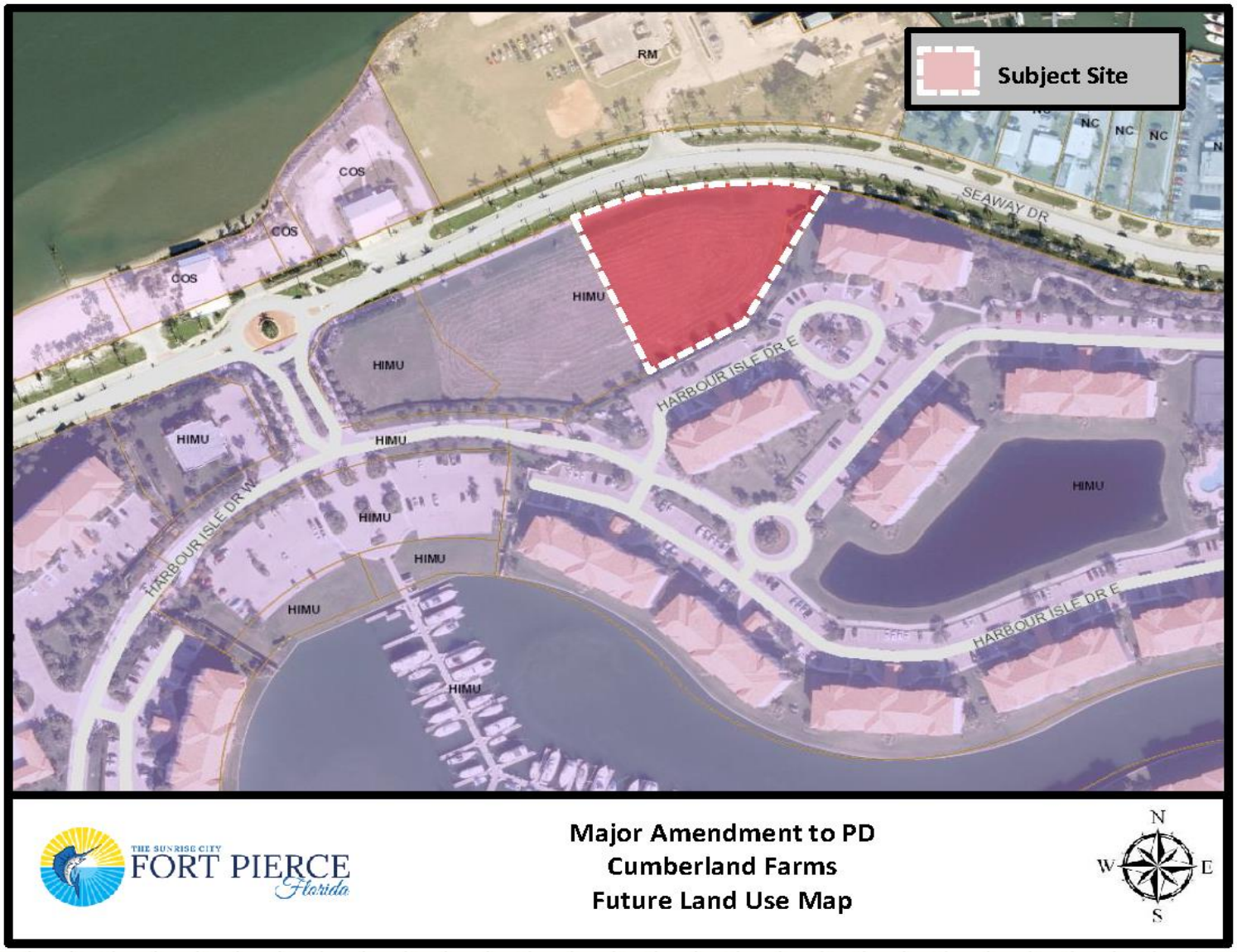


835 Seaway Drive

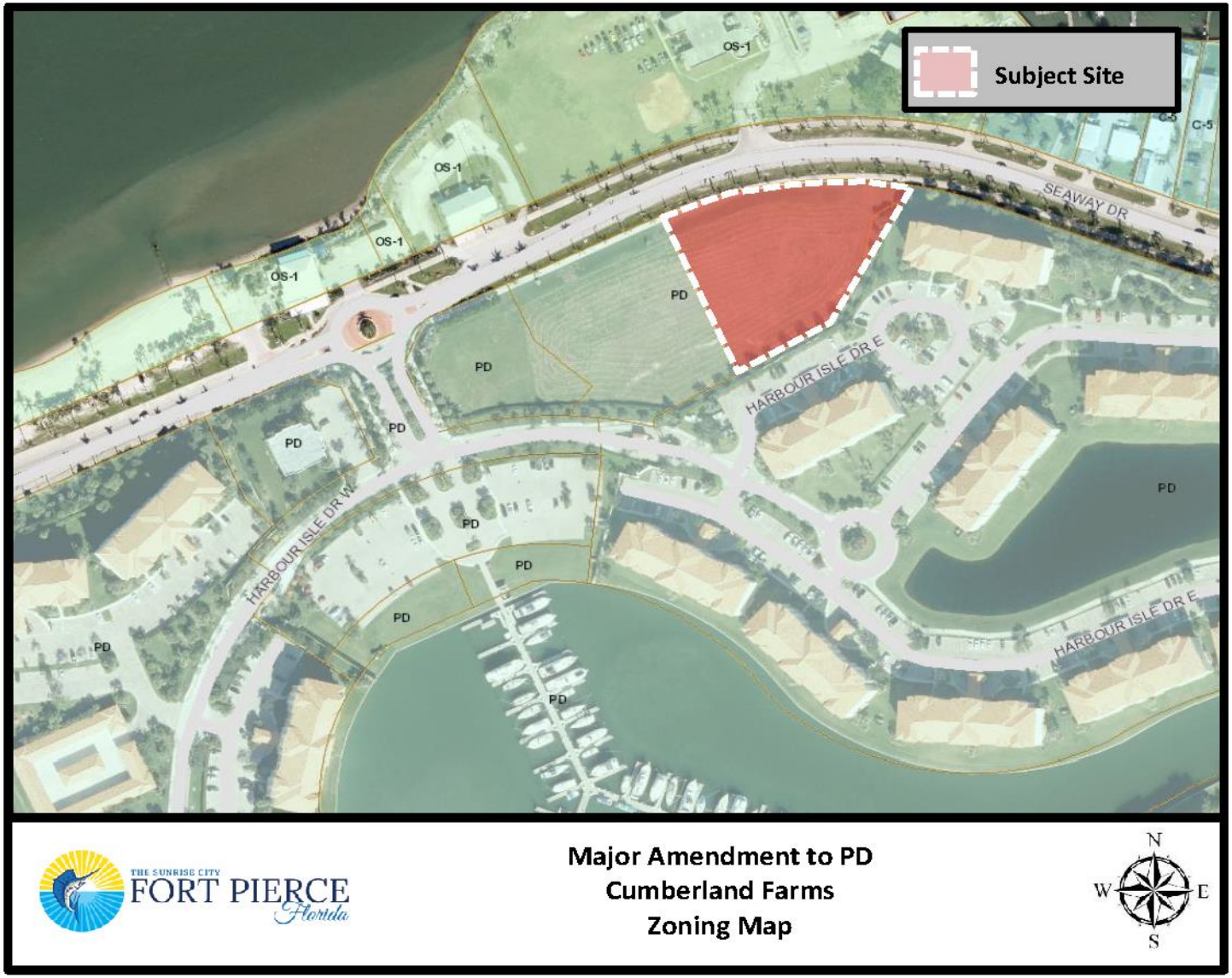
Aerial Map


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
W
E
S

Future Land Use Map



Zoning Map

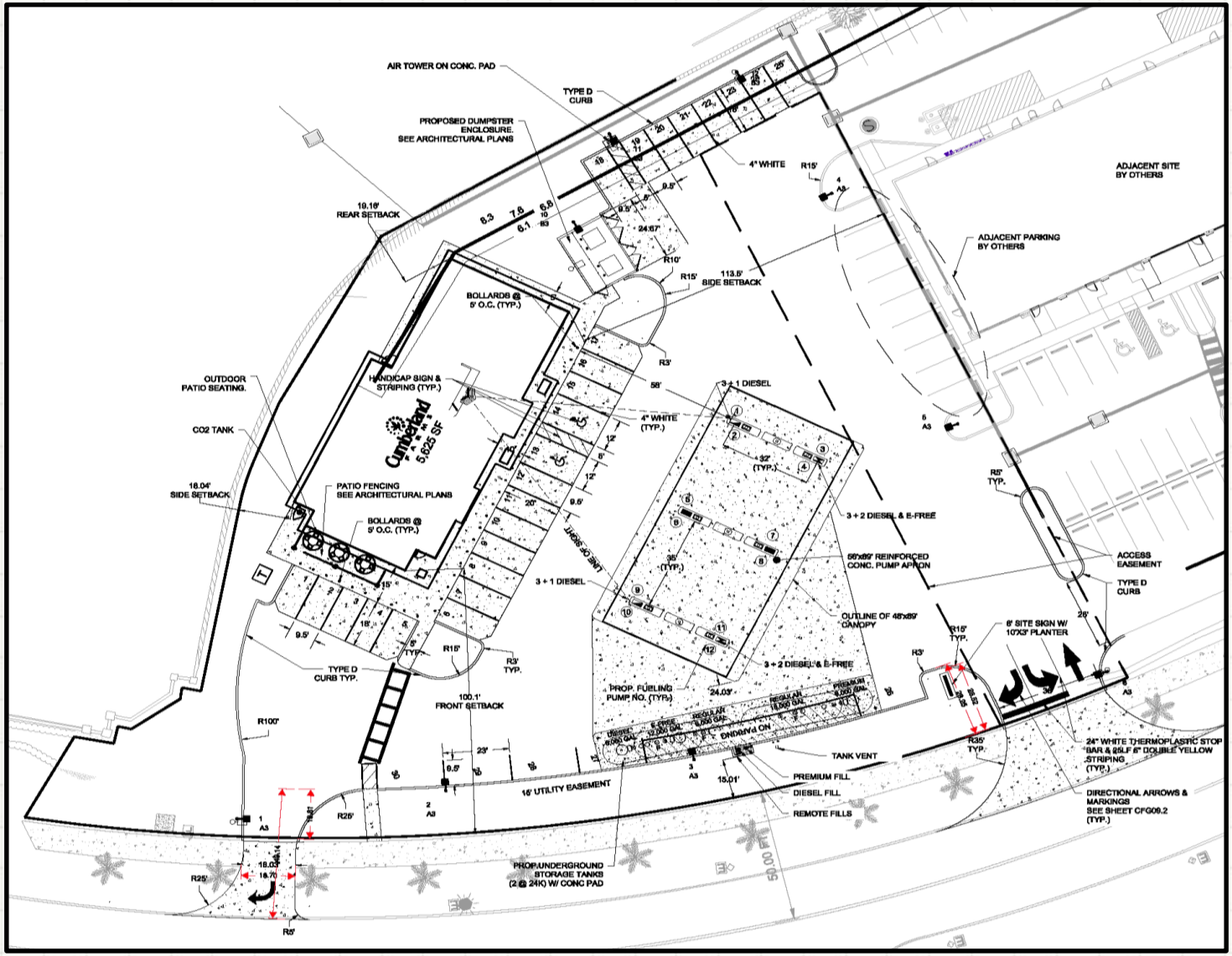

Subject Site
OS-1
OS-1
OS-1
OS-1
C-5
C-5
SEAWAY DR
PD
PD
PD
PD
PD
PD
PD
PD
PD
PD
PD
HARBOUR ISLE DR E
HARBOUR ISLE DR W
HARBOUR ISLE DR E
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
Cumberland Farms
Zoning Map
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Major Amendment to PD

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
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Major Amendment to PD
Cumberland Farms
Zoning Map

N
W E
S

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):

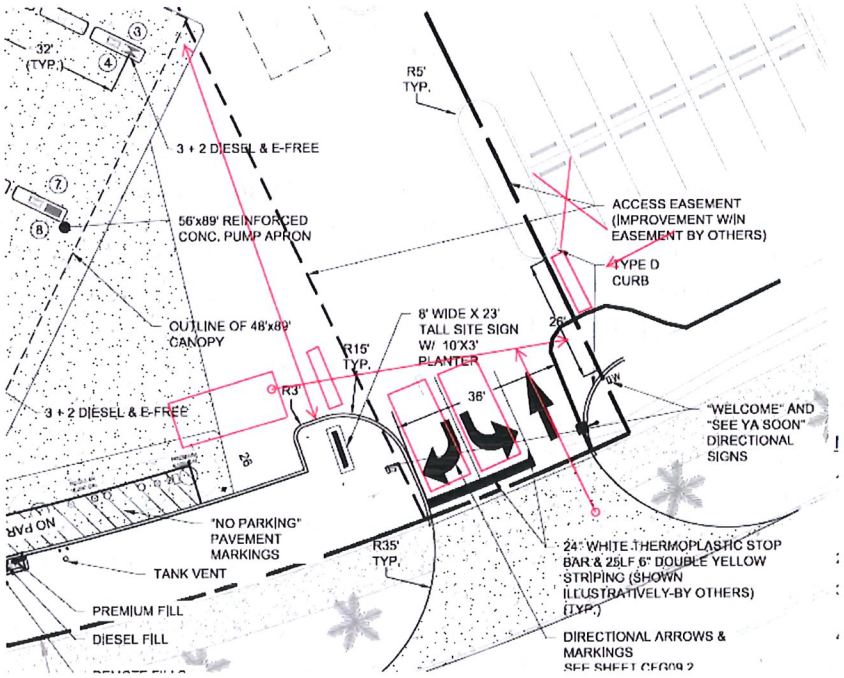
- What are the proposed hours of operation for this establishment? The previously approved project encompassed a neighborhood commercial use, whereas the proposal appears to be a general commercial use, increase intensity for the Planned Development, with adjacent residences. The original plan adopted 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

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Development Team:

Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
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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

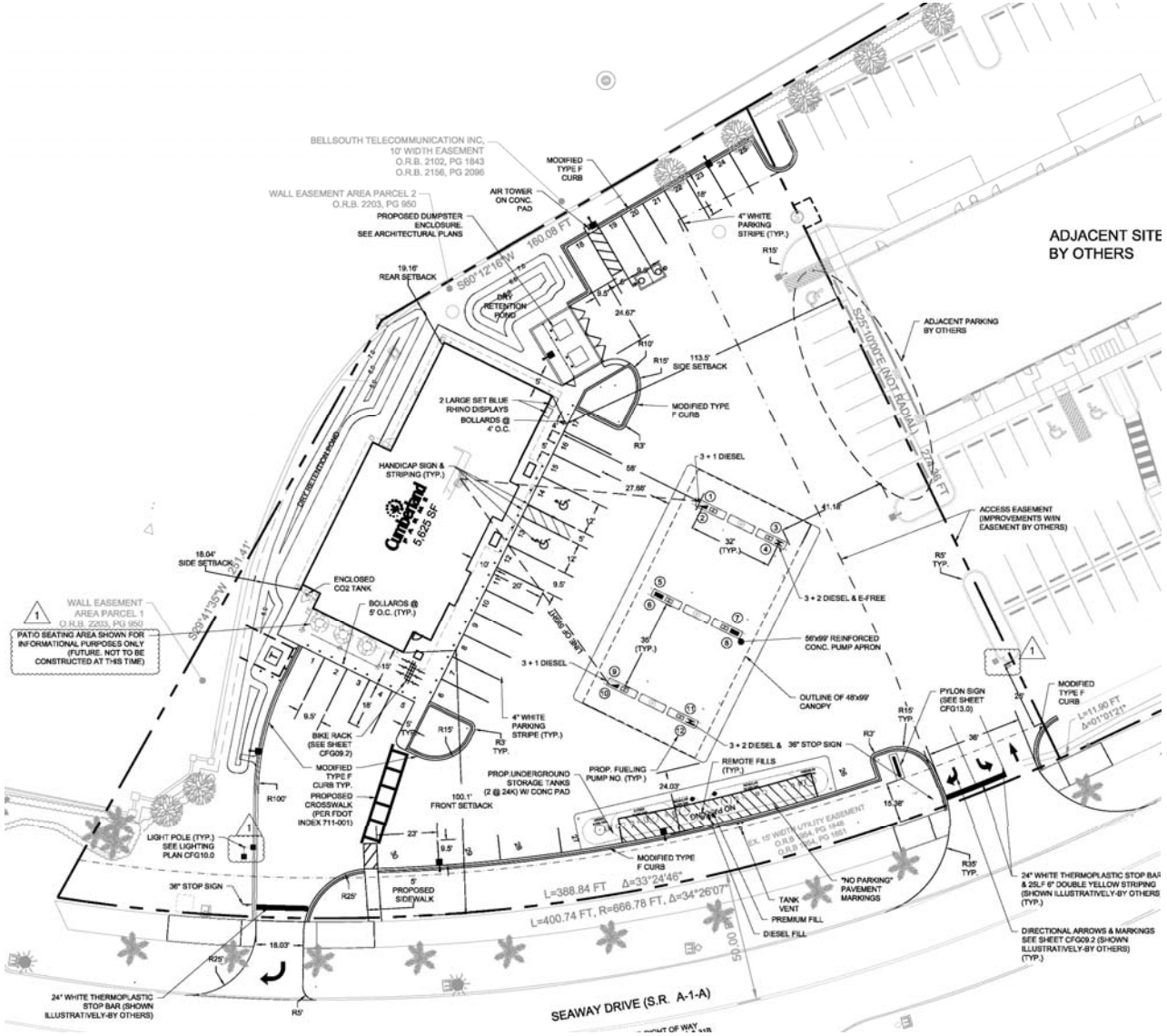
Site Design; Listening - Responding

- 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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North View Harbor
Isle pkg lot & CF rear
EXAMPLES OF
ALUMINUM ROOFTOP
SCREENING LOUVERS
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2nd FL looking north



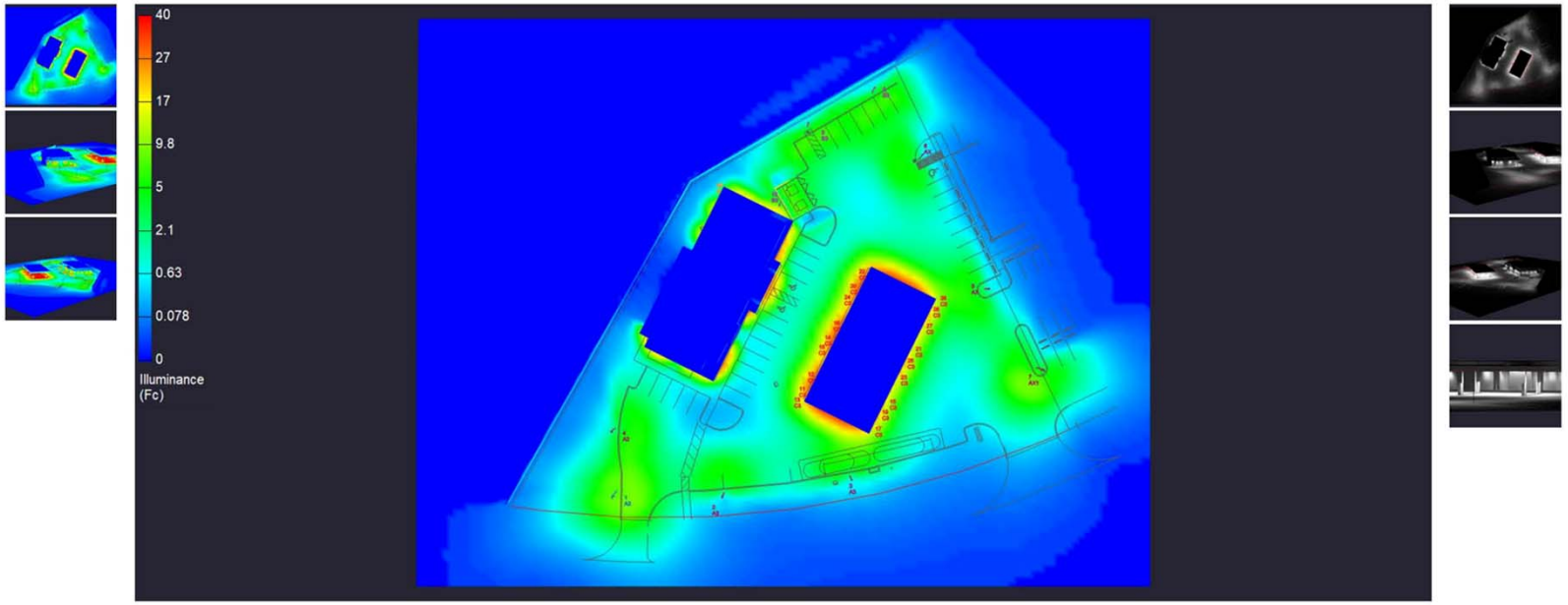
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INTERACTIVE SITE LIGHTING

ILLUMINATION MAPPING
PSEUDO COLOR LIGHTING STUDY AND SLIDESHOW



ROLL CURSOR OVER IMAGES ON LEFT AND RIGHT TO VIEW LARGER

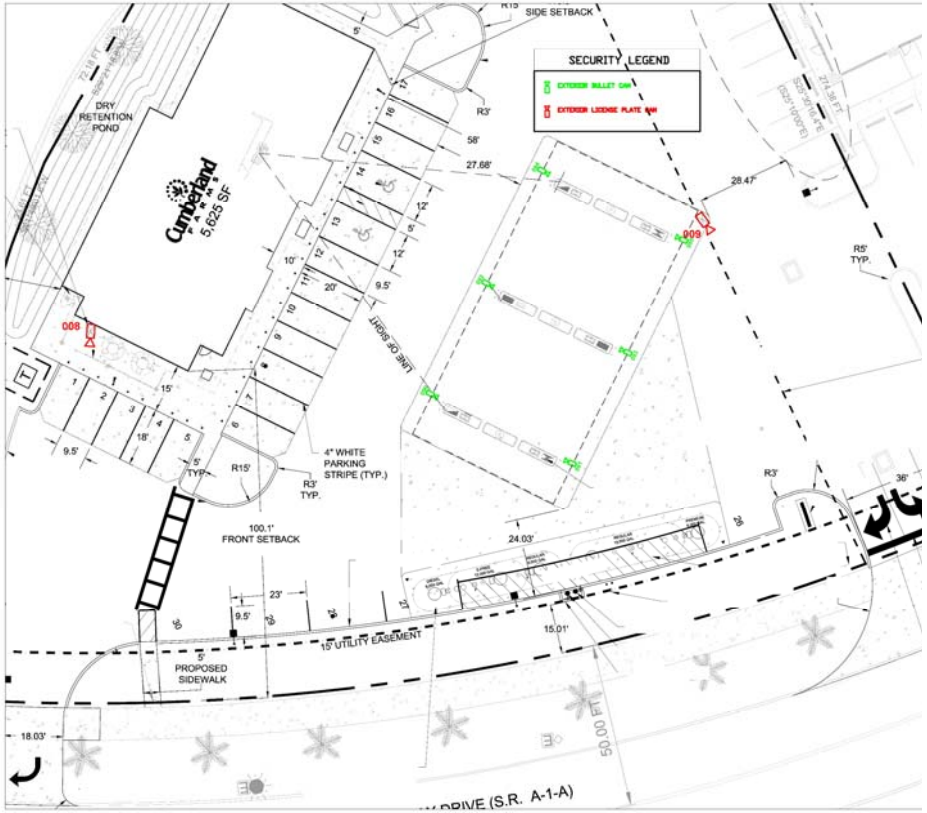
UNDERSTAND YOUR LIGHTING SOLUTION
CLICK TO VIEW AN INTERACTIVE PHOTOMETRY COMPARISON

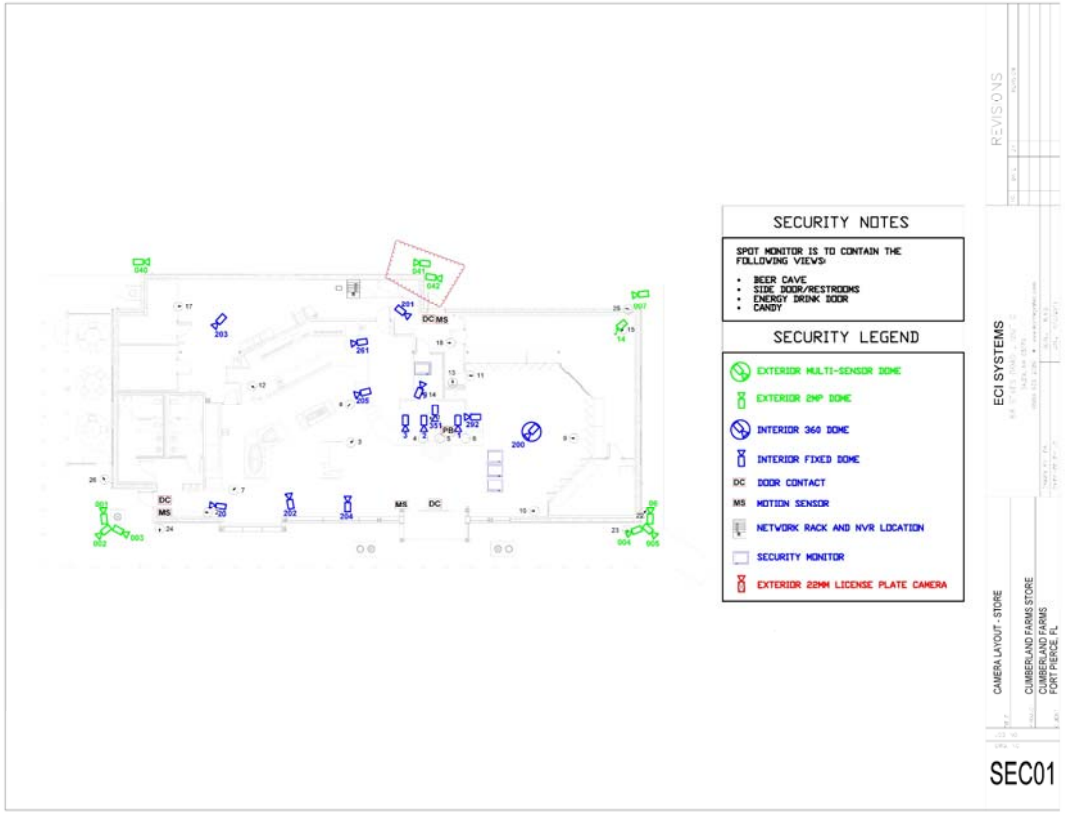
PHOTOMETRIC COMPARISON TOOL
LIGHTING DISTRIBUTION TOOL
IP RATINGS EXPLAINED

Adobe Acrobat Document

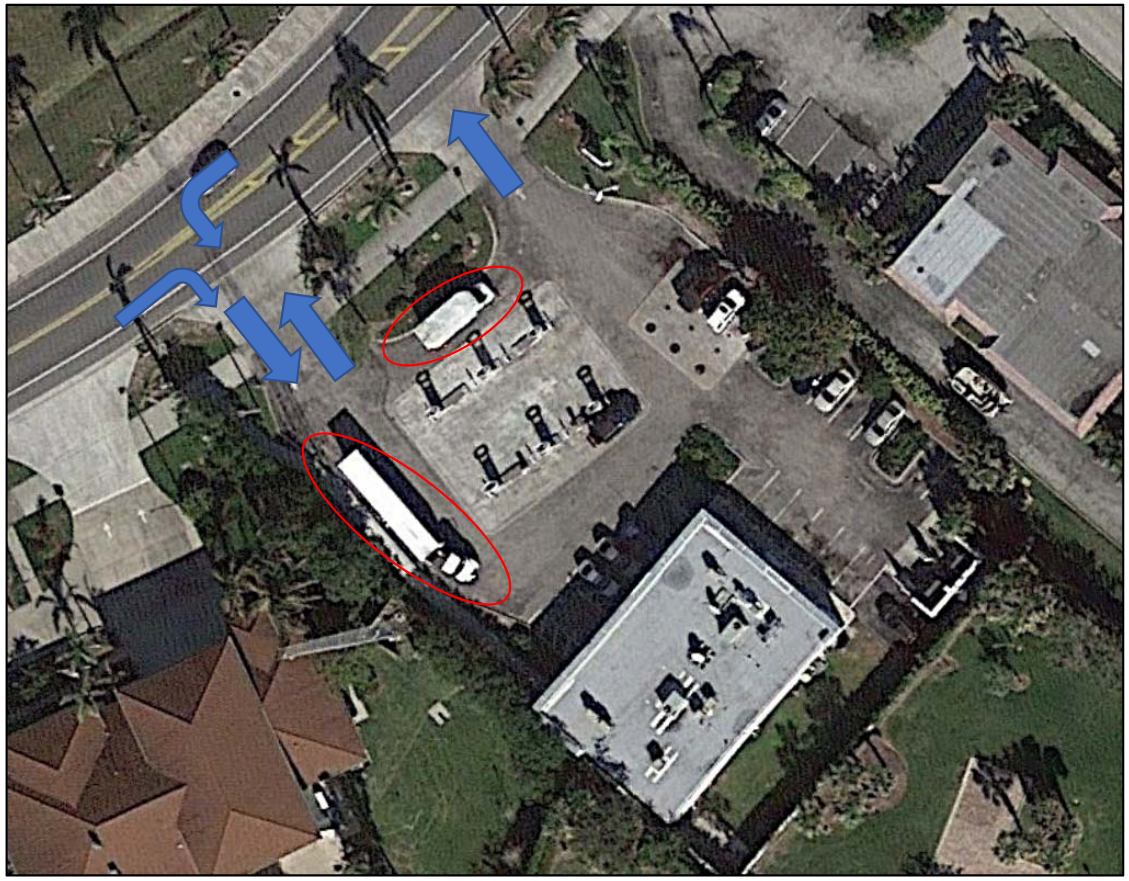
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SECURITY CAMERA LAYOUT





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

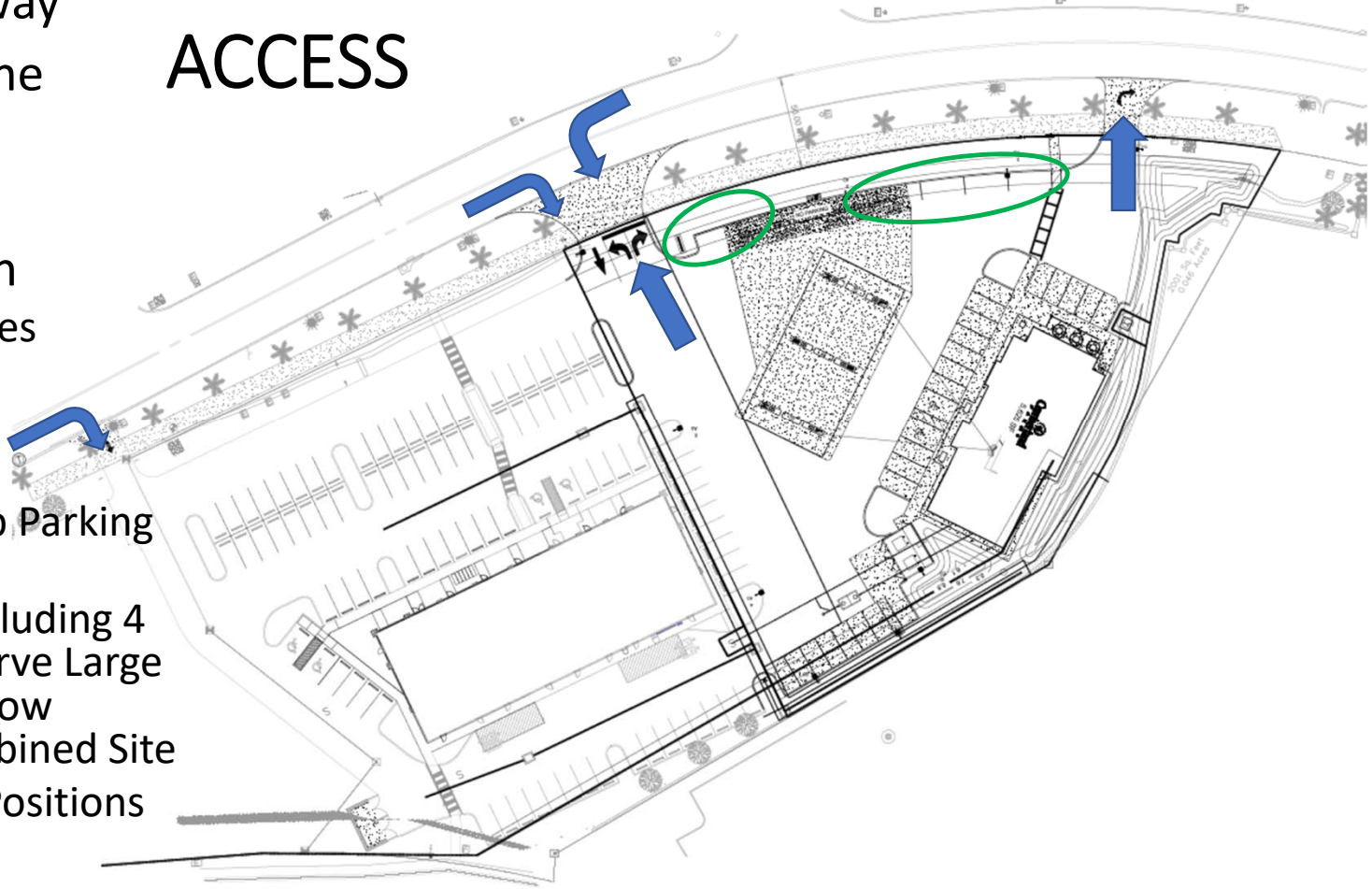
EXISTING SITE CONSTRAINTS



- 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



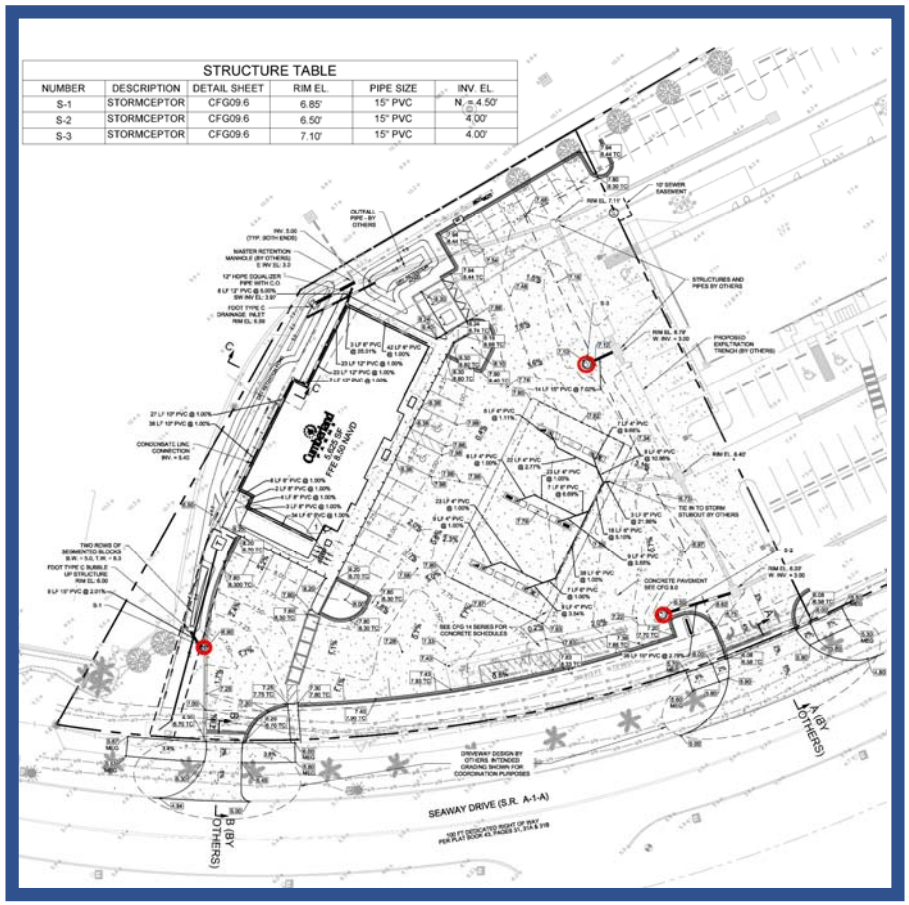
TRAFFIC FLOW

- 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



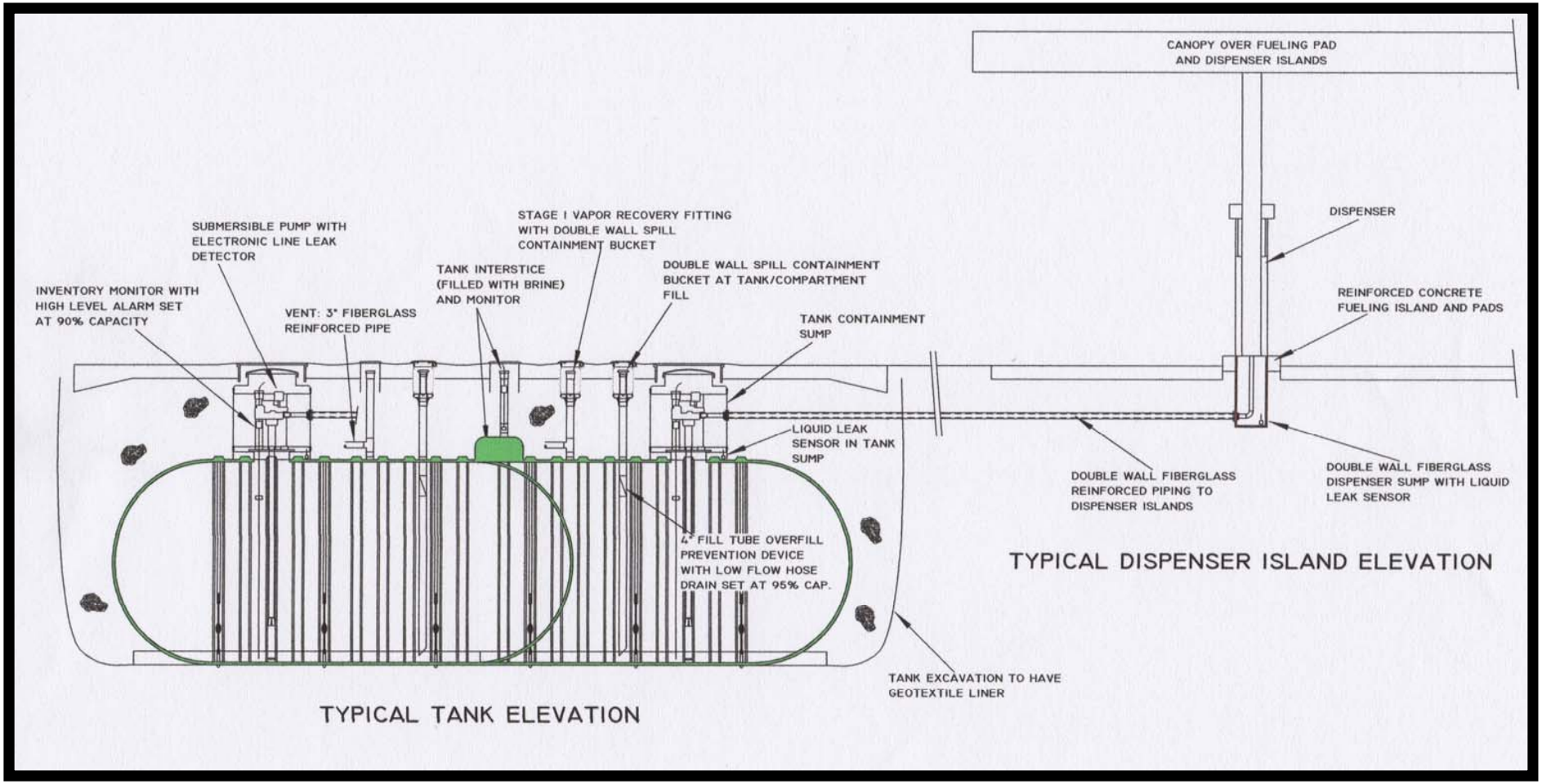
- The site plan shows 3 Stormceptors.
- All surface waters will drain to a Stormceptor.
- Stormceptors remove sediments and oils from stormwater.
- Stormceptors were first approved by the New Jersey Corporation of Advanced Technology in 2004.
- Stormceptors were recently recertified by the Department Environmental Engineering and Sciences at the University of Florida, Gainesville in 2008

Protecting the Environment

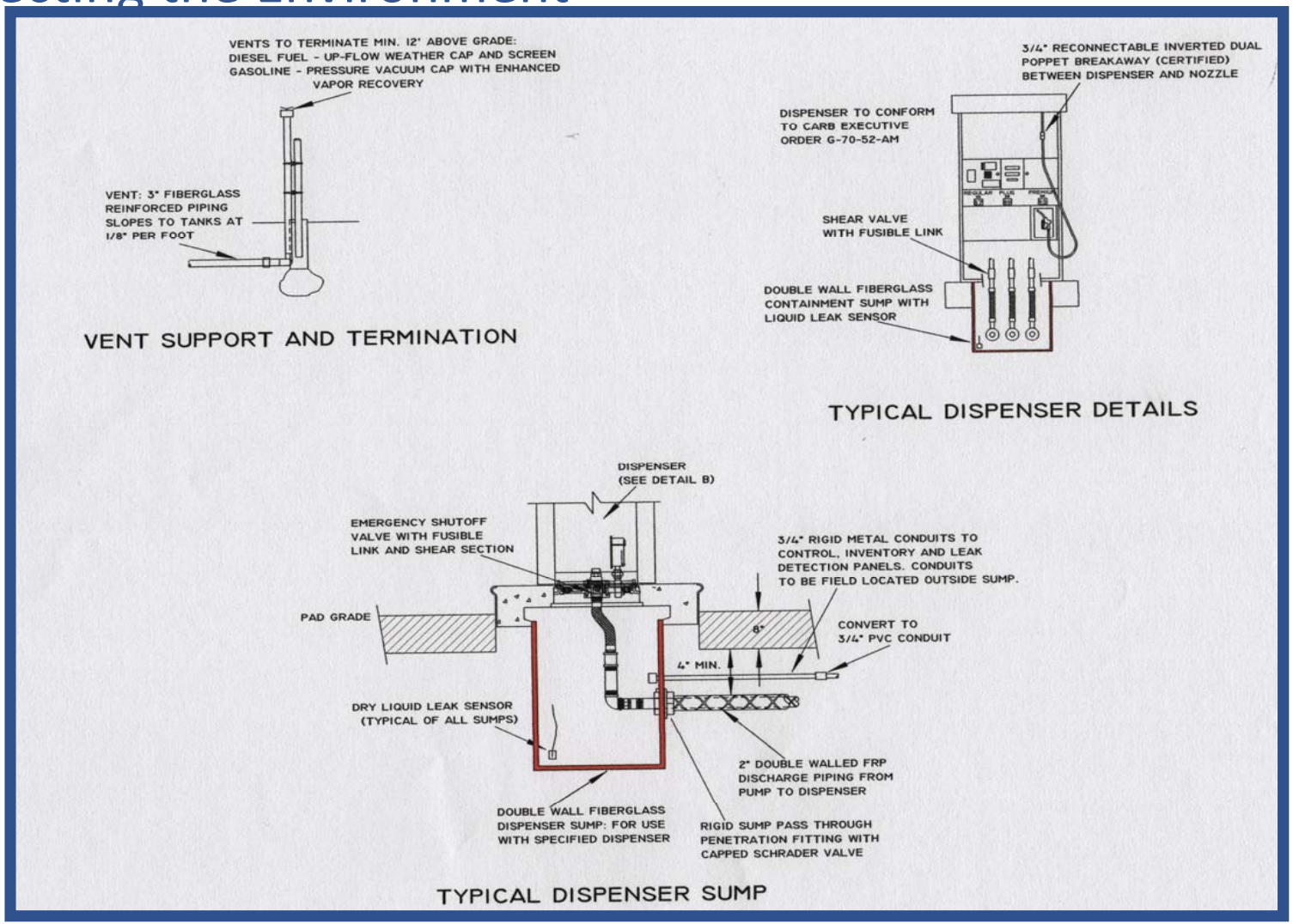
- Water with sediment, oils and trash will enter the Stormceptor from the surface.
- Water flows downward to lower chamber. Sediments settle. Oil and trash floats and is trapped in a containment structure.
- If there are no spills, the Stormceptor is cleaned yearly.
- Each Stormceptor is certified to hold 50 gallons of oil.
- Stormceptors meet Iso 14034 Environmental Management Environmental Technology Verification.



Protecting the environment



Protecting the Environment

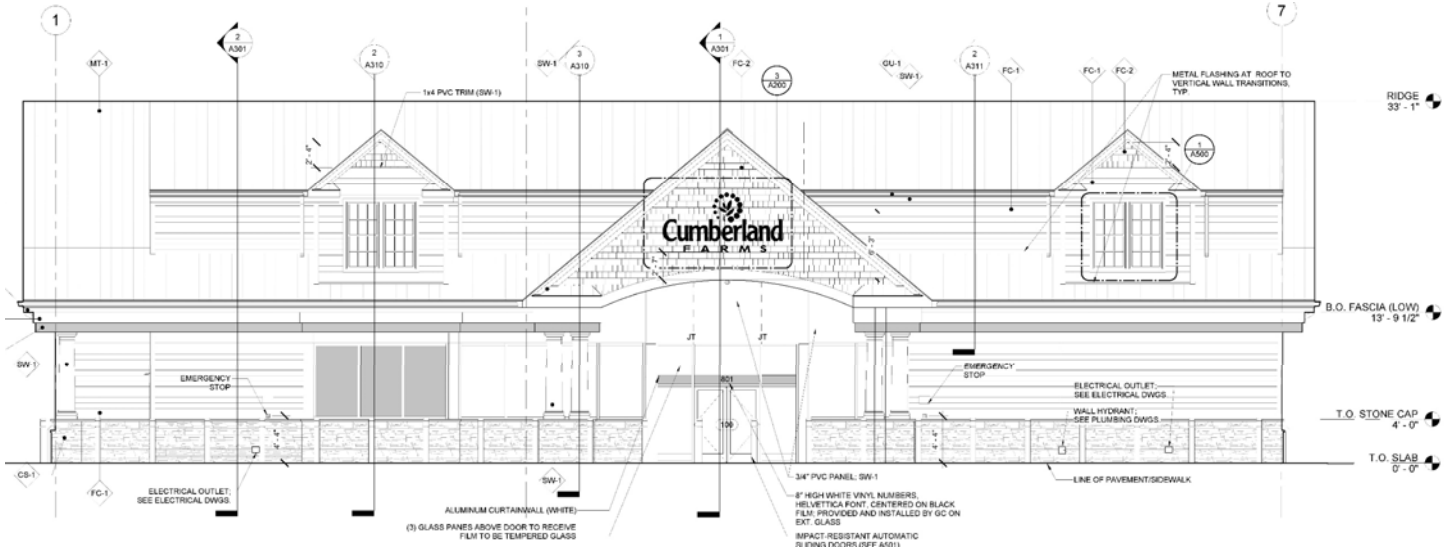


Summary Facts for Approval

- 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



WEB ENGINEERING ASSOCIATES, INC.
111 Summer Street
P.O. Box 710
North Scituate, Massachusetts 02060
TEL: 781-546-2161 • FAX: 781-378-2192

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

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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

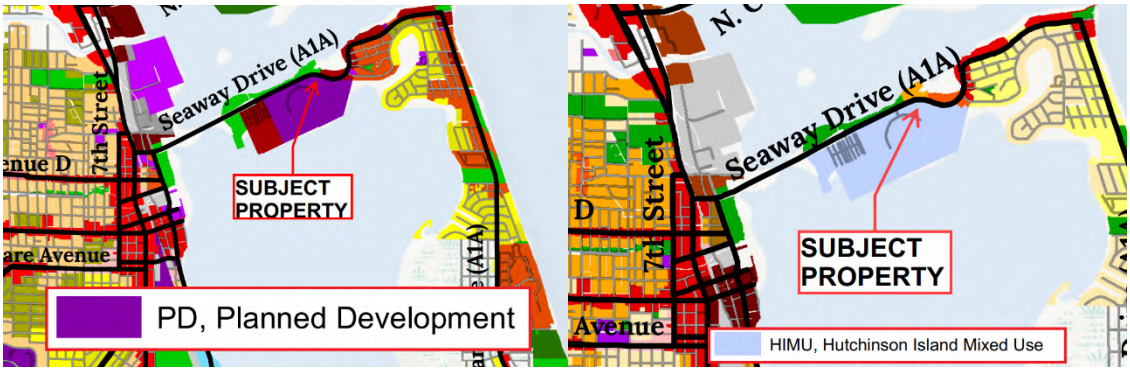
Date: **February 19, 2019**

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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SmartPay MEMBER
2.34 9/10
WE HAVE DIESEL
Cumberland

C.4. PHOTOGRAPHS OF EXISTING STRUCTURES







C.5. TRAFFIC IMPACT REPORT

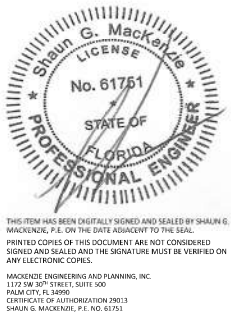
TRAFFIC IMPACT ANALYSIS

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
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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.

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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

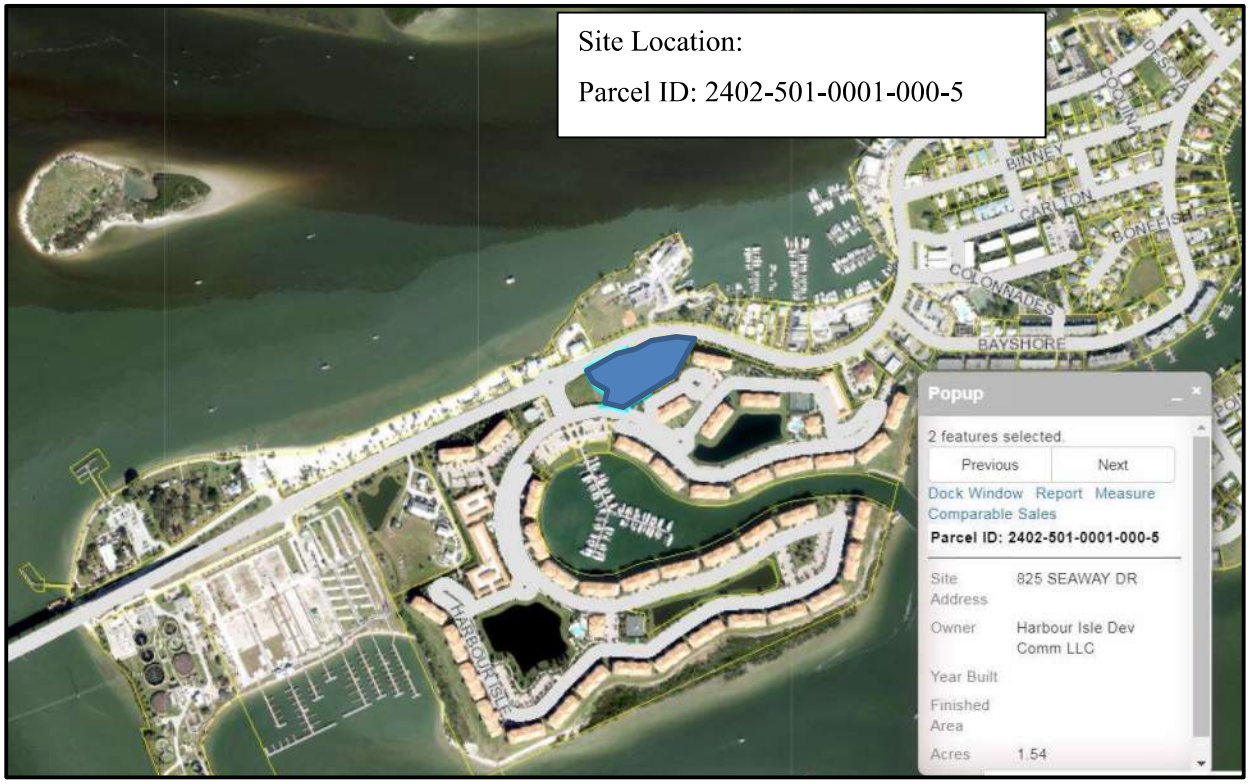
INTRODUCTION

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:

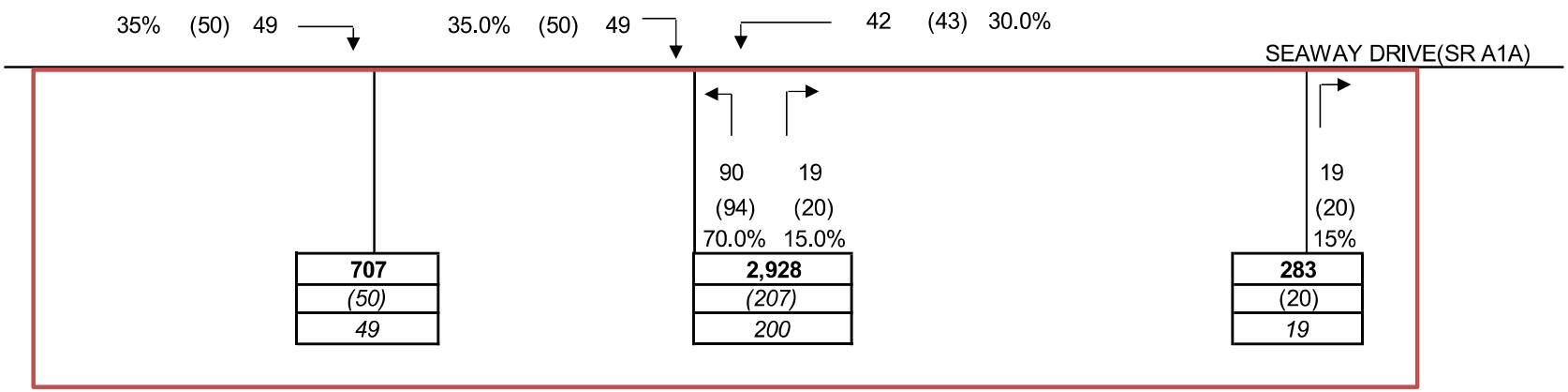
- Seaway Drive west access – right-in only
- Seaway Drive central access – full access
- Seaway Drive east access – right-out only

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



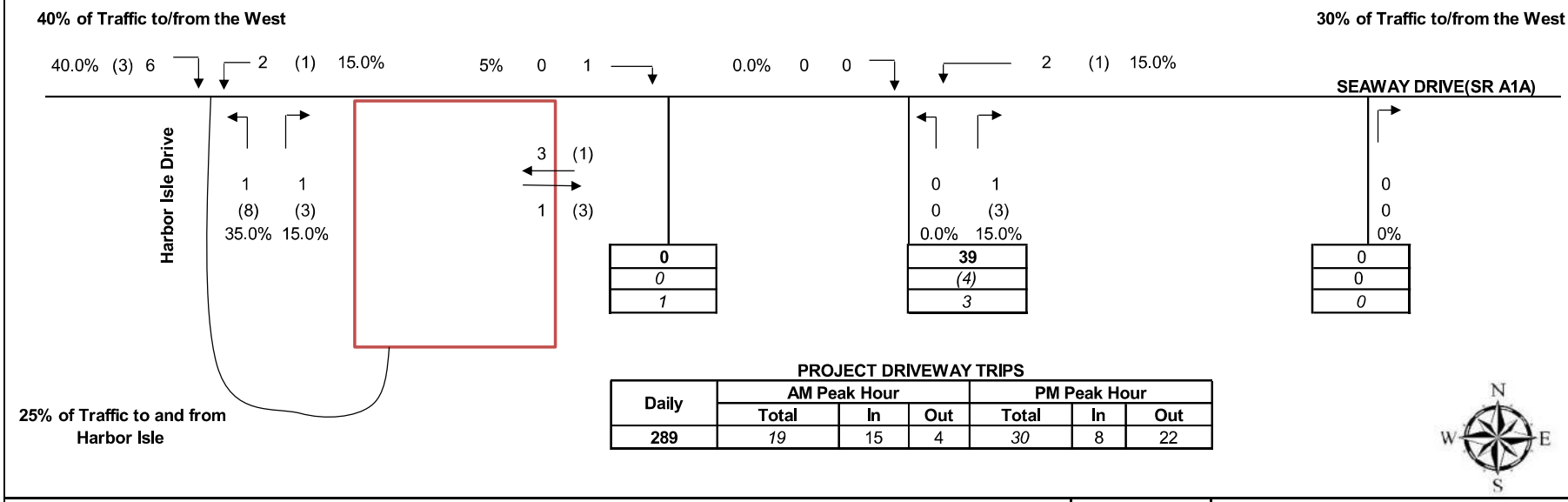
Harbor Cay

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

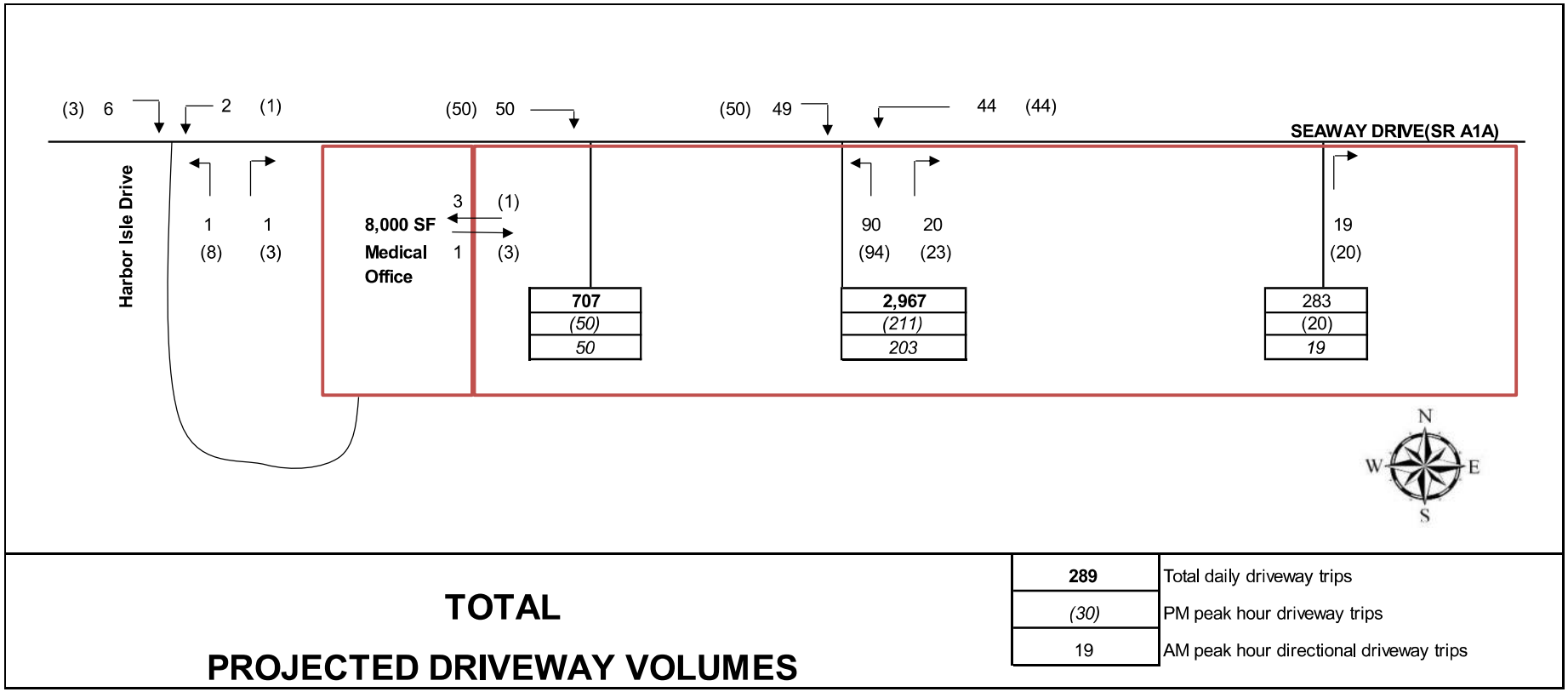


Possible Medical Office adjacent to Harbor Cay

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

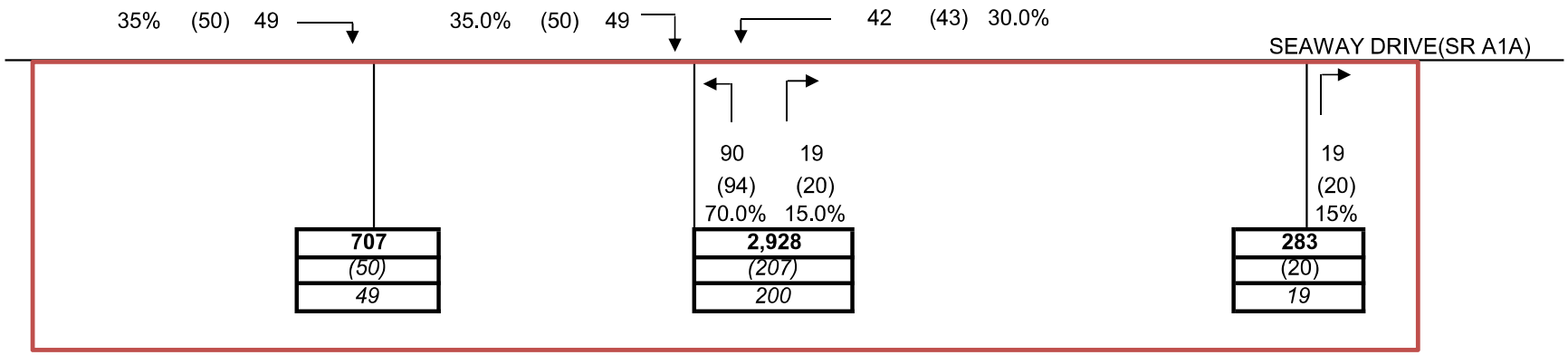
EXHIBIT 4 - PM PEAK HOUR
Harbor Cay
PM PEAK HOUR PROJECT TRIPS

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

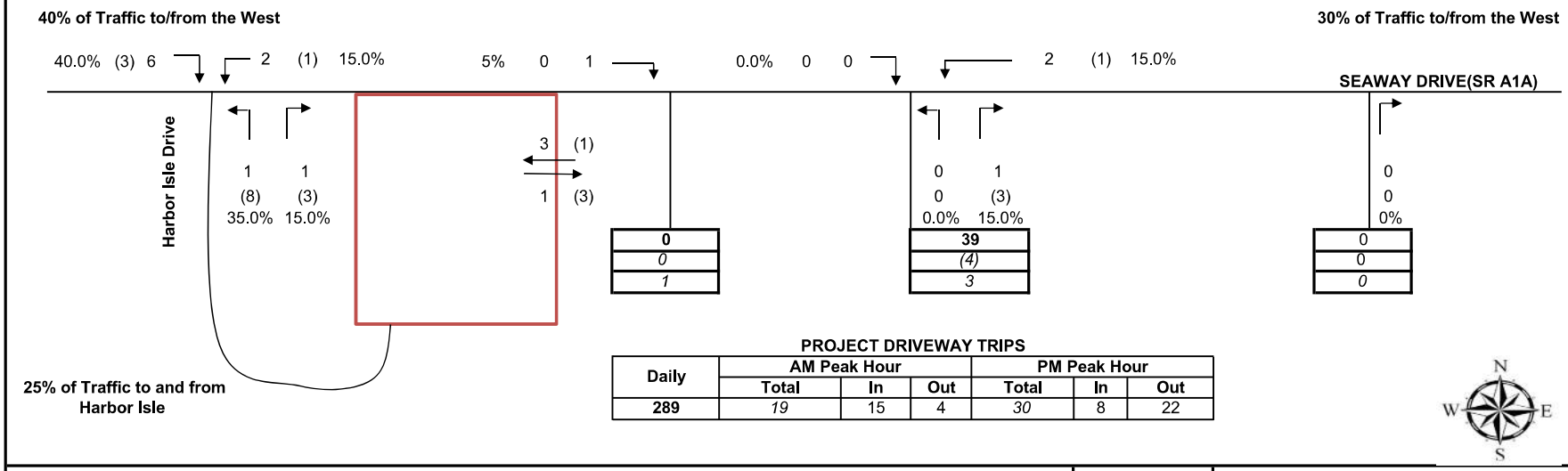
Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Site Traffic									
Medical Office	8.000	1000 SF	289	19	15	4	30	8	22

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

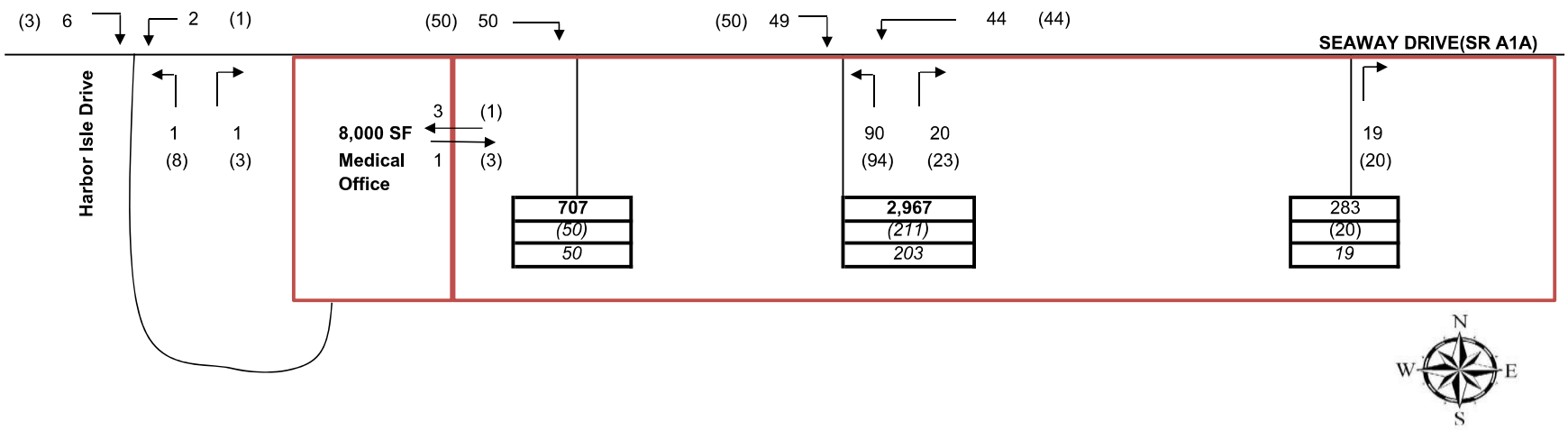
Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
289	*19*	15	4	*30*	8	22

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

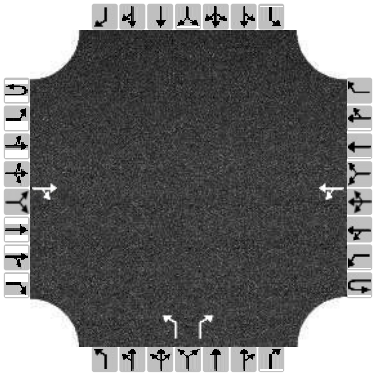
General Information

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

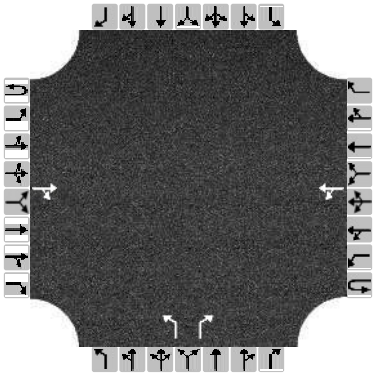
General Information

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													

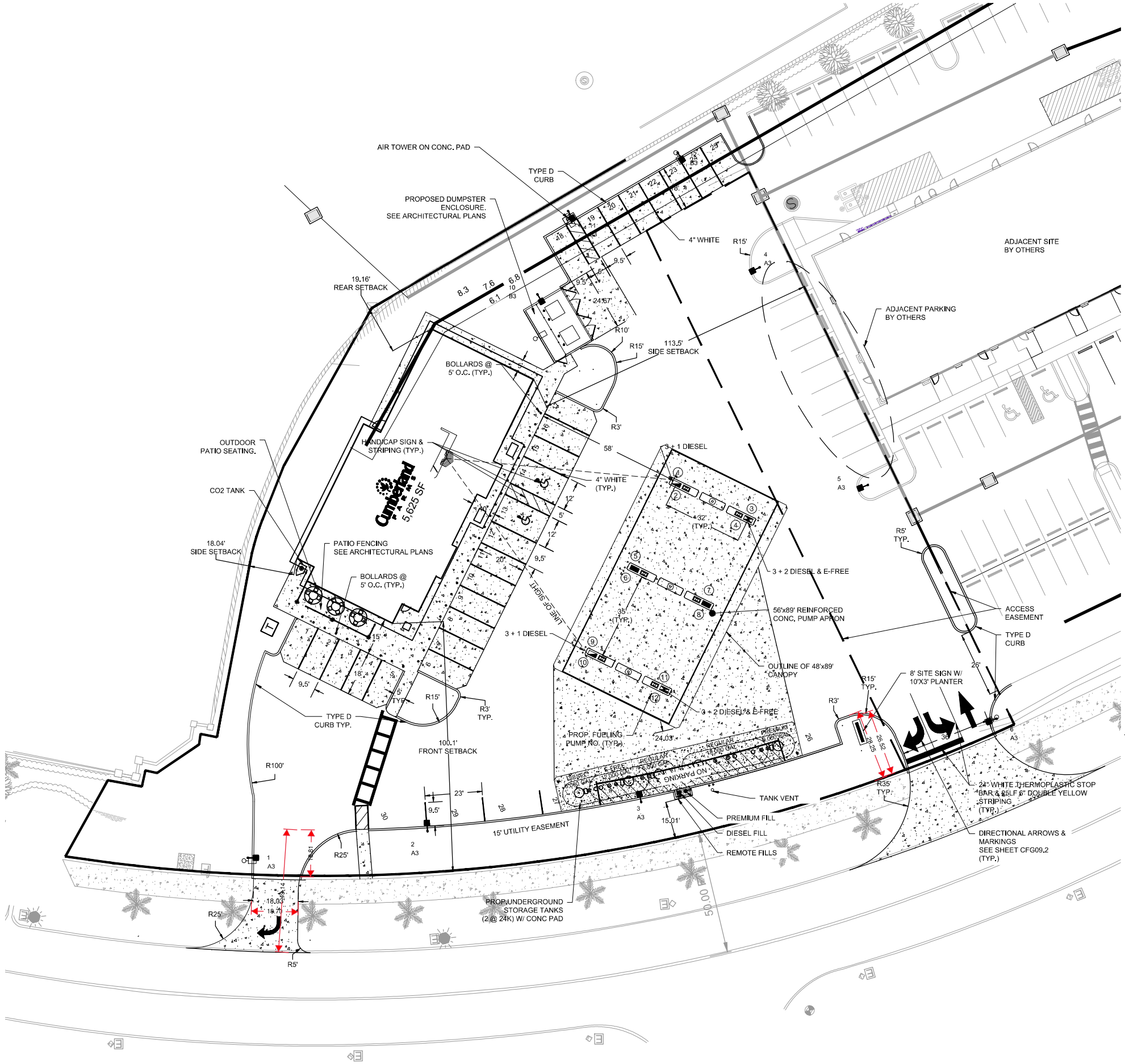
Critical and Follow-up Headways

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

ATKINS
LOCAL OFFICE:
7175 MURRELL ROAD
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TEL. 321.242.4942
FAX. 321.242.6101

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

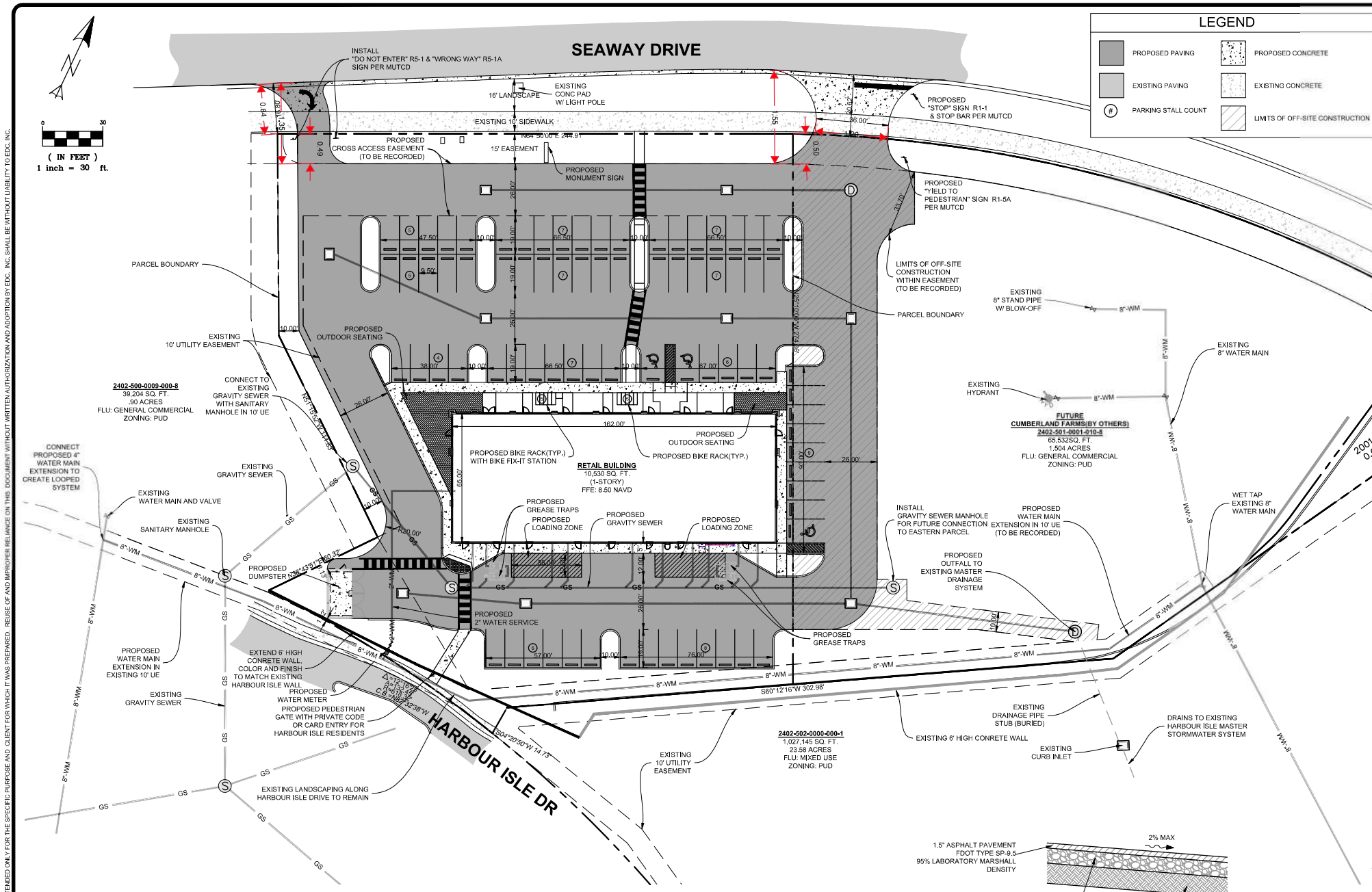
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: SITE PLAN

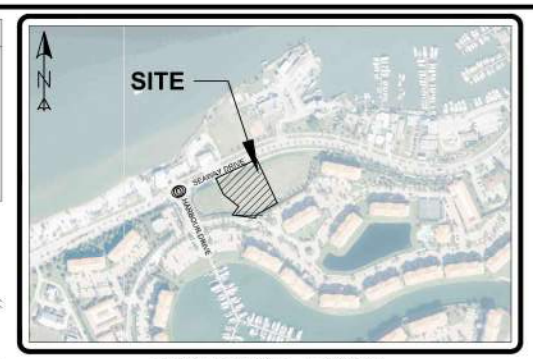
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Original Size: ARCH D	JAL	DF		
	Date	Date	Date	Date

Drawing Number: CFG04.0
Revision:

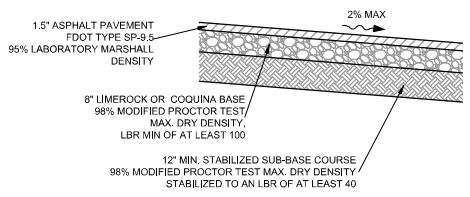
User: FAR4400
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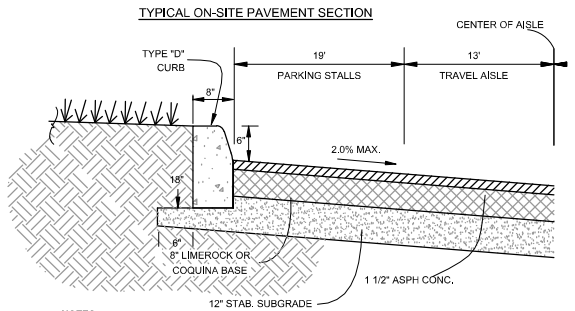
(IN FEET)
1 inch = 30 ft.



FORT PIERCE, FLORIDA
VICINITY MAP
SCALE: 1"= 500'

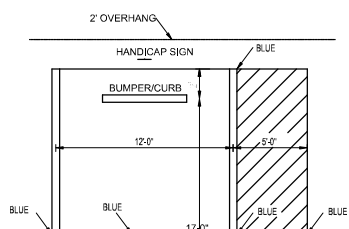


TYPICAL ON-SITE PAVEMENT SECTION



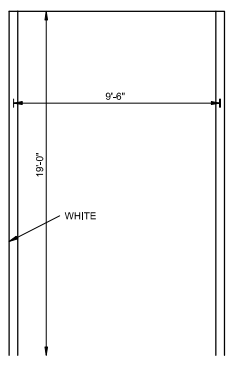
NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLEARITY.

PARKING LOT SECTION W/ TYPE "D" CURB (S-3)

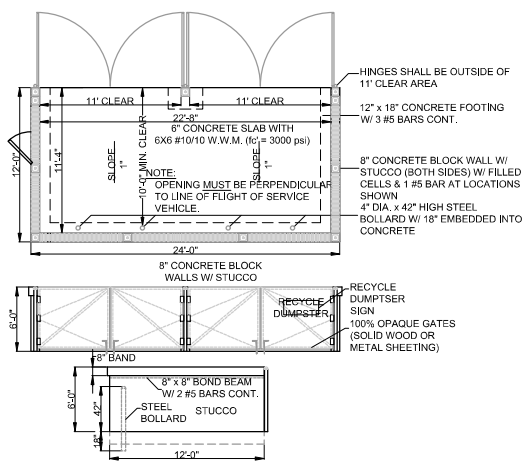


NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE 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

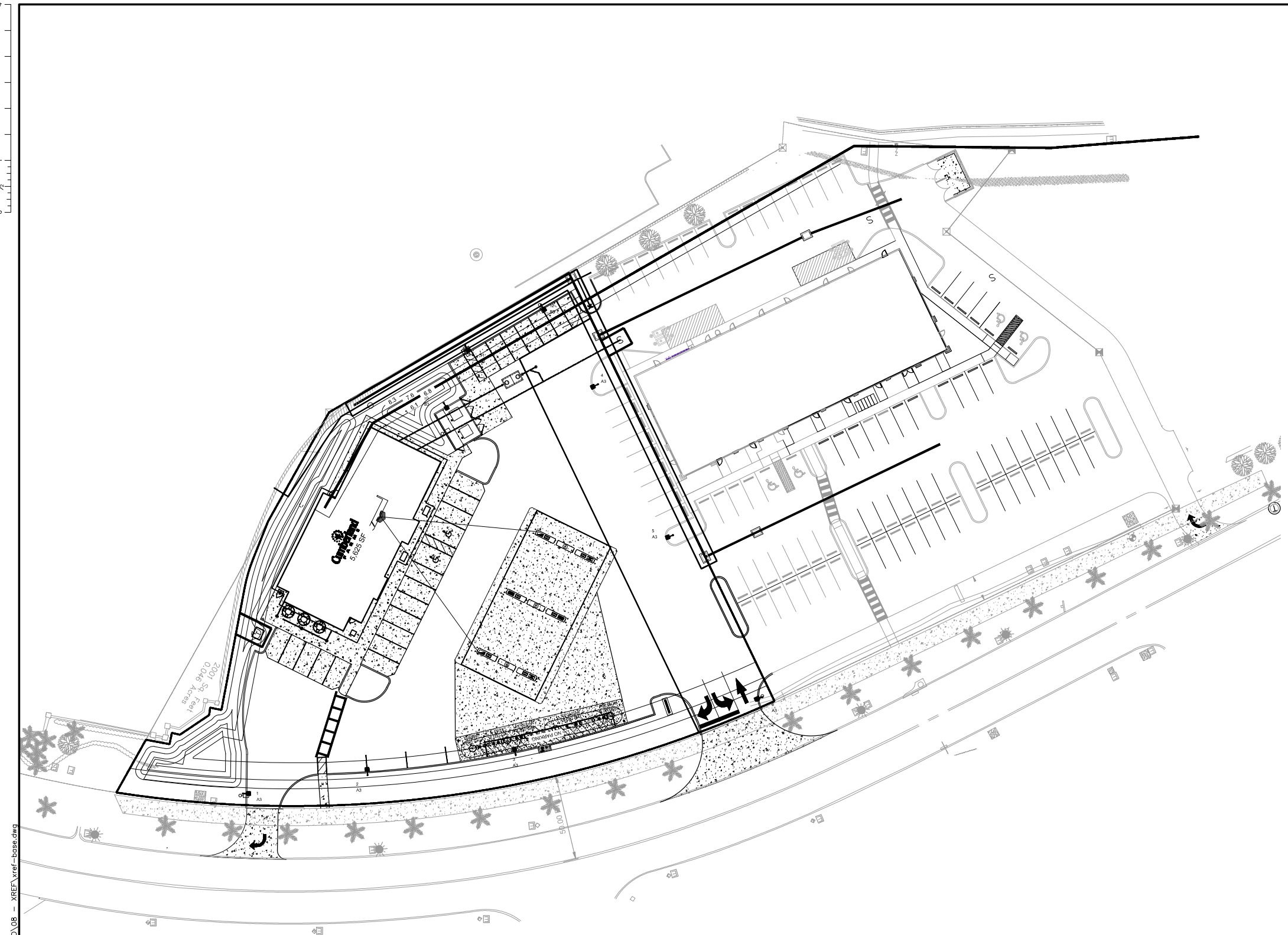
DATE	REVISION COMMENTS
12/26/2018	ADDED EXISTING/PROPOSED CONCRETE WALL, GATE & BIKE FIX-IT STATION
11/29/2018	FORT PIERCE COMMENTS ADDRESSED (10/12/2018)

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
G:\PROJECTS\1000062844 – CF – 801Seaway (Ft. Pierce)\10 CAD\08 – XREF\xref–base.dwg

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

ATKINS
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7175 MURRELL ROAD
MELBOURNE, FL 32940
TEL. 321.242.4942
FAX. 321.242.6101

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
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**

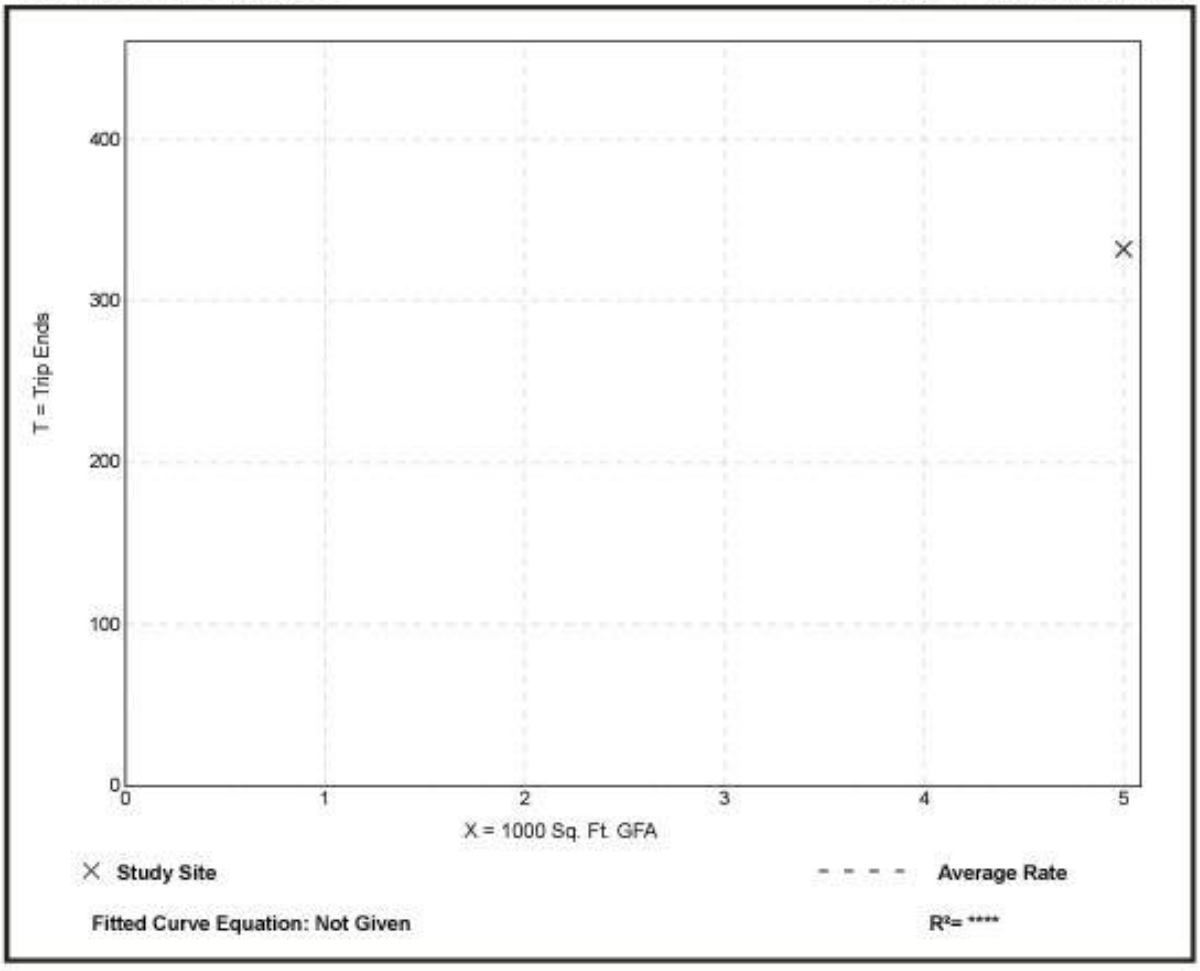
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

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)

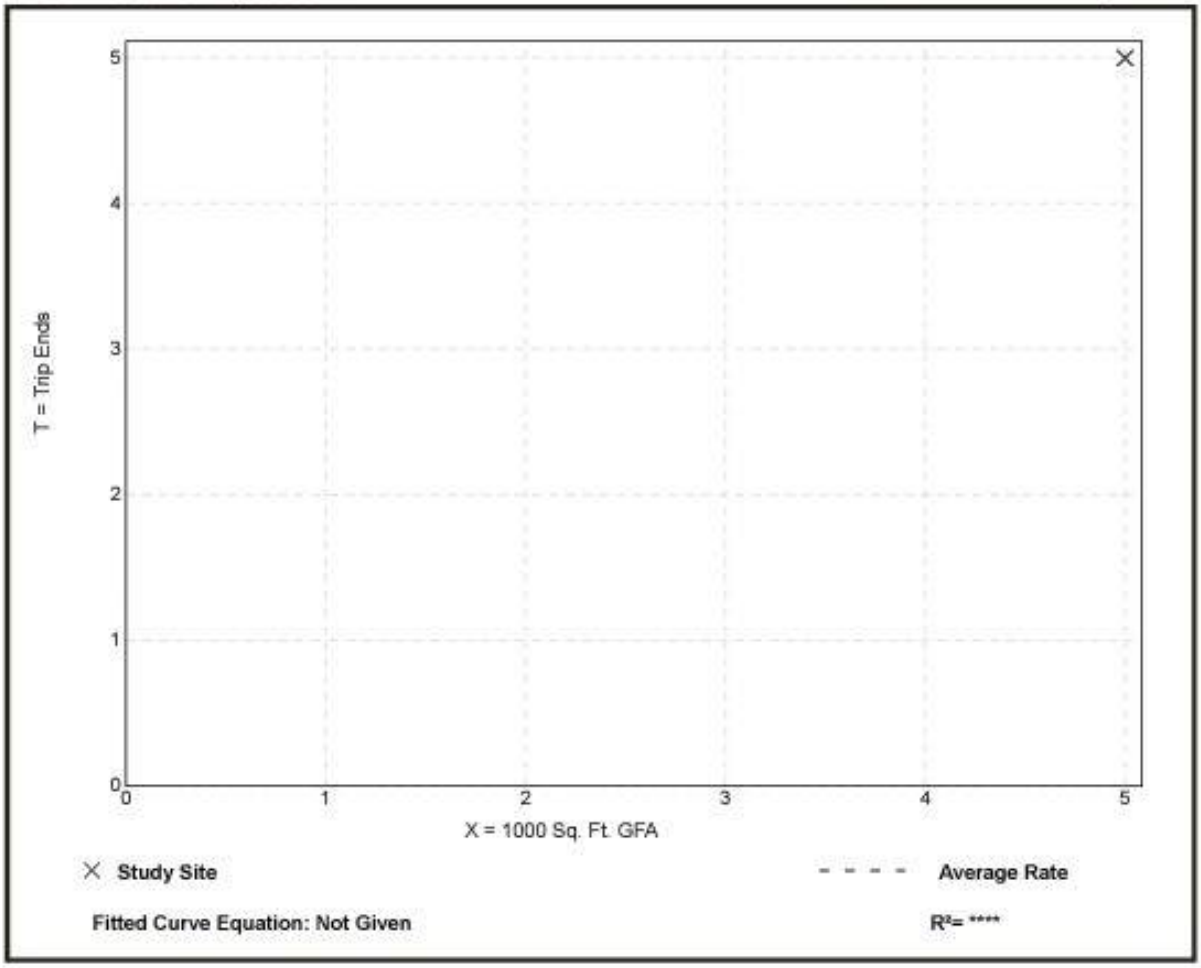
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	1
1000 Sq. Ft. GFA:	5
Directional Distribution:	80% entering, 20% exiting

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



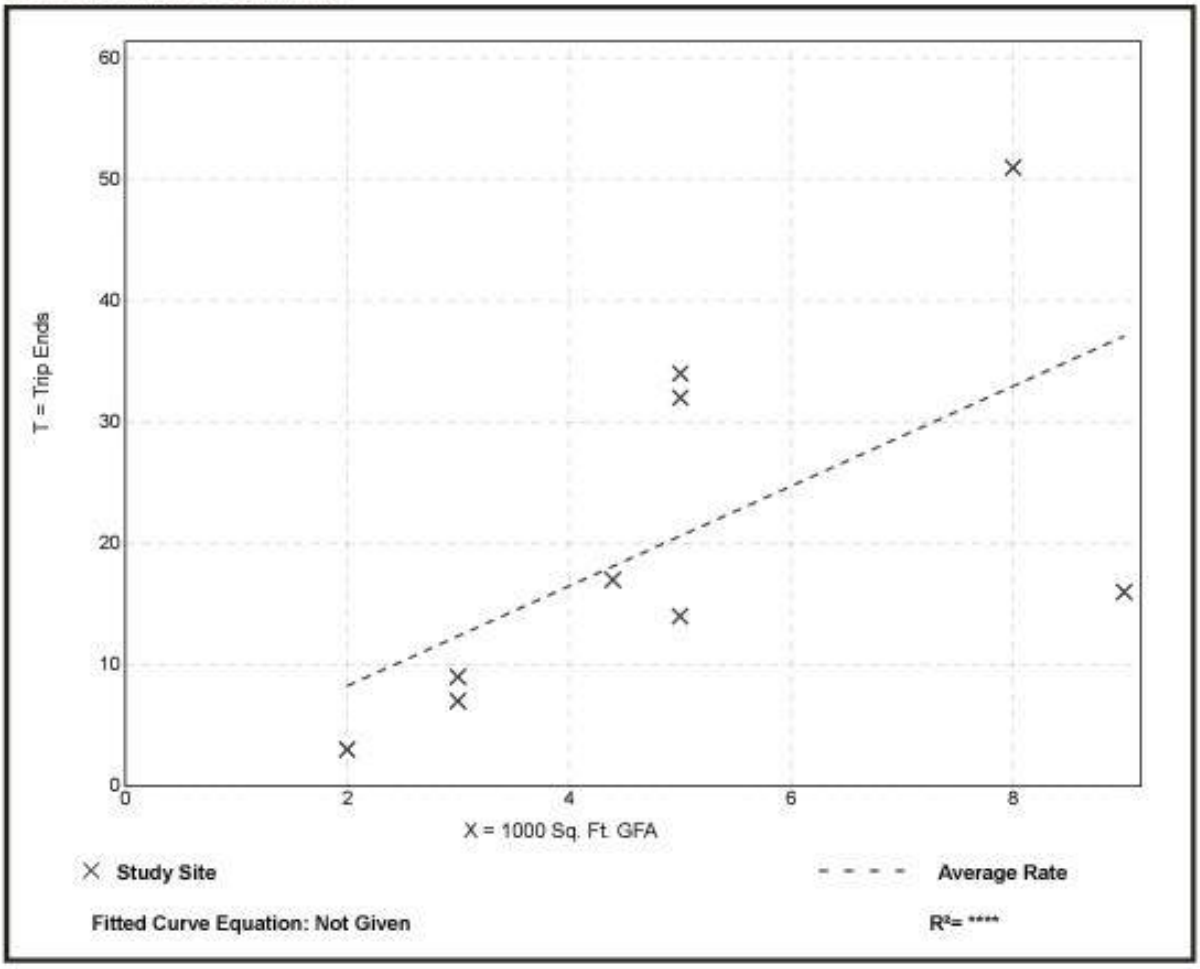
Apparel Store
(876)

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

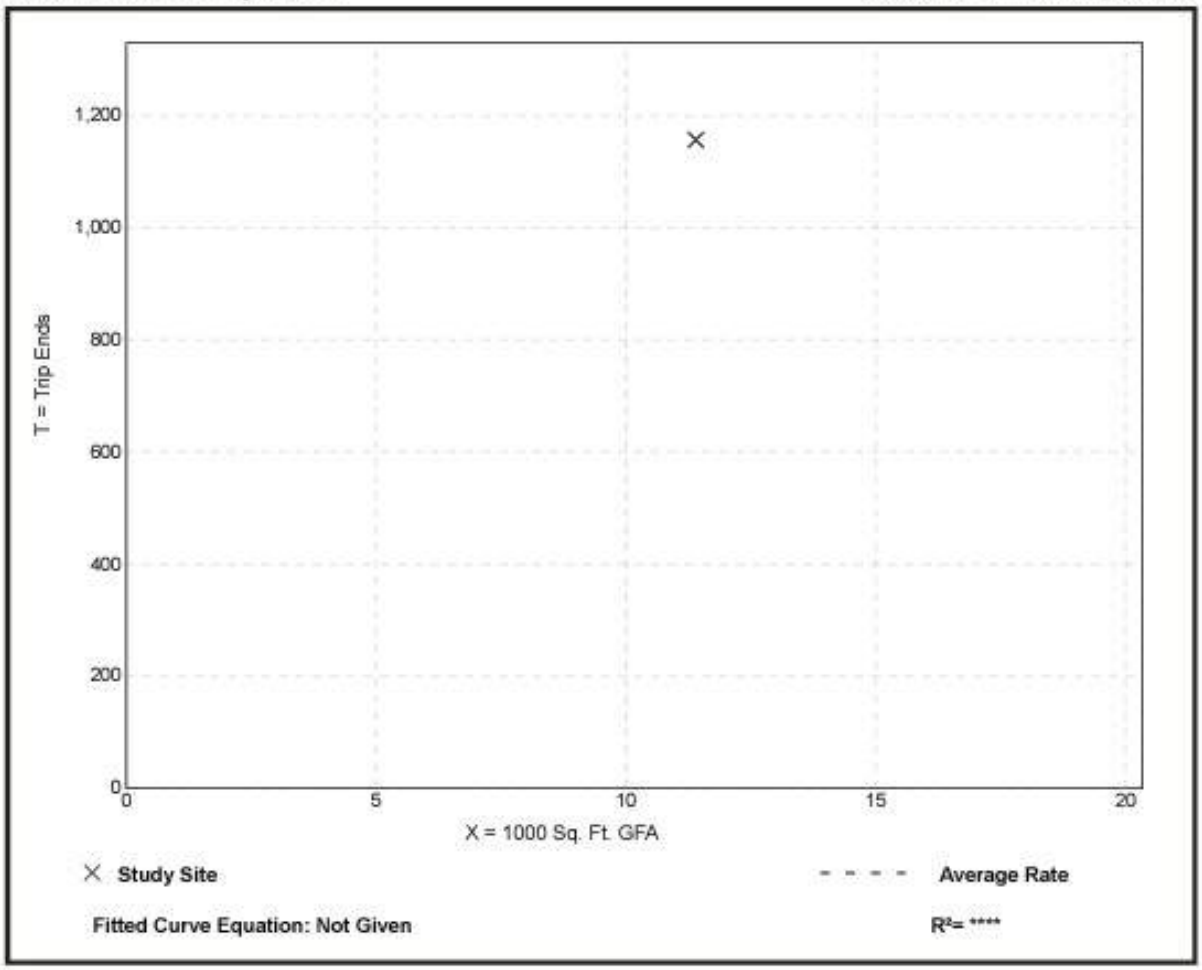
Setting/Location: General Urban/Suburban
Number of Studies: 1
1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

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)

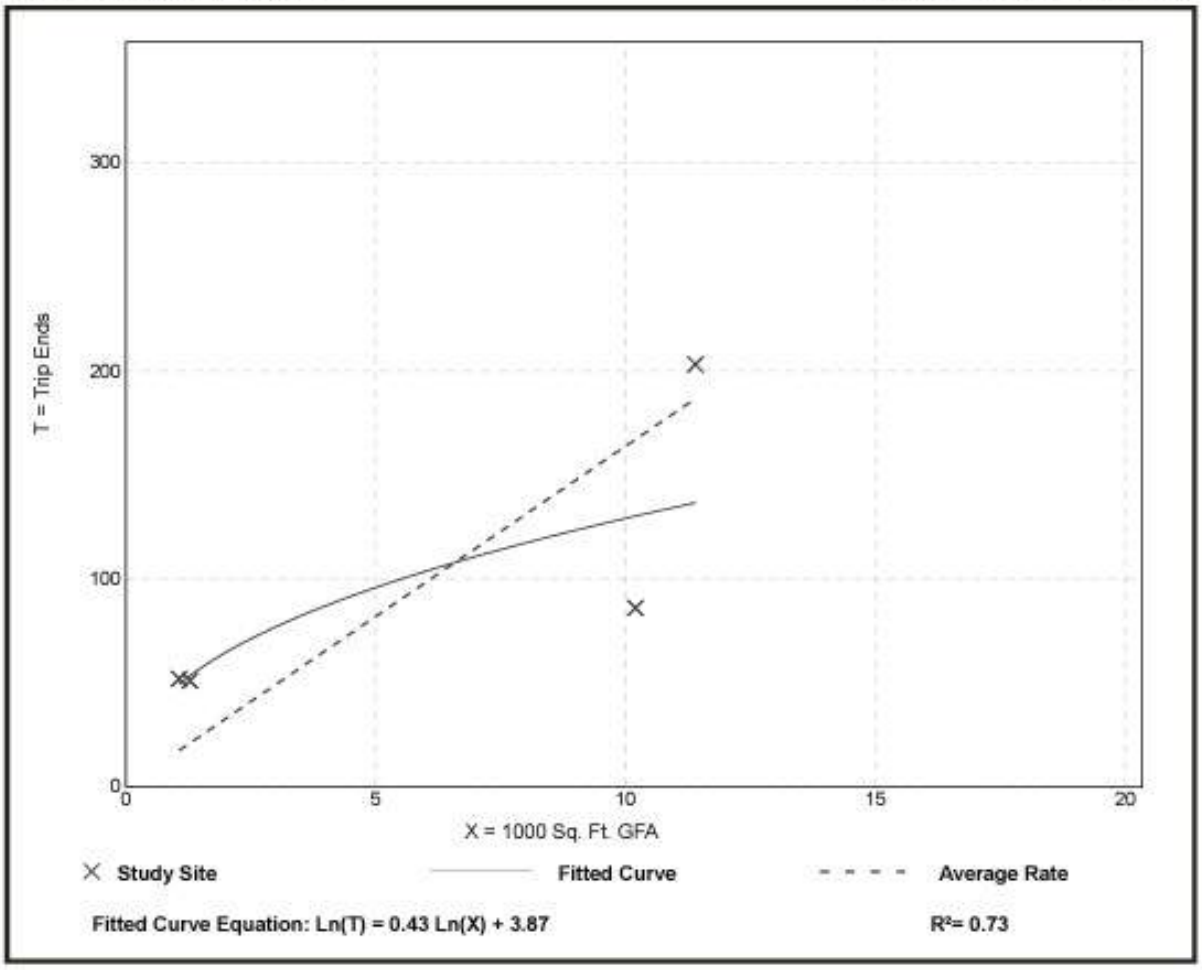
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
1000 Sq. Ft. GFA:	6
Directional Distribution:	50% entering, 50% exiting

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

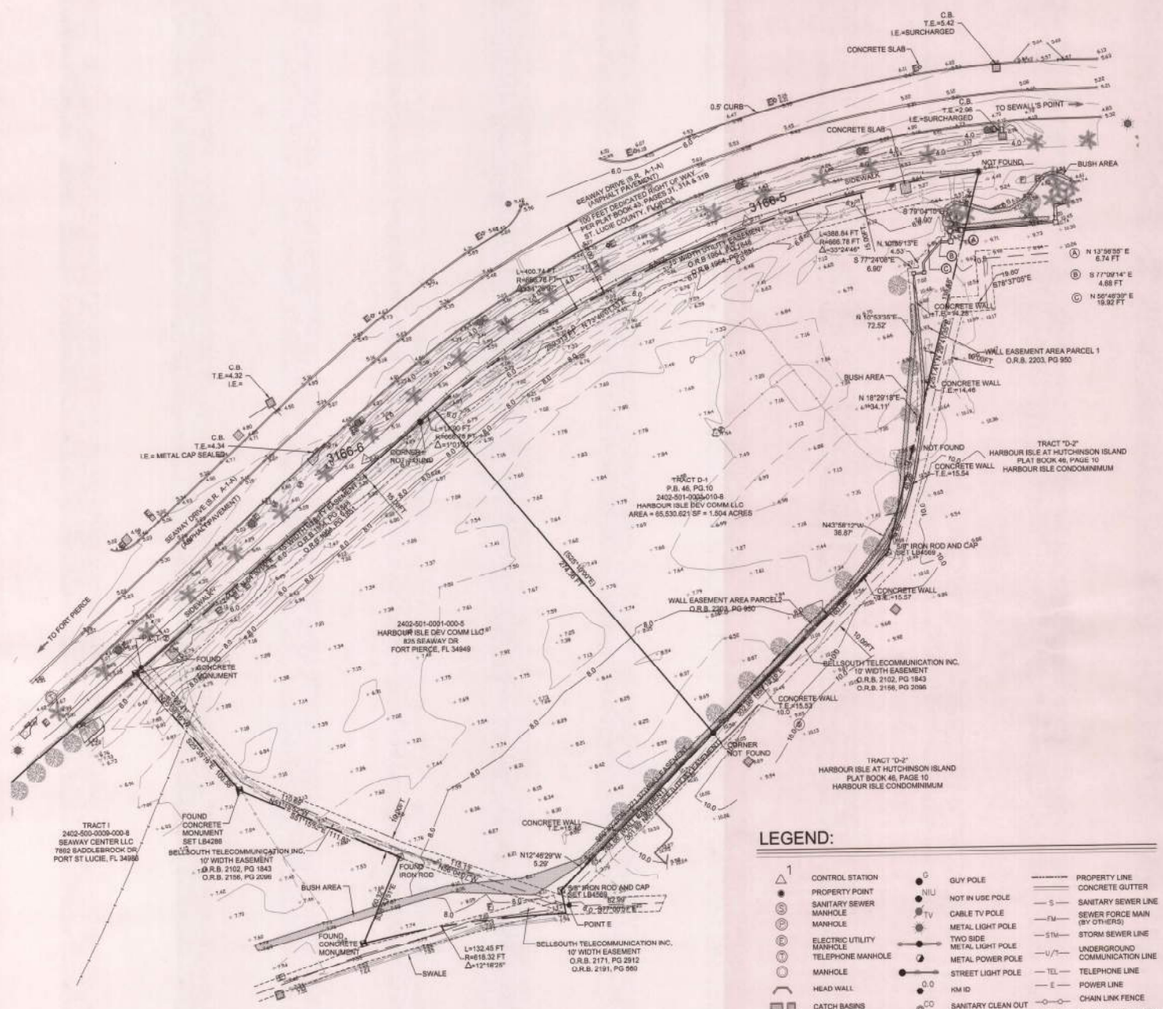


C.6. DEVELOPMENT PLANS (SEE SECTION D)

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

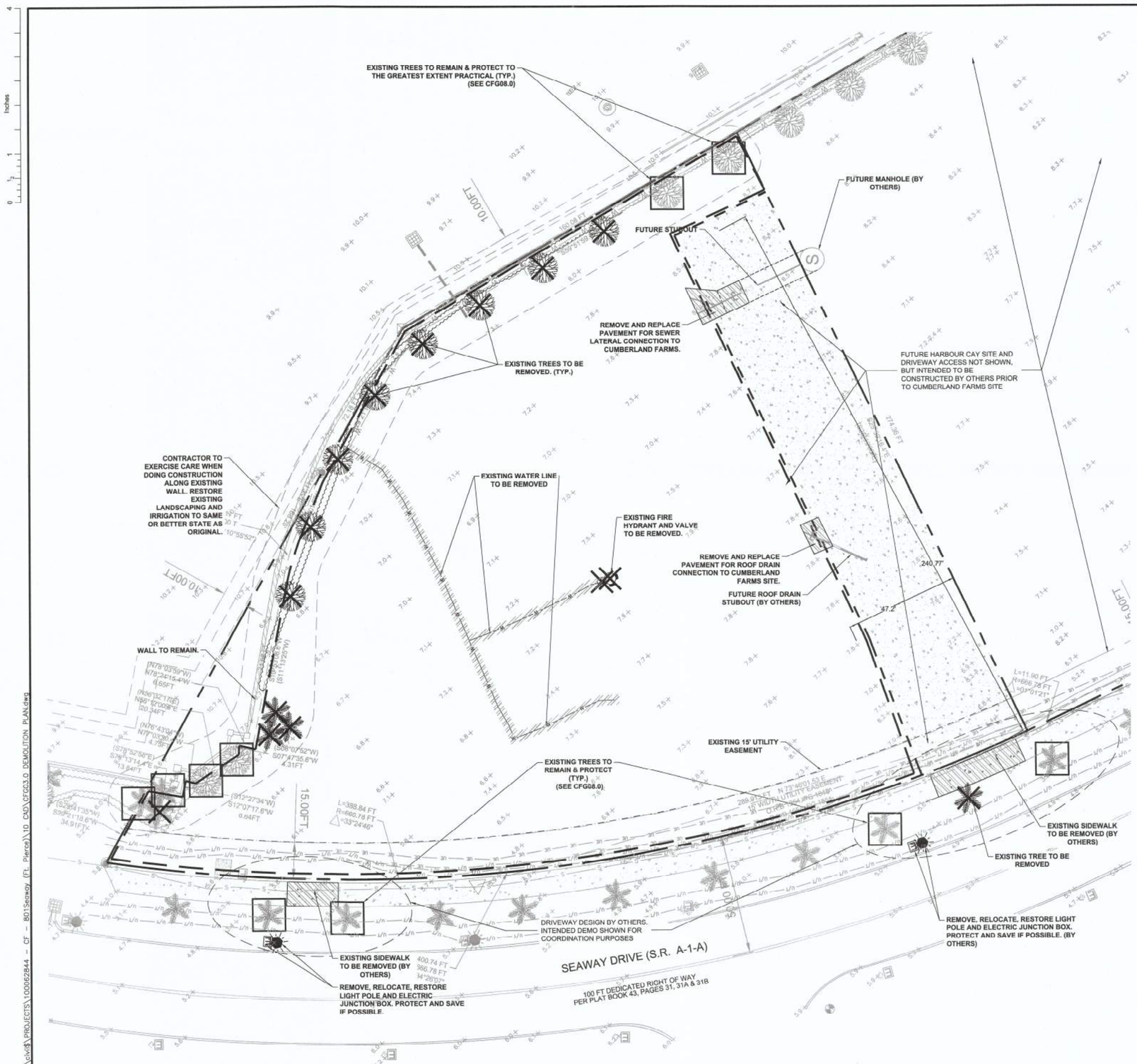
Prepared For: CUMBERLAND FARMS, INC.

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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				KM	PR

Drawing Status: FOR INFORMATION
Suitability: SO

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CUMBERLAND FARMS INC.
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WESTBOROUGH, MA 01581

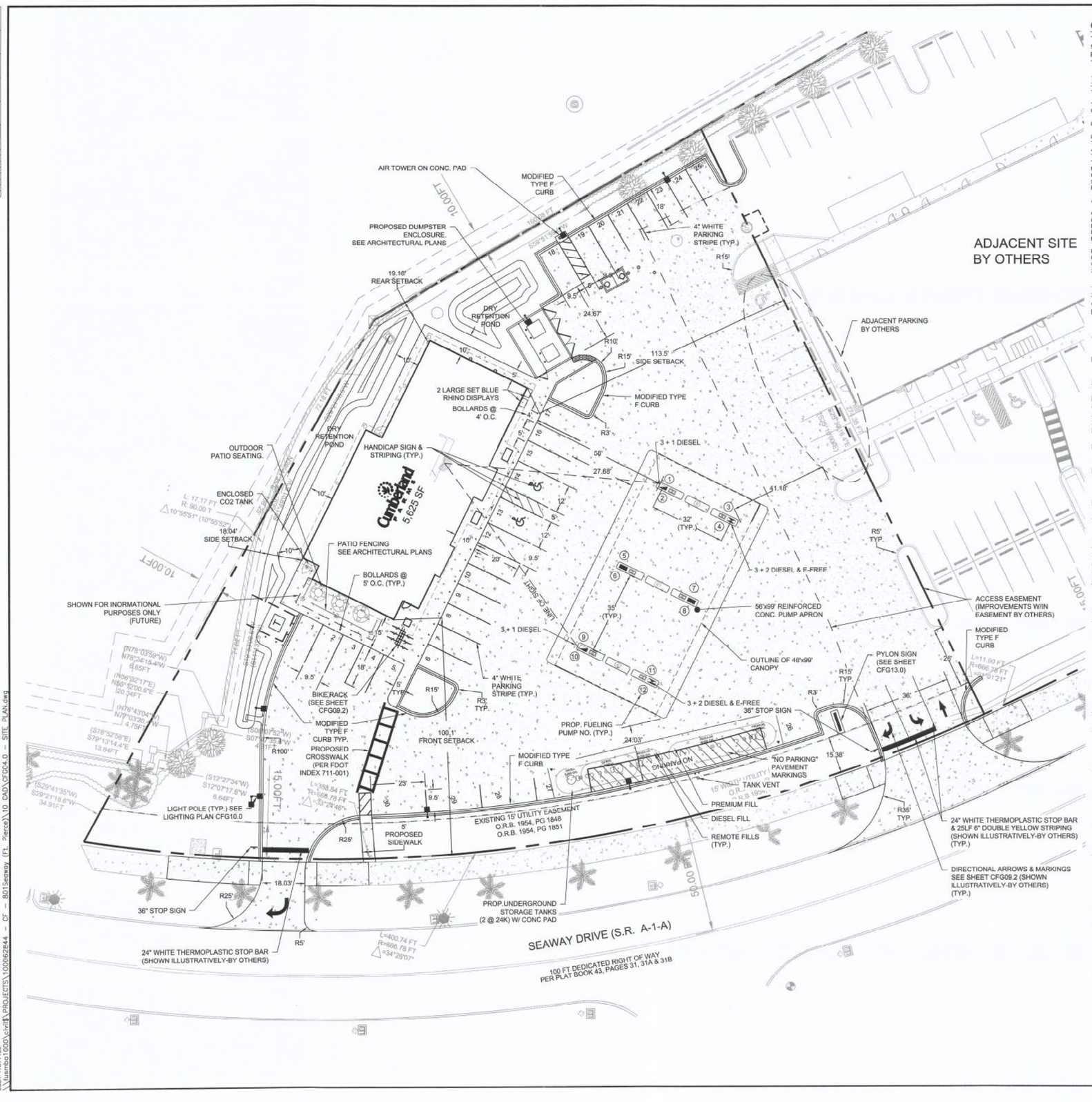
Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

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
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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, 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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165 FLANDERS ROAD
WESTBOROUGH, MA 01581

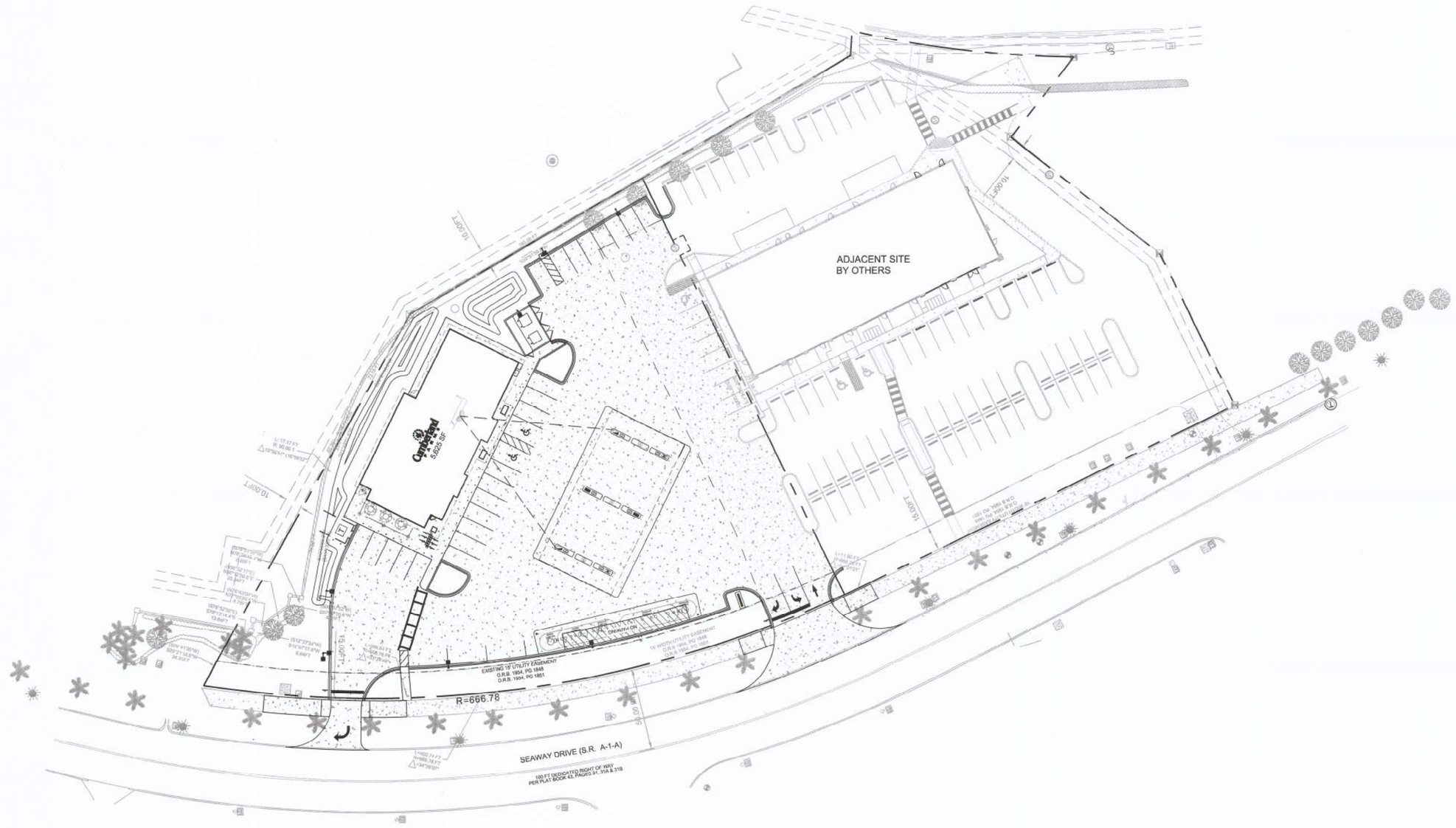
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

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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CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

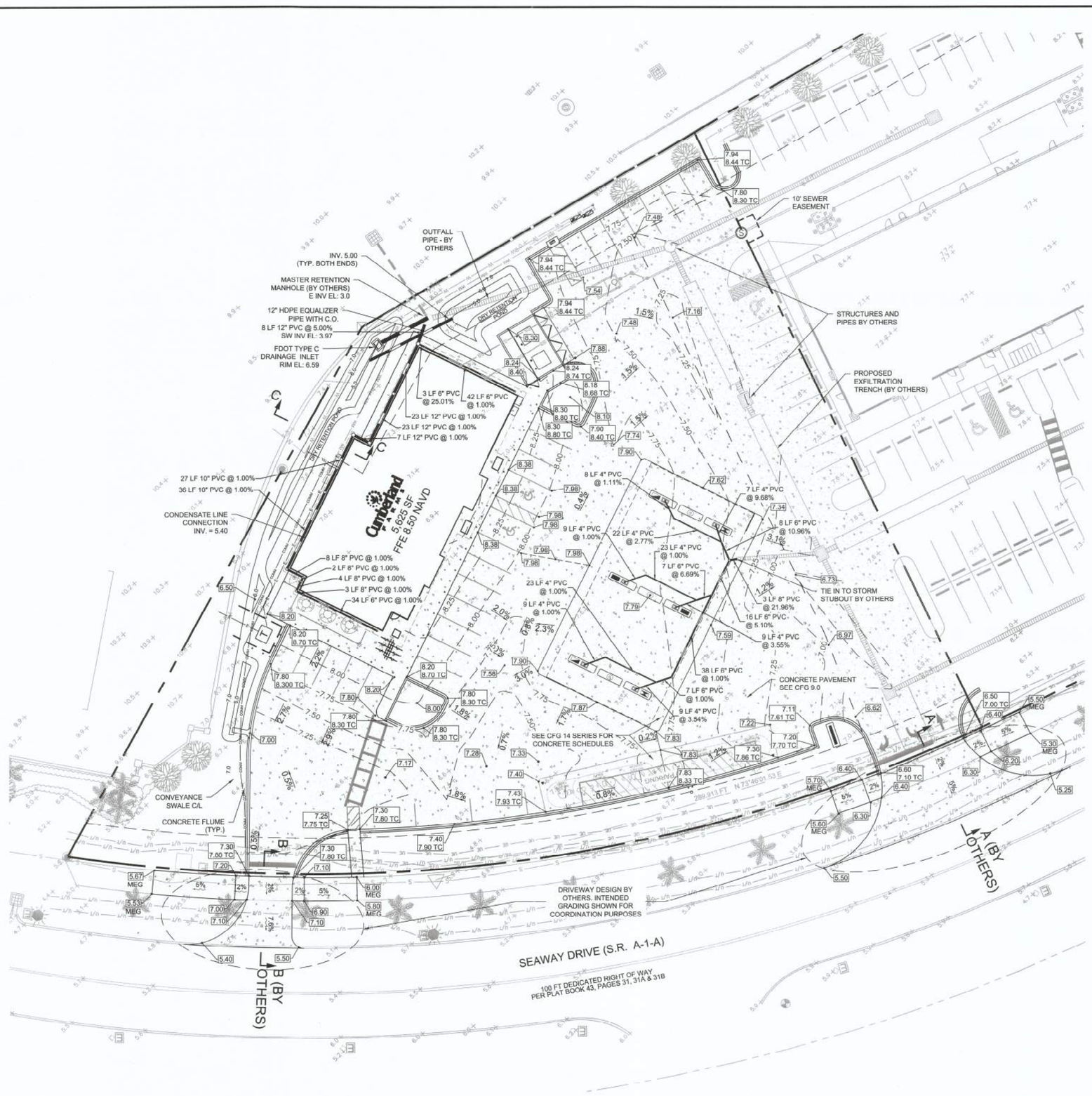
Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
OVERALL SITE PLAN

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	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
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Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG05.0
Revision:

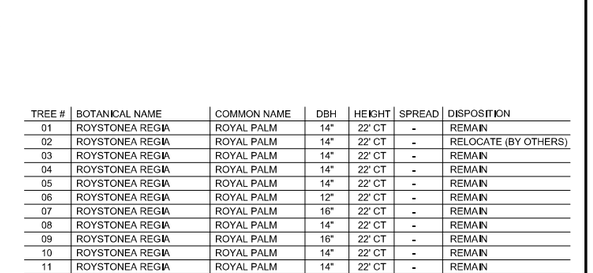
User: FAR4400
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TREE #	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	DISPOSITION
01	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
02	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	RELOCATE (BY OTHERS)
03	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
04	ROYSTONEA 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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CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA. 01581

Project Title:
835 SEAWAY DR
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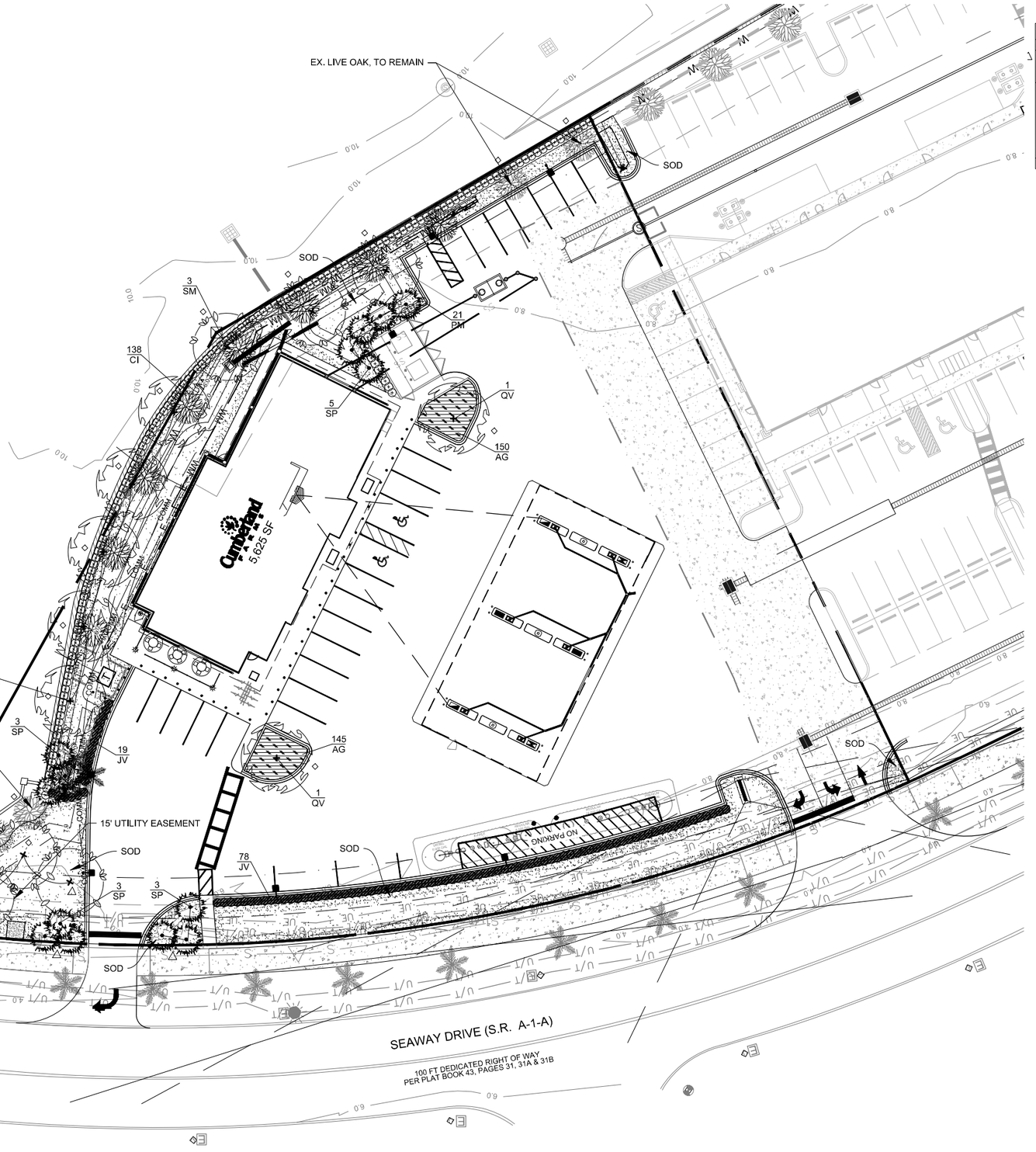
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DISPOSITION PLAN

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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

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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 PLAN

Scale	Designed	Drawn	Checked	Authorized
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Drawing Number: CFG08.1
Revision

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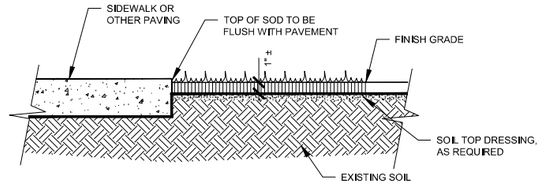
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LANDSCAPE NOTES

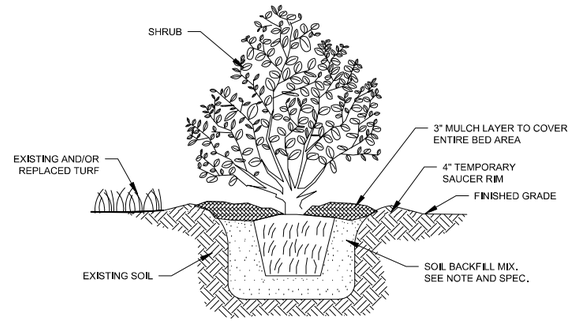
1. ALL PLANTING TO CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF FORT PIERCE.
2. ALL PLANTED AREAS, INCLUDING SOD, ARE TO RECEIVE 100% COVERAGE WITH 75% MINIMUM OVERLAP BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM.
3. ABOVE AND BELOW GRADE UTILITY LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR 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

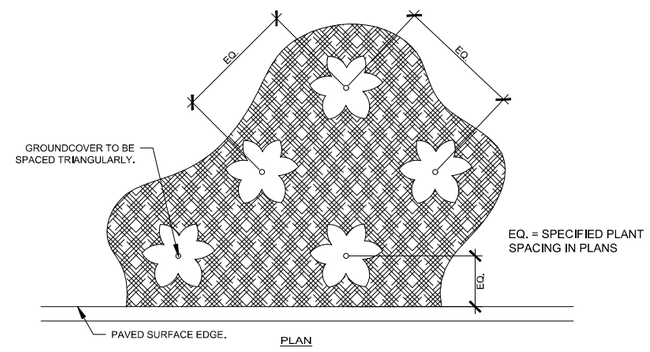
KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
QV	QUERCUS VIRGINIANA	LIVE OAK	7	14' HT., 2.5" DBH.	5' CLEAR TRUNK
SP	SABAL PALMETTO	SABAL PALM	14	10' CLEAR TRUNK	
SM	SWIETENIA MAHAGONI	MAHOGANY	6	14' HT., 2.5" DBH.	5' CLEAR TRUNK
	SHRUBS/GROUNDCOVERS				
AG	ARACHIS GLABRATA	PERENNIAL PEANUT	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		



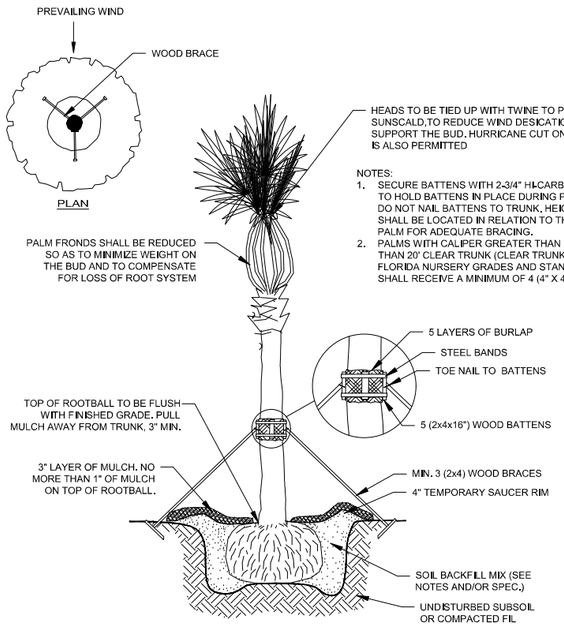
TYPICAL SOD PLANTING
N.T.S.



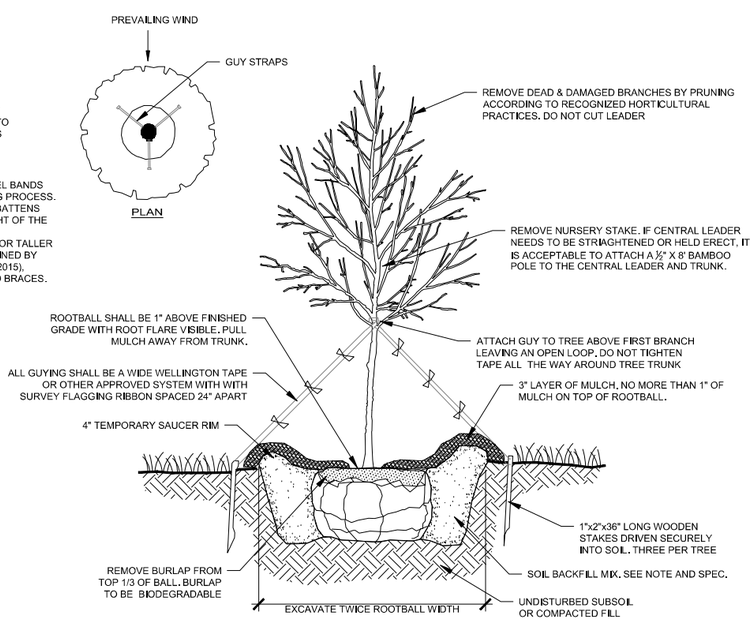
TYPICAL SHRUB PLANTING
N.T.S.



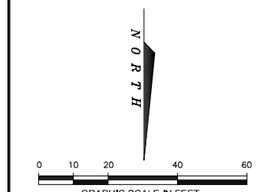
TYPICAL GROUNDCOVER PLANTING
N.T.S.



TYPICAL SINGLE TRUNK PALM
N.T.S.



TYPICAL TREE INSTALLATION
N.T.S.



JASON L KEESE, R.L.A.
FLORIDA REG. NO. 6667398

DATE

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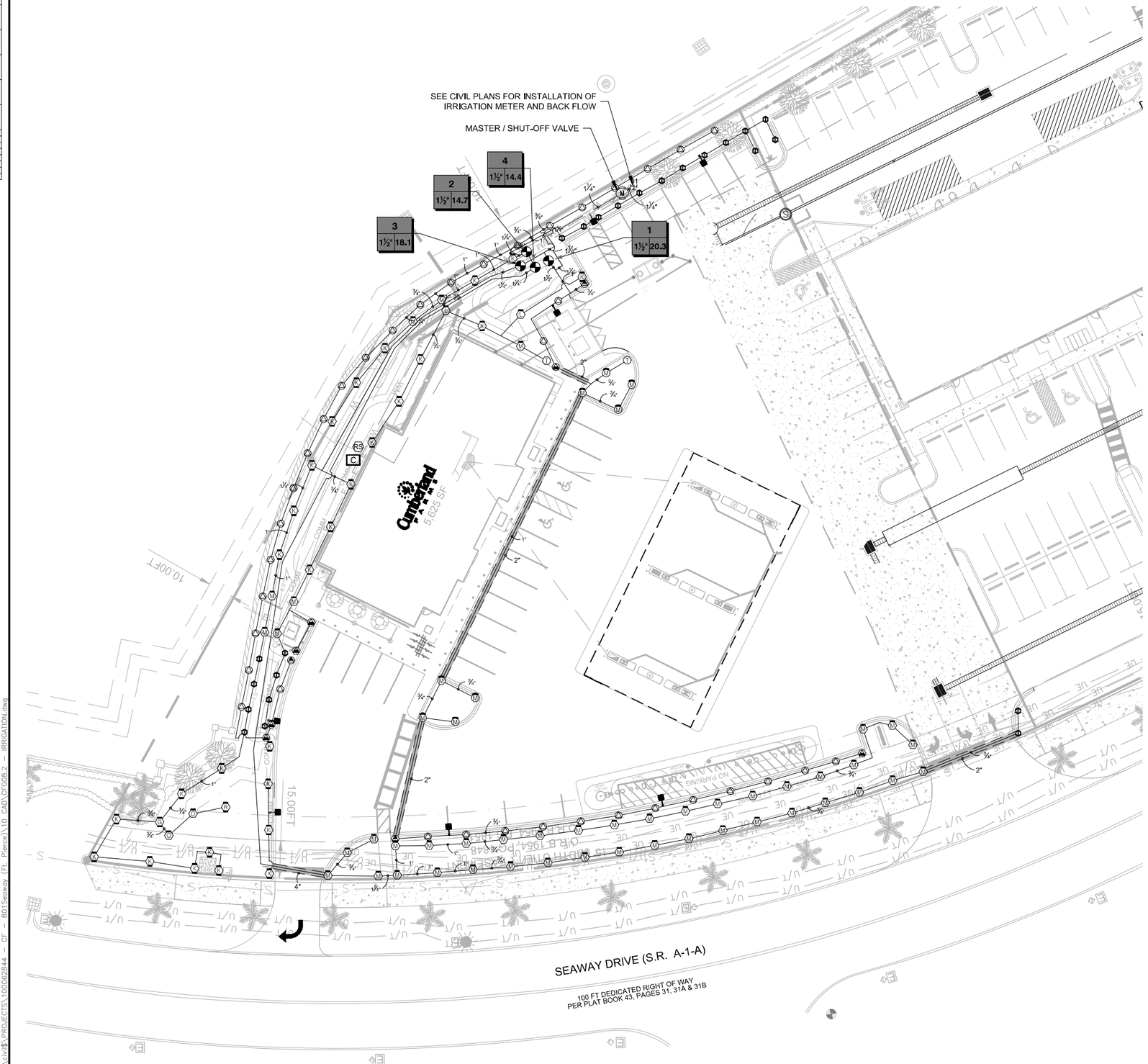
Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

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
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
IRRIGATION PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
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.

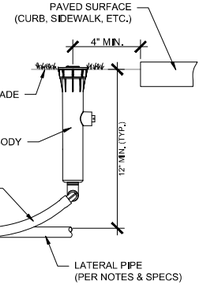
Valve Callout

Valve Number
Valve Flow
Valve Size

N O R T H

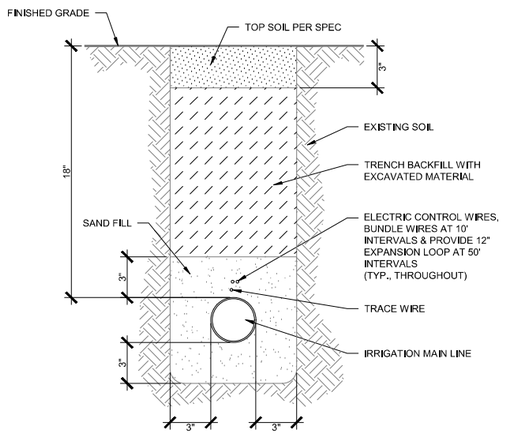
0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'



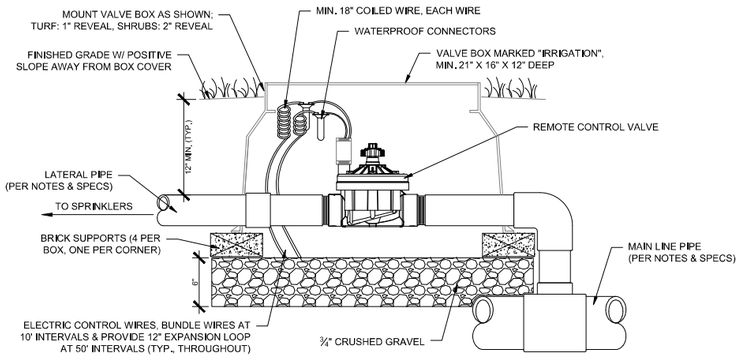
6" SPRAY BODY INSTALLATION

FOR USE WITH ALL NOZZLES (SPRAY, BUBBLER, ROTARY)
N.T.S.



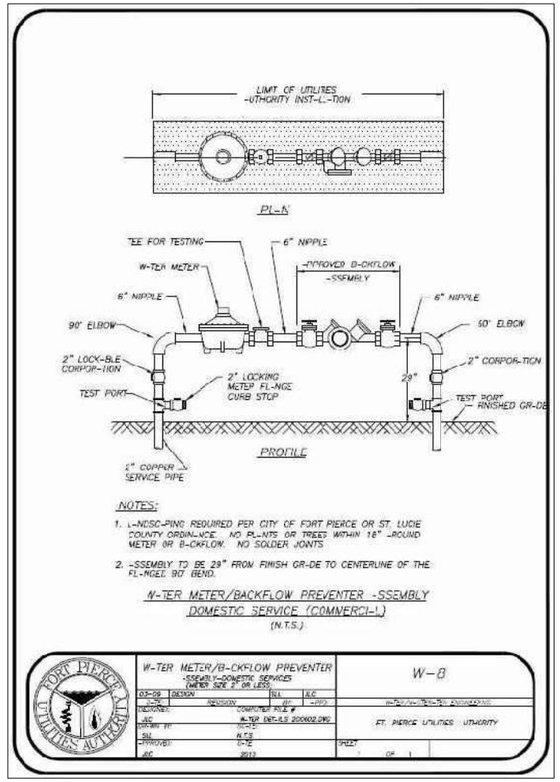
TRENCHING DETAIL

N.T.S.



REMOTE CONTROL GLOBE VALVE INSTALLATION

N.T.S.



JASON L KEESE, P.L.A.
FLORIDA REG. NO. 6667398

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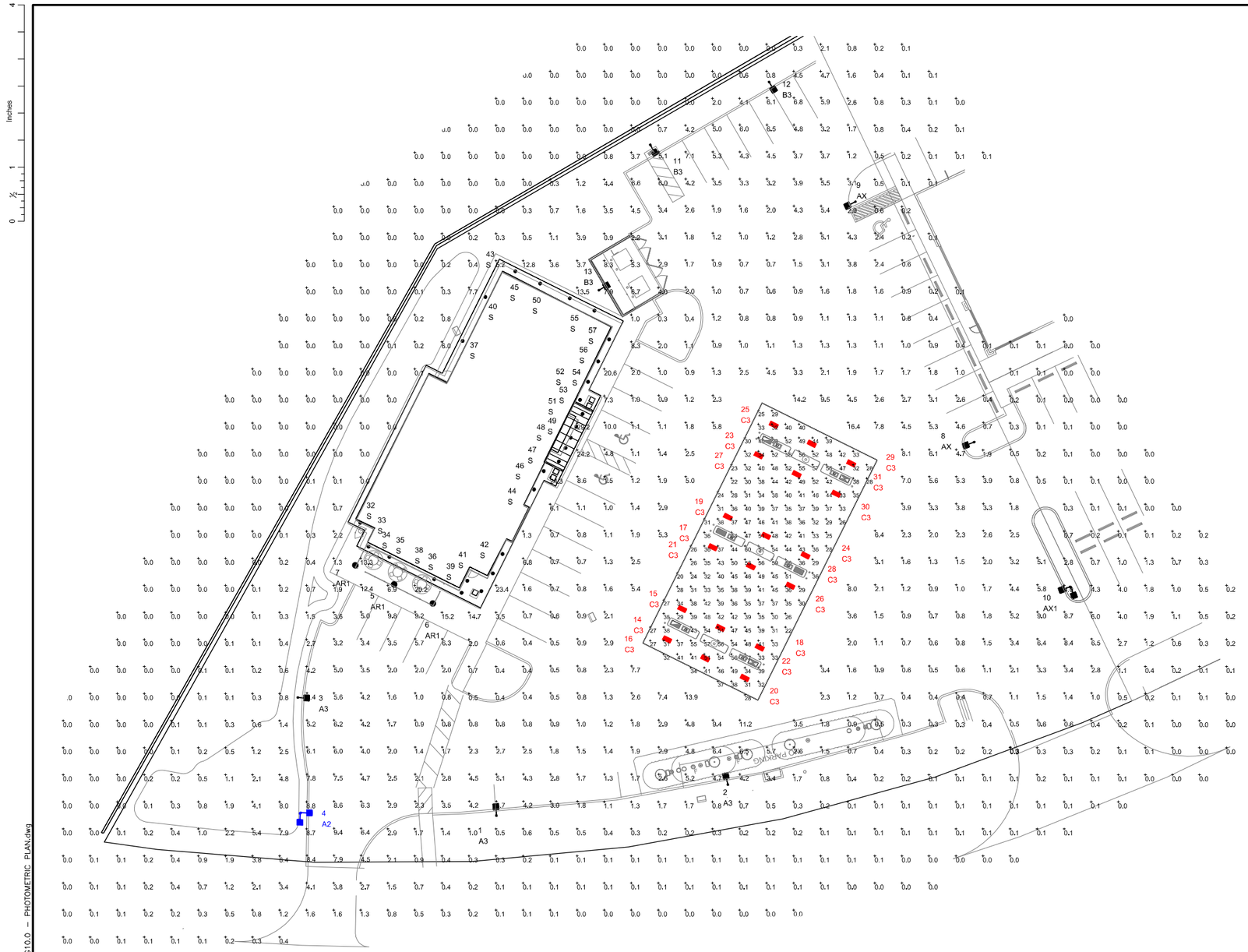
Project Title:
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Drawing Title:
IRRIGATION NOTES, SCHEDULE, & DETAILS

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.4
Revision:

User: KEES1810
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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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7175 MURRELL ROAD
MELBOURNE, FL 32940
TEL. 321.242.4942
FAX. 321.242.6101

CORPORATE OFFICE:
4030 W. BOY SCOUT BLVD
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

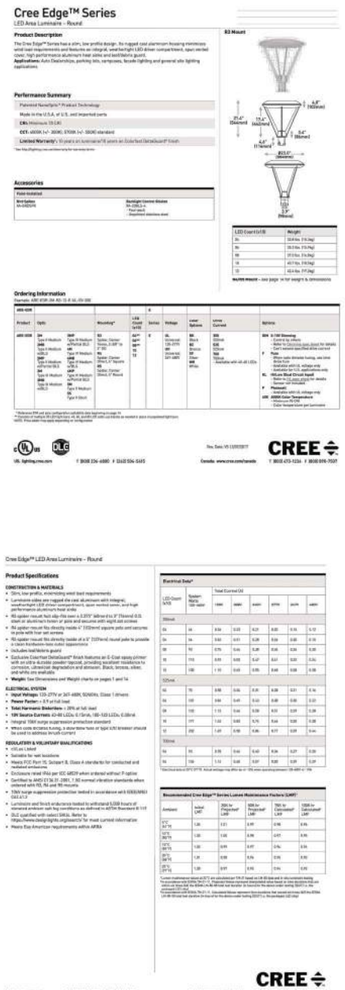


AREA

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
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ARE-EDR-3MB-R5-04-E-UL-BK-700-57K

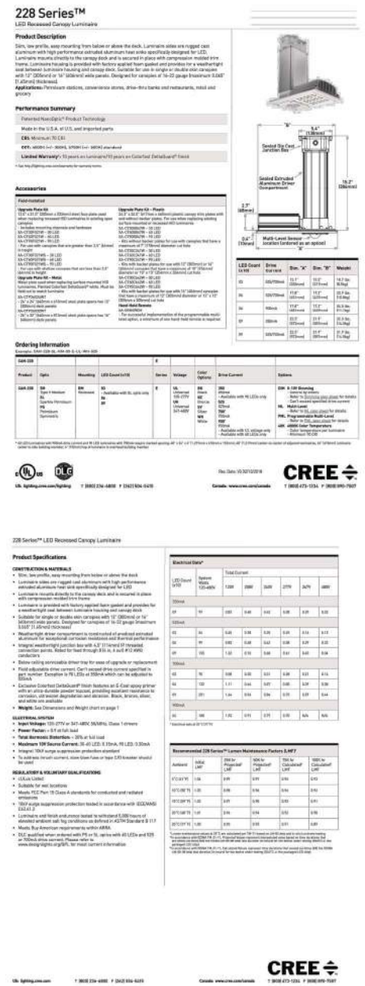


CANOPY

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
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CAN-228-SL-RM-09-E-UL-WH-700-57K (SWITCH SETTING 3)

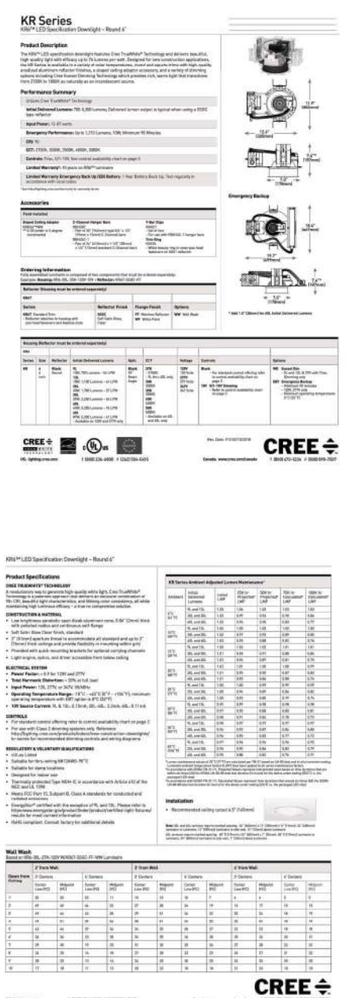


SOFFIT

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	26	S

KR6-30L-40K-120V-10V + KR6T-SSGC-WF



rla
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RL-5964-S1-R2

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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

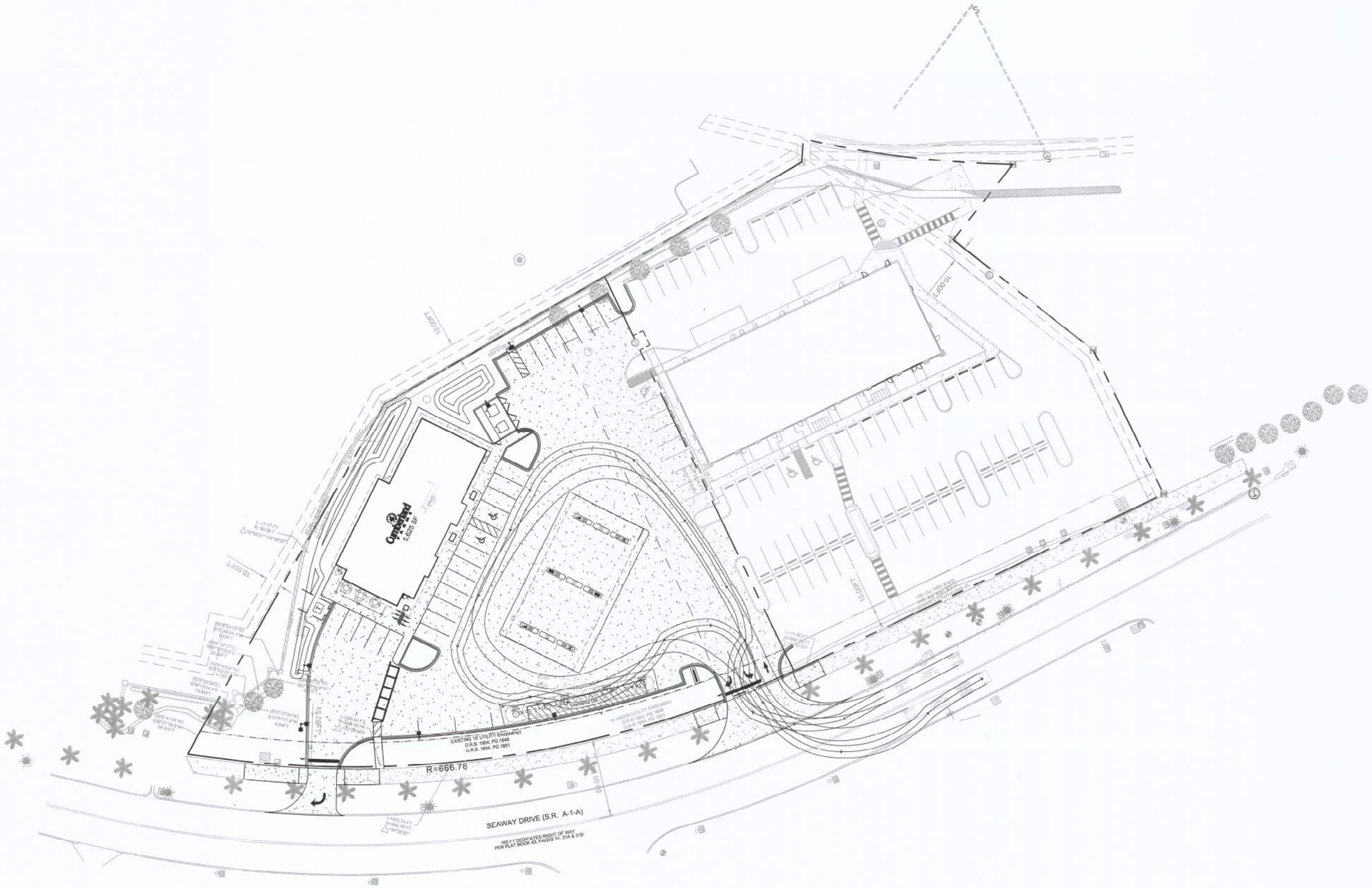
Drawing Title
SITE LIGHTING PLAN DETAILS

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	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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Suitability: S0

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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

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Original Size: ARCH D	JAL	DF		
	Date	Date	Date	Date

Drawing Number: CFG16.0

Revision:

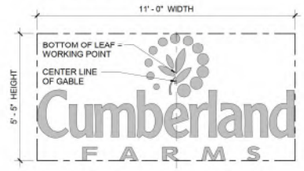
Inches 0 1/2 1 4

User: FitzHall
\\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"

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Creative Solutions
Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
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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

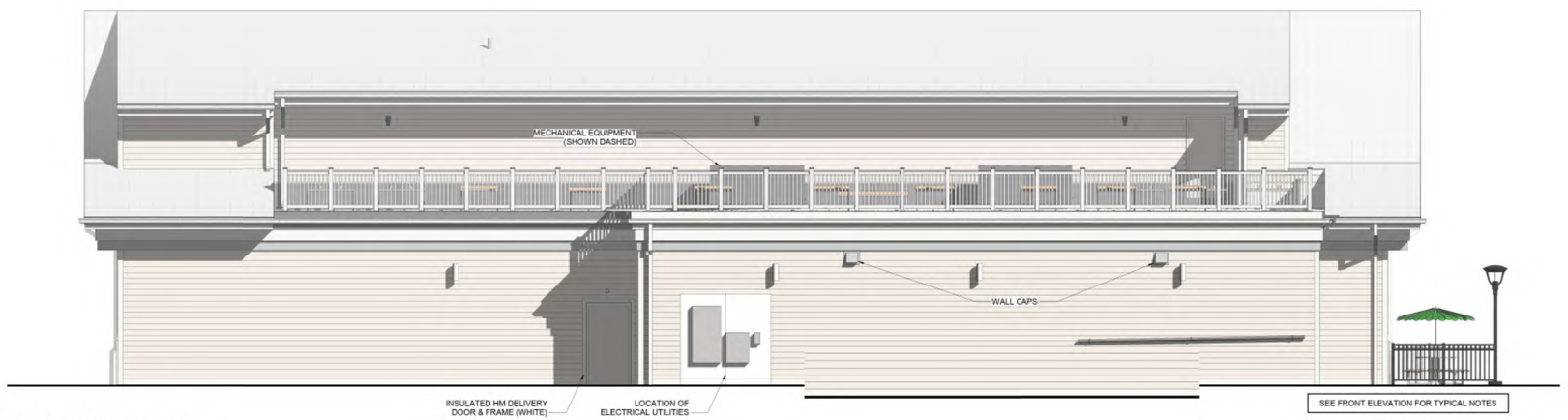
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3 REAR SIDE PERSPECTIVE - SD



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

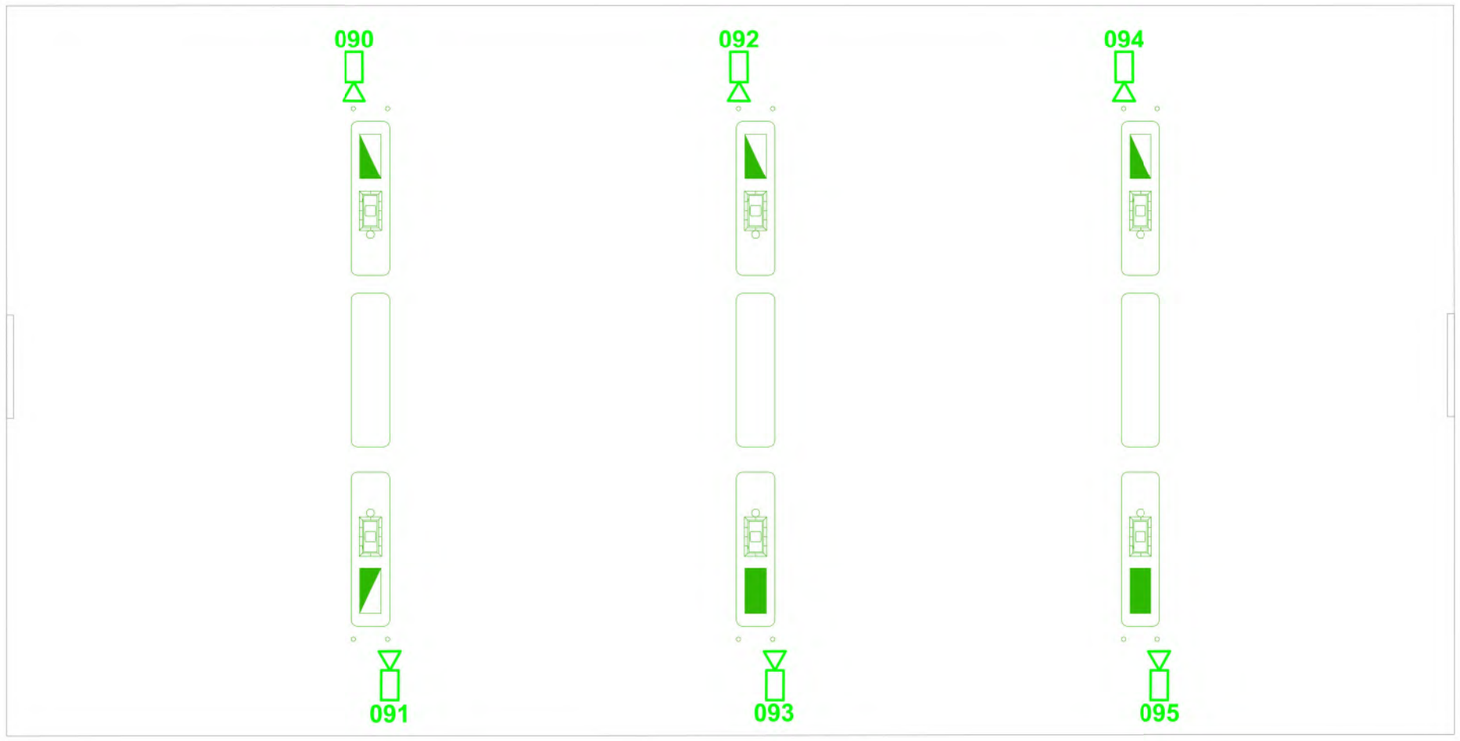
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SECURITY LEGEND

EXTERIOR BULLET CAM



REVISIONS

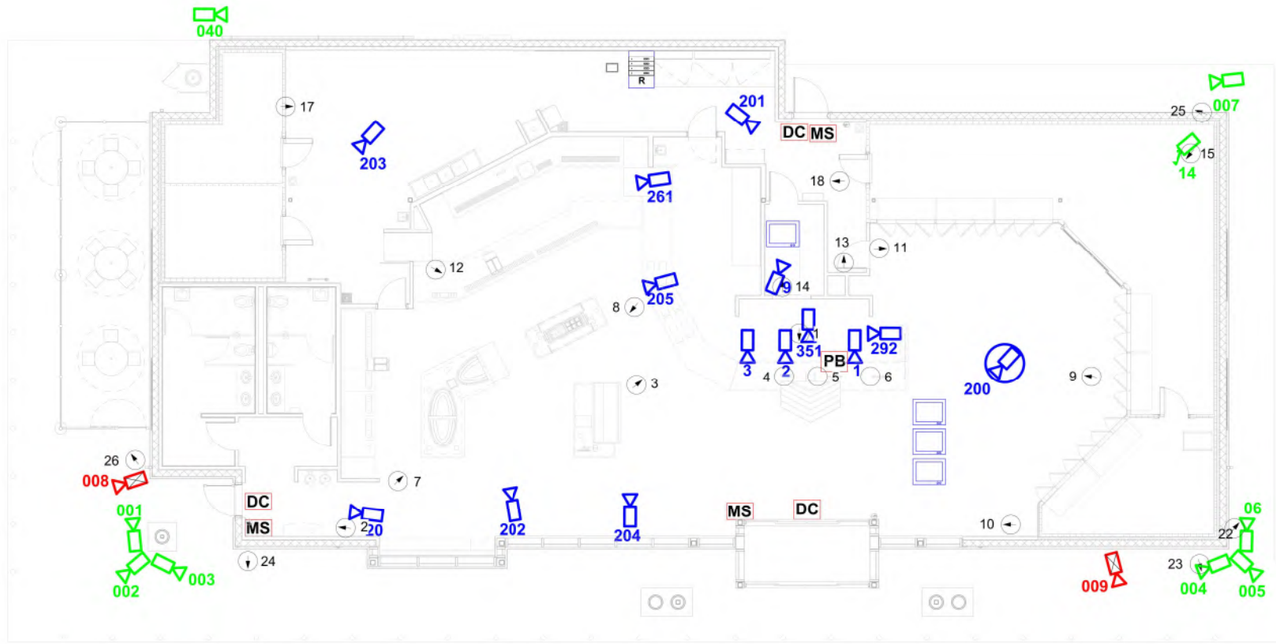
NO.	DATE	BY	REVISION

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

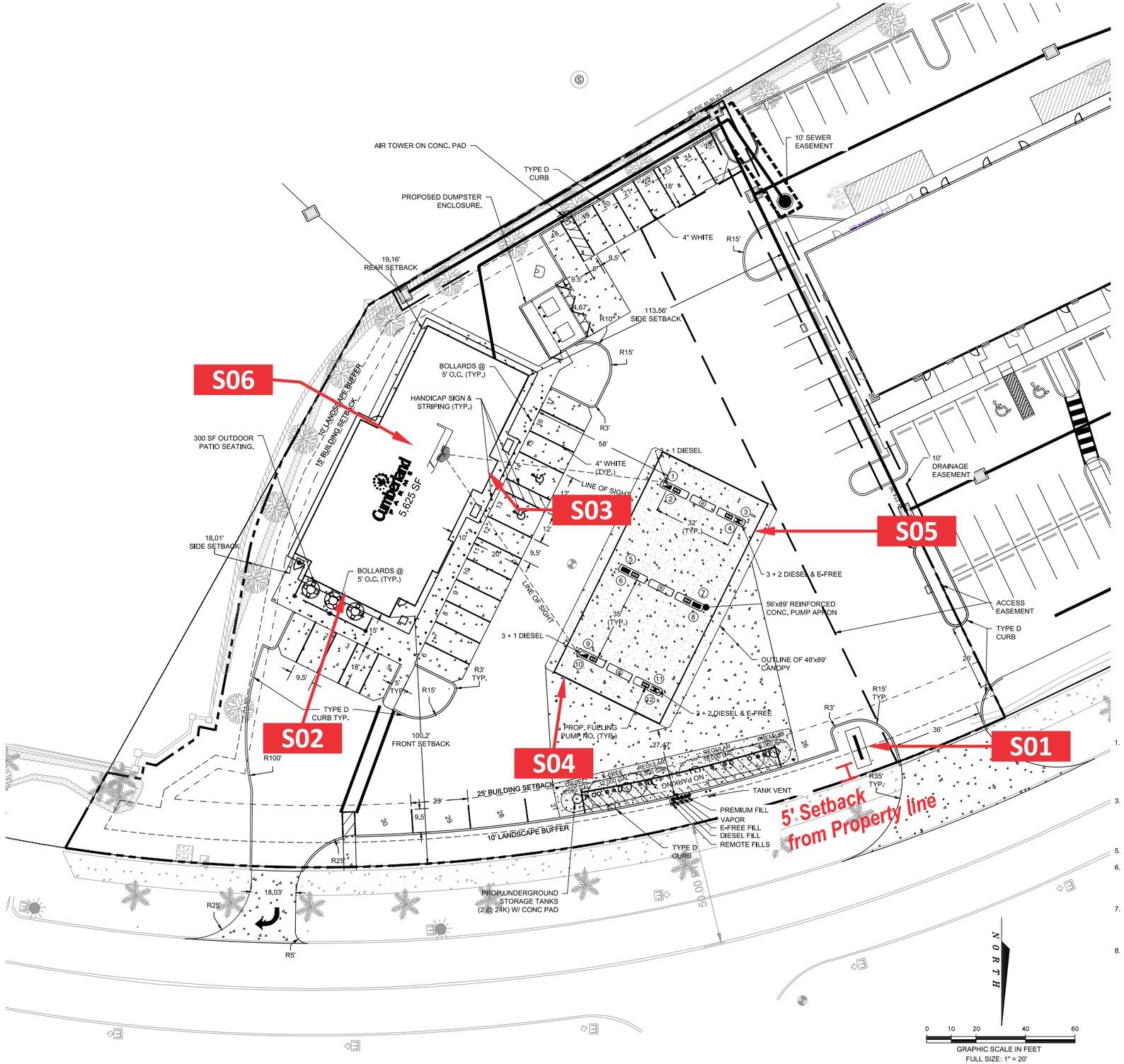
Location #835
801 Seaway Dr
Fort Pierce, FL

SO #99677
Created: 03.07.2019
Revised: 04.25.2019

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www.atlasbtw.com

Site Plan



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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:

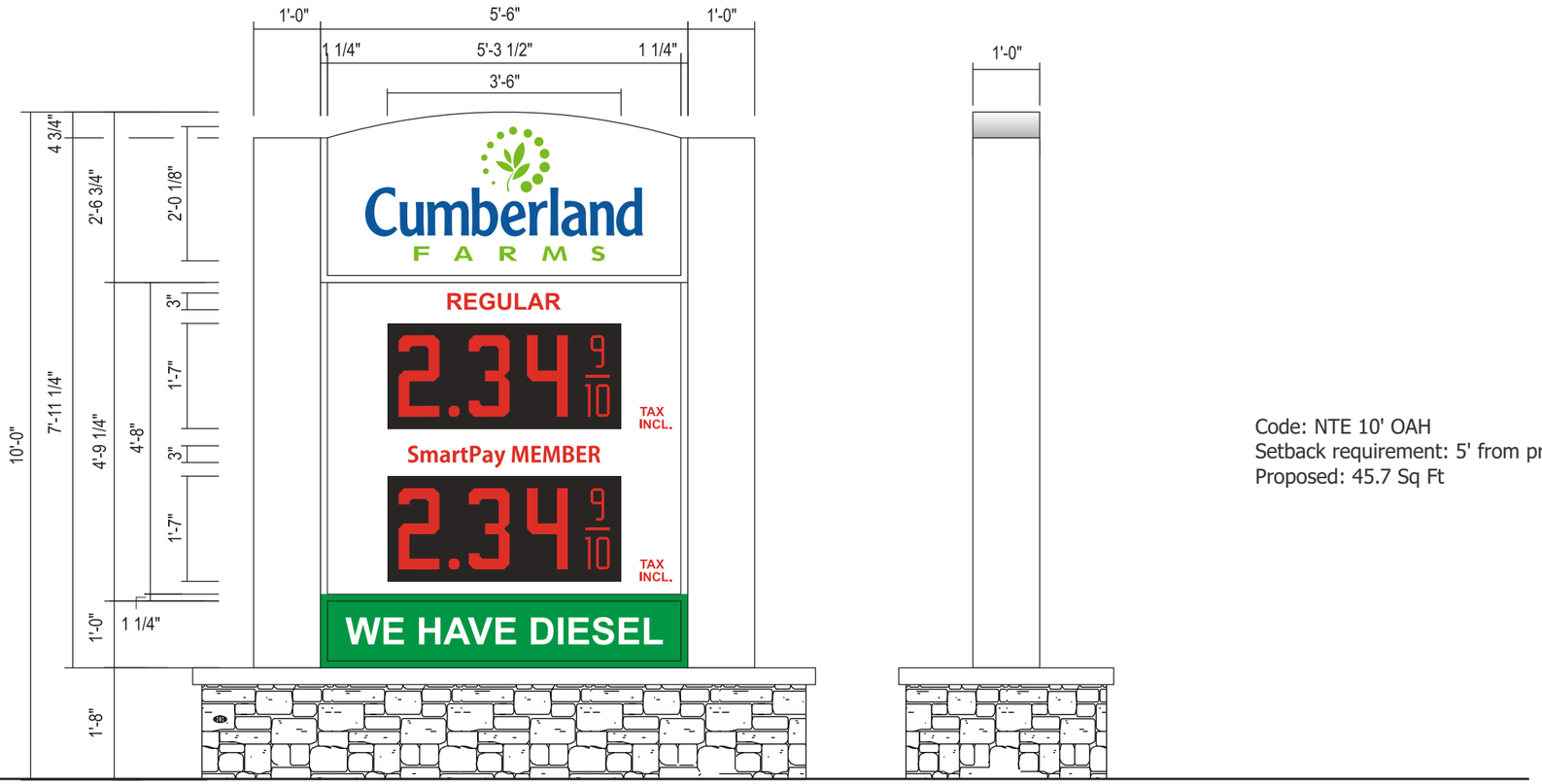
C1 Pantone Color: **301C**
Opaque Vinyl: **3M Vivid Blue 180C-17**
Translucent Vinyl: **3M Bristol Blue 3630-97**

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

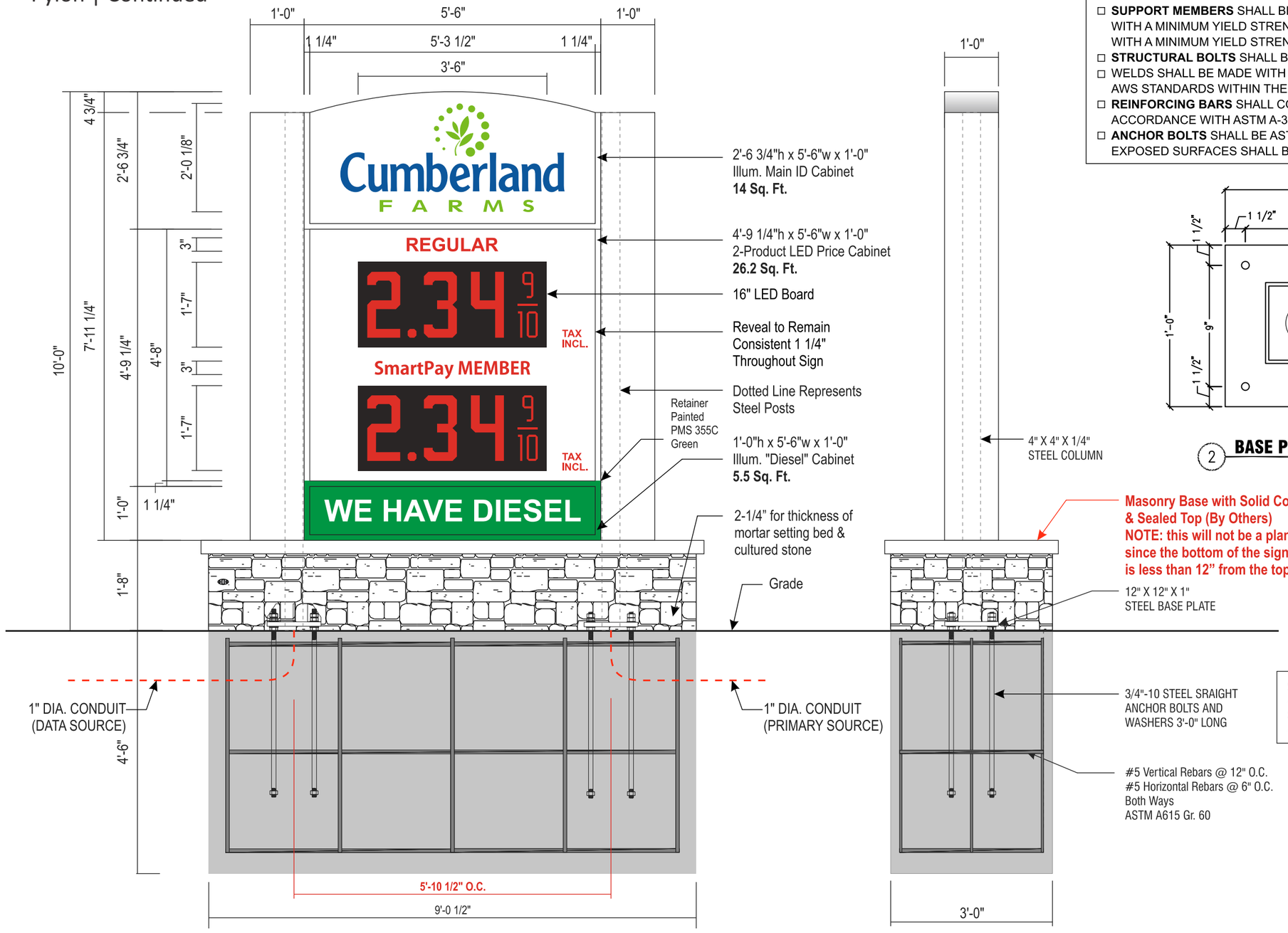
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Revisions:	
Revised pylon 04.08.2019 TLD	...
Revised to 10' Tall pylon per code 04.25.2019	...
...	...
...	...
...	...

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

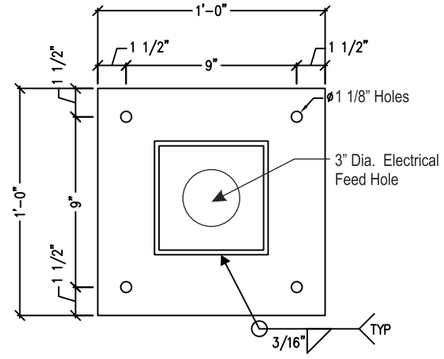
D.F. ILLUMINATED PYLON - 45.7 SQ. FT.

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

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
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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

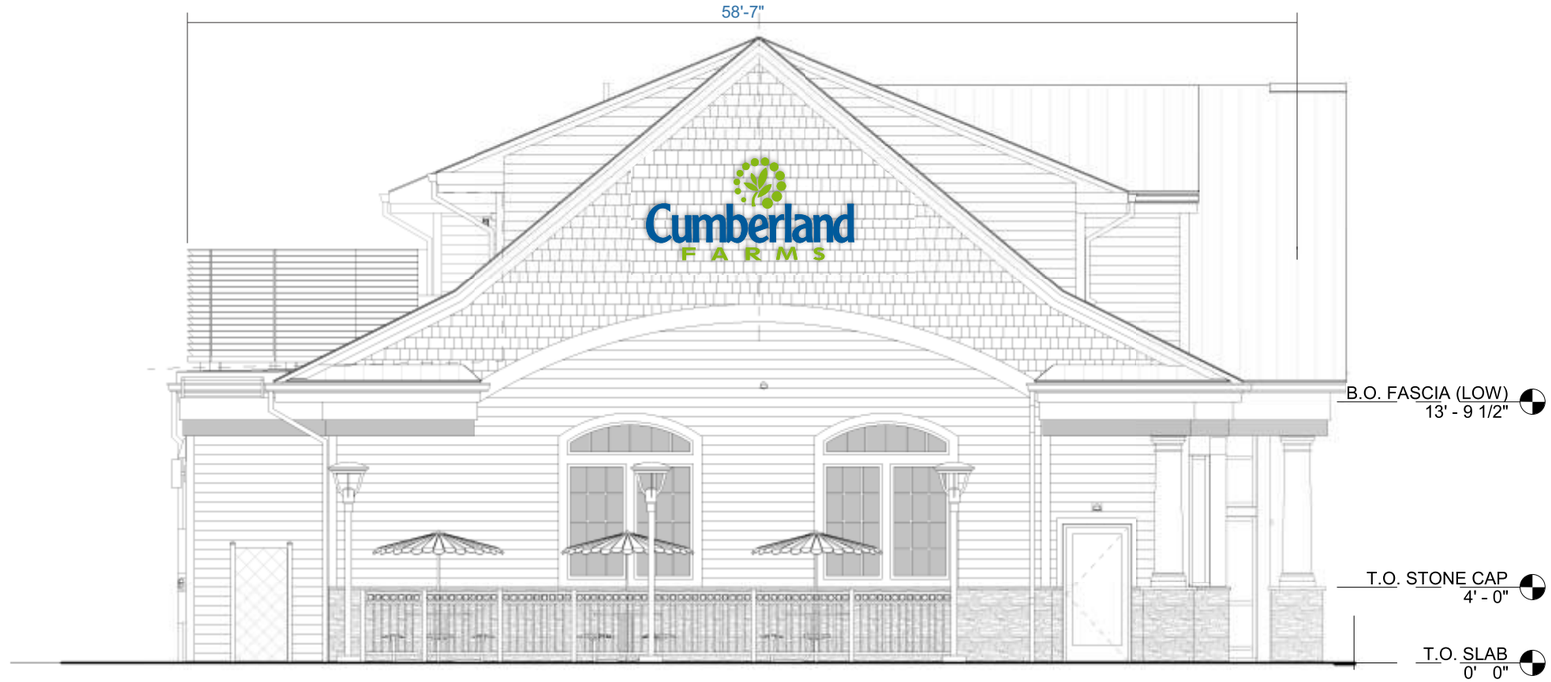
Channel Letters | Remote
(West Elevation)

Action:

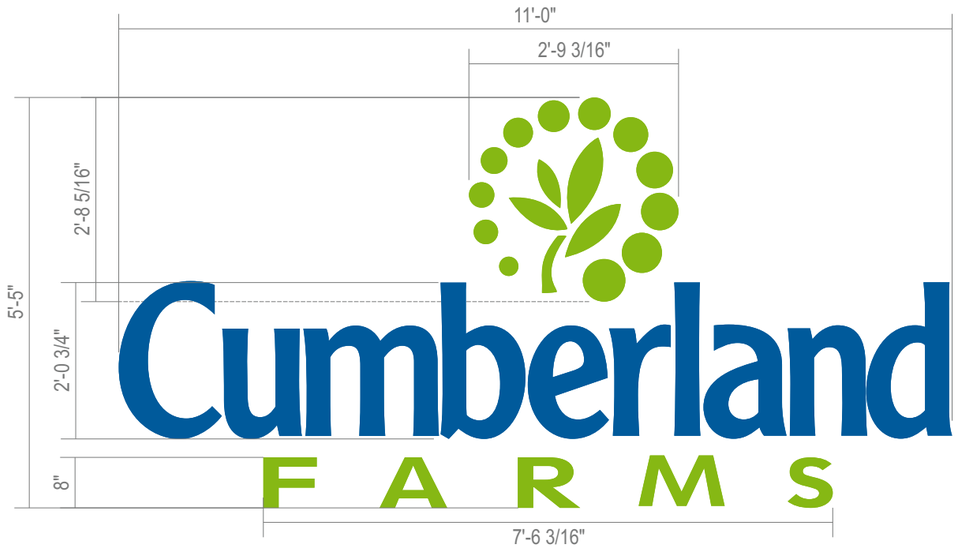
- Install new letterset as shown.
- Channel letters to be mounted to clapboard siding with non corrosive hardware and
- standoffs.
  All holes and seams to be sealed and caulked.

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



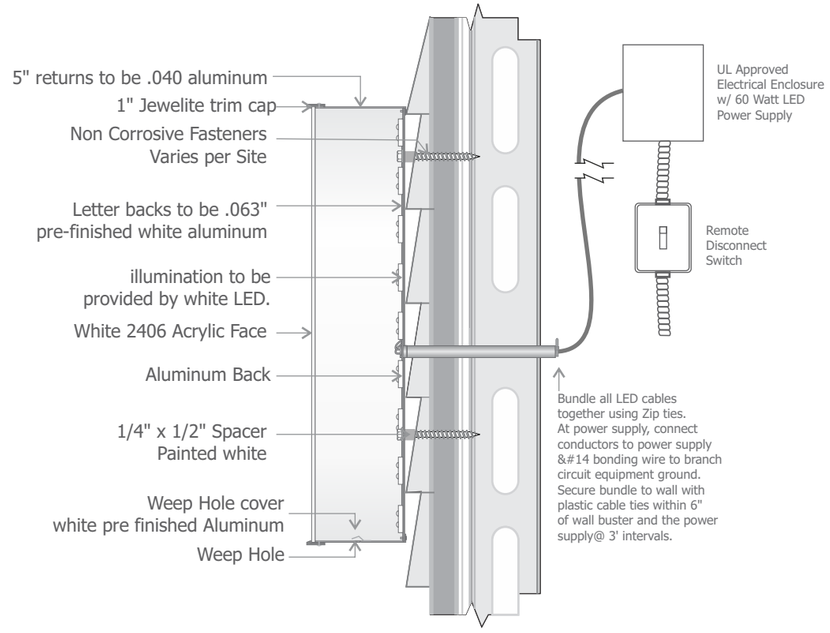
WEST ELEVATION
1/8" = 1'



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:

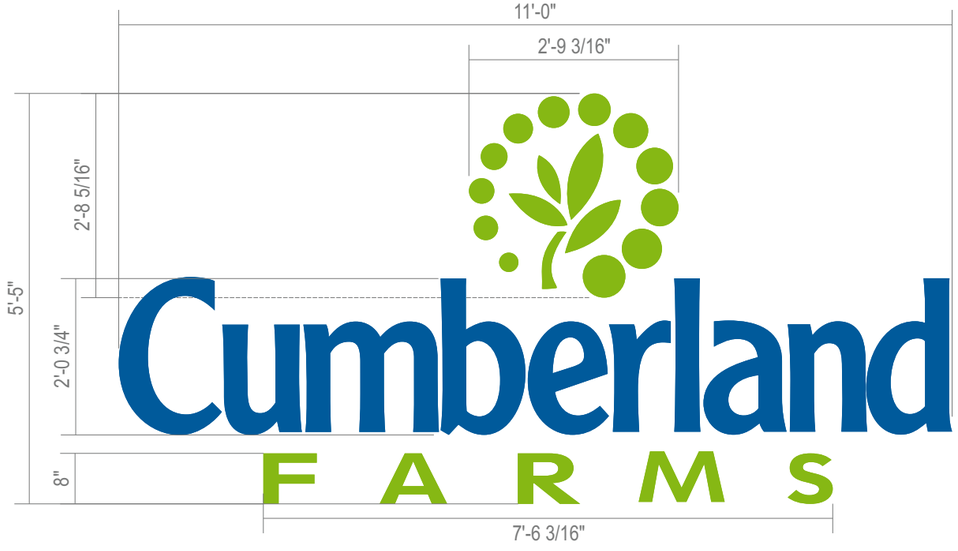
- Install new letterset as shown.
- Channel letters to be mounted to clapboard siding with non corrosive hardware and
- standoffs.
  All holes and seams to be sealed and caulked.

Material & Color:

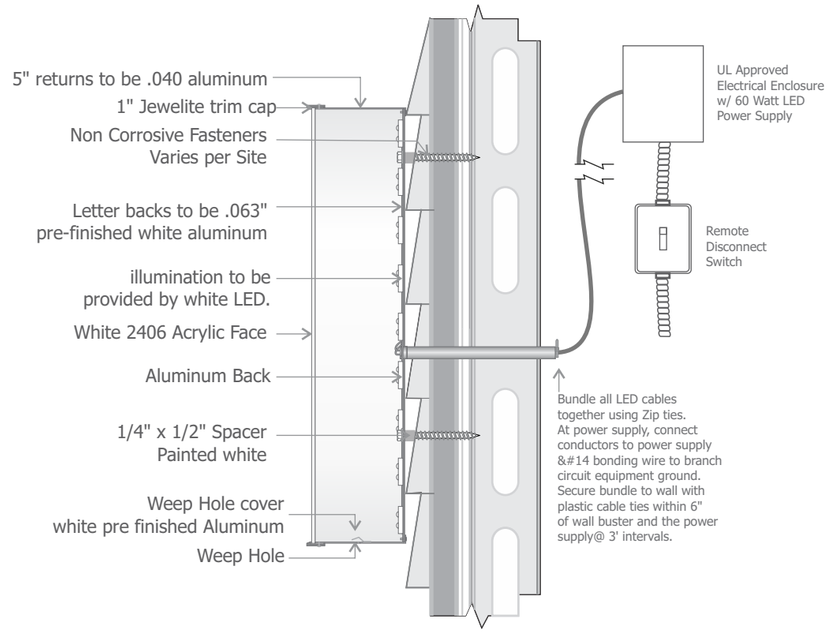
- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Returns - Painted to match PMS 301C
- Returns = Painted to match PMS 376C
- Trim Cap - Blue Jewelite
- Trim Cap = Green Jewelite
- Faces - 2406 White Acrylic
- Illumination - White LED



NORTH ELEVATION
3/32" = 1'







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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

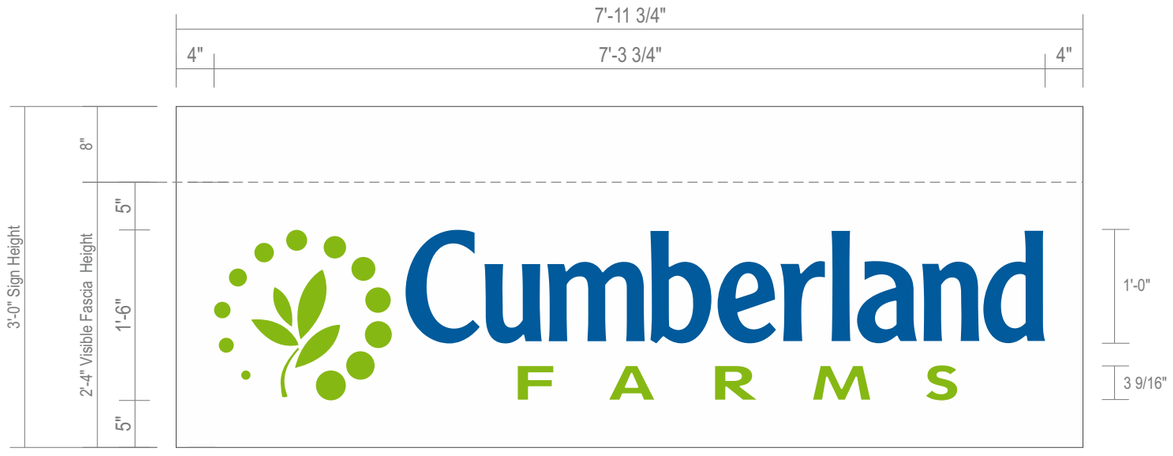
Action:

- 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:

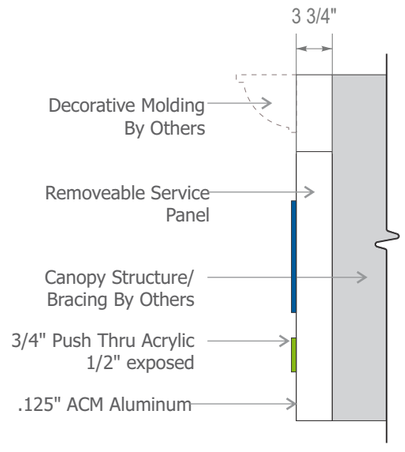
- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Push Thru Faces - Clear Acrylic
- Aluminum - Painted Alcoa-Shell White
- Illumination - White LED





CF-CAN-18-LED-LH

11.0 Sq Ft



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Revisions:	
Revised palcement 03.26.2019 TLD	...
...	...
...	...
...	...
...	...

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

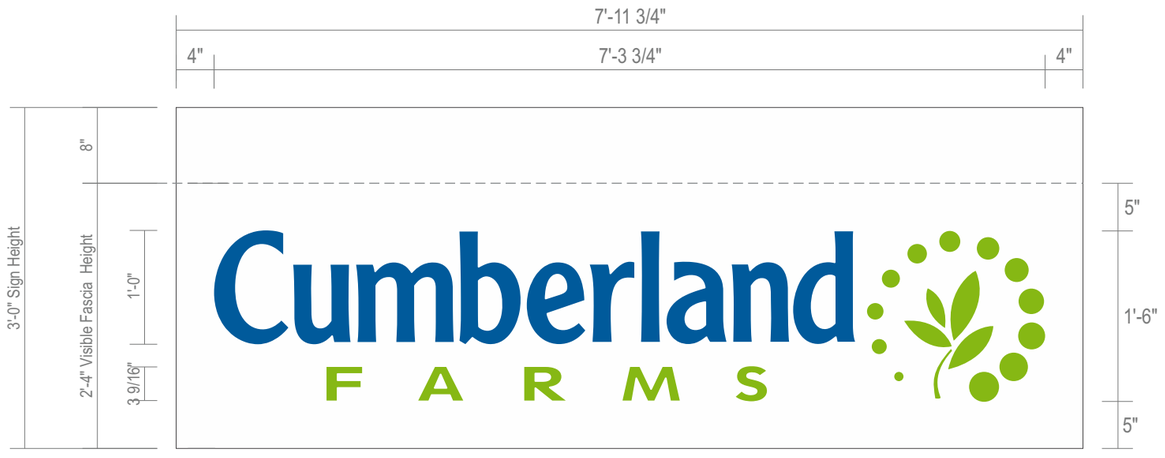
Action:

- Install new internally illuminated canopy sign.
- Canopy sign to be ACM aluminum with routed push through faces. Mounted to canopy with non corrosive fasteners.



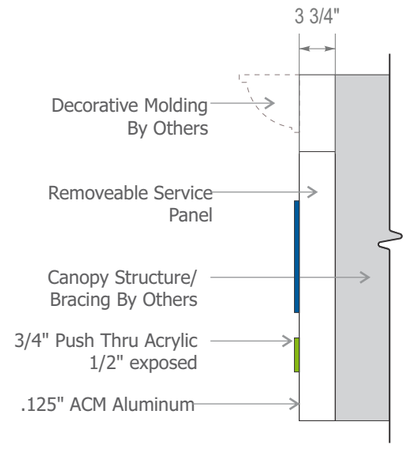
Material & Color:

- 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	...
...	...
...	...
...	...
...	...

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:

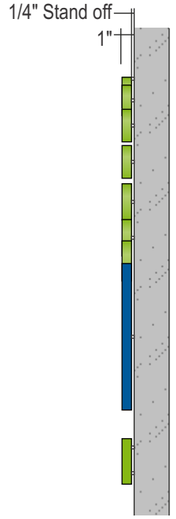
- Install new letterset as shown.
- Letterset to be 1" deep clear acrylic with 1/2" pocket routed out for LEDs.
- Vinyl applied to face of letters. Returns to be painted to match specs below. Letter backs to have .040" aluminum applied to back. Letterset to be stud mounted to wall with 1/4" spacers.

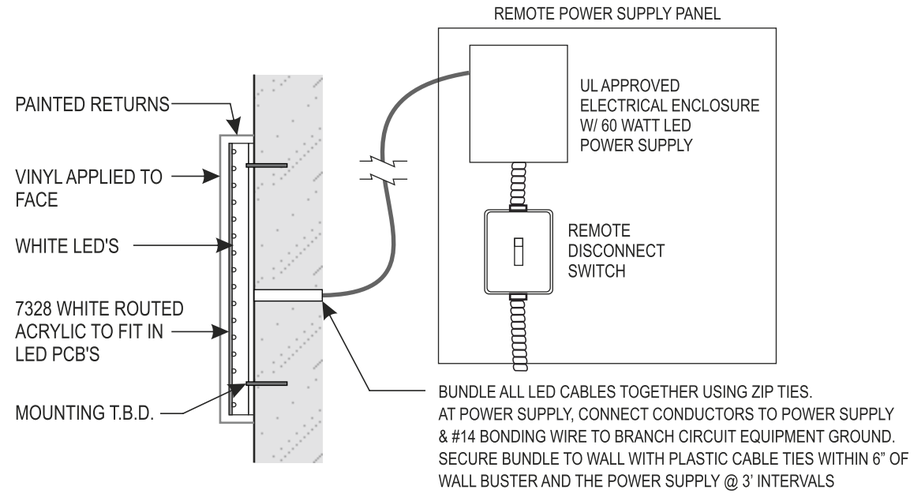
Material & Color:

- 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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RLAtechnolgy.com
513-57 4-9500

RLA TECHNOLOGY SOLUTIONS

ATKINS

Atkins North America, Inc.
7175 Murrell Road
Melbourne, Florida 32940
Telephone: +1.321.242.4942
Fax: +1.321.242.6101
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.
7175 Murrell Road
Melbourne, Florida 32940

Telephone: +1.321.242.4942
Fax: +1.321.242.6101

www.atkinsglobal.com/northamerica

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.

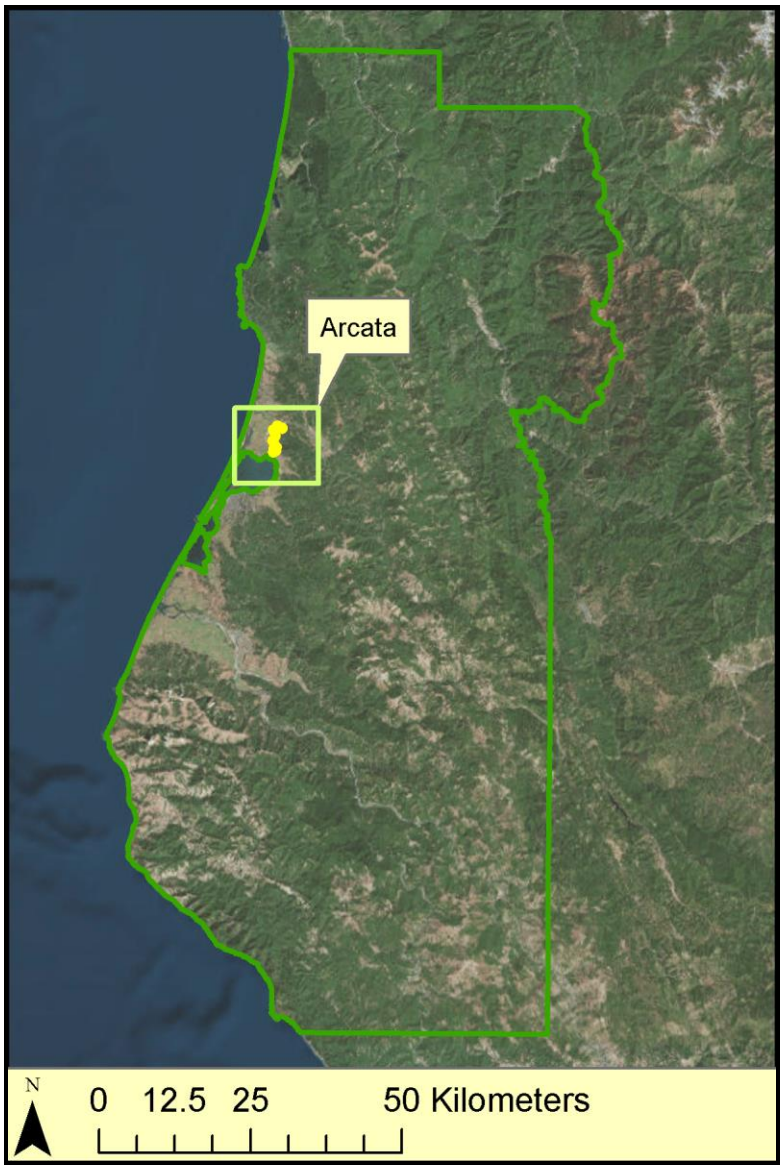


Figure 1. Analysis area within Humboldt County

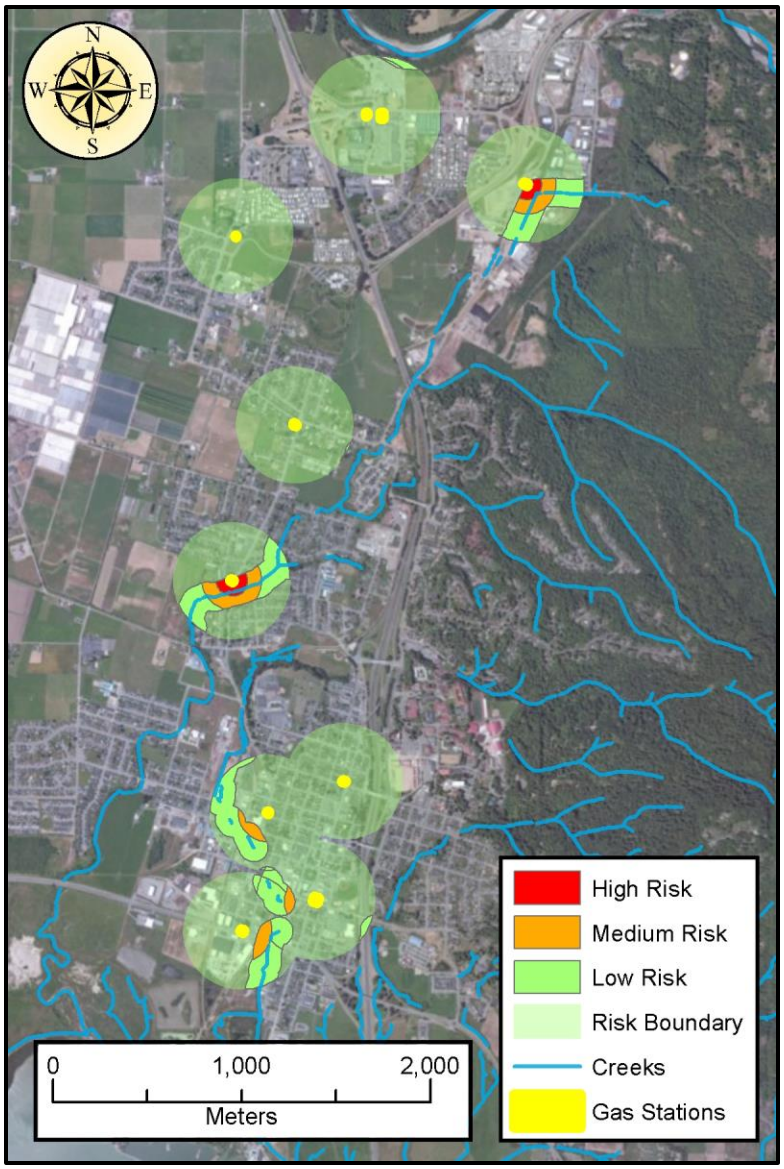


Figure 2. Potential risk of gas pollution due to run off.

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**

The Coastal Business Journal

ISSN: 2163-9280

Spring 2013
Volume 12, Number 1

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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ISSN: 2163-9280 *Spring 2013*
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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

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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

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"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.

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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.

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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.

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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

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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.

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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)

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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

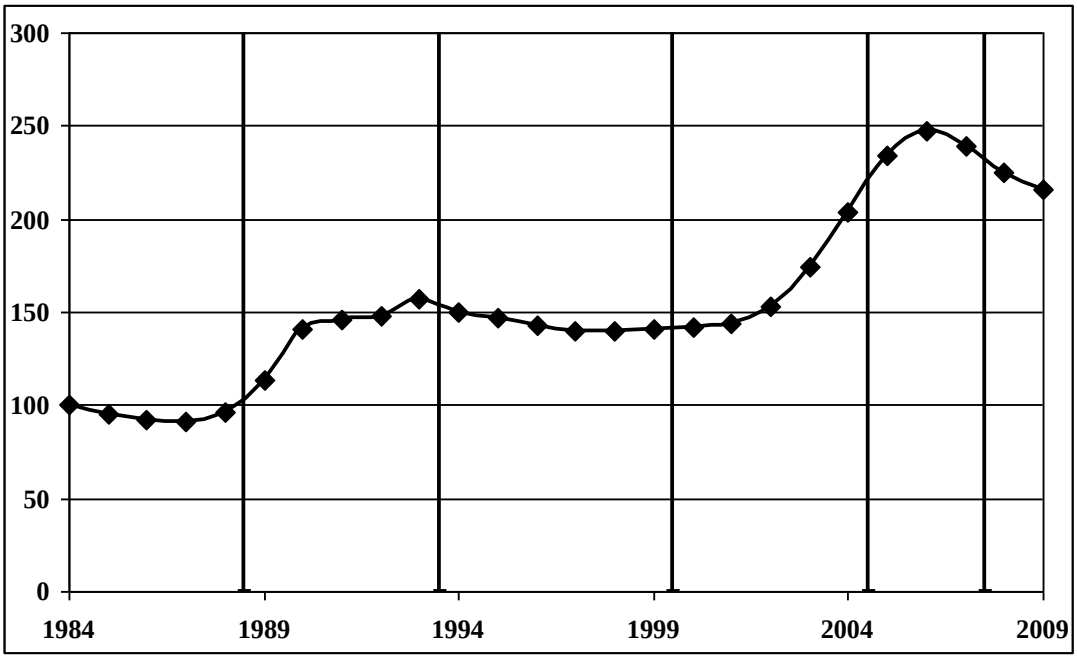
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pooled hedonic model is identical to the specification used in Model 1 (shown in Table 3 below), with dummy variables for each year of the sample after 1984. The dependent variable is the natural log of the sales price adjusted for inflation using 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

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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

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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.

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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.

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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

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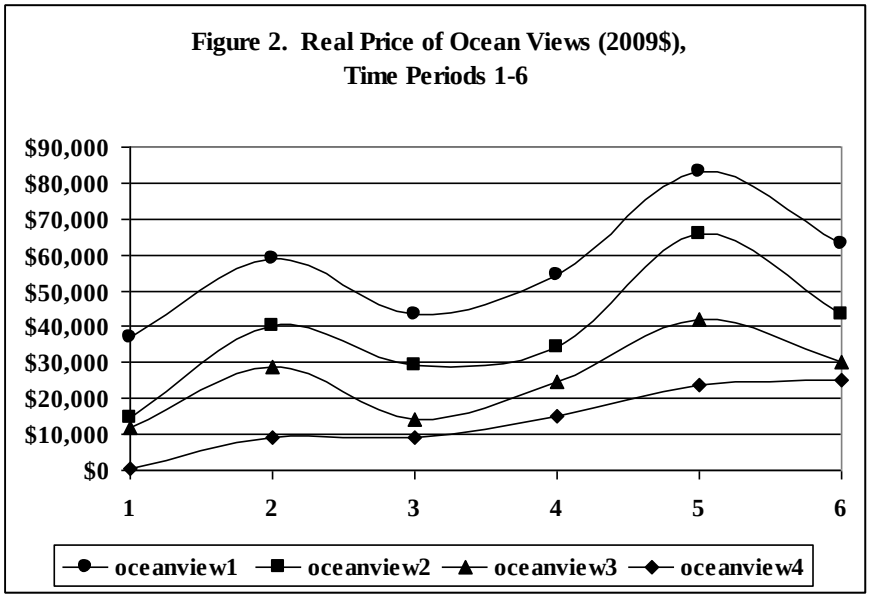
neighborhood for the 2005-2007 time period is 59.62 percent for an unobstructed ocean view (OCEANVIEW1) and 53.19 percent for a superior partial ocean view (OCEANVIEW2).

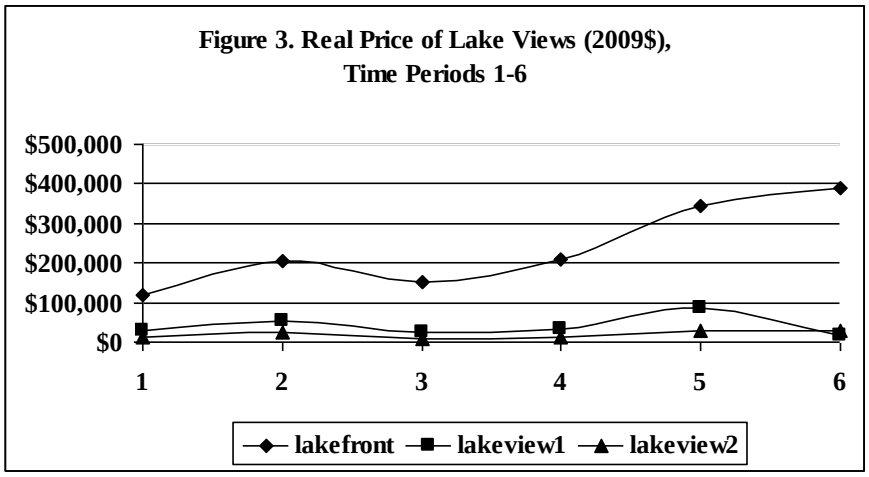
For all the different view types, estimated percentage impacts rise during period 2, a period in which the market price level was rising, then fall in time period 3, rise again in period 4 and reach a peak in period 5, the period in which real housing prices peaked in the overall market (2005-2007). 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).

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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

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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.

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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

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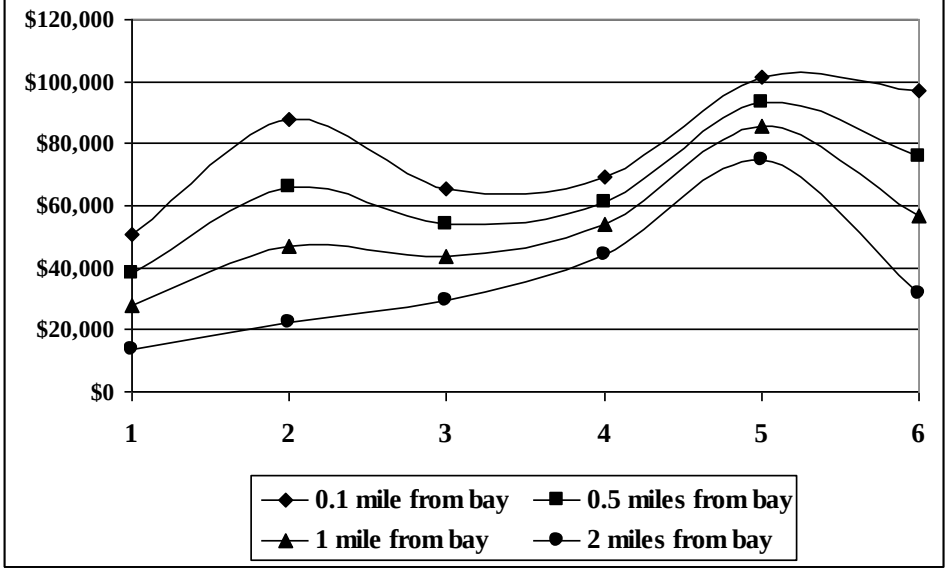
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interaction terms are negative and significant for all time periods except for the most recent period, and for good partial ocean views, coefficients are negative and significant at at least the 10 percent level for all time periods. The view/distance 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

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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

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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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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*.

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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

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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
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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
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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

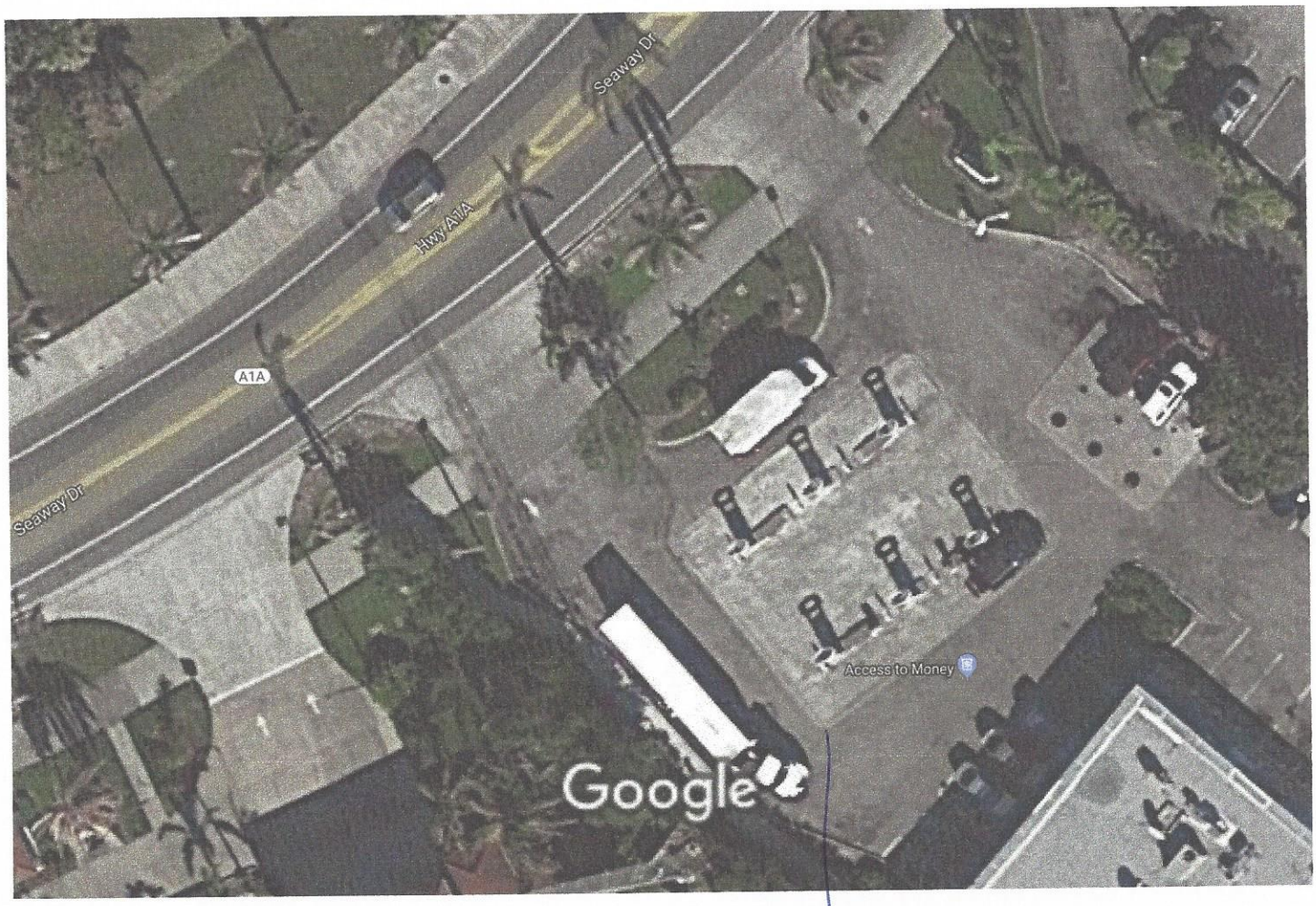
- Program chair for "Planners in Peril: Law and Ethics for Design Professionals" tentatively scheduled for December 6, 2019 in Bonita Springs.
- Program chair for "How High is the Water, Ma?: Rising Sea Level on the Florida Gulf Coast and what we can do about it," sponsored by Friends of Boca Grande 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

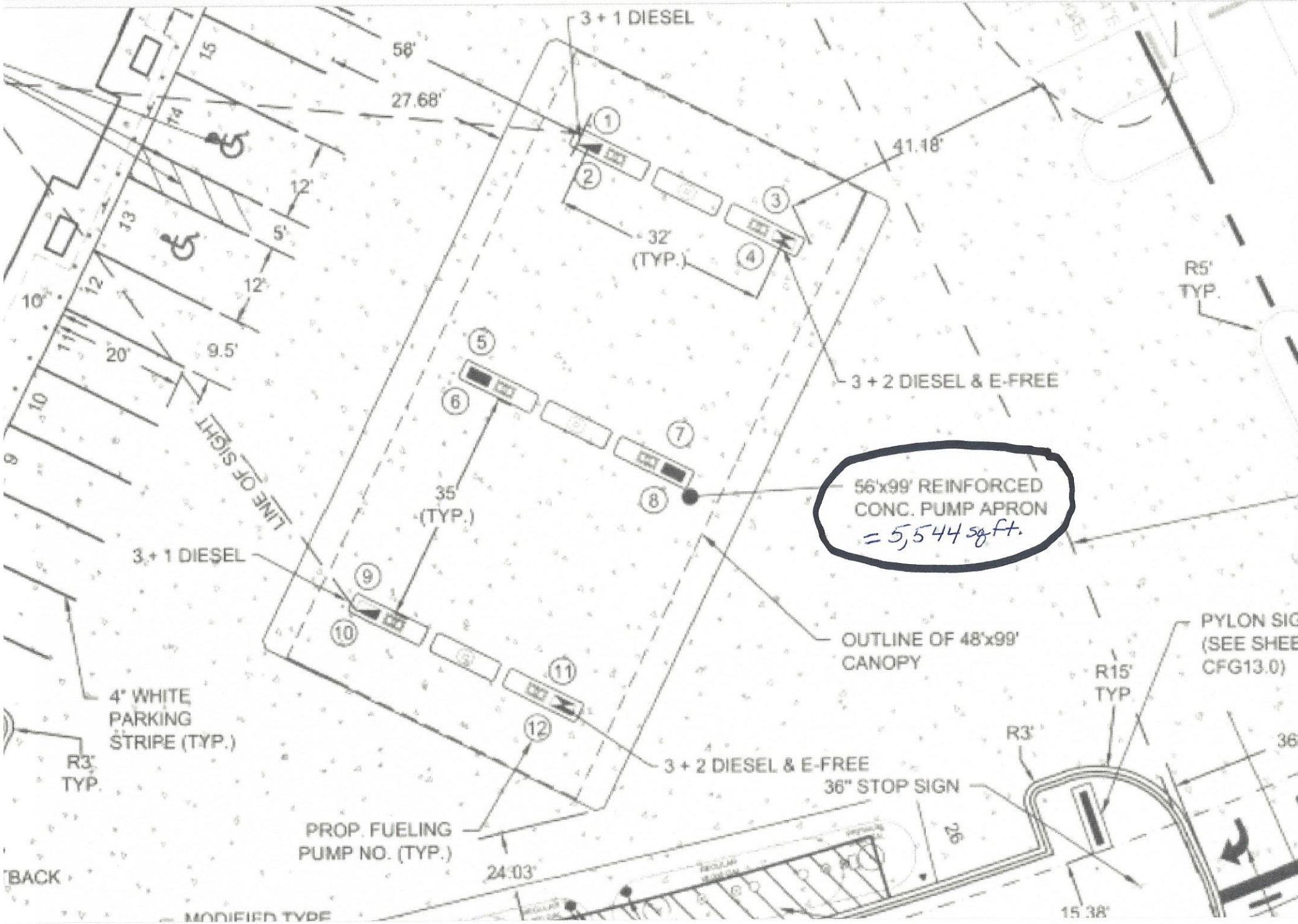
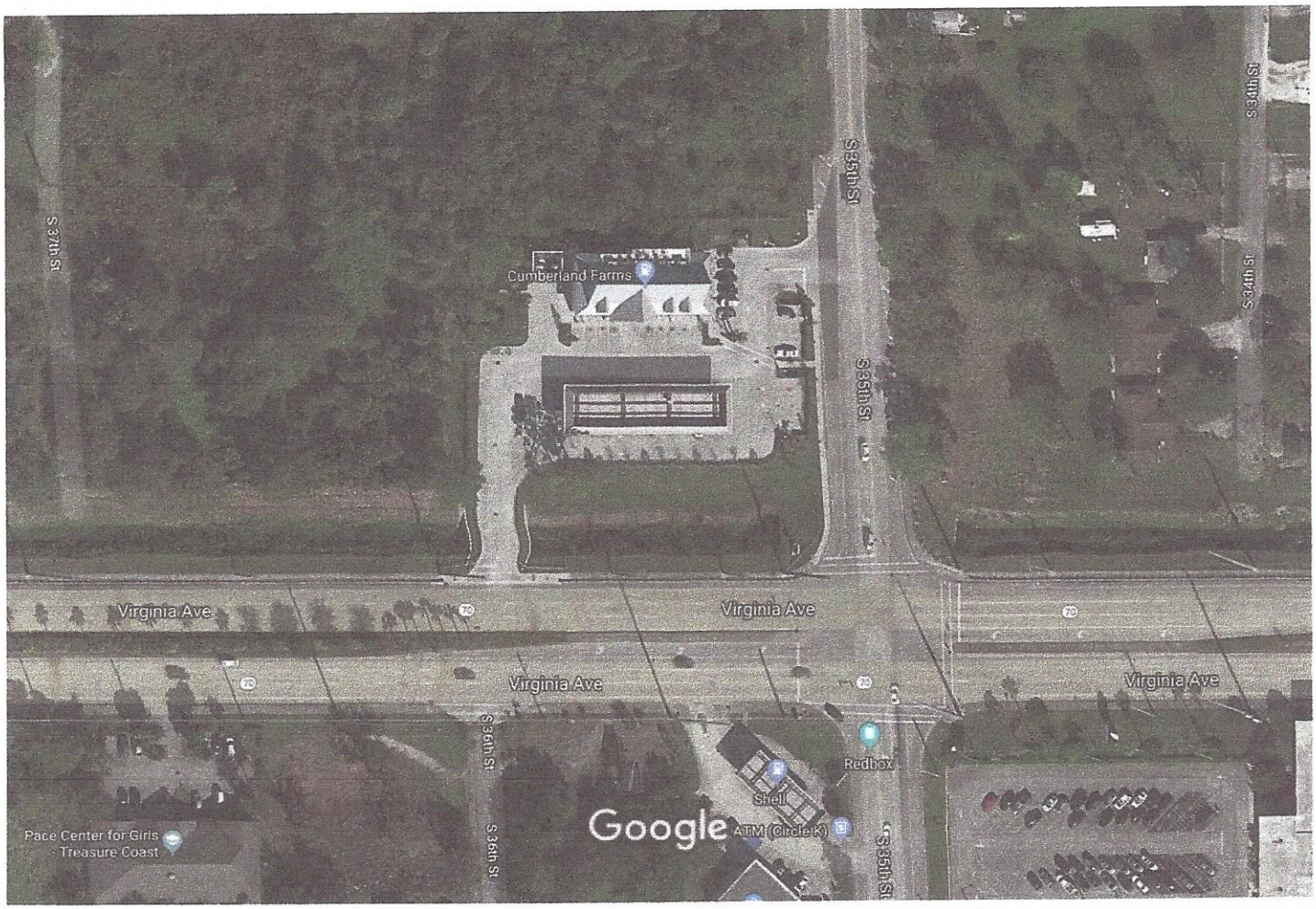




Photo taken by Keith Madsen on 4-14-19 at the St Lucie County Aquarium boat ramp.

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



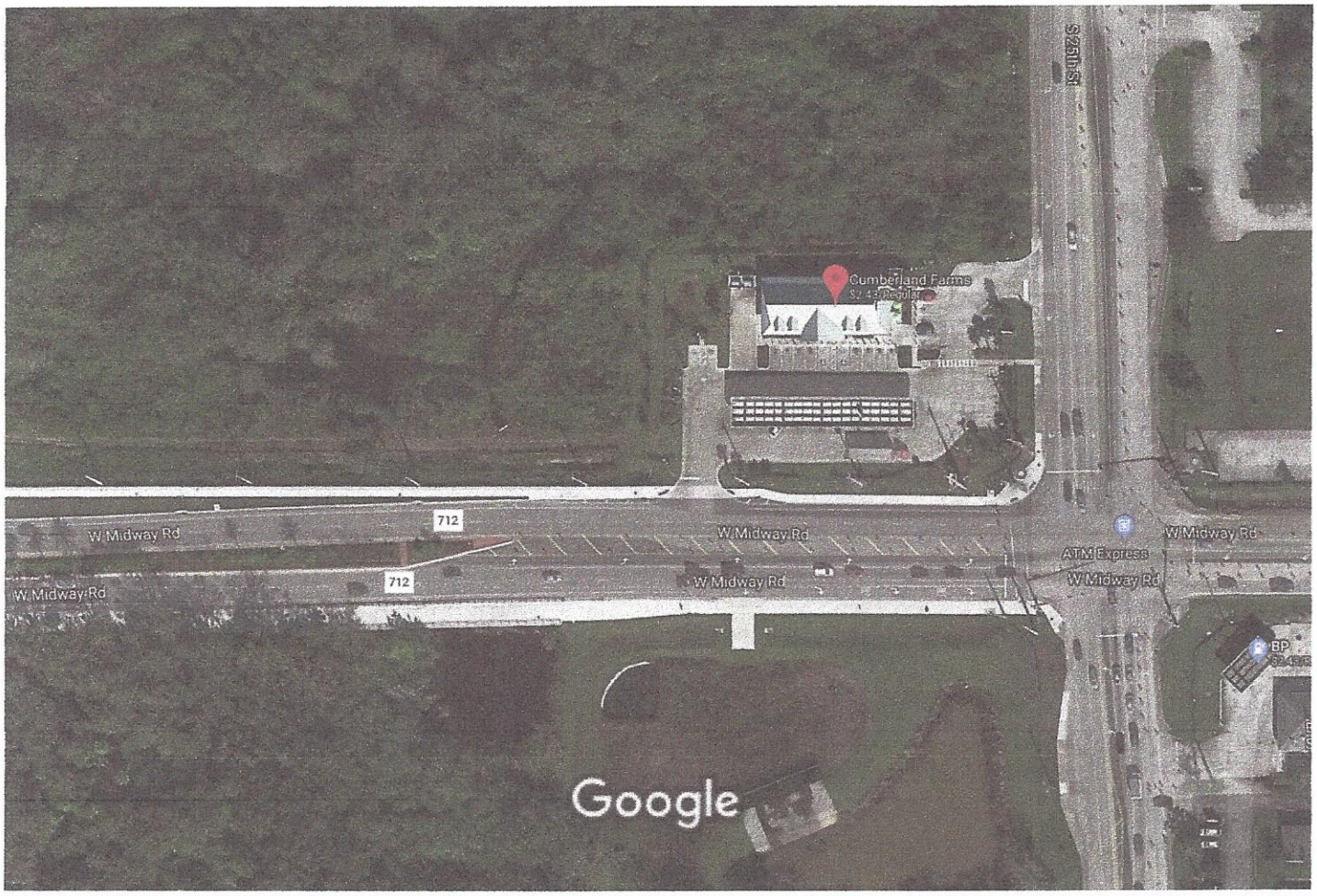
Image capture: May 2019 © 2019 Google

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) · $

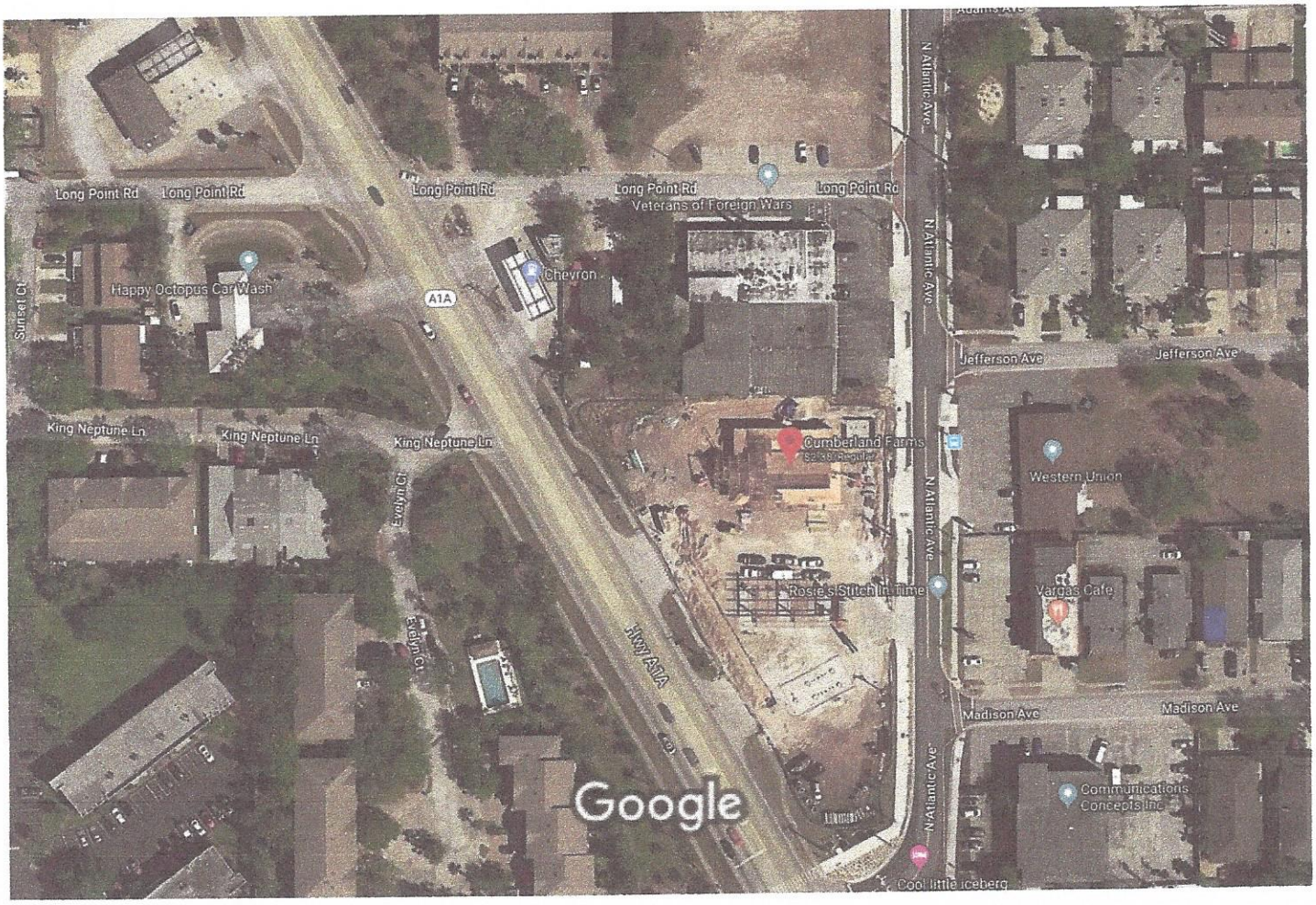
Gas station

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

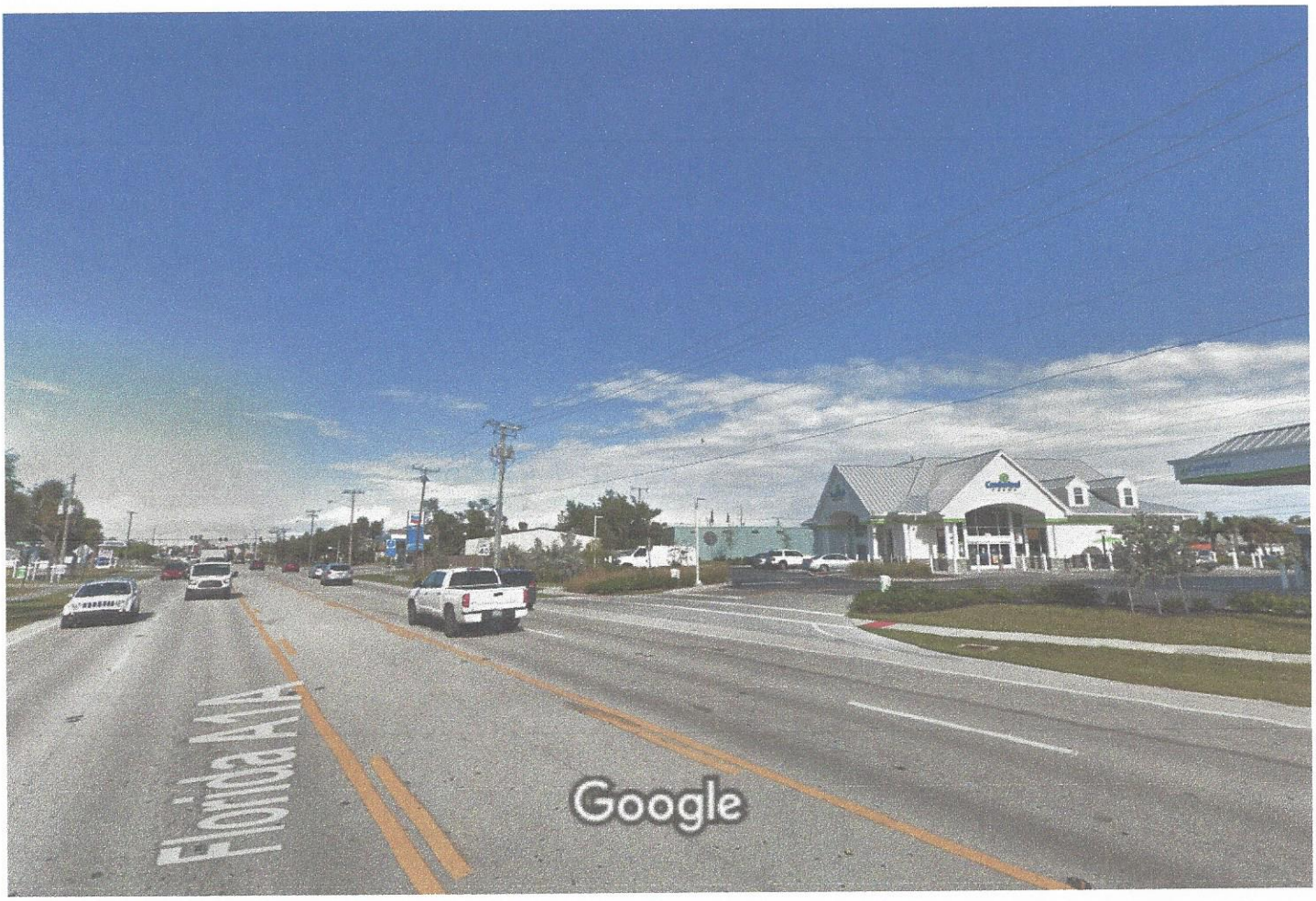


Image capture: Dec 2018 © 2019 Google

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



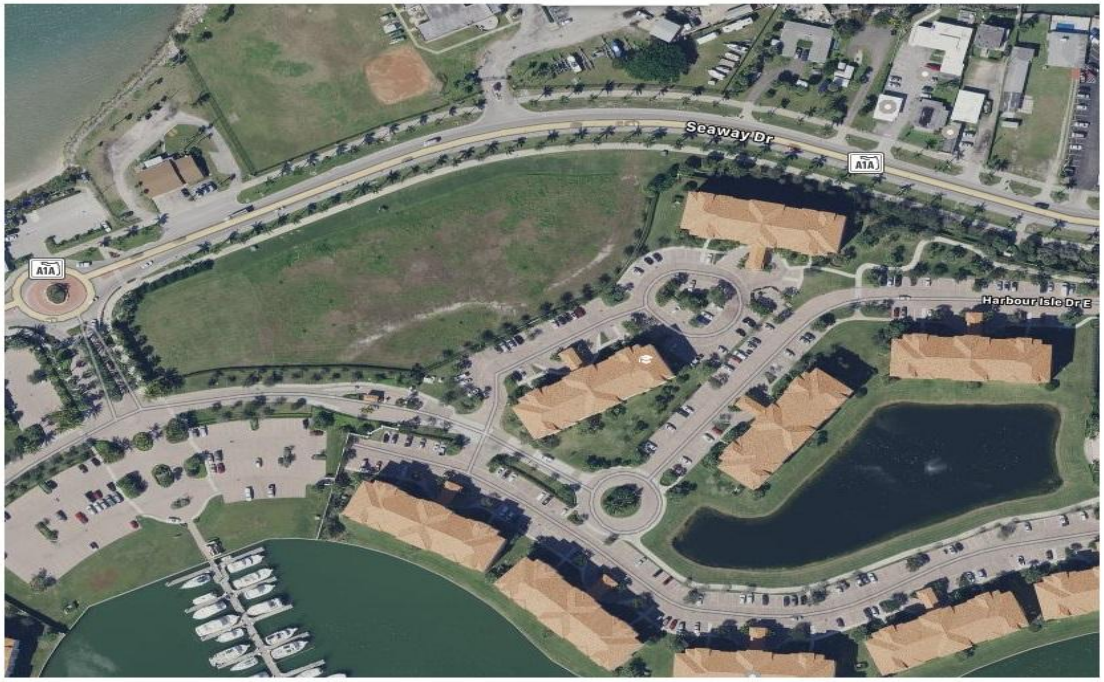
Mohsen Salehi, AICP, ITE(F)
On Behalf of Harbour Isle Community
of South Hutchinson Island
Preservation (SHIP), Inc.
Ft Pierce City Commission
August 19, 2019

TRAFFIC IMPLICATIONS

Of Proposed Cumberland Farms Relocation To 835 Seaway Dr (A1A)

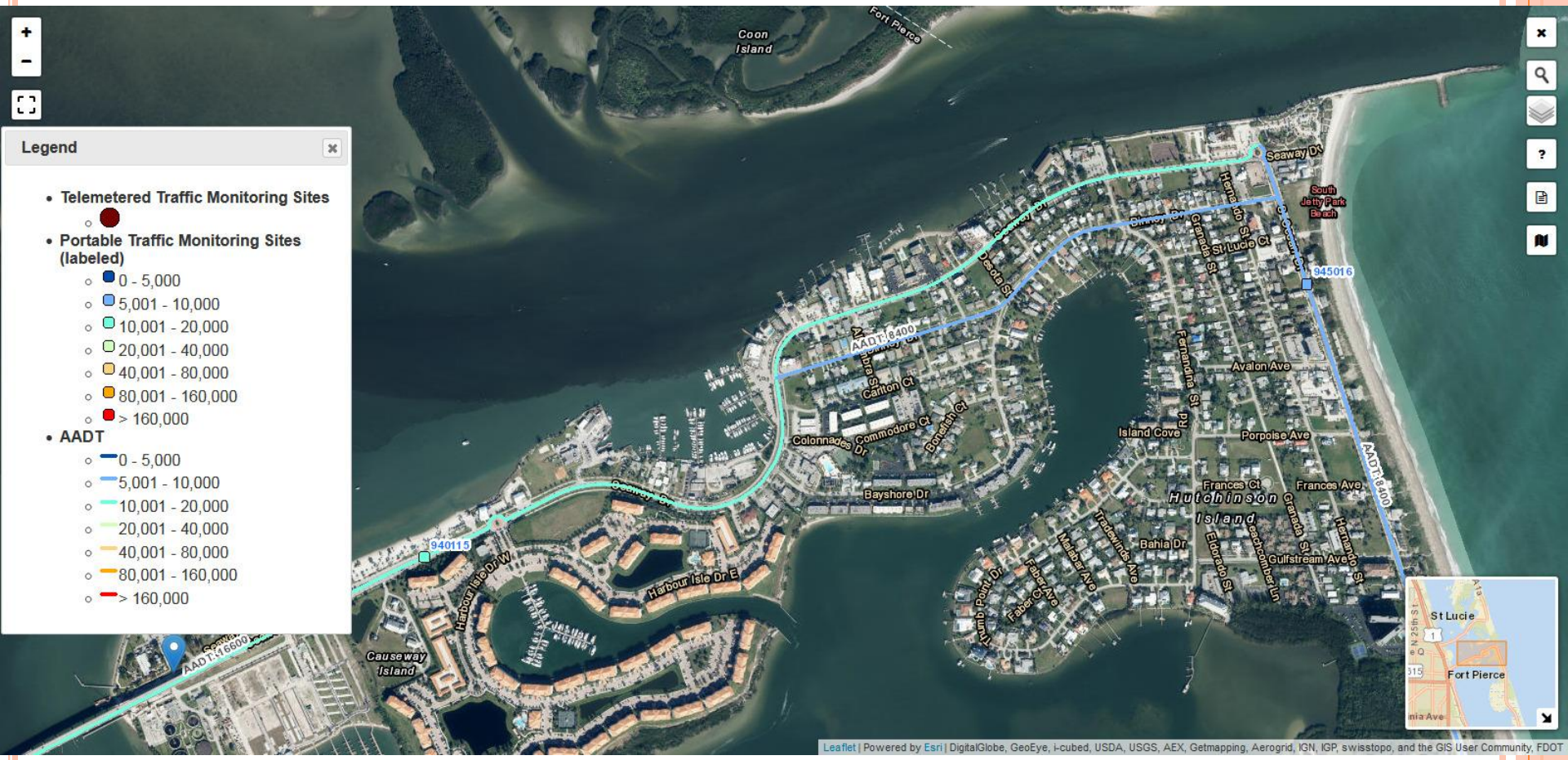
Existing CF:
975 Seaway Dr
4,000 sq ft
0.74 AC
Zoning: C5/TC
FLU: GC





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**

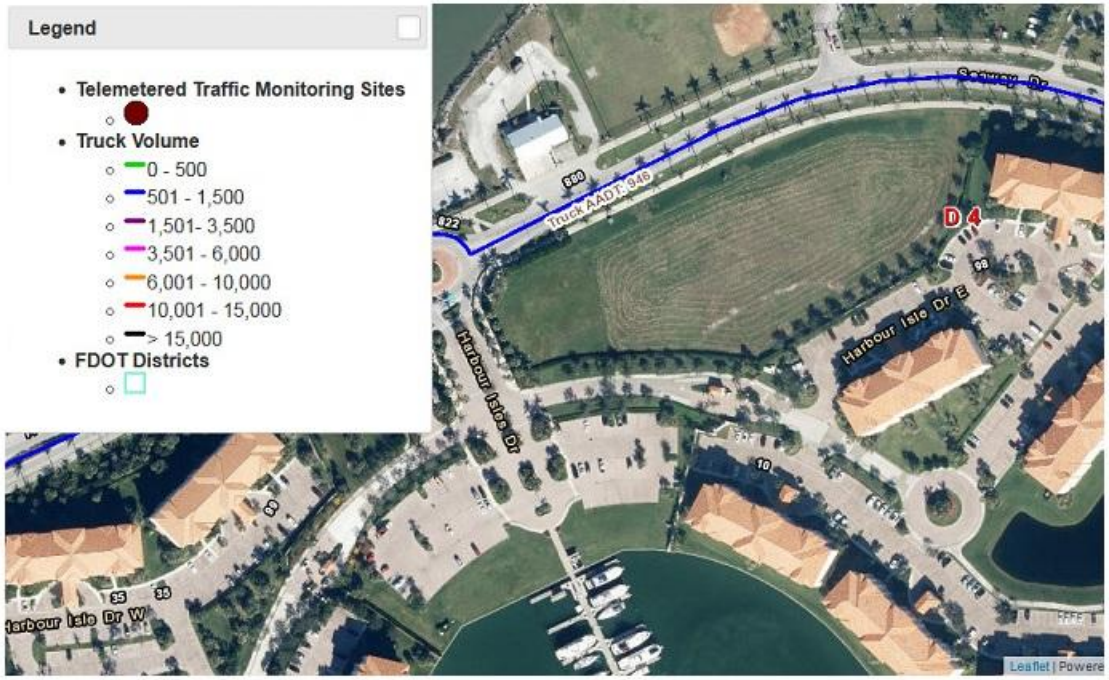
Bike Score **54**

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

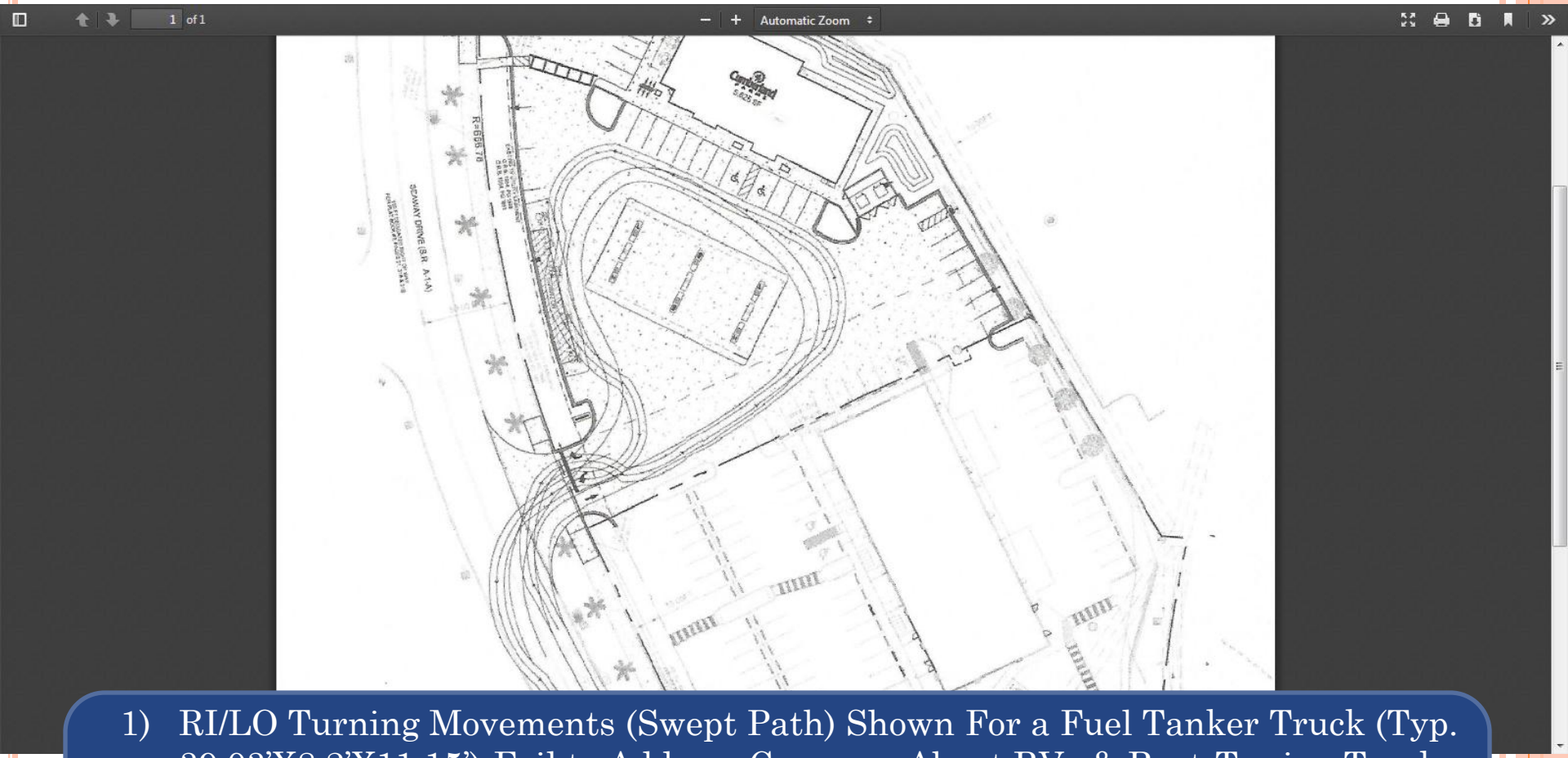
Truck Traffic



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)

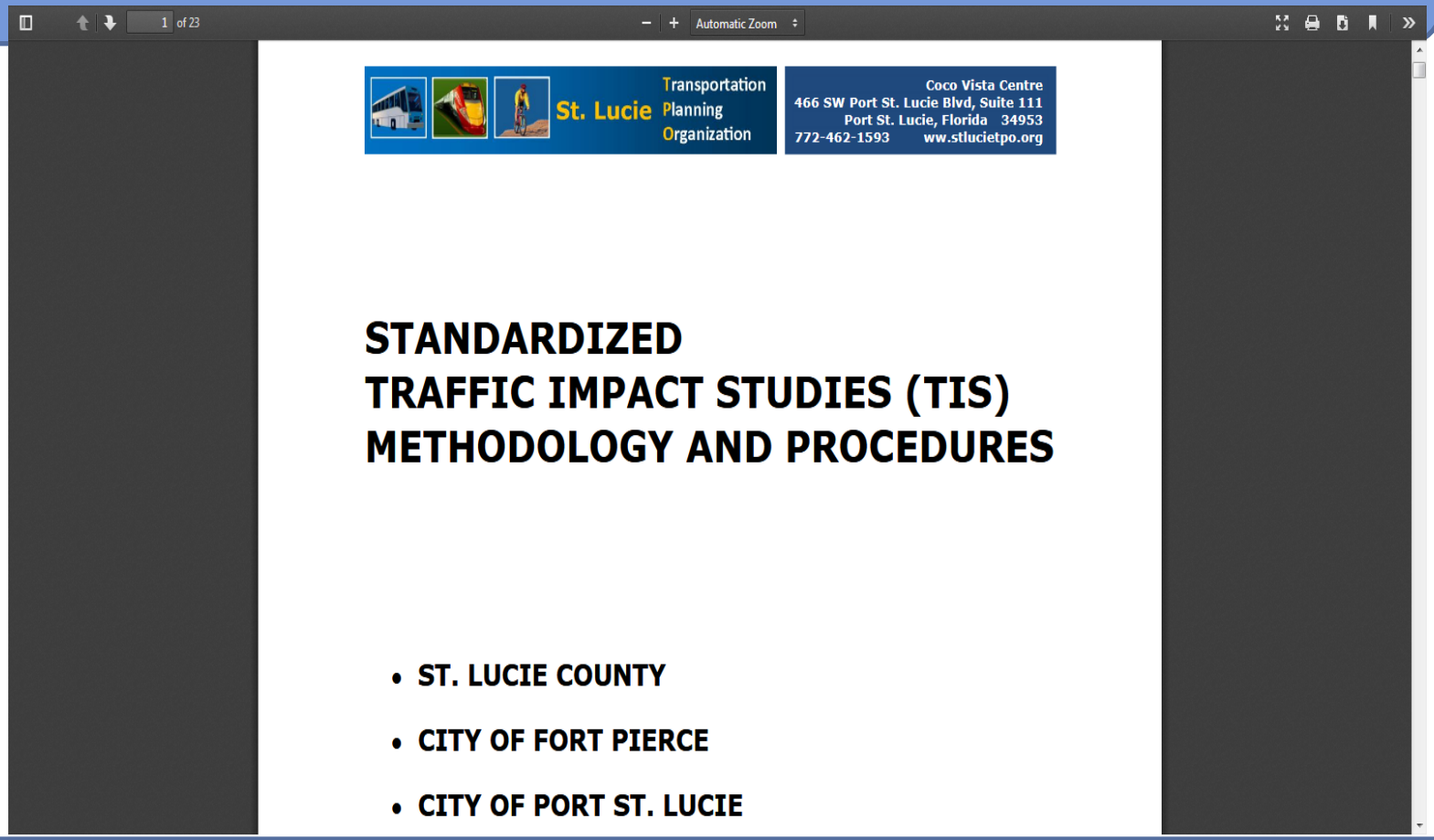
3) Trip Generation Calculations for Medical Office (Exhibit7) w/o Entering them into Links LOS

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:

_____

_____

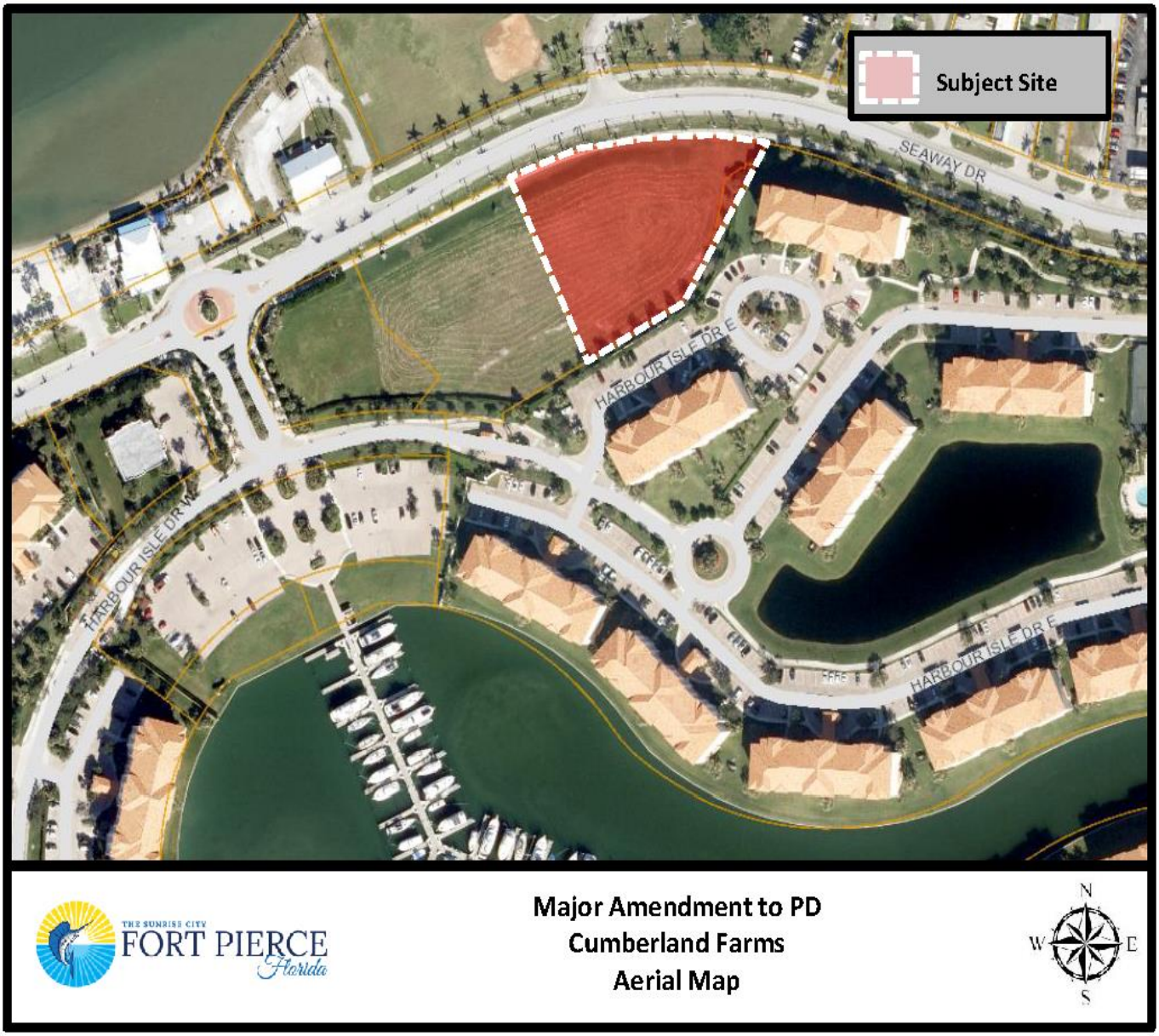
_____

_____ _____

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: 09/03/2019

Re:

SUBJECT:

Submittal of applications to serve on the Fort Pierce Utilities Authority.

SUMMARY:

Pursuant to Resolution 18-R23, Charter Review Committee recommendations, this seat will be filled by a District 2 resident.
To be eligible, individuals must be a qualified elector of the City of Fort Pierce and live within District 2 and have no business relationship with FPUA.

RECOMMENDATION:

Consider the attached applications.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Attachments

18-R23
Albosta Application
DiPalma Application
Englmeier Application
Fee Application
Kraaz Application

Form Review

Form Started By: Linda Cox Started On: 08/26/2019 09:31 AM
Final Approval Date: 08/26/2019

RESOLUTION NO. 18-R23

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING THE RECOMMENDATIONS OF THE **CHARTER REVIEW COMMISSION**; AGREEING TO MEET ANNUALLY WITH THE FPUA IN A JOINT PLANNING SESSION; AGREEING TO ESTABLISH A FORMAL COMPLAINT RESOLUTION PROCESS; ADOPTING A REVISED **APPOINTMENT PROCESS TO THE FPUA BOARD;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution 17-R17 on August 7, 2017 establishing the Charter Review Commission, hereinafter called the "CRC"; and

WHEREAS, the Charter Review Commission held its organizational meeting on September 27, 2017, their initial Public Input Meeting on October 24, 2017 and their final Public Input Meeting on February 27, 2018; and

WHEREAS, on March 19, 2018, the CRC presented its final report to the Fort Pierce City Commission; and

WHEREAS, the Fort Pierce City Commission desires to formally accept the recommendations of the Charter Review Commission and memorialize the implementation of the recommendations by resolution since the recommendations do not require any charter amendments.

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

SECTION 1: The City Commission accepts the recommendations of the Charter Review Commission as presented on March 19, 2018.

SECTION 2: The City agrees to meeting annually with the FPUA in a Joint Planning Session to review and discuss Capital Improvements' budgets of each and the strategic goals and perspective growth of the City and FPUA including the potential joint participation in projects.

SECTION 3: The City Commission agrees to establish a formal dispute resolution process with FPUA that would be far simpler and more efficient and expedient than the statutory process.

SECTION 4: The City Commission adopts a revised appointment process for FPUA Board membership, beginning with the existing term that expires on September 30, 2018, to ensure that one person would be a District 1 resident, one person would be a resident of District 2 and the remaining two seats would be filled by city residents without regard to district of residence. The revised process is as follows:

(a) One resident of District 1 shall be appointed for a four-year term to the FPUA Board by the Commissioners of District 1 by mutual agreement; in the event District 1 Commissioners do not agree on the appointee, each District 1 Commissioner will make a nomination and the Mayor shall select one of the two nominees as the FPUA Board Member. This seat shall be referred to as FPUA District 1 Seat. (Process to commence for the term which shall begin October 1, 2018.

(b) The next year, one resident of District 2 shall be appointed for a four-year term to the FPUA Board by the Commissioners of District 2 by mutual agreement; in the event District 2 Commissioners do not agree on the appointee, each District 2 Commissioner will make a nomination and the

Mayor shall select one of the two nominees as the FPUA Board Member. This seat shall be referred to as FPUA District 2 Seat. (Process to commence for the term which shall begin October 1, 2019)

(c) For the remaining two appointments, the City Commission as a whole would appoint the FPUA Board Members utilizing a point system for votes based upon the order in which the City Commission ranks their choices based upon applications received. These seats shall be referred to as FPUA At-Large Seats. (Terms which shall begin October 1, 2020 and October 1, 2021).

(d) In the event any member representing District 1 or 2 move out of the district for which they were appointed to represent, the seat shall automatically become vacant and a new person residing within the appropriate district shall be appointed to fill the balance of the term.

SECTION 5. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 7. This Resolution shall take effect immediately upon its adoption.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 21st day of May, 2018.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, 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 TO FPUA

(City Residency Required)

Name: Richard F. Albosta	Phone: 973 216-8749
Home Address: 1028 Windward Drive City/Zip Code: Fort Pierce, Florida 34949	How long at this address? 5 years. 25 years of residential ownership in Ft. Pierce, Fl. Florida resident since 1998.
Are you a qualified elector of the City of Fort Pierce? xYes No	
Occupation: Executive/Consultant	Employer Name: Self Employed
Do you own a business that operates within the City of Fort Pierce? ☐ Yes x No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes x No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. (See CV attached)	
Do you have special training or knowledge in any of the following areas: Utilities: x Yes ☐ No Engineering: x Yes ☐ No Contracting/Development: x Yes ☐ No Legal: x Yes ☐ No Management: x Yes ☐ No Finance/Accounting: xYes ☐ No Describe your education and background in any of the above areas:	
Are you currently a member of a Commission-appointed board or committee? ☐ Yes x No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes x No If yes, what was the nature of the crime(s) you were convicted of:	
If appointed, are you willing to attend a training session which could last at least 5 hours? x Yes No	
Referred by:	Applicant Email Address: ralbosta@O-hold.com
Date: Aug 24, 2019	Applicant's Signature R F Albosta

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

PROFESSIONAL RESUME

RICHARD F. ALBOSTA
1028 WINDWARD DRIVE
FORT PIERCE, FLORIDA 34949
Phone: 973 216-8749, E Mail Address: ralbosta@O-hold.com

Career Summary: Chief Executive Officer with over 50 years of experience in the energy industries, with concentration in electric energy and natural gas. Past and present member of the Board of Directors of numerous private, public and non- profit companies.

Specific Company and Industry Experience:

- 25 years with Ebasco Services, Inc., and engineering and construction company with over a 100-year history, who has put more electric plants in service worldwide (coal, gas, & nuclear) than any other company. Rose through the ranks from VP Finance to several operational positions, then to CEO. Eight years as CEO until sold to Raytheon in 1994. Ebasco was the engineer and constructor of the St. Lucie Power, and numerous other nuclear power plants.
- 20 years as a Principal and project investor in an independent privately-owned power company, Olympus Power, LLC. Olympus in its history has been involved in ownership of over 3,000 Mw of power, including coal, gas, geothermal, solar and wind.
- 3 years as a CEO of Enserch Environmental Company, a company engaged in all phases of environment services, including site characterization, environmental solutions, and actual site remediation.
- Past member of the Board of Directors of Connext, as subsidiary of Puget Sound Energy, and electric utility, Brooklyn Navy Yard Cogeneration Partners, Crompco, an oil and gas services company, Columbia Energy Group (seven years), a $10 billion integrated publicly owned natural gas exploration & production, and pipeline company, before being purchased by NiSource Corporation in an unfriendly tender offer. Current member of the Board of Directors of Olympus Holdings, LLC, AquaSmart Enterprises, LLC. an advanced technology company engaged in the oil and gas proppant industry, and Oceanhouses of Southpoint, LLC, a non-profit HOA.

Listing of Specific Skill Sets

- Major equipment and balance of plant (electric power & gas – including wind and solar) procurement practices.
- Familiar with all electric energy production facilities – coal, gas nuclear, geothermal, solar and wind.
- Negotiation, review and preparation (if needed) of all types of contracts related to electric power – PPA's, engineering & construction contracts, major and minor procurement contracts, purchase & sale agreements, permitting, RFP's, litigation.
- Board of Directors governance practices and committees
- Financial reporting, review and practices (CPA credentials)
- Management and operational best practices

Education

BBA, University of Pittsburgh (Accounting Major), Wharton School of Business (Executive Program), Certified Public Accountant (CPA), Numerous Technical Energy Seminars & Programs

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
AUG 22 2019
CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Steven DiPalma	Phone: 772-370-7440
Home Address: 516 Crooked Lake Lane #A City/Zip Code: Ft. Pierce 34982	How long at this address? 7 Years
Are you a qualified elector of the City of Fort Pierce? ☒ Yes ☐ No	
Occupation: President/Property Manager	Employer Name: High Point of Fort Pierce Condominium Association Section One
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 or have a business relationship with FPUA? ☐ Yes ☒ No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. President/Licensed Property Manager CAM48591 of High Point Condominium Association. Have 264 units with a $1,000,000 Budget. Manage and oversee all contracts and work being done dealing with Plumbing, Electrial,Utilities, Roads, Buildings, Streets, etc.	
Do you have special training or knowledge in any of the following areas: Utilities: ☒ Yes ☐ No Engineering: ☐ Yes ☐ No Contracting/Development: ☒ Yes ☐ No Legal: ☒ Yes ☐ No Management: ☒ Yes ☐ No Finance/Accounting: ☒ Yes ☐ No Describe your education and background in any of the above areas: Continuing Property Management Educational Seminars on Legal and Maintaining all the above updates.	
Are you currently a member of a Commission-appointed board or 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:	
If appointed, are you willing to attend a training session which could last at least 5 hours? ☒ Yes ☐ No	
Referred by: Tom Perona	Applicant Email Address: steven.dipalma@yahoo.com
Date: 8/22/19	Applicant's Signature Steven DiPalma

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

Steven DiPalma

Born on 8/29/50 65 years old

Wife: Margarita Vallejo DiPalma

Sons: Steven DiPalma, St. Lucie County Fireman/Paramedic

Brian DiPalma, IT Computer Security Technician

Grandson, Vincenzo
Granddaughter, Amelia Mae

Semi Retired, President/ Property Manager of High Point of Ft. Pierce Condominium Section One

Ft. Pierce resident for almost 45 Years

Community Activist since 1982

President of Ft. Pierce Athletic League since 2005, President St. Lucie Sheriff's Pal since 2017, Committee Member Victory's Saint Lucie County Toy Run, Past President of Ft. Pierce Downtown Kiwanis Club, Past Chairperson of the Civil Service Appeals Board, Past Vice Chairman Communitywide Council, Committee member for City of Ft. Pierce Advisory Board for FPUA, Ft. Pierce Elks 1520, Downtown Landlords Association, Special Deputy St. Lucie Sherriff Department, FOP #41

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
AUG 26 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Robert F. Englmeier	Phone: 772-528-6255
Home Address: 3605 Chestnut Oak Drive City/Zip Code: Ft Pierce, FL 34981	How long at this address? 28 years
Are you a qualified elector of the City of Fort Pierce? ☒ Yes ☐ No	
Occupation: Retired	Employer Name: Retired, see below for previous employers
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 or have a business relationship with FPUA? ☐ Yes ☒ No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. 19 years with FPL in various engineering & management positions 16 years with GE in various engineering & management positions 3 years Pilot in USAF	
Do you have special training or knowledge in any of the following areas: Utilities: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Contracting/Development: ☐ Yes ☐ No Legal: ☐ Yes ☐ No Management: ☒ Yes ☐ No Finance/Accounting: ☐ Yes ☐ No Describe your education and background in any of the above areas: BS Mechanical Engineering Virginia Tech MBA University of Miami	
Are you currently a member of a Commission-appointed board or 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:	
If appointed, are you willing to attend a training session which could last at least 5 hours? ☒ Yes ☐ No	
Referred by: N/A	Applicant Email Address: bobengl@comcast.net
Date: 8/22/2019	Applicant's Signature R F Englmeier

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
AUG 13 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Fort Pierce Utilities Authority

Name: Frank H. Fee, IV	Phone: 772-461-5020
Home Address: 2401 Wilderness Dr. South, Fort Pierce, Florida 34982 City/Zip Code:	How long at this address? 10years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Attorney at Law

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:

Fee, Yates & Fee, PLLC
Treasure Coast Title & Escrow, a division of Fee & Fee, PLLC, a Law firm.
426 Ave A, Fort Pierce, Florida 34950

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No

If yes, in what capacity?

From time to time, my firm is called upon to provide title searches or to insure title to real estate to be acquired by the City Of Fort Pierce. Neither me or my firm have a business relationship with the FPUA, other than as a consumer.

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No

If yes, state the business and location:

Fee, Yates & Fee, PLLC
426 Ave A, Fort Pierce, Florida 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):

Born Fort Pierce, Florida, August 11, 1975; admitted to bar, 2002, Florida. Education: Georgia Southern College (B.A., 1998); Florida Coastal School of Law (J.D., 2002). Member: St Lucie County Bar Association; The Florida Bar. Practice Areas: Creditors Rights; Banking law; special assets litigation, loan workouts, loss mitigation; Estate Planning; Mortgages; Mortgage Foreclosure Residential and Commercial. Approximately 80% of my practice is devoted to real estate transactions.

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: Thomas K. Perona and Jeremiah Johnson Applicant Email Address: Hfee@feeyateslaw.com

Date: August 12, 2019 | Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Hans Kraaz	Phone: 772 979 0308
Home Address: 1450 Sea way DR City/Zip Code: FT. Pierce, FL. 34949	How long at this address? 6 months
Are you a qualified elector of the City of Fort Pierce? ☐ Yes ☑ No applied today	
Occupation: CEO Various companies	Employer Name: IFB / KIK

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:

124 A NO 2 ST
FT. Pierce, FL. 34950

Do you now or in the future plan to do business with or have a business relationship with FPUA? ☑ Yes ☐ No

If yes, please describe in detail outlining any businesses or matters deemed appropriate.

I own properties that use the FPUA.

Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information.

I own Real Estate, Finance, and retail business in FT. Pierce

Do you have special training or knowledge in any of the following areas:

Utilities: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Contracting/Development: ☑ Yes ☐ No
Legal: ☐ Yes ☐ No Management: ☑ Yes ☐ No Finance/Accounting: ☑ Yes ☐ No

Describe your education and background in any of the above areas: Run a company that has over 100 employees, Have built and renovated 30 buildings.

Are you currently a member of a Commission-appointed board or 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:

If appointed, are you willing to attend a training session which could last at least 5 hours? ☑ Yes ☐ No

Referred by: Butch alexander Applicant Email Address: Hans@boatloans.net

Date: 8/23/19 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 Commission Regular Meeting **15.**

Meeting Date: 09/03/2019

Re:

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

COMMENTS FROM THE CITY MANAGER

Attachments

City Manager's Purchase Order Approvals Report

City Manager's Report

Form Review

Form Started By: Jennifer Robinson Started On: 08/20/2019 09:21 AM

Final Approval Date: 08/20/2019

Purchase Order Approvals between $10,000 and $50,000 by the City Manager

1. Purchase Orders

   a. Approval of Sunrise Theatre termite treatment tenting by DSI Pest Control, Stuart, FL in an amount not to exceed $37,165.00 per the attached quote.

   b. Approval for purchase of LiveScan Fingerprint System from DataWorks, Greenville, SC, in the amount of $12,440.

   c. Approval to piggyack the NASPO Contract Code #WN08AGW and State Contract # 43211500-WSCA-15-ACS, for the purchase of two (2) new servers from Dell Computers, in the amount of $12,374.28.

   d. Approval for CentralSquare Technologies, AnalyticsNOW (Professional Services, Cloud/Hosted Access Fees) in the amount of $30,840.00.

   e. Request an increase in the amount of $17,700 to Kimley Horn's P.O. #191026 for engineering services related to Citrus Avenue Bridge over FEC Railroad Rehabilitation Project.

SEPTEMBER 2019

FORT INSIDER





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16 SUNRISE THEATRE

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3M | SCOTT Fire & Safety

FIREFIGHTER COMBAT CHALLENGE®

UNITED STATES NATIONALS

FORT PIERCE, FLORIDA

MANATEE OBSERVATION AND EDUCATION CENTER

480 N. Indian River Drive, Fort Pierce, FL 34950

Friday Oct. 4th - Saturday Oct. 5th - Sunday Oct. 6th

ST. LUCIE COUNTY FLORIDA FIRE RESCUE FIRE DISTRICT







PRESENTED BY:

FORT PIERCE, FL • THE SUNRISE CITY •

PLAY TREASURE COAST SPORTS COMMISSION

Fort Pierce • Port St. Lucie • Hutchinson Island

Visit St.Lucie Florida

...from tides to trails

WWW.FIREFIGHTERCHALLENGE.COM



WELCOME BACK!

BY AUDRIA WELLS, PUBLIC AFFAIRS MANAGER

Fort Pierce Police Department welcomes students on the first day of school. Officers, school officials, residents and other first responders formed "Tunnels of Hope" to cheer for incoming students as the first day of schools began in St. Lucie County on August 12. Students were greeted with high-fives, hugs and signs bearing encouraging messages in hopes of setting the tone for the rest of hope. This year held great significance for the department as Officer Eddie Dove and Officer Jorge Goz joined the new School Resource Officer program. Officer Dove is assigned to Dan McCarty Middle School and Officer Goz is assigned to C. A. Moore Elementary School.





COMMUNITY NIGHT OUT



Fort Pierce Police Chief Diane Hobley-Burney was joined by Deputy Chief Robert Ridle and several other officers in helping to promote police-community partnerships in local neighborhoods on National Night Out. The nationwide observance celebrates the efforts of our neighborhood watches. During past events, each neighborhood watch group was visited by our officers and members thanked them for their efforts and dedication helping to make our city a safer place.

RIVER RAFTING

The Image of Christ Ministry's "Youth4Change" received the chance of a life time to build a raft and sail it, all in the same day. The youth group was invited to compete in the 2019 River Raft Regatta, an annual event hosted by the Treasure Coast Youth Sailing Foundation. This year Derektor Ship Yard of Fort Pierce and Freedom Boat Club of Fort Pierce joined Fort Pierce Police Department officers and staff in helping members of the youth group to build their vessels in order to compete. As part of the rule, participants must use a home-made raft, vessel, boat, and flotation device....something that will not (or should not) sink while underway. Power must be supplied via human powered paddle or paddles. The youth from the Youth4Change group had a great time and demonstrated incredible teamwork as they constructed and prepared their vessels prior to the race.



ONE HOUSE AT A TIME.





Over 200 high school and college students and chaperones were in Fort Pierce to participate in the 2019 World Changers on June 24 – 29. While here for this very short time, they cleanup/spruced up and painted 7 homes, replacing particle boards, light fixtures and more. They also purchased and delivered groceries to many needy households and assisted United Against Poverty (UP Center) and Treasure Coast Food Bank. The City provided the paint and supplies/materials for the home renovations as well as food and staff support for the Block Party, June 26, where they served the Lincoln Park community with a barbeque celebration.

A very special Thank You to Joel and Dawn Dramis, local World Changers, Pastor Harry Shaw of Good News Missionary Baptist Church, the entire World Changers team, City staff, and the local churches and volunteers who made this event an outstanding success!

A LIST OF COMPLETED PROJECTS BY WORLD CHANGERS:

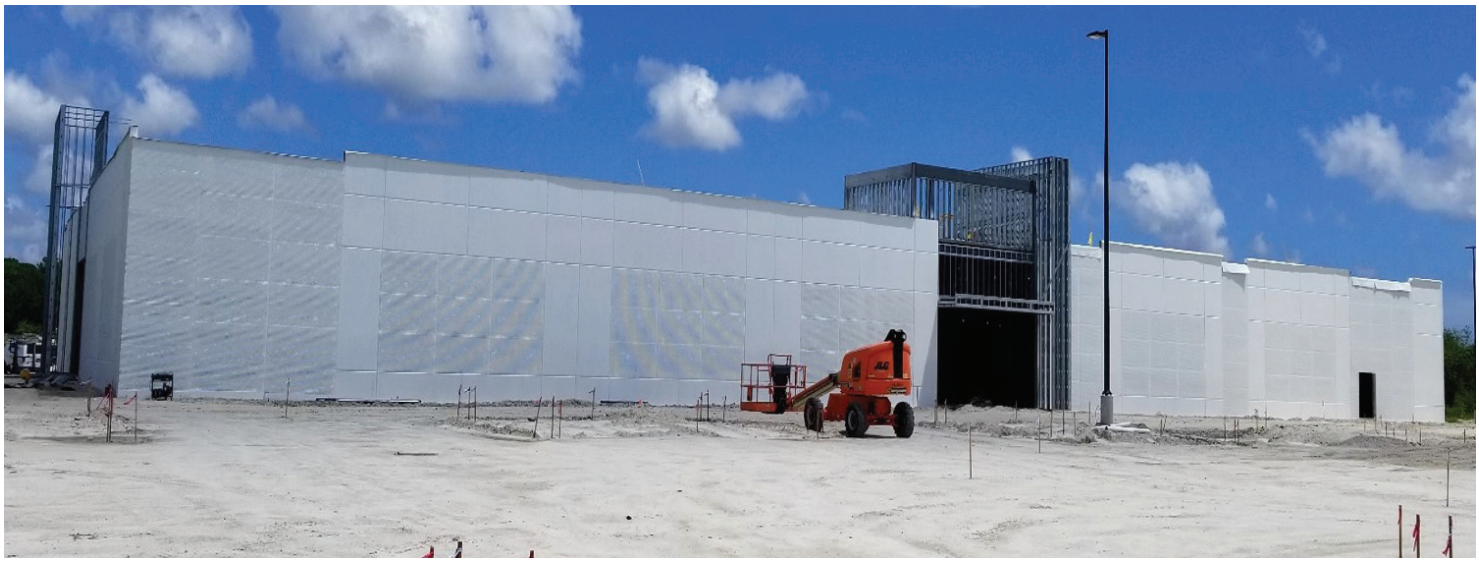
428 N 27th Street
525 N 10th Street
703 N 9th Street
1009 Avenue I
1201 N 24th Street
1406 N 22nd Street
1901 N 16th Street

SAVE THE DATE – World Changers 2020
June 15 – 20, 2020



ALMOST TIME!

The proposed 2,200 square foot Starbucks, which is located at 5550 Okeechobee Road is nearing completion. The architectural style and quality of building reflect Neolithic design elements. Starbucks' opening should be sometime in Winter 2019.



Camping World Gander Outdoors

Gander Outdoors, which is located at 2111 S. Jenkins Road has gone vertical and the shell is in place. The Camping World portion of the development has yet to go vertical, but that is expected to happen soon. The light poles have also been installed around what will become the parking lot.

THIRSTY TURTLE

The Thirsty Turtle Seagrill will be opening at 108 N. 2nd Street in Downtown Fort Pierce as soon as current renovations are completed. This will be the third location of the popular family and sports restaurants which have been serving the Treasure Coast for over 20 years. The Thirsty Turtle specializes in unique recipes of fresh local seafood and a wide array of wings, sandwiches and pasta dishes, as well as local and national drinks. They also offer a "Cook Your Catch" service, popular among visiting and resident anglers alike.

CONSTRUCTION UPDATE



Thanks to voters, the Half-Cent Slaes Tax Initaitive is underway at South 7th Street. The contractor has completed milling operations between 10th Street and Wendell Road and is currently constructing the new sanitary sewer trunk line and sanitary sewer services.

South 7th Street Project key dates:
Construction Commencement – July 2019
Construction Completion – January 2020





Surfside Neighborhood Drainage Improvements:

CWR Construction has completed 90% of the valley gutter installation on Rio Vista Drive and is constructing driveway aprons in these locations. Contractor has started the textured and painted driveways for both sections of the project. The contractor has completed replacement of undersized drainage structures and drainage pipe that was found to be compromised during construction on Bayshore Drive and Sunset Isle Road the last week of July including relocation of FPUA waterline which was in conflict with the drainage replacement. Roadway reconstruction and resurfacing will finish the neighborhood improvements scheduled for September.



WHAT'S NEW?



MORE ON GANDER & CAMPING WORLD

All exterior walls and the roof have been inspected, and work has begun inside. Temporary electric has been provided to the site for construction purposes. Framing for the interior walls is being done in phases and has had partial inspections. Fire sprinkler lines, plumbing piping and electrical conduit are among the next items to be inspected.

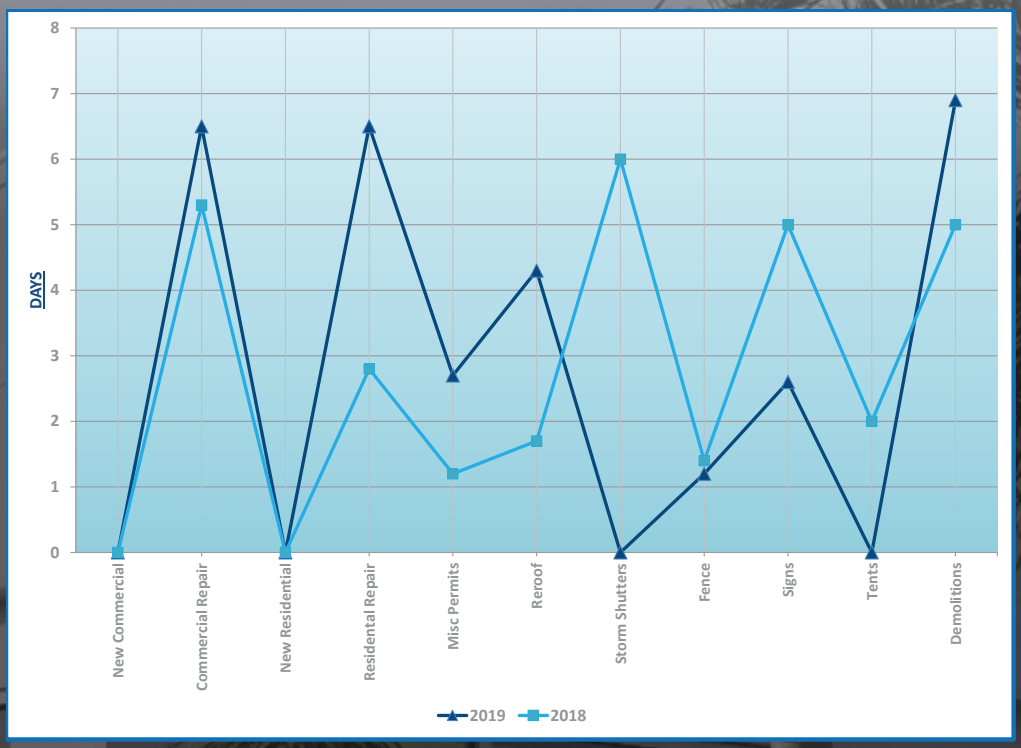


Kindred Homes - building this home in the Celebration Pointe Subdivision. This home is ready for a tie beam inspection and plumbing rough inspection. One of the items inspected during the tie beam inspection is that steel reinforcement (rebar) has been installed, as designed, in the concrete block. The rebar must be inspected before it is covered with grout. The white PVC pipe at the rear of the house, sticking above the structure will have a head pressure test to ensure that the system is free from leaks.

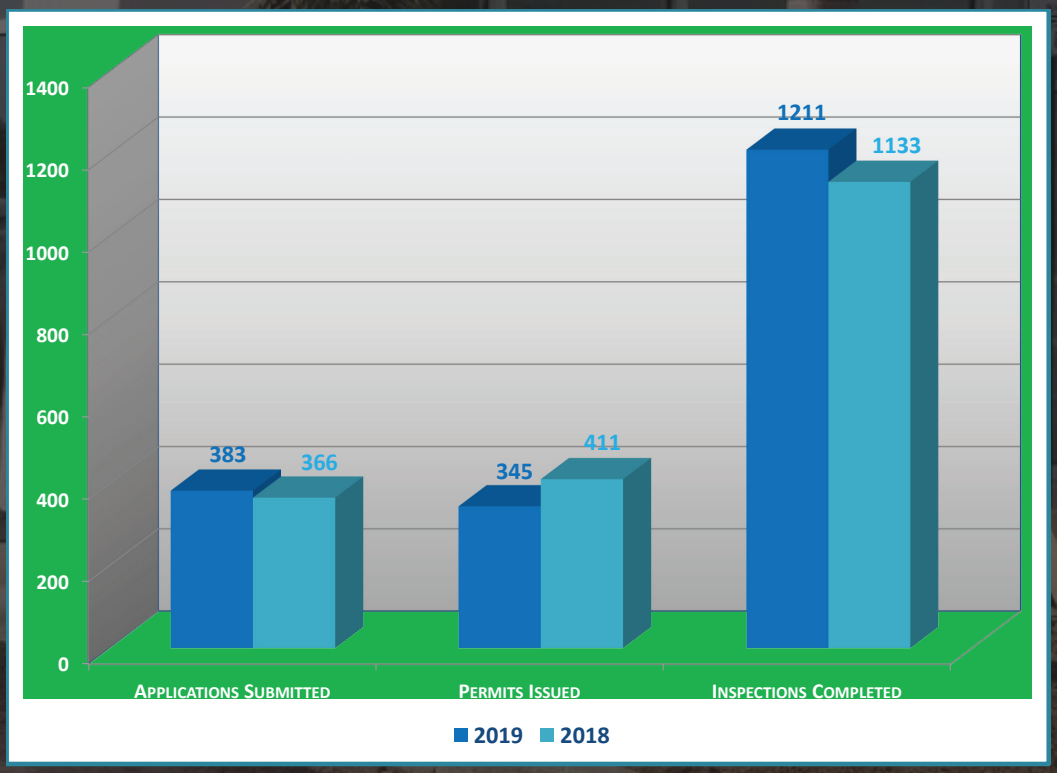
BUILDING CHARTS FOR AUGUST 2019

PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.



BUILDING PERMIT ACTIVITY REPORT



PLAYTIME!

MIKE REALS, DIRECTOR OF PUBLIC WORKS



The Public Works Department is pleased to announce the addition of the new play amenities in two of our parks for kids to enjoy.

MLK Dreamland Park has our newest playset, located in the southwest corner of the park. The new playset is for ages 2-5 years old which inclueds plenty of activities for young ones to explore and discover. Our second addition is at our recreation facility where we've added a Expression Swing. This new swing allows adults and children to swing together.



The Recreation Division is excited to start youth football and cheer through Pop Warner Little Scholars. The season offically started the beginning of August. The Fort Pierce Firehawks's program consist of eight (8) football teams and four (4) cheer teams, ages from 5 to 14 Last year was an exciting start to the program and we aniticpate an even better one this year!





RIVER WALK CENTER SALES REPORT AUGUST 2019

CLASSES	$ 1,396.87
PARK PERMITS	$ 1,700.00
SPECIAL EVENTS	$ 2,375.00
FACILITY	$ 8,111.85
TOTAL	**$ 13,583.72**



DANIEL VISCONTI, IHGC MANAGER

It's been a busy summer at the golf course, as we've averaged approximately 90 players per day between May 1st and August 23rd! Already this summer we've hosted The Ft Pierce Sunrise Kiwanis Outing, The Fort Pierce Rotary Outing and the Fort Pierce Central Athletic Program Outing! We will have two additional outings in October prior to the start of season which will help not only our bottom line, but will also help in gaining future events.

We continue to improve the course conditions on an almost daily basis, focusing on the health of the turf on the greens and fairways. This process will help carry us through the dry and cool conditions of the winter months when grass growth is at its slowest. Our last and final large greens project was completed on August 6th and the greens are fully recovered and rolling smoothly! Our next large project will be our bunkers. Many of the bunkers have too much sand making playing conditions much more difficult and inconsistent, so we'll be trying to get those back to the proper level in the last part of the summer.
We look forward to hosting the Girl's & Boy's Golf Teams of Fort Pierce Central this summer as they begin their matches on August 23rd and will run into October. We will be able to showcase our dramatic course turnaround to Okeechobee, PSL/ Centennial, South Fork, Sebastian, Martin County, Treasure Coast and Vero Beach High Schools.

Please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing summer maintenance projects.

INDIAN HILLS SALES REPORT

	6/2019	7/2019
GOLF ROUNDS	1890	2267
GOLF FEES	$32,560.74	$29,454.31
RANGE TOKENS	$1,890.75	$926.26
MEMBERSHIP PASS	$265.00	$497.38
FOOD & BEVERAGES	$5,006.63	$6,220.93
MERCHANDISE	$4,405.92	$2,245.80
TOTAL	$44,129.04	$39,344.68



CITY MARINA FINANCIAL REPORT

	MAY	June	August
Dockage Reservations	205	129	88
Monthly Dockage	$122,723.47	$104,589.85	$138,570.49
Transient Dockage	$49,882.89	$37,922.62	$34,155.10
Electricity	$5,095.69	$3,464.06	$6,032.24
Retail	$12,158.20	$9,845.40	$12,903.79
Gas Sales	$59,091.39	$5,180.97	$0
Diesel Sales	$123,359.56	$92,287.89	$44,420.30
TOTALS	$ 372,311.20	$ 253,290.79	$ 235,901.92

TICKETS ON SALE TO SUNRISE THEATRE 2019/20 MEMBERS NOW!

• ON SALE TO PUBLIC SEPT 3RD



OCTOBER 25TH



NOVEMBER 22ND



RUDOLPH THE RED-NOSED REINDEER THE MUSICAL

DECEMBER 22ND



THE NUTCRACKER

DECEMBER 26TH



JANUARY 11TH



JANUARY 18TH



JANUARY 24TH



JANUARY 25TH



FEBRUARY 1ST



FEBRUARY 8TH



FEBRUARY 14TH



FEBRUARY 15TH



FEBRUARY 20TH



FEBRUARY 22ND



FEBRUARY 23RD



FEBRUARY 27TH



MARCH 7TH



MARCH 11TH



MARCH 12TH



MARCH 13TH



MARCH 14TH



MARCH 29TH



APRIL 16TH



MAY 2ND

BECOME A MEMBER TODAY FOR AS LITTLE AS $75!

SHOWS BOOKED TO DATE, MORE SHOWS WILL BE ADDED THROUGHOUT THE SEASON!

SUNRISE THEATRE

www.sunrisetheatre.com
Box office M-F 10am-2pm
772.461.4775.

117 South 2nd St.
Historic Downtown
Fort Pierce



SUNRISE THEATRE FINANCIAL REPORT

Date	Show	Ticket Sales	Concessions	Miscellaneous	Total Revenue
7/13/2019	Missoula Children' Theatre/Pinocchio	2,196.00	184.00	5,875.00	8,255.00
7/14/2019	Summer Movie / A Star is Born	N/A	571.00	1,000.00	1,571.00
7/19/2019	Missoula Children' Theatre	1,992.00	269.00	5,225.00	7,486.00
7/21/2019	Summer Movie/ Black Panther	N/A	182.00	1,000.00	1,182.00
	RENTALS				
7/19/2019	FP Central High Class Reunion	N/A	607.00	1,081.50	1,688.50
7/20/2019	Pure Zepplin / Artists for MS	14,590.00	3,028.00		17,618.00
7/28/2019	African Skies / Little Birthday Angles	2,380.00	210.00	765.00	3,355.00
7/1 ~31/19	Jazz Jam - BB	425.00	323.00		748.00
7/1 ~31/19	Comedy Corner - BB	5,820.00	2,642.00		8,462.00
		$27,403.00	$8,016.00	$14,946.50	$50,365.50



#FortMade - THE GRILL REFILL

Follow us on Social Media as we continue to share #FortMade stories about the unique and creative people living the Fort Pierce dream. This city wouldn't be the same without the wonderful people in our community.

WELCOMING NEW BUSINESSES!

BIRIYANY, INC.
COLDWELL BANKER PARADISE
COVARRUBIAS, DAVID
CRYSTAL N. HUTCHINSON, MSW LLC
CUTTING EDGE HANDY SERVICES
D.A.D. ENTERPRISES LLC
DREAM STYLES BOUTIQUE
DYNAMITE REMODEL
ECOBOARDIN ASSETS, LLC
ECOBOARDIN LLC
FRUIT FRENZY
GARDEN HOME & TOOLS SHOP INC
GLAM CITY HAIR & CLOTHING LLC
GUARDIANS CREDIT UNION
HOLIDAY INN EXPRESS & SUITES
JOSE MARTINEZ
KINGDOM KREATIONS BY TIFFANIE,
LITTLE JIM BAIT AND TACKLE
MICHELE BALTAZAR
ON THE EDGE BAR AND GRILL
ORCHID'S CLEANING, LLC
PHO DELI
PLANT FANCIES
PLASCENCIA, KAIJILEENA SANDRA
REZK, AURORE, D.M.D., P.A.
RONALD HERNANDEZ
RUNEKS HAIR AFFAIR
SENTINEL IT MANAGEMENT LLC
SOUTHEAST LAWN MAINTENANCE
SOUTHERN COMFORT HEALTH, LLC
SPUNKY'S SURF SHOP, LLC
STUDIO BELLA LLC
SUNOCO 3306 ORANGE AVENUE LLC
SUPER TAQUERIAS INC
SURE CARE MEDICAL SUPPLIES LLC
TOP TO BOTTOM & MORE CLEANING
TREASURE COAST NEUROLOGY INC
WILSON, JENNIFER L



UPCOMING COMMUNITY EVENTS

EVENT	DATE	TIME	LOCATION
FORT PIERCE FARMER'S MARKET	EVERY SATURDAY	8:00 AM - 1:00 PM	MARINA SQUARE
GREEN MARKET	EVERY WEDNESDAY	12:00 PM - 6:30 PM	MARINA SQUARE
AVENUE D MARKET	EVERY FRIDAY AND SATURDAY	8:00 AM - 10:30 PM	AVENUE D PLAZA
LINCOLN PARK BUSINESS EXPO & JOB FAIR	9/6	9:00 AM - 6:00 PM	PERCY PEEK GYM
FRIDAY FEST	9/6	5:30 PM - 9:00 PM	MARINA SQUARE
CEECEE ROSS LYLES MEMORIAL	9/11	10:00 AM - 11:00AM	RIVER WALK CENTER
COFFEE WITH THE MAYOR	9/20	8:00 AM - 9:00 AM	FORT PIERCE YACHT CLUB



Mission Statement

To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work.

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